



STAFF REPORT

CASE # PAD21-06

To: Honorable Mayor and City Council

From: Corin Hooper, Planner II, Development Services Department

Through Rodolfo Lopez, Development Services Director

Meeting Date: November 16, 2021

REQUEST

PAD21-06 Moonlight Ridge. A request by RVI Planning and Landscape Architecture on behalf of Forestar USA Real Estate Group, Inc., seeking to rezone 489.1 gross acres from Industrial (CI-2) to a Planned Area Development (PAD) zoning district including modified development standards. The site is generally located at the northwest corner of Smith Enke Road and Green Road.

DISCUSSION AND ACTION.

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT

Alex Stedman
 RVI Planning and Landscape Architecture
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 Tempe, AZ 85281
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PROPERTY OWNER

Brian Konderik
 Forestar USA Real Estate Group, Inc.
 1661 E Camelback Rd, Suite 330
 Phoenix, AZ 85016
 Email: bkonderik@forestar.com

PROJECT DATA

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|--------------------------|---|
| • Site Acreage: | 489.1 +/- Gross Acres |
| • Parcel #: | 510-15-006, 003A, and 003B
510-12-035A, B, and C |
| • Site Address: | N/A |
| • Existing Zoning: | Industrial (CI-2) |
| • Propose Zoning: | Planned Area Development (PAD) |
| • General Plan Land Use: | Master Planned Community (MPC) |

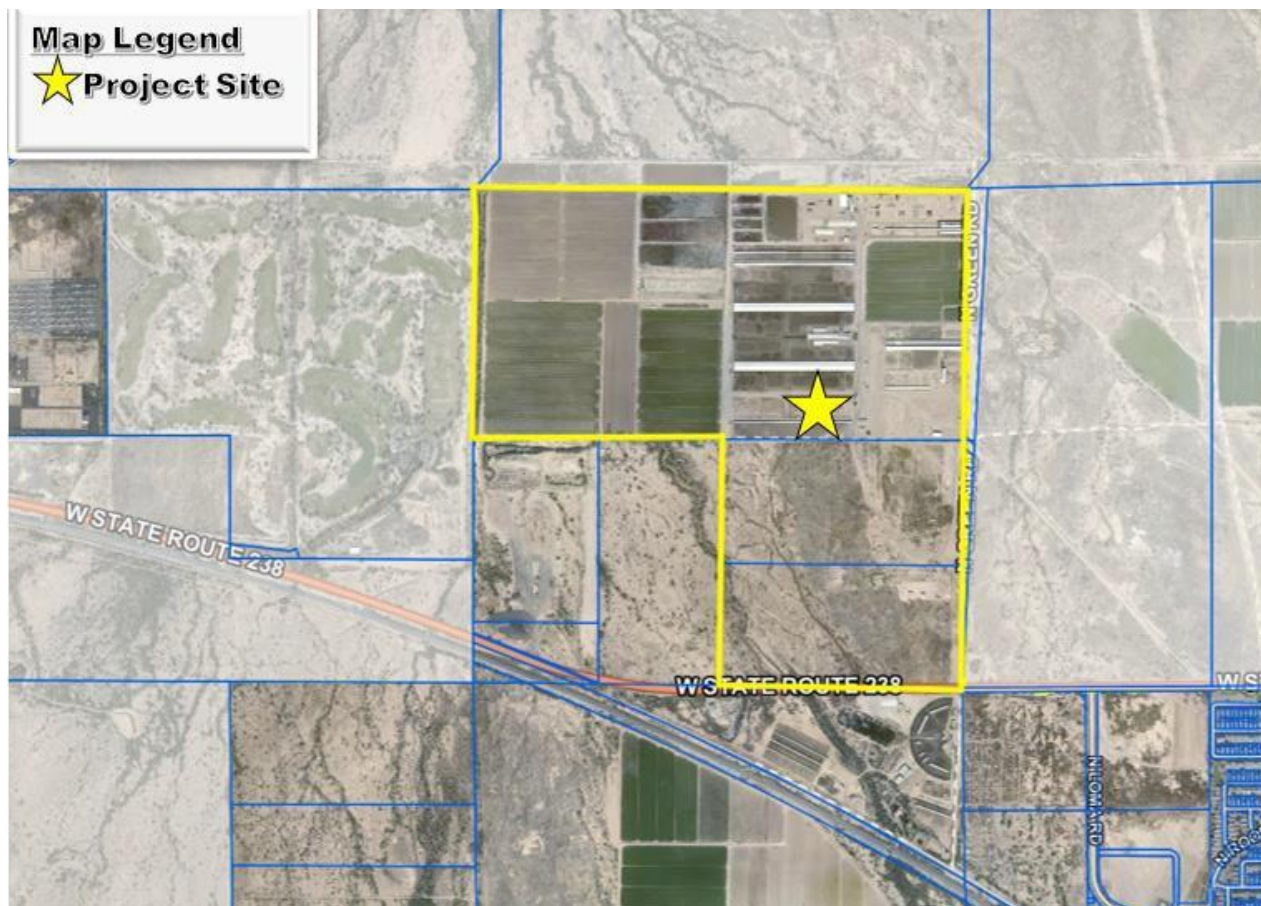
HISTORY SUMMARY

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

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	Gila River Reservation (Undesignated)	Gila River Indian Reservation
South	Industrial (CI-2)	Dairy Farm
East	Pinal County(GR)	State Land
West	Undesignated	Ak Chin Southern Dunes Golf Club

SUBJECT SITE



ANALYSIS

Moonlight Ridge is a mixed-use project that is developing a planned area development to permit single family zoning along with an eventual commercial toward the southern corner. The development of the property is in line with the General Plan, GPA20-05, as previously approved on September 14, 2020. The General Plan Land Use designates the land as a Master Planned Community.

The development of the PAD allows for agility and flexibility when compared to standard formatting. The site is currently proposed to be 1,350 single family units with 850 units of multi-family and approximately 300 units or 180,000 square feet of neighborhood commercial. The Moonlight Ridge development meets the goals, policies, and intent of the City's General Plan and demonstrates compatibility between new development and the surrounding environment. The property is a mixed-use development with a combination of medium density residential district (RS-5), high density residential (RH), neighborhood commercial (NC) and open space (OS).

The PAD is required to fulfill a number of design elements to be granted this status. For residential purposes, the following elements are acknowledged:

- Provide a sense of arrival utilizing landscaping, monumentation, decorative paving, etc.
- Provide a distinctive project theme
- Provide view fencing along arterial and collector streets when internal roadway abuts perimeter property line
- Buffer the rear property lines for all lots backing onto an arterial street by 10 feet or more (no rear yard setback to be less than 20 feet for single-story and 30 feet for two-story).
- Provide a minimum 30-foot landscape parkway from ROW line to fence in a common area when lots back onto an arterial street and five feet when backed to a local or collector.
- Provide staggers or other visual breaks in perimeter fence walls at points no longer than 250-foot sections.
- Provide irregular shaped retention basins, maximum 4:1 slope
- Enhance entry features with elements such as community signage, wall themes, and distinct landscape design.
- Provide detached sidewalks within local ROWs.
- Amenities interior to the project
- Provide a variety of mixed residential uses such as apartments, townhomes, detached and attached single-family residential, auto counts, green counts, and other residential types
- Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities
- Add street calming elements as approved by planning and the transportation departments

The following non-residential land use design elements will be required to satisfy the PAD's commercial element.

- Provide four-sided architecture especially for portions of building visible from arterial street.
- Incorporate architectural 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 where available
- Durable exterior materials and finishes (brick, masonry, stone, stucco facades).
- Provide at least 1 body color and 2 accent colors and/or accent materials for each commercial, office or industrial building
- Provide at least 4 building materials and finishes (brick, masonry, metal, stone, stucco facades, etc.)
- Break up the main ridgelines on roof slopes.
- Front building entrances accentuated by architectural elements, lighting and/or landscaping. All front doors that open to the outside are well lit and visible from the street, parking area or neighboring units.
- 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
- Prohibit series of roof slopes visible from arterial street, which are parallel with or perpendicular to the street by limiting no more than two adjacent lots having identical rear elevation roof lines

- Incorporate varied building height standards
- Vegetative screening, in addition to walls and fencing, when a residential subdivision is adjacent to a neighborhood commercial development
- Include outdoor furniture, shade structures to enhance pedestrian comfort, low-water use fountains to passively cool immediately adjacent outdoor areas, cool towers in appropriate areas, low water use shade tree bosque, lighting along sidewalks

A traffic impact analysis was performed as a part of the Moonlight Ridge submission and was 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. This traffic impact analysis was reviewed in context to the city's regional transportation plan. The purpose of this study is to assess traffic and transportation impacts brought on as a result of the development. Per discussion with the city engineer, the city will request a 58 foot right of way and half street road improvements along N Green Rd from State Route 238 to city limits.

The development is divided between the AO flood zone on the northwestern portion of the development. There is also a large section toward the western edge of N Green Road north of W State Route 238. The developer will also provide a drainage channel to route flows from SR238 to north of city limits and remove this area from the current FEMA's floodplain.

CITIZEN PARTICIPATION:

The applicant has informed the community and performed the following actions pertaining to due diligence per 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, 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 D for the Citizen Participation Report**). The Citizen Participation Report also provides a summary of the neighborhood meeting.

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|------------------------------|------------------------------------|
| • September 7 th | - Newspaper Legal notice published |
| • September 14 th | - Notification letters sent |
| • September 14 th | - Sign posted |
| • September 29, 2021 | - Neighborhood meeting held |
| • October 25, 2021 | - Planning and Zoning Commission |

PUBLIC COMMENT:

At the time this report was written, staff has not received any formal comments regarding the request.

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 the General Plan and any other applicable plan and/or policies that the City has adopted.*

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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.*

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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 proposed 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.*

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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; further advances goals and objectives of the city's General Plan for a village type development pattern.*

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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:

The Planning & Zoning Commission recommended approval of case PAD21-06 subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

Staff recommends approval of PAD case #PAD21-06, 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 #PAD21-06 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The developer will provide half street road improvements along N Green Rd from Smith Enke Road to the city limit.
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. 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.

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 the final recommendations and approval by the Planning and Zoning and City Council, if any.
6. Zoning development standards shall be in accordance to the Moonlight Ridge 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 for 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 PAD21-06, the applicant shall be submitted to the city a signed waiver pursuant to Proposition – 207, as applicable.
11. Prior to issuance of a building permit, the applicant 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:

Exhibit A: Project Narrative

Exhibit B: PAD Booklet

Exhibit C: Zone Change Map

Exhibit D: Citizen Participation Report

-- End of staff report --

