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STAFF REPORT

CASE # PAD19-02

To:	Honorable Mayor and City Council
Through:	Kazi Haque, Acting Development Services Director
From:	Rodolfo Lopez, Planning and Zoning Manager
Meeting Date:	August 6, 2019

REQUEST

PAD19-02 Stonegate: A request by Sanks and Associates, LLC on behalf of Maricopa Stonegate, LLC, to amend the Stonegate Planned Area Development (PAD) Ordinance 08-07, proposed modifications to the development land use plan, permitted uses, and development standards. The property is generally located at the northwest corner of Maricopa Casa Grande Highway and Stonegate Road. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT

Sanks and Associates, LLC
 32615 N. North Valley Parkway #141
 Phoenix, AZ 85085

 Phone: 602.326.0581
 Contact: Jason Sanks
 Email: jason@sanksassociates.com

PROPERTY OWNER

Maricopa Stonegate LLC
 19184 E. Canary Way
 Queen Creek, AZ 85142

PROJECT DATA

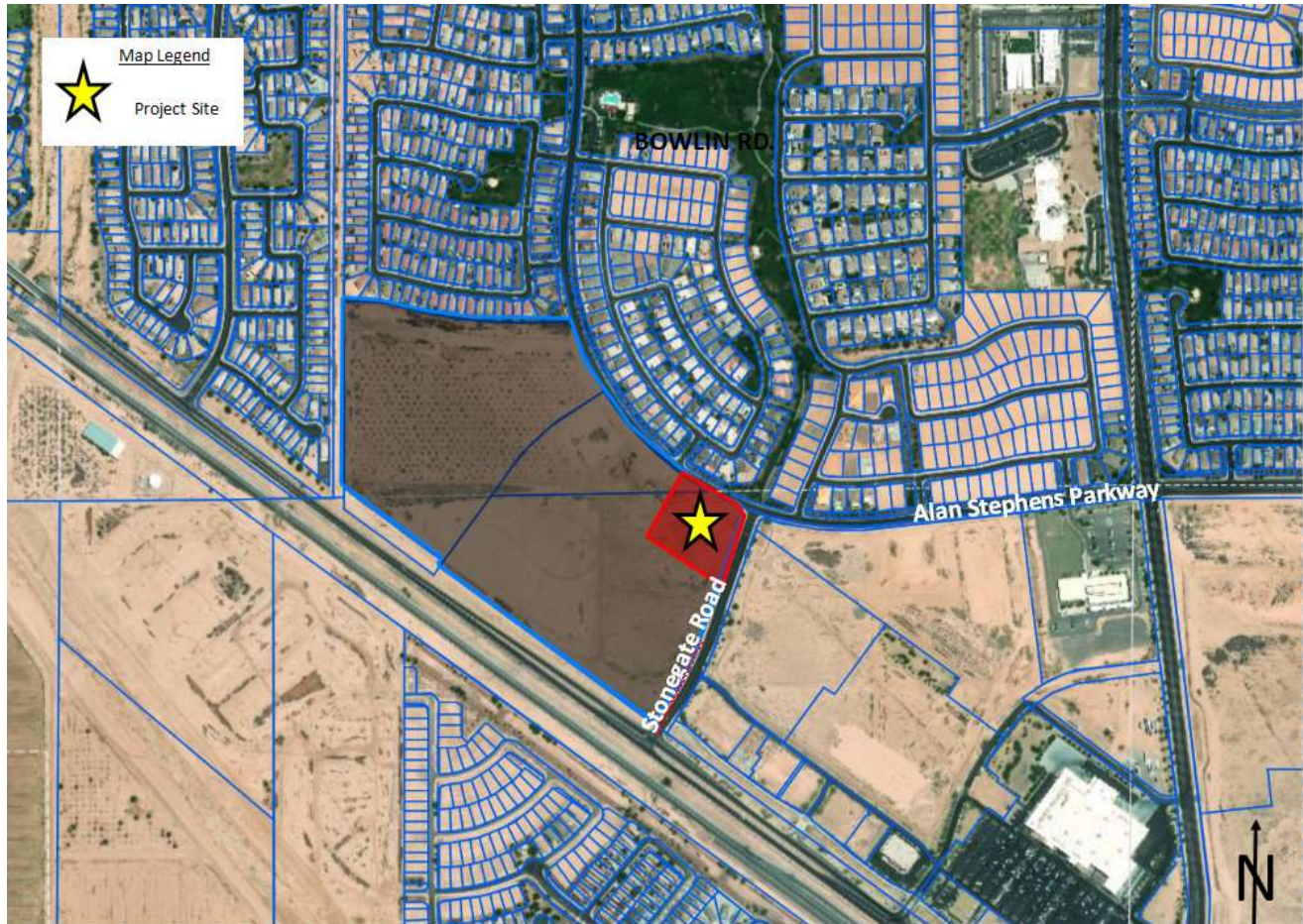
- Site Acreage: 3.84 Acres
- Lot Size: 167,262 Square-Feet
- Parcel #: 510-12-019A
- Site Address: 42200 W. Maricopa-Casa Grande Highway
- Existing Zoning: Light Industry & Warehouse (CI-1)
- General Plan Land Use: Employment (E)

Direction	Existing Zoning	Existing Use
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North	Single Family Residence (CR-3) Zoning	Single Family Residence
South	Light Industry & Warehouse (CI-1) Zoning	Vacant Land
East	Light Industry & Warehouse (CI-1) Zoning	Vacant Land
West	Light Industry & Warehouse (CI-1) Zoning	Vacant Land

SURROUNDING USES

SUBJECT SITE



ANALYSIS

The applicant is requesting a major amendment to the existing Stonegate Planned Area Development (PAD), approved by the city in 2008. The PAD established deviated development standards such as setbacks, restricted permitted uses, and parking ratio standards. A master site plan was previously approved in conjunction with the PAD however was never executed through a building permit. Since then, the property has sat vacant.

The request to modify the land use development plan was initially designed for a large scale big-box retail center approved in 2008 via a separate site plan review application. The request today is to modify the development plan and incorporate a self-storage facility, refer to Exhibit B, 2008 Stonegate Development Plan, and Exhibit C, proposed PAD Amended Land Use Plan. The applicant is also requesting to modify the PAD permitted use table to allow for outdoor

storage, personal storage, and an accessory single dwelling unit, which will be consistent with the city's current Zoning Code that permits personal self-storage by-right and outdoor storage, via a conditional use permit. Lastly, a modified parking ratio for personal self-storage is being proposed within the PAD which is more in aligned with industry standards for minimum parking requirements for self-storage type facilities, refer to Exhibit E for proposed parking ratio standards.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant (City staff) 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 300 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 D for Citizen Participation Report).

- June 7, 2019 - Notification letters sent
- June 18, 2019 - Legal notice published
- June 18, 2019 - Sign posted posted
- June 23, 2019 - Neighborhood meeting held
- July 8, 2019 - Planning and Zoning Commission (PUBLIC HEARING)

PUBLIC COMMENT:

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

FINDINGS:

As required by Sec. 510.04 of the City's Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to 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 is consistent with the policies of the General Plan and any other applicable plan and/or policies that the City has adopted;

2. The subject site is physically suitable for the type and intensity of the land use being proposed;

Staff Analysis: The proposed amendmen will be required to be developed and designed to be in compliance with 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; and*

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 outdoor storage of vehicles as an ancillary use to the self-storage facility will be operated in such a way as to produce no objectionable odors, dust, gas, noise, vibrations, smoke heat, or glare that will exceed ambient conditions.*

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 PAD amendment is planned to have exceptional architectural and design elements that is not typically permitted by right by conventional standards.*

CONCLUSION:

On July 8, 2019, the Planning and Zoning Commission recommended approval of **PAD major amendment case # PAD19-02**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The PAD amendment request case # PAD19-02 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Department.
3. Any PAD amendment in the future shall include the revise development plan for the entire Stonegate 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.
4. ~~Prior to the City Council approval of the PAD19-02, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 and as applicable.~~ *(Not applicable; request is for an amendment to the existing PAD development standards and no actual change to the underlined zoning is occurring).*

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Original Stonegate PAD

Exhibit C : 2008 PAD Development Plan

Exhibit D: Proposed Amendment to PAD Development Plan

Exhibit E: PAD Proposed Parking Ratio and Permitted Uses

Exhibit C: Citizen Participation Report

-- End of staff report --