

**STAFF REPORT****CASE # PAD22-02**

To: Planning and Zoning Commission
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning and Zoning Manager
Meeting Date: March 28, 2022

REQUEST

PUBLIC HEARING: PAD22-02 Maricopa Public Safety Facility: A request by the City of Maricopa to rezone approximately six (6) acres of vacant land from General Rural to Planned Area Development for a new public safety facility located at the northwest corner of Wilson Avenue and Garvey Avenue. **DISCUSSION AND ACTION**

APPLICANT

City of Maricopa
 Contact: Rick Williams
 39700 W. Civic Center Plaza
 Maricopa, Az 85138

Phone: (520) 316-6921
 Email: Richard.williams@Maricopa-az.gov

PROPERTY OWNER

City of Maricopa
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

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

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the proposed rezone from General Rural (GR) to Planned Area Development (PAD) subject to the Conditions of Approval as stated in this staff report.

PROJECT DATA

- Site Acreage: 6.0 Acres (267,360sf)
- Parcel #: 510-18-0020
- Site Address: 45147. N Wilson Avenue
- Existing Zoning: General Rural (GR)
- General Plan Land Use: Commercial (C)

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	General Rural Zoning	Single-Family Residential
South	Industrial Zoning	Vacant Land/Railroad Tracks
East	General Rural Zoning	Maricopa Stanfield Court
West	General Rural Zoning	Maricopa Domestic Water

SUBJECT SITE



ANALYSIS

The City of Maricopa is requesting a rezone of the subject property from General Rural (GR) to Planned Area Development (PAD) for the construction and operation of a new “State of the Art” Public Safety Facility. The applicant has submitted a separate Development Review Permit (DRP) for the site plan, landscape plan, photometric lighting plan, and elevations for review and approval by the Planning and Zoning Commission, refer DRP21-22 case item. The rezoning of the 6.0-acres site is intended to bring the site into conformance with the current General Plan designation for the site and slightly modify development standards from the baseline zoning district of the General Rural (GR) zoning district (Exhibit A).

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed rezoning, 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 B for Citizen Participation Report).

- February 10, 2022 - Notification letters sent
- February 17, 2022 - Legal notice published

- February 14, 2022 - Sign posted
- March 10, 2022 - Neighborhood meeting (scheduled)
- March 28, 2022 - Planning and Zoning Commission (PUBLIC HEARING)

PUBLIC COMMENT:

Staff has not receive any additional public comment at the time of writing this report.

FINDINGS:

As required by Sec. 18.180.040 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 meets all the prevailing standards and policies as adopted by the City of Maricopa;*

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 in compliance with all 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 proposed use will not create any significant increase in vehicular or pedestrian traffic that will impact the public health, safety and welfare;*

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 new public safety facility is not only compatible with the existing planned land uses within the surrounding area but will also provide a strategic location within the City where future public safety resources can best be utilized;*

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 Public Safety Planned Area Development will have exceptional architectural and design elements not currently found in the area. Although the site is designed with public safety in mind, the contemporary design will compliment the existing court house and the surrounding area.*

CONCLUSION

Staff recommends approval of **Case # PAD22-02**, subject to the conditions of approval stated in this staff report.

1. The development shall be in substantial conformance with the approved Public Safety Facility Planned Area Development (PAD) as approved by the Planning and Zoning Commission on March 25, 2022 and approved by the Maricopa City Council on May 17, 2022.
2. The approved Public Facility PAD (PAD20-02) will be subject to all applicable development standards contained within the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
3. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division.
4. Any PAD amendment in the future shall include the revised development plan for the development and shall be subject to set procedures within the City's Zoning Code and any other adopted policy documents at the time of the application request.

ATTACHMENTS

Exhibit A – Public Safety Facility PAD

Exhibit B – Public Participation Report

Exhibit C -- PD Zoning Map

-- End of staff report --

Maricopa Public Safety Facility PAD

Project Narrative

The City of Maricopa is planning a new 32,000 square foot facility comprised of an administrative center for the Police Department and Public Safety Answering Point (911 call taking and dispatch center) for the region. The facility will be state-of-the-art and will provide services to the citizenry and business community of the city. The buildings will be designed and constructed with resiliency and durability in mind to facilitate 24/7 operations.

Land Use Designation:

The subject site is currently designated Commercial on the Maricopa General Plan. The Commercial land use category provides for commercial nodes on individual parcels. Neighborhood and community scale uses are to incorporate pedestrian and neighborhood needs. Larger parcels, over 40 acres, anticipate regional retail development

Current Zoning:

The subject site is currently zoned General Rural Zone. This district is intended to prevent urban residential uses from developing near agricultural operations, thereby infringing on the full operation of farmland. Allowable uses include environmental, habitat, water conveyance, as well as limited agriculture and livestock, and necessary supportive uses such as minor agricultural processing, but not uses that have the potential to create obnoxious noise, odor, etc. The applicant is proposing a rezone from General Rural to Planned Area Development.

SITE:

The facility is to be located on a 6-acre parcel bounded by West Garvey Avenue on the south; Wilson Avenue to the east; West Madison Avenue to the north; and a Maricopa Consolidated Domestic Water maintenance facility to the west. The Pinal County Justice Court is the neighbor to the east, residential homes stretch down the adjacent street to the north and the railroad track border the southern side of the proposed building parcel.

Street improvements surrounding project site will be designed and constructed under a separate city project which is currently in the early design phases.

A key driver in the site planning is security. Per NFPA, the PSAP must have minimum 82' of standoff distance to mitigate risks of blast exposure from a bomb laden vehicle. The PSAP is somewhat centrally located, and three sides of the facility are surrounded by fencing that is 8' in height. The fourth, east facing, side is flanked by the Police Department offices which are protected by 30" tall concrete vehicle barrier adjacent to the visitor parking.

The fencing is also used to secure three parking areas: Police Department vehicle lot; employee vehicle lot; and the Impound Lot. All fencing will be comprised of a combination of masonry and metal clad panels, matching materials used on the building.

Parking Requirements:

The site will provide 9 visitor parking spaces 2 of which will be ADA accessible spaces. The remainder of the site spaces will be broken into 3 different areas: employee parking, secure parking, and impound lot. The employee parking area consists of 92 spaces with 2 ADA accessible spaces. The secured PD vehicle parking area provides 71 spaces; the impound lot will provide 35 spaces. The parking stall width and length meet the minimum requirements as outlined in Maricopa's zoning code. All the parking areas will be paved and permanently striped.

Sanitary Sewer, Water, and Storm Water:

A fire line will be tied into the existing watermains located within North Wilson Avenue and West Garvey Avenue. This fire line will feed two onsite hydrants. The service to the PD Administration portion of the building will be tied into the existing main in North Wilson Avenue, while the service to the PSAP portion of the building will tie into the newly installed main. The fire line to the proposed building will utilize an existing connection to the North Wilson Avenue main. The sanitary sewer service will be tied into the existing system located within North Wilson Avenue. Each of the parking areas will be directed to catch basins that will route the runoff to a proposed retention basin located in the northwest corner of the site. The retention basin will be sized per Maricopa requirements.

Lot Coverage and Setbacks:

The size of the lot is 6.0 acres or 261,360 SF. The proposed building has a floor area of 32,000 SF, which equates to a lot coverage of approximately 13%. City of Maricopa zoning code allows for maximum lot coverage of 25% in zone GR. The side and rear setbacks will exceed the minimum values outlined in zoning code. The front set back will consist of 24.5 feet opposed to the required 40 feet based on the proposed dedication of Right of Way for the existing N. Wilson Avenue.

Zoning Standard	Zoning Ordinance Requirement	Public Safety Facility PAD
Minimum Front Yard Setback	45'	20'
Minimum Side Yard Setback (North)	20'	20'
Minimum Street Side Yard Setback (South)	30'	30'
Minimum Rear Yard Setback	40'	20'
Building Height	30'	30'
Parking Requirement	1 per 250 s.f. (Public Safety Facility)	1 per 250 s.f. (Public Safety Facility)

Landscaping:

The proposed landscaping meets the general, parking lot, and buffer zone landscaping as required per the City of Maricopa zoning code. Plant species have been taken from Maricopa's landscape plant list. The proposed landscape area of 87,270 SF, which equates to a coverage of 38.0%; zoning code requires a minimum of 10%.

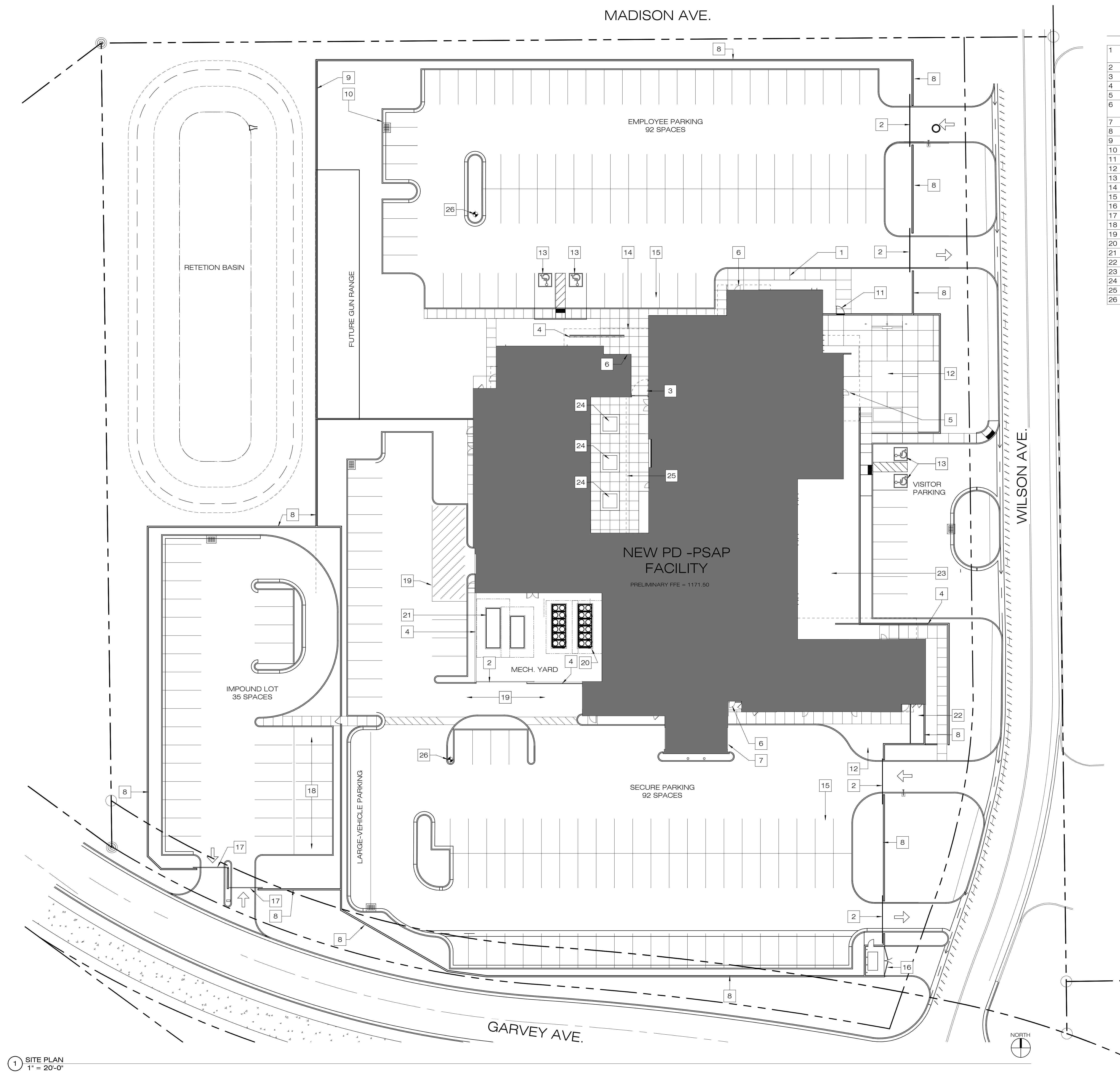
BUILDING:

The building is a composition of volumes clad in contrasting materials to give the facility a character of durability and quality. The juxtaposition of volumes breaks the scale of the building down giving it a friendly and inviting appeal, in keeping with its function and its adjacency to residential neighbors.

Materials include a contrasting palette of rainscreen finishes at the PD administrative and PSAP walls; EIFS finished and stack bond masonry walls at service components (electrical and mechanical rooms). Finish colors are somewhat muted reflecting their arid desert setting and are a subtle nod to those of the recently completed County Court building across Wilson Avenue.

A public lobby space is conveniently located near the visitor parking and adjacent to the memorial plaza for fallen officers. Windows facing Wilson Avenue are judiciously deployed with security in mind. Daylighting is effectively distributed in the Police Department offices via a high clerestory that runs the length of the building along the circulation corridor.

A future, indoor Gun Range has been planned as a separate freestanding building to be located west of the employee parking lot.



New PD Building and 911 Dispatch Facility
CITY OF MARICOPA
39700 W CIVIC CENTER PLAZA, MARICOPA, AZ 85138

revisions

gla No.:

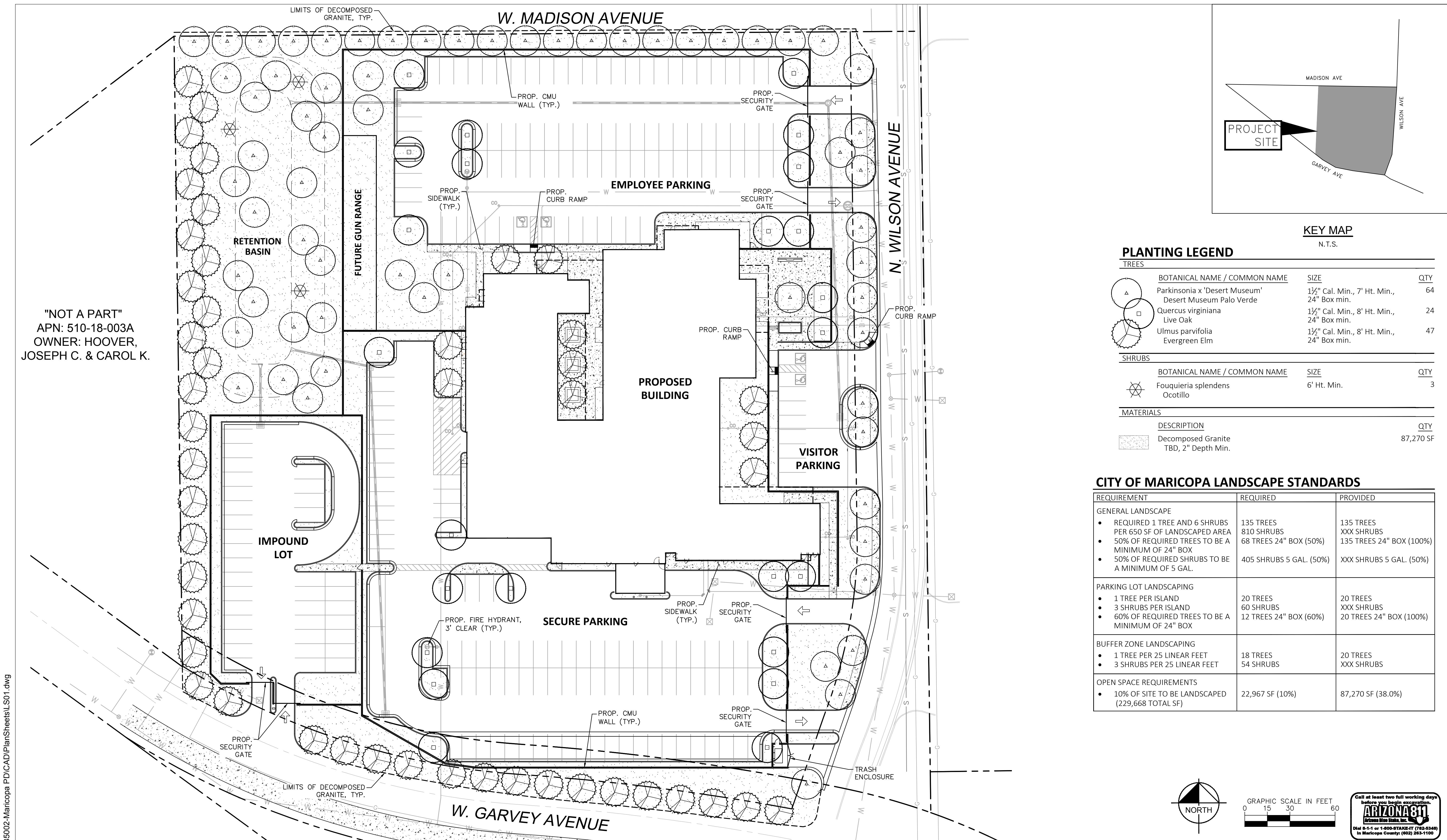
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Issue Date:

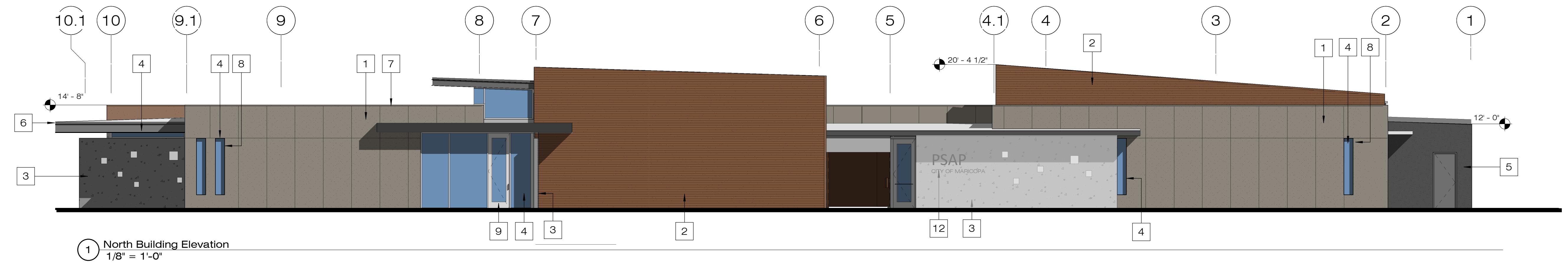
10 Nov 2021

Architectural
Site Plan

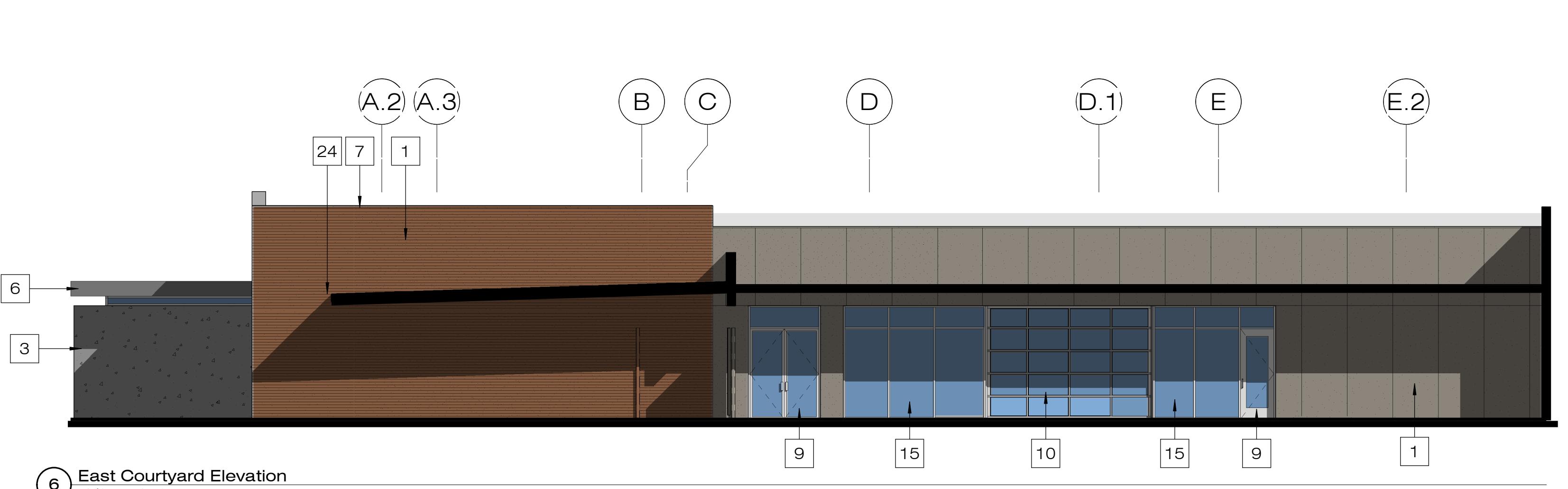
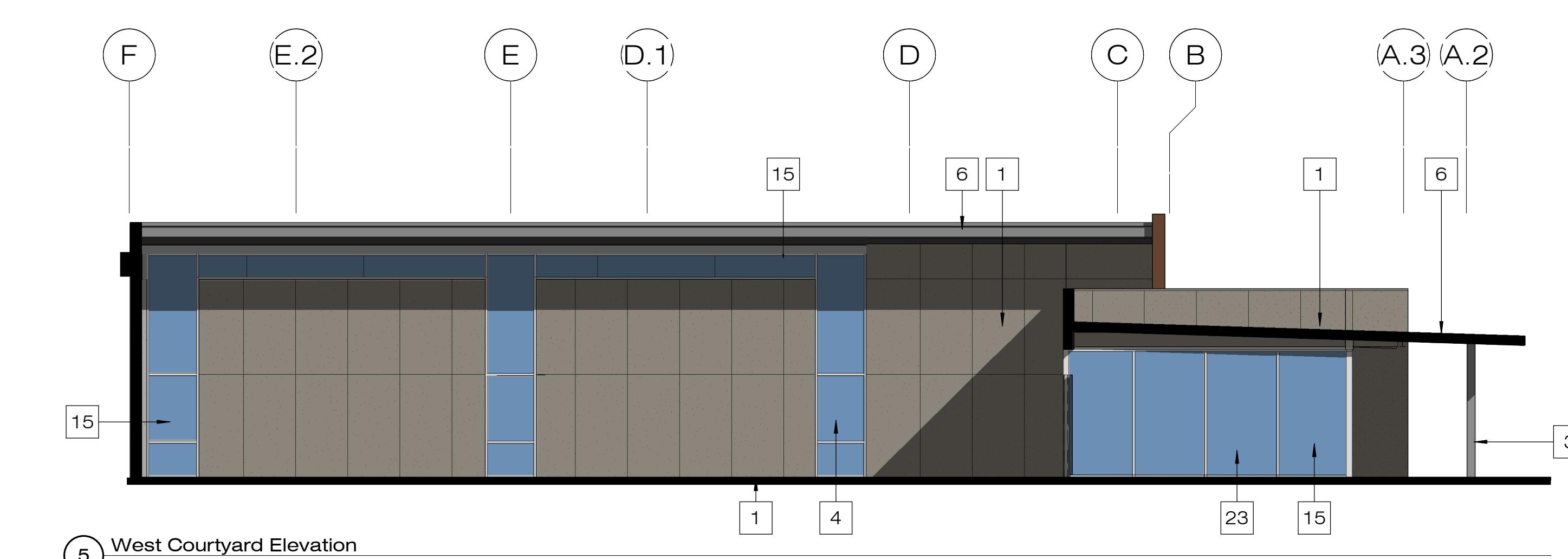
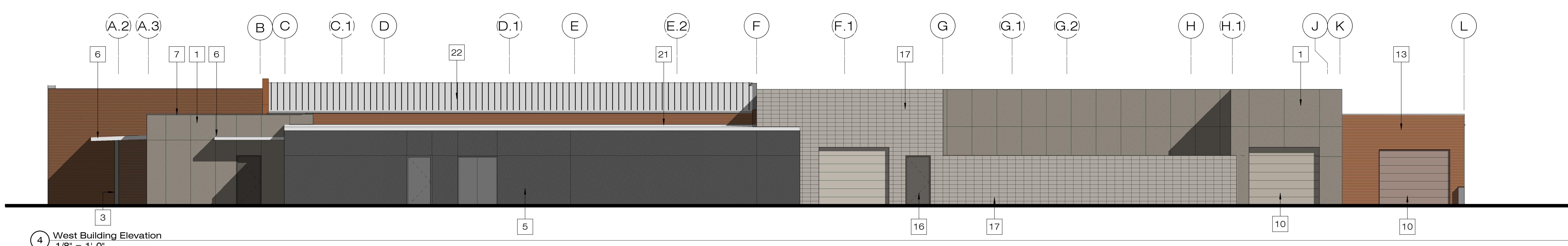
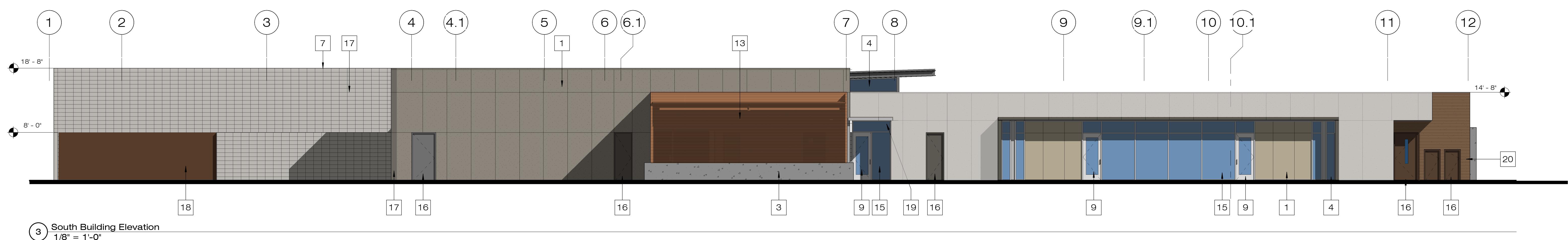
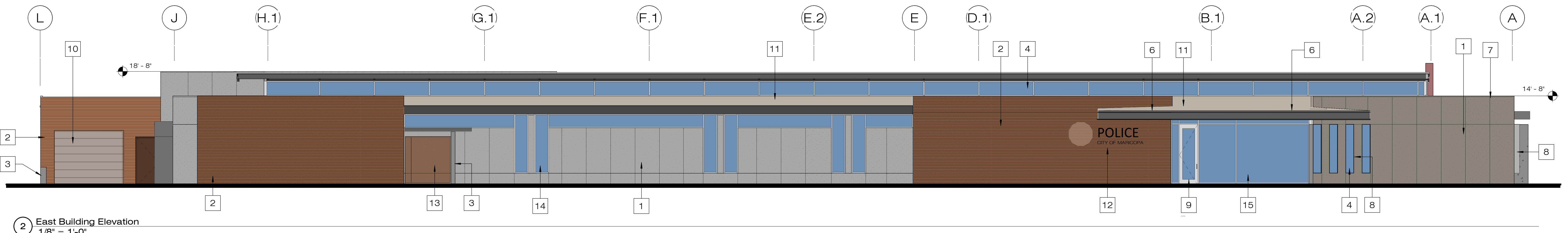
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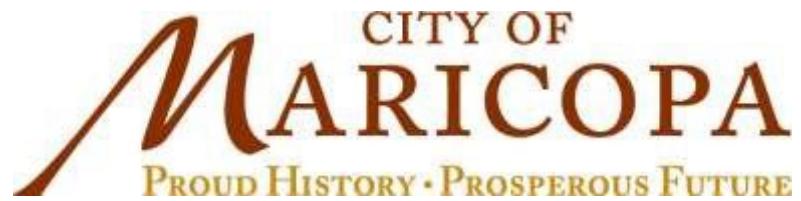


Symbol	Revisions	Date	Appr.	Designed by: JAJ	Date: 11/10/2021	Drawn by: SGB	Scale: 1" = 30'	PRELIMINARY GO'S FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 201 NORTH MONTEZUMA SUITE 206 PRESCOTT ARIZONA, 86301 PHONE: 928-458-7121 WWW.KIMLEY-HORN.COM ENGINEER A. VALENTIN PE NO. 60494 DATE 11/21	CITY OF MARICOPA PUBLIC WORKS DEPARTMENT 39700 WEST CIVIC CENTER PLAZA MARICOPA, ARIZONA 85138 520-568-9098	POLICE DEPARTMENT ADMINISTRATION BUILDING/NEW PUBLIC SAFETY ANSWERING POINT FACILITY CONCEPT LANDSCAPE PLAN	SHEET ID LS01
				Checked by: AAV	Project Code: 091885002						SHEET NO. 07 OF 07



1	FACTORY FINISHED RAINSCREEN PANELS
2	METAL PANEL WALL CLADDING
3	CAST-IN-PLACE CONCRETE WALL
4	ALUMINUM-FRAMED WINDOW ASSEMBLY
5	EIFS FINISH
6	METAL FASCIA / FLASHING
7	PRE-FINISHED ALUMINUM WALL CAP
8	METAL SHADE SHROUD SURROUNDING WINDOW (3-SIDES)
9	ALUMINUM FRAME DOOR ASSEMBLY WITH 1" GLAZING
10	OVERHEAD ROLL-UP DOOR ASSEMBLY
11	TPO ROOF SYSTEM OVER RIGID INSULATION
12	BUILDING SIGNAGE
13	PERFORATED METAL PANEL
14	ALUMINUM STOREFRONT WINDOW ASSEMBLY WITH 1" GLAZING
15	ALUMINUM WINDOW-WALL ASSEMBLY WITH 1" GLAZING
16	HOLLOW METAL DOOR / FRAME - PAINTED FINISH
17	STACKED BOND MASONRY WALL - INTEGRAL COLOR
18	ROLLING SERVICE GATE - PERF. METAL PANEL OVER TUBE-STEEL FRAME
19	SHADE CANOPY
20	DOG RUN
21	PRE-FINISHED METAL GUTTER / DOWNSPOUTS
22	STANDING SEAM METAL ROOF SYSTEM (CLASS A)
23	ANTI-BALLISTIC GLAZING
24	EDGE OF ROOF





CITIZEN PARTICIPATION REPORT

PLANNING AND ZONING DIVISION

PAD22-02 Maricopa Public Safety Facility

Maricopa Public Safety Facility PAD

Project Narrative

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Parking Requirements:

The site will provide 9 visitor parking spaces 2 of which will be ADA accessible spaces. The remainder of the site spaces will be broken into 3 different areas: employee parking, secure parking, and impound lot. The employee parking area consists of 92 spaces with 2 ADA accessible spaces. The secured PD vehicle parking area provides 71 spaces; the

impound lot will provide 35 spaces. The parking stall width and length meet the minimum requirements as outlined in Maricopa's zoning code. All the parking areas will be paved and permanently striped.

The neighborhood meeting for this rezoning will take place at 6:00 p.m. on March 9, 2022 at City Hall. Subsequently, the Planning and Zoning Commission will conduct a Public Hearing on the proposal at 6:00 p.m. on March 28, 2022. Finally, City Council will consider the request their regularly scheduled meeting at 7:00 p.m. on April 19, 2022.

LEGAL NOTICE

RE: **PAD22-02 Maricopa Public Safety Facility.** This site is generally located at the NWC of Wilson Road and Garvey Road with in the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed by the City of Maricopa for a Rezoning at the above mentioned property. The meeting dates in regards to this request are as follows:



Planning and Zoning Commission: March 28, 2022 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138	City Council: April 19, 2022 @ 7:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138
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According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via **first class mail/certified mail/delivery confirmation mail.**

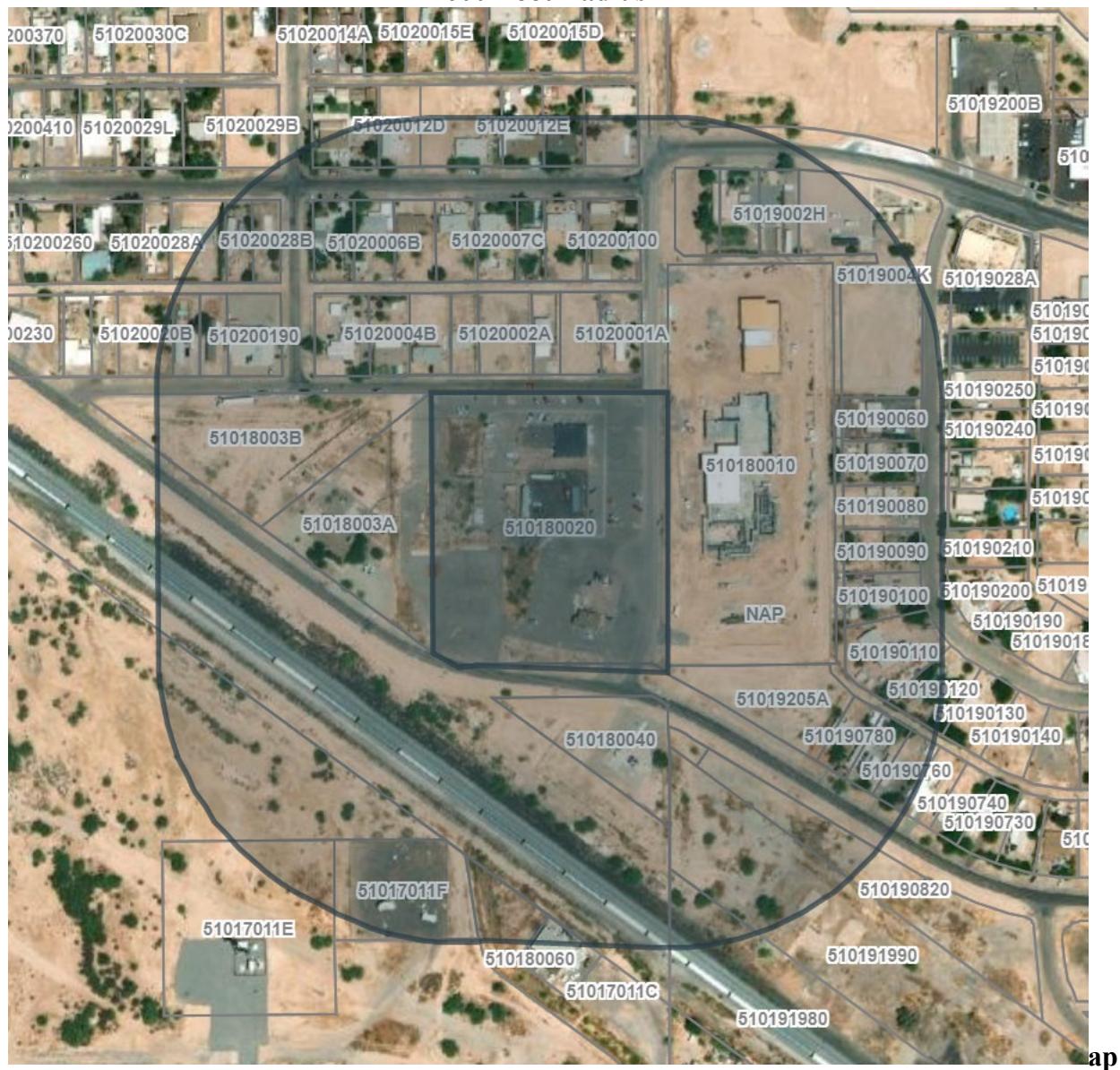
If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Rick Williams with the City of Maricopa Planning Department at 520-316-6921. You can also email Richard.williams@maricopa-az.gov subject Case # PAD22-02

Please see additional pages for project narrative and other exhibits:

Sincerely,
Richard M. Williams
Planning Manager
City of Maricopa

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

600-Foot Radius M



Property Owner Notification: 600 feet mailing list

DIAMOND COMMUNICATIONS L... PO BOX 723597 ATLANTA, GA 31139	AZ DIST COUNCIL OF THE ASS... PO BOX 176 MARICOPA, AZ 85139	PATRICIA KING MINISTRIES INC PO BOX 1017 MARICOPA, AZ 85139
HOOVER JOSEPH C & CAROL K MAIL RETURN ,	\$ENSIBLE PROPERTIES LLC PO BOX 151 MARICOPA, AZ 85139	SHILOH FELLOWSHIP INC PO BOX 710 MARICOPA, AZ 85139
SHILOH FELLOWSHIP INC PO BOX 710 MARICOPA, AZ 85139	SPRR 1400 DOUGLAS STREET STOP ... OMAHA, NE 68179	PATRICIA KING MINISTRIES INC PO BOX 1017 MARICOPA, AZ 85139
ORBITEL COMMUNICATIONS LL... MAIL RETURN ,	FITZMYERS FAMILY TRUST MAIL RETURN ,	MARTINEZ ELIAZAR & CLEMEN... PO BOX 216 MARICOPA, AZ 85139
FELLING TAMI S 13050 N THUNDERBIRD RD MARICOPA, AZ 85139	WOODRUFF IRENE P 43258 W MARICOPA AVE MARICOPA, AZ 85138	CHAPMAN J W PO BOX 198 MARICOPA, AZ 85139
HELPHENSTINE THOMAS J TRS PO BOX 1015 MARICOPA, AZ 85139	FISCHER HARRY A & REBEKAH... 150 RAINBOW DR APT 5082 LIVINGSTON, TX 77399	FLORES ANDRES C & LIZA H PO BOX 436 MARICOPA, AZ 85139
RAMIREZ ARTURO PO BOX 914 MARICOPA, AZ 85139	ERICKSON RENEE S 6738 N 45TH AVE APT 254 GLENDALE, AZ 85301	MARTINEZ GUADALUPE C & BL... 179 S WINDSOR DR DENVER, CO 80219
MEDINA ISRAEL MONTOYA PO BOX 763 MARICOPA, AZ 85139	HOGENES DAIRY LLC PO BOX 1380 MARICOPA, AZ 85139	GOMEZ ESMERALDA H PO BOX 1006 MARICOPA, AZ 85139
BOWMAN JONATHAN JR MAIL RETURN ,	CANO JOSE A & MARIA L PO BOX 302 MARICOPA, AZ 85139	WESTBROOKS ROSALIE & WAL... PO BOX 1291 MARICOPA, AZ 85139
GALAVIZ MARCOS PO BOX 1401 MARICOPA, AZ 85139	HOGENES DAIRY LLC PO BOX 1380 MARICOPA, AZ 85139	PATINO JOEL ARRIOLA 1392 W TULIP PL CASA GRANDE, AZ 85122

ARROYO ADAM B & GUADALUP... 8223 S CALLE SAHUARO GUADALUPE, AZ 85283	COX JOSEPH & DEROtha FAMI... PO BOX 193 MARICOPA, AZ 85139	RODRIGUEZ JUAN & LUCIA PO BOX 75 MARICOPA, AZ 85139
GARZA SALVADOR B & COREN... PO BOX 913 MARICOPA, AZ 85139	FMZ INDUSTRIES INC PO BOX 1171 MARICOPA, AZ 85139	BOCHAT LAWRENCE WAYNE PO BOX 232 MARICOPA, AZ 85139
RODRIGUEZ JUAN & LUCIA PO BOX 75 MARICOPA, AZ 85139	PEREZ DIANA PEREZ 42927 W MARTIE LYNN RD MARICOPA, AZ 85138	VILLALOBOS ESAU G & GARCIA... 311 N 3RD AVE AVONDALE, AZ 85323
REYES PABLO A & ELIZABETH ... PO BOX 314 MARICOPA, AZ 85139	PEREZ CRISOFORO PO BOX 1196 MARICOPA, AZ 85139	GONZALEZ LIDIA ALCAZAR & H... PO BOX 1734 MARICOPA, AZ 85139
COX JOSEPH & DEROtha FAMI... PO BOX 193 MARICOPA, AZ 85139	ROJAS MARIA SALAZAR & HER... PO BOX 381 MARICOPA, AZ 85139	RUGGIERO WILLIAM & CHRISTI... 2690 E AUGUSTA AVE GILBERT, AZ 85298
COX JOSEPH & DEROtha FAMI... PO BOX 193 MARICOPA, AZ 85139	AVILES JESUS E & JUANITA PO BOX 363 MARICOPA, AZ 85139	AZ DIST COUNCIL ASSEMBLIES... 2601 E THOMAS RD STE 210 PHOENIX, AZ 85016
SOLIZ ROSEMARY H PO BOX 924 MARICOPA, AZ 85139	PEREZ ERNEST PO BOX 321 MARICOPA, AZ 85139	PEREZ JUAN L PO BOX 365 MARICOPA, AZ 85139
ORTEGA DANIEL MAIL RETURN ,	COX JOSEPH & DEROtha FAMI... PO BOX 193 MARICOPA, AZ 85139	BARCO REGINO BARCO MAIL RETURN ,
MINNAZONA 1ST LLC PO BOX 11821 TEMPE, AZ 85284	COX JOSEPH & DEROtha FAMI... PO BOX 193 MARICOPA, AZ 85139	NAZEEM MOHAMMED & FARZA... 40210 W BRANDT DR MARICOPA, AZ 85138
HUGHES SANDRA JO & RICHA... PO BOX 840 MARICOPA, AZ 85139	ADAMS PEGGIE & ADAMS JEW... PO BOX 457 MARICOPA, AZ 85139	PELAYO SAUL SAUAREZ & ROJ... PO BOX 381 MARICOPA, AZ 85139

NEWSPAPER NOTICE INFORMATION

The applicant will be required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice shall be published in both the Maricopa Monitor and the Casa Grande Dispatch. Notice was published on both newspapers on 02/17/2022. The affidavit of publication is available upon request.

Below is the text as displayed on the newspaper notice:

LEGAL NOTICE Planned Area Development (PAD22-02)

Neighborhood Meeting
March 9, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

**Planning and Zoning Commission Meeting
PUBLIC HEARING**
March 28, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
April 19, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT the listed public meetings will be held at the above stated date, time, and location. The purpose of the public meetings is to receive public comments for the following request:

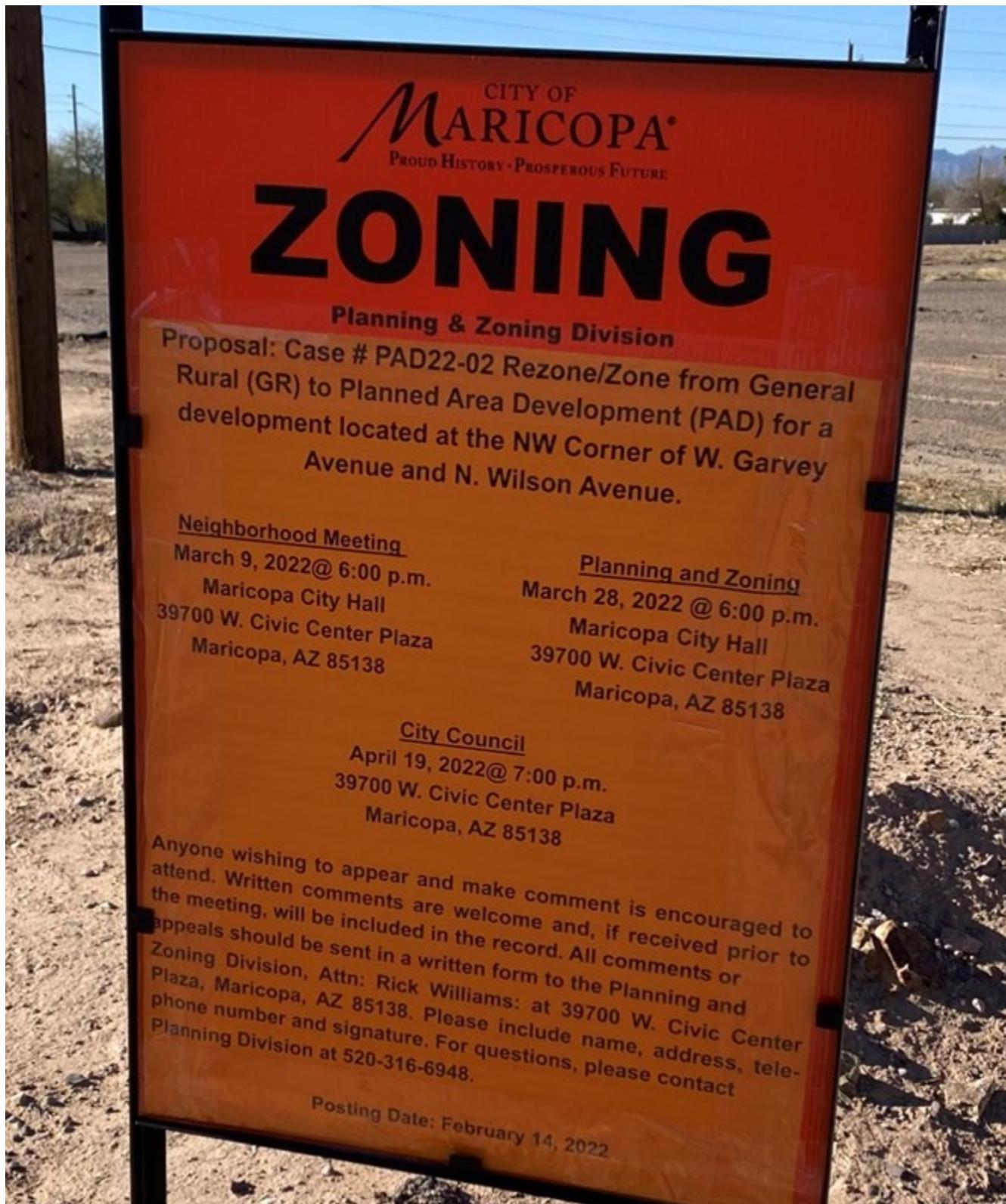
PAD22-02: Request to rezone approximately 6.0 acres from General Rural to Planned Area Development generally located the Northwest Corner of Wilson Road and Garvey Road.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Rick Williams at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or email at Richard.williams@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 316-6948.

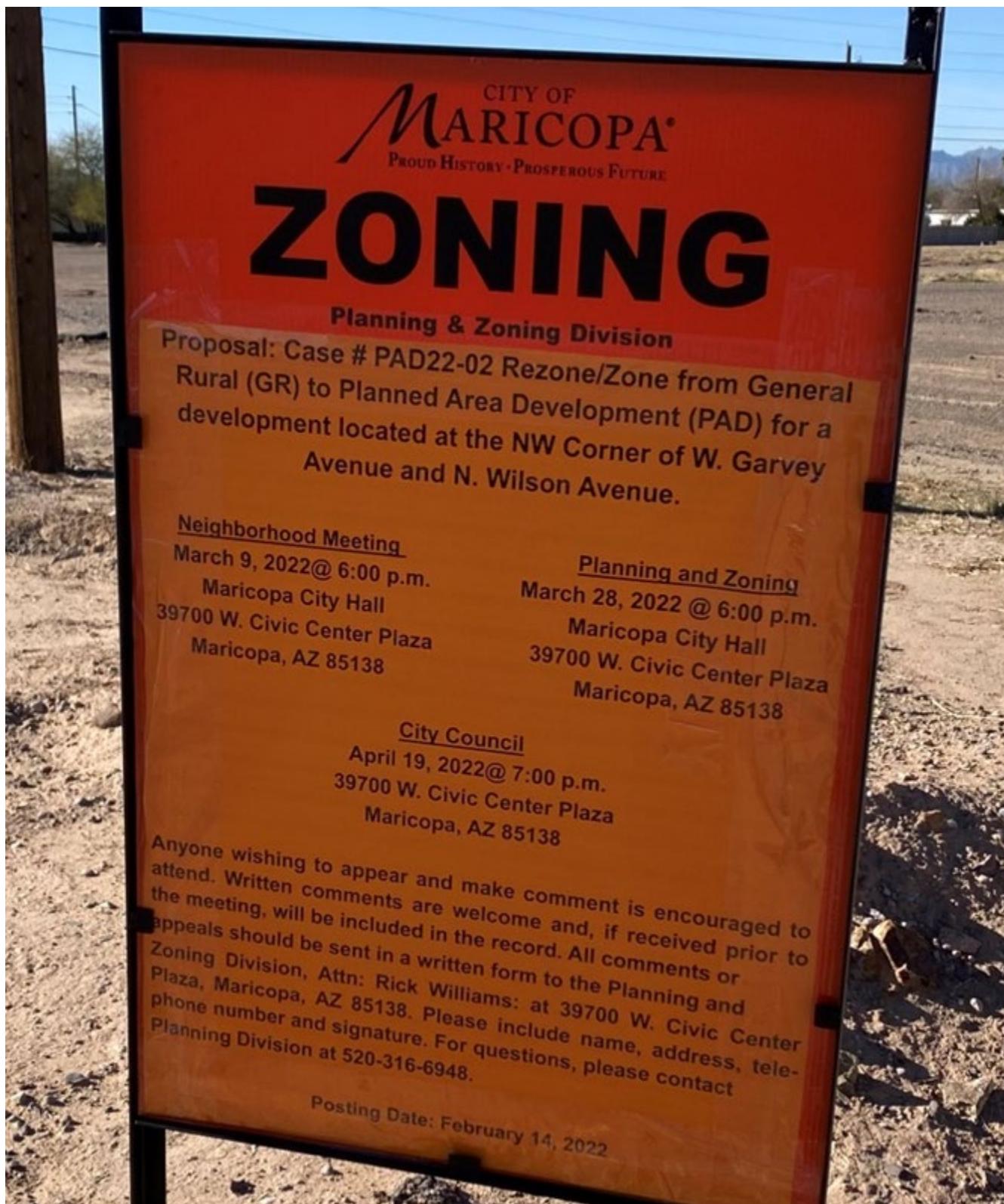
Publication Date: February 17, 2022

Public Notice Sign

--SIGN TEMPLATE--



SIGN POSTING



NEIGHBORHOOD MEETING DETAILS

There were no members of the public in attendance at the neighborhood meeting on March 9, 2022.

CURRENT ZONING MAP



PROPOSED ZONING MAP



Exhibit C – Zoning Map