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STAFF REPORT

CASE # PAD22-15

To:	Planning and Zoning Commission
Through:	Richard Williams, Planning Manager
From:	Byron Easton, Senior Planner
Meeting Date:	January 9, 2023

REQUEST

PUBLIC HEARING: PAD22-15 Arden Trails: A request by TerraWest Communities, on behalf of JEN Arizona 63 LLC,, rezoning approximately 308 acres of land from Hartman Ranch Planned Area Development to Arden Trails Planned Area Development (PAD), for a proposed integrated single-family master-planned community. The property is generally located at the southwest corner of Steen Road and the Anderson Road alignment. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

APPLICANT

TerraWest Communities
2222 W. Pinnacle Peak Rd., Ste. 140
Phoenix, AZ 85027
Phone: (602) 374-2777
Email: SFrancoeur@terrawestaz.com

PROPERTY OWNER

JEN Arizona 63 LLC
2222 W. Pinnacle Peak Rd., Ste. 140
Phoenix, AZ 85027
Phone: (602) 374-2777
Email: SFrancoeur@terrawestaz.com

PROJECT DATA

- | | |
|--------------------------|--|
| • Site Acreage: | 308 +/- Gross Acres |
| • Parcel #: | 502-06-010C |
| • Site Address: | N/A |
| • Existing Zoning: | Planned Area Development (Hartman Ranch) |
| • Proposed Zoning: | Planned Area Development (Arden Trails) |
| • General Plan Land Use: | Master Planned Community (MPC) |
| • Gross Open Space | 61.7 AC |
| • Net Open Space | 51.2 AC |

HISTORY SUMMARY

2006 – Rezone to Hartman Ranch MPD- City Council Ordinance 06-03 on March 21, 2006

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	General Rural (GR)	Single Family Residential
South	Ak-Chin Reservation	Vacant/Agricultural
East	CR-3	Vacant/Agricultural
West	CR-3	Vacant/Agricultural

ANALYSIS

The Applicant is requesting to rezone a portion of the existing Hartman Ranch PAD (City of Maricopa Case #s PAD05-14 and ZON05-12) for the Arden Trails Planned Area Development for the development of a stand-alone master-planned community under single ownership. The Applicant submitted a separate Minor Planned Area Development Amendment application (PAD22-16) effectively removing the 308 acres from the Hartman Ranch PAD which was administratively approved on September 9, 2022.

The proposed Arden Trails PAD will rezone the Property to PAD with underlying RS-5 zoning for most of the Property and dual RS-5/RM zoning for Parcel 10. The Arden Trails PAD allows a maximum of 1318 dwelling units across 12 development parcels with a gross density of 4.27 du/ac. Additionally, the Arden Trails PAD will include a trail corridor and public street system, along with integrated private, passive, and active open spaces for the future residents of the community. In addition to the planned residential enclaves within the community, the development plan includes two primary amenities and multiple minor amenity areas distributed throughout the Property, allowing the open space areas to be readily accessible to the residents of Arden Trails. The land plan provides a connected open space network for the residential community.

Additionally, Parcel 12 is being reserved for a CGESD elementary school site. Refer to **Exhibit E**: Conceptual Master Plan for illustration of the parcel arrangement and **Exhibit D** for the proposed Arden Trails PAD Zoning plan.

Arden Trails proposes to utilize the RS-5 District development standards with limited modifications to accommodate more product diversity. The RS-5 district is intended to provide areas for medium-density residential neighborhoods. Housing types include single unit detached and attached housing, generally on lots of at least 5,000 square feet. Up to twenty-five percent of lots within Parcels 1-9 and 11-12 of Arden Trails may be less than 5,000 square feet, but no lots shall be less than 4,400 square feet. Parcel 10 includes dual zoning categories of RS-5 and RM. If Parcel 10 is developed with traditional Single Unit Detached homes, the RS-5 developments standards are to be utilized.

Arden Trails is envisioned as a well-planned community that features a network of walking trails with exercise stations, centralized parks and localized neighborhood parkettes, and abundant community open spaces that are all crafted to create a community that emphasizes the outdoor experience for the homeowners. The overall community open space programming along with the unique theme create a strong sense of community for Arden Trails. Refer to **Exhibit G** for Open Space Plan.

Arden Trails includes a cohesive pedestrian circulation plan, see **Exhibit F**. A 10’ wide community trail corridor (additional detail shown in Narrative Figures 1, 4, & 5), provides the central spine for circulation and links the community to the central park, secondary park and several neighborhood parks. Exercise stations are located along the community trail and neighborhood walks to promote a healthy community. The project will feature 6’ neighborhood detached sidewalks that tie to the community trail to link homes to the community open spaces.

In accordance with Chapter 18.60 of the Maricopa City Code, to provide justification for the deviations within the PAD, this PAD will achieve a minimum of 7 Design Element Points based on the project’s acreage. Additionally, because the PAD requests a reduction in lot area and setbacks, 2 additional

Design Element Points are required for a total of 9 points. The following reflect how this PAD intends to achieve the required point total:

Architecture, Landscaping, and Open Space (4 points):

- Provide landscape open spaces visible from arterial street and residential street view. (1 point)
- Incorporate architectural enhancements to community mailboxes for residents such as lighting, shade, bulletin board, etc. (1 point)
- Add Additional Amenities interior to the project. (2 points)

Streets, Connectivity and Parking (4 points):

- Provide street patterns that minimize the impact of sequential garages, e.g., cul-de-sac, short block lengths, eyebrows, etc. (2 points)
- Include a pedestrian or bicycle through connection in at least 90% of any new cul-de-sac. (2 points)

Community (1 point):

- Promote human comfort by providing shaded areas, courtyards, colonnades and other areas as site amenities. (1 point)

The Arden Trails development meets the goals, policies, and intent of the City's General Plan and demonstrates compatibility between new development and existing neighborhoods by incorporating much needed new housing options for the residents of Maricopa. The Property is currently zoned Hartman Ranch PAD (**See Exhibit B: Existing/Surrounding Zoning Map**). Specifically, the PAD rezoning addresses the following:

- Objective B1.2.1: Proactively manage future development and partner with developers to create distinctive communities.

Arden Trails PAD: This community provides the City with an organized and meaningful development pattern over a large quantity of land as opposed to smaller, individualized parcels that comeingle but have no relation to each other.

- Objective B1.2.2: Establish entryways, gateways, streetscapes, and other features that distinctively delineate various village neighborhoods.

Arden Trails PAD: This community will have meaningful entry designs that pay homage to the rich agricultural history of the area.

- Objective B1.3.5: Establish guidelines for the appropriate inclusion of green spaces, paths, and other people-oriented amenities.

Arden Trails PAD: This community incorporates linear open spaces to connect a variety of primary and secondary open space amenities throughout the community.

- Objective 1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Arden Trails PAD: This community is adjacent to the Hartman Ranch PAD/master planned residential community and will contribute to the suburban fabric with high-quality residential communities where families of multiple demographics and generations will find their homes.

- Objective G1.d.1.1: Work with HOAs to dedicate land or provide easements where planned trails cross or run adjacent to established communities.

Arden Trails PAD: This community is designed to incorporate a trail easement to connect the community to the greater Maricopa trail network. The site plan envisions the trail bisecting the site as a major connection element for the community’s amenity network.

A Traffic Impact Analysis/Study was completed as part of the application process. The purpose of this study is to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This study was prepared in conformance with the City of Maricopa Improvement Requirements and the format for Traffic Impact Analysis Guidelines (2018).

Several offsite improvements are required by Staff and are expressly stipulated below in the conditions of approval.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed PAD zoning change, as required per the city’s Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 600 feet of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below (refer to **Exhibit H** for the **Citizen Participation Report**). The Citizen Participation Report also provides a summary of the neighborhood meeting, including all comments made by attendees.

- November 28, 2022 - Neighborhood meeting notification letters sent
- November 23, 2022 - Sign Posted
- December 13, 2022 - Neighborhood meeting held
- December 13, 2022 - Public Hearing notification letters sent
- December 14, 2022 - Newspaper legal noticed published
- January 9, 2023 - Public Hearing

PUBLIC COMMENT:

At the time that the report was written, staff has received no public comment.

FINDINGS:

As required by Sec. 18.140.060 of the City’s Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The proposed development is consistent with the General Plan, the Subdivision Ordinance, and any applicable specific plan or master plan, including the density and intensity limitations that apply;

Staff Analysis: Approval of the proposed project will advance the goals and objectives of the General Plan and is consistent with the policies of the General Plan and any other applicable plan and/or policies that the City has adopted.

2. The subject site is physically suitable for the type and intensity of the land use being proposed;

Staff Analysis: *The proposed PAD will be required to be developed and designed to be in compliance with applicable design standards.*

3. Adequate transportation facilities and public services exist or will be provided in accordance with the conditions of PAD plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

Staff Analysis: *The proposal will mitigate all potential vehicular and pedestrian traffic that will impact public health, safety, and welfare. A Traffic Impact Analysis was completed as part of the application process and will require an updated report or addendum at the time of platting or submittal of a development review permit application as determined by the City Engineer.*

4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;

Staff Analysis: *The proposed PAD will be compatible with the existing planned land uses within the surrounding area; the use itself will complement neighborhood area that has already been established and further advances goals and objective of the city's General Plan for a village type development pattern.*

5. The development complies with applicable adopted design guidelines; and the proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.

Staff Analysis: *The proposed PAD is planned to have exceptional architectural and design elements that is not typically permitted by right by conventual standards.*

CONCLUSION:

Staff recommends approval of **PAD case #PAD22-15**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The PAD request case #PAD22-15 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division at the time platting or the submittal of a Development Review Permit.
3. All 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.
4. The developer shall construct full-street improvements along the northern boundary of the Phase 1 site. Steen Road should be constructed as a Modified Collector with Trail with 54 feet of right-of-way.
5. The developer shall construct full-street improvements on Peters & Nall Road along the southern boundary of Phase 3 when Phase 3 is developed. Peters & Nall Road should be constructed as a Modified Collector with 49 feet of right-of-way west of the internal collector. East of the internal collector, Peters & Nall Road should be constructed as a Modified Collector with Trail with 54 feet of right-of-way.

6. The developer shall construct Collector A and Collector B within the Phase 1 boundary. The remainder of Collector A will be constructed with the development of future adjacent phases.
7. Construct an interim two-lane extension of Steen Road from the Phase 1 western boundary to Murphy Road.
8. The developer shall install a northbound right-turn lane, southbound left-turn lane and separate westbound right and left turn lanes at the intersection of Murphy Road / Steen Road with the development of Phase 1.
9. The developer shall install an eastbound right-turn lane at the intersection of Collector B / Steen Road with the development of Phase 1.
10. The developer shall construct an interim two-lane extension of Peters & Nall Road from the Phase 3 western boundary to Murphy Road with the development of Phase 3.
11. Thirty-days (30) after approval by City Council, the applicant/property owner shall submit a final version of the PAD booklet and shall address all comments per the final recommendations and approval by the Planning and Zoning and City Council, if any.
12. Zoning development standards shall be in accordance to the Arden Trails PAD booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
13. Prior to issuance of any building permit, a clearance letter from the State Historic Preservation Office (SHPO) for archaeological and historical preservation information shall be submitted, as applicable.
14. Prior to preliminary plat or site plan submittal, the applicant/property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate federal, state, county, and local regulatory agencies.
15. If a different builder is ultimately responsible for the construction of housing product, elevations and floor plans shall be submitted to the City for review and approval prior to issuance of any building permits. This will be accomplished through the City Design Review Permit process.
16. Prior to the City Council approval of the PAD22-15, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
17. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
18. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.
19. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.

ATTACHMENTS:

Exhibit A: Legal Description

Exhibit B: Existing/Surrounding Zoning Map

Exhibit C: PAD Booklet

Exhibit D: PAD Zoning Plan

Exhibit E: Conceptual Master (Site) Plan

Exhibit F: Pedestrian Circulation Plan

Exhibit G: Open Space Plan

Exhibit H: Citizen Participation Report

-- End of staff report --