

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Planner II

Through: Rick Williams, Planning and Zoning Manager

Date: August 12, 2024

RE: **DRP24-03: Stonegate BTR – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a proposed multi-family build-to-rent cottage development located west of the southwest corner of N. Stonegate Road and W. Alan Stephens Parkway. 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 Dennis Newcombe of Gammage & Burnham Attorneys at Law, on behalf of property owner and developer Dominion, Inc., to develop a build-to-rent residential product on an approximately 19.15 ac. site on APN parcel 512-41-7260. The site is located west of the southwest corner of N. Stonegate Road and W. Alan Stephens Parkway.
2. The development will consist of the following elements:
 - a. 120 buildings housing 215 residential units on approximately 19.15-acres, with a residential density of 11.28 du/ac. The development will consist of a mix of 1- to 4-bedroom units in both single-unit buildings and duplex buildings. Each unit will range between 735 – 1360 square feet in size and feature private fenced backyard areas. Units are mixed between single- and two-stories.
 - b. Amenities include a clubhouse, a multi-use trail, play turf areas, a tot lot, shade ramadas and areas for outdoor games.
 - c. 503 vehicle parking spaces with an average of 2.34 spaces per unit. The applicant is requesting a 20% reduction in the required parking (616 spaces) through the Sustainable Development Incentive Program.
3. The development as shown on Exhibit B – Site Plan will be developed under a single phase.
4. Access improvements to the development include the construction of a box culvert from Maricopa-Casa Grande Highway providing secondary access from the south. This access is being built as part of the development agreement with Home Depot. Improvements on Alan Stephens Parkway will include the construction of the main

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access drive, landscape and streetlights. A Traffic Impact Assessment has been submitted as part of the application and is currently under review by the City Engineer.

5. The applicant has conducted all required public notification required by the city's Zoning Ordinance. As of the writing of this memo, city staff has not received public comment regarding this application. Notification for this project included the following:
 - a. July 25, 2024 – Notices mailed to property owners within 600 feet of the site.
 - b. July 25, 2024 – Sign posting of 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 – Floor Plan
- Exhibit D – Color Elevations
- Exhibit E – Color Landscape Elevations
- Exhibit F – Photometric Plan
- Exhibit G – Entry Monument Elevations

