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**STAFF REPORT**

**CASE NUMBERS: PAD23-06**

To: Planning and Zoning Commission  
 Through: Rick Williams, Development Services, Planning and Zoning Manager  
 From: Derek Scheerer, Development Services, Planner II  
 Meeting Date: May 13, 2024

**REQUEST SUMMARY**

**Planned Area Development Major Amendment, PAD23-06 Cortona:** A request by CVL Consultants on behalf of Maricopa 240, LLC, to amend the Cortona Planned Area Development (PAD) Ordinance 05-16, to modify the development land use plan and development standards for approximately +/- 236 ac. of land, generally located at the southeast corner of Farrell Rd. and Hartman Rd. **DISCUSSION AND ACTION.**

**APPLICANT/PROPERTY OWNER**

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**Maricopa 240, LLC**  
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**COUNCIL PRIORITIES CONSIDERED**

- Quality of Life
- Economic Sustainability
- Managing the Future

**PROJECT DATA**

Site Gross Acres	236 +/- gross acres
Site Addresses	Unassigned
Existing Site Uses	Vacant
Proposed Site Uses	Residential and Commercial
Existing General Plan Land Use	Master Planned Community (MPC)
Existing Zoning	CR-3 Single-Family Residential Cortona Planned Area Development (PAD)
Proposed Zoning	Planned Area Development (PAD)

**SURROUNDING ZONING/LAND USE**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Anderson Farms Planned Area Development (PAD)	Agricultural
East	Master Planned Community (MPC), Low Density	CR-3 Single-Family Residential Cortona Planned Area	Single-Family Residential,

East (continued)	Residential (LDR), Medium Density Residential (MDR)	Development (PAD) Phase I, Industrial (CI-2), Pecan Groves Planned Area Development (PAD)	Agricultural, Vacant
South	Medium Density Residential (MDR)	Industrial (CI-2) Sanctuary Planned Area Development (PAD)	Vacant
West	Master Planned Community (MPC)	Single Family Residential (CR-3) Eagle Shadow Planned Area Development (PAD)	Agricultural

**ANALYSIS**

The applicant is requesting a Major Amendment to the existing Cortona Planned Area Development (PAD), originally approved by the city in 2005 under Ordinance No. 05-16. The proposed amendment affects the Phase II portion (+/- 236 acres) of the original +/- 486 acre PAD site. The original Cortona PAD established various development standards such as minimum lot sizes and setbacks, as well as open space and landscape design theming for the single-family residential Cortona development. Conceptual lotting and open space/landscape exhibits were approved in conjunction with the PAD; however, much of the site has never been developed. Portions of the eastern Phase I area have been platted as single-family residential subdivision parcels that have never developed. Other portions of the Phase I area were developed as the new Maricopa High School located at the southwest corner of N. Murphy Rd. and W. Farrell Rd. The Phase II portion of the PAD (the subject area of this application) was never executed through final plat subdivisions. Since inception, the subject portion of the property has sat vacant.

The 2005 Cortona PAD was initially designed for large lot single-family residential subdivisions across the entirety of the PAD area. Single-family lot sizes were anticipated range between 50 – 90’ in width by 120 – 135’ in width with some lots measuring 80’ in width by 250’ in depth. The overall gross density of the entire Cortona PAD was limited to 3.04 du/ac. for a maximum buildout of not more than 1,480 single-family residences with supporting parks, trails and open space areas (see Exhibit – C Original Cortona PAD Booklet/Narrative). As the Phase II portion of the site has sat undeveloped since its 2005 PAD adoption, market and development conditions for the area have changed. As such, the applicant is proposing this PAD Major Amendment to modify the original development pattern to better conform to current market and development conditions.

The proposed PAD Major Amendment is a significant change to the original PAD. As noted, the original PAD called for development of the entire PAD site as single-family residential. The current PAD plan calls for development of the Phase II portion (236 acres) as single-family residential (approx. 109 ac.), Build-to-Rent multi-family residential (approx. 26 ac.), high density multi-family residential (approx. 46 ac.), commercial (approx. 18 ac.) and park lands (approx. 5 ac.). The remaining approximately 32 acres of the Phase II PAD site will be reserved for arterial and collector rights-of-way and drainage channels. The PAD Amendment also seeks to increase the overall density of the Phase II area to a maximum of 10 du/ac. with a maximum of 2,363 residential units. With this proposed increase, the overall Cortona site will see a maximum of 2,888 residential units with an overall density of 5.94 du/ac.

The revised PAD redirects the vision of the previous PAD by including a variety of land uses that include interconnectivity at both the vehicular and pedestrian scales, both interior and external to the site. The proposed diverse land uses are more sustainable developments that are more generally adaptable to changing market conditions than the original PAD permitted single-family residential land uses.

Amended permitted uses and development standards tables will be adopted as part of this amendment that more closely follow the city's current Zoning Ordinance. Parking standards for the PAD land uses will follow city Zoning Ordinance standards. Small changes to the architectural design guidelines have been enumerated in the PAD revision that will guide future development towards the ultimate vision of the Phase II portion of the overall site. Lastly, the PAD's remaining components provide an emphasis for roadway and landscape design, with an emphasis on pedestrian connectivity and enjoyment. This section of the PAD Amendment details minimum amenities for parks and trails within the Phase II area. As the PAD develops, all of these standards will continue to be analyzed through the city's design and development process and will ultimately be held to the vision concepts shown within the PAD for general conformance.

Details of the request:

The Cortona PAD Major Amendment is a proposal for an amended multi-phased development that will include varying degrees of differing residential and commercial development. The proposal establishes innovative and flexible sets of land use regulations with the goal of permitting land uses that are adaptable to current and future market conditions. The PAD Amendment is intended to utilize zoning flexibility imbedded within its regulations that will accommodate and encourage a variety of development opportunities while adhering to a cohesive context that will form an attractive, harmonious development. The Concept Land Use Plan (see Exhibit B – PAD Narrative/Booklet) establishes varying areas of the site for different residential and commercial components that are the crux of the proposal.

The applicant is requesting:

1. A Major Amendment to the Cortona PAD. This amendment request will allow the applicant to pursue Preliminary Plat, Final Plat, and Development Review Permits (DRP) requiring site plan and architectural reviews to comply with the PAD and the city's Zoning Ordinance.

The proposed PAD Amendment seeks to fundamentally change the Phase II portion of the original PAD by allowing a variety of residential and commercial uses. The PAD incorporates land use and development standards that generally follow current Zoning Ordinance standards with slight modifications to the RS-5 Single-Family Residential district standards that will permit smaller single-family lot sizes (width and area), increased lot coverage for single-family development, and the ability to provide for alternative single-family residential designs that could include auto-court, z-lot, or other unique single-family products not currently developed in the city. For the multi-family built-to-rent, traditional multi-family, and commercial products, the PAD does not seek to amend applicable current Zoning Ordinance standards as noted in the Development Standards Table of the PAD. Within the PAD Narrative/Booklet, rationale for the changes of land use and the PAD variations are provided.

Density

The proposed PAD Amendment seeks to amend the existing density standards/allowances of the PAD across all proposed base zoning districts in the Phase II development. As noted, the proposal seeks to increase the Phase II area's gross density from the previous 3.04 du/ac. to 10 du/ac., with a maximum unit count of 2,363 residential units for the Phase II area. The proposed density change increases the overall Cortona PAD site density from 3.04 du/ac. 5.94 du/ac., well within the permitted density limits of 3.0 – 10.0 du/ac. for the General Plan Master Planned Community (MPC) designation for the site. As previously noted, the maximum residential unit count for the overall Cortona PAD will increase from 1,480 units to 2,888 units. The proposed increase will be mostly seen along the site's western boundary adjacent to N. Hartman Rd. where the Concept Land Use Plan locates the various Build-to-Rent and traditional multi-family development.

Building Height

The proposed PAD Amendment does not seek to amend the maximum height restrictions of the any of the zones that the PAD uses as base zones.

Circulation

The proposed PAD Amendment does not seek to amend the general circulation pattern of the original PAD. The PAD Amendment maintains the previously proposed spine road running north to south through the Phase II portion, along with the mid-site connection to N. Hartman Rd. Interior circulation in the proposed Amendment is enhanced over the previous proposal with the incorporation of current right-of-way and pedestrian trail design standards that were not a part of the original PAD.

As part of the PAD and eventual development, the developer(s) will be responsible for the construction of off-site transportation infrastructure improvements that have been identified in the recommendations of the Traffic Impact Analysis (TIA). These improvements will occur as development within the PAD site occurs. Improvements to W. Steen Rd., N. Hartman Rd., and W. Farrell Rd. have been identified in the TIA.

Open Space and Amenities

As previously noted, and as part of the design criteria offsets for the PAD Amendment, the applicant proposes a robust amenity requirement for the development’s parks and open space areas.

Architecture

The proposed PAD Amendment does not seek to modify the existing design guidelines and development with the site will follow current Single-Family Residential Design Guidelines, Multi-Family Residential Design Guidelines, and future Non-Residential Design Guidelines for the proposed commercial development portions of the PAD site.

**CITIZEN PARTICIPATION**

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Prior to recommending approval of the PAD Major Amendment request, the applicant provided a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed rezone required per the city's Zoning Code. The Public Participation Plan included one (1) neighborhood meeting that was held at the request of anyone who wished to participate, one (1) round of notification letters sent to all property owners within 600 feet of the subject area, public notice signs within the subject area, and legal notices published in the Maricopa Monitor and Casa Grande Dispatch. A timeline of the participation event is shown below (refer to Exhibit D – Citizen Participation Report).

- April 9, 2024 - Newspaper notice published Casa Grande Dispatch
- April 9, 2024 - 1<sup>st</sup> Notification letters sent
- April 10, 2024 - Site sign posted
- April 19, 2024 - Newspaper notice published Maricopa Monitor
- April 25, 2024 - Neighborhood meeting held
- April 25, 2024 - 2<sup>nd</sup> Notification letters sent
- May 13, 2024 - Planning and Zoning Commission (Public Hearing)

**PUBLIC COMMENT**

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At the time of writing this report staff has not received any comment for the request.

### **PAD23-06 ZONING MAP AMENDMENT REQUIRED FINDINGS**

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As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan.

***Staff Analysis:** The proposed PAD Amendment adheres to the General Plan's future land use designation for the site.*

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

***Staff Analysis:** The PAD amendment will allow for additional diverse residential and commercial opportunities in the area.*

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

***Staff Analysis:** The PAD amendment will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

### **CONCLUSION**

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Staff recommends **approval** of **case PAD23-06 Cortona Major PAD Amendment**, 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 #PAD23-06 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof that are not enumerated within the PAD Narrative/Booklet.
2. All applicable previously approved conditions of approval for the Cortona Planned Area Development are still in effect unless amended herein.
3. 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.
4. 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.
5. The applicant shall continue with the development process of submitting Preliminary Plat(s), Final Plat(s), and Development Review Permit(s) as prescribed within the City's Zoning Code.
6. Prior to the City Council approval of the PAD23-06, the applicant shall submit to the city a signed waiver pursuant to Proposition 207, as applicable.
7. In conjunction with Preliminary Plat and Final Plat procedures and 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.

8. 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.
9. 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.
10. The development and operation of any proposed facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.
11. Prior to issuance of a final Certificate of Occupancy, the developer must provide all offsite improvements recommended by city's staff and a traffic impact analysis prepared to the city's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.
12. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the city for review and approval. Construction of offsite improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases.
13. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by the applicant's traffic engineer and City Staff.
14. Any amendments to the PAD District shall be processed in accordance with Section 18.180.060 of the City's Zoning Code.
15. Development within the PAD District shall uphold the recommendations of the Cortona Phase 2 Traffic Impact Analysis, produced by Y2K Engineering, February 2024 as part of Project Number: 23-016, submitted as part of this PAD request.

## **ATTACHMENTS**

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**Exhibit A:** Legal Descriptions

**Exhibit B:** PAD23-06 Narrative/Booklet

**Exhibit C:** PAD22-05 Original Cortona PAD Booklet/Narrative

**Exhibit D:** Citizen Participation Report

**Exhibit E:** Zoning Maps

**Exhibit F:** General Plan Land Use Maps

-- End of staff report --