



39700 W. Civic Center Plaza
 Maricopa, AZ 85138
 Ph: 520.568.9098
 Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE # PAD21-09

To:	Honorable Mayor and City Council
Through:	Rodolfo Lopez, Development Services Director
From:	Byron Easton, Senior Planner
Meeting Date:	January 18, 2022

REQUEST

PAD21-09 Anderson Farms: A request by Tiffany & Bosco, P.A. on behalf of Lennar, to create the Anderson Farms Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for Anderson Farms, a proposed mixed-use, master planned community. The property is generally located at the northwest corner of Murphy Road and Farrell Road. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT

Tiffany & Bosco, P.A.
 2525 E. Camelback Rd.
 Phoenix, Arizona 85016
 Phone: (602) 452-2729
 Email: kajones@tblaw.com

PROPERTY OWNER

Anderson Palmisano Farms
 35840 W. Farrell Rd.
 Maricopa, AZ 85138

PROJECT DATA

- | | |
|--------------------------|---|
| • Site Acreage: | 566 +/- Gross Acres |
| • Parcel #: | 502-03-015F & 502-03-015H |
| • Site Address: | N/A |
| • Existing Zoning: | General Rural (GR) |
| • Proposed Zoning: | Planned Area Development (PAD) |
| • General Plan Land Use: | Master Planned Community (MPC),
Commercial (C) |

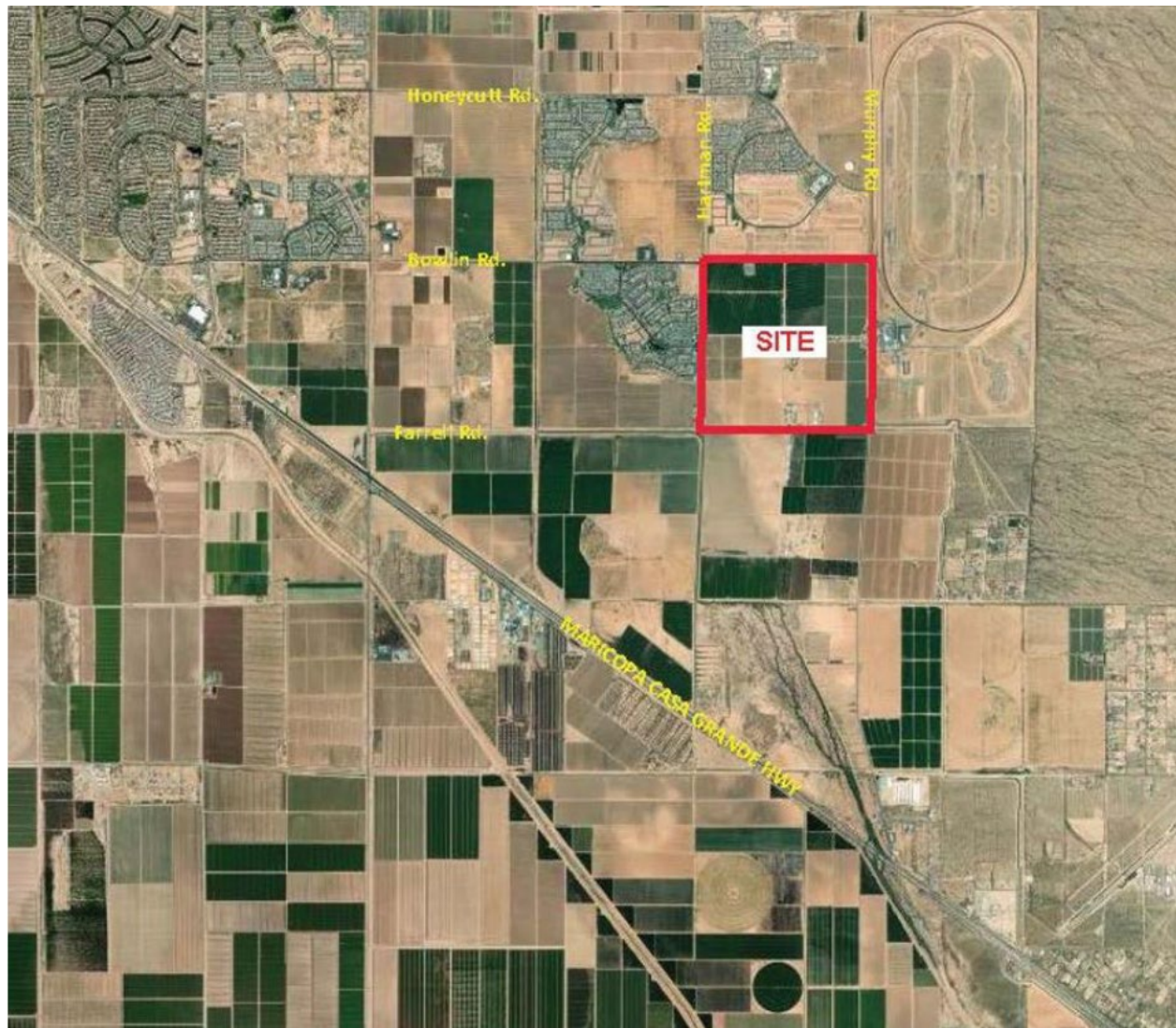
HISTORY SUMMARY

- 1963 – Rezone to General Rural (GR) from Industrial (CI-2), Pinal County case # PZ-007-63
- 2019- Entitlement for RS-5 – ORD19-08

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	SFR (CR-3)	Undeveloped Tortosa Subdivision
South	SFR (CR-1 & CR-3)	Agricultural
East	Industrial (CI-2)	Volkswagen Testing Site
West	SFR (CR-3)	Sorrento Subdivision

SUBJECT SITE



ANALYSIS

Anderson Farms is proposed as a mixed use project that permits uses such as single-family residential, and mixed use that could include future multi-density residential, commercial and/or industrial. The Applicant is proposing an innovative set of single-family subdivisions and neighborhoods that are planned as part of a larger master plan. Refer to **Exhibit B** for the existing zoning map. The proposed PAD will work with the City to construct a solution to handle the major wash corridor and development of public streets, along with private passive and active open spaces for the future residents of the community.

In addition to the planned residential enclaves within the PAD, the proposal is to provide for two (2) mixed-use areas at the northwest and southwest corners of the Property. This land planning will enable

the potential for community and neighborhood uses that provide for the goods and services necessary to support the planned residential community and surrounding communities. The mixed-use designation will provide for a number of commercial, employment and multi-family and dense single family residential uses. The conceptual locations for these uses can be found on **Exhibit C: Conceptual Land Use Plan**.

Land uses and development standards will be regulated by the Permitted Uses & Development Standards section 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.

The PAD contemplates the use of the City of Maricopa’s RS-5 District development standards for the initial residential subdivisions and Mixed Use – General (MU-G) zoning district. The RS-5 district is intended to provide areas for medium-density residential neighborhoods. Housing types include single unit detached and attached housing generally on lots of at least 5,000 square feet. Up to 25 percent of the lots in a subdivision may be below the minimum lot size, but no lot shall be less than 4,500 square feet. In addition to single unit homes, this district provides for uses such as parks and child care in homes that are appropriate in a residential environment.

The remainder of the PAD will have the ability to utilize the commercial and mixed-use zoning development standards for true mixed-use development. Within the mixed-use portion of the community, there is opportunity for single and multi-family dwellings.

The initial phase of this community are two (2) currently approved subdivisions located off Hartman Road. The request is to incorporate these two subdivisions, owned by Lennar, to be a part of an additional seven (7) phases (eight (8) total phases) and the overall PAD design themes, along with pedestrian and roadway connections. The proposed phasing for this project is designed to allow the development of a majority of the residential community along with the major open space amenity. Further phases provide for trail connections and future mixed-uses. Refer to **(Exhibit G: Conceptual Phasing Plan)**

Please see **Exhibit D: Open Space Plan** for a preliminary look at amenity locations and trail connections. A large ±10-acre centralized park and amenity area will feature a large turf play area, a resort-style community pool facility, dog park, seating areas, and trash cans. This primary amenity will be centrally located and will be constructed with Phase 5. A farm themed tot lot with a zip line is in close proximity and as ones makes their way through the “orchard” and finds themselves at a large event lawn that pays tribute to the irrigated fields of our homestead. This lawn area is perfect for large gatherings, sports fields or a community movie night. This area also serves as a transition to the active sport complex area.

The heart of the active amenity area is a large pool with restroom building, generous pool deck and a variety of gathering areas from trellis shade to chaise lounges. The pool complex offers views of the lake in the background through a naturalized “boulder” creek with informal picnic spots.

A dog park with shade, seating, and separate large and small dog areas will be popular as it views the lake and is easy to access by the trail system. A full basketball court and two pickleball courts (with room for a third) have been provided in this area as well as a teen/adult area with cornhole and string lights. Parking lots with convenient drop-off zones and food truck areas flank the amenity to the east and west. This amenity will be a beautiful jewel in this park system and will provide years of interactive experience for all users young and old. The PAD will also feature several active pocket park areas, which are anticipated to include a turf play area, ramadas, trash cans and picnic tables. The active pocket parks will also be centrally located, connected via pedestrian paths to the primary amenity area. Adequate shade will be provided in all areas and will also be owned and maintained by the property management.

Exhibit E: Circulation Plan shows the internal enhanced local streets are planned with 5' detached sidewalks. The proposed pedestrian trail and sidewalk network will provide residents and locals with safe and uninterrupted connections to the multiple planned parks, paseos, and street improvements. Further definition of the PAD's circulation plan will occur at the platting stage of development that will connect to the City's planned trail in this area.

The proposed land plan as part of our PAD request places a majority of the neighborhoods within the existing area designated as Master Planned Community on the General Plan map (**See Exhibit F: Existing General Plan Map**). As required in the proposed zoning ordinance for PAD's, a mixed-use land use component will be designated at the northwest and southwest corners of the Property. The mixed-use land use designation will provide for potential commercial and medium to high density residential mix of uses to provide for alternative land uses to serve the primarily residential community. All but a small area of 15 acres of the proposed PAD currently falls within land designated for Master Planned Community. By designating the commercial area on the land use map as Mixed-Use within the PAD, the proposal is consistent with the General Plan and no amendment is necessary. Based upon the entire PAD submittal, the PAD comports to the direction of the current General Plan.

The Anderson Farms 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 currently zoned General Rural (GR). (**See Exhibit B: Existing Zoning Map**). 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.

A Traffic Impact Analysis/Study 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 Guidelines (2018).

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed PAD zoning change, as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 600 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 H** for the **Citizen Participation Report**). The Citizen Participation Report also provides a summary of the neighborhood meeting, including all comments made by attendees.

- | | |
|--------------------|-----------------------------|
| • October 15, 2021 | - Notification letters sent |
| • October 15, 2021 | - Sign posted |

- October 16, 2021 - Newspaper legal noticed published
- November 1, 2021 - Neighborhood meeting held
- December 12, 2021 - P & Z Commission (Public Hearing)

PUBLIC COMMENT:

At the time that the report was written, staff has received no public comment.

FINDINGS:

As required by Sec. 18.140.060 of the City's Zoning Code, the Planning & Zoning Commission shall make 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 conventional standards.*

CONCLUSION:

On December 12, 2021, the Planning Commission recommended approval of **PAD case #PAD21-09**, 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 #PAD21-09 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 Anderson Farms 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 preliminary 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. If a different builder is ultimately responsible for the construction of housing product, elevations and floor plans shall be submitted to the City for review and approval prior to issuance of any building permits. This will be accomplished through the City Administrative Design Review Permit process.
9. Prior to the City Council approval of the PAD21-09, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
10. 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.
11. 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.

12. 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:

Exhibit A: PAD Booklet

Exhibit B: Existing Zoning Map

Exhibit C: Conceptual Land Use Plan

Exhibit D: Open Space Plan

Exhibit E: Circulation Plan

Exhibit F: Existing General Plan Map

Exhibit G: Conceptual Phasing Plan

Exhibit H: Citizen Participation Report

-- End of staff report --