

Pecan Groves

GPA Land Use Analysis

1. Proposed Major General Plan Amendment

This request updates the community's land use from Low Density Residential (up to 2.0 du/ac) to a combination of Medium Density Residential (2-6 du/ac) and Commercial in order to provide a combination of land uses that meet the desires of current and future homebuyers while upholding the City's goals and objectives for development and remaining consistent with the existing and planned uses in the area.

It is proposed that the entire Property will be developed to include approximately 75.2 acres or (94%) Medium Density Residential use with the remaining approximately 5.2 acres (6%) proposed as Commercial. The Commercial area is planned for future commercial development at the southeast corner of the Property along Murphy Road and will include a shared entry monumentation with ample landscaping, access, and pedestrian connection to provide a sense of place and connectivity between the commercial use and the residential portion of the community (Exhibit D, Proposed General Plan).

Description of Development

Pecan Groves is composed of residential lots with a small commercial corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The community incorporates a wide landscape tract along the property's frontage on both Murphy Road and Steen Road with additional open space at each entry to provide a beautiful external aesthetic to the community. This tract provides width for staggering and articulation of perimeter walls for visual interest and additional buffering to the project's lots that back to the adjacent roadway, as well as the proposed commercial site.

The residential lots primarily consist of a typical lot mix of 40' x 115', 45' x 120', and 60' x 125' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. Please refer to Section 10, "Architectural Design Guidelines" for illustrative product design and character. The current design of the community as shown provides internal neighborhoods dedicated to each of the proposed lot sizes buffered by a network of contiguous open space corridors providing visual appeal and pedestrian connectivity throughout, as illustrated on the Conceptual Land Use Plan.

A separate phase is planned for a ±5.2 acre commercial parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future commercial use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location.

Internal circulation to the community will be provided by a primary entrance from Steen Road to the south and Murphy Road to the east, with internal collector roads providing access to local streets within all proposed parcels. Internal collector roads will be designed in accordance with Chapter 17.30 of the City's Zoning Code, including minimum ROW standards, landscape tracts, and residential lot setbacks and orientation.

Access to the existing single family residence to the north is provided from the centrally located collector road which runs directly south to Steen Road with additional access provided east to Murphy Road through local street connections. Access to the proposed Cortona master planned community to the west is provided by a local street connection near the northwest corner of the community. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

The site plan has been designed to create a centrally located main park containing active open space amenities with smaller pocket parks located throughout. As a consequence, all homes in the community are in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with the centrally located main park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and picnic tables. A network of walking paths and trails link individual parcels and smaller pocket parks with the main park and surrounding area, providing an enhanced walkable community experience for all residents within Pecan Groves.

The community provides open space for off-site drainage flows, on-site retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. The proposed community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, character shade trees, and trail connectivity, and a high quality material and finish design for the theme walls and decorative fencing provided throughout the entire community.

Furthermore, the proposed site plan addresses all relevant site issues, constraints, challenges, and requirements. Including site access, site vehicular circulation and traffic impact, off-site and on-site drainage and retention, site utilities, site open space and walls, as well as other required site improvements. (Exhibit B, Conceptual Land Use Plan).

Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in this proposal to ensure the development of a high quality neighborhood and overall design compatibility to the area.

Proposed Land Use

The residential unit count for the community is estimated at approximately 329 lots for an estimated residential density of 4.37 du/ac, which is well within the 2-6 du/ac density range permitted within the Medium Density Residential category. The finalized lot yield and housing products will be addressed concurrent with the Preliminary Plat application and approval.

Public Benefit of Proposed Land Use

Emmerson Enterprises is proposing a single family residential and commercial community consisting of single-family housing that is currently intended to include 40'-45' wide detached traditional lots with a portion of the community reserved for larger, 60' x 125' lots to provide a diversity of housing options. The potential to revise the lot mix provided or the intended housing product for the inclusion of suitable lot sizes or innovative housing products such as alley loaded lots, z-lots or cluster housing, is permitted subject to coordination and review by City staff. Please refer to Section 10, "Architectural Design Guidelines" for illustrative product character.

Market analysis has revealed that there is a lack of housing-units on smaller lots, and cluster developments which would be well-suited for families, single individuals, young people and/or seniors. Residential use in this location provides a natural transition between the commercial and adjacent single-family residential areas while providing more housing options for a mixture of economic classes. Additionally, the

land uses proposed in this request for a Major General Plan Amendment support the City's Strategic Plan elements of Economic Sustainability, providing Quality of Life and Managing the Future, further detailed in this proposal.

Amending the designation of the Property to Medium Density Residential and Commercial is a significant improvement over the prior industrial designation due to the Property's location adjacent to the Cortona master-planned community directly to the west, Maricopa 40 directly to the north, Eagle Shadows directly south of Steen Road, and its position approximately one mile from Maricopa High School No. 2 located on the southwest corner of Murphy Road and Farrell Road. This location precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near schools due to these safety concerns. Larger portions of commercial and multi-family residential uses would also generate more traffic than single-family residential uses, which could also impact nearby residents and students. The Property is very well suited for residential use, due to its location near Maricopa High School No. 2, and its location adjacent to the surrounding master-planned communities.

The proposed project will add to and extend the City's infrastructure and recreational amenities with additions of open space, parks, and pedestrian trails, as identified within the companion PAD document.

Community Character

Pecan Groves provides a mixture of residential housing styles and supporting commercial development along with active and passive amenity areas. This proposal implements flexible land planning, allowing for single family lots while encouraging opportunities for innovative housing product and flexible site design by the end user. This approach will provide potential diverse housing opportunities and create a remarkable community for the City of Maricopa and future residents of Pecan Groves. The community will provide a pedestrian friendly design that provides accessibility to services, recreational amenities and commercial opportunities while allowing for a range of housing types.

To create a well-planned development that supports the community goals for a diverse and livable community, Pecan Groves will focus on the following defining elements to establish the community's character:

- Maximize opportunities for views and access to community open spaces and amenities.
- Use of shape, colors, material selections, craftsmanship, and decorative details for building design and architectural themes.
- Thoughtfully planned to encourage pedestrian and non-motorized vehicular use while fully integrating the overall community.
- Beautifully landscaped areas planned with careful consideration to location, species, design and placement.
- Well thought out open space amenity areas using location, variety, and design concepts.
- Community signage, entry monumentation and amenities: location, design concepts, colors, and materials.
- Streetscape: including perimeter walls and landscaping thoughtfully placed to maximize exposure of open space and common areas.

The character of Pecan Groves, as established by the above-mentioned design elements, will enhance the appearance and features of the Property and surrounding environment. The community will provide a distinct upscale living environment for residents to enjoy.

2. Landscaping, Open Space and Pedestrian Circulation

As indicated in the companion PAD document, large amounts of open space related to entrance features, retention and drainage facilities, park, tot lot, recreation and amenity areas, buffers, and pedestrian circulation trails, are proposed throughout the community. The development will provide detached sidewalks with tree-lined streets and decorative street lights to further enhance the distinct upscale living environment of the Pecan Groves community in agreement with the applicant's concept of a quality PAD and in compliance with the City's requirements and standards.

Pecan Groves proposes a variety of amenitized open space areas, including a main park, smaller pocket parks, and additional open space areas with significant recreational facilities. Trails and community sidewalks throughout the development provide efficient pedestrian access to the various open space areas and the main

amenity area under the comfort of groupings of shade trees. The majority of programmed amenities are located in a central amenity area to encourage social gathering within the community. The park areas include useable open space with various amenities such as pedestrian walking paths, picnic ramada structures with tables and seating, turf areas, and tot-lot areas with useable play equipment. A variety of amenity options are illustrated within the companion PAD document.

The landscape design concept for Pecan Groves is intended to exceed the City's design expectations by providing a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees. Landscaped retention basins will be included and will be accessible via meandering sidewalks that will connect directly to internal detached roadway sidewalks.

Landscape tracts will be included outside of corner lots that side to the street, with a typical width of 10', providing ample room for plant materials. Large landscape buffers are provided along Steen Road and Murphy Road. Aesthetic walls, view fencing and the primary entry monument will incorporate a harmonious range of colors and finishes to complement the development's architectural style. Monument entry signage and enhanced landscape treatments with design elements featuring the community's character are provided at the primary entries as a thoughtful design element to provide a sense of arrival into the community and connectivity between the commercial and residential portions.

The ownership, control and maintenance of landscaping, open space and recreation facilities, including the detached portion of sidewalks, will be conveyed to and held in common by homeowners association(s) (HOA).

3. Conformance to General Plan

Maricopa's General Plan, "Planning Maricopa," is an expression of the preferences of residents and property owners, and provides guidance to citizens regarding the physical development of the community. Its purpose is to provide a frame work for all of the interrelated functions of the City of Maricopa. It is a citizen-driven plan, which conforms both to the letter and spirit of "Growing Smarter Plus" legislation established by the State of Arizona to guide municipal planning and growth management.

The intent of this Major General Plan Amendment is to enable this undeveloped property the ability to bring together a new and attractive single-family residential and commercial neighborhood with high value quality homes in a cohesively planned setting. This Major General Plan Amendment (GPA) seeks to update the community's land use from Low Density Residential (up to 2.0 du/ac) to a combination of Medium Density Residential (2-6 du/ac) and Commercial in order to provide land uses that meet the desires of current and future homebuyers while meeting the City's desire for commercial and remaining consistent with the existing and planned uses in the area.

This proposed amendment will better meet the Goals and Objectives set forth in the City's General Plan. This proposal complies with numerous provisions of the City's General Plan, including those items highlighted below.

Growth Area Element

Maricopa's growth oriented goals and objectives provide the community vision to achieve a sustainable balance of uses within Maricopa and the greater planning area, as well as the direction for strategic implementation to ensure that the quality of life standards are met in a timely and acceptable manner.

Goal A2: Achieve a balance in the community between jobs and housing.

Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.

Answer: This request improves the balance between housing and employment within the City limits by providing the opportunity for a new commercial corner and permitting multiple types of diverse and attainable housing to those looking to live, work and play in the City of Maricopa.

Objective A2.2: Assure that sufficient infrastructure is in place or necessary improvements are adequately planned and funded (i.e. remove from Vekol Wash, floodplain, adequate sanitary sewer and water supply).

Answer: The applicant will secure all the necessary commitments from area utilities and intends to provide all required infrastructure at the time of project development.

Objective A2.3: Encourage, through land use controls, the development of hospitality uses including hotels, resorts and restaurants.

Answer: This request for a Major GPA establishes a distinct and unique residential community with opportunity for commercial uses, near the geographic center of the current Maricopa community.

Objective A2.4: Evaluate and update the General Plan Land Use Map with a defined scope and objectives. Include an analysis of existing zoning and the various PAD planned land uses within the City and Planning Area, and outline recommendations for Land Use Map updates in support of this General Plan and the 2040 Vision..

Answer: This request for a Major GPA evaluates the General Plan, provides scope and objectives, and includes an analyses of existing zoning and various planned land uses within the City.

Land Use Element

Maricopa's land use goals and objectives envision a full-service, balanced community for the future. The document stresses the importance of retaining a distinctive identity as positive change is accomplished. The City's image as an excellent place to live is promoted and expanded in the overall strategy for preserving, adding, and blending compatible types of residential and non-residential development.

Goal B1.1.: Identify and implement policies to develop multiple mixed-use village core areas with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries.

Objective B1.1.3: Develop a walkable community with commercial nodes and amenities for residents.

Answer: The Pecan Groves PAD provides the opportunity for a commercial corner, open space corridors with trails and a variety of amenity areas to promote a walkable community.

Objective B1.1.4: Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

Answer: The Pecan Groves community provides a commercial corner at the minor arterial intersection which is identifiable as the most appropriate location on the site for commercial use.

Goal B1.4.: Minimize conflicts between land uses.

Objective B1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Answer: Pecan Groves will continue to address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As indicated in the narrative, all proposed land uses are compatible with, and will not negatively impact the existing adjacent neighboring uses.

Objective B1.4.2: Apply buffer codes to establish transitions that include open space and landscaping between substantially different land uses.

Answer: This project has established adequate buffers and transitions that include open space and landscaping along Steen Road and Murphy Road.

Objective B1.4.3: Based on noise, vibration and safety concerns strongly discourage residential development adjacent to high capacity roadways, airports, and railroad corridors.

Answer: The Pecan Groves community was thoughtfully planned to provide a commercial corner at the minor arterial intersection which serves as a buffer for the residential portion of the community.

Objective B1.4.4: Minimize air pollution impacts to residential areas and school from smoke, odors and dust generated by industrial land uses and unimproved sites.

Answer: This project has and will adhere to and comply with all environmental regulations to minimize air pollution.

Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

Answer: Pecan Groves will adhere to and comply with the community development codes, including zoning, subdivision, and related regulations where applicable and required.

Objective B1.4.6: Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.

Answer: The companion request for a PAD rezone evaluates the goals of the General Plan and provides scope and objectives, and includes an analyses of how the proposed zoning helps to achieve the goals of the City's General Plan.

Goal B1.6.: Coordinate land management and planning activities with neighboring Indian Communities, Federal, State and private interests.

Objective B1.6.1: Participate in regular meetings with Ak-Chin and Gila River Indian Communities to address land use and transportation issues and concerns.

Answer: The applicant will coordinate with Ak-Chin and Gila River Indian Communities to address any land use compatibility and/or transportation issues, where applicable, as the project progresses toward development.

Objective B1.6.2: Communicate City general development priorities and goals in working with developers, landowners, Pinal County and State of Arizona officials.

Answer: The applicant will communicate City general development priorities and goals with the development team, Pinal County, and State of Arizona officials, where applicable, as the project progresses towards development.

Objective B.1.6.3: Monitor development applications in the unincorporated portions of the Planning Area.

Answer: The team will coordinate with the City of Maricopa on any proposed developments in proximity to this site or unincorporated areas within proximity, where applicable.

Objective B.1.6.5: Support the creation of functional master plans for regional systems including flood control and transportation.

Answer: The applicant has and will continue to address and support existing and proposed regional flood and transportation master plans.

Housing Element

Goals and objectives of the Housing Element establish the City's priorities to create housing diversity and set aside land in suitable areas of the community for multi-family, small lot cluster homes, large lots, affordable housing, etc. to accommodate existing and future residents.

Goal B2.2.: Assure the development of a diverse housing stock in both dwelling type and density.

Objective B2.2.1: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's.

Answer: Pecan Groves provides affordability along with time and market sensitive diversity with the full range of housing opportunities including higher-density residential uses under the integrated flexibility of the companion PAD application.

Objective B2.2.2: Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations..

Answer: The requested Medium Density Residential and Commercial land use designations and companion PAD rezone provide the flexibility to promote housing diversity.

Circulation & Connectivity Element

Goals and objectives of the Circulation Element parallel priorities addressed by citizens participating in the General Plan, workshops and public meetings. The vision for the City's transportation system includes cooperating with other agencies, residents and businesses, developing a hierarchy of freeways, arterials, collectors and local streets, creating a circulation system for bikes, pedestrians, equestrians, and improving local and intra-city connections and transit services.

Goal E2.1: Develop an efficient and safe transportation system providing multi-modal connectivity to other cities and regions.

Objective E2.1.1: Implement the recommendations of the Transportation Master Plan and the supporting Capital Improvement Program.

Answer: The applicant has and will continue to address and implement all City adopted transportation studies and infrastructure standards, including the Transportation Master Plan and the supporting Capital Improvement Program.

Objective E2.1.2: Foster strategic regional transportation partnerships with other jurisdictions and agencies (AMTRAK, ADOT, Pinal County, Gila River Indian Community, Ak-Chin Community, utility providers, Maricopa County, Valley Metro RPTA, Sun Corridor MPO, CAG, and MAG) to plan, design, and construct local and regional transportation improvements.

Answer: The applicant is committed to coordination and cooperation with all jurisdictions, agencies, communities, and utility providers which are potential stake holders in the development of this project.

Objective E2.1.4: Plan for roadway corridors to improve local circulation and regional connections, such as north/south travel routes in addition to SR-347, and high capacity east/west regional travel routes. Implement policies, such as the Transportation Corridor Overlay Zoning District and incentives to encourage compatible land uses along these corridors at appropriate locations.

Answer: The applicant has and will continue to address and implement all City adopted infrastructure standards and policies. Any proposed transportation facilities within this project will be designed, and maintained with the adopted codes, design details, safety standards of the community, including landscaping and aesthetic standards.

Goal E2.2: Develop an efficient and safe intra-city road network, including a hierarchy of roadways, which meets the long-term vision of the citizens.

Objective E2.2.7: Design, improve, and maintain existing and new transportation facilities within the Growth Areas in accordance with adopted codes, safety standards, and design details including landscaping and aesthetic standards.

Answer: Any proposed transportation facilities within this project will be designed, and maintained with the adopted codes, design details, safety standards of the community, including landscaping and aesthetic standards.

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

Objective E3.1.1: Fully implement the recommendations of the Transportation Master Plan (and subsequent adopted bicycle and pedestrian related plans (Safe Routes to Schools Master Plan) on roadways and paths within the City, including the adoption of a Complete Streets policy and roadway standards.

Answer: Pecan Groves has designed a pedestrian circulation plan in accordance with the above-mentioned standards, which has been submitted with the accompanying PAD application.

Objective E3.1.2: Develop a bicycle and pedestrian master plan and wayfinding plan as an element of the PTOS Master Plan update to further analyze trail connectivity and create a strategy for improving a continuous bikeway network. The PTOS Master Plan update shall incorporate best practices for handicap accessibility and feasibility for a bicycle sharing program pursuant to the Transportation Master Plan.

Answer: The applicant has developed a pedestrian and trails circulation plan in accordance with the above-mentioned standards, which has been submitted with the accompanying PAD application.

Objective E3.1.5: Update City codes and standards to create a bicycle friendly community and mitigate the physical and psychological barriers to bicycling. All new construction site improvements should include completion of sidewalk networks serving the site, both on and off-site, where found reasonable to complete connectivity.

Answer: Any proposed project trail system will address connections to the Maricopa Trail System where appropriate and/or possible.

Objective E.3.1.6: Implement MAG “Toolkit” for pedestrian and bicycle improvement recommendations for improvements to address common transit system access issues characteristic of the hot, arid climate. Consider implementing a “Walk-ability” rating or metrics program to evaluate pedestrian access and comfort of sidewalks, trails, and gathering areas throughout the community.

Answer: The recommendations from the MAG Toolkit for pedestrian and bicycle improvements has and will continue to be implemented.

Parks, Recreation, and Open Space

Parks, recreation and open space goals and objectives support the establishment of standards and levels of service criteria that lead to the creation of a full-service parks, recreation and open space system in Maricopa.

Goal G1.c.1: Trails and open space design requires emphasis on walkability and connectivity across the property complete with connections to adjacent properties.

Objective G1.c.1.2: Conduct targeted walkability studies and environmental design audits between likely pedestrian routes (existing or unrealized) in the developed areas of Maricopa.

Answer: The applicant has and will continue to all pedestrian circulation safety standards and requirements.

Objective G1.c.1.4: Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways.

Answer: Open Space, trails, recreation, and pedestrian linkage has been and will continue to be thoroughly addressed throughout the rezoning and preliminary plat processes with the ongoing development of open space and landscaping details throughout the various planning and development stages of the project.

Goal G4.a.2: Establish Parks, Trails, and Open Space amenity standards to meet the expectations of Maricopa residents.

Objective G4.a.2.1: Evaluate need and consider best practices to incorporate ADA accessible and special needs playground equipment for inclusion in public and private park facilities.

Answer: The applicant has and will continue to consider the needs of all citizens.

Objective G4.a.2.2: Update the minimum code requirements for open space and amenities to meet LOS identified in the PTOS Master Plan.

Answer: The applicant has and will continue to meet or exceed all minimum code requirements including LOS standards identified in the PTOS.

Public Buildings, Facilities and Services

The following Goals and Objectives reflect the community's desired directions for the provision and financing of public buildings, facilities and services.

Goal H2.a.1: Maintain a community in which all residents, businesses and visitors are safe.

Objective H2.a.1.1: Ensure effective communication between the City, developers and schools districts.

Answer: The applicant has and will continue to communicate with the local school district.

Objective H2.g.2.3: Assist schools with locating new sites and design considerations to provide greater access to schools from adjacent neighborhoods.

Answer: The applicant will provide assistance if needed with locating new sites and design considerations.

Objective H2.g.2.4: Update and implement recommendations of the Safe Routes to Schools Master Plan.

Answer: Pecan Groves has and will continue to conform to the design standards in providing safe routes for pedestrians.

Goal 5.1: Ensure new development provides the resources to establish the infrastructure and services needed to serve that development.

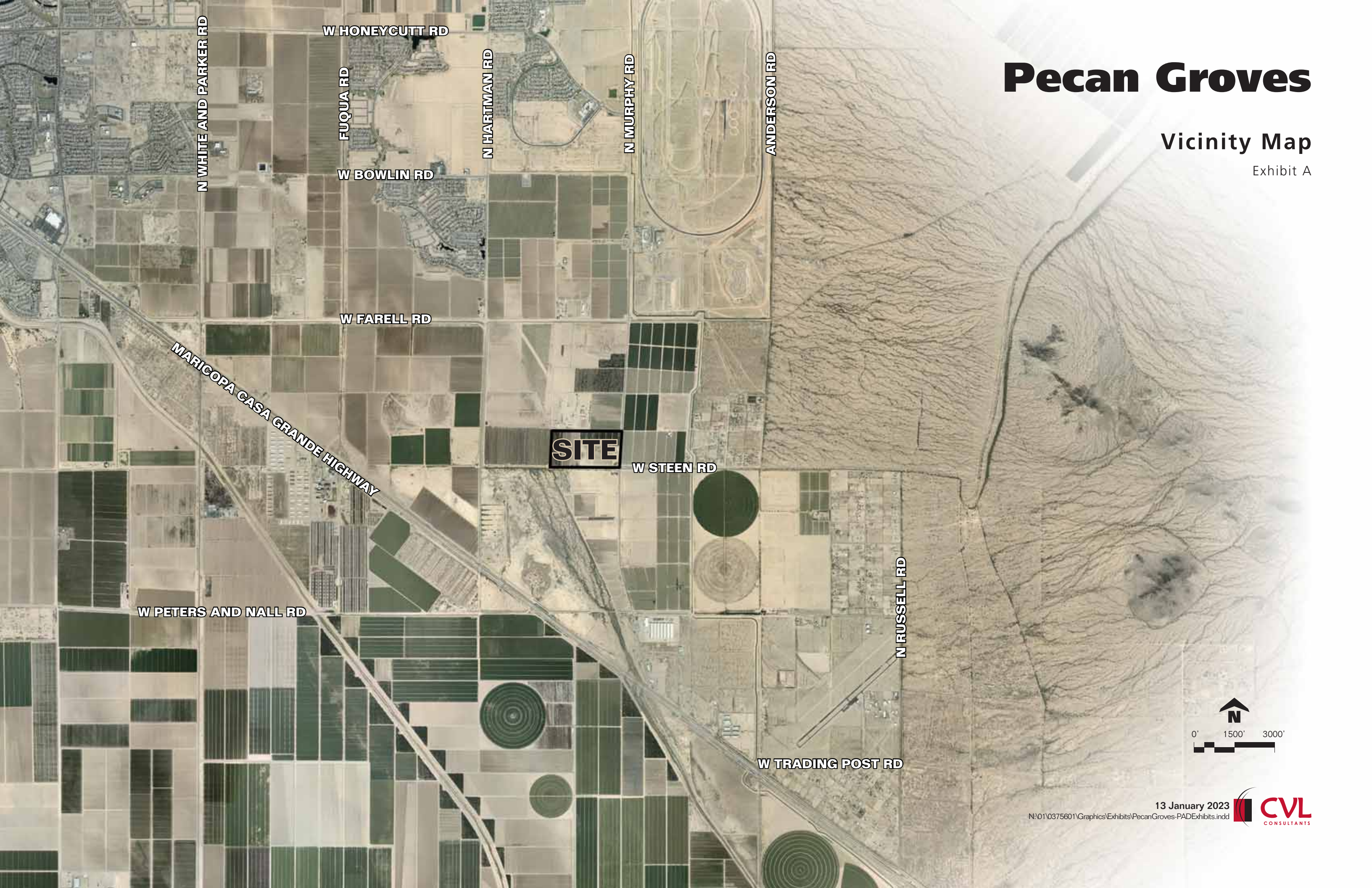
Objective 5.4: The City of Maricopa seeks to facilitate productive cooperation between the school districts, fire district, utility providers, special districts, tribal communities, county and state agencies and the development community for the betterment of our citizens. It is imperative that growth be prevented from penalizing the quality of life of existing and future residents. Developers should ensure that the expansion of public facilities is adequate to maintain quality service levels, with appropriate exceptions when in the public interest. A lack of adequate fire facilities, police services, school facilities, roadway, utility infrastructure, drainage capacity, wash enhancements or open space could preclude development in certain areas of the city.

Answer: This proposed development will address, coordinate, and consider all appropriate requirements for the development and/or expansion of needed services and facilities related to the project's successful completion.

Pecan Groves

Vicinity Map

Exhibit A



N WHITE AND PARKER RD

W HONEYCUTT RD

FUQUA RD

N HARTMAN RD

N MURPHY RD

ANDERSON RD

W BOWLIN RD

W FARELL RD

MARICOPA CASA GRANDE HIGHWAY

SITE

W STEEN RD

W PETERS AND NALL RD

N RUSSELL RD

W TRADING POST RD



Pecan Groves

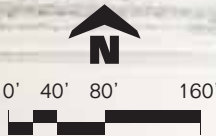
Conceptual Land Use Plan

Exhibit B



Conceptual Site Data	
Gross Area	80.45 acres
Residential Area	75.23 acres
Future Commercial Area	5.22 acres
Lot Mix	
Single Family - 40' x 115'	± 203 lots
Single Family - 45' x 120'	± 85 lots
Single Family - 60' x 125'	± 41 lots
Total Yield	329 lots
Residential Density	4.37 du/ac
Residential Open Space (min. 20%)	± 15.05 acres
Note: This plan is for illustrative purposes only. Final lot mix, layout, street pattern and open space arrangement to be determined during the preliminary plat process.	

- Note:
- Minimum 30' landscape buffer is provided along Murphy & Steen Roads.



Pecan Groves

Existing General Plan

Exhibit C

LDR
Low Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community

C
Commercial

LA BREA RD (ALIGNMENT)

MPC
Master Planned
Community

LDR
Low Density
Residential

SITE

LDR
Low Density
Residential

MPC
Master Planned
Community

W STEEN ROAD

MDR
Medium
Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community



N MURPHY ROAD

Pecan Groves

Proposed General Plan

Exhibit D

LDR
Low Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community

C
Commercial

LA BREA RD (ALIGNMENT)

MPC
Master Planned
Community

MDR
Medium
Density
Residential

SITE

MDR
Medium
Density
Residential

MPC
Master Planned
Community

C
Commercial

W STEEN ROAD

MDR
Medium
Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community

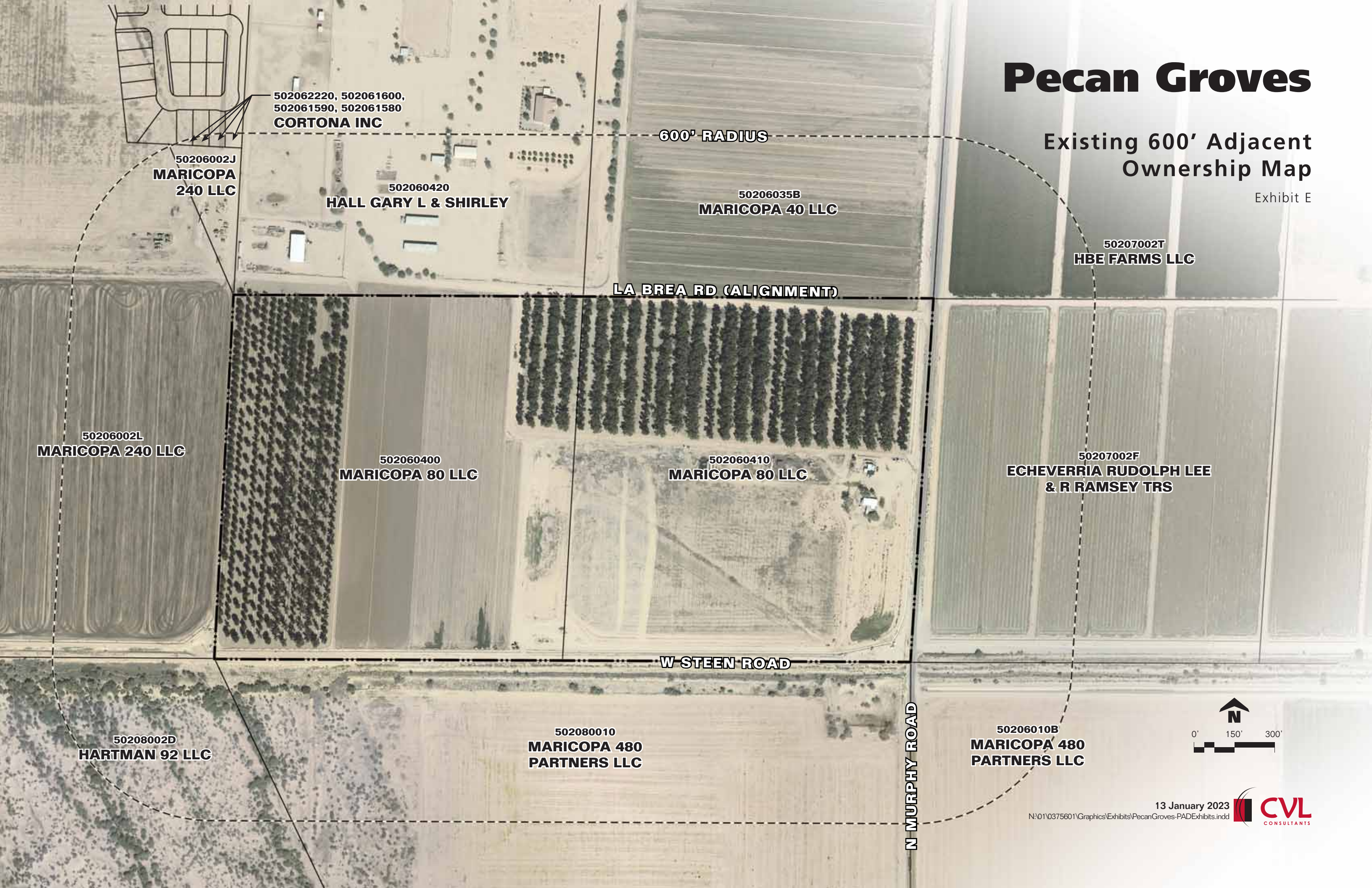
N MURPHY ROAD



Pecan Groves

Existing 600' Adjacent Ownership Map

Exhibit E



13 January 2023

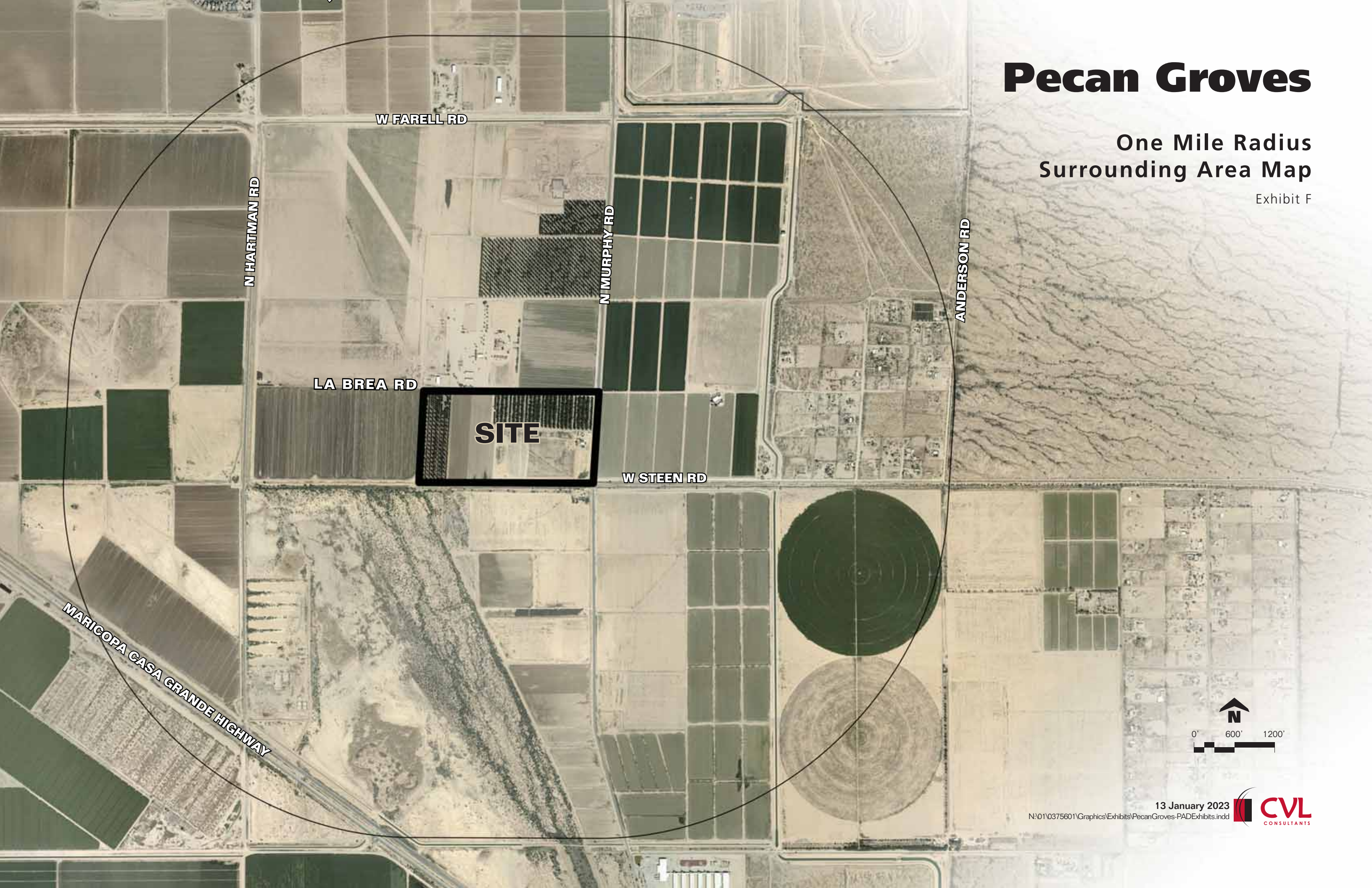
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Pecan Groves

One Mile Radius Surrounding Area Map

Exhibit F



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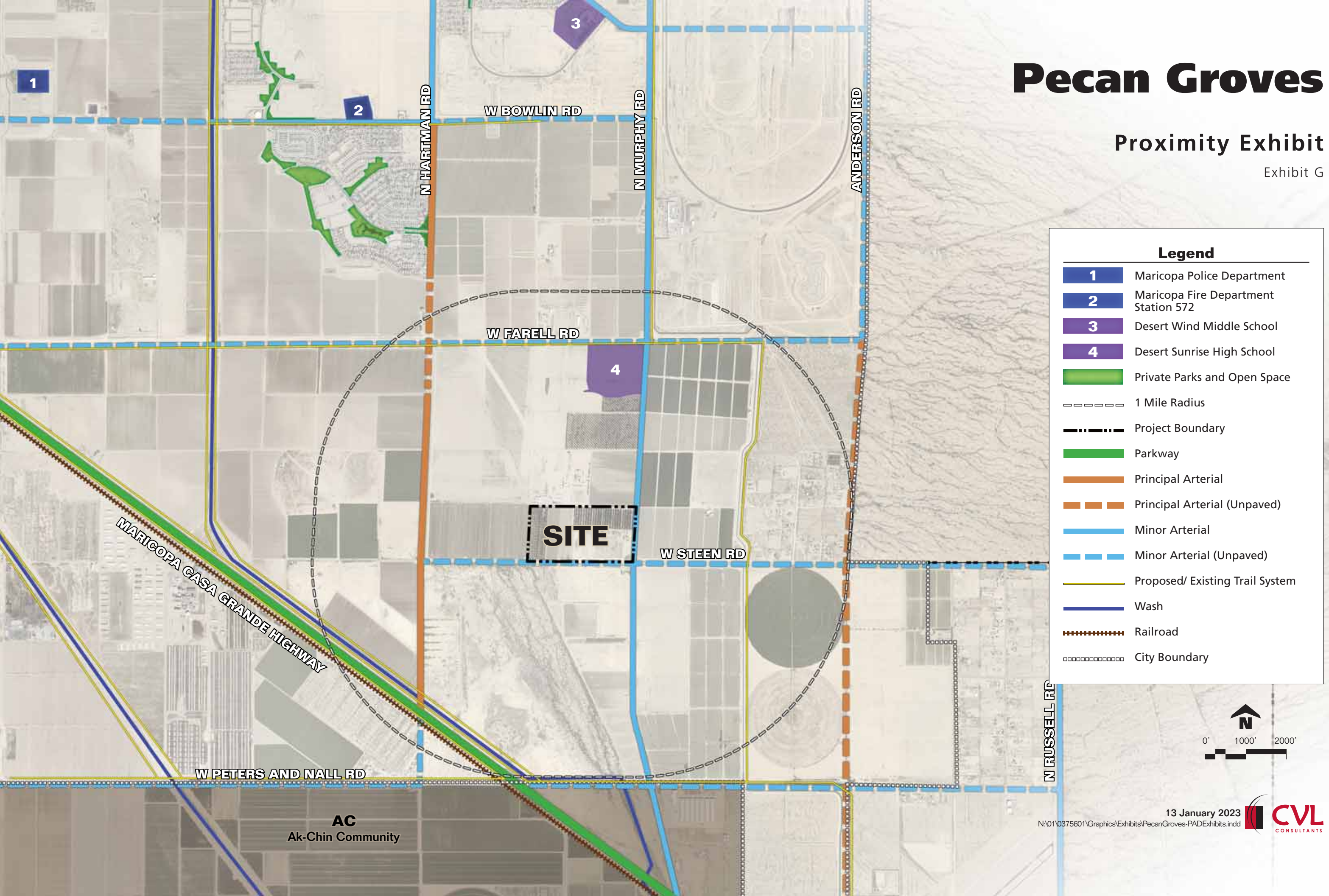
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Pecan Groves

Proximity Exhibit

Exhibit G



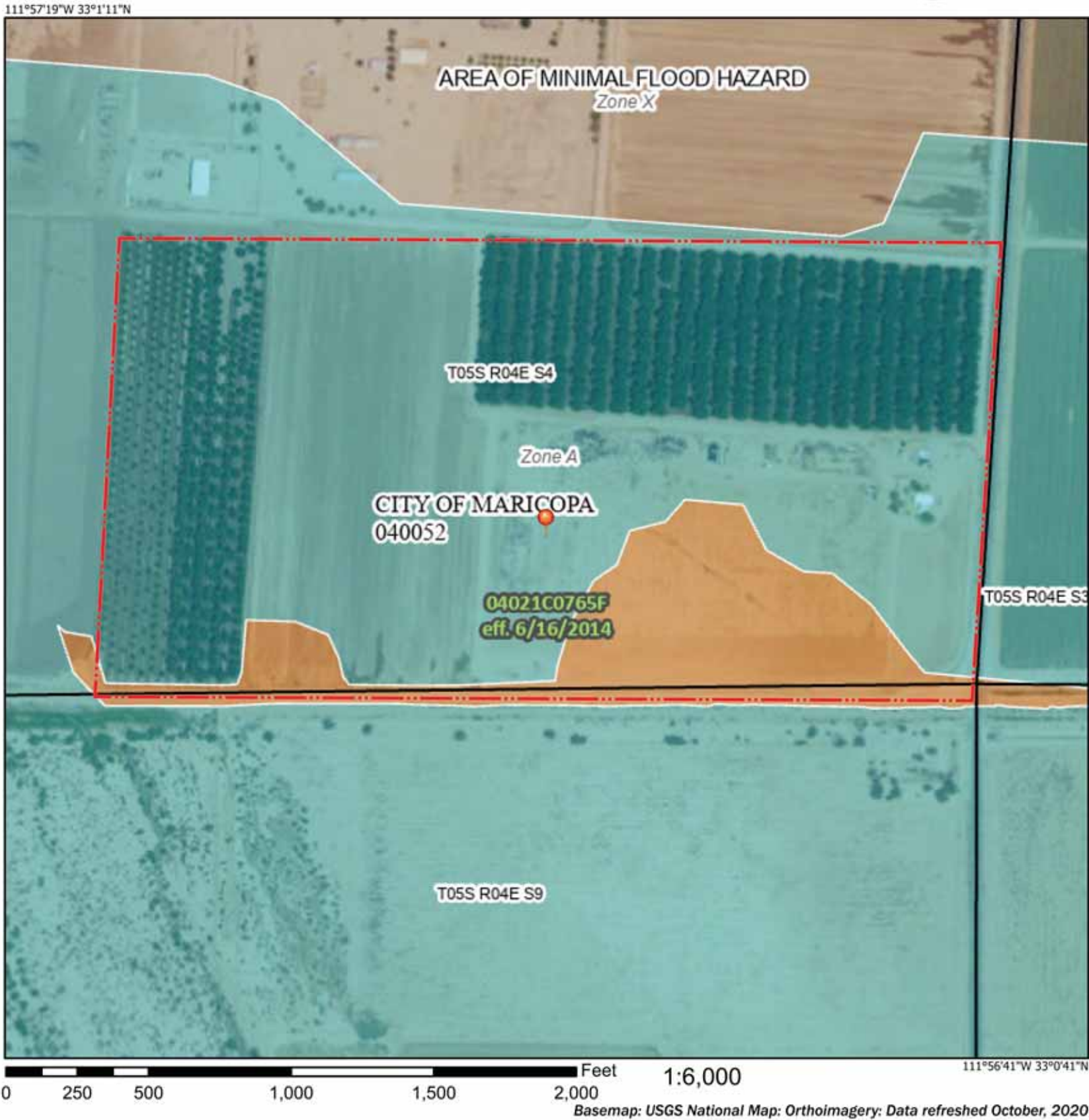
National Flood Hazard Layer FIRMette



Pecan Groves

Flood Insurance Rate Map

Exhibit H



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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		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
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/29/2021 at 6:03 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.

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. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

