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STAFF REPORT

CASE # PAD21-01

To:	Honorable Mayor and City Council
Through:	Rodolfo Lopez, Community Development, Director
From:	Byron Easton, Senior Planner, Community Development
Meeting Date:	August 2, 2021

REQUEST

PAD21-01 Hogenes Farms: A request by Tiffany & Bosco, P.A. on behalf of TRS 15, LLC, to create the Hogenes Farms Planned Area Development (PAD), including the creation of the development land use plan, permitted uses, and development standards for Hogenes Farms a proposed mixed-use, master planned community. The property is generally located at the northwest corner of W. McDavid Road and N. Green Road. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT

Tiffany & Bosco, P.A.
2525 E. Camelback Rd.
Phoenix, Arizona 85016
Phone: (602) 452-2729
Email: kajones@tblaw.com

PROPERTY OWNER

Brian Hegardt
TRS 15, LLC
PO Box 570
Maricopa, AZ 85139

PROJECT DATA

- | | |
|--------------------------|--|
| • Site Acreage: | 528 +/- Gross Acres |
| • Parcel #: | 510-12-0040 |
| • Site Address: | N/A |
| • Existing Zoning: | Industrial (CI-2) |
| • Propose Zoning: | Planned Area Development (PAD) |
| • General Plan Land Use: | Master Planned Community (MPC), Medium Density Residential (MDR), Employment (E) |

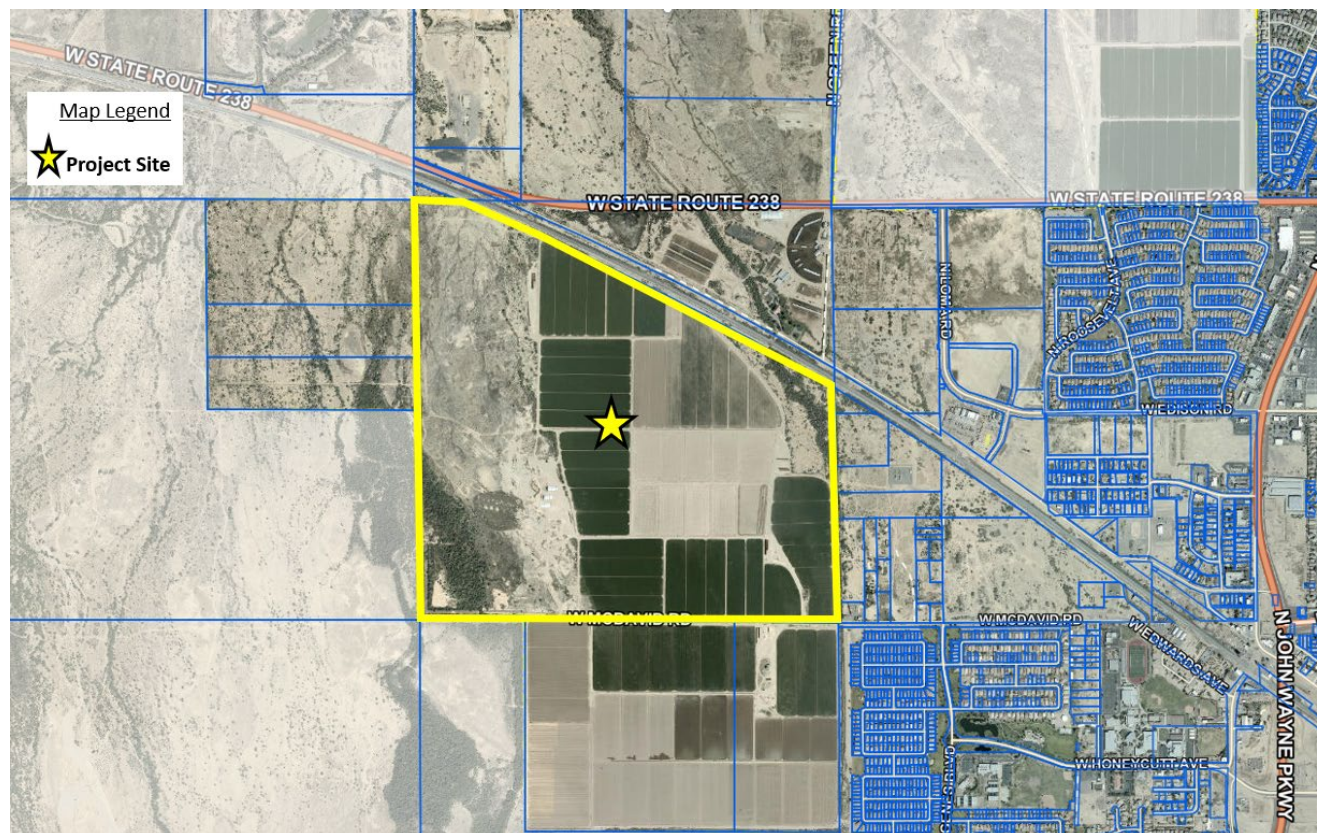
HISTORY SUMMARY

- 1963 – Rezone from General Rural (GR) to Industrial (CI-2), Pinal County case # PZ-007-63

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	Industrial (CI-2)	Agricultural
South	General Rural (GR)	Vacant Land
East	General Rural (GR)	Single Family Residential
West	Industrial (CI-2)	Vacant Land

SUBJECT SITE



ANALYSIS

Hogenes Farms is proposed as a mixed use project that permits uses such as single-family residential, and mixed use that could include future multi-density residential, commercial and/or industrial. The conceptual locations for these uses can be found on **Exhibit B: Conceptual Land Use Plan**. Land uses and development standards will be regulated by the Permitted Uses & Development Standards section of the Planned Area Development document (henceforth known as the “PAD”). The PAD district structure is flexible in nature and will both optimize the City’s interests and allow the applicant to develop the property to the highest and best use. Development of this PAD allows the applicant to bring a vital and vibrant, village-scaled development to the City of Maricopa.

Parcel 1-3, approximately 124.55 acres, will be built during Phase 1 (**Exhibit C: Conceptual Phasing Plan**) and is planned for a medium-density single family development with a RS-5 zoning district overlay. A mixture of 40’, 45’ and 65’ lots will be provided with an overall density of 3-6 du/ac.

Parcel 4-6, approximately 107.5 acres, will be built during Phase 2 and is also planned for a medium-density single family development with a RS-5 zoning district overlay. A mixture of 40’, 45’ and 65’ lots will be provided with an overall density of 3-6 du/ac.

Please see **Exhibit D: Open Space Plan** for a preliminary look at amenity locations and trail connections within these initial two phases. **Exhibit E: Circulation Plan** also shows the planned 10' paved path with wide shoulder multi-use trail that will connect to the City's planned trail in this area as shown in Figure 7 of the Paths and Trails Plan.

Development along the Southern Pacific Railroad is intended to be a mixed-use development that encourages walkability and placemaking. The additional standards below will ensure that future developments provide convenient access to and from North Green Road, create public gathering spaces, and a walkable and well-landscaped streetscape. North Green Road will be improved along the eastern property line and an overpass will be constructed at a later date per the Development Agreement.

In order to develop Hogenes Farms, the Applicant is requesting to rezone the subject site from Industrial (CI-2) to Planned Area Development (PAD) pursuant to attached Planned Area Development document.

The Hogenes Farms development meets the goals, policies, and intent of the City's General Plan and demonstrates compatibility between new development and existing neighborhoods by incorporating a compatible residential scale. The Property is designated as a mixture of Master Planned Community (MPC), Medium Density Residential (MDR) and Employment (E)Mixed Use (MU) on the City of Maricopa General Plan (**See Exhibit F: Existing General Plan Map**) and currently zoned Industrial (CI-2) (**See Exhibit G: Existing Zoning Map**). The current zoning of CI-2 does not conform to the City's General Plan land use designation of Master Planned Community or Medium Density Residential; however, the requested rezoning to PAD will better align the Site with General Plan goals and objectives. Specifically, the PAD rezoning addresses the following:

- Goal B1.1: Identify and implement policies to develop multiple mixed-use village core areas with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries.
- Objective B1.1.2: Encourage certain areas of the City to rezone to mixed use and higher density housing consistent with redevelopment plans and General Plan land uses.
- Objective B1.1.4: Develop a walkable community with commercial nodes and amenities for residents.
- Objective B1.1.5: Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.
- Goal B1.3: Encourage mixed-use development.

A Traffic Impact Analysis/Study was completed as part of the application process. The purpose of this study is to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This study was prepared in conformance with the City of Maricopa Improvement Requirements and the format for Traffic Impact Analysis Guidelines (2018).

The study shows the need for an overpass on Green Rd. that will connect the development to SR238 as Hogenes Farms reaches 1300 dwellings. However, the development agreement between the City and the developer has specified that the overpass must be built when it reaches 800 dwellings. Moreover, the developments in the area will contribute to the need of more infrastructure and the city will require a major transportation plan. As a result, the city is coordinating with all developments to build a bypass from SR238 that will connect to Green Rd without using John Wayne Parkway. Hogenes Farms and the planned Phoenix Surf have already proposed a right of way that will accommodate a 6-lane major arterial. This major arterial is under study and will be added to the update of the Area Transportation Plan.

Prior to Hogenes Farms reaching the 800 houses and the overpass buing built, the traffic impact analysis recommends several offsite improvements to provide a better transportation system including widening Edwards Ave. and the construction of a dedicated right turn lane on John Wayne Pkwy and Honeycutt Ave intersection. They city is currently working also with the developers to include McDavid Estates traffic to the area so that the full amount of trips are taken into account and all improvements necessary to maintain an acceptable level of service.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed PAD zoning change, as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 600 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 H** for the **Citizen Participation Report**). The Citizen Participation Report also provides a summary of the neighborhood meeting, including all comments made by attendees.

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|--------------------------------|-------------------------------------|
| • May 14, 2021 & June 11, 2021 | - Notification letters sent |
| • May 14, 2021 & June 11, 2021 | - Sign posted |
| • May 21, 2021 & June 12, 2021 | - Newspaper legal noticed published |
| • June 1, 2021 | - Neighborhood meeting held |
| • July 12, 2021 | - P & Z Commission (Public Hearing) |

PUBLIC COMMENT:

At the time that the report was written, staff has received several formal comments regarding the request. Several western adjacent property owners submitted letters to the City. Their main concern was that the proposed development would not limit access to their properties (refer to Exhibit H to review citizen comments).

The Applicant has proposed the provision of an access point at the northwest corner of the project and to retain the existing access easement along the western border of the project area. This would ensure two access points to the adjacent properties to the west. The City will ask the developer to improve and maintain W. McDavid Rd. along the southern property line until it intersects with the existing easement. To assure this, a stipulation is proposed to this effect.

FINDINGS:

As required by Sec. 18.140.060 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the 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;

***Staff Analysis:** Approval of the proposed project will advance the goals and objectives of the General Plan and is consistent with the policies of the General Plan and any other applicable plan and/or policies that the City has adopted.*

2. The subject site is physically suitable for the type and intensity of the land use being proposed;

Staff Analysis: *The proposed PAD will be required to be developed and designed to be in compliance with applicable design standards.*

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;

Staff Analysis: *The proposal will mitigate all potential vehicular and pedestrian traffic that will impact public health, safety, and welfare. A Traffic Impact Analysis was completed as part of the application process and will require an updated report or addendum at the time of platting or submittal of a development review permit application as determined by the City Engineer.*

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;

Staff Analysis: *The proposed PAD will be compatible with the existing planned land uses within the surrounding area; the use itself will complement neighborhood area that has already been established and further advances goals and objective of the city's General Plan for a village type development pattern.*

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.

Staff Analysis: *The proposed PAD is planned to have exceptional architectural and design elements that is not typically permitted by right by conventional standards.*

CONCLUSION:

On July 12, 2021, the Planning and Zoning Commission recommended approval of **PAD case #PAD21-01**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The PAD request case #PAD21-01 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The developer will improve and maintain W. McDavid Rd. along the southern property line until it intersects with the existing easement.
3. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division at the time platting or the submittal of a Development Review Permit.
4. Emergency lighting shall be added to all shared public spaces and walkways.
5. 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.

6. 30 days after approval by City Council, the applicant/property owner shall submit a final version of the PAD booklet and shall address all comments per the final recommendations and approval by the Planning and Zoning and City Council, if any.
7. Zoning development standards shall be in accordance to the Hogenes Farms PAD booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
8. Prior to issuance of any building permit, a clearance letter from the State Historic Preservation Office (SHPO) for archaeological and historical preservation information shall be submitted, as applicable.
9. Prior to preliminary plat or site plan submittal, the applicant/property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate federal, state, county and local regulatory agencies.
10. Residential product elevations and floor plans shall be submitted to the City for review and approval prior to issuance of any building permits.
11. Prior to the City Council approval of the PAD21-01, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
12. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
13. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.
14. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.

ATTACHMENTS:

Exhibit A: PAD Booklet

Exhibit B: Conceptual Land Use Plan

Exhibit C: Conceptual Phasing Plan

Exhibit D: Open Space Plan

Exhibit E: Circulation Plan

Exhibit F: Existing General Plan Map

Exhibit G: Existing Zoning Map

Exhibit H: Citizen Participation Report

-- End of staff report --