May 2, 2023

Murphy Park

Located south of Steen Road
and Murphy Road
City of Maricopa, Arizona

Major General Plan Amendment (GPA) Narrative

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-01-03839-01

Major General Plan Amendment (GPA) Narrative

for

Murphy Park

May 2, 2023

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Section I. Purpose and Intent

On behalf of Emmerson Holdings, LLC, CVL Consultants is pleased to submit this request to the City of Maricopa (City) for a new Planned Area Development (PAD) zoning district known hereto as Murphy Park (Project), an approximately 481-acre development located south of Steen Road and Murphy Road in Maricopa, Arizona (Property). (See Exhibit A, Aerial Vicinity Map). The purpose of this request is to submit, process, and obtain approval for a Major General Plan Amendment and Rezoning for the proposed project.

The first request seeks a Major General Plan Amendment ("GPA") to change the existing split land use designations of Medium Density Residential (MDR), Master Planned Community (MPC), Low Density Residential (LDR) and Open Space (OS) to an overall Master Planned Community (MPC) land use. The second companion request seeks to rezone the overall approximate 481-acre property for a new PAD ("Planned Area Development") zoning district.

Murphy Park consists of residential, business park, and employment uses intended to provide an environment that promotes a flexible and dynamic combination of land uses to support the City by creating large scale local employment opportunities and providing diverse and high-quality housing in a portion of Maricopa that especially lacks housing type diversity. The synergy of recreational amenities, housing, and employment within the Project creates an ideal environment to live, work and play, contributing to reduced traffic and providing the opportunity for residents to both live and work in Maricopa.

Murphy Park provides a comprehensive vision of land use opportunities allowing for multiple types of residential neighborhoods, business park, and employment uses with consideration for appropriate transitional buffering between uses of differing intensities. An integrated network of trails and open space with cohesive aesthetic character and theming is shared by the overall development to provide a distinct sense of place. Thoughtfully designed community entries with perimeter landscape buffers, landscaping, quality wall design and recreational amenity options are proposed in accordance with City requirements. The proposed plan allows the flexibility for the Project to utilize multiple land uses to prepare for future market conditions, while addressing the need for employment and housing in this area and mitigating conditions encumbering the site, such as the offsite drainage impacting the Property. The proposed drainage design and improvements will ensure that the offsite flows are accommodated and routed as required. Murphy Park achieves the aforementioned goals while providing the opportunity for development of the highest and best land use solution for this undeveloped property in a growing area of Maricopa.

Section II. Site Context Study

1. Existing and Proposed Zoning

The companion rezoning request for Murphy Park seeks to rezone the approximately 481-acre Property from the current zoning established by the Eagle Shadow PAD to a new overall Planned Area Development.

The Eagle Shadow PAD was initially approved under PAD04-03 in 2005 followed by a series of major and minor amendments, with the latest amendment approved under PAD15-02 in 2015. The existing zoning maintained by the 2015 PAD established underlying zoning of predominantly CR-3 with a small portion of CR-2 near the southwest corner of the Property. The approved land use plan defines the Property as Phase 5 of the Eagle Shadow community consisting of single-family residential uses.

After nearly 17 years since the initial zoning approval, there is an opportunity to update the existing entitlements to better suit current market demand and to introduce diverse and innovative housing stock with a variety of land uses to support the City's current initiatives while bringing the design up to accommodate the new requirements and criteria for PAD communities recently established within Chapter 18.60 of the City Code.

Since the 2005 zoning amendment, the neighboring uses to the south have changed substantially. The Hickman's Family Farms industrial egg plant was significantly expanded twice since 2005, which has made residential less of a compatible use along the southern edge of the property. As such, this proposal identifies a minimum of 80 acres of employment land use at this location for compatibility. Additionally, since the last amendment in 2005, the semiconductor manufacturing industry has expanded rapidly in nearby Chandler, most notably the planned $20B Intel facility which will be operational in 2024. Suppliers for that industry as well as the electrical vehicle manufacturing industry have been recently launching new large employment facilities in Pinal County, a nearby example being Lucid in Casa Grande. Where there was not much demand for industrial property in Pinal County or the City of Maricopa back in 2005, these two industries have taken root in the area and are creating the demand for new employment development.

Locations and alignments of streets, points of access, trails, walls, amenities and open space areas remain flexible to accommodate multiple land use scenarios within Murphy Park; however, the intent for a quality development established by the Eagle Shadow PAD remains substantially unchanged.

As described further in this proposal, the proposed uses and intensities are consistent with the proposed General Plan designation of Master Planned Community. (Refer to Exhibits B and C, Existing General Plan Map and Proposed General Plan Map).

2. Existing Conditions

The Property is located within the City of Maricopa, Pinal County, Arizona at the southwest corner of Steen Road and East Main Canal. The project site is bordered on the north by Steen Road, on the east by East Main Canal, on the south by Peters and Nall Road, and on the west by the Santa Cruz Wash. The Property is accessed from Steen Road to the north and the north-south extension of Murphy Road bisecting the development.

The approximately 130' wide East Main Canal adjacent to the Hartman Ranch community to the east and the approximately 300' drainage easement planned for the Santa Cruz Wash within the Sanctuary community to the west both provide significant existing buffers between the Project and the adjacent communities. Murphy Park is a thoughtfully designed and compatible development that prioritizes the mitigation of potential impacts to the neighboring areas with this existing perimeter buffering in combination with appropriate building setbacks. Landscaped areas and/or drainage easements along portions of the Project's perimeter will contribute to the buffering effect where provided.

The Property contains approximately 481 acres of primarily undeveloped agricultural land and one existing single family residence. The land is identified as Assessor Parcel Numbers (APN) 50206010B and 502080010, located within Sections 9 and 10, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Drainage

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014, indicates the site falls partially within Zone X. Zone X (shaded) is defined by FEMA as: *"Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."*

The west and north sides of the Property fall within Flood Zone A, which is defined by FEMA as: *"Areas subject to inundation by the 1-percent-annual-chance-flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply."*

Wood Patel has prepared a CLOMR (Conditional Letter of Map Revision) for the Santa Cruz Wash Regional Flood Control Project for the City. Murphy Park is moving forward with an independent solution that mirrors Wood Patel's study with an exception being that the channel is on Murphy Park and not the DiBella property for the small portion where it is shown.

A CLOMR will be prepared by CVL to evaluate the floodplain changes in the project site in the next design phases due to the parts of the project within Flood Zone A in accordance with FEMA requirements.

The watershed for the project site covers an extensive area starting from the northern parts of Mexico on the upstream side. The watershed drains to Santa Cruz Wash, which flows northwest, crosses Pima and Pinal Counties, and eventually outfalls to Gila River. The land plan has been designed to accommodate a drainage easement along portions of the northern and western property lines to collect and convey offsite drainage impacting the Project.

Within this easement, a drainage channel is proposed to convey the peak flow from the South Side of Canal 2. This channel will handle a peak flow of 2,806-cfs using a trapezoidal channel section. The northern channel will run the entire length of the northern boundary along Steen Road and will outfall to Santa Cruz Wash. Floodplain changes due to the Murphy Park development along Santa Cruz Wash at west side of the study area and along the Steen Road at the north end will be analyzed to verify that this project will not cause any adverse impact to the downstream side adjacent properties. The hydraulic structures providing better drainage for the proposed conditions will be designed in the next phases for this project per the City of Maricopa and Pinal County drainage requirements.

Surrounding Zoning and Land use

The proposed development is an appropriate land use for this Property that will complement the significant growth planned in this area of Maricopa. The properties surrounding the Project are as follows:

Direction	Use	Zoning	General Plan
North	Undeveloped land planned for the master planned communities of Pecan Groves and Murphy and Farrell.	CI-2, PAD	Low Density Residential, Master Planned Community
East	East Main Canal and undeveloped land planned for Arden Trails, a master planned community formerly known as Hartman Ranch.	CR-3 PAD	Low Density Residential, Mixed Use, Master Planned Community
West	Santa Cruz Wash and undeveloped land planned for Sanctuary, a master planned community.	CI-2, PAD	Medium Density Residential, Open Space
South	Hickman's Egg Farm and undeveloped land.	Ak-Chin	Ak-Chin

Emmerson Holdings is also the developer behind the planned Pecan Groves community listed in the table above. Pecan Groves is located at the northwest corner of Steen Road and Murphy Road and currently in the process of rezoning from the existing CI-2 industrial use to PAD for a new master planned community. The proposed employment use provided within Murphy Park is an appropriate relocation of the employment opportunities of the prior CI-2 industrial area on the Pecan Groves property. That prior CI-2 zoning was adjacent to an area that was planned primarily for residential use, but now this replacement of employment uses in the area would be adjacent to much more compatible uses, including the existing Hickman's Family Farms industrial egg plant and the Ak-Chin Santa Cruz Commerce Center. Additionally, this property is substantially closer to both the Maricopa-Casa Grande Highway and the Ak-Chin regional airport. This relocation of land use by the developer of both properties maintains the balance between housing and employment in this immediate area of Maricopa while providing a more appropriate distribution of the land uses.

As detailed above, the East Main Canal adjacent to the Arden Trails community to the east and the drainage easement planned for the Santa Cruz Wash within the Sanctuary community to the west both provide significant existing buffers between the Project and the adjacent communities. The existing perimeter buffering in combination with the appropriate building setbacks and perimeter walls provided mitigate impacts to the neighboring areas. Landscaped areas and/or drainage easements along portions of the Project's perimeter will contribute to the buffering effect, where provided. Additionally, the Arden Trails community to the east, formerly known as Hartman Ranch, will be required to build a large perimeter wall east of the East Main Canal, which, in combination with the perimeter walls required for Murphy Park, will provide an approximately 130' buffer with walls on either side.

Section III.Land Use Analysis

1. Proposed Major General Plan Amendment

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 Property is currently split between the Maricopa General Plan's land use categories of Medium Density Residential (MDR), Master Planned Community (MPC), Low Density Residential (LDR) and Open Space (OS). A Major General Plan Amendment is requested to amend the existing land use designation to Master Planned Community (MPC) to facilitate the proposed development (Refer to Exhibit B, Existing General Plan Map and Exhibit C, Proposed General Plan Map).

The Project supports the City's goals, objectives, and vision by providing a variety of land use options that are compatible with the proposed Maricopa General Plan land use designation of MPC. The City's definition is provided below.

Master Planned Community

The Master Planned Community designation provides for large-scale (160 acres or more) master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches and neighborhood facilities. Overlay zoning in combination with comprehensive site planning provide for supporting infrastructure. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge and overpass capacity. The overall density is flexible to allow appropriate urban design for properties designated for Village Center. Overall densities for all residential dwellings in MPCs without a Village Center designation can range from 3.0 to 10.0 dwelling units per acre.

The total maximum number of dwelling units permitted for the Project provides an overall residential density of 10 dwelling units per acre (du/ac) which is consistent with the density permitted by the proposed MPC general plan designation. This proposed amendment complies with numerous provisions of the City of Maricopa General Plan, including those items highlighted below.

Growth Area Element

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.

Response: This request improves the balance between housing and employment within the City limits by providing the opportunity for employment areas 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).

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

Land Use Element

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.

Response: Murphy Park will continue to address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As noted above, this project has established adequate buffers and transitions that include open space and landscaping along perimeter roadways and between land uses of differing intensities within the Project. Existing buffers are currently in place to the east and west, consisting of the approximately 130' wide canal adjacent to the Project's eastern property boundary and the approximately 300' drainage channel planned adjacent to the Project's western property boundary. Additionally, the Arden Trails community to the east, formerly known as Hartman Ranch, will be required to build a large perimeter wall east of the East Main Canal, which, in combination with the perimeter walls required for Murphy Park, will provide a 130' buffer with large walls on either side. The existing perimeter buffering in combination with the appropriate building setbacks and perimeter walls provided mitigate impacts to neighboring areas.

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

Response: The Project has and will adhere to and comply with the community development codes, including zoning, subdivision, and related regulations where applicable and required.

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.

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

Housing Element

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

Objective B.2.2.1: 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.

Response: Murphy Park provides the opportunity for employment areas and multiple types of diverse and attainable housing, 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 requested PAD zoning.

Circulation & Connectivity Element

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

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.

Response: 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.

Parks, Recreation, and Open Space Element

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.1.4: 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

Response: Open Space, trails, recreation, and pedestrian linkage has been and will continue to be thoroughly addressed throughout the rezoning and development processes with the ongoing development of open space and landscaping details throughout the various planning and development stages of the project. The applicant has and will continue to adhere to all pedestrian circulation safety standards and requirements.

Goal H2.c.4: Create and maintain a system of recreational opportunities throughout the City.

Objective H2.c.4.2: Foster and maintain relationships with private and public entities to provide multi-use recreational facilities that promote fitness and activity.

Response: Design options for entrance features, park, recreation and amenity areas are identified in this narrative to be owned and maintained by an HOA. Proposed open space will contain open space corridors, common amenity areas and trail connections to promote recreational activity throughout the Project.

Murphy Park achieves the aforementioned goals while providing the opportunity for development of an appropriate land use solution for this property in a growing area of Maricopa.

2. Companion PAD Land Use Categories

The key to the success of this development is to allow flexibility in the different land uses (residential, business park, and employment) throughout the 481-acre site. In response to market conditions and buyer demands, shifts in acreage and reallocation of land uses may be necessary. Large employers have varying needs insofar as the footprint of their facilities and whether it's 80 acres, 400 acres, or anything in between. As such, minimum and maximum acreages are set forth by this proposal to provide the necessary flexibility, while establishing a framework for the companion PAD. In order to accommodate changing real estate market and demographic conditions, specific locations and quantities of the proposed land use categories are subject to market conditions and will be dependent on the end user(s) of the Property.

The proposed concept reflects the existing conditions of the Property and neighboring land by proposing a gradual transition south to north from employment to residential, following the higher intensity development existing to the south to the residential uses proposed to the north.

An overall matrix is provided below identifying the acreages and general locations for each of the proposed land use categories. The matrix establishes a flexible entitlement process utilizing a land bank. The ranges do not intend to dictate the use for each acre of the site, instead they overlap and exceed 100% of the acreage available in pursuit of flexibility. This concept fits within the contemplated PAD and is best-suited for large projects like Murphy Park that rely on the ability to respond to market demands.

Land Use Matrix

Land Use Category	Min.		Max.	
Employment (South end of property & east of Murphy)	80 acres	17%	401 acres	84%
Business Park (North of Employment or west of Murphy)	0 acres	0%	240 acres	50%
Residential (North of Employment)	80 acres	17%	401 acres	84%
Total	**481 acres**			

Residential

Murphy Park intends to provide the opportunity for a mixture of housing products designed to meet the needs of the diverse population within the City, meeting the goal of providing a range of housing opportunities for all lifestyles and economic needs. The Residential category is intended to provide the opportunity for general residential uses, including but not limited to multi-family, single-family, and alternative housing products, to be provided in suitable

and appropriate quantities and locations for the development. Development standards and use regulations for the Residential category are designed to promote compatibility with the surrounding area and meet the market demand for housing in the City of Maricopa. A minimum of 80 acres and maximum of 401 acres are proposed for Residential to be generally located north of Employment.

Murphy Park will provide a diverse, affordable and high-quality housing solution to the lack of housing diversity that is especially found in the eastern portion of the City of Maricopa, where it is especially needed given that is the logical employment hub and its proximity to Casa Grande and the future transportation corridor of Sonoran Desert Parkway to I-10.

As Murphy Park begins to develop, approximately 17 years after the initial zoning approvals on the property, there is an opportunity to update the existing entitlements to better suit current market demand by introducing diverse and innovative housing stock to support the City's initiatives as well as bring the design up to accommodate the City's new zoning code requirements and design criteria established for PAD communities. Murphy Park will provide a diverse, affordable and high-quality housing solution to the lack of housing diversity that is especially found in the eastern portion of the City of Maricopa, which is the City's major growth area both in terms of future employment uses and in terms of population growth.

In conformance with the City's MPC land use designation, an overall density of up to 10 dwelling units per acre is permitted for the overall Residential portion of the PAD. Minium and maximum percentages for the above-mentioned Residential sub-categories are established in the table below.

Residential Matrix

Residential Land Use Category	**Min.**		**Max.**	
	80 acres	17%	401 acres	84%

Residential Sub-Category	**For < 100 acres**		**For > 100 acres**	
	Min.	**Max.**	**Min.**	**Max.**
Multi-family	0%	50%	5%	35%
Alternative housing product (cluster, alley-load, etc.)	0%	75%	5%	50%
Single-family residential (min. 40' wide)	0%	80%	25%	80%

Business Park

The Business Park category is intended to provide the opportunity for general business and/or commercial uses. A minimum of 0 acres and maximum of 240 acres are proposed for Business Park to be generally located north of Employment or west of Murphy Road. Development standards and use regulations for the Business Park category are designed to promote compatibility with the surrounding area while providing for a broad range of applicable activities within this category.

Employment

The Employment category is intended to provide the opportunity for those uses generating employment such as office, storage, and light industrial uses. A minimum of 80 acres and maximum of 401 acres are proposed for Employment to be generally located on the south portion of the Property and east of Murphy Road. Development standards and use regulations for the Employment category are designed to provide the buffering necessary to minimize potential incompatibility between higher intensity uses and land uses that may have less intensity. Higher intensity uses will be contained and screened from outside visibility, as required by the City, to mitigate impact with nearby development.

Uses considered within this proposal would be those light industrial, office, storage, datacenter, distribution, laboratory and manufacturing uses that do not create any danger to health and safety in surrounding areas; do not create offensive noise, vibration, smoke, dust, odor, heat or glare; and generate less truck traffic when compared to higher intensity industrial uses.

As demonstrated above, this Project offers a wide range of permitted uses, thus allowing for the flexibility that can satisfy market conditions and meet the needs of present and future residents and business owners in the City at the time of development. As such, the land use categories and matrix percentages established in the preceding tables apply to Murphy Park overall, not tied to individual parcels. This data will be will be tracked by an annual reporting requirement per a Development Agreement where the Developer shall submit to the City a land use bank for all uses, including the sub-uses of residential. When the Developer submits new site plans and/or preliminary plats, the Developer shall update the reporting for acres of employment, acres of residential, and mix of residential (including open space, parks, and other shared common elements as required).

The subsequent site plan and design review submittal(s) will further refine this proposal in addressing site design and relevant requirements such as site access, vehicular and pedestrian circulation, landscaping, architecture, public services, and other required site improvements. All site plan and design review submittal(s) for the Project are to remain in conformance with the requirements of the City Code, as modified by this proposal.

3. Landscape and Open Space

The proposed Landscape and Open Space standards for the Murphy Park property shall comply with the City Code and design standards for each of the various land use categories proposed in the companion PAD. Regardless of the acreages of each category proposed, the landscape character, materials, and style of the Murphy Park project shall be complimentary between all land uses and shall not create a defined line of land use boundary. Open space areas will be primarily focused on creating a feeling of spaciousness, using uniform details and plant materials, providing a variety of screening techniques and setbacks for visual interest, and creating linear connections to unify the property.

4. Circulation

The Property is bounded and traversed by two minor arterial roadway alignments. On the north boundary is Steen Road, an east-west minor arterial roadway. Murphy Road, a north-south minor arterial roadway, traverses through the center of the subject property beginning at its intersection with Steen Road to the north and to the south of Murphy Park it continues along its alignment under the ownership and control of a Native Sovereign Nation. Access to the Maricopa Casa-Grande Highway is available at the discretion of such Nation and applicable laws.

Primary access to the Project from the north and south will provide signage and landscaping to provide residents, visitors, and regular users with a sense of arrival into the development. Half-street infrastructure improvements will be provided along the perimeter roads bounding the Property to City standards. Infrastructure details, interior street patterns, and access and circulation for each development parcel will be detailed during the development process per adopted City standards.

Pedestrian circulation within the development will be provided by sidewalks, open space paved and/or unpaved pathways per City standards. Circulation along the local streets will occur on detached sidewalks with tree-lined streets and decorative street lights to further enhance the distinct environment of the development. Connections to the open space areas from these sidewalks will be provided by pathways that meander through the open space. All paved access routes shall meet ADA guidelines.

All required onsite and offsite improvements related to the Project shall be addressed with the extent of such improvements, as well as the phasing of such, to be defined subject to City Engineer review and approval of detailed development plans, engineering reports, traffic reports, and so forth to be provided during the plan review process.

5. Public Utilities and Services

All proposed utility systems and plans will be accessed and designed per the standards of the City and utility company to be submitted for review and approval during the development process. A list of current utility providers for the Property is provided below.

Service	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District #3 (ED3)
Communications	Orbitel OR CenturyLink OR Hotwire Communications
Gas	Southwest Gas Corporation

Water and Wastewater

The Project has an Infrastructure Coordination Agreement in place with Global Water that obligates Global Water to provide water and wastewater service to the Project. A will serve letter request was sent to Global Water Resources and they responded that the Property is within their jurisdictional boundaries. A will serve letter has been obtained from Global Water – Palo Verde Utilities Company, Inc. and Global Water – Santa Cruz Water Company, Inc. confirming water and wastewater service for the Project.

Dry Utilities

A will serve letter request was sent to Electrical District #3 (ED3), CenturyLink, and Southwest Gas Corporation. They responded that the Property is within their jurisdictional boundaries and have provided will serve letters confirming service for the Project. Will serve letters from Orbitel and Hotwire Communications have been requested as well.

6. Conclusion

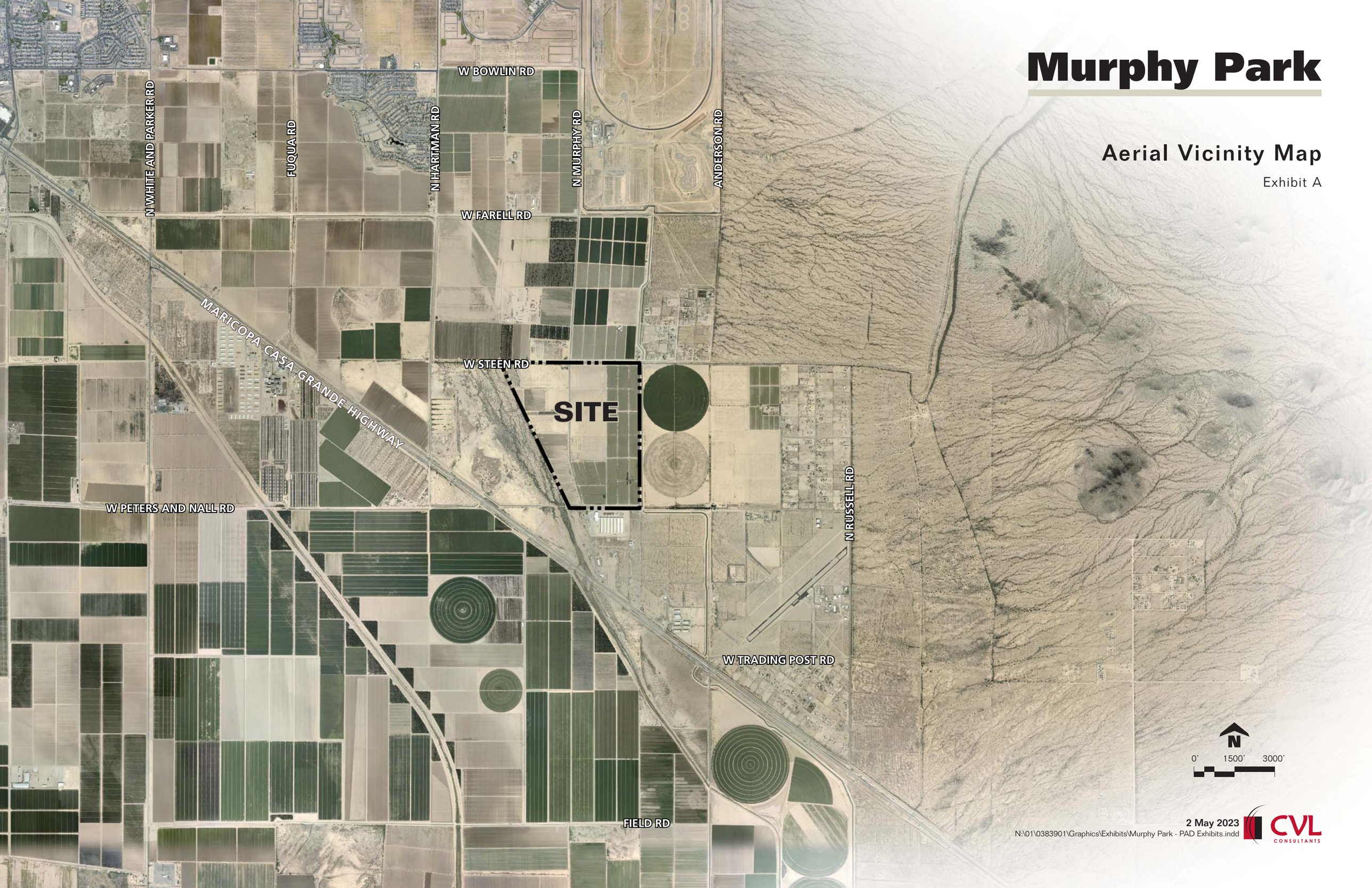
Murphy Park is ideally situated for the proposed uses and will provide an environment that promotes a flexible and dynamic combination of land uses to support the City in providing diverse housing stock with opportunities for affordable housing and meaningful employment. The synergy of recreational amenities, housing, and employment within the Project creates an ideal environment to live, work and play, contributing to reduced traffic and providing the opportunity for residents to both live and work in Maricopa. This request makes good land use sense on this property, maintains compatibility with the surrounding neighborhood, and will be an attractive presence in the area.

Thank you for your consideration and we respectfully request your approval of this plan intended for development of the highest and best land use solution for the property.

Murphy Park

Aerial Vicinity Map

Exhibit A



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Murphy Park

Existing General Plan Map

Exhibit B

MPC
Master Planned Community

LDR
Up to 2.0 du/ac.
Low Density Residential

MPC
Master Planned Community

R
Rural

W STEEN ROAD

N MURPHY ROAD

N ANDERSON ROAD

MDR
2.0 - 6.0 du/ac.
Medium Density Residential

MPC
Master Planned Community

MPC
Master Planned Community

SITE

MDR
2.0 - 6.0 du/ac.
Medium Density Residential

LDR
Up to 2.0 du/ac.
Low Density Residential

LDR

MU
Mixed Use

C
Commercial

MARICOPA CASA GRANDE HIGHWAY

E
Employment

OS
Parks / Open Space

OS

City of Maricopa Boundary

AC
Ak-Chin Community

N

0' 400' 800'

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Murphy Park

Proposed General Plan Map

Exhibit C

MPC
Master Planned Community

LDR
Up to 2.0 du/ac.
Low Density Residential

MPC
Master Planned Community

R
Rural

W STEEN ROAD

N MURPHY ROAD

N ANDERSON ROAD

SITE

MPC
Master Planned Community

MPC
Master Planned Community

MDR
2.0 - 6.0 du/ac.
Medium Density Residential

LDR

MU
Mixed Use

C
Commercial

E
Employment

MARICOPA CASA GRANDE HIGHWAY

OS
Parks / Open Space

City of Maricopa Boundary

AC
Ak-Chin Community

N

0' 400' 800'

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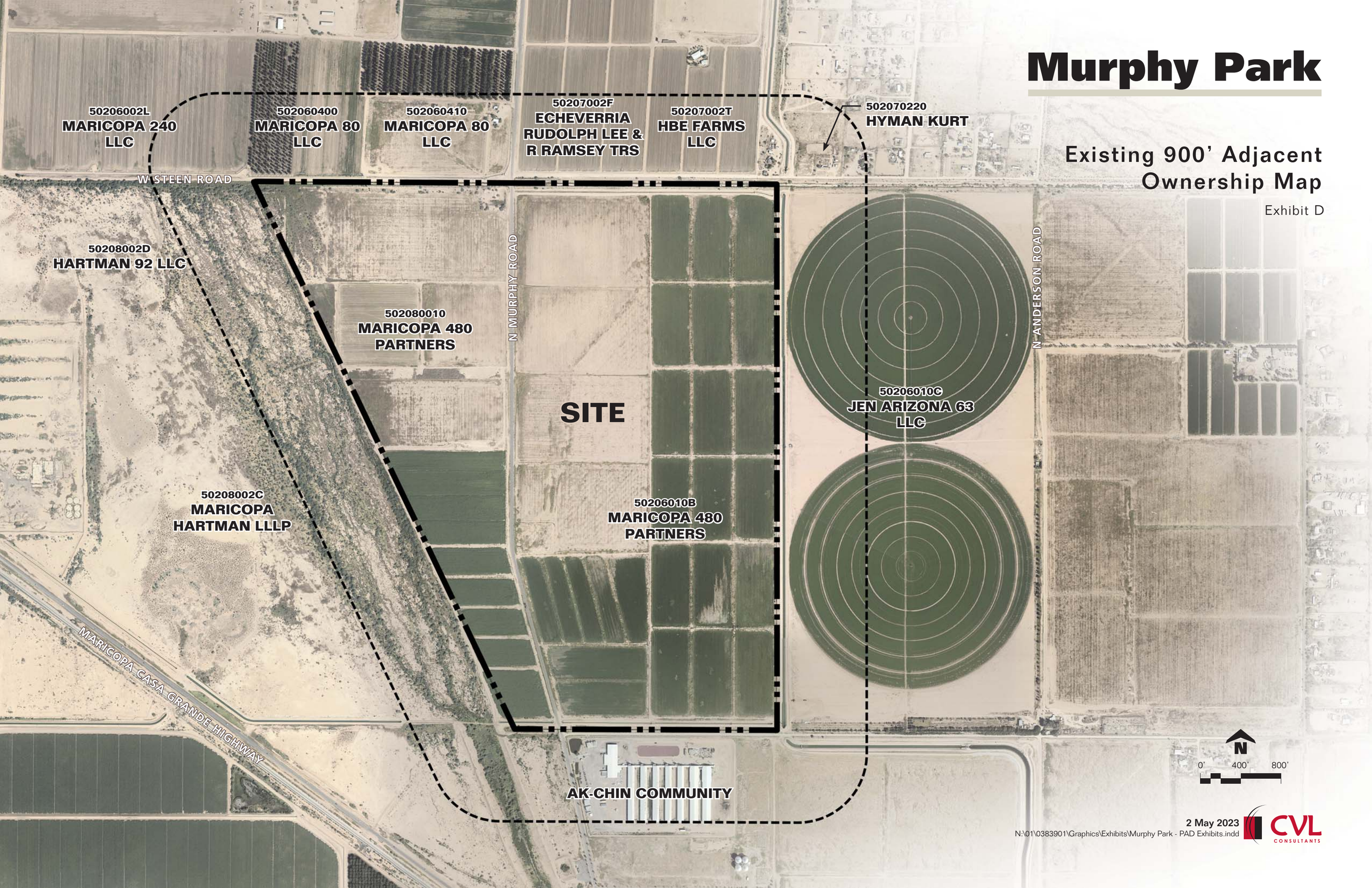
CVL CONSULTANTS

Murphy Park

Existing 900' Adjacent Ownership Map

Exhibit D



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One Mile Radius Proximity Exhibit

Exhibit E

W FARELL RD

N HARTMAN RD

N MURPHY RD

ANDERSON RD

W STEEN RD

SITE

MARICOPA CASA GRANDE HIGHWAY

W PETERS AND NALL RD

AC
Ak-Chin Community

N RUSSELL RD

W TRADING POST RD

Legend

- 1 — Desert Sunrise High School
- 2 — Ak-Chin Regional Airport
- Private Parks and Open Space
- 1 Mile Radius
- Project Boundary
- Parkway
- Principal Arterial
- Principal Arterial (Unpaved)
- Minor Arterial
- Minor Arterial (Unpaved)
- Tribal/BIA Rural Minor Collector (unpaved)
- Proposed/ Existing Trail System
- Wash
- Railroad
- City Boundary

N

0' 1000' 2000'

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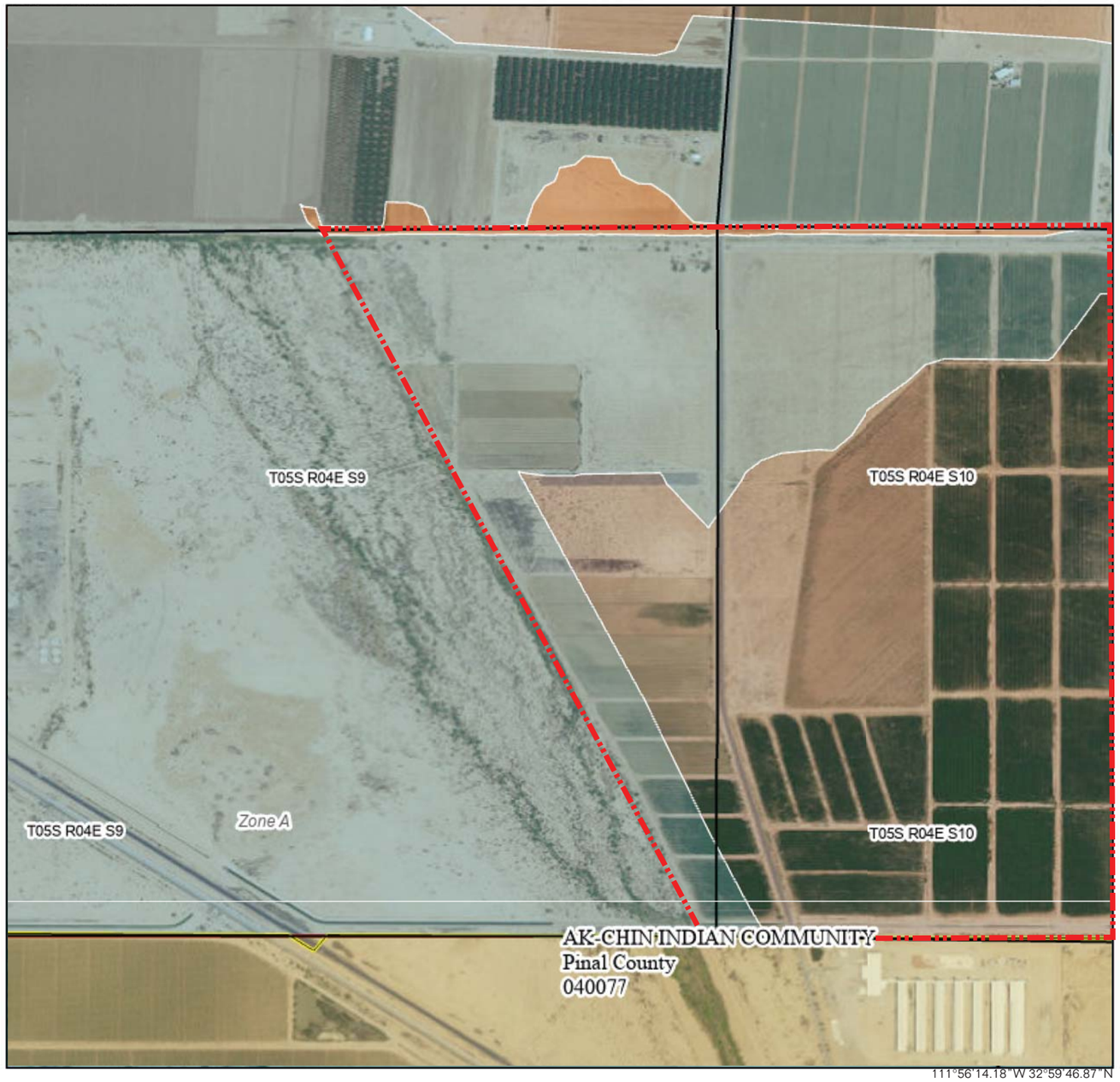
Flood Insurance Rate Map

Exhibit F

National Flood Hazard Layer FIRMette

FEMA



111°56'14.18"W 32°59'46.87"N

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
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 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

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 4/24/2023 6:48 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. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www fema.gov/media-library/assets/documents/118418 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. 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

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N.T.S.

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