



39700 W. Civic Center Plaza  
 Maricopa, AZ 85138  
 Ph: 520.568.9098  
 Fx: 520.568.9120  
 www.maricopa-az.gov

**STAFF REPORT**

**Case Number: DRP22-13**

To: Planning and Zoning Commission  
 Through: Rick Williams, Planning and Zoning Manager  
 From: Alexander Bosworth, Assistant Planner  
 Meeting Date: September 26, 2022

**REQUESTS**

**Development Review Permit (DRP) 22-13:** A request by Christ’s Church of the Valley (CCV) for review and approval of site, landscape, photometric and elevation plans for a proposed 33,000+ square-foot church campus on approximately 10.3 acres. Generally located on the southeast corner of W. Honeycutt Rd. and N. Porter Rd. **Discussion and Action.**

**APPLICANT/PROPERTY OWNER**

Applicant: Paul Worden 7007 W. Happy Valley Rd. Peoria, AZ, 85383	Owner: CCV Honeycutt & Porter Road LLC 7007 W. Happy Valley Rd. Peoria, AZ, 85383
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**COUNCIL PRIORITIES CONSIDERED**

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

**PROJECT DATA**

Site Gross Acres	10.3 acres
Parcel #	510-71-016E, 510-71-016G, 510-71-017C, 510-71-018W
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Church
Existing General Plan, Land Use	Employment
Existing Zoning	CB-2 General Business
Overlay Zoning	None
Maximum Building Height	36’-0”

**SURROUNDING ZONING/LAND USE**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment	CB-2 General Business	Vacant
East	Mixed Use	CB-2 General Business	Rural Residential
South	Employment	CB-2 General Business	Sequoia Pathway Academy, Sunrise Pre-Schools
West	Employment	CB-2 General Business	Vacant

## **ANALYSIS**

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The proposed project on the 10.3 acre site is mainly composed of a 1-story (36 feet tall at its highest point), 32,800 square-foot main church congregation building on the eastern portion of the site. The main church building contains a worship center, lobby, children's classrooms, and associated office space for staff. This development will also include two shade canopies in front of the main building to act as a gathering area for attendees before and after services, an outdoor baptistry, a sports field on the west side of the site, and associated parking for all attendees and the church's staff members. The proposed site plan includes four (4) proposed access points – one (1) access on W. Honeycutt Rd. to the north, one (1) access on N. Porter Rd. to the west, and two (2) access points on W. Whisker Rd. to the east.

The site is located in the Seven Ranches district within the City of Maricopa, which is characterized by its relatively rural nature and large lots (typically over 1-2 acres in size). A land use study for this area was completed in September of 2021 and presented at the Maricopa City Council, which outlines the optimal land uses for redevelopment that occurs in the district. This proposed development provides and/or fulfills the intent of many characteristics that were outlined in the study, such as acting as a gathering space for the community, providing architectural interest on all elevations, providing a walkable frontage with a detached sidewalk and landscaping along W. Whisker Rd., and containing a sports field that may act as an additional gathering space and has the opportunity serve as a recreational amenity for the City's residents.

The front of the main building is distinguished by a large variety of materials and colors, as well as architectural enhancements such as roofline and façade movement. As noted above, in front of the building will be two large shade canopies – featuring a grill area with outdoor seating – to act as a gathering space for attendees before and after the services. The east (rear) elevation fronting W. Whisker Rd. has been enhanced architecturally as well, as it will be visible by existing residences in Seven Ranches to the east of the site. All elevations contain a variety of colors and materials (such as stone, EIFS stucco, and split face CMU), and provide a great amount of façade and roofline movement. The development will be responsible for half-street improvements on Whisker Road which will include new pavement, curb and gutter, detached sidewalks, decorative streetlights, and streetfront landscaping. All such improvements have been captured on the site plan, landscape plans, and engineering plans. The proposed development also provides an amount of parking that exceeds the required number of spaces set forth by the Zoning Code due to the increased need demonstrated by CCV; 172 parking spaces are required, and a total of 316 parking spaces are being proposed.

The site will also feature a shared driveway that connects with Porter Road. As of the time of this writing, a cross-access agreement is planned with the parcels to the south of the driveway in order to provide a consolidated point of ingress and egress along Porter Road.

### **Landscape Plans**

- The proposed landscape plan meets or exceeds the landscaping standards set forth in the Zoning Code, Section 18.90.
- The developer provided a landscape plan with this Development Review Permit, but the final plan will be finalized at the time of on-site improvement permit stage of the development process.

### **Transportation**

- A Traffic Impact Analysis (TIA) was submitted and reviewed by the Engineering Division. The report determined that the proposed roadway infrastructure for the development is adequate. All signalized intersections are expected to operate at acceptable levels of Service at both AM and PM peak hours. All approaches of signalized intersections and all movements of unsignalized intersection and driveways are expected to operate also at acceptable level of service at both AM and PM peaks hours

for all required traffic scenarios as well. Below is a list of improvements that the project will undertake.

- i. Half street improvements (curb, gutter, sidewalk, landscaping, street lights) along the frontage of W. Whisker Rd.
- o Four (4) access points are proposed under this request – one (1) access on W. Honeycutt Rd. to the north, one (1) access on N. Porter Rd. to the west, and two (2) access points on W. Whisker Rd. to the east.
- o The access point off of N. Porter Rd. will contain a shared driveway, which will allow shared access to any future development to the currently vacant parcels south of the subject site. This driveway will also feature pedestrian connections with sidewalks, and decorative landscaping to provide visual interest and beautification along Porter Road's frontage. A deceleration lane has been requested on Porter Rd. as part of the offsite improvements. Access control for left turns has been identified by Engineering to become a potential safety issue on Porter Rd. between Honeycutt and Carlisle Ln. A construction of a median on Porter Rd is being considered to be built by the City to ensure proper left turns into the lateral streets.
- o The access point off of W. Honeycutt Rd. will connect through an existing driveway that currently serves the Circle K on the southeast corner of Porter and Honeycutt. This driveway will feature pedestrian connection with sidewalks, as well as decorative landscaping along Honeycutt Road's frontage. An existing deceleration lane on Honeycutt and Whisker Rd will be used to access the property. Access through the existing east entrance of the gas station on Honeycutt and Porter Rd. will be used by the Church as emergency access only.

### **Grading and Drainage**

- o A preliminary Grading and Drainage plan was submitted and reviewed by the City's Engineering Division. The Engineering Reviewer determined the plans meet or exceed minimum required drainage standards within the City. The applicant shall submit final Grading and Drainage plans for review and approval by the City Engineering prior to construction.

### **Illumination**

- o The applicant has provided conceptual cut sheets of the light fixtures and photometric plans to meet standards set forth in the Zoning Code, Section 18.95.
- o 60' tall ballfield lights are proposed in the lighting/photometric plans, which show very minimal to no spillover into the adjacent parcels to the north and west and shall be shielded as per the standards set forth in the Zoning Code, Section 18.95.

### **Elevations**

- o Proposed architectural elevations are complimentary and exceed the standards set forth within Zoning Code, Sec. 18.155.070 Development Review Permit criteria.
- o Additional architectural treatment has been given to the rear elevation on the east side due to the adjacent existing rural residential land uses in the Seven Ranches area.

### **CRITERIA FOR APPROVAL**

In accordance with Zoning Code Sec. 18.155.070 Required Findings, the decision making body shall evaluate the proposed development conform to the policies of the General Plan and any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies, guidelines adopted or approved by the City Council, including the following criteria:

1. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment.

**Staff Analysis:** *The proposal conforms with the design standards set forth by the Zoning Code and will enhance the appearance and features of the project site and the surrounding natural and built environment.*

2. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

**Staff Analysis:** *The proposal meets the intent of a development designed with adequate shared amenities, circulation, and parking to accommodate residents and guests alike.*

3. Project details, colors, materials, and landscaping, are consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

**Staff Analysis:** *The elevations and color combinations appear well integrated and complementary.*

4. The project contributes to the creation of a visually-interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, rooflines, and building heights within a unifying context that promotes increased pedestrian activity and compatibility among neighboring land uses within the same or different Districts.

**Staff Analysis:** *The variety of façade materials and colors provide interest on articulated structures. The main building features roofline movement and height fluctuation, which create a sense of architectural interest. The proposed exterior architectural design is adequately enhanced in order to compliment the surrounding Seven Ranches district.*

### **CITIZEN PARTICIPATION:**

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The Applicant has properly notified the surrounding property owners of the proposed development as required per the City's Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below.

- August 31, 2022 - Notification Letters sent (600-foot radius)
- September 9, 2022 - Notification Signs posted
- September 26, 2022 - Planning & Zoning Commission (Public Hearing)

### **PUBLIC COMMENT:**

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As of the writing of this report, three (3) written comments have been received by staff, both in favor and in opposition for this Development Review Permit proposal.

A summary of the comments' contents, as well as the full versions of the written comments as they were received can be found in Exhibit F (Citizen Participation Report) of this staff report.

### **CONCLUSION:**

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Staff finds the submittal items of DRP22-13 Christ's Church of the Valley (CCV) to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP22-13 Christ's Church of the Valley (CCV)** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP22-13) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance to Chapter 18.155 of the City's adopted Zoning Code, the Development Review Permit shall expire if a building permit has not been issued within two years of the date of Planning and Zoning Commission approval. A one-time extension may be approved by the Planning and Zoning Commission, upon recommendation by the Zoning Administrator after a completed application and fee is submitted.
3. Future modifications of the existing plans, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request.
4. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match color scheme of the building. Roof access shall be from within the building.
5. Outdoor parking lot lighting, ball field lighting, and building wall mounted lights shall conform to the City lighting standards and shall be shielded as applicable by the Zoning Code, Section 18.95.
6. On-site parking lighting fixtures shall match the approved decorative lights as shown in the approved photometric plan.
7. Each landscape island shall contain a minimum of one (1) shade tree and three (3) shrubs.
8. All signage shall be approved under a separate permit.
9. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
10. As submitted, refuse areas shall be enclosed and shall correspond to the design and color palette of the development. Gates shall not open into vehicular drive aisles. Enclosure gates to be signed and clearly read, "DOOR MUST REMAIN CLOSED AT ALL TIMES."
11. Truck traffic and deliveries, refuse pick-up etc. shall be limited to hours of operation with least impacts to the adjacent residential properties and vehicular circulation of this development.
12. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
13. Prior to beginning of site construction, or issuance of any building permit, a consent letter from the State Historic Preservation Office (SHPO) is obtained for archaeological and historical preservation information.
14. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions", A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
15. 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. Dedication of

30' and half street improvements on Whisker Rd. including landscape, sidewalk, curb, gutter, pavement and streetlights will be built by applicant.

16. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
17. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
18. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.
19. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.
20. The applicant shall submit landscape plans that complies with the City's applicable codes and standards.

**ATTACHMENTS:**

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Exhibit A: Project Narrative

Exhibit B: Site Location Map

Exhibit C: Site Plan

Exhibit D: Landscape Plan

Exhibit E: Elevations

Exhibit F – Citizen Participation Report

-- End of staff report --