

STAFF REPORT

To: Planning and Zoning Commission

Through: Rodolfo Lopez, Planning and Zoning Manager

From: Ben Cereceres, Planner I

Date: August 26, 2019

RE: Preview of Pinal County Courthouse Expansion Development Plan Review (DRP19-12) request from Swan Architects, Inc. for the proposed expansion of Justice of the Peace Courts building and addition of Pinal County departmental administrative offices, property location is on the northeast corner of Garvey Avenue and Wilson Avenue, 19955 Wilson Avenue.
DISCUSSION ONLY.

PROJECT INFORMATION

The project is currently being reviewed by City Staff to verify conformance with the city's development standards set forth within the Zoning Code. The development proposes to add administrative offices for several Pinal County departments and expansion of the existing court building, approximately 33,616 square feet of total additional office space. The layout of the building placements took into the consideration of public, private, and secured areas. The north building is an unsecured public parking area while the southern portion of the site will be secured parking for the court building expansion. The two parking areas (north and south) will be connected by the continuation of a drive aisle along the east side of the property. The eastern area also acts as a buffer from the existing residences to the east.

Two separate points of access will be provided along Wilson Ave., and the required off-site improvements such as curb, gutter, sidewalks, landscape, and lighting are included as part of the development plan. The development is located within the heart of the Heritage District Mixed-Use Overlay. The government buildings have been designed with architectural features that comply with the design guidelines established under the District Design Guidelines. The proposed building elevations provide different brick finishes, standing seam metal roof and siding and standing seam metal fascia. The use of different material finishes offer architectural interest to the buildings and help break-up the large horizontal building mass.

RECOMMENDATION

Staff is not recommending denial or approval with this review. This item is being presented as a **preview** (discussion only) to simply inform the P&Z Commission of the proposed development and to ask questions, if any. However, when the Development Plan Review will be submitted to the Commission for action, the Commission can expect specific stipulations pertaining to this land development and code requirements.

Exhibit A – Narrative

Exhibit B – Landscape Plan

Exhibit C - Elevations

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