

To: Honorable Mayor Price and City Councilmembers
Gregory Rose, City Manager

Through: Bob Goodhue, Director of Development Services

From: Dana Burkhardt, Planning Consultant

Date: March 4, 2014

RE: **PUBLIC HEARING: ZON11-04 & PAD11-03 San Travasa:** A request by San Travasa, LLC, the Ak-Chin Indian Community, and Central Arizona College to amend the existing Zoning and Planned Area Development (PAD) by modifying the boundaries and proposed land uses to allow educational, commercial, and multi-family uses on 372.9 acres of land located at the southwest corner of Bowlin and White & Parker Roads.

REQUEST

ZON11-04 & PAD11-03: A request to amend the San Travasa PAD Ordinance 05-14, approved on November 15, 2005 (and a subsequent minor administrative amendment), to eliminate the CR-3 and CR-5 zoning districts, expand the CB-2 Commercial area, and introduce the TR Transitional Zone with modifications to the permitted uses and development standards. This request amends approximately 343 acres of the prior approved Zoning and PAD and includes the former Cotton Gin Site not previously a part of the PAD, and excludes the Legacy Charter School site that is a part of the prior approved PAD. **Discussion and Action.**

RECOMMENDATION

The Planning & Zoning Commission recommend the City Council approve Case #'s ZON11-04 and PAD11-03, and adopt **Ordinance #14-02** subject to conditions recommended therein.

COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

- Quality of Life
- Managing the Future
- Economic Sustainability

PROJECT INFORMATION

Applicant:

Linda Cheney
Manager of San Travasa JDA
c/o El Dorado Holdings, Inc.
426 N. 44th St, Suite 100
Phoenix, AZ 85008

Surrounding Land Uses and Zoning Info:

North: Bowlin Rd. / Smith Farms	CR-3 PAD -	Single Family Residential
East: White & Parker Rd & GR farmland	GR -	General Rural Single Family
South: MCG Hwy & Vacant Parcel	CI-2 -	Industrial Zone
West: Vacant Land	CI-1 -	General Rural Single Family

Project Site Data:

- Overall Site Area: +/- 372 acres
- Current Zoning: CR-3, CR-5, & CB-2 Planned Area Development
- Current Use: Central Arizona College, Vacant Land & Agriculture
- General Plan Designation: Public/Institutional, Mixed-Use, & Commercial

Aerial:



ANALYSIS

The subject property is located at the southwest corner of Bowlin Road and White and Parker, north of Maricopa-Casa Grande Highway. This property was initially approved in 2005 for residential attached and detached development, with commercial fronting Maricopa-Casa Grande Highway. Since the original approval in 2005, the area surrounding the property has been largely planned and developed for commercial and institutional uses. The Wal-Mart Commercial development and Banner Health facility was developed to the west of the site. The Legacy Charter School was developed on 15.5 acres of the original San Travasa project site on Bowlin Road. The Central Arizona College was developed on the north 218 acres of the San Travasa site, and the new City Hall Complex with additional Transitional Zoned land is located

northeast of the site. This area of Maricopa now provides citywide regional services and the proposed PAD rezoning is designed to complement the existing and planned uses for the area.

The proposed PAD is a total of 372.9 acres, however, the CAC development (Parcel 1) already occupies 218 acres, leaving a total of 155 acres of land proposed for new development. Of the 155 acres remaining to be planned and developed in San Travasa, approximately 31 acres are proposed for commercial development along Maricopa-Casa Grande Highway (Parcels 5 & 6) and is generally consistent with prior 2005 PAD approval. The remaining 124 acres of San Travasa (Parcels 2-4) are proposed for a substantive change to the prior approved PAD; see Figure 4 of the PAD Book for comparison (Exhibit – A). Parcels 3&4 consist of 82 acres designated for Transitional Zone (TR) and are intended for a mixture of uses possibly including educational related, civic, office, medical, hospitality, as well as offering opportunities for conventional and non-conventional single family and multi-family. This land was previously planned and approved for single-family and multi-family residential uses under the existing PAD. In addition to the proposed change in land uses, the proposed PAD also amends the list of permitted uses and development standards from that of the City of Maricopa Zoning Code. The intent is to allow an updated list of uses permitted and to allow the integration of land uses to achieve a truly mixed use community.

The most significant changes to the approved 2005 PAD is the incorporation of the Old Cotton Gin site (formerly an out-parcel, not a part of the 2005 PAD) into the San Travasa development, and the introduction of the 42 acre mid-block commercial parcel (Parcel 2), owned by the Ak-Chin Indian Community. This land was previously approved for CR-3 single family residence. In an effort to incorporate the old Cotton Gin site to create a large contiguous parcel of land to accommodate the Central Arizona College, a land swap was negotiated by the property owners. The swap gave the Ak-Chin the land identified as Parcel 2 of the proposed PAD, which consists of 42 acres of land fronting White and Parker Road. The proposed PAD designates this property for commercial uses and also allows the development of up to 10 acres of residential multi-family. The intent is to integrate residential, horizontally or vertically, with commercial to create a mixed-use development on Parcel 2. This parcel is appropriately located adjacent to a High Density Residential land use designation to the east of White and Parker. Staff finds these land uses complimentary and supports the location of commercial with a multi-family component as depicted in the proposed San Travasa PAD.

The conceptual roadway network consists of an arterial roadway (San Travasa Drive) with two collector roads connecting White & Parker Road to San Travasa Drive. A pedestrian trail system is provided throughout, connecting pedestrians in Parcels 2-6 to the planned Multi-Use Trails on Maricopa-Casa Grande Highway and White & Parker Roads, see Figure 9 of the PAD Book (Exhibit –A). A wash also traverses the site from the southeast corner to the northwest corner of the property providing additional open space linkages internally and to adjacent properties.

Conformance to the Subdivision Ordinance & Zoning Code:

§14-5-3 of the Subdivision Ordinance provides requirements for Master Plan Development (MPD) and Planned Area Development (PAD). The PAD's are intended for properties with a land area up to 320 acres, MPD's are for properties beyond 320 acres. The proposed PAD consists of a total of 372.9 acres, however, due to the development of the CAC as a single user on 218 acres, the determination was made that the PAD procedures are appropriate for this development.

The developer wishes to maintain flexibility in determining the ultimate disposition of the individual Parcels. For this reason, a master plat is proposed to establish the backbone roadway system, landscape, and master infrastructure to be installed, creating shovel ready platted parcels of land as depicted in the conceptual land use plan. The individual parcel plans will then be reviewed by the City through the subdivision process for developments that require lotting or further subdivision, such as single family or splitting of the parcels, or through the Site Plan

Review process typical to multi-family and some commercial developments. At the time of review, the internal roadway networks of each parcel, including shared and cross access if necessary, will be determined along with the specific architectural theming, open space, internal utility needs, amenities, traffic impact studies, and other requirements.

The proposed PAD conforms to the requirements of the Zoning Code Article 33, Planned Area Development, and the Subdivision Ordinance § 14-5, Master Plan Development and Planned Area Development. There are some nuances to the site that may warrant alternatives to the requirements of the Subdivision Ordinance and other adopted policies of the city. For example, a levee exists along the White & Parker frontage within the property, refer to Exhibit - A for details of the levee. The developer is not responsible for the levee on their property, however, arterial frontage and future improvements such as roadway widening, a multi-use trail system, landscaping, and access through the levee will need to be designed and phased in a manner to facilitate timely development of the site. Ultimately, the City will receive all required improvements in accordance with adopted codes and policies when complete or as otherwise modified or waived through the Subdivision (including Mater Plat and Map of Dedication) approval process by the Planning & Zoning Commission and City Council. The proceeding steps in the development approval process are outlined in the Subdivision Ordinance, specifically Article 14-4.

Conformance to the General Plan:

On December 21, 2010, the City Council approved a Major General Plan Amendment for the subject property, see Figure 3 of Exhibit - A. The proposed PAD base zoning districts of Transitional and General Commercial and the locations of those zoning districts are consistent with the approved General Plan Land Use Map Amendment approved in 2010. This request supports the goals and objectives of the General Plan.

Development Agreements:

The City Council entered into an Intergovernmental Agreement (IGA) with CAC in June of 2011 and was amended in 2012. The IGA includes a provision that City will process an Amendment to the existing PAD (ZON05-05 & PAD05-05) to zone the 218 acre CAC property to allow for institutional and educational uses and facilities. Should the Council wish to approve this PAD, this provision of the IGA will be fulfilled on behalf of the City.

- **Public Notice:**

- The applicant has conducted the required elements of the Citizen Participation Plan that includes a neighborhood meeting, notification via mail, newspaper publication and site posting.

- **Citizen Participation Plan Report:**

- The applicant has fulfilled all necessary requirements for processing a Citizen Participation Plan, (refer to Exhibit B).
 - The report indicates that there were no objections to the proposed development. Staff has not received any form of protest for this application.

PURCHASING SUMMARY

There is no purchasing impact associated with this request.

CONCLUSION

Staff finds this proposed PAD and Zoning request will not adversely affect the public health, safety, and general welfare of the area and will promote the orderly growth and development of the City. Based on the above stated facts and criteria within this report, the Planning and Zoning Commission recommend the City Council **Approve** Case #'s **ZON11-04 & PAD11-03**, and **adopt Ordinance 14-02**, subject to the stipulations listed below.

Stipulations:

- 1) That all proposed development for this property, except the Central Arizona College, shall be processed in accordance with the City of Maricopa Subdivision Ordinance and the applicable policies and procedures in place at the time of subdivision application, unless otherwise amended by Development Agreement or Intergovernmental Agreement. All roadway and infrastructure improvements to be developed in accordance with the San Travasa application and supporting PAD submittal documents approved by the City and per current City design standards and/or subsequent design standards that are developed by the City and approved by the Director of Public Works or City Engineer.
- 2) The minimum lot width allowed for a conventional single family residential subdivision is 45 feet.
- 3) That the Transitional (TR) Zoned Parcels 3 and 4 of the San Travasa PAD, if developed as conventional single-family residential, be limited to a density not to exceed 5.0 units per net acre. The maximum total number of single family dwelling units for the San Travasa development shall not exceed 375 units (75 ac x 5 un/ac). If developed as conventional single family, developer shall provide a minimum of two (2) distinctly different (meaning 1,800 sq ft differential in lot area and 15 feet difference in lot width per §14-5-5 A.1 of Subdivision Code) residential lot size categories.
- 4) That the Transitional (TR) Zoned Parcels 3 and 4 of the San Travasa PAD, if developed as medium density residential detached or attached (non-conventional single-family residential, such as courtyard, cluster, 'Z' lot, patio, duplex, triplex, stacked flat, or similar), be limited to a density not to exceed 11.0 units per net acre. The maximum total number of medium density dwelling units for the San Travasa development shall not exceed 825 units (75 ac x 11 un/ac).
- 5) That the Transitional (TR) Zoned Parcels 3 and 4 and up to 10 acres of the CB-2 Zoned Parcel 2 (owned by Ak-Chin) of the San Travasa PAD, if developed as multi-family (apartments), be limited to a density not to exceed 20.0 units per net acre. The maximum total number of multi-family dwelling units for the San Travasa development shall not exceed 1700 units (85 ac x 20 un/ac).
- 6) That detached sidewalks be provided for on both sides of the internal minor arterial and collector streets.
- 7) That applicant submits for review and approval Residential Architectural Design Standards before or concurrent with Preliminary Plat application.
- 8) That applicant submits for review and approval Commercial and/or Multifamily (Apartment) Architectural Design Standards concurrent with Commercial and/or Multi-Family site plan application.
- 9) That a Traffic Impact Analysis Update be provided at the time of Preliminary Plat and/or Site Plan for the property, except for the College property, to determine access criteria within the PAD boundary.
- 10) That, except for exempt College uses, applicant/owner shall pay the impact fees in accordance with the City Code as amended from time to time and in place at the time of building permit application.

- 11) That, except for exempt College uses, at the time of Preliminary Plat or Site Plan applicant submit and secure all required application, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County, and Local regulatory agencies.
- 12) That the applicant/owner ensures that a minimum of fifteen percent (15%) of the overall San Travasa site, excluding the College portion of the development, is provided as open space. As parcels are site planned or platted, the amount of open space will be tracked, except for the College property, to insure the overall minimum fifteen percent (15%) open space is met in a manner consistent with the requirements of the Subdivision Ordinance for Planned Area Developments (PAD's). Project wide open space area calculations, excluding the College property, shall be submitted with all future Plat and Site Plan review requests to show compliance with the overall PAD open space area requirements.
- 13) That applicant, except for the College property, submit the Preliminary Landscape, Recreation, and Open Space Plan for open space, trails, retention area, and landscaping to the City for review and approval with each Preliminary Plat or Site Plan per Article 14-4-3A.(9).
- 14) That, except for the College campus, all other property included in the legal description of the San Travasa application be subject to a single or multiple Declaration of Restrictions and Covenants acceptable to the City which shall, among other things, provide for: formation of either a single master property owner's association or more than one property owner's associations; assessment of all members of the associations for the cost of maintaining common areas; and approval of the Declaration shall be obtained from the City Planning Division prior to or concurrent with the recordation of the master plat or map of dedication for the development.
- 15) That, if a single family residential component is developed, applicant/owner grant an Agricultural Spray Easement to adjacent farm owners/operators and that the Agricultural Spray Easement be referenced in the recorded residential CC&Rs and referenced in the notes section on the Preliminary and Final Plats for the San Travasa Development.
- 16) That prior to Final Plat approval of a single family residential parcel in the San Travasa PAD a document giving notice of the existence of agricultural uses acceptable to the City Attorney be submitted to the Planning Division. The document shall describe the uses in separate paragraphs, shall include a place for the residential purchaser's signature acknowledging the notice, and shall be made part of the closing documents and purchase contracts for each residential unit sold in the San Travasa Development.
- 17) This PAD defines criteria for future amendments, including Major and Minor PAD Amendment procedures. In addition to the criteria identified therein, proposed amendments shall also comply with the criteria established by State Law in accordance with ARS 9-462.04 (A.4)
- 18) Pursuant to Resolution 12-63, at time of Subdivision Plat application, applicant(s) shall conduct a Phase I Archeological Survey and provide documentation that a site records check for potential cultural resources has been conducted in conjunction with the State Historic Preservation Office. The applicant(s) shall provide a cultural resource report to the City as part of the review process as to their compliance with the Arizona State Burial Discovery Laws – ARS 41-865 and/or 41-844.

19) That applicant and subsequent developers shall include the appropriate infrastructure for public safety necessities in the event the property is found to have inadequate public safety communication facilities at the time of development.

20) That applicant and subsequent developers provide a 9' paved and 4' unpaved Multi-Use Trail connection on one side of the proposed San Travasa Drive from the Maricopa-Casa Grande Highway trail to the internal pedestrian trail on the proposed Farrell Road.

Exhibit A – PAD Booklets with Narrative, Figures and Appendices

-- End of staff report --