

STAFF ANALYSIS

REQUEST

The Mayor and City Council shall discuss and possibly take action to approve Site Plan Review case # SPR14-02; the City of Maricopa is requesting review and approval of the Site Plan, Landscape, Photometric and Elevations plans for a permanent Fire Station located at 36930 W. Bowlin Rd. The proposed development will include one (1) 6,000 square foot building. The site is generally located on the North West corner of Bowlin and Hartman Rd., more specifically parcel # 502-57-211.
Discussion and Action.

RECOMMENDATION

On July 28, 2014 a motion was made by Planning and Zoning Commissioner Huggins to approve Site Plan Review case # SPR14-02 subject to conditions recommended by the Commission and was seconded by Vice Chair Batt. Voice vote carried the motion 5-0.

COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

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

PROJECT INFORMATION

Fire Station 572 was constructed in 2012 under a Temporary Use Permit that was processed administratively. This allowed the construction of the fire station to be completed on schedule without fulfilling the minimum required on site improvement such as landscaping, hardscape parking, screening, and on site lighting.

This request for Site Plan Review will complete all on site improvements meeting the city's development improvement standards. The total site area is 1.92 acres however only 2/3 of the site is being developed while the rest of the site will be left as is. Staff is recommending that the undeveloped area is covered with a material that will mitigate dust. This is reflected as a stipulation.

Lighting: Site Lighting is provided and meets the city's requirements for maximum foot candle levels at the property line (0.10 foot candles) and the light poles do not exceed the maximum height of 16 feet.

Architecture Elevation: Building design is based on traditional single family homes in the area.

Landscaping: The site meets the minimum landscaping required of 10% for sites under 20 acres. The development incorporates 30% of landscape area.

Public Notice: Notifications were sent out 10 days prior to the Planning and Zoning meeting to neighbors within 300 feet of the property boundaries, as required. In addition, staff posted a sign on the site 10 days prior to Planning and Zoning Commission meeting.

Public Comment: This case was advertised and at the time of writing this report, staff has not received any comments on this site plan request.

Surrounding Land Uses:

Direction	General Plan Designation	Existing Zoning	Existing Use
North	Master Planned Community	CR-3 PAD	Vacant Land
East	Commercial	CB-2	Vacant
South	Residential and Commercial	CR-3 and CB-2	Existing Homes and Vacant land
West	Master Planned Community	CR-3 PAD	Vacant

Aerial:



Site Data:

Zoning	CB-2 General Business Zone
General Plan	Commercial
Gross Acreage	1.92 Acres
APN #	502-57-211
Building Square Foot (SF)	6,000 SF
Proposed Building Height	26' 1"
Landscaping Provided	30%
Landscaping Required	10%
Parking Required	15 parking spaces
Parking Provided	15 parking spaces

Exhibit A – Narrative

Exhibit B – Site Plan

Exhibit C – Landscape Plan

Exhibit D – Photometric Plan

Exhibit E – Elevations

-- End of report --