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| ARCHITECTURE | CIVIL ENGINEERING    |
| PLANNING     | BRANDING             |
| INTERIORS    | BUILDING MEASUREMENT |

Re: Application for rezoning **ZON22-09** – Proposed Area 1  
 NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

## PROJECT NARRATIVE

### 1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of, approximately, 60 gross acres, in the south portion of this site, which will also be subdivided into 5 lots and 3 different zonings. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

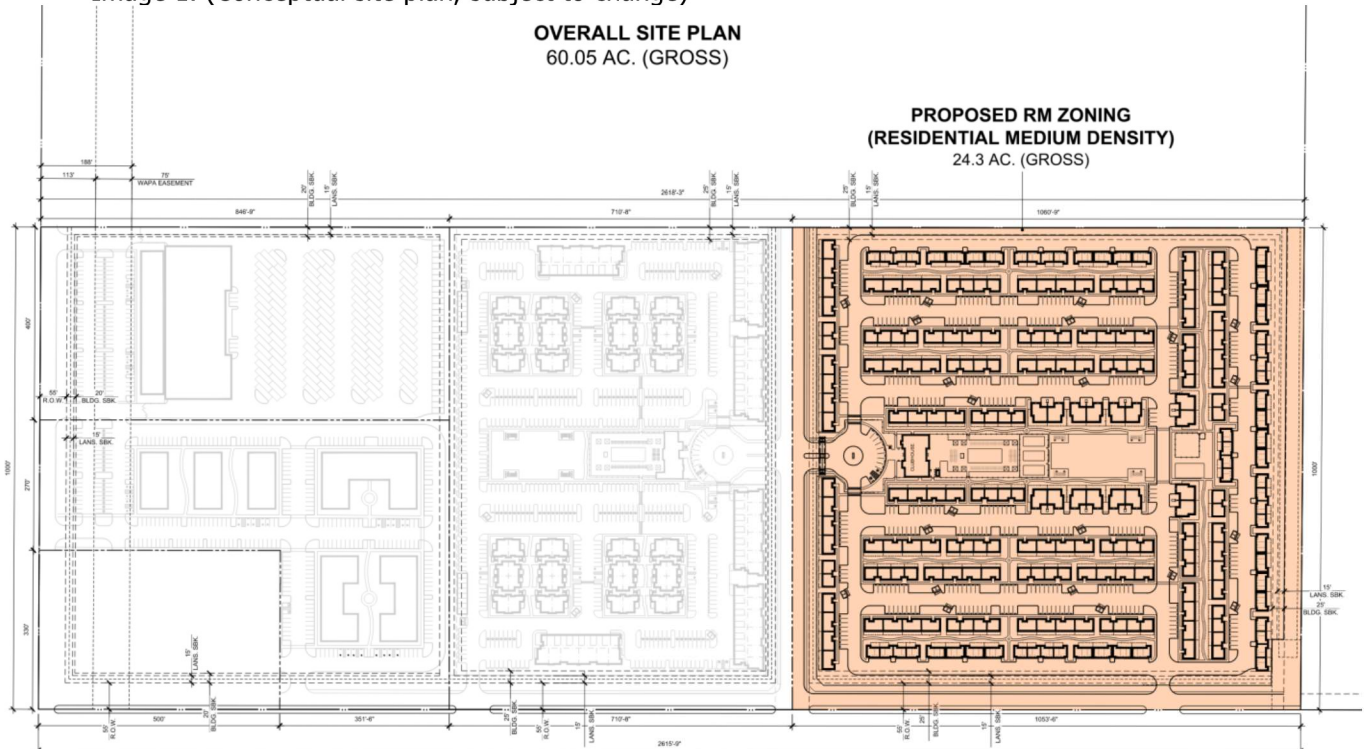
### 2. Project Introduction

On behalf of S3Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration this rezoning Application for 24.26 ac. portion an approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona (see image 1). The property is currently under City of Maricopa jurisdiction and zoned GR (General Rural Zone). The Owner is requesting rezoning for a new Multifamily detached units' development consisting of 1-bedroom, 2-bedroom, and 3-bedroom, duplex units and four-plex units, clubhouse, and amenities for the residents.

### 3. Existing and Proposed Zoning

The property is currently under Maricopa County jurisdiction and zoned General Rural (GR). We are requesting a rezone for the portion of this site to lineup with the proposed uses for this development. The requested zoning is RM, Residential Medium Density (see image below):

Image 1. (Conceptual site plan, subject to change)



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#### 4. General Plan Future Land Use

The property's current General Plan land use classification is High Density Residential, (HDR), and Medium Density Residential (MDR), and is consistent with the proposed zoning request of RH (High Density Residential). The proposed rezone provides the city with the blueprint for an enhanced economy, orderly growth and support of Maricopa's neighborhoods and desired community character. The Plan is intended to implement, and where necessary expand on the planning goals and strategies of the citizen-driven 2040 Vision Strategic Plan. This proposed rezoning will meet the use intended in the current GPFLU for this location, by providing a new multi-family residential development that will alleviate the current needs for housing in the area.

Also, along with this submittal, we will be submitting a GPA application that will change a slight portion of this proposed site from Medium Density residential into High Density Residential (HDR), to meet the current GPFLU.

This current area is surrounding by the following General plan land uses:

- North: MDR – Medium Density Residential, and E - Employment
- East: HDR – High Density Residential, and MPC – Master Planned Community
- South: MPC – Master Planned Community, MU – Mixed Use, and C – Commercial
- West: MU – Mixed Use

#### 5. Existing Land Use

This entire property is currently vacant, and it is being use for agriculture.

#### 6. Surrounding Land Uses.

- North: The north side of the subject property is vacant and zoned General Rural (GR), under the current City of Maricopa zoning map.
- East: The property to the east, along High Lonesome Dr., is vacant and used for agricultural, is currently zoned CR-3 (Single Family residential), under current City of Maricopa zoning map.
- South: The property to the South, along Farrell Rd., the land is vacant and currently used for agricultural. The Eastern half of this land is zoned TR (Transitional Zone), and the Western half of this land is zoned CB-2 (General Business Zone), under the current City of Maricopa zoning map.
- West: The property to the West along White and Parker Rd. is vacant and used for agricultural. This land is currently zoned TR (Transitional Zone), under the current City of Maricopa zoning map.

#### 7. Access / Circulation

Farrell Rd. will provide the primary road to the residential main entrances. The Owner has agreed to create a new road between the residential developments, to provide access to these developments and to the future development to the North (use TBD by others).