



# City Council

December 1, 2020

PAD20-05 Stonegate Major Amendment

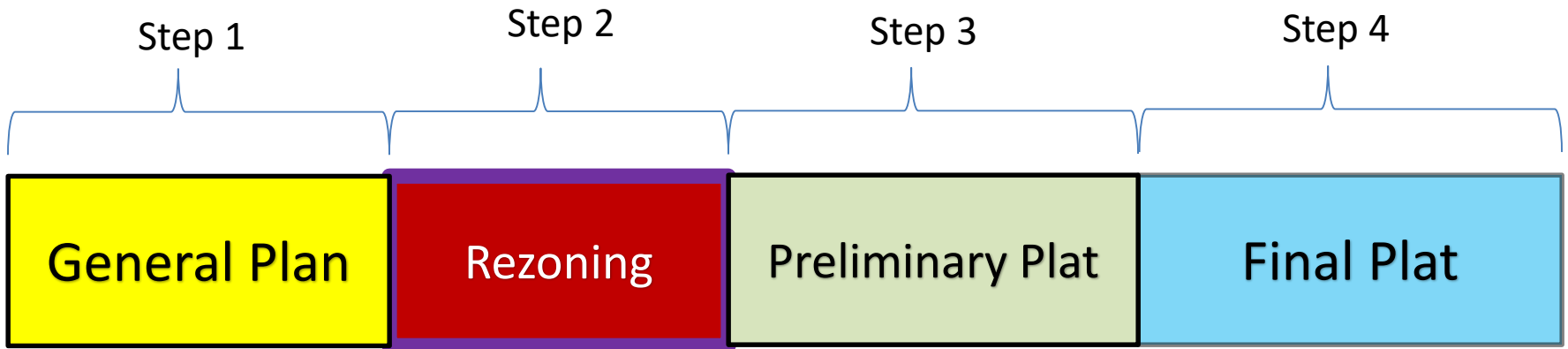


# Request

- A request by Sketch Architecture Company, on behalf of Maricopa Stonegate, LLC.
- Amending the Stonegate Planned Area Development (PAD) Ordinance 19-09, proposed modifications to the development land use plan, permitted uses, and development standards.



# Development Process



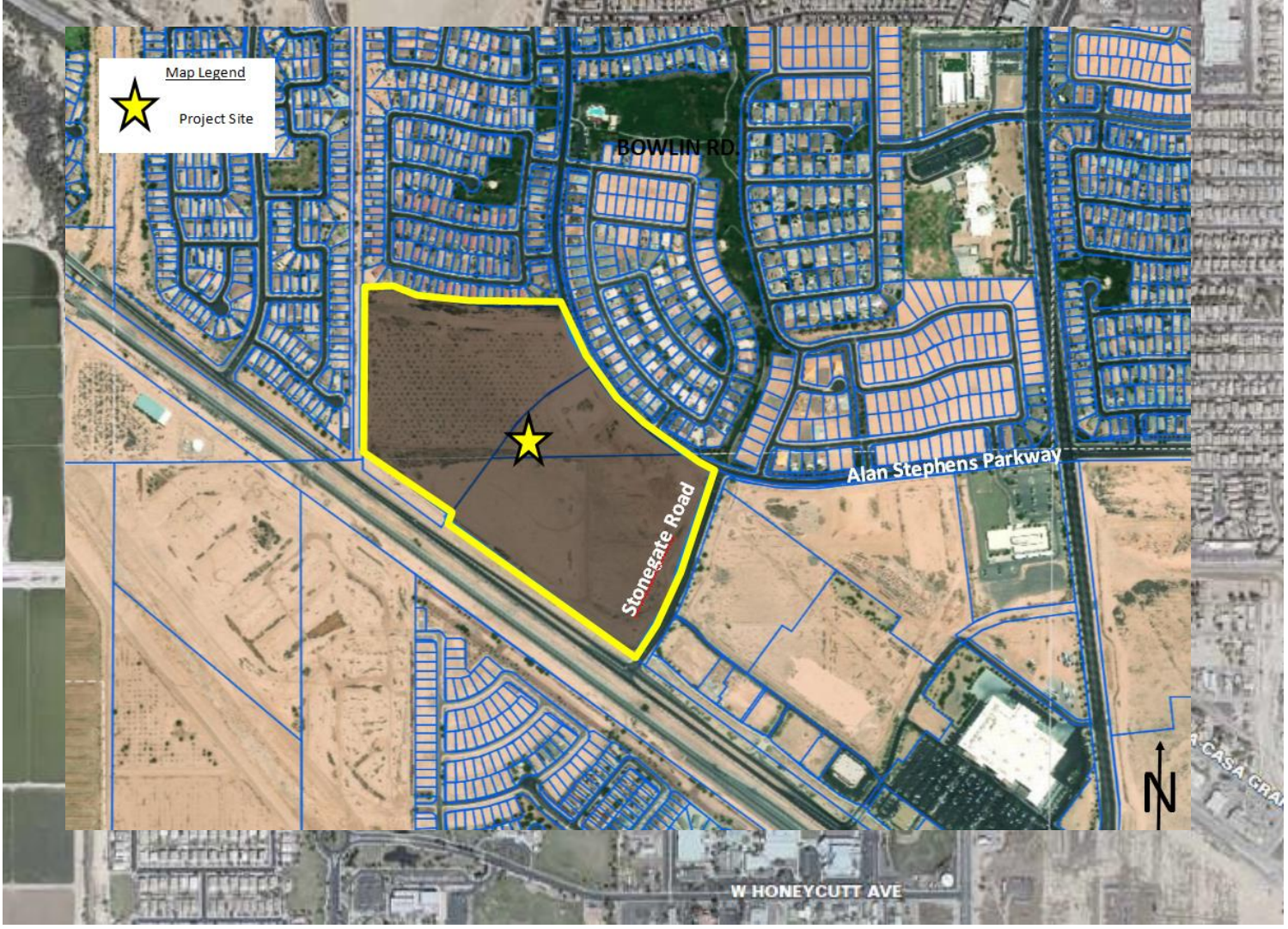


# Site Info

- Site Acreage: 46.30 Acres
- Parcel #: 510-12-019E, 001F, 001P, and 001W
- Site Address: N/A
- Existing Zoning: Planned Area Development (PAD)  
CI-1 Light Industry & Warehouse
- Propose Zoning: Planned Area Development (PAD)
- General Plan Land Use: Mixed Use



# Site Location







# Existing PAD and Request

- The existing Stonegate Planned Area Development (PAD), approved by the city in 2008.
- 2019, Amendment was approved
  - Incorporate a self-storage facility into the development plan
- The PAD established deviated development standards
  - Setbacks
  - Restricted permitted uses
  - Parking ratio standards.
- Modified the Master Development Land Use Plan
- Modified permitted use table.
- Modified development standards and parking standards.
- Conceptual landscape, street design, phasing plan;
- Architectural Design Standards



# Concept Development Plan



**Sketch**  
 Architecture Company

*phillip r. ryan*  
 landscape architect p.c.  
 landscape architecture & planning





# Concept Bike/Pedestrian Plan

- Potential Connection Parkway
- Trail System
- Pedestrian Pathway
- Bike Pathway



Conceptual Circulation Plan  
Pedestrian and Trails

Pedestrian (red), Bicycle (blue) and Trail (green) Circulation Plan



Multi-Use Trail – Traffic Exhibit G



# Concept Open Space







# Concept Phasing Plan

Phase 1 – Single-Family

Phase 2 – Multi-Family/Offices

Phase 3 – Medium Box Retail  
or Entertainment

Phase 4 – Small Office / Retail





# Design Guidelines





# Public Comment(s)

- The applicant followed requirements as set forth in the City's Zoning Code for Public Hearing, Sec. 18.140.060.
  - Advertisement of the Public Hearing meeting was published in the Maricopa Monitor and Casa Grande Dispatch.
  - Notification letters were sent out to all property owners within 600 feet of the subject property and a meeting sign advertising the Public Hearing meeting was posted on the property.
  - At the time that the report was written, staff has not received any formal comments regarding the request.
  - Meeting neighborhood meeting minutes can be found on p. 28 of the Exhibit C.



# Required Findings

- As required by Sec. 18.180.040 of the City's Zoning Code, the Planning & Zoning made the following findings in their recommendation to City Council:
  - The amendment is consistent with the General Plan, Subdivision Ordinance and any applicable master plans of the city.
  - The site is physically suitable for the type and intensity of the land use being proposed.
  - Adequate transportation facilities.
  - Development carries out a more efficient use of the land and an excellence of architecture and site design



## Recommendation

On November 9, 2020 the Planning and Zoning Commission recommended approval of **PAD major amendment case # PAD20-05**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.





**QUESTIONS?**



# Conceptual Street Section at Alan Stephens Parkway

Conceptual Office or Multi-family

