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Planning Division

Staff recommends approval of the Site Plan Review case # SPR12-01, subject to the conditions of approval stated in the staff report and as amended by the Planning and Zoning Commission:

Zoning stipulations:

1. Construction of the project shall be in conformance to the exhibits submitted with this Site Plan Review (SPR12-01) for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission and the City Council.
2. Future changes/amendment of uses to the site plan not approved with this case, and or, addressed during this review shall require separate review and approval from staff and, if required the City Council.
3. At no point shall any light source emit no more than 0.10 foot candles near the northern, western, southern, and eastern boundaries abutting residential zoned properties.
4. During the phasing of the site the minimum parking required for each phase shall be built accordingly to the parking data provided in this staff report.
5. The City shall maintain all landscape materials and landscape areas, including that within the public right of way (R.O.W.) fronting the property, in accordance with the landscape plan.
6. Replacement of any dead trees along the frontage roadways shall be by the property owner (City) and shall be completed within three (3) months from the date that the property owner is notified by the City.
7. All roof mounted mechanical equipment shall be screened from public view or painted to match color scheme. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match color scheme. Roof access shall be from within the building.
8. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards and shall be approved by the City of Maricopa Arizona Dark Sky Ordinance.
9. Signage shall be a separate sign permit application submittal to be reviewed, approved and permitted by staff. All signage must be in conformance with Article 22 Sign Provisions of the City of Maricopa Zoning Ordinance or an approved Comprehensive Sign Plan (CSP) as applicable.
10. All refuse area shall be enclosed, and enclosures shall correspond to the design and color pallet of the development and gates shall not open into vehicular drive aisles.



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11. Prior to construction/permitting of phase 1 (City Hall and Police building), the applicant shall apply for a variance for building and parking light height deviation to be reviewed and approved by the Board of Adjustment.
12. Prior to issuance of any building permit a clearance letter from the State Historic Preservation Office (SHPO) for archaeological and historical preservation information, if any, prior to construction.

Transportation/Engineering stipulations:

13. This project is within the City of Maricopa Regional Transportation Plan boundaries, as such, improvements should be developed in accordance with all recommendations included in the Final Implementation Plan as approved by the City of Maricopa.
14. All utilities adjacent to the site shall be placed underground as specified by the City and local utilities.
15. 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 Director of Public Works or City Engineer and installed by the developer.
16. The developer shall satisfy all traffic related recommendations provided in the Final Traffic Impact Analysis as approved by the City.
17. The site drainage must be designed in accordance with the Pinal County Drainage Manual, Volumes 1 and 2, August 2004.
18. Roadway drainage capacity to be designed within the limits set forth by the Federal Highway Administration, Hydraulic Engineering Circular No. 22, for the 10 year and 100 year storm and a six (6) inch vertical curb.
19. The 100 year, 2 hour rainfall depth must be obtained from the National Oceanic and Atmospheric Administration Atlas (NOAA) 14, Upper Bound of the 90% Confidence Interval of the Precipitation Frequency Estimate.
20. The FFE must be a minimum of 14" above the site's low outfall elevation.
21. The site is currently within a Special Flood Hazard Zone "AE" as defined by an existing Letter of Map Revision (LOMR) #07-09-1819P. This LOMR is associated with the Smith Farms Phase 1 development and was approved March 3, 2009 through the use of a levee and fill material. The definition of a Zone AE is: the base floodplain where base flood elevations are provided.
22. The site shall continue to be constructed in accordance with the parameters of the approved CLOMR and subsequently designed in conformity with the approaching LOMR.



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23. Include discussion on ownership or easement and maintenance of the channel that will carry offsite flows through the site.
24. Water valves are not permitted to be within the concrete sidewalk or valley gutter. For water line dead ends, fire hydrants shall be located at the end of all permanent dead end water line. Caps with blow-offs as a substitute for fire hydrants are not acceptable. However, capped dead end lines which will be extended in the future may be tapped with flushing devices per MAG standard details in lieu of a hydrant.

Building stipulations:

25. Before issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required application, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
26. 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.

Fire stipulations:

27. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2006 as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction of the Maricopa Fire Department.

