



# Planning and Zoning Commission

December 9, 2019



# Request

- Request for review and approval of Site Plan, Landscape, Photometric, and Elevations plans for a proposed multi-family apartment rental complex.
- The proposed development will consist of 120 units that will include 1, 2, and 3 bedroom units.
- Generally located at the southwest corner of Porter Rd. and future Shea Way.





# Site Location

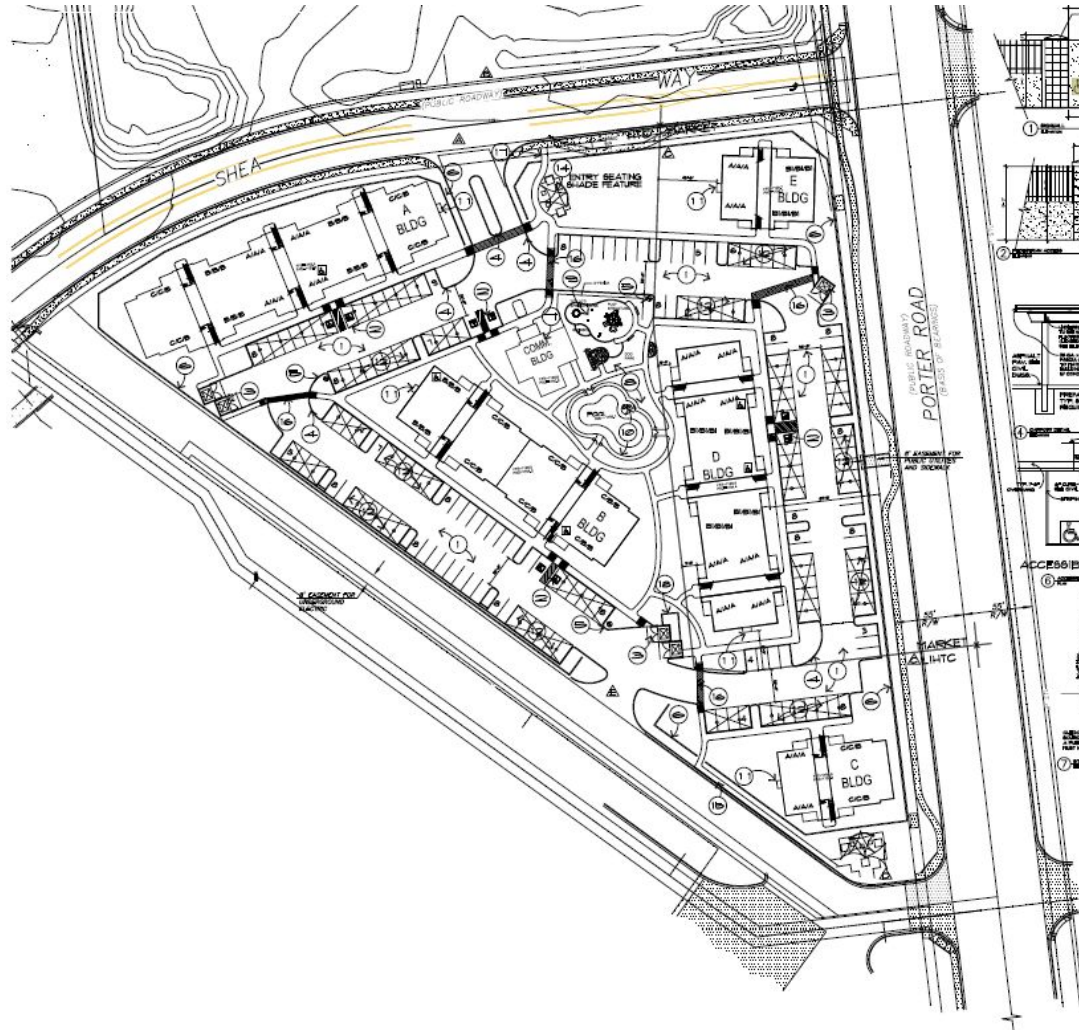




# Site Info

- Site Gross Acreage: 5.12 acres
- Parcel #: 510-12-054E
- Site Address: 41337 W. Shea Way
- Existing Zoning: General Mixed Use (MU-G)
- Overlay Zoning: None
- General Plan Land Use: Mixed Use (MU)
- Proposed Density: 23.4 dwelling units per acre  
(du/acre)
- Allowed Density: 24 du/acre

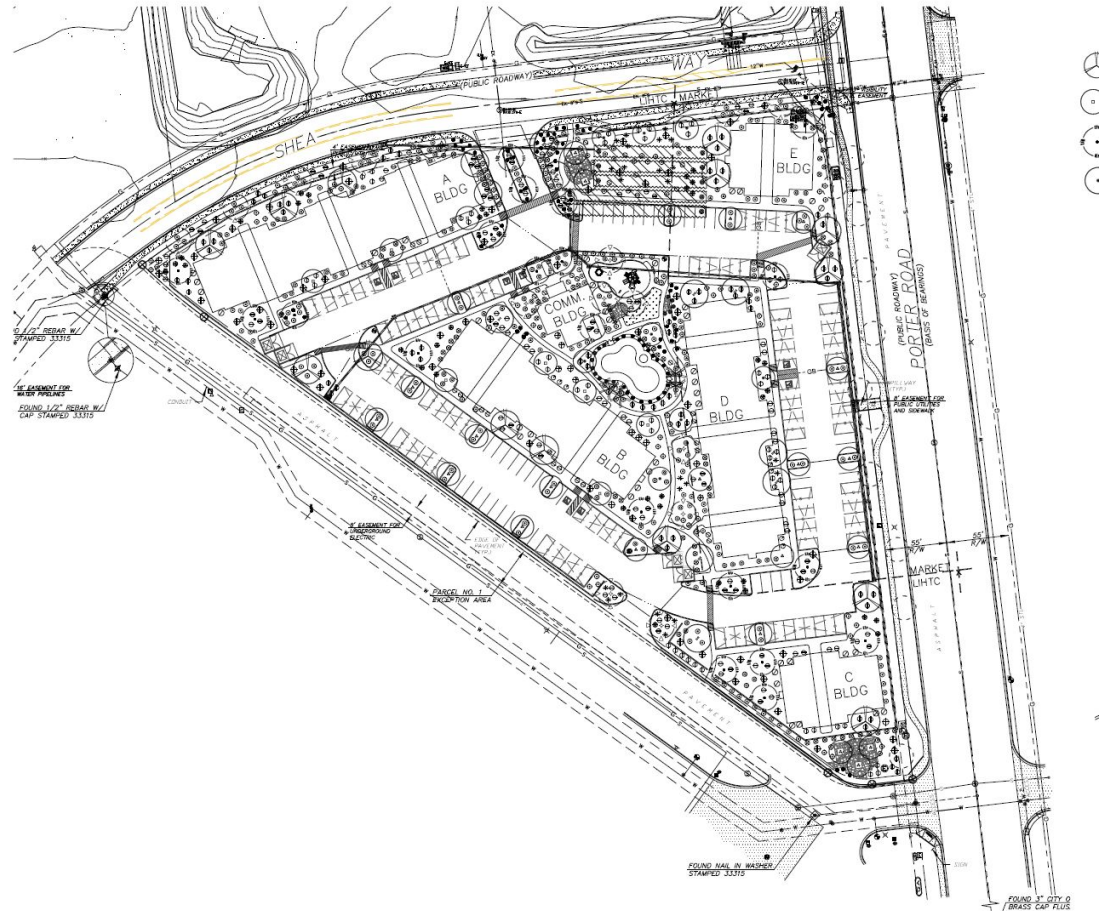
# Site Plan



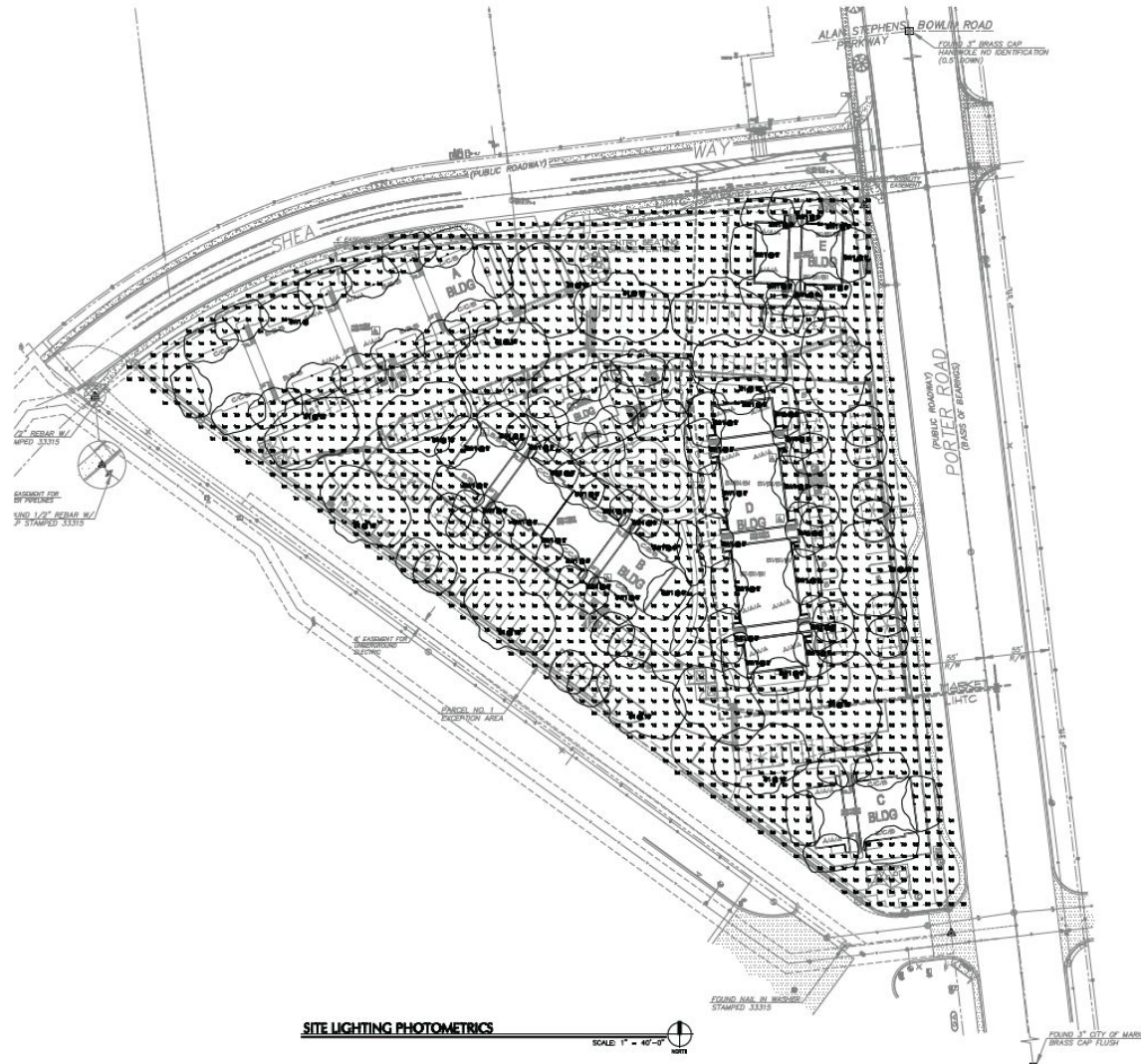




# Landscape Plan



# Photometric Plan





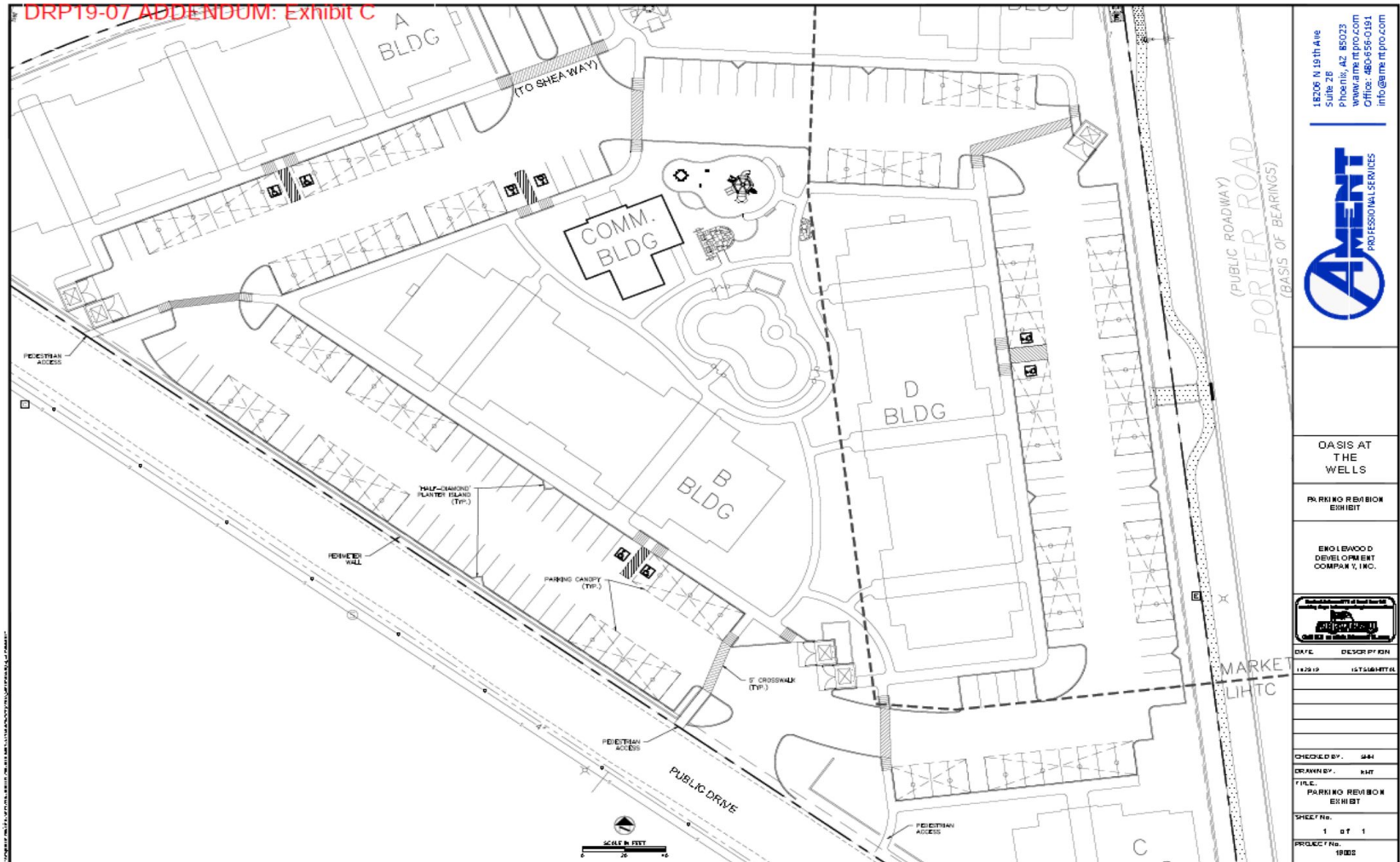


# Elevations





# Updated Site Plan





# Additional Parking













# Required Findings

- In accordance to **Zoning Code Sec. 505.07**, the decision making body shall evaluate the proposed development conforms with the following design guidelines 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.
  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.
  3. 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.

***\*\*Refer to staff report p. 3-4 for staff's analysis.\*\****



# Required Findings

- In accordance to **Zoning Code Sec. 505.07**, the decision making body shall evaluate the proposed development conforms with the following design guidelines criteria:
  4. 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 different Districts.
  5. 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.

***\*\*Refer to staff report p. 3-4 for staff's analysis.\*\****





# Required Findings

- In accordance to **Zoning Code Sec. 505.07**, the decision making body shall evaluate the proposed development conforms with the following design guidelines criteria:
  6. The streetscapes, including trees, lighting, and pedestrian furniture, are consistent with the character of commercial districts and adjacent residential neighborhoods.
  7. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

***\*\*Refer to staff report p. 3-4 for staff's analysis.\*\****



# Required Findings

- In accordance to **Zoning Code Sec. 505.07**, the decision making body shall evaluate the proposed development conforms with the following design guidelines criteria:
  8. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Maricopa's microclimate.

***\*\*Refer to staff report p. 3-4 for staff's analysis.\*\****



# Recommendation

- Staff finds the submittal items of DRP19-07 Oasis at The Wells to be substantially compliant with Zoning Code, Sec. 505.07.
- Staff recommends **Approval of DRP19-07** subject to the conditions set in the Staff Report.

## Added Stipulations:

1. Site Plan, Landscape Plan, Photometric plan shall be updated to reflect the added parking stalls on site, and the proposed street parking on Shea Way, at the time of building permit submittal.
2. The developer shall obtain a off site parking agreement with the city for utilization of additional overflow parking.





QUESTIONS?

