

**STAFF REPORT****Case Number: DRP22-02**

To: Planning and Zoning Commission

Through: Richard Williams, Development Services, Planning Manager

From: Byron Easton, Development Services, Senior Planner

Meeting Date: September 26, 2022

REQUESTS

Development Review Permit (DRP) 22-02 Villas at Stonegate: A request by David Bohn of BFH Group requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 318 townhome style unit, multi-story, multi-family development on approximately 16.10 acres located at the southeast corner of Stonegate Road and Alan Stephens Parkway, which is north of the Maricopa-Casa Grande Highway in the City of Maricopa.

DISCUSSION AND ACTION.

APPLICANT

BFH Group
 Contact: David M. Bohn
 3707 E. Southern Ave.
 Maricopa, AZ 85206

Phone: 480-734-1446
[Email: davidb@thebfhgroup.com](mailto:davidb@thebfhgroup.com)

PROPERTY OWNER

CARPEVLo6o LLC
 Mail Return Unknown

COUNCIL PRIORITIES CONSIDERED

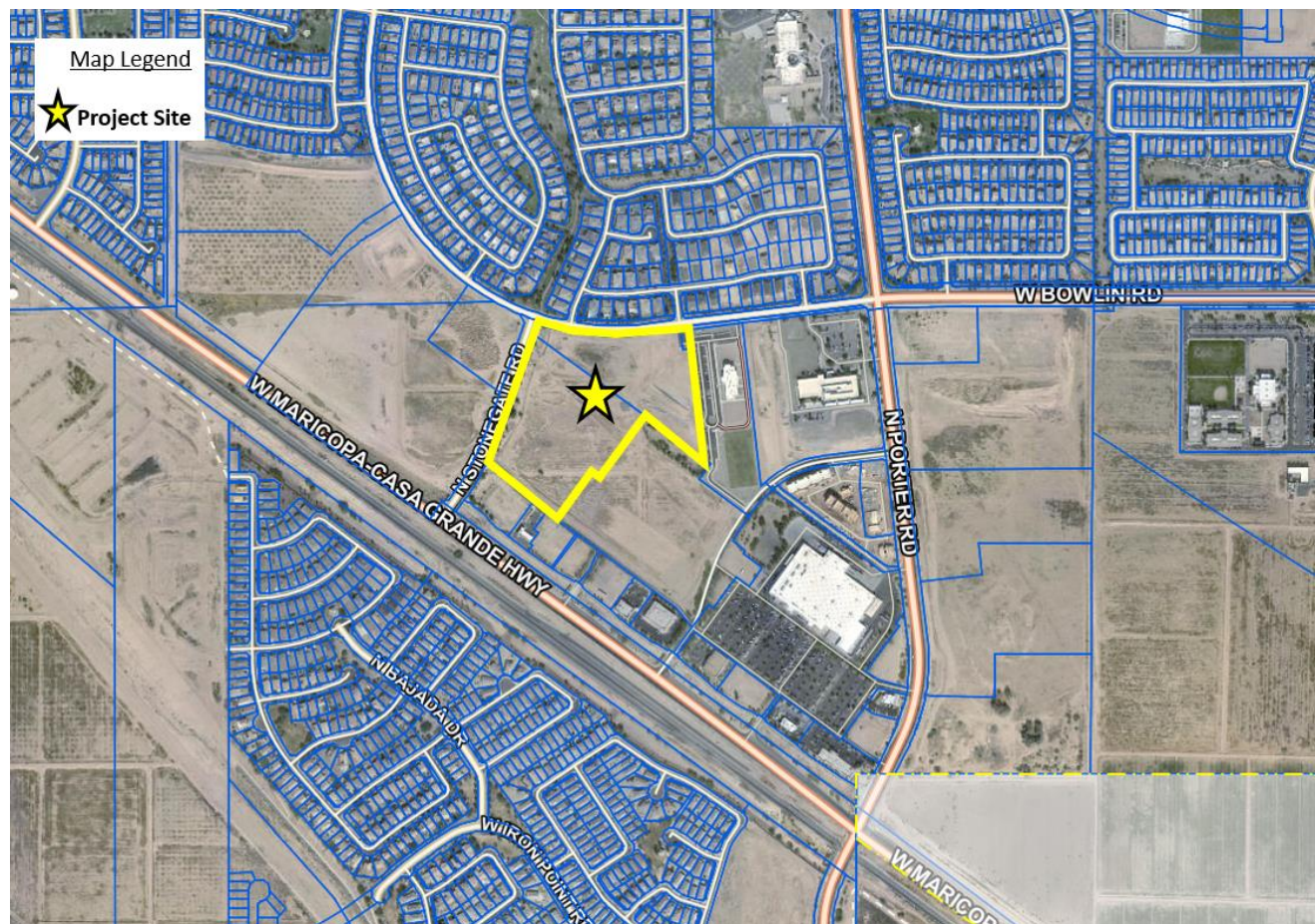
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

• Site Net Acres	16 +/- acres
• Parcel #	510-12-054J; -052(portion thereof)
• Site Address	N/A
• Existing Site Use	Vacant
• Proposed Site Uses	Multiple Unit Residential
• Existing General Plan, Land Use	High Density Residential (HDR) per GPA21-07
• Existing Zoning	High Density Residential (RH) per ZON21-05
• Overlay Zoning	None
• Proposed Building Height	2-Stories (Max height 27')
• Number of Units	293 (3 bedroom only)
• Parking Required	733 Spaces
• Parking Provided	764 Spaces (Parking requirement met)

SUBJECT SITE AND SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community	Single Family Residential (CR-3)	Single Family Residential
East	Mixed Use (MU)	Light Industry & Warehouse (CI-1)	Charter School
South	Employment (E)	Light Industry & Warehouse (CI-1)	Future Commercial
West	Mixed Use (MU)	PAD (PAD20-05)	Vacant Land



HISTORY SUMMARY

- 1963 – Rezoned to CI-2 Zoning, Pinal County Case # PZ-7-63.
- 2003 – Rezoned to CI-1, Pinal County Case # PZ-PD-017, OZ-017-03

- 2022 – Rezoned to RH, City of Maricopa Case #ZON21-05

ANALYSIS

Site Analysis

The proposed Villas at Stonegate is an owner occupied multi-family development located within a parcel of land that was recently rezoned to High Density Residential (RH). The Multi-Family land use is a permitted use within the RH zoning district with an approved Development Review Permit (DRP). Furthermore, because the development is owner occupied, the applicant will also be required to process a preliminary condo plat which will require Planning Commission approval as well. The preliminary condo plat application has yet to be filled with the City of Maricopa.

The Villas at Stonegate is located on 16.10 acres at the southeast corner of W. Alan Stephens Parkway and N. Stonegate Road. There are four access points for the development; two via N. Stonegate Road, one via W. Alan Stephens Parkway, and one access point to the south. The proposed unit mix will include only three-bedroom units. The development proposes a central clubhouse building containing property management offices and resident amenity functions. Additionally, the development features residential amenities such as an outdoor pool, outdoor activity areas, pavilion-covered patio areas, a dog run, and playground equipment. The clubhouse building will contain a club room, on-site property management offices, a fitness room and yoga studio. The buildings and the monument walls and entry features will incorporate multiple color schemes and design materials, including the increased design features of the buildings adjacent to W. Alan Stephens Pkwy.

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

- As required by the city's Design Standard Manual, a traffic engineer is required to submit a report or traffic letter to determine and 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. The applicant's traffic engineer has estimated that the amount of peak-hour trips generated by the development are 165 trips or less. Therefore, a Traffic Impact Letter (TIL) was submitted and reviewed by the Engineering Division.

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.

- March 14, 2022 - Notification letters sent
- March 11, 2022 - Sign posted posted
- May 23, 2022 - P&Z Commission Public Hearing
- September 26, 2022 - P&Z Commission meeting requiring action
- October 24, 2022 - 2nd P& Z Commission meeting requiring action

PUBLIC COMMENT:

The Villas at Stonegate DRP was originally scheduled for the May 23, 2022 Planning Commission meeting. At the May 23 meeting, Staff requested, and was granted, a continuance for the project in order to resolve outstanding issues with the application. Because the application had been properly noticed, the Commission opened the request for public comment prior to the continuance. One member of the public stated his concerns for the projects ability to meet the City's Multi-family Design Guidelines and provided written comment to City Staff (Exhibit F).

At the subsequent September 26 meeting, a member of the public again shared concerns about the projects design and uniqueness. The Commissioners agreed and requested several revisions to the site and townhome product. Those changes were made by the Applicant and are explained and shown in Exhibits G & H.

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 PAD Zoning District, providing adequate access throughout the site and complementary design to the nearby 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. 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 DRP22-02 Villas at Stonegate to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP22-02 Villas at Stonegate** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP22-02) 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 the color scheme of the building. Roof access shall be from within the buildings.
5. All pedestrian walkways shall be a minimum of six feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material. Construction documents will not be approved until all plans show requirement fulfilled.
6. Pedestrian access gates to the future planned commercial development shall be shown on any future construction documents/plans.
7. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
8. Applicant shall provide solar or other low-voltage powered emergency lighting along pathways and other shared public spaces.
9. The applicant shall submit all required permits for any proposed signage.
10. 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.

11. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
12. 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."
13. 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.
14. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
15. 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.
16. 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.
17. 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.
18. 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.
19. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
20. 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.
21. 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

DRP22-02 Villas at Stonegate

Exhibit F: Public Comments

Exhibit G: Memo to Planning and Zoning Commission

Exhibit H: Combined Revised Exhibits

-- End of staff report --