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STAFF REPORT

CASE # PAD21-07

To:	Honorable Mayor and City Council
Through:	Rodolfo Lopez, Development Services Director
From:	Byron Easton, Senior Planner, Development Services
Meeting Date:	December 07, 2021

REQUEST

PAD21-07 Sanctuary: A request by Tiffany & Bosco, P.A. on behalf of Kernit Rankin of Maricopa Hartman LLLP, to create the Sanctuary Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for the Sanctuary, a proposed mixed-use, master planned community. The property is generally located at the northeast corner of W. Maricopa Casa Grande Highway and N. Hartman Road. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT

Tiffany & Bosco, P.A.
 2525 E. Camelback Rd.
 Phoenix, Arizona 85016
 Phone: (602) 452-2729
 Email: kajones@tblaw.com

PROPERTY OWNER

Kernit Rankin of Maricopa Hartman LLP
 6325 N 75th St
 Scottsdale, AZ 85250

PROJECT DATA

- | | |
|--------------------------|---|
| • Site Acreage: | 330 +/- Gross Acres |
| • Parcel #: | 502-08-002C |
| • Site Address: | N/A |
| • Existing Zoning: | Single Family Residential (CR-3), (GR), (CB-2) |
| • Propose Zoning: | Planned Area Development (PAD) |
| • General Plan Land Use: | Medium Density Residential (MDR), Open Space (OS) |

HISTORY SUMMARY

- 1963 – Rezone from General Rual (GR) to Industrial (CI-2), Pinal County case # PZ-007-63
- 2010 – Rezone from CI-2 to PAD – ZON05-09 and PAD05-07

is no infrastructure, no street connections, no development from the northern portions of Eagle Shadow that is connected or dependent on the Applicant's Property remaining within the existing PAD. The request is to rezone the larger parcel that was approved with the Eagle Shadow PAD from existing CR-3 (Single Family Residence) and CB-2 (General Business) zoning and the smaller parcel (not a part of the Eagle Shadow PAD) from GR (General Rural) zoning to the City's PAD zoning to allow for an innovative set of single-family subdivisions and neighborhoods that are planned as part of a larger master plan.

The request is to rezone the Property consistent with a majority of the City's General Plan land use designations of Medium Density Residential and Parks and Open Space designation for the major wash (Santa Cruz Wash). The addition of a mixed-use designation on the proposed PAD land plan will create a practical location for potential future commercial uses at the major intersection of W. Maricopa-Casa Grande Highway and Hartman Road. Major drainage ways will be addressed within this proposal so as to create a series of residential neighborhoods connected by open spaces and roadways that is not impacted by wash and flood plain areas. Once designed at platting stage, the incorporation of natural landscaping and trails/pedestrian pathways will allow this open space to be utilized by the future residents within the PAD. This proposal creates a more develop-able and compact PAD at W. Maricopa-Casa Grande Hwy. and Hartman Road that is not dependent on other phases, infrastructure and drainage solutions of a larger, over-arching PAD (Eagle Shadow).

This project contemplates the use of the City of Maricopa's RS-5 Zoning District development standards for the initial residential subdivisions and Mixed Use – General (MU-G) zoning district. The RS-5 district is intended to provide areas for medium-density residential neighborhoods. Housing types include single unit detached and attached housing generally on lots of at least 5,000 square feet. Up to 25 percent of the lots in a subdivision may be below the minimum lot size, but no lot shall be less than 4,500 square feet. In addition to single unit homes, this district provides for uses such as parks and child care in homes that are appropriate in a residential environment.

The proposed master plan is designed to allow the development of the overall project site in two (2) development phases. Phase 1 is proposed to include the northern 2/3 of the overall project site, including the collector roadway extending to and intersecting with Hwy 238. The remaining, southern 1/3 of the project is planned as Phase 2 of development. Phase 1 will include adequate water system improvements to provide for the build out of this phase, and also provide for the fire flow necessary to obtain City approval for the same. Other utility extensions will also be incorporated within Phase 2 as required for C of O issuance by the City of Maricopa. **(Exhibit G: Conceptual Phasing Plan)**

Please see **Exhibit D: Open Space Plan** for a preliminary look at amenity locations and trail connections within these initial two phases. **Exhibit E: Circulation Plan** also shows the planned 10' paved path with wide shoulder multi-use trail that will connect to the City's planned trail in this area as shown in Figure 7 of the Paths and Trails Plan.

The Sanctuary development meets the goals, policies, and intent of the City's General Plan and demonstrates compatibility between new development and existing neighborhoods by incorporating a compatible residential scale. The Property is designated as Medium Density Residential (MDR) on the City of Maricopa General Plan (**See Exhibit F: Existing General Plan Map**) and currently zoned Single Family Residential (CR-3), General Rural (GR), and General Business (CB-2). (**See Exhibit B: Existing Zoning Map**). Specifically, the PAD rezoning addresses the following:

- Goal B1.1: Identify and implement policies to develop multiple mixed-use village core areas with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries.
- Objective B1.1.2: Encourage certain areas of the City to rezone to mixed use and higher density housing consistent with redevelopment plans and General Plan land uses.

- Objective B1.1.4: Develop a walkable community with commercial nodes and amenities for residents.
- Objective B1.1.5: Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.
- Goal B1.3: Encourage mixed-use development.

A Traffic Impact Analysis/Study was completed as part of the application process. The purpose of this study is to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This study was prepared in conformance with the City of Maricopa Improvement Requirements and the format for Traffic Impact Analysis Guidelines (2018).

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed PAD zoning change, as required per the city’s Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 600 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 H** for the **Citizen Participation Report**). The Citizen Participation Report also provides a summary of the neighborhood meeting, including all comments made by attendees.

- August 25, 2021 - Notification letters sent
- August 21, 2021 - Sign posted
- August 21, 2021 - Newspaper legal noticed published
- September 9, 2021 - Neighborhood meeting held
- November 8, 2021 - P & Z Commission (Public Hearing)

PUBLIC COMMENT:

At the time that the report was written, staff has received no public comment.

FINDINGS:

As required by Sec. 18.140.060 of the City’s Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the 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 PAD 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 proposal will mitigate all potential vehicular and pedestrian traffic that will impact public health, safety, and welfare. A Traffic Impact Analysis was completed as part of the application process and will require an updated report or addendum at the time of platting or submittal of a development review permit application as determined by the City Engineer.*

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 proposed PAD will be compatible with the existing planned land uses within the surrounding area; the use itself will complement neighborhood area that has already been established and further advances goals and objective of the city's General Plan for a village type development pattern.*

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

CONCLUSION:

On November 8, 2021, the Planning and Zoning Commission recommended approval of **PAD case #PAD21-07**, 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 **#PAD21-07** 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 Division at the time platting or the submittal of a Development Review Permit.
3. 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.
4. Emergency lighting shall be added to all shared public spaces and walkways.
5. 30 days after approval by City Council, the applicant/property owner shall submit a final version of the PAD booklet and shall address all comments per the final recommendations and approval by the Planning and Zoning and City Council, if any.

6. Zoning development standards shall be in accordance to the Sanctuary PAD booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
7. 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 preliminary plat or site plan submittal, the applicant/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. Residential product elevations and floor plans shall be submitted to the City for review and approval prior to issuance of any building permits.
10. Prior to the City Council approval of the PAD21-07, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
11. 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.
12. 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.
13. 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.

ATTACHMENTS:

Exhibit A: PAD Booklet

Exhibit B: Existing Zoning Map

Exhibit C: Conceptual Land Use Plan

Exhibit D: Open Space Plan

Exhibit E: Circulation Plan

Exhibit F: Existing General Plan Map

Exhibit G: Conceptual Phasing Plan

Exhibit H: Citizen Participation Report

-- End of staff report --