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**STAFF REPORT**

**CASE # PAD19-03**

<b>To:</b>	Honorable Mayor and City Council
<b>Through:</b>	Rodolfo Lopez, Economic and Community Development, Deputy Director
<b>From:</b>	Byron Easton, Senior Planner
<b>Meeting Date:</b>	March 2, 2021

**REQUEST**

**PAD19-03 West Maricopa Village:** A request by Matrix Equities, Inc., on behalf of Maricopa 35, LLC, to create the West Maricopa Village Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for West Maricopa Village, a proposed mixed-use project. The property is generally located at the southeast corner of Loma Rad and West Smith Enke Road (State Route 238). **DISCUSSION AND ACTION.**

**COUNCIL PRIORITIES CONSIDERED**

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

**APPLICANT**

Ronald L. Smith, P.E.  
Matrix Equities,  
10446 North 74<sup>th</sup> Street, Suite 200  
Scottsdale, Arizona 85258  
Phone: (214) 789-6088  
Email: [ron@matrix-equities.com](mailto:ron@matrix-equities.com)

**PROPERTY OWNER**

Santa Cruz Land & Development, LLC  
6849 E. County 9 1/2 St.  
Yuma, AZ 85365

**PROJECT DATA**

- |                          |                                |
|--------------------------|--------------------------------|
| • Site Acreage:          | 35.24 Gross Acres              |
| • Parcel #:              | 510-17-003E                    |
| • Site Address:          | N/A                            |
| • Existing Zoning:       | Industrial (CI-2)              |
| • Propose Zoning:        | Planned Area Development (PAD) |
| • General Plan Land Use: | Mixed Use (MU)                 |

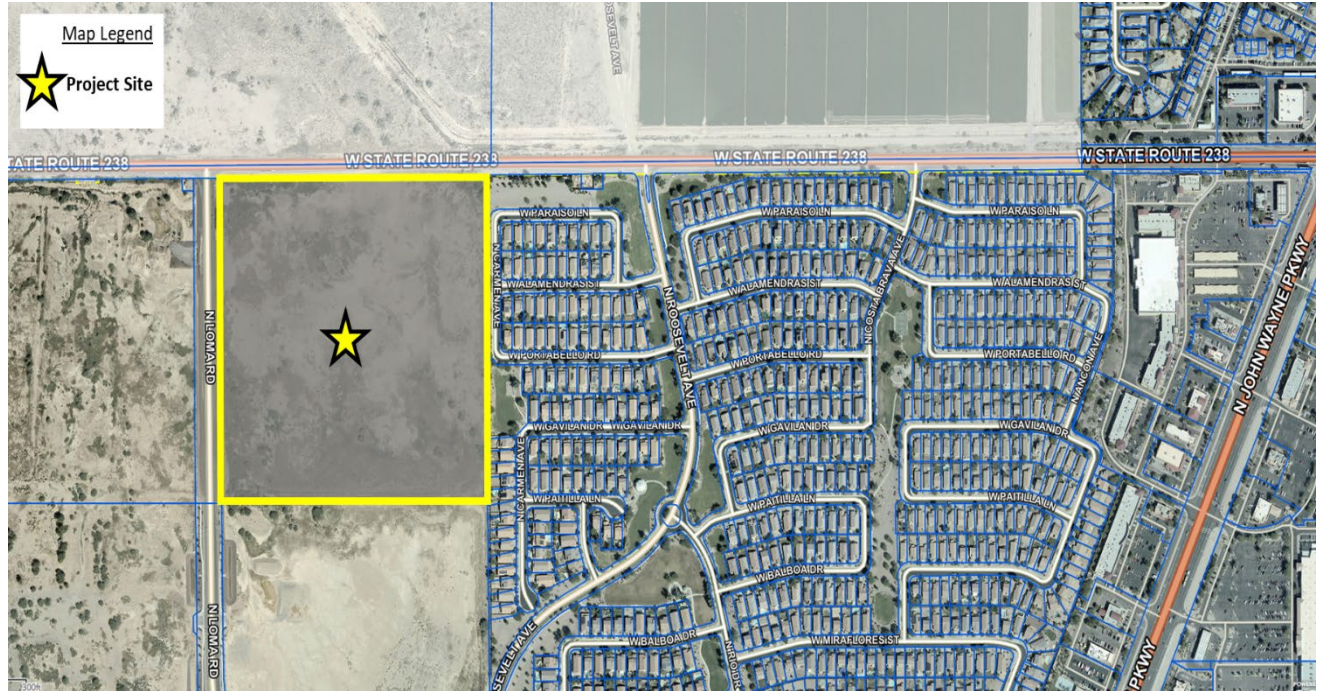
**HISTORY SUMMARY**

- 1963 – Rezone from General Rual (GR) to Industrial (CI-2), Pinal County case # PZ-007-63

## SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	Arizona State Land Trust	Vacant Land
South	Light Industry (LI)	Vacant Land (Estrella Gin)
East	Single Family Residential (CR-3)	Acacia Crossings
West	Industrial (CI-2)	Vacant Land

## SUBJECT SITE



## ANALYSIS

West Maricopa Village is proposed as a mixed use project that permits uses such as single-family for rent, multifamily residential, and commercial/retail. The conceptual locations for these uses can be found on **Exhibit B: Conceptual Bubble & Phasing Plan**. Land uses and development standards will be regulated by Section 4 of the Planned Area Development document (henceforth known as the “PAD”). The PAD district structure is flexible in nature and will both optimize the City’s interests and allow the applicant to develop the property to the highest and best use. Development of this PAD allows the applicant to bring a vital and vibrant, village-scaled development to the City of Maricopa.

Lot 1, approximately 16.35 acres, is planned for a multifamily development that functions as a single-family for rent product. The development will consist of a mixture of two-bedroom detached units and one-bedroom duplex units, at approximately 11 dwelling units per net acre (du/ac). An amenity package will be developed as part of the cluster project, which includes a resort style swimming pool and clubhouse. The actual review of the site design elements, such as the building architectural elevations/location, landscape, lighting, and parking design, is currently under review as a separate Development Review Permit (DRP) request. The DRP will be reviewed by staff for conformance to applicable codes of the city and final approval by the Planning and Zoning Commission.

Lot 2, approximately 14.01 acres, is planned for multifamily uses such as an apartment complex with amenity package that may include a swimming pool and a social pavilion with exercise facilities. Also, a DRP request is currently under review by staff for conformance to applicable codes of the city and final approval by the Planning and Zoning Commission, scheduled after the consideration of this request.

Lot 3, approximately 1.44 acres, is planned for commercial uses which may include a corner gas station, convenience market, and/or automated car wash.

Lots 4 and 5, approximately 2.01 acres total, allow for retail and/or commercial office or medical office uses. These lots may be combined to accommodate a single user.

Development along the private main street, between Lot 2 and Lots 3-5, is intended to be a mixed-use development that encourages walkability and placemaking. The additional standards below will ensure that future developments provide convenient access to and from the main street, create public gathering spaces, and a walkable and well-landscaped streetscape.

In order to develop West Maricopa Village, the Applicant is requesting to rezone the subject site from Industrial (CI-2) to Planned Area Development (PAD) pursuant to attached Planned Area Development document.

The West Maricopa Village development meets the goals, policies, and intent of the City's General Plan and demonstrates compatibility between new development and existing neighborhoods by incorporating a compatible residential scale. The Property is designated as Mixed Use (MU) on the City of Maricopa General Plan (**See Exhibit C: Existing General Plan Map**) and currently zoned Industrial (CI-2) (**See Exhibit D: Existing Zoning Map**). The current zoning of CI-2 does not conform to the City's General Plan land use designation of Mixed Use; however, the requested rezoning to PAD will better align the Site with General Plan goals and objectives. Specifically, the PAD rezoning addresses the following:

- Goal B1.1: Identify and implement policies to develop multiple mixed-use village core areas with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries.
- Objective B1.1.2: Encourage certain areas of the City to rezone to mixed use and higher density housing consistent with redevelopment plans and General Plan land uses.
- Objective B1.1.4: Develop a walkable community with commercial nodes and amenities for residents.
- Objective B1.1.5: Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.
- Goal B1.3: Encourage mixed-use development.

The Site is located within the Transportation Corridor Overlay District (TC). The purpose of the TC Overlay District is to allow for a mix of uses that engage residents at a pedestrian scale, achieve walkable and bikeable developments, and create complex and detailed architecture and urban form. The development standards proposed will help create an urban design environment through the main street corridor, in lieu of fronting building along Smith Enke Road (SR-238).

A Traffic Impact Analysis was completed as part of the application process. The purpose of this study is to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This study was prepared in conformance with the City of Maricopa Improvement Requirements and the format for Traffic Impact Analysis (2018).

This study also analyzes the turn lane warrants as required by the Arizona Department of Transportation. Although a traffic signal at the intersection between SR238 and Loma Rd is not warranted by the construction of this development, additional growth of the surrounding area will warrant the installation in the future.

The traffic impact analysis has also assessed the right-turn and left-turn lane warrants for the street intersections at West Maricopa Village as defined by the ADOT Traffic Engineering Guidelines and Processes (June 2015). It also evaluates the need of deceleration lanes on Loma Rd and SR238. The engineering division is working with the traffic engineer to provide the best solution for this development and the citizens of Maricopa.

**CITIZEN PARTICIPATION:**

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed PAD amendment, as required per the city’s Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 300 feet of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below (refer to **Exhibit E** for Citizen Participation Report).

- November 5, 2020 & January 21, 2021 - Notification letters sent
- November 10, 2020 & January 22, 2021 - Sign posted
- January 26, 2021 - Newspaper legal noticed published
- November 20, 2020 - Neighborhood meeting held
- February 8, 2021 - P & Z Commission (Public Hearing)

**PUBLIC COMMENT:**

At the time that the report was written, staff has not received any formal comments regarding the request.

**FINDINGS:**

As required by Sec. 510.04 of the City’s Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to the City Council:

1. The proposed development is consistent with the General Plan, the Subdivision Ordinance, and any applicable specific plan or master plan, including the density and intensity limitations that apply;

*Staff Analysis: Approval of the proposed project will advance the goals and objectives of the General Plan and is consistent with the policies of the General Plan and any other applicable plan and/or policies that the City has adopted.*

2. The subject site is physically suitable for the type and intensity of the land use being proposed;

*Staff Analysis: The proposed PAD will be required to be developed and designed to be in compliance with applicable design standards.*

3. Adequate transportation facilities and public services exist or will be provided in accordance with the conditions of PAD plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

*Staff Analysis: The proposal will mitigate all potential vehicular and pedestrian traffic that will impact public health, safety, and welfare. A Traffic Impact Analysis was completed as part of the application process and will require an updated report or addendum at the time of platting or submittal of a development review permit application as determined by the City Engineer.*

4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;

*Staff Analysis: The proposed PAD will be compatible with the existing planned land uses within the surrounding area; the use itself will complement neighborhood area that has already been established and further advances goals and objective of the city's General Plan for a village type development pattern.*

5. The development complies with applicable adopted design guidelines; and the proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.

*Staff Analysis: The proposed PAD is planned to have exceptional architectural and design elements that is not typically permitted by right by convential standards.*

## **CONCLUSION:**

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On February 8, 2021, the Planning and Zoning Commission recommended approval of **PAD case #PAD19-03**, 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 #PAD19-03 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. 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.
3. 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.
4. 30 days after approval by City Council, the applicant/property owner shall submit a final version of the PAD booklet and shall address all comments per the final recommendations and approval by the Planning and Zoning and City Council, if any.
5. Zoning development standards shall be in accordance to the West Maricopa Village PAD booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.

6. 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.
7. Prior to final plat or site plan submittal, the applicant/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.
8. Prior to final approval, the applicant shall submit any required updated documents to support this PAD request.
9. Residential product elevations and floor plans shall be submitted to the City for review and approval prior to issuance of any building permits.
10. Prior to the City Council approval of the PAD19-03, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
11. 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.
12. 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.
13. 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.

**ATTACHMENTS:**

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**Exhibit A: PAD Booklet**

**Exhibit B: Exhibit B: Conceptual Bubble & Phasing Plan**

**Exhibit C: Existing General Plan Map**

**Exhibit D: Existing Zoning Map**

**Exhibit E: Citizen Participation Report**

-- End of staff report --