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STAFF REPORT

CASE # **DRP19-12**

To: Planning and Zoning Commission

Through: Rodolfo Lopez, Planning and Zoning Manager

From: Ben Cereceres, Planner I

Meeting Date: September 9, 2019

REQUEST

Development Review Permit (DRP) 19-12: Swan Architects, Inc. on behalf of Pinal County is proposing the expansion of Justice of the Peace Courts building and addition of Pinal County departmental administrative offices, on approximately five (5) acres located at 19955 Wilson Avenue.

DISCUSSION AND ACTION

APPLICANT

Swan Architects, Inc.
833 N. 5th Avenue
Phoenix, AZ 85003

Phone: 602-264-3083
Contact: Jeff Swan
Email: jeff@swanarchitects.com

PROPERTY OWNER

Pinal County
PO Box 827
Florence, AZ 85132

COUNCIL PRIORITIES CONSIDERED

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

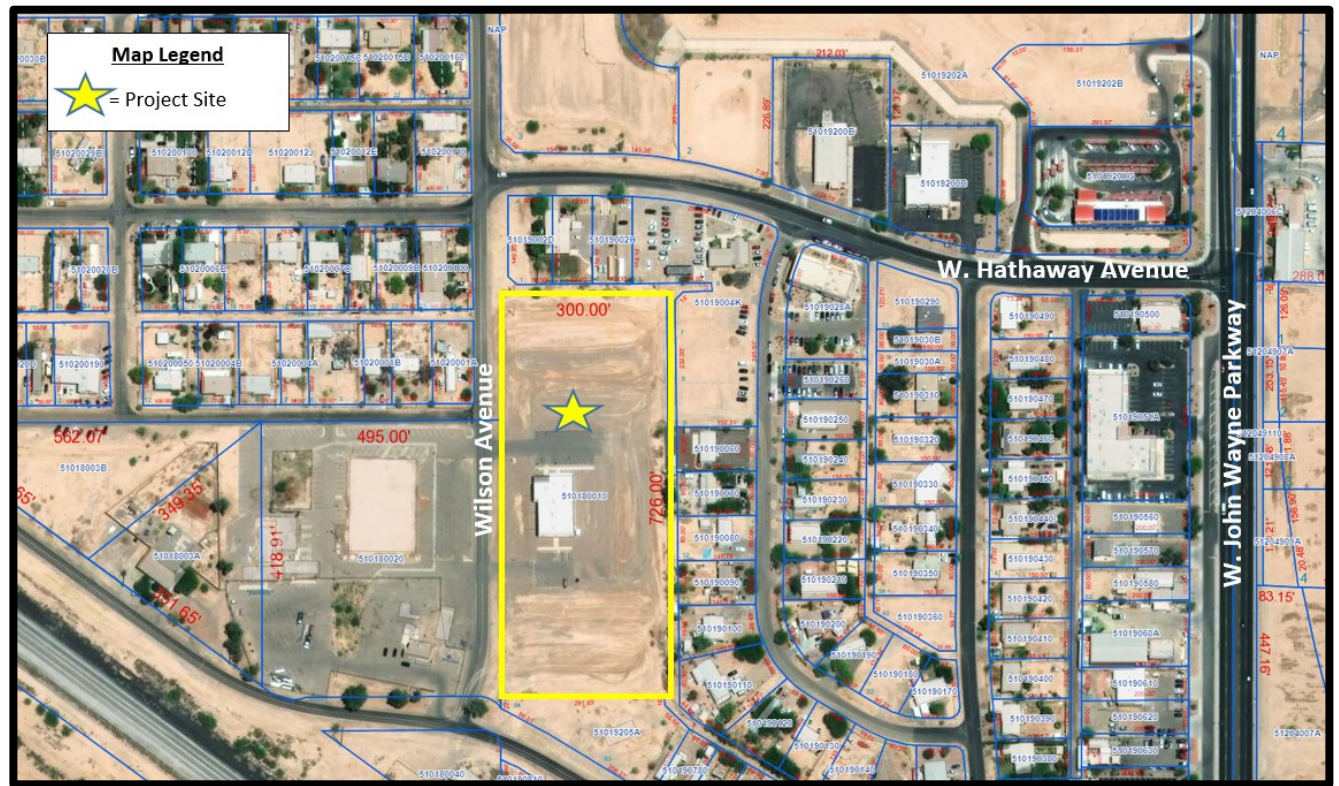
RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the proposed Development Review Permit subject to conditions as stated in this staff report and as amended by the Planning and Zoning Commission.

PROJECT DATA

- Site Acreage: 5 Acres
- Parcel #: 510-18-001-0
- Site Address: 19955 Wilson Avenue
- Existing Zoning: General Rural Zone (GR)
- Overlay Zoning: Heritage Mixed Use (MU-H)
- General Plan Land Use: Commercial (C)

SUBJECT SITE



SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	General Rural Zone (GR)	Single Family Residences
South	General Rural Zone (GR)	Vacant Land
East	General Rural Zone (GR)	Single Family Residences
West	General Rural Zone (GR)	Vacant Land & Single Family Residences

DEVELOPMENT DATA

Building Size

Building	Square-Footage
Administrative Offices (North Building)	8,314 Square-Feet 507 Square-Feet (Canopies)
Courts (South Building)	25,302 Square-Feet 3,467 Square-Feet (Canopies)

Building Height

Building	Maximum Building Height Allowed	Proposed Building Height
Administrative Offices (North Building)	40'	22'
Courts (South Building)	40'	23'-4"

Setbacks

	Administrative Offices (North Building)	
Zoning Standard	Zoning Ordinance Requirement	Proposed
Minimum Front Yard Setback (West)	10'	147' (To Property Line)
Minimum Side Yard Setback (Residential Only - North)	5'	67'-6" (To Property Line)
Minimum Side Yard Setback (South)	0'	36' (Between Buildings)
Minimum Rear Yard (East)	20'	76'-10" (To Property Line)
Minimum Setback Between Buildings	6'	

	Courts (South Building)	
Zoning Standard	Zoning Ordinance Requirement	Proposed
Minimum Front Yard Setback (East)	10'	73' (To Property Line)
Minimum Side Yard Setback (North)	0'	36" (To Building)
Minimum Side Yard Setback (Residential Only - South)	5'	191' (Attached to Retail)
Minimum Rear Yard (West)	20'	94'-11" (Between Buildings)
Minimum Setback Between Buildings	6'	

Parking & Loading

Building	Square - Footage	Parking Requirement	Total Parking On-Site
Administrative Offices (North Building)	8,314 Square-Feet	8,314/200 = 42 Parking Spaces Required	152
Courts (South Building)	32,001 Square-Feet	32,001/200 = 160 Parking Spaces Required	
Total Parking Spaces Required	202 Parking Spaces Required * Per Zoning Code Section 407.07, Alternative Compliance with Minimum Parking Requirements May be Processed		

Landscape Plans

- 40% of landscaping is provided which exceeds the minimum required landscaping, which is 10% for commercial developments of 10 acres or less. *Maricopa Subdivision Open space requirement: Section 14-6-4, Table 2- Open Space Requirements.*
- *Per Zoning Code Sec. 404.04 the development is required to have a minimum quantity of trees and shrubs. The proposed landscape plan meets the minimum required for both trees and shrubs.*

	Heritage Mixed Use (MU-H)
Landscape Area	87,261 Square-Feet
Minimum Trees	134
Trees Provided	134
Minimum Shrubs	805
Shrubs Provided	877

ANALYSIS

Swan Architects Inc., on behalf of Pinal County is proposing the expansion of Justice of the Peace Courts building will be 28,769 square-feet and addition of Pinal County departmental administrative offices will be 8,821 square feet, on approximately on five (5) acres located at 19955 Wilson Avenue.

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 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 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 east.

The project is located within the Heritage (MU-H) Overlay District. The Mixed Use –Heritage (MU-H) Overlay District is located on the entire site. The purpose of the Overlay District is to implement design guidelines that are consistent with Western and Agrarian/Railroad character which include some of the following elements:

- Shaded Walkways
- Brick Façade with Timber Framing
- Simple Mix of Varied Roof Planes
- Open Rafters with Large Overhangs
- Mixture of Materials
- Deep Set Windows and Door Openings

The government buildings have been designed with architectural and landscape features that comply with the Heritage (MU-H) Overlay District. The architectural design of the buildings feature different brick finishes, standing seam metal roof and siding and standing seam metal fascia. The use of different finishes offer architectural interest to the buildings and help break-up the large horizontal building mass. The color pallet consists of greys for the body of the building and brown earth tones for the accent colors.

Landscaping has been provided throughout the site to break-up the massing of the buildings and provide screening where applicable. The developer also provides a 20' landscape area on the east of the site adjacent to the residential zone.

The proposed government buildings do not meet the City's off-street parking standards under section 407.04.A. A total of 152 parking spaces are being provided which does not meet the minimum requirement of 202 parking spaces. The required 50 remaining parking spaces will be provided on a separate lot just west of the subject site, see Exhibit G for further information. The off-site parking lot is the previous site location of City Hall, located at 45145 W. Madison Avenue. Currently the lot is vacant, this alternative approach is permitted per Zoning Code Section 407.07, Alternative Compliance with Minimum Parking Requirements. The City will work with Pinal County to establish a Shared Parking Agreement between the sites, stipulated under Condition of Approval (COA #14).

Based on the proposed operation of the government buildings and establishment of the shared parking, the client has confirmed that the proposed use will be adequately served by the 152 parking spaces that are being provided on-site along with the 52 additional shared parking spaces, DRP19-12 would be in compliance with the requirements of the City's off-street parking ordinance.

It is anticipated that due to the nature and use of the site that peak hour trips will be less than 100, a Traffic Impact Letter will meet the City's requirement in lieu of a Traffic Impact Analysis. The Traffic Impact Letter will be submitted with the construction plans and is stipulated under Condition of Approval (COA #23).

The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code, Article 405. A preliminary Grading and Drainage plan was submitted and reviewed by the City's Engineering Division. The Engineering Reviewer determined the plans meet 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, stipulated under Condition of Approval (COA #17).

As required per the Zoning Code Section 501.11 and 505.05, notification letters were sent out to property owners within 300 feet of the subject site with information about the proposed development and the Planning and Zoning Commission meeting date. In addition, one (1) sign postings was posted on the property by staff. At the time of writing this report no public comments were received.

The applicant and the city have worked diligently to address architectural, site, and landscape design. The expansion of the Pinal County Courthouse and addition of administrative offices is a catalyst in establishing and expanding office and commercial uses within the heart of the Heritage (MU-H) Overlay District. The development will fill in a much needed career leakage that the city is currently experiencing. Lastly, the city commends the applicant for honoring the city's adopted design guidelines of the Heritage District.

CRITERIA FOR APPROVAL

In accordance with Zoning Code Sec. 505.07 Required Findings, the decision making body shall evaluate the proposed development conforms 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:

- 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: Staff has worked diligently with the applicant in producing architectural theme that will meet or exceed the Heritage District Design Guidelines.

- 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 proposed use is consistent with the City's General Plan Land Use and the development has met all development standards as it relates to pedestrian connectivity.

- Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Staff Analysis: The proposed materials, color and landscape design is enhanced to achieve high level of visual interest.

- The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same Zoning District and providing a harmonious transition in scale and character between different Districts.

Staff Analysis: Building massing within the site is properly placed to provide a harmonious transition in scale and character.

- 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 proposed building elevations are visually interesting and provide a variety of brick finishes, standing seam metal roof and siding and standing seam metal fascia to enhance the pedestrian experience along the frontage of the building.

CONCLUSION

Staff finds the submittal items of DRP19-12 Pinal County Courthouse Expansion to be substantially compliant with Zoning Code, Sec. 505.07.

Staff recommends **Approval of DRP19-12 Pinal County Courthouse Expansion** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP19-12) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance to Section 505.09 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 to extend, and fee is submitted.
3. If, and when the city initiates a mass rezoning of properties to comply with the current Zoning Code (adopted 2014), the applicant shall be willing to participate in the rezoning process of the property to a comparable zoning district of the city's new Zoning Code.
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. 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 the City lighting standards.
7. Signage shall adhere to the City's Zoning Code.
8. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
9. 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.
10. 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.
11. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
12. 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.
13. 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.
14. A shared parking agreement shall be created and recorded for the property located at 19955 Wilson Avenue and 45145 W. Madison Avenue. Recorded document shall be submitted to the city as part of the Building and Civil Permit for the development.
15. This project is within the City of Maricopa Area 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.
16. 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.
17. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
18. The development shall satisfy all traffic related recommendations provided in the Traffic Impact Analysis.
19. 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.

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 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.
22. The development shall provide all half-street improvements as requested by the City prior to issuance of Certificate of Occupancy.
23. A Traffic Impact Letter must be submitted with the construction plans to verify the peak hour trip criteria.

ATTACHMENTS

Exhibit A – Narrative

Exhibit B – Site Plan

Exhibit C – Landscape Plan

Exhibit D – Elevations

Exhibit E – Photometric Plan

Exhibit F – Off-site Parking Location

-- End of staff report --