



39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.568.9098  
Fx: 520.568.9120  
www.maricopa-az.gov

## STAFF REPORT

**CASE # PAD21-08**

<b>To:</b>	Honorable Mayor and City Council
<b>From:</b>	Corin Hooper, Planner II, Development Services Department
<b>Through:</b>	Rodolfo Lopez, Director, Development Services
<b>Meeting Date:</b>	November 16, 2021

## REQUEST

**PAD21-08 Maricopa 40:** A request by CVL Consultants, to rezone 40.38 acres from Industrial (CI-2) to Planned Area Development (PAD) zoning district including modified development standards. The site is generally located at the northwest corner of W Steen Road and N Murphy Road. **DISCUSSION AND ACTION.**

## COUNCIL PRIORITIES CONSIDERED

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

## APPLICANT

CVL Consultants  
4550 N. 12<sup>th</sup> Street  
Phoenix, AZ 85014-4291  
Phone: (602) 285-4765  
Email: [jvermillion@cvlci.com](mailto:jvermillion@cvlci.com)

## PROPERTY OWNER

Chase Emmerson  
Emmerson Enterprises  
14555 N. Scottsdale Road #330  
Scottsdale, AZ 85254

## PROJECT DATA

- |                          |   |
|--------------------------|---|
| • Site Acreage:          | 40.43 acres   |
| • Parcel #:              | 502-060-35B   |
| • Site Address:          | N/A   |
| • Existing Zoning:       | Industrial (CI-2)                                   |
| • Propose Zoning:        | Planned Area Development (PAD)                      |
| • General Plan Land Use: | Master Planned Community (MPC) Pending GPA Approval |

## 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	Single Family Residential (CR-3)	Cortona (Master Planned Community)
South	Industrial (CI-2)	Low Density Residential (Vacant)
East	General Rural (GR)	Master Planned Community (Vacant)
West	Industrial (CI-2)	Low Density Residential (Vacant)

## SUBJECT SITE



## ANALYSIS

Maricopa 40 is a mixed-use project that is concurrently developing a planned area development and general plan amendment to permit single family zoning with 190 single-family houses along with the eventual inclusion of commercial toward the southern corner. The proposed platting of this land use can be found in the attached **Exhibit B PAD Booklet**. The PAD and associated amendment permit for the agility and flexibility of development, permitting deviations including setbacks and the mixture of uses building both the mixture of uses. This combination of uses along with the open space and trail availability creates a circulatory environment throughout the neighborhood.

Along with the PAD rezoning, the parcel is zoned for industrial zone (CI-2) with the medium density residential land use, pending the approval of GPA21-06. The density seems to be in line with the standard for developments. Single family residential fluctuates between 2 and 6 dwelling units per acre, whereas the estimated density is within this level.

In order to classify as a Planned Area Development, a minimum number of design elements need to be incorporated. The PAD has committed to the incorporation of the following:

- Sense of arrival utilizing landscaping, monumentation and decorative paving

- A distinctive project theme
- View fencing along arterial and collector streets when internal roadway abuts the property line
- A minimum 30-foot landscape parkway from right-of-way to property line where lots back onto Murphy Road and 5 feet where lots back onto a local collector road.
- Staggers or other visual breaks in perimeter walls along Murphy Road at points no longer than 250 foot sections.
- Irregular shaped retention basins
- Community signage, wall themes, and distinct landscape design
- Detached sidewalks within local ROWs
- Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities.

For the commercial element, the following required design elements will be required

- Four-sided architecture especially for portions of building visible from arterial street. This will be verified/validated upon the completion
- Architecture and landscape elements at the pedestrian level
- Enhanced rear elevations along arterial and collector streets and open spaces
- Variety of roofing colors, textures and shapes
- Durable exterior materials
- At least 1 body and 2 accent colors and/or accent materials for each commercial
- At least 4 building materials and finishes
- Front building entrances accentuated by architectural elements, lighting and/or landscaping
- Break-up the main ridgelines of roof slopes
- Along streets, maximize the experience of the pedestrian by providing fifty percent (50%) shade along walkways, upgrading the walkway surface with decorative pavement, or using distinctive landscaping that integrates changes in grade, boulders, and accent flowering shrubs and ground covers
- Provide all front doors with one or more of the following usable entry transition elements attached or otherwise integrated: covered porches; arbors; pergola; low-walled, shaded front patio areas and courtyards.

## **Transportation**

A traffic impact analysis was performed as a part of the Maricopa 40 was submitted and reviewed in association with the application process in order to assess traffic impacts of the proposed development. The study was prepared in Accordance with the City of Maricopa Improvement Requirements and the format for Traffic Impact Analysis Guidelines (2018). The Traffic Impact Analysis has revealed anticipated trip generation. It is believed that the development will generate 119 trips during the morning peak hours and 202 trips during the afternoon peak hours. It is believed that with minor improvements, turn lanes and stop signs, this will be able to sufficiently handle the level of traffic induced by the development. The city will require the developer to make a series of improvements. These include the dedication of a 55 foot right of way and improvements along Murphy Road. These include one southbound lane, curb improvements, gutter, sidewalk and landscaping.

## **Flood Zone**

The majority of the property is in the X flood zone, representing an area of minimal flood hazard. The

southern portion correlating with the development of the commercial area is a part of flood zone A. The southern portion is in the floodplain. This area will not be developed at this time and will be designated for future retail. As the regional CLOMR solution takes place, the retail area will be taken out of the floodplain allowing for the construction.

### **CITIZEN PARTICIPATION:**

The applicant has informed the community and performed the following outreach. The preliminary Citizen Participation Plan outlines the following requirements which were met by the applicant: neighborhood meeting held, notification letters sent to property owners within 600 feet, public notice signs on property and notification in the Casa Grande Dispatch. The Citizen Participation Report is part of the attachments and cover these elements.

- |                      |                                     |
|----------------------|-------------------------------------|
| • September 13, 2021 | - Newspaper legal noticed published |
| • September 22, 2021 | - Notification letters sent         |
| • September 22, 2021 | - Sign posted                       |
| • October 7, 2021    | - Neighborhood meeting held         |

### **PUBLIC COMMENT:**

At the time of writing this report, staff has not received any public comment.

### **FINDINGS:**

As required by Sec. 18.140.060 of the City's Zoning Code, the Planning & Zoning Commission made 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 2021 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.*

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

*Staff Analysis: The proposed PAD will be compatible with the existing plannedland uses within the surrounding area; the use itself will complement the neighborhood area that has already been established and further advances thegoals and objectives 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 architecturaland design elements that is not typically permitted by right by conventional standards.*

## **CONCLUSION:**

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The Planning and Zoning commission recommends approval of PAD case #PAD21-08 subject to the conditions of approval stated in this staff report.

1. The PAD request case PAD21-08 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 adjacent roads to half way road improvements.
3. The developer shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division at the time of platting or the submittal of a Development Review Permit.
4. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards that are developed by the City, as approved by the City Engineer as installed by the developer.
5. 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 final recommendations and approval by the Planning and Zoning and City Council, if any.
6. Zoning development standards shall be in accordance to the Maricopa 40 PAD booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
7. 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.
8. 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.
9. Residential product elevations and floor plans shall be submitted to the City for review and approval prior to issuance of any building permits.
10. Prior to the City Council approval of the PAD21-08, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.

11. 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.
12. 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.
13. 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:**

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**Exhibit A: Project Narrative**

**Exhibit B: PAD Booklet**

**Exhibit C: Zone Change Map**

**Exhibit D: Citizen Participation Report**

-- End of staff report --