

MEMO

Planning and Zoning Division

To: Honorable Mayor and City Council

From: Derek Scheerer, Planner II

Through: Rodolfo Lopez, Director Development Services

Date: July 16, 2024

RE: **PAD24-05: Stonegate Major PAD Amendment. Discussion and Action**

Subsequent to the Planning and Zoning Commission meeting of May 13, 2024, for case # PAD24-05, the applicant and city staff have re-reviewed the stipulations of approval as recommended by the Planning and Zoning Commission. The applicant and city staff are recommending the Honorable Mayor and City Council amend stipulations 3, 4, 11, and 12, and the deletion of stipulation 15 to read as follows:

3. The development shall be responsible for any adjacent offsite and onsite improvements identified by the City's Engineering Division at the time platting or the submittal of a Development Review Permit.
4. All adjacent public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
11. ~~Prior to issuance of the final Certificate of Occupancy, the developer must provide or shall be responsible for proportional fair share costs of all offsite improvements recommended by City's staff and a traffic impact analysis prepared to the City's approved guidelines. Offsite improvements~~ a building permit for Lot 7 or Lot 8, the developer or property owner must execute a Participation Agreement that memorializes the proportional fair share costs for Lot 7 and Lot 8 of the offsite improvements planned for the intersection of Stonegate Road and Alan Stephens Parkway. Prior to issuance of the final Certificate of Occupancy for Lot 7 or Lot 8, the property owner or developer must pay its proportional fair share as set forth in the Participation Agreement, which will be assessed and paid upon a per lot basis as set forth in the Participation Agreement. The foregoing offsite improvements located at the intersection of Stonegate Road and Alan Stephens Parkway may include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.
12. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the City for review and approval. Construction of adjacent offsite

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improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases.

- ~~15. Development within the PAD District, in coordination with the city, shall be responsible for proportional fair share costs of off-site infrastructure improvements in accordance with the recommendations of the Stonegate Center Multifamily Traffic Impact Analysis, produced by Lokahi, LLC, on April 11, 2024 as part of Project Number: 22-5596, submitted as part of this PAD request.~~

-- End Memo --

