**STAFF REPORT****Case # DRP20-10**

To: Planning and Zoning Commission

Through: Nathan Steele, Economic and Community Development, Director

From: Rodolfo Lopez, Economic and Community Development Deputy Director

Meeting Date: October 12, 2020

REQUESTS

Development Review Permit (DRP) 20-10: A request by Callaway Architecture, on behalf of BMH Construction, requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 20,752 square feet clinic/hospital. Generally located on the northwest corner of Honeycutt Ave and John Wayne Pkwy. **DISCUSSION AND ACTION**

APPLICANT/PROPERTY OWNER

Applicant: Callaway Architecture Contact: Robert Donaldson 1207 Hampshire Ln Richardson, TX 75080 Phone: (214) 368-2525 Email: RDonaldson@callawayarchitecture.com	Property Owner: Desert Cedars Equities LLC 5346 E. Calle Del Norte Phoenix, AZ 85018
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COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	3.19 acres
Parcel #	510-25-047C and 009M
Site Address	19060 N. John Wayne Pkwy
Existing Site Use	Vacant
Proposed Site Uses	Clinic/Hospital
Existing General Plan, Land Use	Employment – E
Existing Zoning	General Rural (GR) / General Business (CB-2,
Overlay Zoning	Mixes Use Heritage (MU-H)

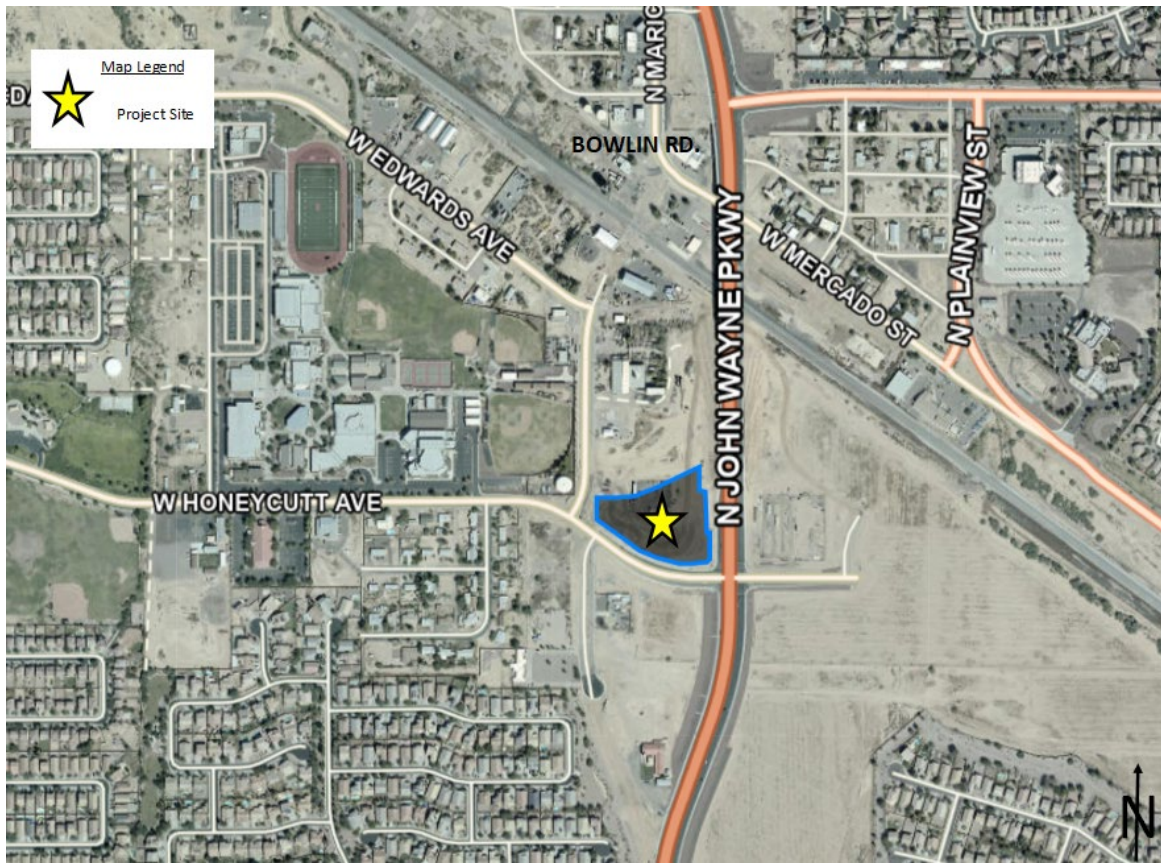
SITE HISTORY

- 2002 - Pinal County rezoning approval from General Rural (GR) to General Business (CB-2) PAD, Pinal County Case # PZ-PD-04-02

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	General Business (CB-2)	Vacant
East	Employment (E)	N/A	John Wayne Pkwy
South	Employment (E)	General Business (CB-2)	Commercial
West	Employment (E)	General Business (CB-2)	Commercial

SUBJECT SITE



ANALYSIS

On behalf of BMH Construction, Callaway Architecture is proposing a 20,752 square feet clinic/hospital on the northwest corner of John Wayne Pkwy and Honeycutt Ave. The overpass construction greatly impacted this area by creating reorganizing parcel layouts. This development will be the first development to be established within the overpass bridge's immediate vicinity, which staff believes could be a catalyst for other developments to follow.

The development proposes minimum required on-site parking, minimum landscaping, on-site lighting, and screening requirements. Access will be provided off of Honeycutt Ave with secondary entry off of Maricopa Rd. The use will provide ten emergency exam rooms and ten inpatient rooms with associated medical rooms, including laboratory and imaging. The applicant and the city have worked diligently to address site access requirements, architectural and landscape design enhancements.

The building is designed with architectural and landscape features that embody a medical type facility. The building features fiber cement siding, composite metal wall panels, window glazing, and stucco. Landscaping has been provided throughout the site to break-up the massing of the building and to provide screening where applicable. The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code. Proposed parking lot lighting will have a decorative style fixture type similar to what currently is installed along the frontage of Honeycutt Ave, further advancing the city's Heritage District Redevelopment plan for enhanced design aesthetics. The use of drought-tolerant landscaping shrubs is provided, and minimum tree requirements shade and enhance the overall site.

The site lies within the Mixed-Use Heritage (MU-H) Overlay, which requires several design elements such as minimum window glazing, building massing, and architectural design enhancements. The site design incorporates a mixture of window glazing placement that helps create a unique building environment within the area. Under the MU-H overlay, the required maximum setback is 20 feet from the property line; however, due to the specific user requirements for such facilities and flood zone restrictions, the building location is amenable to staff meeting the general intent of the MU-H Overlay.

The site also proposes a helipad on the western portion of the site abutting the building; a component typically allowed for such type use. The helipad's siting was found to be most suitable area on-site to protect adjacent properties from any potential adverse impact. Staff is proposing a condition to this effect that proper permitting/licensing approval is obtained through the County, State, and Federal Aviation Administration (FAA) prior to building permit issuance.

A Traffic Impact Analysis (TIA) was submitted and reviewed by the Engineering Division. The report determined that the amount of trips generated during peak hours is less than 100 peak-hours trip per average weekday. As a result, the current roadway infrastructure surrounding this development is anticipated to continue operating at an adequate level during the peak hours.

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. It was also noted that this development will be partially located on a FEMA floodplain zone AE. The applicant shall submit final Grading and Drainage plans and letter of concurrence from the Pinal County Flood Control District for review and approval by the City Engineering Division prior to construction.

38% of landscaping is provided which exceeds the minimum required landscaping, which is 10% for commercial developments of 20 acres or less. *Maricopa Subdivision Open space requirement: Section 14-6-4, Table 2- Open Space Requirements. Per Zoning Code Sec. 18.90.040 (A)(4) 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*

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|-----------------------|----------------------|
| ▪ Minimum Trees: 21 | Provided Trees: 82 |
| ▪ Minimum Shrubs: 126 | Provided shrubs: 492 |

Proposed architectural elevations are complimentary and exceed minimum standards set forth within Zoning Code, Sec. 505.07 Development Review Permit criteria. The applicant has sent out notice letters to property owners within 600 feet of the subject site, going above and beyond from the minimum requirements of 300 feet radius. In addition, one (1) sign posting was posted on the property by staff. At the time of writing this report no public comments was received.

CRITERIA FOR APPROVAL

In accordance with Zoning Code Sec. 18.155.070 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:

- 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 level that will set the design level for newly established area.

- 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 Districts.

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

- 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 variety of building design with height variations.

- The project complies with a minimum set of design requirements for development of public and private infrastructure within the City of Maricopa providing the health, safety, and welfare of the citizens and visitors of the City.

Staff Analysis: All plans have been prepared with these concepts in mind and have been reviewed to ensure compliance with adopted Design Standards Manual of the City of Maricopa.

CONCLUSION:

Staff finds the submittal items of DRP20-10 Exceptional Health Care to be substantially compliant with Zoning Code, Sec. 18.155.070

Staff recommends **Approval of DRP20-10 Exceptional Health Care** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP20-10) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance to 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. 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. 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.
12. 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.

13. 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.
14. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
15. 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.
16. 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.
17. Prior to building permit issuance, the property owner shall obtain applicable State, County and Federal license/permit for the proposed helipad.
18. The property owner shall address all remaining open comments from the Development Review Permit prior to building permit issuance.
19. The property owner shall be responsible for undergrounding all overhead utility lines as identified by the Engineering Division.
20. The property owner shall be responsible for submitting a lot combination for the properties before building permit issuance and shall also properly abandoned a portion of the 66' section roadway bisecting the property.
21. The applicant/property owner shall have met and complied with all applicable fire codes of the city, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction to the City of Maricopa.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Site Plan

Exhibit C: Landscape Plan

Exhibit D: Photometric Plan

Exhibit E: Elevations

-- End of staff report --