

## STAFF REPORT

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**To:** Planning and Zoning Commission

**Through:** Martin Scribner, Development Services Director  
Kazi Haque, Zoning Administrator  
Rodolfo Lopez, Senior Planner

**From:** Ryan Wozniak, Planner

**Date:** August 18, 2016

**RE:** PUBLIC HEARING: **Planned Area Development (PAD) 15-04 Homestead North Major Amendment:** A request by Shane Graser representing Starwood Land Ventures to amend the existing PAD of Homestead North Parcels 15, 16, 18, and 19, increasing the total number of lots by 113 lots, enhanced street sections, and additional residential design standards. **(Discussion and Action).**

### REQUEST

**Planned Area Development (PAD) 15-04:** A request by Shane Graser representing Starwood Land Ventures to amend the existing Planned Area Development (PAD) of Homestead North (Pinal County case # PZ-PD-017-03) Parcels 15, 16, 18, and 19, increasing the total number of lots by 113 lots, enhanced street sections, and additional residential design standards **(Discussion and Action).**

### RECOMMENDATION

Planning and Zoning Commission recommendations approval of the proposed amendment to the Homestead North Planned Area Development (PAD15-04) subject to the conditions of approval stated in this report, and as amended by the Planning and Zoning Commission (see stipulation #12).

### COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

- Quality of Life
- Economic Sustainability
- Managing the Future

### APPLICANT AND PROPERTY OWNER INFORMATION:

**Primary Contact:**

Shane Graser  
Copper Nail Development  
6720 N Scottsdale Rd., Suite 195  
Scottsdale, AZ 85253

**Owner Contact:**

Tyler Champlin  
Starwood Land Ventures, LLC  
6720 N. Scottsdale Rd., Suite 195  
Scottsdale, AZ 85253

**PROJECT INFORMATION**

Shane Graser, representing Starwood Land Ventures, proposes this major amendment to the existing Planned Area Development of Homestead North requesting parcels 15, 16, 18, and 19 to reduce the original lot width from 65’, 70’, and 80’ wide to 45’ and 55’ wide while the depth of the lots would remain (at 125’). In addition, this approval would increase the potential lots within the four parcels from 291 existing lots to as many as the 404 proposed lots, thereby increasing the total lots counts by 113 lots. The official lot yield would be established in the platting process with a maximum of 404 lots, if PAD15-04 is approved).

Staff has worked closely with the applicant through the iterations of the proposed PAD Amendments. Over the course of negotiations, staff has put forward the City’s Goals and Objectives as stated in the General Plan (2006) and the 2040 Vision Strategic Plan. The applicant has incorporated an enhanced street section and a forward front porch\* commitment that meets the minimum design guidelines requirement. To entice front porch designs, staff requires that a qualifying front porch (minimum of 4 feet deep and 8 feet wide) be required to reduce the front setback to 10 foot (for porch or livable area). This forward porch is required to be built at a minimum of 25% of the block face. See section “Site Data: ... Zoning Proposed” for more detail. Staff has struck the “or livable” from the proposal, per negotiations.

\*Exhibit revision as on 8/2 shall read as staff has noted in Attachment A, with embedded “Exhibit M – Homestead North – Front Porch.” *There is a condition of approval to explicitly note this requirement.*

**Site Case History:**

**Zoning:** CR-3 PAD; Approved via PZ-PD-017-03 by Pinal County Board of Supervisors

**Final Plat:** Homestead North plats by parcel, Recorded November 2006; Approved via SUB-05.59, SUB-05.60, SUB-05.61, SUB-05.67 by City Council

***Staff Analysis:***

Under the approvals of PZ-PD-017-03, Homestead North is obligated to have a predetermined mix of lot sizes. The amendment (PAD15-04) proposes to change the predetermined mix of lot sizes within the aforementioned parcels to narrower lot sizes.

**Site Context:**

Direction	General Plan Designation	Existing Zoning	Existing Use
North	Medium Density Residential	CR-3 PAD	Homestead North
East	Commercial (majority) Medium Density Residential	-	Agriculture (Pinal County)
South	Mixed Use	CB-2	Vacant Commercial lots & Self-Storage
West	Medium Density Residential	CR-3 PAD	Homestead North

**Existing conditions:**

- All parcels lack pavement.
- Some parcels have partially-installed utilities.
- Many of the exterior walls have been constructed.
- Landscaping improvements adjacent to the right-of-way is underway.
  - Staff intends to continue to advise coordination between the owners of the well site (NWC of White & Parker Rd @ Honeycutt Rd)

- Improvements to the City-wide trail system (found within the WAPA corridor) is anticipated to be improved with the parcels to the west (Parcels 11 & 13).

**Flood Zone:**

*[The] eastern edge of [the Homestead PAD] was previously within a flood zone A. With the mass grading of Homestead North, the zone was removed. On March 25, 2008 a letter was issued by the Federal Emergency Management Agency (FEMA) stating that a Conditional Letter of Map Revision (CLOMR) was issued for the Homestead North development. Case No. 07-09-1411R, Community No. 040077 104. (See Exhibit D). A Letter of Map Revision (LOMR) was approved and the maps corrected. This map can be seen in Exhibit D.*

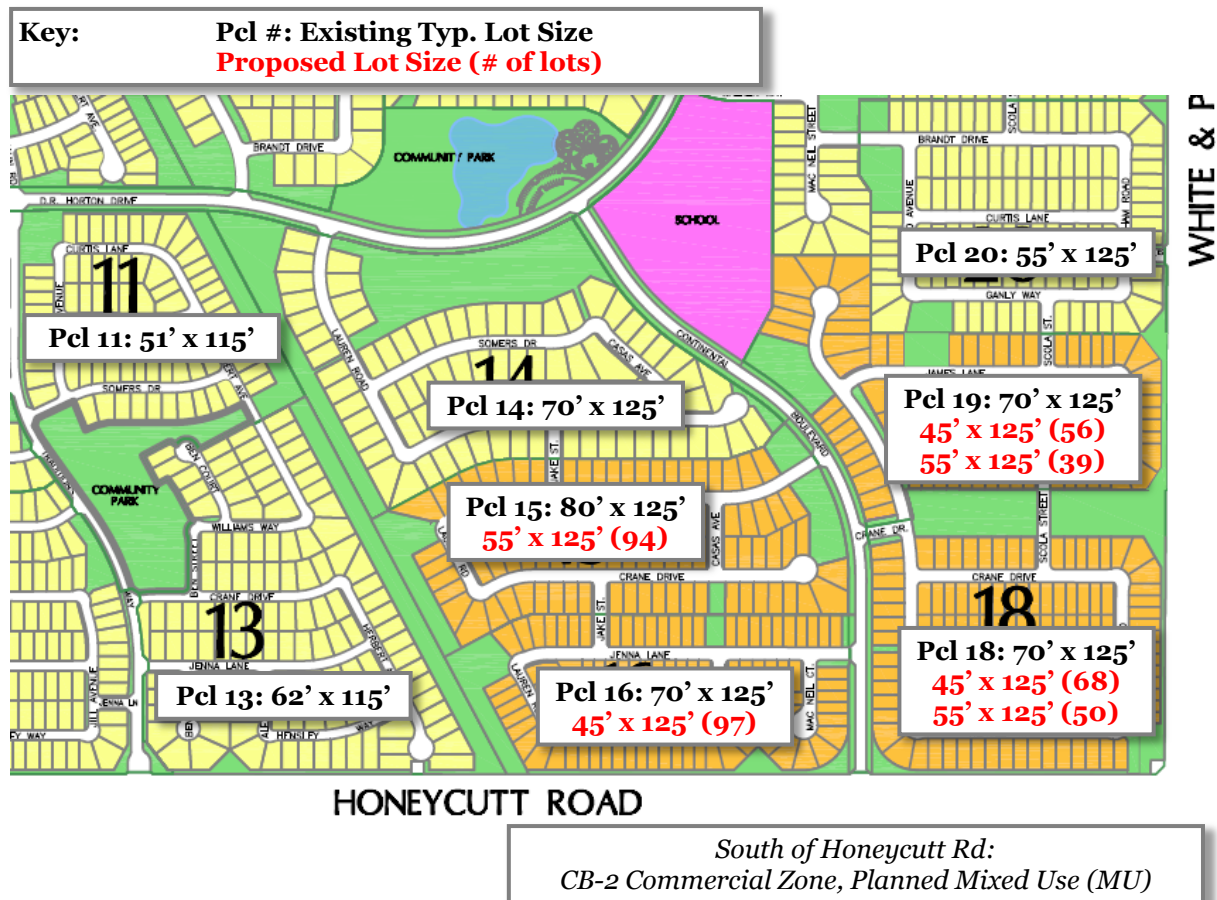
- Pg. 5 of the PAD Amendment Narrative  
(Note: Applicant’s “Exhibit D” is found in Staff Report Attachment C)

**Aerial Photo:**



**Site Data:**

Zoning Existing	CR-3 PAD
Zoning Proposed	PAD – Minimum Lot Size by Parcel Lot coverage: 45%, both one- and two-story homes Setbacks: Maintain 18’ between back of sidewalk to face of garage 10’ front setback with qualifying front porch (including livable)* 10’ front setback for side-entry garage <del>or livable</del> * 15’ rear setback 5’ side setback *Base Zoning: front setback of 20’
Gross Acreage	649 Acres (All of Homestead North) 95.1 Acres (Proposed Parcels for change)
Parcels	15, 16, 18, & 19 of Homestead North
Existing Density	3.54 DU/acre (Gross, Entire PAD)    3.05 DU/acre (Proposed Parcels)
Proposed Density	3.71 DU/acre (Gross, Entire PAD)    4.25 DU/acre (Proposed Parcels)
Emergency Access	Provided <i>and required to be maintained throughout phased development</i>



**Street Section Comparison:**

The authority to amend the Subdivision Ordinance exists within the Ordinance per Sec. 14-6-2-B:

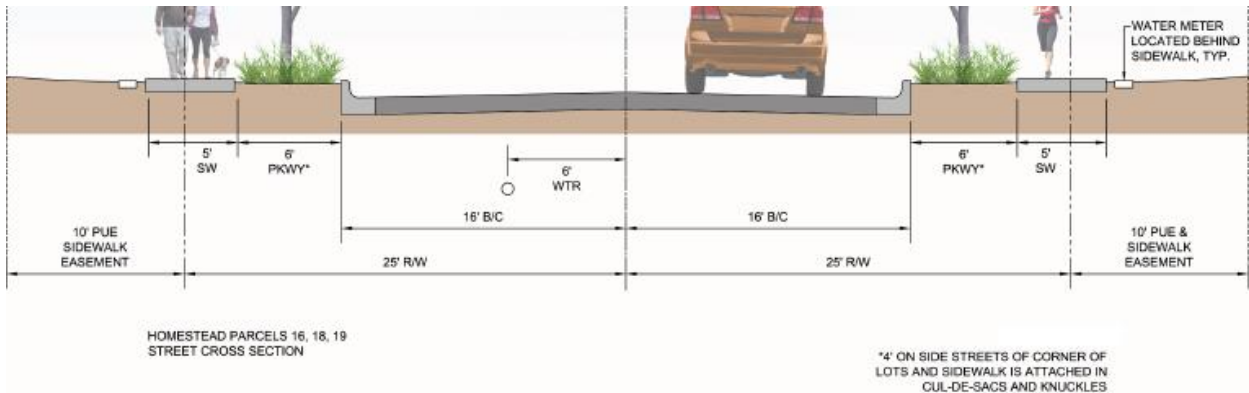
*In the case of a plan and program for a Master Plan Development (M.P.D.) or **Planned Area Development (P.A.D.)**, the Council may modify this ordinance in such manner as appears necessary and desirable to provide adequate space and improvements for the circulation, recreation, light, air, and service needs of the development when fully developed and populated and may require stipulations to assure conformance with the achievement of the approved plan.*

**Staff Analysis:** The proposed PAD Amendment includes commitments that, in staff’s assessment, enhance the circulation character of the parcels. The proposed street sections offer prominent tree-lined streets by bringing the trees closer to the street and offers greater availability of shade on the sidewalk. See the comparison of the proposed section and the City Standard section below.

It is often noted that bringing trees closer to the street has the effect of traffic calming (slowing traffic speeds).

Maintenance of the landscaping within the ROW will need to be designated in the recorded documents at the time of re-plat.

**Proposed Modified Section:**



*Features:*

- 50’ R/W Width
- 28’ Pavement Width
- Vertical curb depicted – ultimately designed to convey stormwater
- 6’ landscape strip between curb and sidewalk (both sides)
- 5’ sidewalks (both sides)
  - Sidewalks will require approx. 2’ easements on front of lot lines as part of the 10’ Public Utility Easement (PUE)
  - Sidewalk will reduce to 4’ and be attached to curb at the knuckles and cul-de-sacs
- 32’ from back of curb to back of curb
- On-Street Parking: 1-side
- Parcel 15 only offers curb-separated sidewalk on one side due to existing utilities in the ground

**Subdivision Ordinance Standard:**

Roadway Classification	R/W Width (feet)	Pavement Width (4)	Curb Type	# Drive Lanes (2)	Sidewalk or Multi-use Trail & Location	On-Street Parking	Landscape Strip	Esmt Required
Local Street Res. Medium Density	50	28	Roll	1	S/W @ b.o.c. (7) 2-side	1-side (8)	6 & 6	8' PUE both sides

**Comparison:**

Local standard vs. Proposed	same	same	<i>Per eng. review</i>	1	S/W 2-sided (detached) <i>Pcl 15 exception</i>	same	Same, now between S/W and street	10' PUE*
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\*Public Utility Easement (PUE) includes additional width for accommodating 2' of sidewalk

**General Plan (2006) Information:**

The City of Maricopa General Plan calls out this area as “M” – Medium Density Residential; per the General Plan, “Medium Density Residential” designation is defined as:

“The **Medium Density Residential** category provides for a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities. Medium density residential developments are expected to contribute to off-site infrastructure needs for which they create a demand including roadways, bridges and grade separated crossings. Medium density residential areas comprise the majority of residential land in the City. The density of this land use category is between 2.0 to 6.0 du/ac.”

**Staff Analysis:**

The Zoning of CR-3 Planned Area Development approval (in 2003) and permitted land uses adhere to the Future Land Use Map of the General Plan. Entitled land uses and housing densities were approved prior to the adoption of the 2006 General Plan Future Land Use Map.

All proposed Planned Area Developments (PAD) and subsequent PAD Amendments are required to adhere to the City of Maricopa General Plan. This case includes a substantial change proposed per the amendment request. The reduction of lot width from 65’, 70’, and 80’ wide to 45’ and 55’ wide, increasing the total lot counts from 291 lots to 404 lots, which also changes the capped density of 3.5 dwelling units per acre to 3.71 DU/ac. The request does comply with the density range of Medium Density Residential of 2.0 to 6.0 du/ac.

General Plan (2006): Applicable Goals & Objectives

**Land Use Element**

Goal 2: Assure the development of a diverse housing stock in both dwelling type and density. (page 28)

Land Use Recommendation:

“Ensure a mixture of densities and lot sizes in single-family, detached residential subdivisions when employing the Planned Area Development (PAD) and Master Planned Development (MPD) Zoning Districts...” (page 30)

Staff Comment(s):

While the lack of lot size diversity originally was a concern for staff, the net result of the design enhancements offered in the revised proposed concept is an improvement to base standards to provide neighborhood character not found elsewhere in the City. By committing to an enhanced street scape with a sidewalk separate from the curb (detached sidewalks), the landscape strip offers the opportunity for tree-lined streets and shaded sidewalks. To complement the enhanced sidewalk, there will be a minimum front porch quota requiring a minimum of 25% of the block to have a front porch placed well forward of the garage (as little as a 10' front setback), thereby providing an enhanced social connection between neighbors. **A stipulation is noted to this effect.**

**Circulation Element**

Circulation Recommendation:

“Developers are expected to participate in financing and/or constructing new transportation facilities, including bridges and overpasses that serve their projects.” (page 39)

Staff Comment(s):

Staff is working to resolve discrepancies between the developer and the City regarding the responsibilities of costs to construct traffic signals at the following intersections:

- Smith Enke Rd. and Homestead Dr.
- Porter Rd. and Homestead Dr.

Additionally, the intersection of Continental Blvd. and Honeycutt Rd. requires further traffic analysis to come to a design resolution; options are being explored. **The City Engineer will not accept entitlement that results in traffic with a projected failed level of service (LOS).**

**As a condition of approval (stipulation)**, the City Engineer is recommending a stipulation that will require a new Traffic Impact Analysis (TIA) to be completed as part of the platting process (re-plat). The TIA is required to test an adequate design solution in response to the added traffic volumes to the satisfaction of the City Engineer. For additional details of issues to resolve during the re-plat process, see attached memo from Kerry Osborn of the City’s Engineering Division.

**Parks, Recreation and Open Space Element**

Goal 2: Ensure new developments include recreation and open space facilities and resources adequate to meet the needs of their new residents. (page 56)

Staff Comment(s):

The proposed PAD Amendment exhibits (**see Attachment C**) show amenity concepts and access to those amenities within the subject parcels and to the Homestead North community as a cohesive development. The internal trail circulation connects to the master planned trail along the WAPA corridor (high-voltage transmission lines). **A stipulation is noted to this effect.**

The Narrative provides for a unique seating area amenity described as including a fire place under the shade canopy. However, the applicant will need to clarify the use or location of a fire pit/place shown in the exhibit (**see attached**). Staff requires clarification regarding how the fire pit/place will function as a shared amenity with public safety approval. **A stipulation is noted to this effect.**

**Zoning Code Procedures:**

In accordance to **Zoning Code Sec. 510.07**, the proposed PAD Amendment was deemed a Major Amendment due to the increased number of dwelling units proposed (an increase of 113 lots) and the reduction of lot width, which is also leads to reduction of product diversity. Per code, this determination is made by the Zoning Administrator.

In accordance to **Zoning Code Sec. 510.03**, the original Decision-Making Bodies are required to review and approve any major PAD amendments and must be finally reviewed by the Planning and Zoning Commission and approved by the City Council. A public hearing before the Planning & Zoning Commission and City Council is also required.

As part of the review, the Planning & Zoning Commission is to consider the following content:

- Project Narrative
- Development Schedule (Phasing)
- Maps and Exhibits
- Conceptual Improvement Plans
- Citizen Participation Report (including minutes from Neighborhood Meeting)
  - Attached Summary as Attachment D, per Sec. 502.06 *Public Hearing Notification*

**Required Findings:**

In accordance to **Zoning Code Sec. 510.04**, the decision making body shall evaluate the proposed required satisfies the following criteria for approval.

**Sec. 510.04.A.** 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:** Staff finds the proposal is substantially consistent with the General Plan, Subdivision Ordinance, master plans, and the future land use map density range (2 – 6 DU/acre).

There are a limited number of Subdivision Ordinance amendments listed on pages 8 & 9 of the PAD narrative. Staff finds the deviations reasonable due to the case history and partial improvements already in place within the affected parcels.

**Sec. 510.04.B.** The subject site is physically suitable for the type and intensity of the land use being proposed;

**Staff Analysis:** Staff has received letters of support from the school district and utility providers which is on file with the Planning Division and can be viewed upon request. Capacity exists to serve the proposed increase of homes.

**Sec. 510.04.C.** 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 interior trails will improve pedestrian and bicycle circulation within the Homestead North subdivision. As for motorized transportation, the Traffic Impact Analysis will need to demonstrate adequate



level of service prior to gaining the City Engineer's support for the anticipated platting request which will follow the PAD Amendment (if approved). A stipulation is noted to this effect.

**Sec. 510.04.D.** 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 lot sizes are within the ranges found currently within Homestead North and the increase density is within the range supported by the General Plan under Medium Density Residential designation. Added density fits the transition south of Honeycutt Road planned for Mixed Use in the City's Future Land Use Map in the General Plan.

**Sec. 510.04.E.** The development meets the minimum requirements of the applicable adopted design guidelines;

**Staff Analysis:** Upon approval of the PAD Amendment, the sequential approvals thereafter would be stipulated to a number of platting design standards (Subdivision Ordinance) and design guidelines for the residential home products. Staff would like to highlight the approvals that would be necessary to enact changes proposed with requested PAD15-04 submittals. Per code and policy procedure, the following is the listed processes and additional requirements the developer would have to meet:

- ▶ A re-plat of Parcels 15, 16, 18, and 19 with the revised lot sizes and lot yields detailed in the PAD Narrative. This includes a full range of improvement plans for landscaping, lighting, paving and grading and drainage, wet utilities, dry utilities, and other related infrastructure improvements.
- ▶ Developer shall provide adequate financial assurances or construct infrastructure improvements as required by the City Engineer.
- ▶ Prior to approval and/or acceptance, constructed improvements shall require inspection by respective department inspectors.
- ▶ The developer was not able to produce any exhibit or architectural concepts for the type of products that will be built on these parcels. New residential housing product must be approved through a Design Review (separate application) in accordance with Single Family Residential Design Guidelines and provide a Lot Fit Analysis before building permits can be issued.
- ▶ New residential housing product must pass Building Safety Review for construction plans.
- ▶ Prior to final Certificate of Occupation, construction of homes must be inspected and approved by the Building Safety Division and other related Divisions/ Departments.

**Sec. 510.04.F.** 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 proposal includes commitments that standard regulations regarding open space amenities, streetscapes, and a commitment to a quota of 25% of the block to include a front porch forward front setback to provide an enhanced social connection between neighbors.

## CONCLUSION

Due to the findings of this report, Staff supports a “recommendation of approval” for the proposed amendment to the Homestead North Planned Area Development (PAD) 15-04 subject to the conditions of approval stated below, and as amended by the Planning and Zoning Commission.

### Conditions of Approval

1. Zoning standards of lot coverage, setbacks, and building height per PAD standards either as defined in Amendment or, if silent, may refer back to original PAD from the County case PZ-PDO17-03 if deemed necessary by the Zoning Administrator.
2. Any future amendments or modifications to this PAD shall be treated as a major amendment and will require separate submittal request based on requirements at the time of the application.
3. Re-platting process shall follow the PAD design criteria and other policy documents as it pertains to immediate on-site and off-site improvement requirements with nexus to the impact of the development as it pertains to a full set of improvement plans. **The formal platting application shall be accompanied by a completely renewed and up-to-date Transportation Impact Analysis to an industry standard that satisfies the City Engineer.**
4. Improvement plans for open space amenities, submitted as part of the platting process, shall provide safe and comfortable design in similar fashion to the concepts rendered and submitted with PAD15-04.
5. The Transportation Impact Analysis (TIA) provided per PAD15-04 is not recognized as an approved document per the action taken regarding the Planned Area Development Amendment (PAD15-04).
6. The developer’s participation in the signalization of intersections adjacent to Homestead North PAD will be determined during the future platting review.
7. Single Family Residential Design Review will undergo reviews of housing product and be designed to current standards. Upon approval, each block face will be defined with a range of lot numbers for the 25% minimum quota for porch-forward design. (Example: Lots 1-10 may make up one block face, whereby a minimum of 3 lots would require porch-forward design)
8. Exhibit M – “HOMESTEAD NORTH – FRONT PORCH” shall be read as noted by staff: “A MINIMUM OF 25% OF BLOCK FACE SHALL HAVE A FRONT PORCH. A QUALIFYING FRONT PORCH ALLOWS FOR A FRONT SETBACK OF 10 FEET FOR PORCH OR LIVABLE AREA. A QUALIFYING FRONT PORCH SHALL MEASURE A MINIMUM OF 8 FEET WIDE BY 4 FEET DEEP AND NOT BE SETBACK GREATER THAN 16 FEET FROM FRONT PROPERTY LINE.”
9. The Exhibit L – “Typical Front Yard Landscape Exhibit Proposed Guidelines” is not approved as part of this PAD Booklet.
10. Street trees shall provide shade, be low litter, low water use, and drought tolerant. This is an accepted goal of the PAD. A justification for the street trees shall be provided with the Landscape plans submitted as part of the platting process.
11. Homebuilders, as part of the Residential Design Review, shall provide a front yard landscaping package with ample mix of groundcover and shrubs varying in size and color.
12. (As amended by the Commission, August 8, 2016) Staff shall review landscaping and off-site improvements adjacent to Parcels 15, 16, 18, and 19 for full compliance with today’s standards and to improve the existing conditions, including beautification of monument signage and/or additional monuments.

## **Procedural Information**

- (a) A pre-application request shall be submitted prior to any formal request to determine the proper re-plating process in accordance to set procedures as prescribed in the City's Subdivision Code as determined by the Zoning Administrator.
- (b) Improvement plans for internal trails, submitted as part of the platting process, shall provide proper connectivity to the master planned trail in the WAPA corridor designed in similar fashion to the concept plan submitted with PAD15-04.
- (c) 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 at the time construction is permitted.
- (d) No signs shall be allowed on the property without a formal sign permit approved by the City of Maricopa.
- (e) Formal platting applications and reviews will undergo a full Technical Advisory Committee review by all City Departments, utility partners, and advisory committee chairs to meet current standards at the time of application.

### **Attached:**

- Attachment A – Proposed PAD Book/Narrative
- Attachment B – Original (Existing) PAD Book (County case PZ-017-03/PZ-PD-017-03)
- Attachment C – Proposed New Exhibits  
(includes “Exhibit M, HOMESTEAD NORTH – FRONT PORCH”)
  
- Attachment D – Citizen Participation Summary
- Attachment E – Memo from Kerry Osborn, Engineering Plans Examiner
- Attachment F – DRAFT Minutes of the August 8 Planning & Zoning Commission Meeting, including the Public Hearing on item 5.1 regarding PAD15-04. NOTE: Minutes have not yet been approved by the Commission.