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STAFF REPORT

CASE NUMBERS: PAD24-05

To: Planning and Zoning Commission

Through: Rick Williams, Development Services, Planning Manager

From: Derek Scheerer, Development Services, Planner II

Meeting Date: May 13, 2024

REQUEST SUMMARY

PUBLIC HEARING: Planned Area Development Major Amendment, PAD24-05 Stonegate: A request by Gammage & Burnham, PLC on behalf of Stonegate BFC, LLC, and Dominion, Inc., to amend the Stonegate Planned Area Development (PAD) Ordinance 20-19, to modify the development land use plan and development standards for approximately 28.53 ac. of land. The property is generally located at the northwest corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Gammage & Burnham, PLC
Dennis Newcombe
40 N. Central Ave.
20th Floor
Phoenix, Arizona 85004

Stonegate BFC, LLC
1635 N. Greenfield Rd.
Suite 115
Mesa, Arizona 85205

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	28.53 +/- gross acres
Site Addresses	Unassigned
Existing Site Uses	Vacant
Proposed Site Uses	Residential
Existing Zoning	Stonegate Planned Area Development (PAD)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E), Master Planned Community (MPC)	Single Family Residential (CR-3) Glennwilde Planned Area Development (PAD)	Single-Family Residences
East	Employment (E), Mixed-Use (MU)	Stonegate Planned Area Development (PAD)	Commercial
South	Medium Density Residential (MDR)	Industrial (CI-2)	UPRR Tracks

West	Employment (E)	Single Family Residential (CR-3) Maricopa Groves Planned Area Development (PAD)	Single-Family Residences
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ANALYSIS

The applicant is requesting a Major Amendment to the existing Stonegate Planned Area Development (PAD), originally approved by the city in 2008 (Ordinance No. 08-07) and later amended in 2019 (Ordinance No. 19-09), in 2020 (Ordinance No. 20-19), and in 2023 (administrative approval). The PAD established various development standards such as setbacks, restricted permitted uses, and parking ratio standards, as well as architectural and landscape design standards. A master site plan was previously approved in conjunction with the PAD; however, this was never executed through a building permit. Since then, much the property has sat vacant, including the subject parcels.

The 2008 Stonegate development plan was initially designed for a large scale big-box retail center with supporting single- and multi-family residential, and office development via a separate site plan review application. In 2019, a Major Amendment was approved to carve out and modify development standards for a proposed self-storage facility (Omni Self Storage) located at the southwest corner of W. Alan Stephens Pkwy. and N. Stonegate Rd. In 2020, another Major Amendment was approved with an updated concept design for the original approximately 54-acre PAD site except for the Omni Self Storage site (3.99 acres). In 2022, a Minor Amendment was administratively approved for the Home Depot and its outparcel pads (Lots 1-6) of the Stonegate PAD (see Exhibits – C PAD22-05 Narrative/Booklet). The Minor Amendment changed various development and use standards for the development of the Home Depot site and the outparcel Lots 2 – 6.

As market and development conditions have changed since adoption of the original PAD, the various Major and Minor Amendments have attempted to keep pace with these changes. However, with the development of the Omni Self Storage and Home Depot sites, along with the platting of the outparcel commercial pads, a significant revision to the PAD was needed to maintain a unified development theme for the area while falling within the spirit of the original PAD, which has led to this application.

The proposed PAD Major Amendment is a significant change to the original PAD, and its subsequent amendments, with a proposed change to the main internal/external vehicular circulation pattern as well as changes to the residential and open space components of the PAD land use plan. The revised PAD emphasizes various development traits that include interconnectivity between proposed land uses, incorporation of the concept of people places or placemaking, diverse land uses for more sustainable developments, and general adaptability to changing market conditions with the PAD permitted uses. Amended permitted uses and development standards tables will be adopted as part of this amendment, which incorporates standards for Build-to-Rent multi-family development products. A parking regulation table is also included that utilizes the base model from the city's zoning code while removing any parking uses not ultimately envisioned for the area. Lastly, small changes to the architectural design guidelines and open space/trail components are proposed to steer future developments towards the ultimate vision of the PAD concept theme that is established within the proposed PAD Narrative/Booklet.

The PAD's remaining components are shown heavily as conceptual visual aids to provide an idea of the potential development pattern, infrastructure coordination, road design, landscape design, and pedestrian connectivity of the PAD area. All of which will be continued to be analyzed through the city's design and development process but ultimately will be held to the vision concept shown within the PAD for general conformance.

Details of the request

The Stonegate PAD Major Amendment is a proposal for an amended multi-phased development that will include varying degrees of residential and commercial developments. The proposal builds upon the innovative and flexible set of land use regulations found within the current PAD with the goal of

permitting land uses that are adaptable to current and future market conditions. The PAD Amendment is intended to utilize the zoning flexibility imbedded within its regulations to accommodate and encourage a variety of potential development opportunities while adhering to a cohesive framework that will form an attractive, harmonious development. The Land Use Plan (see Exhibit B – PAD Narrative/Booklet) demonstrates this by redesignating areas of the site for residential and commercial development that are interconnected through amended vehicular and pedestrian connection points.

The applicant is requesting:

1. A Major Amendment to the Stonegate PAD. This amendment request will allow the applicant to pursue Development Review Permits (DRP) requiring site plan and architectural reviews to comply with the PAD.

The proposed PAD Amendment seeks to truncate the previous “spine road” concept of the original PAD, incorporate land use and development standards for a multi-family Build-to-Rent product, incorporate updated landscaping and open space standards, and clean up scrivener’s errors in the previous renditions of the PAD Narrative/Booklet. The proposed truncating of the originally proposed spine road, which causes a significant change in the internal and external vehicular and pedestrian circulation patterns has generated this Major Amendment request. Within the PAD Narrative/Booklet, rationale for the changes of land use and the PAD variations are provided.

Density

The proposed PAD Amendment does not seek to amend the existing density standards/allowances of the PAD for any of the zones that the PAD uses as base zoning districts. The Amendment has included use and development standards for a multi-family Build-to-Rent product on Lot 7, which previously was not accounted for in the original PAD or its subsequent amendments. The standards proposed for this specific housing product closely follow to the standards of the multi-family, but the actual development type will more closely follow the scale (height, building separation, open space, etc.) of single-family developments. Build-to-Rent products have been developed throughout the city but have generally not been specifically addressed in PAD Narrative/Booklets with specific development standards.

Building Height

The proposed PAD Amendment does not seek to amend the maximum height restrictions to any of the zones that the PAD uses as base zones.

Circulation

The Amendment seeks to truncate the previously approved spine road that would have bisected the site between W. Maricopa-Casa Grande Hwy. and W. Alan Stephens Pkwy. The original spine road provided vehicular roadway and pedestrian sidewalk access between these two major thoroughfares as well as serving as a main internal connection point between the various land uses within the PAD site. Rather than provide this access, which could have been used as a “shortcut” for traffic between W. Alan Stephens Pkwy. and W. Maricopa-Casa Grande Hwy., vehicle circulation from Alan Stephens Pkwy. to W. Maricopa-Casa Grande Hwy. will continue to utilize N. Stonegate Rd. as a connection point. As part of the truncated road proposal, the applicant has eliminated the northern portion of the spine road and will instead develop this area with a pedestrian trail. Additionally, as not to encumber W. Alan Stephens Pkwy. with the entirety of vehicular ingress/egress from the northern residential portion of the PAD (Lots 7 and 8), the PAD Amendment Land Use Plan identifies that Lot 8 will have primary ingress/egress along the remaining portion of the truncated spine road with only limited ingress and emergency ingress/egress along W. Alan Stephens Pkwy. Lot 7 will have full ingress/egress along W. Alan Stephens Pkwy. along with secondary ingress/egress to the truncated spine road. With this option, the development will spread out its vehicular trips between the truncated spine road and W. Alan Stephens Pkwy.

According to the results of the Traffic Impact Analysis, each of the developments at Stonegate will generate increased traffic that warrants the construction of traffic infrastructure improvements designed to support the new development conditions and maintain a satisfactory level of service in accordance with City Traffic Design Standards. The developers and the city shall share the responsibility of contributing funds for the construction of a traffic signal at the intersection of W. Maricopa-Casa Grande Hwy. and Access Rd., as well as a traffic circle or signal at the intersection of W. Alan Stephens Pkwy. and Stonegate Rd., in the amount of a fair cost negotiated between the city and the developers at the Development Review Permit (DRP) stage.

Open Space and Amenities

As previously noted, and as part of the design criteria offsets to the proposed truncating of the spine road, the applicant proposes a robust public pedestrian trail amenity that will connect the remaining portion of the spine road to W. Alan Stephens Pkwy. This trail amenity will be open to the public and will serve to enhance the pedestrian experience into and around the PAD site. The pedestrian trail will be developed as part of Lot 7's development.

Architecture

The proposed PAD Amendment does not seek to modify the existing design guidelines or general concept standards for building styles in the PAD. The applicant has added additional language to the Building Materials and Finishes section of the Design Guidelines to clarify and reinforce that developments in the PAD will contain cohesive and complementary design ideals that will unify the overall PAD site under an overarching design motif that will be carried through its multiple developments/uses.

CITIZEN PARTICIPATION

Prior to recommending approval of the PAD Major Amendment request, the applicant provided a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed rezone required per the city's Zoning Code. The Public Participation Plan included one (1) neighborhood meeting that was held at the request of anyone who wished to participate, one (1) round of notification letters sent to all property owners within 600 feet of the subject area, public notice signs within the subject area, and legal notices published in the Maricopa Monitor and the Casa Grande Dispatch. A timeline of the participation event is shown below (refer to Exhibit D – Citizen Participation Report).

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| • April 5, 2024 | - | Newspaper notices published |
| • April 8, 2024 | - | Notification letters sent |
| • April 8, 2024 | - | Site sign posted |
| • April 26, 2024 | - | Site sign posting updated |
| • May 13, 2024 | - | Planning and Zoning Commission meeting |

PUBLIC COMMENT

At the time of writing this report staff has received one (1) email of opposition to the request. (See Exhibit – G Letter of Opposition).

PAD24-05 ZONING MAP AMENDMENT REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, 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.

Staff Analysis: *The proposed PAD Amendment adheres to the General Plan's future land use designation for the site.*

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

Staff Analysis: *The PAD amendment will allow for additional diverse residential opportunities in the area.*

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.

Staff Analysis: *The PAD amendment will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

CONCLUSION

Staff recommends **approval** of **case PAD24-05 Stonegate Major PAD Amendment**, 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 #PAD24-05 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof that are not enumerated within the PAD Narrative/Booklet.
2. All applicable previously approved conditions of approval for the Stonegate Planned Area Development are still in effect unless amended herein.
3. 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.
4. 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.
5. The applicant shall continue with the development process of submitting Development Review Permit(s) as prescribed within the City's Zoning Code.
6. Prior to the City Council approval of the PAD24-05, the applicant shall submit to the city a signed waiver pursuant to Proposition 207, as applicable.
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 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.
9. 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.

10. 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.
11. Prior to issuance of the final Certificate of Occupancy, the developer must provide all offsite improvements recommended by City's staff and a traffic impact analysis prepared to the City's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, stripping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.
12. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the City for review and approval. Construction of offsite improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases.
13. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by the applicant's traffic engineer and City Staff.
14. Any amendments to the PAD District shall be processed in accordance with Section 18.180.060 of the City's Zoning Code.
15. Development within the PAD District, in coordination with the city, shall be responsible for proportional fair share costs of off-site infrastructure improvements in accordance with the recommendations of the Stonegate Center Multifamily Traffic Impact Analysis, produced by Lokahi, LLC, on April 11, 2024 as part of Project Number: 22.5596, submitted as part of this PAD request.

ATTACHMENTS

Exhibit A: Legal Descriptions

Exhibit B: PAD24-05 Narrative and Booklet

Exhibit C: PAD22-05 Narrative and Booklet (being revised herein)

Exhibit D: Citizen Participation Report

Exhibit E: Zoning Maps

Exhibit F: General Plan Land Use Maps

Exhibit G: Letter of Opposition

-- End of staff report --