

Maricopa Towne Center

*General Plan Minor Amendment /
Planned Area Development Requests*

GPA 23-05

PAD23-04

Presented by: Derek Scheerer



Site Information

Site Map

Applicant:

Rose Law Group, on behalf of SP DUNN/Ak Chin, LLC

Location:

Southeast corner of W. Farrell Rd. and N. John Wayne Pkwy.

Project Area:

Approximately +/- 184 acres

Proposal:

A request for a Minor General Plan Amendment and Rezone from the Avalea Planned Area Development to the Maricopa Towne Center Planned Area Development (PAD) on +/- 184 acres of vacant agricultural land for the development of various commercial and residential uses.



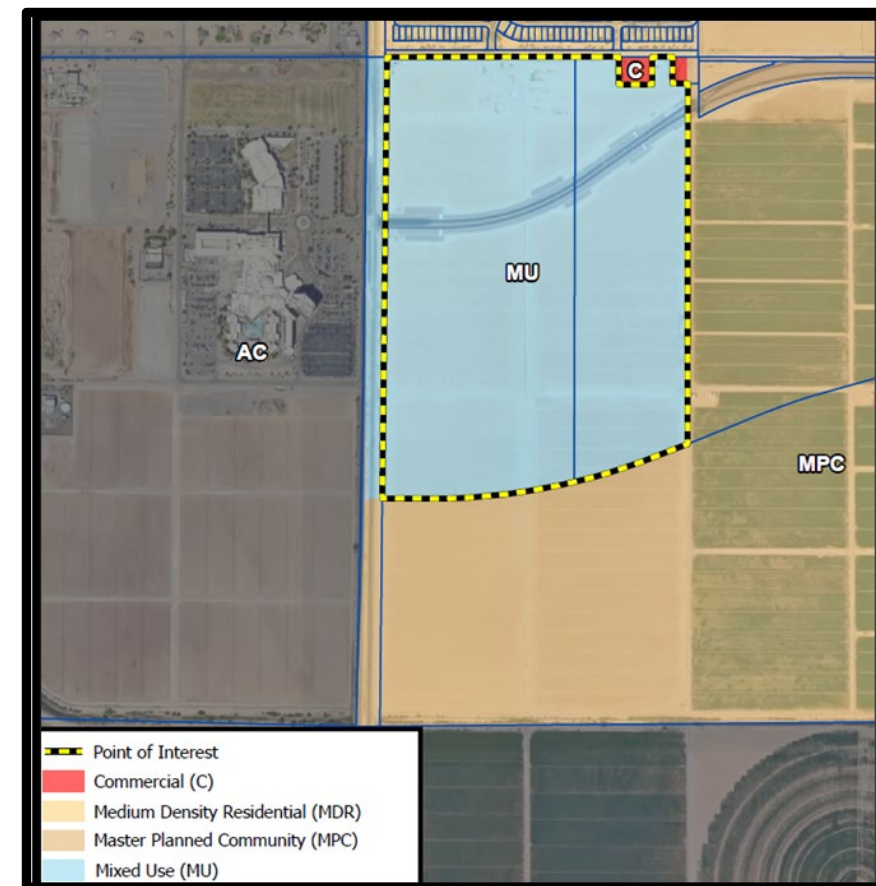
Details of the Request

Current GPFLUM Map

Proposed GPFLUM Map

General Plan Future Land Use & Zoning Maps:

- A Minor General Plan Amendment on approx. 184 acres from Commercial (C), Medium Density Residential (MDR), and Master Planned Community (MPC) to Mixed-Use (MU).
- A Rezone on approx. 184 acres from the Avalea Planned Area Development Local Business (CB-1) and Transitional (TR) zoning to the Maricopa Towne Center Planned Area Development.
- These requests are in anticipation of a new commercial and residential development.
- The Minor General Plan Amendment is necessary for the approval of the companion Rezone request.



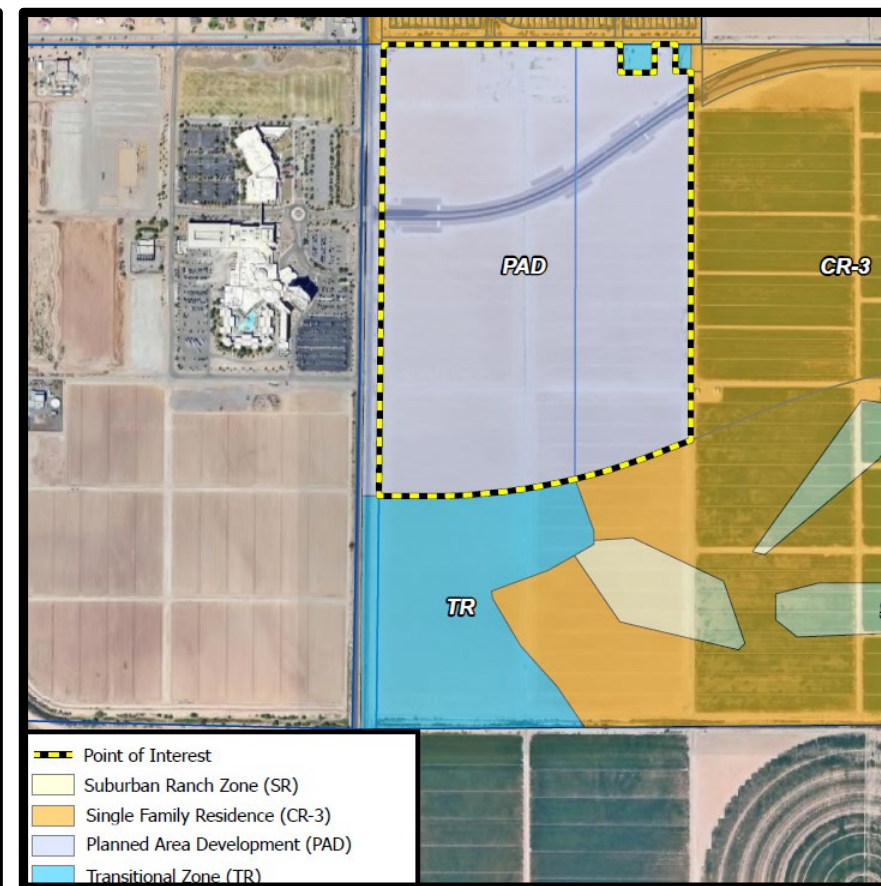
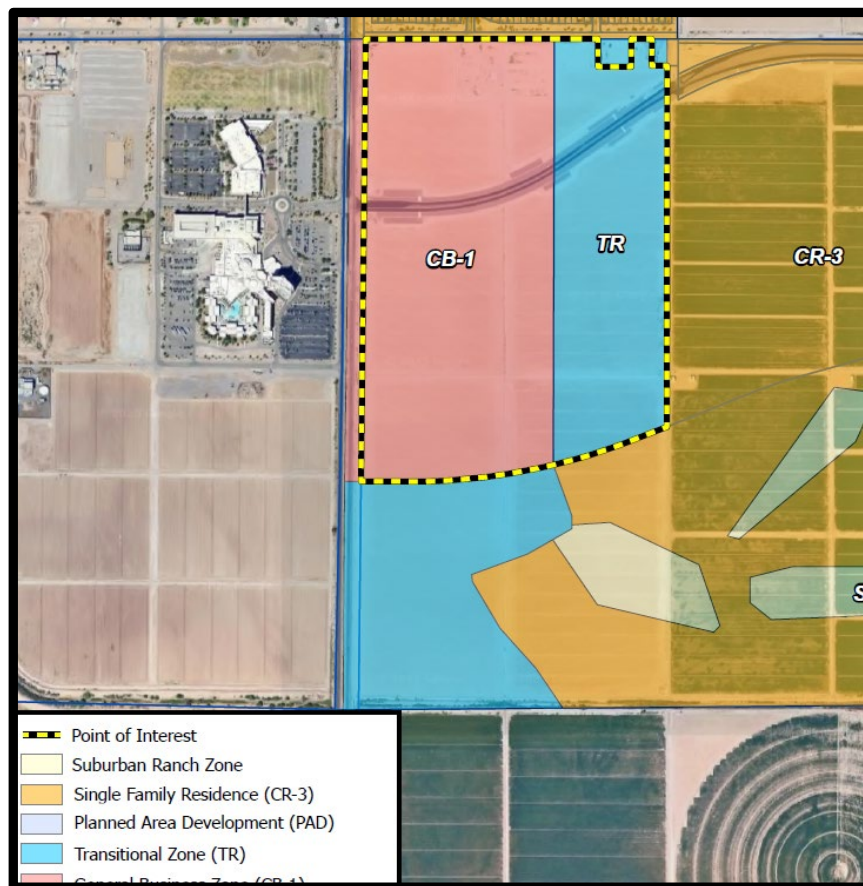
Details of the Request

Current Zoning Map

Proposed Zoning Map

General Plan Future Land Use & Zoning Maps:

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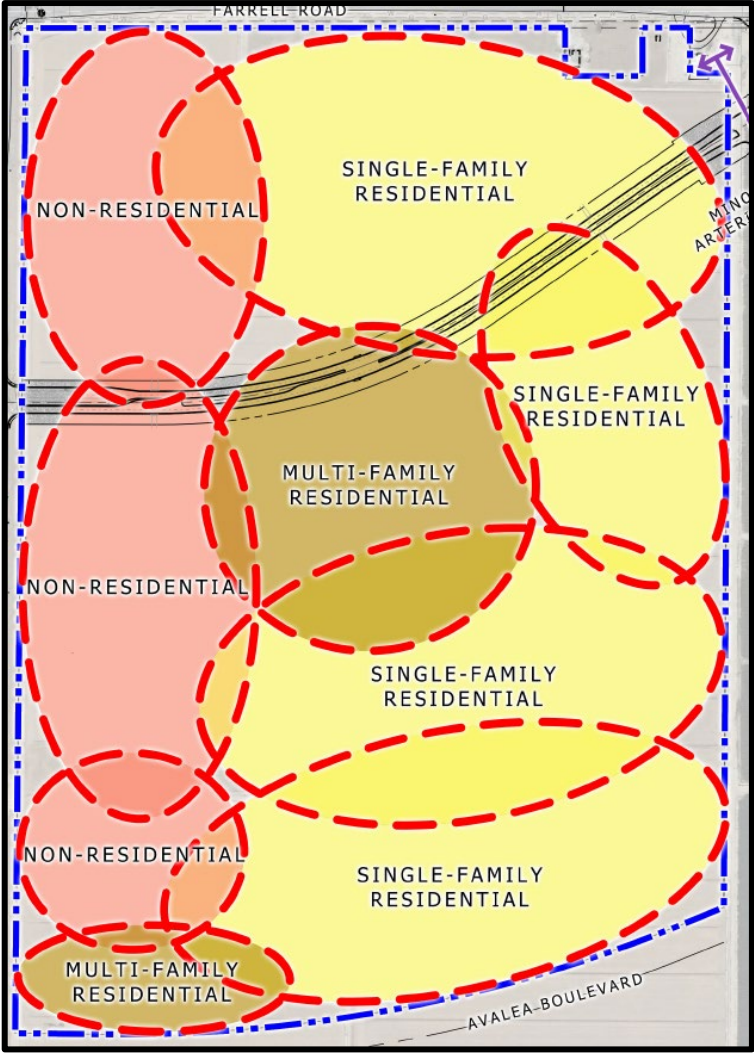


Details Of The Request

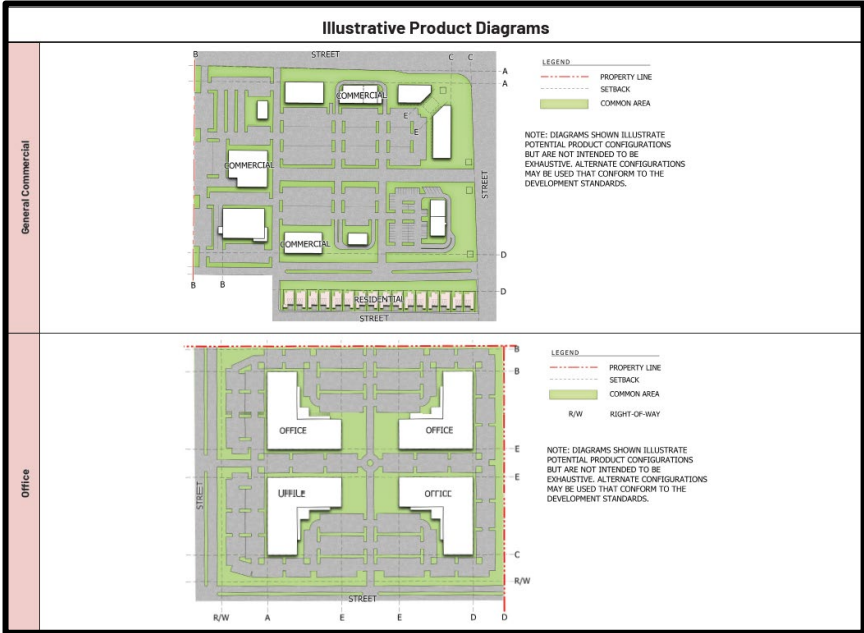
Land Use Pattern

Maricopa Towne Center:

- The PAD request focuses on a flexible land use pattern that allows for horizontal or vertical mixes of uses.
- The PAD request permits the spreading or clustering of residential densities up to a maximum of 2,113 residential units with a maximum overall density of 11.48 du/ac.
- Internal vehicular roads and pedestrian connections will be integrated and determined at time of individual development submittal.



Conceptual Use Data				
Gross Acreage	195.93 AC			
General Use	Minimum		Maximum	
	Acres	Percent	Acres	Percent
Non-Residential Uses				
Non-Residential Uses	24.00 AC	12.25%	125.00 AC	63.80%
Residential Uses				
Single-Family Uses	30.00 AC	15.31%	168.00 AC	85.74%
Multi-Family Uses	4.00 AC	2.04%	75.00 AC	38.28%



Details Of The Request

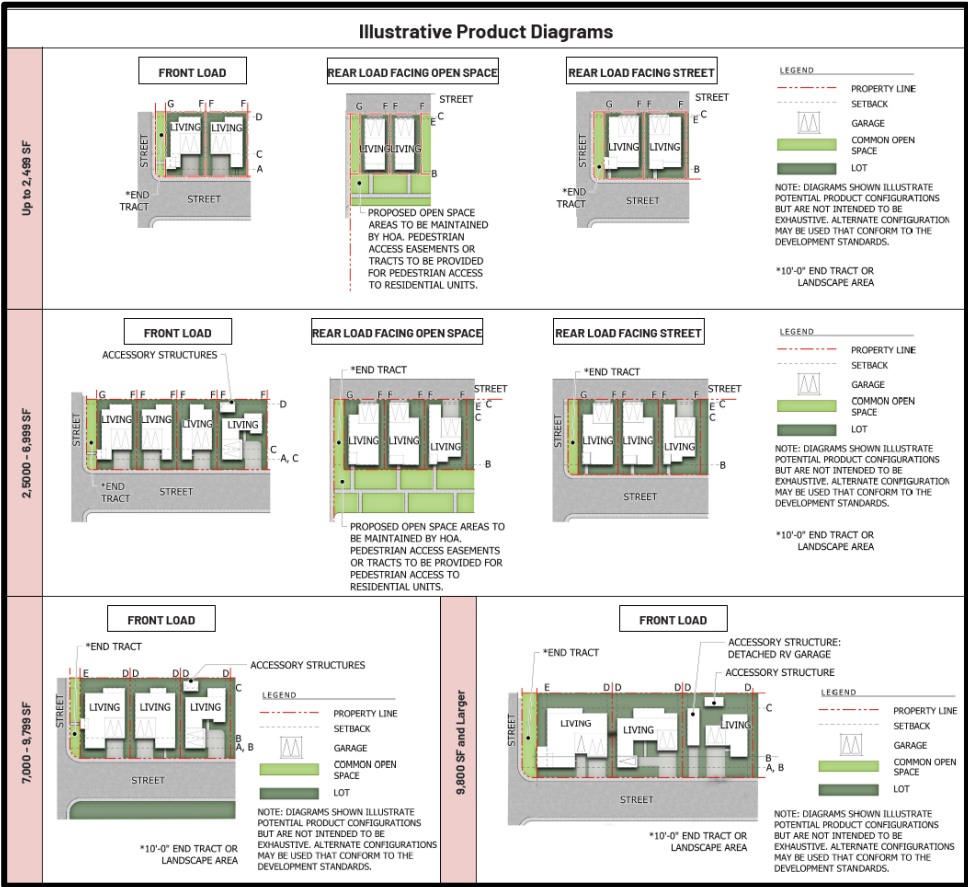
Residential Development Standards

Maricopa Towne Center:

- The PAD permits a variety of residential land use categories from a variety of single-family products to mixed use and multi-family.
- The PAD proposes to deviate from established base zoning standards of the Mixed Use zoning district. These deviations have been offset by the custom written Design Elements section of the PAD.

Single-Family Detached				
Development Type ¹ :	Up to 2,499 SF	2,500-6,999 SF	7,000-9,799 SF	9,800 and Larger
Lot Area:	Up to 2,499 SF	2,500-6,999 SF	7,000-9,799 SF	9,800 and Larger
Minimum Lot Width:	24'	35'	55'	75'
Corner Lots ⁴ :	29'	40'	60'	80'
Maximum Building Height:	30'	30'	30'	38'
Minimum Building Spacing ² :	10'	10'	10'	15'
Maximum Building Setback Adjacent to Public Roadway:	None	None	None	None
Minimum Building Setbacks				
A. Front Setbacks (Front Loaded) ³ :				
From living space	10'	10'	10'	10'
B. Front Setbacks (Rear Loaded) ³ :				
From property line adjacent to common tracts	5'	5'	N/A	N/A
From street tract or right-of-way	10'	10'	N/A	N/A
C. Garage Setbacks ³ :				
Front facing garage with parking on driveway	20'	20'	20'	20'
Front facing garage with no driveway parking	5' max.	5' max.	N/A	N/A
Side entry garage	N/A	10'	10'	10'
D. Rear Setbacks - Front Loaded ³ :				
Lots 110' in depth or less	5'	10'	N/A	N/A
Lots greater than 110' in depth	5'	15'	20'	25'
E. Rear Setbacks - Rear Loaded ³ :				
F. Interior Side Setbacks ³ :	5'	5'	N/A	N/A
G. Street Side Setback:				
From living to end tract	5'	5'	5'	10'
From porch to end tract	0'	0'	0'	0'
From living to property line if no end tract ⁴	10'	10'	10'	10'
From porch to property line if no end tract ⁴	5'	5'	5'	5'
From PUE	2'	2'	2'	2'
Accessory Structures ³ :				
Maximum building height	20'	20'	20'	20'
RV Garage building height	N/A	N/A	25'	25'
From principal structure	6'	6'	7'	8'
From front lot line	60'	60'	60'	60'
Minimum distance to side and rear lot lines	4'	4'	4'	4'
Open Space Requirements				
Common Open Space:	20%	20%	20%	20%
Residential Private Open Space:	50 SF	50 SF	50 SF	50 SF

- Refer to exhibits on this page for illustrative diagram.
- Measured from principle building to principle building.
- Setbacks are measured from the property line unless otherwise noted.
- End tracts must be 10'. Where no end tract is provided, the corner lot width must be provided and 10' of landscape area outside of private yard.



Staff Analysis

Conformance with General Plan:

- The proposed General Plan future land use designation of Mixed Use (MU) will be consistent with the proposed Maricopa Towne Center PAD zoning with use of the Mixed Use zoning district as the basis for the site.

General Plan Objectives:

- Objective B1.4.6: Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.
 - *Staff Analysis: The requested rezone will transition the subject site from the pre-existing Transitional (TR) zoning district from Pinal County to an existing City zoning district.*
- Objective B1.3.1: Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities. Implement 2014 Zoning Code provisions to encourage the infill of existing residential areas with neighborhood serving commercial uses.
 - *Staff analysis: The request will allow for the conversion of land use zoning from the old zoning ordinance to the new zoning ordinance, while promoting integrated neighborhoods and mixed use development.*

Staff Analysis

Conformance with the Zoning Ordinance:

- The proposal meets the requirements outlined in Section 18 of the Zoning Ordinance. 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.
 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
 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.

Public Outreach

- March 26, 2025 – 1st Notification Letter
- March 26, 2025 – Site sign posting
- April 10, 2025– Neighborhood Meeting
- April 24, 2025 – 1st Newspaper Notice
- April 24, 2025 – 2nd Notification Letter
- May 12, 2025 – Planning and Zoning Commission meeting
- June 17, 2025 – City Council meeting

Discussion:

- The Planning & Zoning Commission recommends the City Council approve Minor General Plan Amendment **Case # GPA23-05** subject to the conditions of approval listed in the staff report.
- The Planning & Zoning Commission recommends the City Council approve Rezone/Zoning Map Amendment **Case # PAD23-04** subject to the conditions of approval listed in the staff report.