May 2, 2023

Murphy Park

Located south of Steen Road
and Murphy Road
City of Maricopa, Arizona

Major General Plan Amendment (GPA)

SITE CONTEXT STUDY

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-01-03839-01

Site Context Study

1. Existing and Proposed Zoning

The companion rezoning request for Murphy Park seeks to rezone the approximately 481-acre Property from the current zoning established by the Eagle Shadow PAD to a new overall Planned Area Development.

The Eagle Shadow PAD was initially approved under PAD04-03 in 2005 followed by a series of major and minor amendments, with the latest amendment approved under PAD15-02 in 2015. The existing zoning maintained by the 2015 PAD established underlying zoning of predominantly CR-3 with a small portion of CR-2 near the southwest corner of the Property. The approved land use plan defines the Property as Phase 5 of the Eagle Shadow community consisting of single-family residential uses.

After nearly 17 years since the initial zoning approval, there is an opportunity to update the existing entitlements to better suit current market demand and to introduce diverse and innovative housing stock with a variety of land uses to support the City's current initiatives while bringing the design up to accommodate the new requirements and criteria for PAD communities recently established within Chapter 18.60 of the City Code.

Since the 2005 zoning amendment, the neighboring uses to the south have changed substantially. The Hickman's Family Farms industrial egg plant was significantly expanded twice since 2005, which has made residential less of a compatible use along the southern edge of the property. As such, this proposal identifies a minimum of 80 acres of employment land use at this location for compatibility. Additionally, since the last amendment in 2005, the semiconductor manufacturing industry has expanded rapidly in nearby Chandler, most notably the planned $20B Intel facility which will be operational in 2024. Suppliers for that industry as well as the electrical vehicle manufacturing industry have been recently launching new large employment facilities in Pinal County, a nearby example being Lucid in Casa Grande. Where there was not much demand for industrial property in Pinal County or the City of Maricopa back in 2005, these two industries have taken root in the area and are creating the demand for new employment development.

Locations and alignments of streets, points of access, trails, walls, amenities and open space areas remain flexible to accommodate multiple land use scenarios within Murphy Park; however, the intent for a quality development established by the Eagle Shadow PAD remains substantially unchanged.

As described further in this proposal, the proposed uses and intensities are consistent with the proposed General Plan designation of Master Planned Community. (Refer to Exhibits B and C, Existing General Plan Map and Proposed General Plan Map).

2. Existing Conditions

The Property is located within the City of Maricopa, Pinal County, Arizona at the southwest corner of Steen Road and East Main Canal. The project site is bordered on the north by Steen Road, on the east by East Main Canal, on the south by Peters and Nall Road, and on the west by the Santa Cruz Wash. The Property is accessed from Steen Road to the north and the north-south extension of Murphy Road bisecting the development.

The approximately 130' wide East Main Canal adjacent to the Hartman Ranch community to the east and the approximately 300' drainage easement planned for the Santa Cruz Wash within the Sanctuary community to the west both provide significant existing buffers between the Project and the adjacent communities. Murphy Park is a thoughtfully designed and compatible development that prioritizes the mitigation of potential impacts to the neighboring areas with this existing perimeter buffering in combination with appropriate building setbacks. Landscaped areas and/or drainage easements along portions of the Project's perimeter will contribute to the buffering effect where provided.

The Property contains approximately 481 acres of primarily undeveloped agricultural land and one existing single family residence. The land is identified as Assessor Parcel Numbers (APN) 50206010B and 502080010, located within Sections 9 and 10, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Drainage

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014, indicates the site falls partially within Zone X. Zone X (shaded) is defined by FEMA as: *"Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."*

The west and north sides of the Property fall within Flood Zone A, which is defined by FEMA as: *"Areas subject to inundation by the 1-percent-annual-chance-flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply."*

Wood Patel has prepared a CLOMR (Conditional Letter of Map Revision) for the Santa Cruz Wash Regional Flood Control Project for the City. Murphy Park is moving forward with an independent solution that mirrors Wood Patel's study with an exception being that the channel is on Murphy Park and not the DiBella property for the small portion where it is shown.

A CLOMR will be prepared by CVL to evaluate the floodplain changes in the project site in the next design phases due to the parts of the project within Flood Zone A in accordance with FEMA requirements.

The watershed for the project site covers an extensive area starting from the northern parts of Mexico on the upstream side. The watershed drains to Santa Cruz Wash, which flows northwest, crosses Pima and Pinal Counties, and eventually outfalls to Gila River. The land plan has been designed to accommodate a drainage easement along portions of the northern and western property lines to collect and convey offsite drainage impacting the Project.

Within this easement, a drainage channel is proposed to convey the peak flow from the South Side of Canal 2. This channel will handle a peak flow of 2,806-cfs using a trapezoidal channel section. The northern channel will run the entire length of the northern boundary along Steen Road and will outfall to Santa Cruz Wash. Floodplain changes due to the Murphy Park development along Santa Cruz Wash at west side of the study area and along the Steen Road at the north end will be analyzed to verify that this project will not cause any adverse impact to the downstream side adjacent properties. The hydraulic structures providing better drainage for the proposed conditions will be designed in the next phases for this project per the City of Maricopa and Pinal County drainage requirements.

Surrounding Zoning and Land use

The proposed development is an appropriate land use for this Property that will complement the significant growth planned in this area of Maricopa. The properties surrounding the Project are as follows:

Direction	Use	Zoning	General Plan
North	Undeveloped land planned for the master planned communities of Pecan Groves and Murphy and Farrell.	CI-2, PAD	Low Density Residential, Master Planned Community
East	East Main Canal and undeveloped land planned for Arden Trails, a master planned community formerly known as Hartman Ranch.	CR-3 PAD	Low Density Residential, Mixed Use, Master Planned Community
West	Santa Cruz Wash and undeveloped land planned for Sanctuary, a master planned community.	CI-2, PAD	Medium Density Residential, Open Space
South	Hickman's Egg Farm and undeveloped land.	Ak-Chin	Ak-Chin

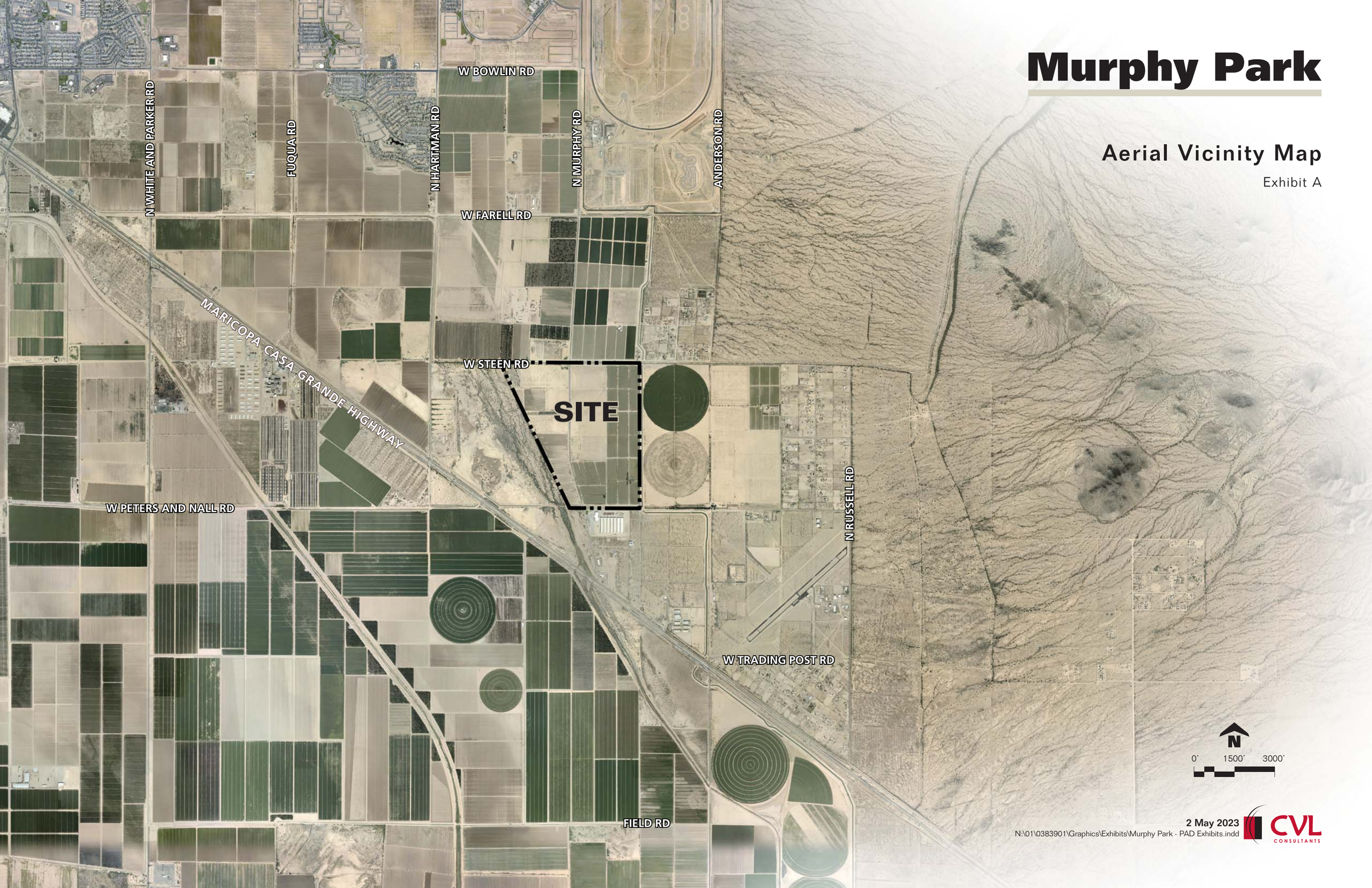
Emmerson Holdings is also the developer behind the planned Pecan Groves community listed in the table above. Pecan Groves is located at the northwest corner of Steen Road and Murphy Road and currently in the process of rezoning from the existing CI-2 industrial use to PAD for a new master planned community. The proposed employment use provided within Murphy Park is an appropriate relocation of the employment opportunities of the prior CI-2 industrial area on the Pecan Groves property. That prior CI-2 zoning was adjacent to an area that was planned primarily for residential use, but now this replacement of employment uses in the area would be adjacent to much more compatible uses, including the existing Hickman's Family Farms industrial egg plant and the Ak-Chin Santa Cruz Commerce Center. Additionally, this property is substantially closer to both the Maricopa-Casa Grande Highway and the Ak-Chin regional airport. This relocation of land use by the developer of both properties maintains the balance between housing and employment in this immediate area of Maricopa while providing a more appropriate distribution of the land uses.

As detailed above, the East Main Canal adjacent to the Arden Trails community to the east and the drainage easement planned for the Santa Cruz Wash within the Sanctuary community to the west both provide significant existing buffers between the Project and the adjacent communities. The existing perimeter buffering in combination with the appropriate building setbacks and perimeter walls provided mitigate impacts to the neighboring areas. Landscaped areas and/or drainage easements along portions of the Project's perimeter will contribute to the buffering effect, where provided. Additionally, the Arden Trails community to the east, formerly known as Hartman Ranch, will be required to build a large perimeter wall east of the East Main Canal, which, in combination with the perimeter walls required for Murphy Park, will provide an approximately 130' buffer with walls on either side.

Murphy Park

Aerial Vicinity Map

Exhibit A



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Murphy Park

Existing General Plan Map

Exhibit B

MPC
Master Planned Community

LDR
Up to 2.0 du/ac.
Low Density Residential

MPC
Master Planned Community

R
Rural

W STEEN ROAD

N MURPHY ROAD

N ANDERSON ROAD

MDR
2.0 - 6.0 du/ac.
Medium Density Residential

MPC
Master Planned Community

MPC
Master Planned Community

SITE

MDR
2.0 - 6.0 du/ac.
Medium Density Residential

LDR
Up to 2.0 du/ac.
Low Density Residential

LDR

MU
Mixed Use

C
Commercial

MARICOPA CASA GRANDE HIGHWAY

E
Employment

OS
Parks / Open Space

OS

City of Maricopa Boundary

AC
Ak-Chin Community

N

0' 400' 800'

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Murphy Park

Proposed General Plan Map

Exhibit C

MPC
Master Planned Community

LDR
Up to 2.0 du/ac.
Low Density Residential

MPC
Master Planned Community

R
Rural

W STEEN ROAD

N MURPHY ROAD

N ANDERSON ROAD

SITE

MPC
Master Planned Community

MPC
Master Planned Community

MDR
2.0 - 6.0 du/ac.
Medium Density Residential

LDR

MU
Mixed Use

C
Commercial

E
Employment

MARICOPA CASA GRANDE HIGHWAY

OS
Parks / Open Space

City of Maricopa Boundary

AC
Ak-Chin Community

N

0' 400' 800'

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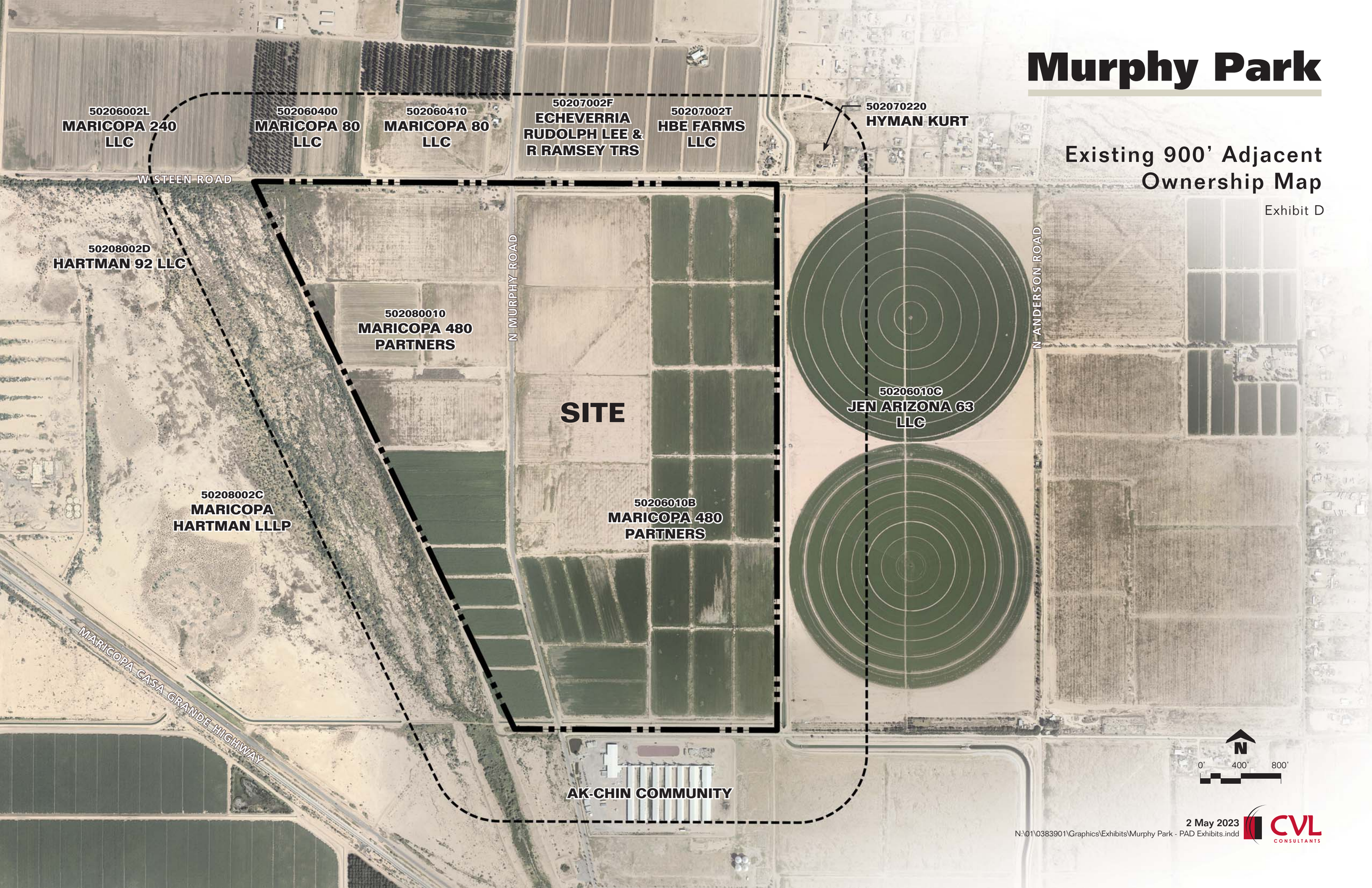
Murphy Park

Existing 900' Adjacent Ownership Map

Exhibit D



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Murphy Park

One Mile Radius Proximity Exhibit

Exhibit E

W FARELL RD

N HARTMAN RD

N MURPHY RD

ANDERSON RD

W STEEN RD

SITE

MARICOPA CASA GRANDE HIGHWAY

W PETERS AND NALL RD

AC
Ak-Chin Community

N RUSSELL RD

W TRADING POST RD

Legend

- 1 — Desert Sunrise High School
- 2 — Ak-Chin Regional Airport
- Private Parks and Open Space
- 1 Mile Radius
- Project Boundary
- Parkway
- Principal Arterial
- Principal Arterial (Unpaved)
- Minor Arterial
- Minor Arterial (Unpaved)
- Tribal/BIA Rural Minor Collector (unpaved)
- Proposed/ Existing Trail System
- Wash
- Railroad
- City Boundary

N

0' 1000' 2000'

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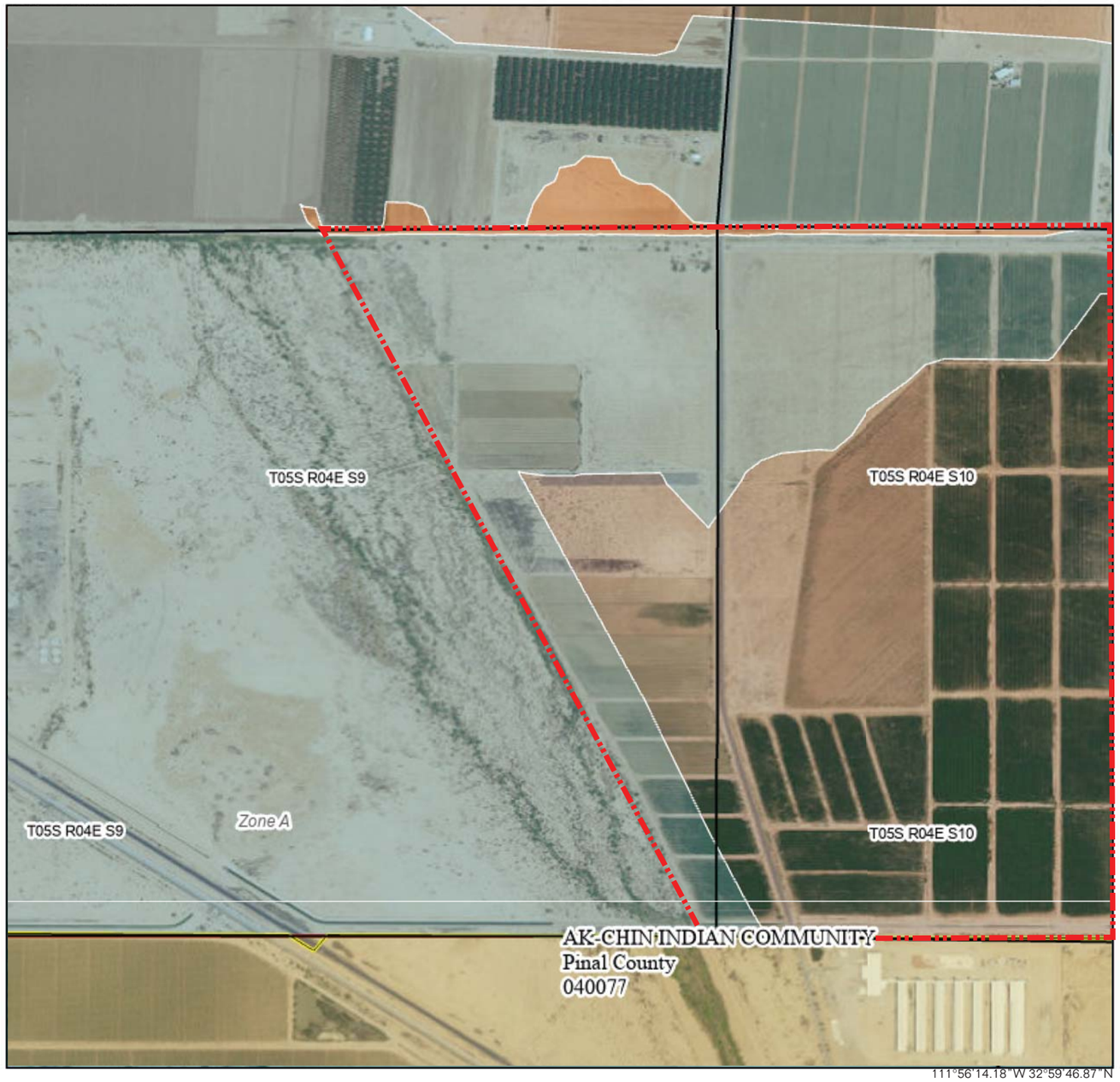
Murphy Park

Flood Insurance Rate Map

Exhibit F

National Flood Hazard Layer FIRMette

FEMA



111°56'14.18"W 32°59'46.87"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Site Boundary

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 4/24/2023 6:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www fema.gov/media-library/assets/documents/118418 This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below.
The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date

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