

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Planner II

Through: Rick Williams, Planning and Zoning Manager

Date: August 28, 2023

RE: **DRP22-30: EVR @ San Travasa – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a multifamily development located at the northwest corner of W. Farrell Rd. and N. White and Parker Rd. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Greg Davis of Iplan Consulting, on behalf of property owner San Travasa, LLC, to develop a build-for-rent residential product on an approximately 24.2-acre (gross) site on APN parcel # 510-30-001Q.
2. The development will consist of the construction of the following elements:
 - a. 186 residential units on the approximately 24.2-acre (gross) site, with a density of 7.7 du/ac (gross). The development will consist of a mix of 1-, 2-, and 3-bedroom units in both single-unit buildings and duplex buildings. Each unit will range between 800 and 1,500 square feet in size and feature private fenced backyards.
 - b. Amenities include a clubhouse, fitness center, pool, dog park, internal pedestrian sidewalk connections, and various ramadas, playgrounds, and outdoor play areas throughout the site.
 - c. The project will provide approximately 4.68 acres of qualifying open space where 3.14 acres (15% of net area per the San Travasa PAD) is required. The qualifying open space will consist of approximately 2.1 acres of private yard areas for the residents, 1.88 acres of programmed amenity open space areas, and 0.7 acres of drainage area open space.
 - d. 402 off-street parking spaces are provided with an average of 2.16 spaces per residential unit. The applicant is providing 15 spaces (4%) over the 387 spaces required by the proposal.

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- e. One (1) main full access point will be provided along the proposed Iron Pointe Rd. and one (1) exit-only access point is proposed on N. White and Parker Rd.
- 3. The development will provide access to White and Parker by constructing a box culvert and improving N Iron Point Rd. as a 2-lane road up to the entrance.

Other improvements that will be built in the future to improve transportation needs of the area as required by the traffic impact analysis are per approved San Travasa PAD and development agreements:

| <i>4. Improvement</i> | <i>5. Responsible Party</i> |
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| 6. Upgrade White and Parker to its ultimate condition (Principal Arterial). | 7. City of Maricopa |
| 8. Striping & any acceleration & deceleration, transition on White and Parker. | 9. San Travasa Development – as warranted by the traffic impact analysis. |
| 10. San Travasa Drive (Collector 'A') and Farrell Rd. | 11. Shared improvements: 12. Central Arizona College: 31% 13. Ak-Chin: 18.6% 14. San Travasa: 50.4% |
| 15. Deceleration and acceleration lanes on MCGH. | 16. San Travasa Development – as warranted by the traffic impact analysis. |

- 17. The applicant has conducted all required public notification as provided in the Maricopa City Code. Staff has received no written comment regarding this application as of the writing of this memo. Notification for this project included the following:
 - a. August 2, 2023 – Mailing notices to all property owners within 600 feet
 - b. August 3, 2023 – Sign posting on the site

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Landscape and Open Space Plan

Exhibit D – Color Elevations

Exhibit E – Photometric Plan