

**MEMO**

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Planner II

Through: Rick Williams, Planning and Zoning Manager

Date: June 12, 2023

RE: **DRP23-07: Home Depot – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a proposed home improvement store located at the northeast corner of N. Stonegate Rd. and W. Maricopa-Casa Grande Hwy. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Home Depot to develop a new big box retail store on an approximately 11-acre site on APN parcel # 510-12-019G, located at the northeast corner of N. Stonegate Rd. and W. Maricopa-Casa Grande Hwy.
2. The development will consist of the construction of the following elements:
  - a. One (1) +/- 107,000 square-foot primary big box retail building;
  - b. One (1) +/- 28,000 square-foot attached garden center area;
  - c. Parking lot areas containing 549 parking stalls, 505 stalls provided for guests;
  - d. 10% landscaped site area with approx. 160 trees and 784 shrubs;
  - e. Pedestrian connections to surrounding streets (existing and proposed);
  - f. Retention areas and trail connection along Maricopa-Casa Grande Hwy.
3. The development as shown on Exhibit B – Site Plan will not be phased. The future expansion area on the northeast will be left undisturbed and developed at a later date as future commercial.
4. In conjunction with the proposed DRP, the applicant will be submitting a Planned Area Development (PAD) Minor Amendment to amend the PAD Zoning covering the site. The proposed amendment is detailed in Exhibit A – Project Narrative. The proposed amendment will be administratively reviewed/approved by staff under a separate application.

**MEMO**

**Planning and Zoning Division**

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Landscape Plan

Exhibit D – Color Elevations

Exhibit E – Utility Plan

