



STAFF REPORT

Case Number: DRP20-09

To: Planning and Zoning Commission

Through: Rodolfo Lopez, Economic & Community Development, Deputy Director

From: Peter Margoliner, Assistant Planner

Meeting Date: October 12, 2020

REQUESTS

Development Review Permit (DRP) 20-09: A request by Iplan Consulting, on behalf of El Dorado Porter 27 LLC requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 194 unit single-story multi-family development. Generally located on the southeast corner of Bowlin Road and Porter Road. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Applicant:
 Iplan Consulting
 Contact: Greg Davis
 3317 S. Higley Rd. #114-622
 Gilbert, AZ 85297

Phone: (480) 227 9850
 Email: greg@iplanconsulting.com

Owner:
 El Dorado Porter 27 LLC
 8501 N Scottsdale Rd Suite 120
 Scottsdale, AZ 85253

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	21.21 acres
Parcel #	510-30-002B
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Unit Residential
Existing General Plan, Land Use	High Density Residential - HDR
Existing Zoning	Multiple Unit Residential - RM
Overlay Zoning	None

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planner Community (MPC)	Single Family residential (CR-3)	Glennwilde
East	Public/Institutional (P)	Transitional (TR)	Vacant
South	Public/Institutional (P)	Light Industrial (CI-1)	Vacant
West	Mixed Use (MU)	Light Industrial (CI-1)	Medical

Development Standards Consistency Analysis

Zoning Standard	Zoning Ordinance Requirement (RM)	Proposed
Minimum Front Yard Setback	20'	20'
Minimum Side Yard Setback (North and South)	5'	10'
Minimum Rear Yard Setback	20'	20'
Building Height	45'	28'
Parking & Loading	One Bedroom – 1.5 Spaces Per Unit = 105 spaces required Two Bedroom – 2 Spaces Per Unit = 220 Required spaces Three Bedroom – 2.5 Spaces Per Unit = 35 Required Spaces Guests – 0.2 Spaces Per Unit = 39 Required Spaces Total 399 Spaces	399

HISTORY SUMMARY

- 2003 – Rezoned to CB-1 Zoning, Pinal County Case # PZ-17-03.
- 2020 – Rezoned to RM Multiple Unit Residential, City of Maricopa Case # ZP20-02

ANALYSIS

Iplan Consulting, on behalf of El Dorado Porter 27 LLC are proposing to construct 194 unit single story attached multifamily development and associated site improvements in the City of Maricopa, Arizona. The overall site, 19.63+/- acres net, is bounded by existing single family residential to the north, vacant land to both the east and south as well as multifamily and a medical facility to the west.

The site will be primarily accessed from Porter Road and the main entrance will align with the City's new Shea Way. The approved site plan also shows a secondary access point off of Bowlin Road and the site will also feature pedestrian entrances at Porter Road, Bowlin Road, and into the adjacent commercial development.

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 buildings are comprised of different materials and have massing that gives the buildings an aesthetically pleasing look.

This project has several amenity areas scattered throughout the site. The primary amenity area is centrally located with multiple pedestrian connections making it safe and efficient for residents to walk to its location. The primary amenity area features a 4,000 square foot clubhouse building that houses a fitness center with yoga studio, a large gathering lounge/game room, fully equipped kitchenette, spacious covered patios with seating, and restrooms. Behind the clubhouse is the large community swimming pool with lap lanes, a water feature, and a jacuzzi spa. Surrounding the pool is large sunning deck and large trellis with fire pit for shaded seating near the pool. There is a second large shade structure adjacent to the Bocce Ball and Cornhole courts and the Horseshoe pit as well as an outdoor dining area and BBQ kitchen with plenty of seating. In addition to the club house and the pool this development also features plenty of open space that includes a dedicated dog park.

In addition to meeting the City's parking standards this development will also feature detached garages. The detached parking garage buildings continue the architectural style employed in the residential units and the clubhouse. The garage buildings utilize a body of sand finish stucco with contrasting color wainscoting band around the building. The roof utilizes color concrete tiles and features a gable accent with corbels. Combined, these features result in an enhanced architectural style to an otherwise very utilitarian structure. Some of these garages will also feature electrical outlets that will be able to accommodate electric vehicle chargers.

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 Level of Service (LOS) D or better (*Level Service of A – D is passing per the City Engineer*) at both AM and PM peak hours in 2020 background, 2020 combined, 2025 background, and 2025 combined traffic scenarios. All approaches of signalized intersections and all movements of unsignalized intersection and driveways are expected to operate at LOS D or higher level of service at both AM and PM peaks hours in 2020 background, 2020 combined, 2025 background, and 2025 combined 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

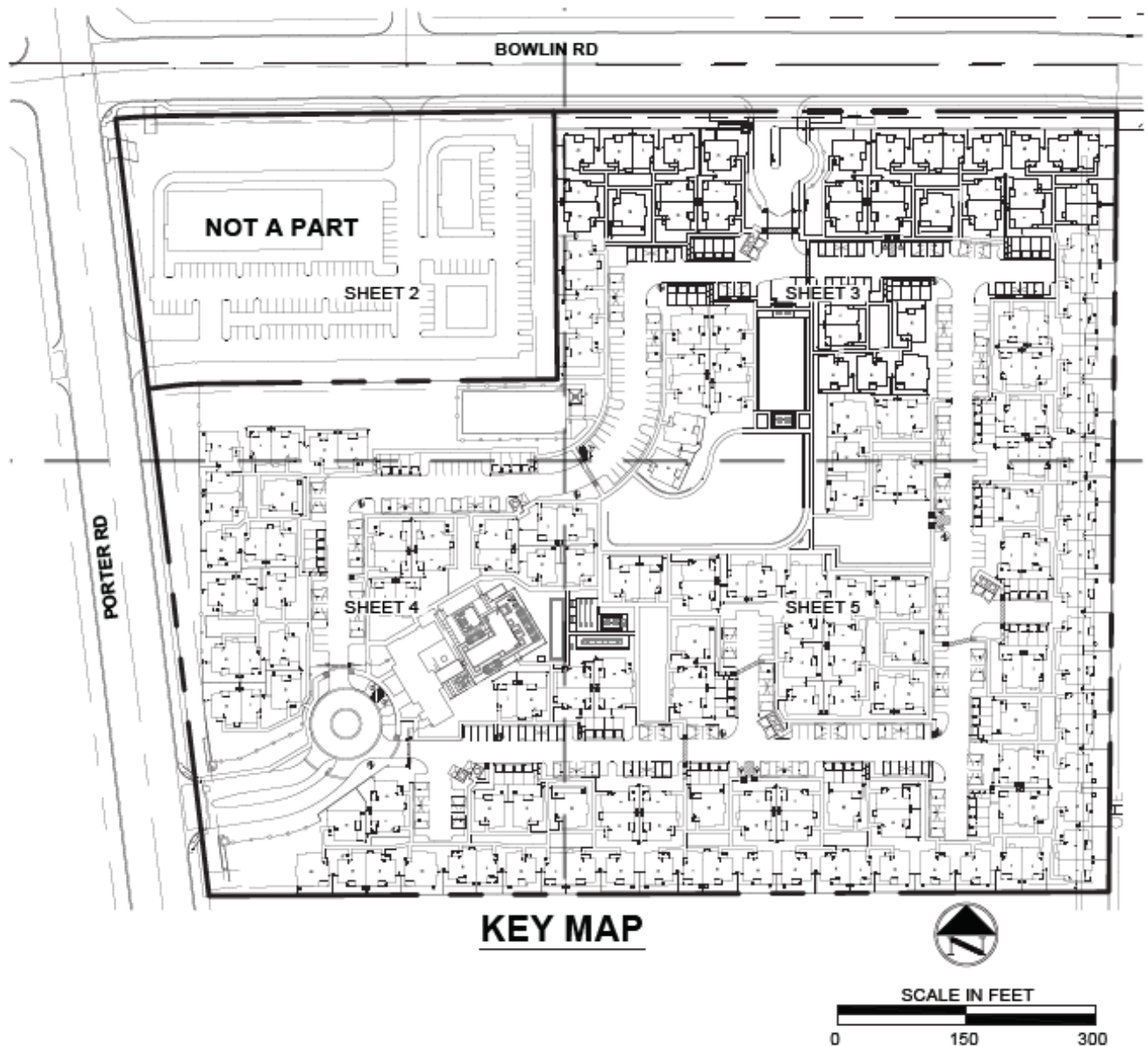
- The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code, Chapter 18.95.

Elevations

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

SUBJECT SITE

Subject site shown bellow.



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 300 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below.

- September 28, 2020 - Notification letters sent
- September 28, 2020 - Sign posted posted
- October 12, 2020 - P&Z Commission meeting

PUBLIC COMMENT:

Staff did not receive any public comments.

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 intent of the Multi Unit Residential 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.*

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.*

CONCLUSION:

Staff finds the submittal items of DRP20-09 REV @ Porter to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP20-09 REV @ Porter** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP20-09) 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.
19. An updated landscape plan shall be submittled at the time of construction drawings submittals for review and approval.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Site Plan

Exhibit C: Landscape Plan

Exhibit D: Photometric Plan

Exhibit E: Elevations

-- End of staff report --