



39700 W. Civic Center Plaza
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STAFF ANALYSIS

CASE # PAD20-03

To:	Honorable Mayor and City Council
Through:	Nathan Steele, Economic and Community Development, Director
From:	Rodolfo Lopez, Economic and Community Development Deputy Director
Meeting Date:	April 21, 2020

REQUEST

PAD20-03 Seasons Living at Copper Sky: A request by Shea Connelly Development LLC, a request for rezoning of 3.82 acres from General Mixed-Use (MU-G) to Planned Area Development (PAD) zoning district including modified development standards. The property is generally located at the northwest corner of N. Greythorn Dr. and W. Martin Luther King Jr. Blvd. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT

Shea Connelly Development LLC
2055 S. Cottonwood Dr.
Tempe, AZ 85282

Phone: 623-261-9091
Contact: Michael Duffy
Email: mduffy@scd-llc.com

PROPERTY OWNER

City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

PROJECT DATA

- Site Acreage: 3.82 Acres
- Lot Size: 166,248 Square-Feet
- Parcel #: 510-12-014H
- Site Address: 44400 W. Martin Luther King Jr. Blvd.
- Existing Zoning: General Mixed Use (MU-G)
- Propose Zoning: Planned Area Development (PAD)
- General Plan Land Use: Mixed Use

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	General Mixed Use (MU-G) Zoning	Vacant Land
South	General Mixed Use (MU-G) Zoning	Vacant Land
East	Transition (TR) Zoning	Copper Sky Regional Park
West	Single Family Residence (CR-3 PAD) Zoning	Alterra Residential Subdivision

SUBJECT SITE



ANALYSIS

The applicant is requesting a rezone of the subject property from existing General Mixed Use (MU-G) Zoning to Planned Area Development (PAD) Zoning, for a proposed Senior Living Facility, which obtained Development Review Permit (DRP) approval from the Planning and Zoning Commission on April 13, 2020. The rezoning of the 3.82 acres development as stipulated by the Planning and Zoning Commission to obtain the PAD rezoning to allow for the deviation in development standards, refer to Exhibit A, PAD Booklet, p. 6, Development Standards.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed rezoning, as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 300 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 D for Citizen Participation Report).

- June 7, 2019 - Notification letters sent
(no letters were sent out as all properties within 300 feet of the subject property are owned by the City of Maricopa)
- March 28, 2020 - Legal notice published
- March 30, 2020 - Sign posted
- April 13, 2020 - Neighborhood meeting held
- April 13, 2020 - Planning and Zoning Commission (PUBLIC HEARING)

PUBLIC COMMENT:

Staff did not receive any public comment at the time of writing this report.

FINDINGS:

As required by Sec. 510.04 of the City's Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to 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;
2. The subject site is physically suitable for the type and intensity of the land use being proposed;
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;
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;
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.

CONCLUSION:

On April 13, 2020, the Planning and Zoning Commission recommended approval of **PAD20-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The PAD amendment request case # PAD20-03 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 Department.
3. Any PAD amendment in the future shall include the revise development plan for the entire Stonegate development and shall be subject to set procedures within the City's Zoning Code and any other adopted policy documents at the time of the application request.

ATTACHMENTS:

Exhibit A: PAD Booklet

-- End of staff report --