



STAFF REPORT

Case Number: DRP22-33

To: Planning and Zoning Commission

Through: Rick Williams, Planning and Zoning Manager

From: Derek Scheerer, Planner II

Meeting Date: April 10, 2023

REQUESTS

Development Review Permit (DRP) 22-33: A request by Alan Beaudoin and Rachael Smith of Norris Design, on behalf of property owner Shaun Ridge, LLC, and developer DBG Properties, LLC, for review and approval of site, landscape, photometric and elevation plans for a proposed multi-family residential development on approximately 20.17 acres, Pinal County parcel number 510-25-009S. The site is generally located east of the southeast corner of Maricopa-Casa Grande Hwy. and John Wayne Pkwy. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Norris Design
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 Phoenix, AZ 85034

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Owner:
 Shaun Ridge, LLC
 P.O. Box 653
 Mount Pleasant, MI 48804

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	20.17 acres
Parcel #	510-25-009S
Site Address	Unassigned
Existing Site Use	Vacant
Proposed Site Uses	Multi-family Residential
Existing General Plan, Land Use	High Density Residential (HDR)
Existing Zoning	Apartments at Honeycutt Planned Area Development (PAD)
Parking Provided	843 spaces

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	Industrial (CI-2)	Railroad & Maricopa-Casa Grande Highway
East	Medium Density Residential (MDR)	Industrial (CI-2), Single-Family Residential (CR-3)	Single-Family Residential
South	Medium Density Residential (MDR)	Single-Family Residential (CR-3)	Single-Family Residential
West	Employment (E)	General Business (CB-2)	Vacant

HISTORY SUMMARY

- 2004- Property zoned CI-I by Pinal County zoning case PZ-004-02, PZ-PD-004-02

ANALYSIS

Overland Waterman Butterfield is a proposed multi-family project that seeks to permit a variety of multi-family residential products for residents. The proposal is an innovative multi-family complex consisting of eight (8) four-story buildings with three (3) development types for market rate, workforce housing, and senior restricted apartments. The proposed market rate apartments will consist of three (3) buildings and 174 residences. The proposed workforce apartments will consist of four (4) buildings and 200 residential units, while the senior restricted apartments will be housed in a single building with 200 residential units. Each development type will have a dedicated clubhouse with associated amenities, while the overall site will provide several shared amenities for all residents. Development of the site will occur in three (3) phases as noted in the submitted Project Narrative. (See Exhibit A: Project Narrative)

The project and application are part of a larger development plan for the Maricopa Station area, located east of John Wayne Parkway, south of the Union Pacific Railroad tracks, and north of Desert Cedars Parkway (see conceptual plan below). The overall area is planned to be developed with a mix of commercial and residential uses and this application serves to fulfill the residential portion of these plans. Exhibit A, the Project Narrative, provides a thorough description of the proposed connection and integration of the commercial and residential portions of ultimate conceptual development plan.

All proposed buildings for the Overland Waterman Butterfield development have been well designed with the incorporation of various architectural features that serve to enhance the overall aesthetic of the site while also following the city's Multi-family Residential Design Guidelines. The building elevations contain a variety of colors and materials, as well as other architectural enhancements that exceed the minimum requirements of the Design Guideline and Zoning Code. The main residential buildings incorporate various horizontal materials, textures, and color changes that provide visual interest in overall building design. The use of CMU block, stucco, and perforated metal panel have been incorporated along the building's façades. Additionally, the buildings incorporate a variety of roof/parapet movements that break up the building's vertical massing and provide additional visual interest along its rooflines. (See Exhibit C: Elevations and Renderings)

Accessory to the main residential buildings are two (2) clubhouse buildings that will house the amenity portions for the market rate and workforce rate apartments. These buildings follow the architectural themes of the residential buildings and provided aesthetic compliment to their respective residential buildings. (See Exhibit C: Elevations and Renderings)

The site will be accessible from two (2) locations along the western side of the site: the main entry drive "Reinsman Blvd.," an extension of Honeycutt Ave., and a secondary all-weather emergency access located at the northwest corner of the site. The development is required to provide 805 parking spaces and meets this requirement. The development provides ten percent (10%) of its parking spaces as electrical vehicle (EV) charging capable with two percent (2%) installed and eight percent (8%) dedicated/EV ready with electrical infrastructure installed. Bicycle parking that meets Zoning Code

requirements is also provided at/around all buildings on the site. The parking areas are generally located behind the main residential buildings with additional parking provided along Reinsman Blvd. The parking areas provide the required number of landscaped islands and are screened from adjacent development.

The landscape and open space areas of the site are generally located centrally within the site's interior and along the southern periphery of the site. The open space consists of programmed and passive amenities open to all residents of the development. Provided amenities include shaded seating areas, playground equipment, community gardens, pollinator gardens, a dog park, a game court, a pickleball court, and multi-purpose field areas. As previously noted, in addition to the public amenities, each residential development type will have its own private clubhouse with pool area and interior amenities. (See Exhibit D: Landscape Plan)

Landscape Plans

- Per the Apartments at Honeycutt PAD Booklet the development is required to provide a minimum of 30% open space. The proposed landscape plan meets the minimum requirement and provides approximately 35% open space scattered around the site between the residential buildings and along the site's periphery.
- Per the Apartments at Honeycutt PAD Booklet, the proposed open space planting requirements for trees and shrubs defaults to city Zoning Code Sec. 18.90.40. This section requires the development to provide a minimum quantity of trees and shrubs at a ratio of one (1) tree and six (6) shrubs per 650 sq. ft. of landscaped area. The proposed landscape plan is well planted and is supported by staff; however, the plan does not meet the minimum planting requirements for both trees and shrubs. As such, the applicant has proposed to submit a Minor PAD amendment to amend the requirement from one (1) tree and six (6) shrubs per 650 sq. ft. to one (1) tree and six (6) shrubs per 850 sq. ft. of landscaped area. Staff has reviewed this proposal and is in support. The proposed amendment will balance the intent of the landscape code, which serves to soften the harshness of a built environment with natural planted areas, and the realities of landscaping 35% of a twenty-acre (20 ac.) site in a desert environment. The proposed landscape plan (See Exhibit D) balances these conditions through strategic application and location of plantings while being water use conscious.

Transportation

- A Preliminary Traffic Impact Analysis (TIA) was submitted and reviewed by the City Engineer. The study found that current timing of the traffic signals on SR347 is not adequate for this and any future development. As SR347 traffic signals are now controlled by the City of Maricopa, the City has proposed a CIP for fiscal year '23-'24 to optimize, synchronize and monitor the timing at all intersections on SR347. The project proposes to add modifications within the signal cabinets connecting a fiber network in addition to implementation of coordination and timing plans at intersections followed by observation and changes to improve performance and maintain acceptable level of service. Eleven (11) traffic signals, from the northern City limit to Farrell Rd. are expected to be synchronized. Additionally, the traffic engineer has also provided timing recommendations to improve the intersection of SR347 and Honeycutt Ave.
- The TIA also recommends dual left turn lanes to be implemented on all approaches of this intersection. Current pavement width allows the east side of SR347 and Honeycutt Ave. to be re-stripped to accommodate a second left turn lane. Future commercial development will conduct an evaluation of the intersection and determine if a dedicated through lane is necessary.

Grading and Drainage

- A Preliminary Grading and Drainage plan was submitted and reviewed by the City Engineer. The City Engineer determined that the plans meet or exceed minimum required drainage standards. The applicant shall also submit a Final Grading and Drainage plan for review and approval by the City Engineer prior to construction.

Illumination

- The applicant has provided a Photometric Plan with cut sheets of the light fixtures that meet the standards set forth in Sec. 18.95 of the Zoning Code. Final design schematics will be submitted at building permit review.

Elevations

- The proposed architectural elevations are complimentary and exceed minimum standards set forth within Sec. 18.155.070 Development Review Permit criteria of the Zoning Code and the city's Multi-Family Residential Design Guidelines.

CITIZEN PARTICIPATION

The Applicant has properly notified the surrounding property owners of the proposed development as required by the City's Zoning Code. The applicant has provided notification letters to all property owners within 600 feet of the subject area and posted public notice signs within the subject area. A timeline of citizen participation is shown below.

- Mar. 24, 2023 - Sign posted
- Mar. 24, 2023 - Notification letters sent

PUBLIC COMMENT

Staff has not received any public comment at the time of writing this report.

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 all applicable development design criteria as provided for in the City Zoning Code, Multi-Family Residential Design Guidelines, and the Apartments at Honeycutt PAD. The site provides adequate pedestrian and vehicular access throughout the site, has lush landscaping throughout the interior of the site, along its periphery and within its vehicular use/parking area(s). The exterior design of the buildings provides enhanced architectural features that exceed city guidelines.*

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 access, circulation, and parking to accommodate future residents, guests, and the general public.*

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 are well integrated and complementary. They adhere to a unifying theme and style that provides context and visual interest, as well as differentiating each residential product type while integrating the development as a whole.*

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 provides interest along the horizontal and vertical articulations of the structures. Building heights are generally consistent yet provide varied horizontal movement and relief through their articulated design. Overall building heights do not exceed the Apartments at Honeycutt PAD maximum and are compatible will be compatible with future developments west of the site. Building ends and corners incorporate additional architectural treatments that create variety and interest emphasizing verticality while disrupting the overall massing of the structures.*

CONCLUSION:

Staff finds the submittal items of DRP22-33 Overland Waterman Butterfield to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings and the requirements of the Apartments at Honeycutt Planned Area Development.

Staff recommends **Approval of DRP22-33 Overland Waterman Butterfield** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP22-33) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. Prior to the issuance of building permits, the applicant shall submit a Minor Planned Area Development Amendment application, subject to the review and approval by staff, addressing the proposed changes to the site's landscape requirements. The Landscape Plan, Exhibit D, attached to this report shall be used as the basis for the amendment.
3. In accordance with 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.
4. 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.
5. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall or approved shielding design. 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.
6. Outdoor lighting/building wall mounted lights shall conform to City lighting standards. Final design schematics shall be submitted at building permit application for review and approval.

7. The applicant shall submit for all required permits for any proposed signage.
8. Prior to the issuance of any building permits, the applicant shall secure access for and design approval, of the proposed secondary emergency access for the Overland-Waterman-Butterfield development. The secondary access and design shall be subject to the review and approval of the City Engineer and Fire Marshall.
9. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
10. The property owner shall properly maintain all landscape materials and landscape areas, including that within the public rights-of-way adjacent to the development in accordance with the approved Landscaped Plan, except in and along public rights-of-way and easements where the City of Maricopa has agreed to provide maintenance. Replacement of dead trees along arterial and collector streets shall be by the individual property owner and shall be completed within three (3) months from the date that the property owner is notified by the City.
11. 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."
12. Truck traffic and deliveries, refuse pick-up, etc., shall be limited to hours of operation with least impacts to adjacent residential properties and vehicular circulation of this development.
13. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
14. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made per the accepted Traffic Impact Analysis in adherence to the Regional Transportation Plan and accepted by the City Engineer.
15. 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.
16. Civil drawings shall be submitted to the City for review and approval prior to onsite and offsite construction.
17. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting document submittals, approvals and permits from the applicable federal, state, county, and any other agencies as applicable.
18. 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.
19. 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: Project Narrative

Exhibit B: Site Location, General Plan Land Use and Zoning Map

Exhibit C: Site Plan

Exhibit D: Landscape Plan

Exhibit E: Elevations and Renderings

Exhibit F: Photometric Plan

Exhibit G: Citizen Participation Plan

-- End of staff report --