

ARTICLE 14-5

~~MASTER PLAN DEVELOPMENT (M.P.D.) and~~ **PLANNED AREA DEVELOPMENT (P.A.D.)**

Section 14-5-1 Purpose

- ~~A.~~ The purpose of this Article of the Subdivision Ordinance is to provide the citizens of Maricopa; ~~and the development community, and the homebuilders with a set of guidelines for the physical development and the visual quality of the Master Planned Development (M.P.D.) and the~~ **with general provisions for** Planned Area Development (P.A.D.) communities desired by the City of Maricopa. ~~These guidelines are intended to encourage creativity and design excellence; foster healthy development that will enhance a residential community's overall physical image, identity, value and appearance; and achieve the integration of well-planned projects into an overall development pattern that supports Maricopa's goals for a more sustainable and livable community. The intention of a P.A.D. District is to~~ **provide alternative development standards from conventional zoning if a higher level of design and amenity is provided. Overall conformance to the General Plan is required, especially when located in or near a Village Center as determined by the City's zoning. This entails the need to set forth good precedent for future development in the City of Maricopa with connectivity, walkability, and sustainability in mind.**

The guidelines, standards, and procedures for P.A.D. communities can be found in Article 207 of the Zoning Ordinance. Previously entitled Master Plan Developments (M.P.D.) shall automatically be recognized as P.A.D. per previous City policy.

Note: Regulatory items are planned to be relocated within applicable sections of the Zoning Ordinance.

~~Section 14-5-2~~ **Guiding Principles**

- ~~A.~~ ~~Master Plan Development (M.P.D.)~~
- ~~1. Is consistent with the Maricopa General Plan, provides useable open space, and provides the transportation and infrastructure systems that meet the needs of the residents within the development~~
 - ~~2. Is connected to the rest of the community of Maricopa through the open space areas and by the overall design and layout of the development and creates an ease of flow for both pedestrian and vehicular traffic~~
 - ~~3. To create a distinctive, innovative, high quality, sense of place that would not be obtained by conventional development methods~~
 - ~~4. To provide public facilities that serve the needs of the development and those of the greater community~~
 - ~~5. Encourage pockets of small scale "neighborhood commercial" designed to~~

~~serve the everyday commercial needs of the residents of the development~~

- ~~6. Provide a percentage of the residential units or residential lots for the development of workforce housing or provide a parcel(s) within the M.P.D. development for the explicit development of workforce housing~~
- ~~7. Minimize negative impact on existing geographic and environmental features~~

~~**B. Planned Area Development (P.A.D.)**~~

- ~~1. Provide useable open space that is designed as a connective element throughout the development~~
- ~~2. Is connected to the rest of the community of Maricopa through the open space areas and by the overall design and layout of the development~~
- ~~3. Provide distinctive design and architectural diversity~~
- ~~4. Provide a percentage of the residential lots or units for the development of workforce housing units or provide a parcel(s) within the P.A.D. development for the explicit development of workforce housing~~

Section 14-5-3 General Provisions

- ~~**A.** Applications for both a M.P.D. and a P.A.D. development shall abide by the Zoning Ordinance and the provisions of this Subdivision Ordinance unless otherwise modified by the City Council at the time of zoning approval. The requirements outlined in this Article are in addition to those required by other articles of this Ordinance (i.e. refer to Article 14-6 for Design Standards).~~
- ~~**B.** Applications for either a M.P.D. and/or a P.A.D. development shall be required to submit, for City approval, a “Preliminary Master Plan Map” in conjunction with the request for rezoning.~~
- ~~**C.** The purpose of the M.P.D. is to allow for the planning and initial design work for a community or other large or complicated land area, the platting of which is expected in phased or progressive stages, to occur in a cohesive manner rather than to seek flexibility to the development standards. The planning of the backbone infrastructure serving a M.P.D. shall be accomplished with the initial phase while construction of said infrastructure may be accomplished in phases; provided each phase can stand on its own. The individual parcel engineering and development is deferred for future project development. The minimum size for any development utilizing the M.P.D. process shall be three hundred twenty (320) acres. Zoning for the development of a M.P.D. must be processed, and approved by the City, prior to the submittal of an application for a preliminary plat.~~
- ~~**D.** The purpose of the P.A.D. is to provide for the orderly development of land while permitting flexibility in the design and/or development standards for residential, commercial, and/or industrial environments of a quality which could not be achieved by traditional lot by lot development under conventional subdivision design. The size for any development utilizing the P.A.D. process shall be at least~~

~~thirty (30) acres but less than three hundred twenty (320) acres. Any rezoning necessary for the development of a P.A.D. shall be processed prior to or in conjunction with an application for a preliminary plat.~~

- ~~**E.** Residential densities for either a M.P.D. and/or a P.A.D. shall be consistent with the Maricopa General Plan and approved by the City through the rezoning process. Residential developments may have densities that range from less than one (1.0 du/ac) dwelling unit per net acre up to seven (7.0 du/ac) dwelling units per net acre. For developments with a residential density less than two (2.0 du/ac) dwelling unit per net acre the open space requirement shall be calculated using the “Low Density Residential” type of development as shown in **Table 2** of Article 14-6. For developments with a residential density of two (2.0 du/ac) dwelling units per net acre up to and including densities of three and two-tenths (3.2 du/ac) dwelling units per net acre the open space requirement shall be calculated using the “Medium Density Residential” type of development as shown in **Table 2** of Article 14-6. For developments with a residential density greater than three and two-tenth (3.2 du/ac) dwelling unit per net acre but less than seven (7.0 du/ac) dwelling unit per net acre the percentage of open space shall be in accordance with **Table 1** below:~~

Table 1 M.P.D./P.A.D. Open Space Requirements

Density (du/ac)	Open Space
Greater than 3.2 but less than 4.0	20%-(1)
Greater than 4.0 but less than 5.0	25%-(1)
Greater than 5.0 but less than 6.0	30%-(2)
Greater than 6.0 but less than 7.0-(3)	35%-(2)
<p>(1) The percentage (%) of open space shall be adjusted to allow the developer flexibility in their design if workforce housing is provided. Open space shall not be reduced by more than five (5%) from the requirements.</p> <p>(2) The percentage (%) of open space shall be adjusted to allow the developer flexibility in their design if workforce housing is provided. Open space shall not be reduced by more than ten (10%) from the requirements</p> <p>(3) Density may be increased, up to a maximum of 10 du/ac but only for a mixed use development approved by the City.</p>	

- ~~**F.** For the purposes of serving the greater needs of the community, any P.A.D., not associated or included within a larger M.P.D., and all M.P.D. is encouraged to provide for community service nonprofit organization uses as follows:~~
- ~~1. A total of two (2%) percent of the total net acres is strongly encouraged to be provided. This acreage may be provided in multiple sites if applicable.~~
 - ~~2. The percentage of open space required shall be adjusted and given full credit (acre for acre) as “useable” open space when calculating the overall M.P.D. or P.A.D. open space requirement if the community service nonprofit acreage is donated; not to exceed a maximum of two (2%) percent of the total net acres. The percentage of open space required shall be adjusted and given half (½) credit (acre for acre) as “useable” open space when calculating the overall M.P.D. or P.A.D. open space requirement if the community service nonprofit acreage is sold at fair market value; not to exceed a maximum of two (2%) percent of the total net acres.~~

- ~~3. The site(s) shall be suitable for building construction and accessible from the major access roads of the development. Public improvements to the sites(s) shall be made by the developer. No offsite drainage shall be conveyed on this site(s).~~
 - ~~4. Site(s) shall be made available for purchase at fair market value or donated to any federally qualified community service nonprofit organization or to the City of Maricopa. Site(s) shall not be made available to a school district for school sites. The City may maintain a list of federally qualified community service nonprofit organizations that have expressed an interest in moving into the City and the developer can obtain a copy of that list if they want. The developer may market and make available the acreage to a federally qualified community service nonprofit organization of their choice.~~
 - ~~5. All community service nonprofit organization uses/sites shall require Site Plan Review as outlined in the Zoning Ordinance. All community service nonprofit organization uses/sites shall be required to adhere to the Master Plan Design Guidelines and the Master Architectural Design Standards & Guidelines, approved by the City, for the P.A.D. or M.P.D.~~
 - ~~6. The public shall have access to site facilities during regular operating hours.~~
 - ~~7. When acreage is sold to a community service nonprofit organization it shall be deed restricted so that any subsequent resell of the property may only be to another federally qualified community service nonprofit organization, the City of Maricopa, or to the local H.O.A. The site shall be maintained, by the property owner, in an adequate and proper manner, approved by the City of Maricopa, until it is developed. If the site remains unsold for more than two (2) years after the first Certificate of Occupancy is granted, availability for community service nonprofit organization uses will cease and the property shall be developed and programmed as useable and active open space. If the M.P.D. is developed in phases, the time limitation is initiated when the first Certificate of Occupancy is issued for the final development phase. Prior to reverting back to, and being developed as, useable and active open space the City of Maricopa shall be contacted and provided the option to purchase the property. If the property is reverted to open space the developer shall be responsible for the installation and construction of landscaping and the open space improvements of the site.~~
- ~~**G.** The developer of any M.P.D. shall form a “Master Homeowners Association” and/or a “Master Property Owners Association”. Parcels that are developed within the M.P.D. under the P.A.D. zoning regulations may form an additional H.O.A. but shall still remain obligated to the master association. All P.A.D. developments, not associated with a M.P.D., shall form a H.O.A.~~
- ~~**H.** An “Architectural Review Board/Committee” shall be established by the master developer for the entire M.P.D. The process, by which all architectural plans within the M.P.D. are submitted and reviewed by the board/committee, shall be established in writing by the master developer. The M.P.D. Architectural Review Board/Committee will be obligated to enforce both the “Master Architectural Design Standards & Guidelines” and the “Master Plan – Design Guidelines” developed for the M.P.D. as approved by the City. Review by the M.P.D.~~

~~Architectural Review Board/Committee shall be required prior to any building plans being submitted to the City. Approval by the M.P.D. Architectural Review Board/Committee does not indicate approval will be automatic by the City for the building plans.~~

- ~~I. As a prerequisite to the Commission hearing for any M.P.D. or P.A.D., a neighborhood meeting shall be required to be conducted by the applicant. The purpose of the meeting is to provide information to the property owners and citizens adjacent or directly impacted by the development. The applicant shall notify all landowners, adjoining or adjacent to and within three hundred (300) feet of the boundaries of the proposed development, and the City of Maricopa by first class mail of the scheduled neighborhood meeting no less than thirty (30) days prior to the scheduled Commission meeting. This notice shall state the date, time, and place of the neighborhood meeting and shall include a general explanation of the application. The form of notice may vary according to the specific type of application, and a more extensive method of notice may be deemed necessary by the Zoning Administrator. The applicant shall submit documentation of the attendees and minutes of the meeting(s) to the Development Services Department – Planning Division. All meeting(s) shall be held within the City of Maricopa incorporated limits or planning area.~~

Section 14-5-4 Master Plan Development (M.P.D.)

~~A. Site Design Guidelines and Standards~~

- ~~1. Any M.P.D. shall be required to provide a minimum of three (3) distinctly different residential lot size categories (which may include multi-family). If a M.P.D. is larger than six hundred forty (640) acres it shall be required to provide a minimum of four (4) distinctly different residential lot size categories (which may include multi-family). For the purposes of this ordinance “distinctly different” shall be defined as a minimum of 1,800 square foot differential in lot area in combination with a lot width differential of fifteen (15) feet.~~
- ~~2. No one (1) residential lot size category, including multi-family, shall comprise more than forty (40%) percent of the total number of lots.~~
- ~~3. Providing interior parcels for small scale neighborhood commercial uses and mixed uses rather than large perimeter parcels for community wide commercial uses should be encouraged.~~

~~B. Open Space Design Guidelines and Standards~~

- ~~1. Golf courses may account for no more than twenty-five (25%) percent of the required open space in a M.P.D. if the golf course is designed to be surrounded by lots with less than fifty (50%) percent of the course being visible to the general public. If the golf course is designed so that at least fifty (50%) percent of the course is visible to the public from and along the arterial and/or collector roadways, then the golf course may account for up to fifty (50%) percent of the required open space. Golf courses shall be designed to be watered using effluent water or reclaimed water wherever and whenever feasible.~~

- ~~2. Any M.P.D. with a residential component shall provide a multi-use trail system that connects the open space areas within the development and creates pedestrian linkages with surrounding residential and commercial developments. Along the trail system, rest areas shall be constructed every quarter mile, consisting of a substantial seating area which accommodates at least four (4) persons and a shade area either by means of an architectural shade structure or specimen canopy shade trees, or a combination thereof.~~
- ~~3. Establish multi-use trails between residential and non-residential portions of the project, or similar areas adjacent to but outside of the project, including, but not limited to, schools, libraries, churches, parks, shopping areas, etc. by incorporating fence and landscape penetrations into the pedestrian circulation element. The developer must establish a H.O.A. to maintain the required open space and common areas tract(s).~~
- ~~4. Any M.P.D. with a residential component may construct and convey to the H.O.A. a clubhouse which includes an outdoor recreation area and an indoor area for meetings, exercise, entertainment, etc.~~
- ~~5. Any M.P.D. with a residential component shall construct and convey to the H.O.A. appropriate active outdoor recreational facilities for adults, such as lighted athletic fields, full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities along with facilities for children such as tot lots.~~
- ~~6. Any M.P.D. with a residential component may construct and convey to the H.O.A. a community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the development project.~~
- ~~7. An allocation of open space shall be made for each phase of a M.P.D. development in accordance with the M.P.D.'s open space requirements or pursuant to zoning conditions imposed on the property by the City Council. The "Master Open Space Plan" shall list the acreage of open space for each proposed phase of development along with the type of open space it is and the specific uses proposed.~~
- ~~8. For the purpose of serving the greater needs of the community, any M.P.D. larger than six hundred forty (640) acres shall be required to provide for community service/organization/ non-profit uses as follows:~~
 - ~~a. A total of fifteen (15) acres shall be provided unless otherwise approved by the Zoning Administrator. This acreage may be provided in multiple sites however no one (1) site shall be smaller than five (5) acres in size.~~
 - ~~b. For developments with an overall density less than 3.2 dwelling units per acre the developer may provide the required fifteen (15) acres at a location off-site from the M.P.D.; provided the off-site property is also owned by the developer. For developments with an overall density greater than 3.2 dwelling units per acre the developer shall be required to provide the fifteen (15) acres within the M.P.D.~~

- ~~c. The site(s) shall be suitable for building construction and accessible from the major access roads.~~
- ~~d. The site(s) will be given full credit (acre for acre) as “useable” open space when calculating the overall M.P.D. open space requirement.~~
- ~~e. Site(s) shall be made available at no cost to any qualified community service/organization/ non profit, as determined by the City Council, and/or to the City of Maricopa. Site(s) shall not be made available to a school district for school sites. The City shall provide the developer with a list of qualified community service/organization/ non profit for the developer to use when marketing their development.~~
- ~~f. All community service/organization/non profit uses shall require Site Plan Review as outlined in the Zoning Ordinance.~~
- ~~g. The public shall have access to site facilities during regular operating hours.~~
- ~~h. If the site remains vacant for more than two (2) years after the first Certificate of Occupancy is granted, availability for community service/organization uses will cease and ownership reverts back to the local H.O.A. to be maintained and programmed as active open space. If the M.P.D. is developed in phases, the time limitation is initiated when the first Certificate of Occupancy is issued for the final development phase. Prior to reverting back to the local H.O.A., the developer shall be responsible for the installation and construction of landscaping and the open space improvements of the site.~~

~~C. Homebuilder/Parcel Buyer Guidelines and Standards~~

- ~~1. The homebuilder and/or parcel buyers shall be held to the standards outlined in the “Master Architectural Design Standards & Guidelines” and the “Master Plan Design Guidelines” developed for the M.P.D. and approved by the City. The standards developed for the M.P.D. shall not be any less than the minimum standards outlined in Article 14-6 of this Ordinance.~~
- ~~2. The homebuilder and/or parcel buyers should be encouraged to use a variety of lot widths adjacent to each other within the individual parcels to provide a variety to the streetscape and a sustainable neighborhood that can accommodate changes for the future homeowners.~~
- ~~3. The homebuilder and/or parcel buyers should be encouraged to use a variety of staggered home placements and setbacks adjacent to each other within the individual parcels to provide variety to the streetscape.~~
- ~~4. Parcels that are along the perimeter of the M.P.D. shall have restrictions that require deeper lots to back to the M.P.D. perimeter as well as restrictions on the number of two-story homes built along the perimeter, built adjacent to one another, built adjacent to the open space areas and/or washes, and~~

~~require architectural treatments that provide visual variety.~~

- ~~5. The use of “standard plans” by production home builders/parcel buyers shall be addressed in the “Master Architectural Design Standards & Guidelines”. The specific architectural and site design requirements that will be imposed upon the production homebuilders using standard plans within the M.P.D. shall be included in the “Master Architectural Design Standards & Guidelines”. At a minimum these regulations should address, but not be limited to, non-garage dominant architecture, front and rear porches and patios, diversity of elevations, styles of architecture, sustainable building practices and materials that meet Leadership in Energy and Environmental Design (LEED) standards, and theme elements that tie the individual parcels to the whole M.P.D. while creating diversity within the M.P.D.~~

~~D. Additional Submittal Requirements: An application for a M.P.D. shall be made on forms provided by the Development Services Department. Any application for a M.P.D. shall include at least the following information:~~

- ~~1. “Master Street Plan” (arterial and collector system) and a table that lists acreage associated with the different type of roadways~~
- ~~2. “Traffic Impact Analysis” using trip generation information from the Institute of Transportation Engineers (ITE)~~
- ~~3. “Master Open Space Plan” and a table that lists acreage associated with the different type of open space areas and uses. This plan shall also include the fifteen (15) acres designated for community service/organization/non-profit uses which shall be designed for an appropriate alternative open space use of the site(s) in case a community service/organization/non-profit group does not come forward and the site(s) is reverted back to the H.O.A. for open space purposes.~~
- ~~4. “Master Drainage Plan” designed to allow storm water retention/detention to meander through the development as a greenbelt, simulating as natural waterway, as opposed to constructing a series of separate and distinct basins.~~
- ~~5. “Master Wastewater and Sewer Plan”~~
- ~~6. “Master Water Plan”~~
- ~~7. “Master Phasing Plan”~~
- ~~8. “Master Parcel Plan” and “Public Facility Plan”~~
- ~~9. “Master Outdoor Lighting Plan” and “Master Signage Plan”~~
- ~~10. “Master Plan – Design Guidelines” with both narrative and graphics that explain the character, site planning, community architecture and amenities, signage, landscaping and walls that can be expected from the development shall be provided at the time of application submittal.~~
- ~~11. “Master Architectural Design Standards & Guidelines” with both narrative~~

and graphics that explain the standards that the master developer will hold its home builders/parcel buyers to. These architectural design standards & guidelines should at a minimum discuss form and massing, building facades, roof architecture, colors and materials, windows and doors, setbacks and varying lot widths and sizes, street character and scene, project walls and landscaping, and entry monuments and project signage. These architectural design standards & guidelines shall also address the affordable housing requirements that the Master Developer must adhere to and the home builders/parcel buyers must provide.

- ~~12. “Map of Dedication” for arterial and collector street system (backbone system)~~
- ~~13. “Map of Dedication” for drainage easements identified in the Master Drainage Plan~~
- ~~14. Documentation that a site records check, for potential cultural resources, has been conducted in conjunction with the State Historic Preservation Office Cultural resource check~~
- ~~15. An Environmental Phase I Report and a Phase II Report, if applicable, as directed~~
- ~~16. A.L.T.A. Survey~~
- ~~17. Additional information may be necessary as requested by the Zoning Administrator to adequately review the project.~~

~~Section 14-5-5 Planned Area Development~~

~~A. Site Design Guidelines and Standards~~

- ~~1. Any P.A.D. over fifty (50) acres in size shall be required to provide a minimum of two (2) distinctly different residential lot size categories (which may include multi-family). If the P.A.D. is larger than one hundred (100) acres it shall be required to provide a minimum of three (3) distinctly different residential lot size categories (which may include multi-family). For the purposes of this Ordinance “distinctly different” shall be defined as a minimum of 1,800 square foot differential in lot area in combination with a lot width differential of fifteen (15) feet~~
- ~~2. No one (1) residential lot size category shall comprise more than sixty (60%) percent of the lots.~~
- ~~3. The above requirement shall not apply if the density of the development is less than two (2du/ac) dwelling units per acre.; however developments in this density range are strongly encouraged to provide variable lot widths to achieve diversity.~~

~~B. Open Space Design Guidelines~~

- ~~1. Any P.A.D. with a residential component shall provide a multi-use trail~~

~~system that connects the open space areas within the development and creates pedestrian linkages with surrounding residential and commercial developments.~~

~~C. Homebuilder Guidelines and Standards~~

- ~~1. The homebuilder and/or parcel buyer shall be held to the standards outlined in the “Master Architectural Design Standards & Guidelines” and the “Master Plan Design Guidelines” developed for the P.A.D. and approved by the City. The standards developed for the P.A.D. shall not be any less than the minimum standards outlined in Article 14.6 of this ordinance.~~
- ~~2. A homebuilder and/or parcel buyer within a P.A.D. is strongly encouraged to use a variety of lot widths adjacent to each other within the individual parcels to provide a variety to the streetscape and a sustainable neighborhood that can accommodate changes for the future homeowners.~~
- ~~3. The homebuilder and/or parcel buyer within a P.A.D. is strongly encouraged to use a variety of staggered home placements and setbacks adjacent to each other to provide variety to the streetscape.~~

~~D. Additional Submittal Requirements: An application for a P.A.D. shall be made on forms provided by the Development Services Department. Any application for a P.A.D. shall include at least the following information:~~

- ~~1. All material outlined in the Planned Area Development District of the Zoning Ordinance~~
- ~~2. A preliminary water report and water layout plan~~
- ~~3. A preliminary sewer report and sewer layout plan~~
- ~~4. A “Preliminary Drainage Report” that at a minimum indicates or delineates: the boundaries of on-site and off-site drainage areas; the proposed drainage patterns of the development and the pre-existing patterns; run-off factor and run-off data; retention volume and location of drainage easements. The City Engineer may request other data necessary to review the proposed development.~~
- ~~5. A preliminary traffic study, prepared by a Registered Professional Traffic Engineer or Civil Engineer, that at a minimum addresses on-site and off-site traffic flows, project impacts and mitigation measures, anticipated trip generations, and level of service. The City Engineer may request other data necessary to review the proposed development.~~
- ~~6. A phasing plan/schedule. If the project is to be developed in phases each phase shall contain a mix of residential lot sizes, densities, product designs and be self-sufficient meeting the requirements, standards and conditions applicable to the project as a whole. Additionally, each phase of the project shall be self-sufficient in regard to connectivity, transportation, utilities, services, and open space amenities.~~
- ~~7. Documentation that a site records check, for potential cultural resources,~~

~~has been conducted in conjunction with the State Historic Preservation Office Cultural resource check~~

~~8. A.L.T.A. Survey~~

~~9. An Environmental Phase I Report and a Phase II Report, if applicable, as directed~~

~~10. Additional information may be necessary as requested by the Zoning Administrator to adequately review the project, including but not limited to, a refuse plan and an on street parking plan etc.~~

~~**E. Review Process**~~

~~1. The development progression, for review and approval, of the subdivision of land utilizing a P.A.D. follows the same progressive stages (Stages I-V) as outlined in Article 14-4 of this Ordinance.~~