CITY OF MARICOPA
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39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT — Cases Numbers: GPA22-05 & PAD22-05

To:	Planning and Zoning Commission
Through:	Richard Williams, Planning Manager
From:	Derek Scheerer, Development Services, Planner II
Meeting Date:	April 25, 2022

REQUESTS

PUBLIC HEARING: GPA22-05 Home at Maricopa Minor General Plan Amendment: A request by Don Leake of Shelter Asset Management, on behalf of property owner El Dorado 27, LLC, to amend approximately 25.3 acres of the General Plan Future Land Use Map, a portion of Pinal County parcel number 510-30-002C and parcel 510-30-002F, from existing Public/Institutional (P) and Mixed Use (MU) to Mixed Use (MU) located at the northeast corner of N. Porter Road and W. Applegate Road, just north of Maricopa-Casa Grande Hwy. **Discussion and Action.**

PUBLIC HEARING: PAD22-05 Home at Maricopa Zoning Map Amendment: A request by Don Leake of Shelter Asset Management, on behalf of property owner El Dorado 27, LLC, to rezone approximately 25.3 acres, a portion of Pinal County parcel number 510-30-002C and parcel 510-30-002F, from existing Light Industry & Warehouse (CI-1) to Planned Area Development (PAD) located at the northeast corner of N. Porter Road and W. Applegate Road, just north of Maricopa-Casa Grande Hwy. **Discussion and Action.**

APPLICANT

Shelter Asset Management
Developer
Contact: Don Leake
7150 East Camelback Rd. Ste 402
Scottsdale, AZ 85251

Phone: 480-252-6544
Email: don.leake@shelterasset.com

PROPERTY OWNER

El Dorado Porter 27 LLC
8501 N Scottsdale Rd. Ste 120
Scottsdale, AZ 85253

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

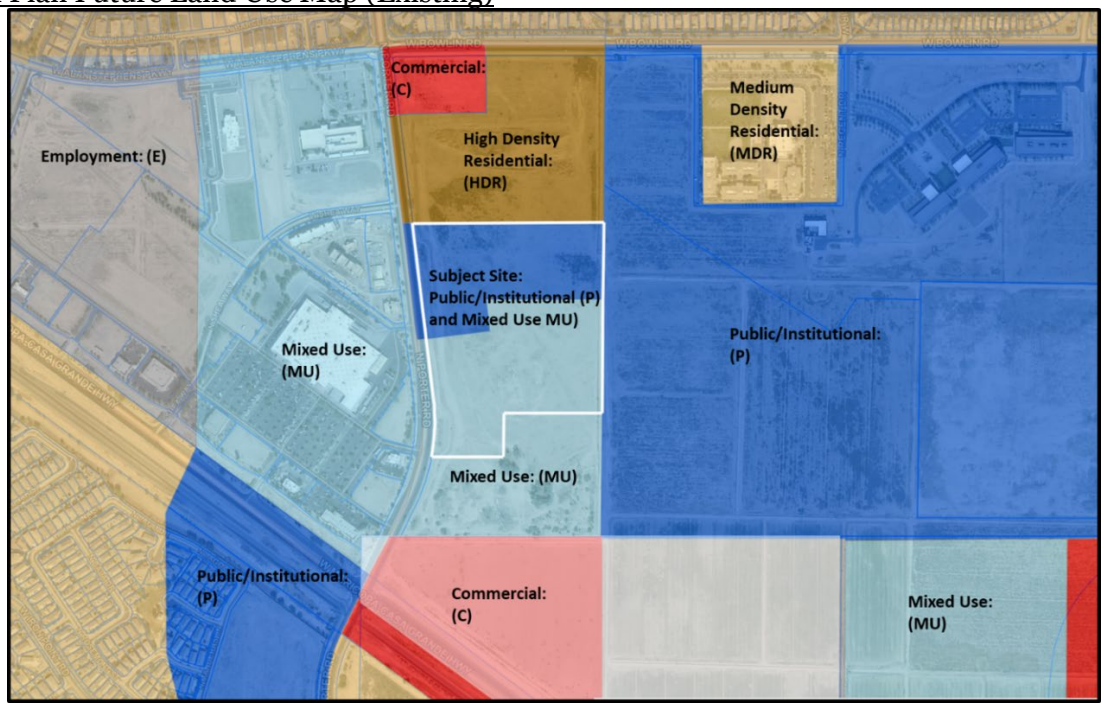
PROJECT DATA

Site Gross Acres	25.3 acres
Parcel #	510-30-002F and a portion of 510-30-002C
Site Address	N/A
Site Use	Vacant Land, not previously developed
Existing General Plan, Land Use	Public/Institutional – P Mixed Use MU
Proposed General Plan, Land Use	Mixed Use – MU
Existing Zoning	Light Industry & Warehouse – CI-1
Proposed Zoning	Planned Area Development – PAD
Overlay Zoning	None
Total Dwelling Units	536 (mix of one-, two-, & three-bedroom units)
Proposed Density*	28.5 Dwelling Units per Net Acre (DU/acre)
Allowed Density, per PAD	21.6 DU/acre (net acre, per code)
Parking Required/Provided	843-1,054/918 spaces (Parking reduction requested through the Sustainability Reduction incentive for a 20% reduction).

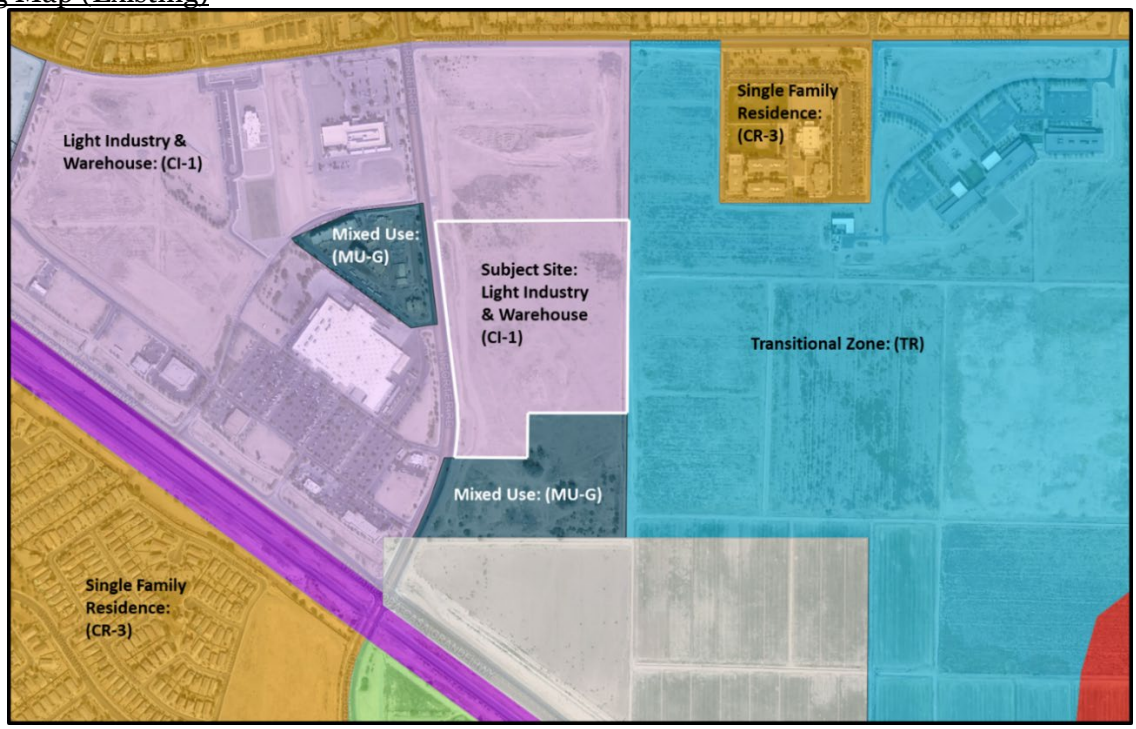
Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Public/Institutional (P) – Mixed Use (MU)	Light Industry & Warehouse (CI-1)	Vacant
East	Public/Institutional (P)	Transitional (TR)	Vacant
South	Mixed Use (MU)	Mixed Use (MU-G)	Multi-family (under construction)
West	Mixed Use (MU)	Light Industry & Warehouse (CI-1) and Mixed Use (MU-G)	Commercial/Residential

General Plan Future Land Use Map (Existing)



Zoning Map (Existing)



HISTORY SUMMARY

- 1963- Property zoned CI-2 by Pinal County zoning case PZ-7-63
- 2003- Property zoned CI-1 by Pinal County zoning case PZ-017-03, PZ-PD-017-03

SUBJECT SITE

ANALYSIS

The applicant is requesting:

1. A Minor General Plan Amendment to the Future Land Use Map from Public/Institutional (P) and Mixed Use (MU) to Mixed Use (MU).

2. A rezone from Light Industry & Warehouse (CI-1) zoning to Planned Area Development (PAD). This zone change request will allow the applicant to pursue a Development Review Permit (DRP) requiring site plan and architectural reviews to comply with the PAD. A DRP will be presented to Planning and Zoning Commission at their May 9, 2022 meeting for the proposed multi-family residential portion of the project.

Each request builds upon land use and development entitlements to make the proposal possible. Each approval is dependent upon the subsequent approval. The development proposal cannot move ahead without the rezoning, nor can the rezoning move ahead without the approval of the General Plan Land Use change.

Home at Maricopa is a proposed mixed-use project that permits uses such as multi-family residential, and mixed-use that could include future commercial and/or industrial. The proposed development of the site will occur in six (6) phases as illustrated in the PAD Narrative Booklet. For phases one (1) through five (5), the applicant is proposing an innovative multi-family development consisting of six (6) four and five story multi-family buildings with a centralized amenity package that will be presented to the Commission under Development Review Permit DRP22-07 at a later date. The proposed multi-family buildings are being reviewed under and shall meet the City's Multi-Family Residential Guidelines. The future commercial and/or industrial portion of the project will be submitted to the City under a separate Development Review Permit application at a future date.

The project and applications are part of a larger 60-acre series of developments of varying multi-family and commercial developments (The Rev at Porter and Copa Flats) located along the eastern portion of Porter Rd. between Bowlin Rd. and Maricopa-Casa Grande Hwy. Exhibit A, the Project Narrative and PAD Booklet, provides a thorough description of the two proposals (GPA22-05, PAD22-05) and the development standards proposed for the site. These standards have been determined to have met Staff's satisfaction for clarity and completeness. Within the Narrative, rationale for the change of land use reads: *The proposed mixed-use project will add another multi-family community to the area along with an integrated commercial/office/light industrial development. These projects fit well into this part of the City as there is already significant development in the area that will serve this project as well as benefit from the additional families and commercial activity that results.*

Amending the General Plan Land Use Map Amendment require consulting the Plan Administration section of the General Plan. Criteria include the following:

(1) number of acres for land use change and/or

(2) the capital cost burdens to the City when classifying an amendment as either Major or Minor.

1. Proposed land use changes that do not meet or exceed the thresholds of a Major Plan Amendment (as defined in Table 1 – Major Plan Amendment Land Use Criteria within City Limits) are defined as Minor. This proposal, refers to the line for current designation of Public/Institutional to proposed designation of Mixed Use, which set the trigger (or threshold) at 40 acres, whereas this proposal is below the trigger at 25.3 acres.

2. Infrastructure Criteria is also listed as an independent consideration to acreage. The context of the site requires no expansion of infrastructure that warrants costly capital improvements.

In accordance with these criteria, Staff classifies the proposed General Plan Land Use Map Amendment as Minor. The application was made with a Public Participation Plan that met state statutes and the standards prescribed within the Zoning Code, as outlined later in this report. The remaining public process includes holding a public hearing before the Planning & Zoning Commission, a recommendation by the Commission to the City Council, holding a Public Hearing before the City Council, and a decision by City Council. A recommendation should be made as to whether the amendment achieves, on balance, the goals and objectives as defined within the text of the General Plan Elements. A review of the goals and objectives are listed under the GPA22-05 *Minor General Plan Amendment Findings* section of this Staff Report.

With a favorable recommendation for the General Plan Land Use Map Amendment, the Commission can consider the concurrent Zoning Map Amendment (rezone). Under Section B. Land Use Elements, subsection D. Land Use Plan – Land Use Designations of the City's General Plan, future land use designations are listed. The Mixed-Use land use designation states that "the Mixed Use designation is intended to foster creative design for developments that desire to combine commercial, office and residential components." The Planned Area Development (PAD) zone is defined within the Zoning Code under Chapter 18.60.010 states that "the specific purpose of the Planned Area Development (PAD) District is to provide opportunities for creative and flexible development approaches that accommodate, encourage, and promote innovatively designed developments involving a mixture of residential and/or nonresidential land uses not prescribed within the zoning districts of the city."

The PAD standards proposed by the applicant closely follow the standards of the General Mixed-Use (MU-G) district with several variations that provide a unique PAD zoning district tailored to the proposed development of the site. Several of the proposed variations are listed below followed by a rationale for the deviations. The full set of proposed standards for the PAD are depicted in Exhibit A, Project Narrative and PAD Booklet.

Use	**District**		
	MU-G	**PAD Residential**	**PAD Non-Residential**
Lot and Density Standards			
Maximum Density (units/net acre)	30	28.5*	20*
Maximum Floor Area Ratio (FAR)	1.2	0	1.2
Building Form and Location			
Maximum Building Height (ft.)	40	70	40
Minimum Building Height (stories)	2	1	1
First Floor Ceiling Height, Nonresidential Uses (ft. clear)	12	-	12
Minimum Setbacks (ft.)			
Front	10	20/10	20/10
Interior Side, Residential Uses Only	5	-	-
Interior Side	0	-	-
Side, Perimeter	-	20/10	20/10
Side, Internal Building Separation	-	20/10	20/10
Street Side	10	-	-

Rear	20	20/10	20/10
Maximum Front Setback (ft.)	20	-	-
Maximum Setbacks	-	n/a	n/a
Other Standards			
Amount of Parking (Required / Provided)	-	843-1054 / 918	Y
Outdoor Living Area (s/f per unit)	120	60	-
Outdoor Storage	N	-	-
Transitions	Y	-	-
Amount of Parking. Non-residential uses must comply with the City Code require parking ratio based on a GROSS AREA calculation with the ability to exceed that amount by up to TWENTY PERCENT (20%)			

Under Section 18.60.040.A Residential Unit Densities of the Zoning Code, land use and development regulations for the PAD zone "shall not exceed the maximum number permitted by the general plan density for the total area of the planned area development designated for residential use." The General Plan does not specify density limitations specifically for PAD zones but restricts density under the Mixed Use (MU) land use designation to 6-18 du/ac. This limitation is inconsistent with densities permitted by-right under the Zoning Code for land uses permitted within the MU land use areas. Examples of this are the Residential High Density (RH) zoning district, which permits 24 du/ac, and the General Mixed Use Zone (MU-G) zoning district which permits 30 du/ac. Additionally, the General Plan limits residential density in High Density Residential (HDR) land use areas to 6-18 du/ac, which conflicts with the RH zoning district.

Although the proposal exceeds the maximum permitted density for the PAD zone, as noted above, staff finds that the proposed density of 28.5 du/ac, which falls in between the RH and MU-G zones, is appropriate and consistent for the proposed development type of four (4) to five (5) story residential structures that are unprecedented in the City. Staff is cognizant to the fact that as the City further develops, a variety of uses and building types that are not currently distinguished in the Zoning Code will have to be accommodated and that the PAD zone is the mechanism where such accommodations can be made until the General Plan and Zoning Code are updated to match these evolving development patterns.

To accommodate the increase in density, without sacrificing open space and amenities, the applicant proposes an increase of the permitted maximum building height from the Mixed Use base zone maximum of 40' to 70'. (It should be noted that the proposed maximum top of roof height in DRP22-07 is 54' while the proposed 70' maximum height in the PAD is to accommodate building apparatus.) To offset the perceived appearance of the height increases, the taller buildings have been setback further into the site. This setback additionally allows for the clustering and centralization of the proposed amenities so that their proximity to all residential buildings is increased for better universal access.

As an off-set to the proposed deviations from base zone standards, the applicant proposes a robust amenity package for the residential portion of the PAD. The amenities provided, as indicated in the DRP submittal that will soon follow, include the following:

- Lap pool
- Wading pool
- Jacuzzi/spa
- Sundecks with cabanas
- Ramada shade structures
- Outdoor kitchen/BBQ area
- Turf sports lot
- Shuffleboard and tetherball courts
- Tot lot with play equipment
- Pickleball court

- Bocce Ball court
- Cornhole court
- Split Dog park w/sun shade and wash stations (large/small breed)
- Three (3) large turf play/recreation areas
- Clubhouse
-
- Over requirement landscaped common open space

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Minor General Plan Amendment and Rezoning as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters sent to all property owners within 600 feet of the subject site, a public notice sign within the subject site, and a legal notice published in the local newspaper circulator. A timeline of the participation is shown below (refer to Exhibit B for Citizen Participation Report).

- Mar. 24, 2022 - Notification letters sent
- Mar. 24, 2022 - Legal notice published (newspaper)
- Mar. 24, 2022 - Sign posted posted
- Apr. 8, 2022 - Neighborhood Meeting held

PUBLIC COMMENT:

Staff has not receive any public comment record at the time of writing this report.

GPA22-05 MINOR GENERAL PLAN AMENDMENT FINDINGS:

As required by the General Plan, the following goals and objectives are of consideration:

Goal B1.3: Encourage mixed-use development.

Staff Analysis: The proposed change from Public/Institution to Mixed Use is consistent with the intent of Goal B1.3 of the General Plan. The proposed development plan for the site is consistent with the Mixed Use policies with providing multi-family and commercial component within the overall development site.

Goal B1.4: Minimize conflicts between land uses.

Staff Analysis: The proposed change from Public/Institution to Mixed Use is consistent with the development of the area and this identified Growth Area. The mixed-use designation will allow for additional commercial/retail in the area. Additionally, the proposed change will clean up the Future Land Use Map where the current land use divisions bisect the proposed lot being created by the applicant.

Goal B2.1.5: Encourage certain areas of the City to rezone to mixed-use to permit higher density housing consistent with Master Plans, Strategic Plan, and the Village Center planning concept.

Staff Analysis: The proposed PAD zoning of the site allows for a higher density housing product consistent with the intent of the Mixed Use designation of the City's General Plan. The City Housing Plan has similarly identified a need for more diverse housing stock to be utilized by the citizens of Maricopa.

Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.
MU (Mixed Use) 6 - 18, HDR (High Density Residential) 6 - 18
Staff Analysis: The proposed housing unit diversity expands upon and improves the dwelling unit type and density offerings for the City. The residential component of the project will provide a mix of one-, two-, and three-bedroom units that will serve a variety of family units at various income levels. The proposed density, although slightly greater than what is permitted, is an extension of the development pattern for the area and the City at-large in both dwelling type and density with the proposal.

Goal E3.1: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa.

Staff Analysis: The proposal provides adequate and safe pedestrian interconnections between the proposed residential and commercial portions of the project area as well as to Porter Rd. with its connectivity the commercial. As such, the proposal demonstrates compliance with this goal.

Housing Element: *A Housing Needs Assessment study is necessary to clearly define areas of need and implementation plan to expand housing options in Maricopa.*

Staff Analysis: The Housing Needs Assessment and Housing Plan was completed in July 2018. The Assessment noted that the need for rental housing was in high demand within the City with limited access to rental units. More than 99% of the housing stock consists of single-family, detached homes (p. 11). This is comparatively over-represented in comparison to the Phoenix MSA where only 65% of housing stock consists of single-family, detached homes (p. 12). To accommodate the next 10 years of growth, approximately 22,000 new buyers and renters will not be interested in single family homes (p. 16). Additionally, the benefits of higher density housing adjacent to commercial/mixed use land uses supports neighborhood retail (p. 16), which is a component of the overall development proposal for the subject site. As such, the proposal meets the Housing Needs Assessment and Housing Plan Goals (p.77) numbers (1) by proposing a well-built, well-designed housing product (DRP22-07); (2) by providing various housing options for all stages of life; and (4) by encouraging walkability, increasing access to jobs, shopping, and other amenities.

PAD22-05 ZONING MAP AMENDMENT REQUIRED FINDINGS:

As required by Sec. 509.14 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;

   Staff Analysis: *The proposed zone change to PAD adheres to the General Plan's future land use designation, pending approval of the Mixed-Use designation.*

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

   Staff Analysis: *The zone change amendment will allow the applicant to continue their development plan along Porter Road for a proposed mixed-use residential development in support of the housing plan's goal to diversify the housing options within the City.*

3. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

Staff Analysis: *The zone change will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

CONCLUSION:

Staff recommends **approval** of **cases GPA22-05 and PAD22-05 Home at Maricopa**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission. Each case will require an independent motion by the Commission:

1. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.

2. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.

3. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure a Minor Land Division to create the new parcel. This will also be required for the Zoning Map and General Plan Map amendments.

4. Prior to the City Council approval of the PAD22-05, the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.

5. Any amendments to the PAD District shall be processed in accordance with Section 18.180.060 of the City's Zoning Code.

6. All zoning and development standards not expressly enumerated within this PAD shall comply with the applicable standards delineated in the City's Zoning Code.

ATTACHMENTS:

Exhibit A: GPA22-05 & PAD22-05 Narrative and PAD Book

Exhibit B: Citizen Participation Report

Exhibit C: Conceptual Site Plan combined with Landscaping Plans

Exhibit D: Conceptual Rendered Elevations

-- End of staff report –

Home at Maricopa

PURPOSE AND INTENT:

This project narrative accompanies a request for a Planned Area Development (PAD) rezoning for a commercial/industrial development by El Dorado Holdings, surrounded by a market rate lifestyle rental home community by SAM Development Group LLC and Shelter Asset Management ("SAM") which are part of the Drewlo Family of Companies. The project is proposed for the approximately 25 acres located on the east side of Porter Road, south of Bowlin Road and north of the Maricopa – Casa Grande Highway. This site is part of a larger ~60-acre mixed use project developed by El Dorado Holdings that includes the previously approved REV residential neighborhood to the north and the recently approved Copa apartment development to the south. The subject property is currently zoned Light Industrial and Warehouse (CI-1) and is proposed to be rezoned to Planned Area Development (PAD). A separate minor General Plan Amendment request has been filed to change the land use classification of the property from Public/Institutional (P) and Mixed Use (MU) to all Mixed Used (MU) which supports the proposed PAD zoning.

Site Aerial

Home at Maricopa

Planned Area Development (PAD) Book

Submitted to:
City of Maricopa
39700 W. Civic Center Dr.
Maricopa, AZ 85138

Submitted on Behalf of:
Shelter Asset Management &
SAM Development Group
7150 East Camelback Road, #402
Scottsdale, AZ 85251

El Dorado Holdings
8501 North Scottsdale Road, #120
Scottsdale, AZ 85253

Prepared by:
Iplan Consulting
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

April, 2022

PURPOSE AND INTENT:

This project narrative accompanies a request for a Planned Area Development (PAD) rezoning for a commercial/industrial development by El Dorado Holdings, surrounded by a market rate lifestyle rental home community by SAM Development Group LLC and Shelter Asset Management ("SAM") which are part of the Drewlo Family of Companies. The project is proposed for the approximately 25 acres located on the east side of Porter Road, south of Bowlin Road and north of the Maricopa – Casa Grande Highway. This site is part of a larger ~60-acre mixed use project developed by El Dorado Holdings that includes the previously approved REV residential neighborhood to the north and the recently approved Copa apartment development to the south. The subject property is currently zoned Light Industrial and Warehouse (CI-1) and is proposed to be changed to Planned Area Development (PAD). A separate minor General Plan Amendment request has been filed to change the land use classification of the property from Public/Institutional (P) and Mixed Use (MU) to all Mixed Use, which supports the proposed PAD zoning.

Site Aerial

SITE LOCATION AND RELATIONSHIP TO SURROUNDING PROPERTIES:

The subject property fronts onto Porter Road to the west which will provide the access for the project. Beyond Porter Road is an existing commercial center featuring Wal-Mart and several other retail uses. The property to the north is owned by El Dorado Holdings and is being developed as the REV at Porter project which is a medium density multi-family project. The Pinal County Community College owns the property along the east boundary and their plans for the vacant land immediately adjacent to our site are unknown at this time. The property to the south was recently approved for the Copa apartment project which is currently under construction this year.

Adjacent Land Use Table

Direction	General Plan Classification	Existing Zoning	Existing Use
On-Site	Public/Institutional & MU	CI-1	Vacant
North	High Density Residential	RM	Residential
South	Mixed Use	MU-G	Residential
East	Public/Institutional	TR	Vacant
West	Mixed Use	CI-1 & MU-G	Commercial & Residential

SITE CHARACTERISTICS AND CHARACTER OF THE AREA:

The 25-acre subject property is part of a larger 60-acre land holding that has an active construction project on the north and to the south. The land is generally level and devoid of any significant landscaping or natural features, making it acceptable for development. The property is split into several parcels to facilitate multiple developments, two which are approved and under construction. These are the REV multi-family neighborhood to the north and the Copa high density multi-family community to the south. The proposed mixed-use project will add another multi-family community to the area along with an integrated commercial/office/light industrial development. These projects fit well into this part of the City as there is already significant development in the area that will serve this project as well as benefit from the additional families and commercial activity that results.

GENERAL PLAN:

As aforementioned, a separate minor General Plan Amendment (GPA) request has been filed to change the land use classification of the property Public/Institutional (P) to Mixed Use (MU) which supports the proposed PAD zoning. The proposed land use classification of Mixed Use will complement the recent growth this part of the City has experienced by adding additional families and commercial uses benefiting the area. Furthermore, the resulting multi-family project will serve a very pressing need for attainable housing in the community. Assuming the minor GPA is approved, then the requested PAD zoning is consistent with the goals and policies of the City's General Plan.

Findings of Fact:

1. The amendment is consistent with the General Plan;

A General Plan Amendment request has been requested in concurrence with the rezoning request. Once completed, the proposed land uses will be consistent with the goals and policies set forth in the City's General Plan.

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Per the General Plan, multiple-family housing entitled land comprises less than one percent of the total land uses in the City. This proposal will improve that percentage bringing more balance to the community.

3. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

The subject site is located in a "Growth Area" as identified in the General Plan and is in an area that has seen a variety of urban developments which this project compliments, thus is an appropriate location for development. The proposed PAD zoning and resulting residential use will also provide a more compatible land use transition to the lower intensity REV community and the single-family neighborhoods to the north.

PAD:

The Planned Area Development (PAD) zoning is proposed for this mixed-use project to help facilitate integration between the residential use and the commercial/industrial use(s). The PAD allows the residential project to develop at a height and density that results in a housing product that serves a significant need not being met in the City and also provides needed flexibility for the commercial/industrial parcel helping both projects become an asset to the community.

Appendix A is the PAD Land Use Table which identifies the land uses proposed under this PAD application. The list of uses follows the Mixed Use - General (MU-G) zoning category's permitted uses closely, but does include a few commercial and industrial uses that we believe are compatible with the existing and proposed land uses surrounding this property.

Appendix B is the PAD Development Standards Table which includes the development standards proposed for both the residential and non-residential portions of this project. Similar to the Land Use Table, the proposed development standards follows the Mixed Use - General (MU-G) zoning category's development standards with some adjustment to accommodate each portion of this specific project.

SUSTAINABLE DEVELOPMENT INCENTIVE PROGRAM:

Shelter Asset Management is committed to building projects that are of the highest quality, aesthetically pleasing, and are environmentally sustainable. This project continues that tradition and intends to comply with the City's Sustainable Development Incentive Program by meeting three of the sustainable development feature requirements which justifies our PAD request for reduced parking which is detailed later in this narrative. City Code Section 18.125.040 itemizes seventeen sustainable development features of which we comply with the three identified below, thus achieving compliance with the Sustainable Development Incentive Program.

Category Site Design, Item #2: The proposed project features a low sloped roof utilizing a material with a solar reflectance index (SRI) of at least 80 which exceeds this requirement.

Category Site Design, Item #3: The proposed project incorporates an on-site refuse screening area that accommodates a recycling container of at least six-yards volume which complies with this requirement.

Category Energy Reduction, Item #14: The proposed project includes solar parking lot lights for 50% of the total number of lights used in the parking lot area which complies with this requirement.

DESCRIPTION OF PROPOSAL:

El Dorado Holdings and Shelter Asset Management is proud to be teaming up with the City of Maricopa to bring a new, innovative, and very important project to the community. Although integrated as one large project, for the purposes of this narrative the residential and commercial portions of the project are described separately.

LAND USE TABLE

Site Area:	**25.3 acres**
Residential:	**18.8 acres**
Commercial:	**6.5 acres**
Zoning:	**PAD**
Proposed Units:	**536**
Residential Density:	**28.5 DU/acre**
Residential Open Space:	**4.3 acres (23%)**

The residential parcel currently proposes 536 units planned to be built in a combination of four- and five-story residential buildings that are based on existing prototypes that are architecturally tailored in an effort to meet the intent of the City of Maricopa's draft Multi-Family Residential Design Guidelines. Since the height of the four- and five-story residential buildings exceeds typical expectations, these buildings have been located internal to the site allowing the parking and landscaping areas to provide a buffer along the perimeter of the project. An extra deep landscape tract width (approximately 20-feet) has been provided along the north boundary to help mitigate any conflicting land use issues with the REV project on the other side of that boundary. All other sides of the site are compatible with our use as we are with them.

Access, Circulation, & Parking

The subject site's wide frontage on Porter Road accommodates the primary point of ingress/egress in the middle of the project via a private drive which is shared with the adjacent El Dorado Holdings commercial parcel. A secondary connection to Porter Road is planned to the north of the main entrance and serves both as an exit-only point of egress for our residents, as well as a secondary point of ingress for emergency vehicles as required by the City Fire Code. A third vehicular point of ingress for emergency vehicles also required by the City Fire Code, connect to the commercial area in the south. Pedestrian access will also be provided in this location to the commercial parcel.

The primary access point is extra wide at the Porter Road intersection to accommodate two inbound lanes to avoid a stacking issue, then tapers down to 30' all the way up until the landscaped median entry to the project. The primary entry allows direct access to the community clubhouse but requires the use of a keypad to allow access into the gated residential areas via one gate on each side of the clubhouse. Once through the gates, the 26-foot-wide private drives circulate through the site providing vehicular access to the residential buildings and adjacent parking areas.

The 536 residential units proposed result in a Municipal Code parking requirement of 1,054 spaces but the PAD zoning allows us to establish a more realistic 918 parking spaces. This constitutes an 8% reduction from the Code requirement which is much less of a deviation than is permitted by the Sustainable Development Incentive Program (Section 18.125), which allows a 20% reduction; 843 parking spaces in this case. Even so, we are complying with the Sustainable Development Incentive Program which should justify the proposed PAD parking provision. In regard to electric vehicle (EV) parking, our current projects see a minimal demand where there are typically only 3-5 spaces per project. The City's Code request for 5% of the required parking to be EV spaces results in 42 spaces which exceeds demand based on our real world experience. Even so, we do expect the demand to increase over time and therefore propose to install three spaces per residential building (18 spaces) now and pre-wire for an additional two spaces per residential building (12 additional spaces) for future installation of charging units when the need is there. The pre-wiring option also allows us to install the most advanced charging stations available at the time they are needed.

Building Types and Placement

A total of seven (7) buildings are proposed for the site with one being the clubhouse/community center and the other six (6) being the residential unit buildings. Since the height of residential buildings exceeds typical expectations, these buildings have been located internal to the site allowing the parking and landscaping areas to provide a buffer along the perimeter of the project. An approximately 20' wide landscape tract has been provided along the north boundary to help mitigate any conflicting land use issues with the REV project on the other side of that boundary.

Open Space & Pedestrian Connectivity

The open space design for the project contemplates the City's desire for quality common open private open spaces. The PAD proposes over 20% of highly programmed common open space with a significant amount of additional private open space. Each unit is providing a minimum 60 SF/ per unit with an average of about 170 SF across the project since some patios and balconies are larger than the minimum proposed by the PAD. Where this project really stands out is that it delivers highly programmed amenities not commonly found in a typical apartment complex. These amenities offer a variety of recreational opportunities that promote activity and wellness for residents in a true resort like atmosphere and cater to all ages. In addition to numerous walkways circulating through the site, several amenity areas are proposed. The primary amenity area behind the clubhouse will feature a lap swimming pool and play swimming pool which will permit a variety of water activities. Surrounding the pool is a large sun deck with spa, fire pit, and plenty of lounge space both in and out of the sun. A turf game court area, outdoor kitchen, and children's play area are proposed in this centralized community activity area. Contiguous to the primary amenity area are large turf open areas for field sports, a hard surface sport court, and pet playground. These highly programmed areas offer ample opportunities for residents to spend time on the property in meaningful, exciting environments that also afford them a chance to socialize and get to know their neighbors.

Architecture

The architectural design theme for the project borrows from the contemporary architectural themes that are popular for large building types such as those proposed. A modern color palette of light and dark beiges and creams with gray architectural accents play off one another as well accentuates both the horizontal and vertical massing articulation of the buildings. The vertical color blocking scheme helps accentuate the jogs of the building's footprint emphasizing the shade/shadow projections. The generous use of brick veneer breaks up the horizontal massing of the longer building facades giving them a rich texture throughout the building design. The residential buildings are four or five stories but building types 2 & 4 do feature a lower story height at the ends of these long buildings which reduces the massing intensity of building allowing for a more pedestrian scale at the terminus of the buildings. The proposed residential building elevations are illustrated as follows:

Building Type 1 Front Elevation

Building Type 2 Front Elevation

Building Type 3 Front Elevation

Building Type 4 Front Elevation

In addition to the diversity of colors and materials, the building footprints provide a variety of massing and articulation both vertically and horizontally along all four facades. Each elevation features multiple jogs in footprint to create numerous shade and shadow line changes to provide relief and interest along these large buildings. The roofline follows the footprint jogs and features vertical undulation which is compounded when viewed from the pedestrian level perspective.

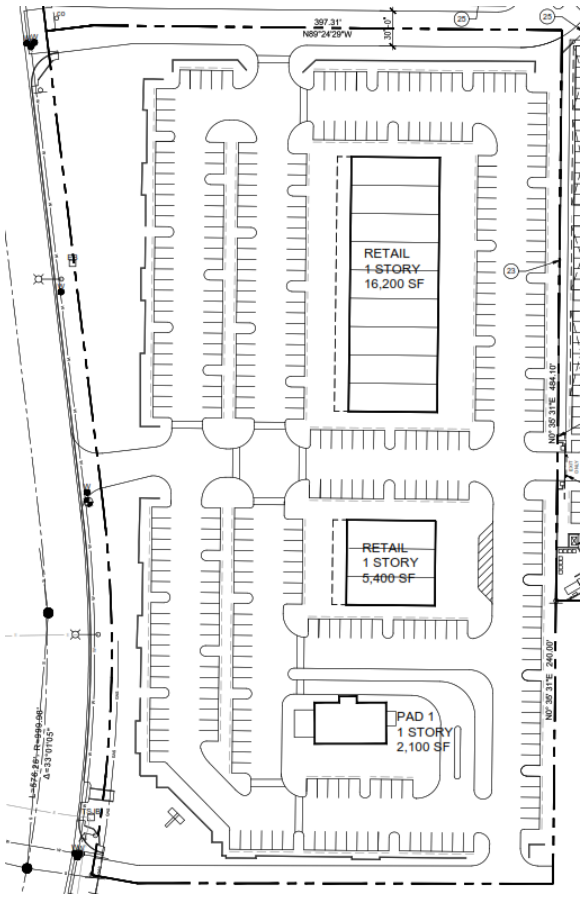
<u>Commercial Site</u>

The six-acre commercial parcel's design is still being developed and therefore does not include the same level of detail as the residential component. That level of detail will be provided at the

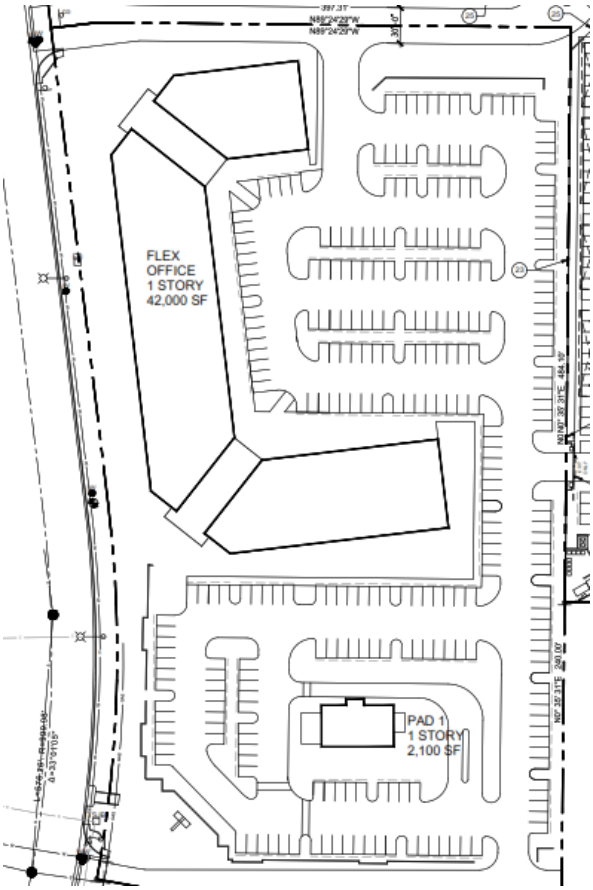
DRP level of entitlement. Even so, El Dorado Holdings has studied the commercial market of the area and is considering both development options shown below for this site.

Commercial Parcel Conceptual Design Concepts

Retail-focused Concept



Office-focused Concept



Both concepts utilize the same points of access along Porter Road which are the north access shared with the SAM residential project, the south access, shared with the Copa residential project, and the east access which connects directly to the SAM residential project. The circulation for both concepts is also very similar with both concepts using 24-foot wide drive aisles that access the buildings and parking areas.

Pedestrian connectivity is an important component of this project as we see the two uses as being symbiotic to one another. Wide 6-foot paved and ADA accessible walkways are proposed connecting the two projects at both the north shared drive and the south connecting drive with the SAM residential project. Demarcated pedestrian crossings will be used where the walkways cross the drive aisles to connect to the commercial uses. The pedestrian access also extends to Porter Road via the south driveway access that is shared with the Copa apartments as this

intersection will be signalized allowing the safest point of access to the large Wal-Mart anchored commercial center to the east.

The retail focused concept envisions the parcel being developed in a traditional retail-oriented fashion with a larger multi-tenant building and one or two standalone pads. Parking will be provided on both sides of all the buildings with the business owner access on the east side and the customer entrances of the uses facing Porter Road. We imagine anywhere from 16,000 – 24,000 square feet of retail space.

The office focused concept would feature larger users that may include a mix of commercial, office, industrial, and/or entertainment uses. This design would place a larger multi-tenant building up along Porter Road which may or may not have some parking along the west side, but likely would have the majority of the parking and customer access on the east side of the building. This design concept could also feature one or two standalone uses that would be complimentary to the larger tenant uses. This concept could likely see anywhere from 20,000 – 50,000 square feet of leasable space between the commercial, office, and industrial uses.

SCHOOL IMPACT:

The Maricopa Unified School District (MUSD) was notified of the project and has indicated that they have no comment or objection to the proposal.

UTILITIES AND SERVICES:

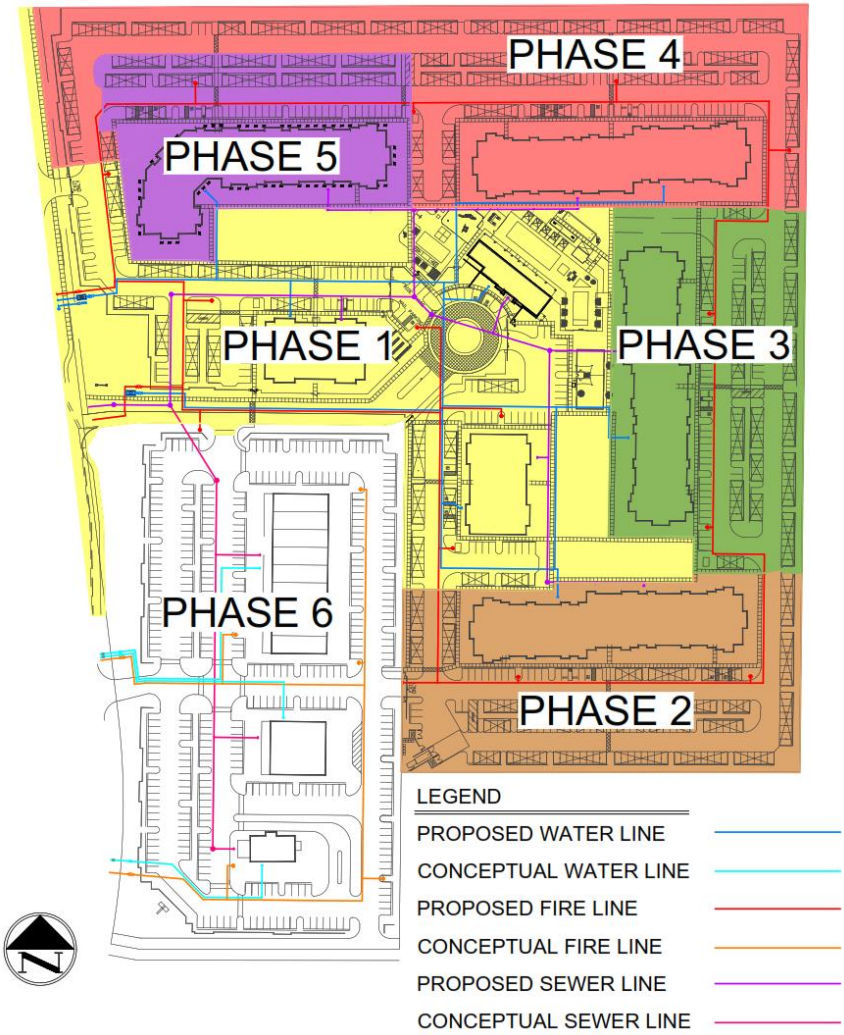
The subject property is fully served by utilities with most running along Porter Road. Below is a list of the utility service providers for this community.

Service	Provider
Water/Sewer	City of Maricopa
Electric	Electrical District #3
Gas	Southwest Gas
Telephone	Century Link
Cable	Cox Communications
Police	City of Maricopa
Fire/Medical	City of Maricopa
Solid Waste	Waste Management

PHASING / TIMING OF DEVELOPMENT:

While the residential portion of this project is generally considered a single-phase / single-user project at a high level, its construction will have internal phases that start with horizontal improvements first, and the buildings (vertical) coming online as is typical with multi-building projects with one or two being built at a time. Per the "Preliminary Phasing Exhibit", the first phase will include the entry, club house, shared amenities, and two apartment buildings. The remaining construction phases, two through five, will build out in sequence as quickly as market conditions will allow for materials, labor, and unit absorption into the rental market. Since the construction will be phased as described and shown in the exhibit, we anticipate requesting conditional certificates of occupancy as the residential buildings are completed while receiving a final certificate of occupancy once the project is fully built out. The retail/office options for development of the commercial parcel are anticipated to be built out through future phases as market conditions demand the need for that space.

Phasing Intent



Units by Phase #	**1**(B1&B6)	**2**(B5)	**3**(B4)	**4**(B3)	**5**(B2)
	98	123	123	96	96

CONCLUSION:

Shelter Asset Management which, along with El Dorado Holdings, is very excited about the potential of this project, especially when combined with the adjacent projects that we have seen come into the city recently. This location certainly lends itself well for a large-scale multi-family project due to its prime location within the community which is served by adequate commercial and transportation resources. We expect the project to be a huge success as we have seen a significant increase in the market for well amenitized multi-family projects that look and live more like an urban community than the typical apartment projects. The proposed project addresses this market need and also benefits the greater community by offering an important housing resource not yet available in the community and does so in a well-designed, aesthetically pleasing manner. We look forward to working with the City of Maricopa to make this project a reality.

Home at Maricopa

PAD Land Use Table

Residential	
Multiple-Unit Dwelling	P(2)
Senior and Long-Term Care	C
Day Care Facility	P
Public and Semi-Public	
Community Assembly	P
Child Care Centers	P
Government Buildings	P
Clinic	P
Parks and Recreation Facilities, Public	P
Public Safety Facility	P
Social Service Facility	P
Commercial	
Animal Sales and Grooming	P
Small Animal Day Care	P
Banks and Credit Unions	P
Noninstitutional Banking	C
Business Services	P
Small-Scale Commercial Facility	P
Large-Scale Commercial Facility	P
Theaters	C
Club or Lodge	P
Bars and Lounges	P
Restaurants, Full Service	P
Restaurants, Limited Service (including Fast Food)	P
Restaurant, Take-Out Only	P
Convenience Market	P
General Market	P(4)

Liquor Store	C
Specialty Food Sales and Facilities	P
Instructional Services	P(2)
Live/Work Quarters	P(2)
Hotels and Motels	P
Maintenance and Repair Services	P(3)
Mobile Merchants	P
Business and Professional	P
Medical and Dental	P
General Personal Services	P
Restricted Personal Services	P
General Retail, Small-Scale	P
General Retail, Large-Scale	P
Industrial	
Artist's Studio and Production	P
Personal Storage	P
Indoor Warehousing & Storage	P
Light Industrial	P
Research and Development	P
Wholesaling & Distribution	P

Notes:

1 Preexisting lots only.

2 Nonresidential uses on ground floors only unless approved by the planning and zoning commission.

3 Small scale, less than 1,000 square feet.

4 Less than 40,000 square feet.

"P" designates permitted uses.

"C" designates use classifications that are permitted after review and approval of a conditional use permit by the planning and zoning commission.

Home at Maricopa

PAD Development Standards Table

Lot and Density Standards	Residential	Non-Residential
Minimum Lot Area (s/f)	7,000	7,000
Minimum Lot Width (ft.)	60	60
Maximum Density (units/net acre)	28.5	20
Maximum Floor Area Ratio (FAR)	0	1.2
Minimum Amount of Open Space (percent of net site area) Minimum Amount of Private Open Space (sf per unit) Minimum Horizontal Dimension of Private Open Space (ft.)	20 60 5	10 - -
Building Form and Location		
Maximum Building Height (ft.)	70	40
Minimum Building Height (stories)	1	1
First Floor Ceiling Height, Nonresidential Uses (ft. clear)	-	12
Minimum Building/Landscape Setbacks (ft.)		
Front	20/10	20/10
Side, Perimeter	20/10	20/10
Side, Internal Building Separation	20	0
Rear	20/10	20/10
Maximum Setbacks	n/a	n/a
Other Standards		
Amount of Parking (Minimum / Maximum)	843 / 1054	Y
Location of Parking	Y	Y
Screening of Parking	Y	Y
Electric Vehicle (EV) Parking	Y	N
Building Design	Y	Y
Ground-Floor Transparency	N	Y
Pedestrian Access	Y	Y

Amount of Parking. Non-residential uses must comply with the City Code require parking ratio based on a GROSS FLOOR AREA calculation with the ability to exceed that amount by up to TWENTY PERCENT (20%).

Location of Parking. On-site parking areas shall be set back a minimum of 20 feet from public streets. Exceptions may be granted for short-term customer parking and/or drop-off spaces.

Screening of Parking. Any parking area located between a building and the public street shall be screened with a wall or berm at least three feet and not to exceed three and one-half feet high. A screening wall shall be composed of brick, stone, stucco, or other quality durable material and shall include a decorative cap or top finish as well as edge detail at wall ends. A combination of these materials may be used, or may be combined such that no more than 40 percent of the screening shall be accomplished with densely planted landscaping.

Electric Vehicle (EV) Parking. Multi-family projects shall designate at least 3% of the provided parking spaces for EV use. At least 50% of the total number of required EV spaces shall be installed with the first phase of the project with the remainder installed prior or concurrent with the final phase of the project.

Building Design. The exterior design of all buildings, including all facades and all signage, shall be coordinated with regard to color, materials, architectural form, and detailing to achieve design harmony, continuity, and horizontal and vertical relief and interest. The design of all buildings and signage shall be compatible with the character of the neighboring area.

Ground-Floor Transparency. For *retail* uses, exterior walls facing any front or street-facing lot line should include windows, doors, or other openings for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. No wall may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement should have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.

Outdoor Living Areas. As part of the open space provided for residential projects, private or common areas for outdoor living shall be provided for upper-level residential units. Outdoor living areas include balconies, decks, common open space, and rooftop open space.

1. *Minimum Dimensions*.

    a. *Private Open Space*. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than five feet.

    b. *Common Open Space and Rooftop Open Space*. Common open spaces and rooftop open spaces with a minimum horizontal dimension of 10 feet shall count towards the open space calculation.

2. *Minimum Area Required – Private Open Space*.

    a. Sixty (60) square feet per unit.

    b. The amount of outdoor living area provided for individual units may vary based on unit size and location within a project, as long as the average area per unit meets the applicable minimum standard, or as acceptable by the zoning administrator to meet the intent.

Pedestrian Access. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, to off-site sidewalks, and to any on-site open space areas or pedestrian amenities. Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible, while still providing for safety and security.

1. Walkways shall be a minimum of six feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.

2. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.

3. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb, bollards, or other physical barrier.

Citizen Participation Plan & Report

Home at Maricopa

Submitted to:

City of Maricopa
39700 W. Civic Center Dr.
Maricopa, AZ 85138

Submitted on Behalf of:

Shelter Asset Management Group
7150 East Camelback Road, #402

Scottsdale, AZ 85251

El Dorado Holdings
8501 North Scottsdale Road, #120

Scottsdale, AZ 85253

Prepared by:

Iplan Consulting
3317 S. Higley Road, Suite 114-622

Gilbert, AZ 85297

April - 2022

PURPOSE

The purpose of this Citizen Participation Plan is to document and inform citizens, property owners, in the vicinity of the site of the application and for the ongoing process and actions related to this request. Iplan Consulting, in conjunction with El Dorado Holdings and Shelter Asset Management, has initiated a Minor General Plan Amendment and PAD Rezoning request for the 25.3-acre Home at Porter Road project, located south of the southeast corner of Porter Road and Bowlin Road. The intent of the project is to allow for a mixed-use development consisting of a 536-unit multi-family project and a 6.5 acre commercial/industrial project. A Development Review Permit (DRP) request has also been filed for the 18.8 acre residential portion of the project.

SITE AERIAL PHOTO

CONTACT

All questions and/or comments related to this proposal should be directed to:

Iplan Consulting - Greg Davis
3317 S. Higley Road #114-622
Gilbert, AZ 85297
Phone: (480) 227-9850
Email: Greg@iplanconsulting.com

NOTIFICATION

In order to provide effective citizen participation in regards to this application, the following actions will be taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

A. A contact list was created and submitted to the City for all property owners within 600 feet of the site for the purpose of mailing Public Hearing notifications.

B. A neighborhood meeting was held on 04/08/2022 with no members of the public attending. A letter was sent out to all property owners within 600 feet of the site notifying residents of the meeting providing a general description of the request as well as contact information should they not be able to attend.

C. A Notice of Public Hearing sign will be posted per City regulations on the property at least 15-days prior to the Planning and Zoning Commission hearing and remain posted through the City Council hearing(s).

D. A Notice of Public Hearing newspaper advertisement will be published per City regulations at least 15-days prior to the Planning and Zoning Commission hearing and remain posted through the City Council hearing(s).

TENTATIVE SCHEDULE

Formal Filing:	02/15/2022
Citizen Participation Plan Initial Submittal:	02/15/2022
Newspaper Advertisement:	03/21/2022
Neighborhood Meeting Notification:	03/24/2022
Citizen Participation Final Report:	03/24/2022
Post Property:	03/24/2022
Neighborhood Meeting:	04/08/2022
Planning and Zoning Commission Meeting:	05/09/2022
City Council Meeting:	05/17/2022

ATTACHMENTS

- Citizen Participation Report
- Notification Map - 600-foot radius
- Notification List - 600-foot radius
- Neighborhood Meeting Letter
- NOPH Sign Posting
- Newspaper Notice

Citizen Participation Report

DETAILS AND TECHNIQUES USED TO INVOLVE THE PUBLIC

Meetings:

- One neighborhood meeting was held on Friday, April 8th 2022 at the Maricopa City Library. No members of the public attended the meeting thus there was no discussion.

- No additional neighborhood meetings were held.

Notifications:

- Letters inviting adjacent property owners within 600 feet of the subject property were mailed out on 03/24/22 informing the recipients of the anticipated dates for the neighborhood meeting, the Planning and Zoning Commission hearing, and the City Council hearing. A copy of the invitation and mailing list are included following this report.

- A newspaper advertisement was ran in the Casa Grande Dispatch starting on 03/21/22 informing the readers of the anticipated dates for the neighborhood meeting, the Planning and Zoning Commission hearing, and the City Council hearing. The advertisement draft is included following this report.

- A 4' x 8' Notice of Public Hearing sign was posted on site along the porter Road frontage informing any passersby of the anticipated dates for the neighborhood meeting, the Planning and Zoning Commission hearing, and the City Council hearing. The advertisement draft is included following this report.

Participants:

- We have had no contact from any members of the public regarding this proposal.

SUMMARY OF CONCERNS, ISSUES, AND PROBLEMS

Describe the substance of concerns, issues, and problems:

- No concerns, issues, and/or problems have been expressed to our team pertaining to this proposal.

Describe how have any concerns, issues, and problems been or will be addressed:

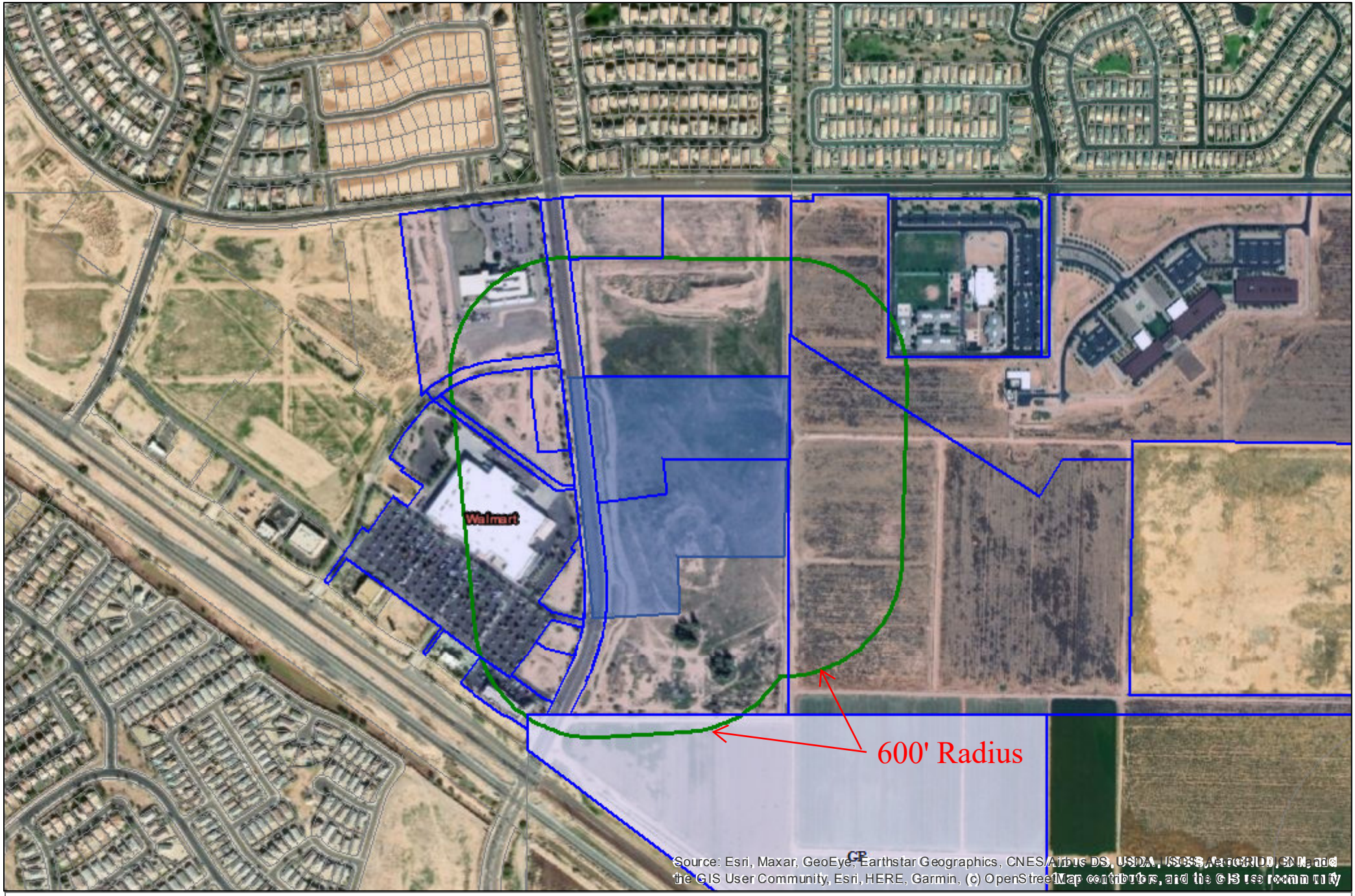
- No concerns, issues, and/or problems have been expressed to our team pertaining to this proposal.

Describe the perceived or real concerns, issues, and problems that have not been resolved:

- No concerns, issues, and/or problems have been expressed to our team pertaining to this proposal.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Community Development Status Viewer



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

HORIZON AT THE WELLS LLC
860 E 86TH ST STE 5
INDIANAPOLIS, IN 46240

LEGACY TRADITIONAL CHART...
17760 REGENT DR
MARICOPA, AZ 85138

EVR PORTER LLC
8501 N SCOTTSDALE RD STE 1...
SCOTTSDALE, AZ 85253

BANNER HEALTH
2901 N CENTRAL AVE
PHOENIX, AZ 85012

EL DORADO PORTER 27 LLC
8501 N SCOTTSDALE RD STE 1...
SCOTTSDALE, AZ 85253

PENDOLA FAM TRS PSHIP
PO BOX 1307
GRASS VALLEY, CA 95945

PINAL COUNTY COMMUNITY C...
8470 N OVERFIELD RD
COOLIDGE, AZ 85128

CADAK HOLDINGS LLC
3317 S HIGLEY RD STE 114-452
GILBERT, AZ 85297

CAPDEVL060 LLC
7742 E MINNEZONA AVE
SCOTTSDALE, AZ 85251

WAL-MART STORES INC
1301 SE 10TH ST
BENTONVILLE, AR 72712

OASIS AT THE WELLS LP
860 E 86TH ST STE 5
INDIANAPOLIS, IN 46240

Notice of Neighborhood Meeting
Home at Maricopa
Case #GPA22-05, PAD22-05, & DRP22-07

Dear Neighbor,

You are invited to attend an informal meeting to discuss a proposed request to make a minor amendment to the City's General Plan land use map as well as an amendment to the City's zoning map on approximately 25.3-acres of vacant property located south of the southeast corner of Porter Road and Bowlin Road. The property is owned by the applicant, El Dorado Holdings, who is working with Shelter Asset Management to reclassify the General Plan land use from Public Facility/Institutional (P) and Mixed Use (MU) with underlying Light Industrial / Warehouse (CI-1) zoning to Mixed Use (MU) and to rezone the property to PAD (Planned Area Development). The intent of the requests is to develop a mixed-use project consisting of a 536-unit multi-family project and a 6.5 acre commercial/industrial project. A Development Review Permit has also recently been submitted to the City of Maricopa for review. As part of the formal entitlement process, we are offering interested residents the opportunity to view and comment on the proposal at a neighborhood meeting as identified below.

Neighborhood Meeting

Date:	April 08, 2022.
Time:	6:00 p.m.
Where:	Maricopa Public Library – Maple Room 18160 N. Maya Angelou Drive Maricopa, AZ 85138

For those that cannot attend the meeting but would still like information about the proposal, please contact me at Greg@iplanconsulting.com - 480-227-9850; or Derek Scheerer at the City of Maricopa Planning Department at Derek.scheerer@maricopa-az.gov - 520-316-6980. Please reference Home at Maricopa case #GPA22-05 & PAD22-05. This notice is being sent to all property owners on record with the Pinal County Assessor's office within 600-feet of the property under consideration via first class mail.

Following the neighborhood meeting, the project will be placed on a public hearing schedule which includes the Planning and Zoning Commission who will hear the case and make a recommendation to the City Council who will ultimately take final action on the case. Below are the projected future public hearings for this project.

Planning and Zoning Commission:	**City Council:**
April 25, 2022 @ 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138	May 17, 2022 @7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138

On behalf of El Dorado Holdings and Shelter Asset Management,

Greg Davis
Entitlement Consultant

NOPH SIGN POSTING

GENERAL PLAN AMENDMENT
PAD REZONING

City of Maricopa – Planning Division

Proposal: *REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 25.3 ACRE SITE LOCATED SOUTH OF THE SOUTHEAST CORNER OF PORTER ROAD AND BOWLIN ROAD FROM PUBLIC/INSTITUTIONAL (P) AND MIXED USE (MU) TO MIXED USE (MU), REZONING FROM LIGHT INDUSTRIAL/WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD), AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROJECT.*

CASE NUMBERS: **GPA22-05, PAD22-05, DRP22-07**

NEIGHBORHOOD MEETING
Friday, April 8, 2022 @ 6:00pm
Maricopa Public Library
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:

Derek Scheerer
(520) 316-6980
derek.scheerer@maricopa-az.gov

Posting Date: March 24, 2022

PLANNING & ZONING COMMISSION HEARING:
Monday April 25, 2022 @ 6:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL HEARING
Tuesday, May 17, 2022 @ 7:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

NEWSPAPER NOTICE POSTING

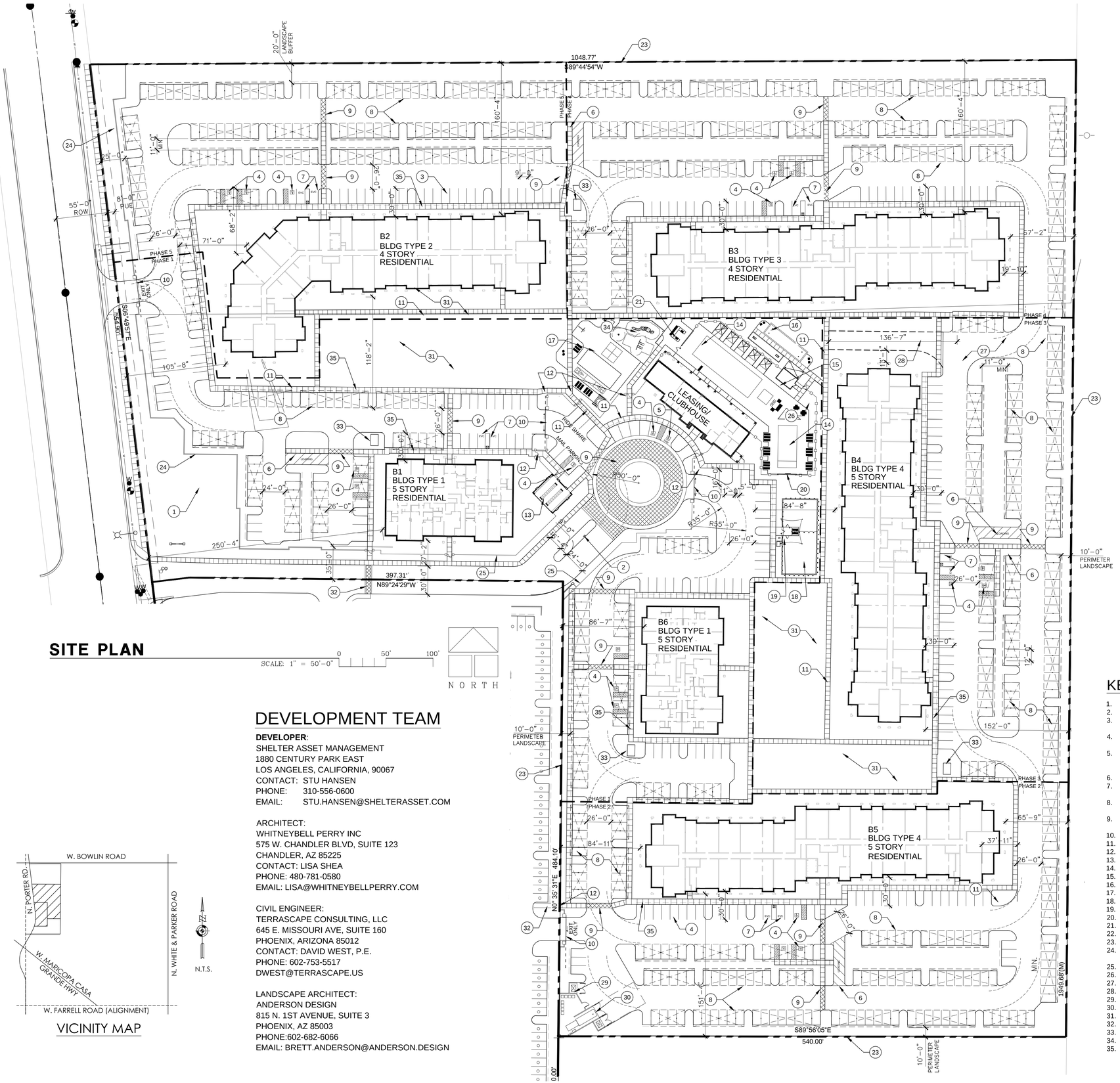
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
GPA22-05, PAD22-05, DRP22-07

REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 25.3 ACRE SITE LOCATED SOUTH OF THE SOUTHEAST CORNER OF PORTER ROAD AND BOWLIN ROAD FROM PUBLIC/INSTITUTIONAL (P) AND MIXED USE (MU) TO MIXED USE (MU), REZONING FROM LIGHT INDUSTRIAL/WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD), AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROJECT.

Neighborhood Meeting
April 8, 2022 @ 6:00pm
Maricopa Public Library – Maple Room
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

Planning and Zoning Commission
April 25, 2022 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting
May 17, 2022 @ 7:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138



SITE PLAN

SCALE: 1" = 50'-0" 0 50' 100'

NORTH

PROJECT DATA

MULTI-FAMILY RESIDENTIAL

SITE AREA:
PAD 25.3 ACRES (INCLUDING MF)
MF 18.8 ACRES

DENSITY:
TOTAL NO. OF UNITS: 536
536/18.8 = 28.5 DUA
OVERALL PAD
536/25.3 = 21.2 DUA

ZONING:
PAD

UNIT MIX:
2 - STUDIO UNITS
244 - ONE BEDROOM UNITS
267 - TWO BEDROOM UNITS
23 - THREE BEDROOM UNITS
536 TOTAL UNITS

BUILDING HEIGHT:
PROVIDED: 4 STORY - +/- 55'-0"
5 STORY - +/- 70'-0"

BUILDING SETBACKS:
FRONT: 10' min
INTERIOR SIDE, RESIDENTIAL USES: 5'
INTERIOR SIDE: 0'
STREET SIDE: 10'
REAR: 20'
MAX FRONT: 20'
ADJACENT TO RS: 25'

OPEN SPACE CALCULATIONS:
PRIVATE OPEN SPACE
60 SF MINIMUM
170 SF AVERAGE

COMMON OPEN SPACE
187,675/818,928 = 23%

PARKING CALCS BY PHASE:

PHASE 1 - 2 X BUILDING TYPE 1

STUDIO:	2 X 1	=	2
1 BED:	48 X 1.5	=	375
2 BED:	48 X 2	=	552
3 BED:	0 X 2	=	0
GUEST:	98 X .2	=	19.6
TOTAL:		=	189.6 SPACES
W/ 20% REDUCTION		=	151.7 SPACES

PHASE 2 - BUILDING TYPE 4

STUDIO	0 X 1	=	0
1 BED:	56 X 1.5	=	84
2 BED:	64 X 2	=	128
3 BED:	2 X 2	=	4
GUEST:	122 X .2	=	24.4
TOTAL:		=	240.4 SPACES
W/ 20% REDUCTION		=	192.3 SPACES

PHASE 3 - BUILDING TYPE 4

STUDIO	0 X 1	=	0
1 BED:	56 X 1.5	=	84
2 BED:	64 X 2	=	128
3 BED:	2 X 2	=	4
GUEST:	122 X .2	=	24.4
TOTAL:		=	240.4 SPACES
W/ 20% REDUCTION		=	192.3 SPACES

PHASE 4 - BUILDING TYPE 3

STUDIO	0 X 1	=	0
1 BED:	39 X 1.5	=	58.5
2 BED:	48 X 2	=	96
3 BED:	9 X 2	=	18
GUEST:	96 X .2	=	19.2
TOTAL:		=	191.7 SPACES
W/ 20% REDUCTION		=	153.3 SPACES

PHASE 5 - BUILDING TYPE 2

STUDIO	0 X 1	=	0
1 BED:	45 X 1.5	=	66
2 BED:	43 X 2	=	86
3 BED:	10 X 2	=	20
GUEST:	98 X .2	=	19.6
TOTAL:		=	191.6 SPACES
W/ 20% REDUCTION		=	153.2 SPACES

PARKING TOTALS:

STUDIO	2 X 1	=	2
1 BED:	244 X 1.5	=	366
2 BED:	267 X 2	=	534
3 BED:	23 X 2	=	46
GUEST:	536 X .2	=	107
TOTAL:		=	1055 SPACES
W/ 20% REDUCTION		=	844 SPACES
PROVIDED		=	918 SPACES

BUILDING SQUARE FOOTAGE:

BUILDING TYPE 1
1ST FLOOR = 10,436 SF
2ND FLOOR = 10,436 SF
3RD FLOOR = 10,436 SF
4TH FLOOR = 10,436 SF
5TH FLOOR = 10,436 SF

BUILDING TYPE 2
1ST FLOOR = 28,101 SF
2ND FLOOR = 28,101 SF
3RD FLOOR = 26,636 SF
4TH FLOOR = 24,446 SF

BUILDING TYPE 3
1ST FLOOR = 27,251 SF
2ND FLOOR = 27,251 SF
3RD FLOOR = 25,824 SF
4TH FLOOR = 25,240 SF

BUILDING TYPE 4
1ST FLOOR = 27,251 SF
2ND FLOOR = 27,251 SF
3RD FLOOR = 27,251 SF
4TH FLOOR = 25,824 SF
5TH FLOOR = 25,240 SF

HOME AT MARICOPA

17635 N PORTER RD

SHELTER ASSET MANAGEMENT

DEVELOPMENT TEAM

DEVELOPER:
SHELTER ASSET MANAGEMENT
1880 CENTURY PARK EAST
LOS ANGELES, CALIFORNIA, 90067
CONTACT: STU HANSEN
PHONE: 310-556-0600
EMAIL: STU.HANSEN@SHELTERASSET.COM

ARCHITECT:
WHITNEYBELL PERRY INC
575 W. CHANDLER BLVD, SUITE 123
CHANDLER, AZ 85225
CONTACT: LISA SHEA
PHONE: 480-781-0580
EMAIL: LISA@WHITNEYBELLPERRY.COM

CIVIL ENGINEER:
TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE, SUITE 160
PHOENIX, ARIZONA 85012
CONTACT: DAVID WEST, P.E.
PHONE: 602-753-5517
DWEST@TERRASCAPE.US

LANDSCAPE ARCHITECT:
ANDERSON DESIGN
815 N. 1ST AVENUE, SUITE 3
PHOENIX, AZ 85003
PHONE:602-682-6066
EMAIL: BRETT.ANDERSON@ANDERSON.DESIGN

VICINITY MAP

KEYED NOTES

1. MONUMENT SIGNAGE
2. CALL BOX AND DIRECTORY
3. STANDARD PARKING STALL 9'W X 16' DEEP W/ 2' OVERHANG.
4. ACCESSIBLE PARKING STALL 9'W X 16' DEEP W/ 2' OVERHANG AND 5' WIDE ACCESS AISLE.
5. VAN ACCESSIBLE PARKING SPACE 11'W X 16' DEEP W/ 2' OVERHANG AND 5' WIDE ACCESS AISLE.
6. LOADING ZONE 12'W X 45'D
7. DUAL VEHICULAR ELECTRICAL CHARGING STATIONS.
8. CARPORTS - TYPICAL. COMPLIANT WITH CITY CODE.
9. STAMPED ASPHALT AT PEDESTRIAN CROSSINGS.
10. VEHICULAR GATES
11. 5' SIDEWALK - TYPICAL
12. PEDESTRIAN GATE
13. LARGE PARCEL DELIVERY KIOSK
14. POOL AND JACUZZI
15. POOL EQUIPMENT
16. TURF SPORTS
17. PICKLE BALL COURT
18. DOG PARK
19. SHADE STRUCTURE
20. RAMADA
21. BBQS
22. SHADE STRUCTURE WITH SEATING.
23. 5' HIGH PERIMETER CMU WALL.
24. 36" HIGH WALL WITH 24" VIEW FENCE ABOVE ALONG STREET FRONTAGE.
25. 5' VIEW FENCING
26. 5' POOL FENCING PER MARICOPA COUNTY
27. FIRE DEPARTMENT TURNING RADIUS.
28. FIRE LANE
29. RECYCLE TRASH ENCLOSURE
30. TRASH
31. TURF AREAS - SEE LANDSCAPE PLANS
32. PEDESTRIAN CONNECTION TO RETAIL
33. CONCRETE PAD FOR GARBAGE PICK UP.
34. TOT LOT - SEE LANDSCAPE PLANS
35. 6' WIDE SIDEWALKS AT PARKING SPACES.

REGISTERED ARCHITECT
24104
James Michael Perry
4/12/22
ARIZONA, U.S.A.

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85225
(602) 265-1891

ARCHITECTURE AND PLANNING

A1.0

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19 Apr 2022

SITE PLAN PRELIMINARY

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Conceptual Landscape Plan

Home @ Maricopa

0' 50' 100' 150'
scale: 1:50
date: 04.13.22

anderson
815 n. 1st avenue, suite 3
phoenix, az 85003

EXTERIOR FINISH SCHEDULE

COLOR SCHEME - 1

A	STUCCO - COLOR 1	
B	STUCCO - COLOR 2	
C	TRIM - PAINT	
D	BRICK - OLD CASTLE SUPERLITE - BLACK CANYON	
E	CMU - OLD CASTLE SUPERLITE - ASPEN	
F	HARDIE PLANK LAP SIDING - COLOR 1	

BLDG TYPE 1 - FRONT ELEVATION

1/16" = 1'-0"

BLDG TYPE 1 - RIGHT ELEVATION

1/16" = 1'-0"

BLDG TYPE 1 - BACK ELEVATION

1/16" = 1'-0"

BLDG TYPE 1 - LEFT ELEVATION

1/16" = 1'-0"

HOME AT MARICOPA

SHELTER ASSET MANAGEMENT

PRELIMINARY

REGISTERED ARCHITECT
24104
James Michael Perry
Date Signed 4/12/22
ARIZONA, U.S.A.

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891

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BLDG TYPE 1 - ELEVATIONS

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BLDG TYPE 2 - FRONT ELEVATION

1/16" = 1'-0"

BLDG TYPE 2 - LEFT ELEVATION

1/16" = 1'-0"

BLDG TYPE 2 - RIGHT ELEVATION

1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

COLOR SCHEME - 2

A	STUCCO - COLOR 3	
B	STUCCO - COLOR 4	
C	TRIM - PAINT	
D	BRICK - OLDCASTLE SUPERLITE - IRONWOOD	
E	CMU - OLD CASTLE SUPERLITE - ASPEN	

BLDG TYPE 2 - BACK ELEVATION

1/16" = 1'-0"

HOME AT MARICOPA

SHELTER ASSET MANAGEMENT

PRELIMINARY

REGISTERED ARCHITECT
24104
James Michael Perry
Date Signed 4/13/22
ARIZONA, U.S.A.

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891

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BUILDING TYPE 2 - ELEVATIONS

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BLDG TYPE 3 - FRONT ELEVATION

1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

COLOR SCHEME - 2

A	STUCCO - COLOR 3
B	STUCCO - COLOR 4
C	TRIM - PAINT
D	BRICK - OLDCASTLE SUPERLITE - IRONWOOD
E	CMU - OLD CASTLE SUPERLITE - ASPEN

BLDG TYPE 3 - LEFT ELEVATION

1/16" = 1'-0"

BLDG TYPE 3 - RIGHT ELEVATION

1/16" = 1'-0"

BLDG TYPE 3 - BACK ELEVATION

1/16" = 1'-0"

HOME AT MARICOPA

SHELTER ASSET MANAGEMENT

PRELIMINARY

REGISTERED ARCHITECT
24104
James Michael Perry
Date Signed 4/12/22
ARIZONA, U.S.A.

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891

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BLDG TYPE 3 - ELEVATIONS

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1 BLDG TYPE 4 - FRONT ELEVATION

1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

COLOR SCHEME - 2

A	STUCCO - COLOR 3
B	STUCCO - COLOR 4
C	TRIM - PAINT
D	BRICK - OLDCASTLE SUPERLITE - IRONWOOD
E	CMU - OLD CASTLE SUPERLITE - ASPEN

3 BLDG TYPE 4 - LEFT ELEVATION

1/16" = 1'-0"

4 BLDG TYPE 4 - RIGHT ELEVATION

1/16" = 1'-0"

2 BLDG TYPE 4 - BACK ELEVATION

1/16" = 1'-0"

HOME AT MARICOPA

SHELTER ASSET MANAGEMENT

PRELIMINARY

REGISTERED ARCHITECT 24104 James Michael Perry Date Signed 4/12/22 ARIZONA, U.S.A.

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014
575 W Chandler Blvd, Suite 123
Chandler, Arizona 85224
(602) 265-1891

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BLDG TYPE 4 - ELEVATIONS