

**STAFF REPORT****Case Number: DRP20-08**

To: Planning and Zoning Commission

Through: Rodolfo Lopez, Economic & Community Development, Deputy Director

From: Peter Margoliner, Assistant Planner

Meeting Date: September 28, 2020

REQUESTS

Development Review Permit (DRP) 20-08: A request by Kimley Horn, on behalf of Discount Tire requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 8,192 square feet retail store. Generally located just north from the northwest corner of Edison Rd and John Wayne Pkwy. **DISCUSSION AND ACTION**

APPLICANT/PROPERTY OWNER

Applicant: Kimley Horn Contact: Andy Whisler 1001 W. Southern Ave. Suite 131 Mesa, AZ 85210 Phone: (623) 552 3101 Email: andy.whisler@kimley-horn.com	Owner: VWP Sonoran Creek LLC 2390 E. Camelback Rd. Suite # 305 Phoenix AZ, 85016
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COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	1.15 acres
Parcel #	510-192-02A
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Commercial
Existing General Plan, Land Use	Commercial - C
Existing Zoning	General Business Zone – CB-2
Overlay Zoning	Transportation Corridor - TC

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Commercial (C)	CB-2	Vacant
East	Commercial (C)	CB-2	Commercial
South	Commercial (C)	CB-2	Commercial
West	Commercial (C)	CB-2	Commercial

Development Standards Consistency Analysis

Zoning Standard	Zoning Ordinance Requirement	Proposed
Minimum Front Yard Setback	20'	20'
Minimum Side Yard Setback (North and South)	15'	26'
Minimum Rear Yard Setback	20'	150'
Building Height	45'	28'
Parking & Loading	1 per 100 s.f. of office area 3 Per Vehicle bay 6 Bays x 3 = 18 1,200 SF / 100 SF = 12 spaces 30 spaces total	45

HISTORY SUMMARY

- 1988 – Rezoned to CB-2 Zoning, Pinal County Case # PZ-9-88.

ANALYSIS

Kimley Horn on behalf of Discount Tire are proposing to construct new 8,192 square foot Discount Tire retail store and associated site improvements in the City of Maricopa, Arizona. The overall site, 1.15+/- acres net, is bounded by existing undeveloped commercial to the south, west and north and John Wayne Parkway to the east. The proposed establishment is a Discount Tire store for the retail sales and installation of tires and wheels.

The building has been designed with architectural features that compliment the rest of the Sonoran Creek development and landscape features that will compliment the area. The building it self is comprised of different materials and has massing that gives the building a more aesthetic look. They have also gone above and beyond the landscaping requiremntns in order to justify increased parking.

Landscape Plans

- 16.2% of landscaping is provided which exceeds the minimum required landscaping, of 10% for developments of 10 acres or less.
- *Per Zoning Code Sec. 404.04 the development is required to have a minimum quantity of trees and shrubs. The proposed landscape plan exceeds the minimum required for both trees and shrubs*

i. Minimum Trees:	13	Provided Trees:	31
ii. Minimum Shrubs:	75	Provided shrubs:	258

- **Transportation**

- A Traffic Impact Statement (TIS) was submitted and reviewed by the Engineering Division. The report determined that the proposed roadway infrastructure for the development is adequate. All signalized intersections are expected to operate at Level of Service (LOS) D (*Level Service of A – D is passing per the City Engineer*) at both AM and PM peak hours in 2020 background, 2020 combined, 2025 background, and 2025 combined traffic scenarios. All approaches of signalized intersections and all movements of unsignalized intersection and driveways are expected to operate at LOS D or higher level of service at both AM and PM peaks hours in 2020 background, 2020 combined, 2025 background, and 2025 combined traffic scenarios as well.
- In addition a traffic impact analysis was previous reviewed and approved for the entire Sonoran Creek development.

- **Grading and Drainage:**

- A preliminary Grading and Drainage plan was submitted and reviewed by the City's Engineering Division. The Engineering Reviewer determined the plans meet or exceed 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.

- **Illumination:**

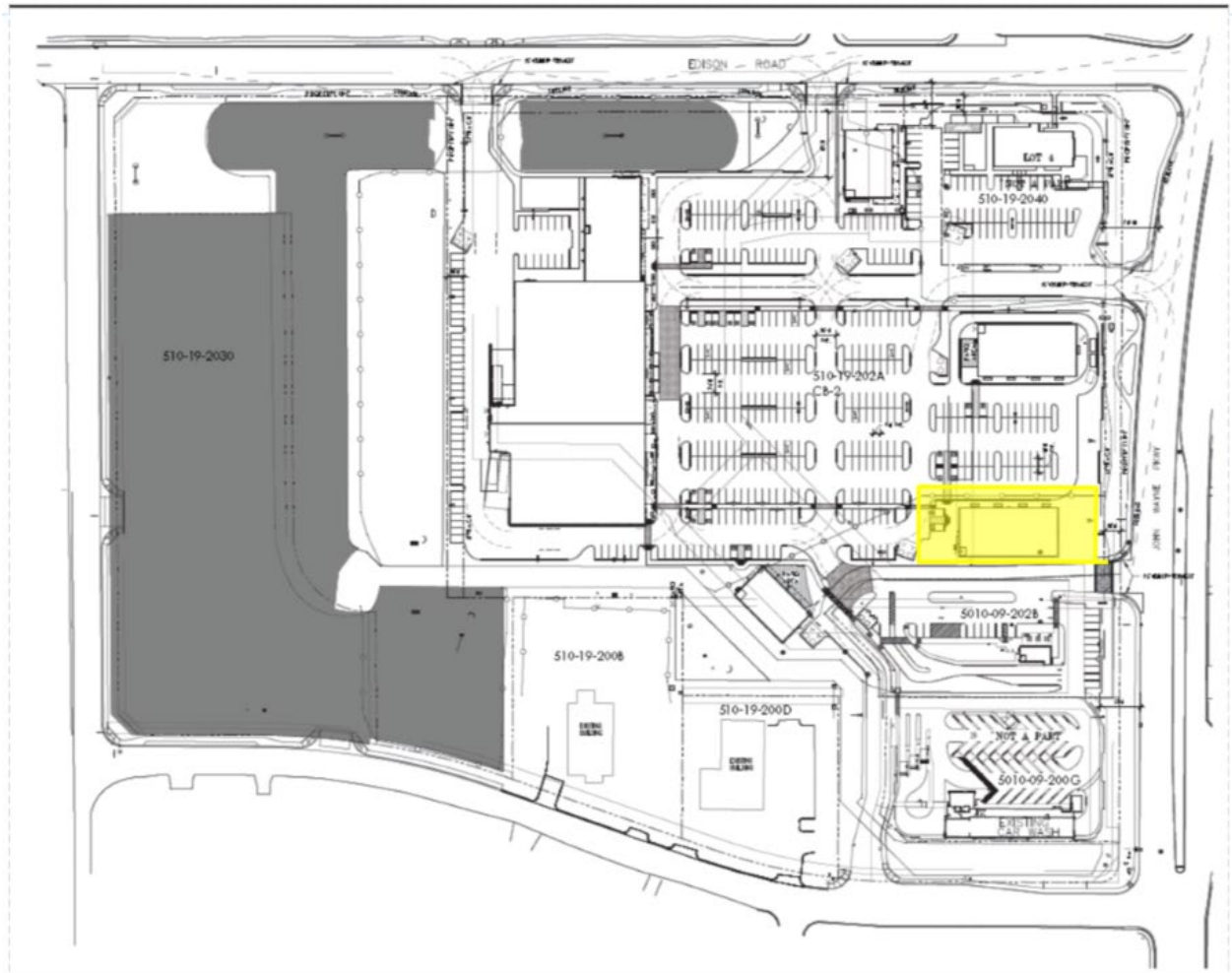
- The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code, Article 405.

- **Elevations**

- Proposed architectural elevations are complimentary and exceed minimum standards set forth within Zoning Code, Sec. 505.07 Development Review Permit criteria.

SUBJECT SITE

Subject site shown in yellow highlighted area.



CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant will provide a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed development as required per the city's Zoning Code. The Public Participation Plan will include, notification letters to all property owners within 300 feet of the subject area and public notice signs within the subject area. A timeline of the participation event is shown below (refer to Exhibit C for Citizen Participation Report). The applicant will provide paper copies of this report at the time of the meeting.

- September 14, 2020 - Notification letters sent
- September 14, 2020 - Sign posted
- September 28, 2020 - P&Z Commission meeting

PUBLIC COMMENT:

Staff did not receive any public comments.

CRITERIA FOR APPROVAL

In accordance with Zoning Code Sec. 505.07 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 the intent of the Commercial Zoning District, Providing adequate access to the site and complementary design to the near by developments.*

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 amenities, circulation, and parking to accommodate residents and guests alike.*

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 appear well integrated and complementary.*

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 provide interest on articulated structures. Building heights are very uniform and compatible with the different districts either side of the proposed site.*

CONCLUSION:

Staff finds the submittal items of DRP20-08 Discount Tires to be substantially compliant with Zoning Code, Sec. 505.07.

Staff recommends **Approval of DRP20-08 Discount Tires** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP20-08) 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. 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.
4. 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.
5. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
6. The applicant shall submit all required permits for any proposed signage.
7. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
8. 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.
9. 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.
10. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
11. 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.
12. 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.
13. This project is within the City of Maricopa Regional 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.
14. 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.
15. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
16. The applicant shall submit a Traffic Impact Analysis at the time of Building and On-site Improvement permit, for review and approval by the City's Engineering Division, prior to issuance of permit for construction.
17. 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.

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 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Site Plan

Exhibit C: Landscape Plan

Exhibit D: Photometric Plan

Exhibit E: Elevations

Exhibit F: Citizen Participation Report

-- End of staff report --