



STAFF REPORT

Case Number: DRP20-12

To: Planning and Zoning Commission
 Through: Rodolfo Lopez, Economic & Community Development, Deputy Director
 From: Peter Margoliner, Assistant Planner
 Meeting Date: June 7, 2021

REQUESTS

Development Review Permit (DRP) 20-12: Matrix Equities is requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 182 unit single-story multi-family development. Generally located on the southeast corner of SR-238 and North Village Parkway. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Applicant: Ronald Smith 14646 N. Kierland Blvd, #250 Scottsdale AZ, 85254 Phone: (480) 540 5292 Email: Ron@matrix-equities.com	Owner: Maricopa 35 LLC 10446 N. 74 th St., Suite #200 Scottsdale AZ, 85258
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COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	17.7 acres
Parcel #	510-17-003E
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Unit Residential
Existing General Plan, Land Use	Mixed Use
Existing Zoning	PAD (Planned Area Development)
Overlay Zoning	None
Allowed Building Height	40 Feet
Number of Units	182
Parking Provided	522 parking spaces
Parking Required	334 parking spaces

SUBJECT SITE AND SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment	General Rural (GR)	Vacant
East	Medium Density Residential	Single Family Residential (CR-3)	Single Family Residential
South	Employment	Light Industrial (LI)	Vacant
West	Mix Use	PAD	Fuze 520



HISTORY SUMMARY

- 1963 – Rezoned to CI-2 Zoning, Pinal County Case # PZ-7-63.
- 2020 – Rezoned to PAD Planned Area Development, City of Maricopa Case # PAD19-03

ANALYSIS

Innovation Villas proposes to develop multi-family housing opportunities in single story buildings. Unit types vary between 1 and 2 bedroom homes. This rental community will consist of 182 units, with 57 one bedroom and 125 two bedroom plans. Innovation Villas will feature amenities including a Clubhouse with recreation areas, a fitness center, community pool, and other amenities being developed. The main access point to and from the site is on N Village Parkway along to SR-238.

The buildings have been designed with architectural features that enhance and build upon other residential developments in the City and landscape features that will compliment and enhance the area. The architecture is comprised of different materials and have massing that gives the buildings an aesthetically pleasing look. This product has been designed to be pleasing to the eye and create an environment that differs from the typical apartment building look.

The primary amenity area is located with multiple pedestrian connections making it safe and efficient for residents to walk to its location. The primary amenity area is centrally located in a secure pedestrian friendly area and features a pool with a large ramada for shaded seating.

Innovation Villas helps provide the City of Maricopa with a greater housing mix and variety that our residents demand. This type of housing adheres to the context of the voter approved General Plan and the adopted Housing Plan.

Landscape Plans

- *Per Zoning Code Sec. 18.90.40 the development is required to have a minimum quantity of trees and shrubs. The proposed landscape plan exceeds the minimum required for both trees and shrubs*
- *The developer provided a conceptual landscape plan but the final plan has been deferred until the building permit stage of development.*

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 in for all required traffic scenarios as well.

Grading and Drainage

- 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

- The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code, Chapter 18.95.

Elevations

- Proposed architectural elevations are complimentary and exceed minimum standards set forth within Zoning Code, Sec. 18.155.070 Development Review Permit criteria.

CITIZEN PARTICIPATION:

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.

- May 13, 2021 - Notification letters sent
- May 13, 2021 - Meeting sign posted
- June 7, 2021 - P&Z Commission meeting

PUBLIC COMMENT:

At the time of the writing of this report staff have not received any public comments regarding this development.

CRITERIA FOR APPROVAL

In accordance with Zoning Code Sec. 18.155.070 Required Findings, the decision making body shall evaluate that the proposed development conforms 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 intent of the PAD Zoning District, providing adequate access throughout the site and complementary design to the near by developments.*

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. They adhere to the theme and style that what was previously approved in the PAD.*

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. Building heights are very uniform and compatible with the different districts either side of the proposed site. The building corners have also been emphasized to take away from the typical look of high rise building and create more architectural variety and interest.*

CONCLUSION:

Staff finds the submittal items of DRP20-12 Innovation Villas to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP20-12 Innovation Villas** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP20-12) 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 lighting/building wall mounted lights shall conform to the City lighting standards.
6. The applicant shall submit all required permits for any proposed signage.
7. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
8. 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."
9. 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.
10. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
11. 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.
12. 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.
13. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.
14. 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.
15. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.

16. 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.
17. 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.
18. 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.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Site Plan

Exhibit C: Landscape Plan

Exhibit D: Photometric Plan

Exhibit E: Elevations

-- End of staff report --