



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

STAFF REPORT

Case Number: DRP21-13

To: Planning and Zoning Commission

Through: Rodolfo Lopez, Director, Development Services

From: Corin Hooper, Planner II, Development Services

Meeting Date: November 8, 2021

REQUESTS

Development Review Permit (DRP) 21-13: A request by Lincoln Avenue Capital, LLC for review and approval of Site Plan, Landscape, Photometric and Elevation plans for 228 residential multifamily units with nine 3-story buildings. Generally located on the southwest corner of Honeycutt Road and Continental. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

Applicant:
Brent Bieser
4019 N. 44th Street
Phoenix, AZ 85018
Phone: (602) 952-8280

Owner:
Lincoln Avenue Capital LLC
401 Wilshire Blvd., Ste. 1070
Santa Monica, CA

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	12 acres
Parcel #	510-71-003L, 510-761-003F, 510-71-003J, 510-71-023B
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Unit Residential
Existing General Plan, Land Use	Mixed Use
Existing Zoning	General Commercial CB-2
Overlay Zoning	None
Allowed Building Height	40 Feet

Proposed Maximum Unit Height	40 Feet
Number of Units	228 units
Minimum Parking Required	Total required spots 550
Parking Provided	495 parking spaces

SUBJECT SITE AND SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	CR-3 Residential	Homestead
East	Mixed Use	CB-2 Commercial and GR General Rural	Vacant and Single Family Residential
South	Mixed Use	GR General Rural	Vacant and Single Family Residential
West	Mixed Use	CB-2	Vacant

DEVELOPMENT STANDARDS CONSISTENCY ANALYSIS

Zoning Standard	Zoning Ordinance (MU-G)	Proposed
Minimum Front Yard Setback	10	10 feet
Minimum Side Yard Setback	10 Street 5 Interior Side, Residential Uses Only 20 Foot Maximum	10
Minimum Rear Yard Setback	20	20
Building Height	40 Feet	40
Parking & Loading	550	495



HISTORY SUMMARY

- 2003 – Rezoned to CB-2 Zoning, City of Maricopa case #ZON12-01

ANALYSIS

Honeycutt Ranch is a proposed multi-family apartment complex with 228 units and an approximate density of 19 units per acre. This housing provides a much needed amelioration to the accumulated demand as brought on by the lack of housing types as identified in the city's General Plan and Housing Plan.

The overall development of the property will provide a population within the Seven Ranches subdivision. As a result of this, there should be a sufficient demand to serve as a catalyst for commercial development. This development also provides access to this commercial area through a provided access way.

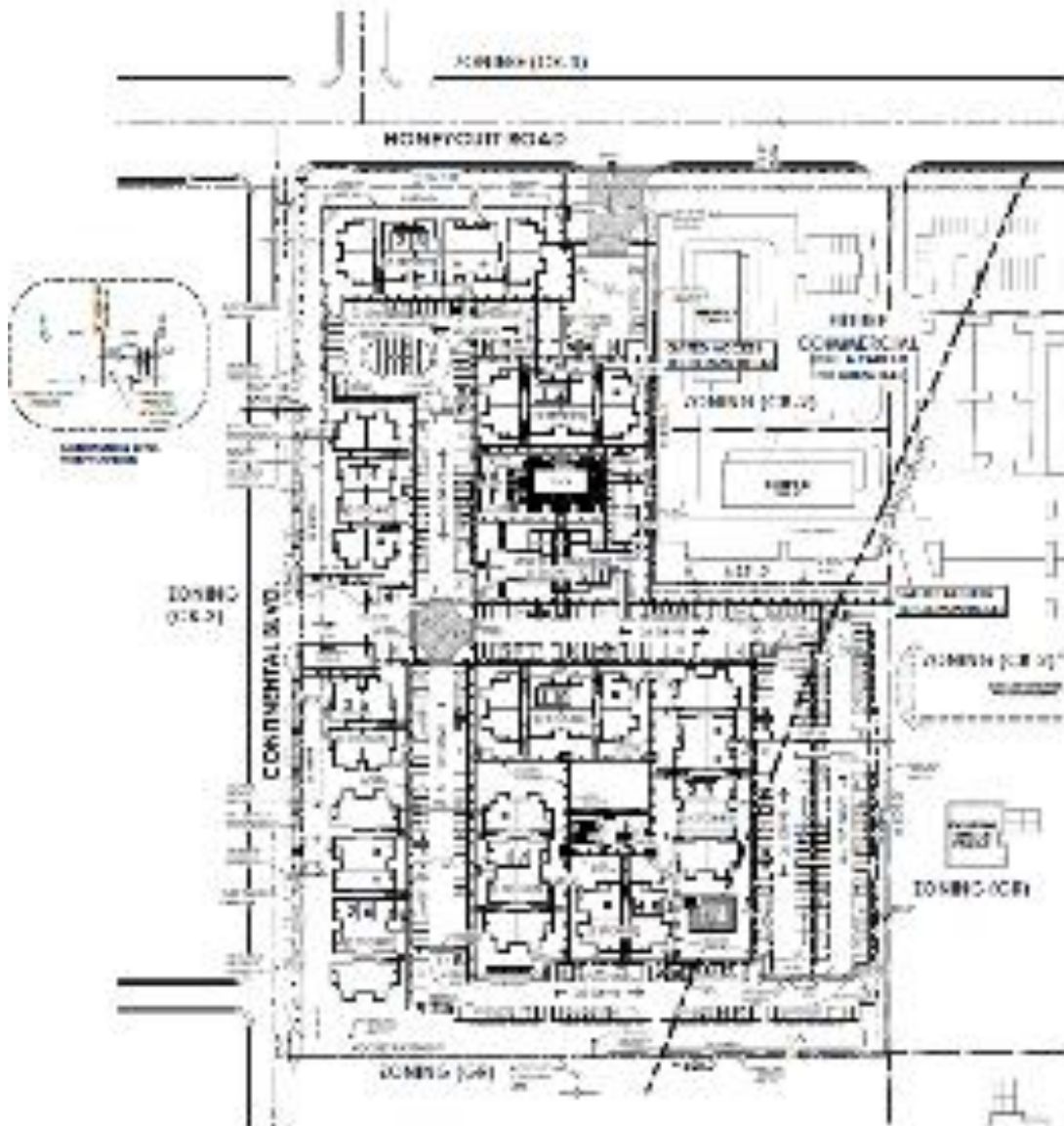
Honeycutt Ranch also provides a serene aesthetic contributing to the tone of Seven Ranches. This includes a row of tree lining along Continental, creating a partially detached sidewalk, as well as foliage along Honeycutt. There are specific features that pertain to the architecture including a mix of materials, and a contrast of colors which satisfy many of the upcoming multi-family design guidelines. There are also a number of amenities which play a factor, including a clubhouse and a multi-generational amenity space.

Furthering its innovation, Honeycutt Ranch is utilizing the sustainable development incentives program, meeting a series of criteria which permit certain deviations from the traditional MU-G criteria.

Furthering its innovation, Honeycutt Ranch is utilizing the sustainable development incentives program, meeting a series of criteria which permit certain deviations from the traditional MU-G criteria. In accordance with MCC Chapter 18.125, the city developed a sustainable development incentive program with the intention to increase energy and water efficiency and new developments; to increase resource conservation; to provide durable development that is efficient and economical to own, operate, and maintain; and to promote sustainable development practices. Honeycutt Ranch meets the following sustainable development incentives:

- Increase the on-site refuse container screening area to accommodate a six-yard container for the purpose of recycling.
- Site development does not exceed minimum parking requirements by more than 5 percent
- Site development incorporates solar parking lot lights for at least 50 percent of the proposed fixtures.

Honeycutt Ranch helps provide the City of Maricopa with a greater housing mix and variety that residents of Maricopa demand. This type of housing adheres to the standards of the voter approved General Plan as well as those of the adopted Housing Plan.



Landscape Plans

- *Per Zoning Code Sec. 18.90.40, the development is required to have a minimum quantity of trees and shrubs. The proposed landscape plan exceeds the minimum required for both trees and shrubs*
- *The developer provided a conceptual landscape plan but the final plan has been deferred until the building permit stage of development.*

Transportation

- A Traffic Impact Analysis (TIA) was submitted and reviewed by the Engineering Division. The report determined that the proposed roadway infrastructure for the development is adequate. All signalized intersections are expected to operate at acceptable levels of Service at both AM and PM peak hours. All approaches of signalized intersections and all movements of unsignalized intersection and driveways are expected to operate also at acceptable level of service at both AM and PM peaks hours in for all required traffic scenarios as well.

Grading and Drainage

- A preliminary Grading and Drainage plan was submitted and reviewed by the City’s Engineering Division. The Engineering Reviewer determined the plans meet or exceed minimum required drainage standards within the City. The applicant shall submit final Grading and Drainage plans for review and approval by the City Engineering prior to construction.

Illumination

- The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code, Chapter 18.95.

Elevations

- Proposed architectural elevations are complimentary and exceed minimum standards set forth within Zoning Code, Sec. 18.155.070 Development Review Permit criteria.

CITIZEN PARTICIPATION:

The Applicant has properly notified the surrounding property owners of the proposed development as required per the City’s Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below.

- | | | | |
|---|------------------|---|---------------------------|
| • | October 5, 2021 | - | Newspaper Notification |
| • | October 6, 2021 | - | Notification letters sent |
| • | October 5, 2021 | - | Sign posted |
| • | October 20, 2021 | - | P&Z Commission meeting |

PUBLIC COMMENT:

See attachments for all public comments received.

CRITERIA FOR APPROVAL

In accordance with *Zoning Code Sec. 18.155.070 Required Findings*, the decision making body shall evaluate whether the proposed development conforms to the policies of the General Plan and any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies or guidelines adopted or approved by the City Council, including the following criteria:

1. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment.

Staff Analysis: *The proposal conforms with the intent of the MU-G Zoning District, providing adequate access throughout the site and complementary design to the nearby developments.*

2. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Staff Analysis: *The proposal meets the intent of a development designed with adequate shared amenities, circulation, and parking to accommodate residents and guests alike.*

3. Project details, colors, materials, and landscaping, are consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Staff Analysis: *The elevations and color combinations appear well integrated and complementary. They adhere to the theme and style as proposed in the DRP.*

4. The project contributes to the creation of a visually-interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, rooflines, and building heights within a unifying context that promotes increased pedestrian activity and compatibility among neighboring land uses within the same or different districts.

Staff Analysis: *The variety of façade materials and colors provide interest on articulated structures. Building heights are uniform and compatible with the different districts on either side of the proposed site. The building corners have also been emphasized to take away from the typical look of a high rise building and create more architectural variety and interest.*

CONCLUSION:

Staff finds the submittal items of DRP21-13 to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP21-13 Honeycutt Ranch** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP21-13) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance with Chapter 18.155 of the City's adopted Zoning Code, the Development Review Permit shall expire if a building permit has not been issued within two years of the date of Planning and Zoning Commission approval. A one-time extension may be approved by the Planning and Zoning Commission, upon recommendation by the Zoning Administrator after a completed application and fee is submitted.
3. Future modifications of the existing plans, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request.
4. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match the color scheme of the building. Roof access shall be from within the building.

5. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
6. The applicant shall submit all required permits for any proposed signage.
7. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
8. As submitted, refuse areas shall be enclosed and shall correspond to the design and color palette of the development. Gates shall not open into vehicular drive aisles. Enclosure gates to be signed and clearly read, "DOOR MUST REMAIN CLOSED AT ALL TIMES."
9. Truck traffic and deliveries, refuse pick-up etc., shall be limited to hours of operation with least impacts to the adjacent residential properties and vehicular circulation of this development.
10. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
11. Prior to beginning of site construction, or issuance of any building permit, a consent letter from the State Historic Preservation Office (SHPO) is obtained for archaeological and historical preservation information.
12. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions"; these state a person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
13. 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.
14. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
15. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
16. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
17. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.
18. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Site Plan

Exhibit C: Landscape Plan

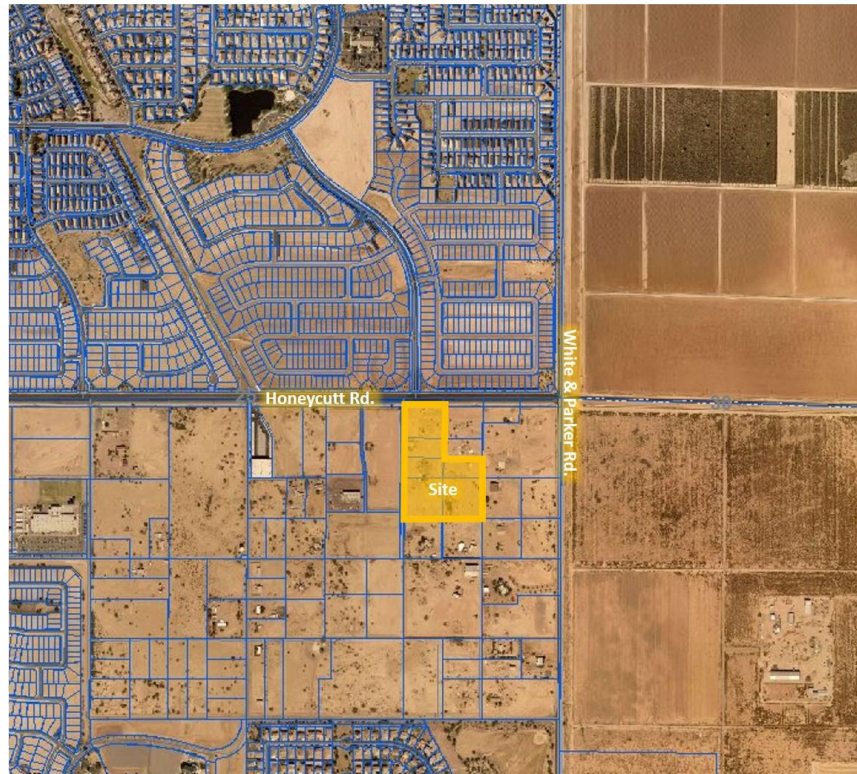
Exhibit D: Photometric Plan

Exhibit E: Elevations

-- End of staff report --

Development Review Permit - Project Narrative

Southeast corner of Honeycutt Road and Continental Boulevard



Submitted to:

City of Maricopa Planning Department

39700 W. Civic Center Plaza

Maricopa, AZ 85 138

Submitted on Behalf of:

Lincoln Avenue Capital, LLC

401 Wilshire Blvd., Ste. 1070

Santa Monica, CA, 90401



**GAMMAGE
&
BURNHAM**
Attorneys at Law



SEVEN RANCHES MULTIFAMILY

Developer/Future Owner

Lincoln Avenue Capital, LLC is a mission-driven, family owned and operated owner, developer, and investor in affordable housing nationwide. Lincoln Avenue Capital invests in affordable housing to strengthen communities. Our company develops quality, affordable homes while delivering social, environmental, and financial returns. Our diverse and experienced team focuses on creating and implementing a range of innovative solutions to support our residents and communities. In the 3 years since our inception, Lincoln Avenue Capital has become one of the fastest growing Affordable Developers in the United States (Ranked the 5th fastest growing affordable housing developer in the U.S. in 2020). Our current portfolio of 95+ properties extends across 17 states and contains 17,000+ units.

Overview of Request

Lincoln Avenue Capital, LLC ("Lincoln"), is currently under contract to purchase approximately 12 acres at the southeast corner of Honeycutt Road and Continental Boulevard (the "Property"). Lincoln Avenue is filing this Development Review Permit ("DRP") application with the City of Maricopa Planning and Zoning Division in parallel to the previously submitted re-zone request to modify the Property zoning from CB-2 (General Commercial) to MU-G (General Mixed Use). These submittals will allow for the development of a high quality, affordable multifamily residential community (the "Seven Ranches Multifamily").

The proposed Seven Ranches Multifamily development will include 228 residential multifamily units within nine, 3-story buildings with a central swimming pool / spa along with a clubhouse and a fitness center. The residential multifamily units will be a mix of 1, 2, 3, and 4 bedroom style units ranging in area from approximately 708 square feet to 1,294 square feet and each unit will have private balconies or patios. There will also be outdoor lawn games/eating locations located throughout the community with a children's play area. Lincoln is also planning to incorporate solar panels to increase the long-term efficiency and sustainability of the community.

Lincoln will develop the project utilizing the federal Section 42 Low Income Housing Tax Credit ("LIHTC") program. Lincoln's target demographic caters to workforce residents and their families (e.g., grocery, retail, teachers, municipal and factory/assembly workers, etc.). The proposed Seven Ranches Multifamily development will be 100% restricted at income levels that are at or below 60% of Area Median Income ("AMI") for a minimum of 15 years. The LIHTC program encourages the investment of private capital for the development of rental housing by providing a credit to offset an investor's federal income tax liability and, uniquely, allows workforce/affordable rental housing to be developed at a quality level and with amenities that rival traditional market-rate projects.

Property Location and Current Use

The Property is comprised of approximately 12 acres at the southeast corner of Honeycutt Road and Continental Boulevard. The Property is vacant and consists of multiple parcels of land that will be combined into one parcel for the proposed development. The Property is in a growing/developing area of the City of Maricopa.

Development Review Permit Criteria (A-H) Response

The proposed multi-family project has been designed to complement and enhance the current and proposed scale and uses of the surrounding area as envisioned in the City's General Plan. As part of the proposed mixed use zoning designation, the exterior elevation design and (3) story massing will function as an inviting partner with the blend of single family and commercial uses that are both moving to, and already exist, in the area. The

soft, earth-toned color palette and flat roof design elements incorporated into the project's buildings will create a visually interesting and harmonious bond between the natural desert location and the residential and commercial uses along the Honeycutt Road corridor. The building designs create a handsome blend of masses and façade articulation that help to soften the scale of the buildings while inviting an interesting interplay of sunlight, shade and shadows.

The addition of this multi-family living option to the area will fill an important niche for workforce housing in the community and will help diversify the lifestyle options available to citizens wanting to live and work in the City of Maricopa. The proposed use of one, two, three and four bedroom apartment units will invite a diverse blend of residents from young singles starting their career, small and medium size families as well as empty nesters looking to scale back and enjoy their retirement years in a safe and beautiful location. The use of multiple amenity areas including pool, ramadas, cabanas, BBQ, play equipment areas and dog park in addition to a comprehensive clubhouse and fitness facility will provide a rich blend of relaxation and enjoyment areas. Handsomely landscaped and lighted walkways and outdoor furnishings throughout the site will create safe and friendly pedestrian connections throughout the site and to the neighboring proposed commercial development.

Street frontages along Honeycutt and Continental will benefit from a rich blend of landscape plantings and materials plus enhanced building elevation treatments to provide an attractive and inviting window to the neighborhood. Landscape plant selections will be suitable and in appearance, height and drought resistance to promote healthy plant-life and minimal water usage consistent with Maricopa's regional climate. Quality light fixtures and careful landscape selections and placement will provide for a greater sense of safety for the residents in the buildings and elsewhere in the site.

Access and Circulation

Main access to the site will be via gated entry from Continental Boulevard with secondary access from Honeycutt Road. The right of way for Continental Boulevard (a local street) is planned as 58.5 feet, which is a combination of existing 30 feet on the west side and 28.5 feet on the east side of the street. The proposed east side of the 28.5 feet matches the typical section for a local street per Standard Detail MAR-207-2. Additionally, the eastern side of the street provides for 28 further on-street parallel parking spots to be made available to residents and guests. This complements the existing 462 parking spaces that will be made available and brings total available parking to 490 spaces (includes 12 ADA parking spaces).

Providing easy access to the future commercial uses planned to the east will be accomplished via gated pedestrian connections at strategic locations as denoted on the site plans. These strategic pedestrian access points support a pedestrian oriented environment and will reduce the need for multi-family residents to drive to nearby commercial destinations.

Compliance with General Plan

The Property is designated as Mixed Use (MU) on the City of Maricopa's General Plan (See definition below) and the requested rezoning to MU-G (General Mixed Use) will align with the General Plan's designation, goals, and objectives.

MU – Mixed-Use

Purpose: The Mixed-Use designation is intended to foster creative design for developments that desire to combine commercial, office and residential components. Single use projects are discouraged in the MU designation. Proposed MU projects should provide a true combination of uses that inter relate in design and function with a pedestrian oriented environment. Higher density residential products (such as apartments and condominiums), 8.0 or more dwellings per acre, are expected in Mixed Use projects.

The proposed Seven Ranches Multifamily development will introduce a new residential lifestyle opportunity to the area and along the highly traveled and important Honeycutt Road corridor. Currently, the surrounding area

is largely comprised with single-family detached residential style of development although the General Plan and the City's long term plans reflect an intent for more diverse development patterns. Specifically, today, there is a lack of market-rate/affordable multi-family in the area; however with the future commercial uses proposed to the east along with the existing post office and office development proposed to the west, the proposed Seven Ranches Multifamily fits well into this planned mixed-use environment.

The proposed development is in conformance with the following goals/objectives from the City's General Plan: *(emphasis added)*

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 B1.1.2: Encourage certain areas of the City to rezone to **mixed use and higher density housing consistent with redevelopment plans and General Plan land uses.**

Objective B1.1.4: **Develop a walkable community** with commercial nodes and amenities for residents.

Goal B1.3: Encourage mixed-use development.

Objective B1.3.1: **Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities.**

Goal B2.1: **Partner with Developers to identify innovative strategies for providing housing diversity for all ages and income levels.**

Objective B2.1.1: Conduct a detailed citywide **housing needs assessment that addresses community needs, diversity, design, housing stock and affordability.**

Objective B2.1.4: Evaluate aesthetic design standards for housing to **assure the provision of unique and quality housing choices.**

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

Objective B2.1.8: **Expand housing options** to include live/work and other mixed-use.

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.

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

Housing diversity is a key component within the City's General Plan and workforce/affordable housing is a significant part of the City's goals and objectives. Securing attainable/affordable housing within the City is key to providing long-term sustainability and housing options for all segments of the population. In addition, the proposed development will be a catalyst for additional growth/infill development within the immediate area and supports the goal for mixed-use development in the area. The proposed Seven Ranches Multifamily housing development will boost the immediate area with a level of density of people to spur the retail/commercial areas.

Thus, providing immediate retail/commercial users as well as potential employees. Future residents of the proposed Seven Ranches Multifamily will ultimately be able to live, work, and play within the immediate area along with providing a boost to the tax base both initially (i.e., construction sales tax, property tax, etc.) and in the future (i.e., retail tax, rental tax, etc.).

The DRP and Rezone requests are consistent with the General Plan land use designation of Mixed Use. The General Mixed Use zoning will support the proposed development of workforce/affordable housing. This zoning category is suitable and compatible with the surrounding area by providing a density of people within an easy walk to retail/commercial uses that are planned for future development.

The proposed Seven Ranches Multifamily development will provide a high-quality multifamily housing development that meets many of the development standards in the City's Zoning Ordinance, particularly for workforce/affordable housing. However, the following two minor development standards within the General Mixed Use category need to be modified in order to allow for this proposed workforce/affordable housing.

1. A waiver from the requirement that "private open spaces" be included with each unit at a minimum amount of 120 square feet.

The required private open space size requirements for patios and balconies, as stated in the Maricopa Zoning Ordinance, call for patios and balconies that are considerably larger than those typically provided in the market. It is not customary in multifamily residential developments, whether market-rate or affordable, to build balconies and patios more than 120 square feet in total area. For Seven Ranches Multifamily, each unit's balcony or patio will be designed to be 6' x 10' (minimum 60 s.f.), which is typical in the industry. To offset the reduction in "private open space" as required by the Ordinance, Lincoln has designed the site plan for Seven Ranches Multifamily with an enhanced amount of outdoor living areas and amenities accessible to all residents. Amenities within the project will include outdoor lawn games and eating locations located throughout the community with a children's play area and tot lot as well as bocce ball court, dog run area, and bicycle parking pads. The aggregate total of private and public open space will exceed the amount of private open space required under the Ordinance. By focusing on enhanced, public amenity areas, Lincoln is able to provide enhanced recreational opportunities for all residents while fostering an inviting social environment for residents, while maintaining a reasonable amount of private open space that is consistent with that found in the larger market. By focusing on providing quality community interaction spaces, Lincoln is able to create an environment that fosters stronger bonds and care within the community. For the proposed plan for public and private open space meets and exceeds the intent of the Ordinance. See also the attached Site Plan data regarding the private open space/design approach.

2. Request for an exception to the parking ratio requirement for multifamily developments.

The proposed Seven Ranches Multifamily development will utilize the City of Maricopa's 20 percent parking reduction program within the Sustainable Development Incentive Program outlined in Article 411 of the Zoning Ordinance. By utilizing the Sustainable Development Incentive Program, Seven Ranches Multifamily will be allowed a reduction of 110 parking spaces resulting in a requirement for 440 parking spaces vs. 550 parking spaces required pursuant to the standard Zoning Ordinance requirement. As discussed in detail below, Lincoln will meet a minimum of three of the required Sustainability provisions in order to utilize the 20% parking reduction.

The proposed parking minimum parking ratio of 1.92 spaces per unit is appropriate based on Lincoln's experience designing and operating affordable housing properties across the country. Lincoln recognizes the uniqueness of the City of Maricopa's economy and limited proximity to alternative modes of transportation, but also recognizes that opportunities for alternate transportation will increase over time and in particular in areas with higher density and mix of uses. Additionally, the known demographic for affordable multifamily projects is such that the proposed parking ratio is more than sufficient for the needs

of the residents and guests. However, as denoted in the site plan, the development is proposing 490 available parking spaces (2.15 P.S / DU).

3. Allow a single-use development within the Mixed-Use district.

Seven Ranches Multifamily is a single-use development proposed within the General Mixed Use zoning district and within a larger area designated as Mixed Use on the General Plan. Consistent with the intent of the General Plan, and treatment of other similarly situated projects, Seven Ranches Multifamily is will ultimately be part of a larger mixed-use area with planning commercial development to the east and office development to the west. The long term intent for the area to develop in a mixed-use fashion conforms with the intent General Plan and the General Mixed Use district. Seven Ranches Multifamily is the first use to develop within this larger mixed use area and will develop as a single use project until future phases of development occur.

Sustainability Incentives

The proposed Seven Ranches Multifamily development is focused on creating a long-term sustainable development for the City of Maricopa. As such, there are specific sustainability incentives per the Sustainable Development Incentive Program that the proposed Seven Ranches Multifamily development will meet. The program notes that a development may reduce the minimum parking requirements up to 20 percent if the development achieves 3 out of the 17 sustainable development features.

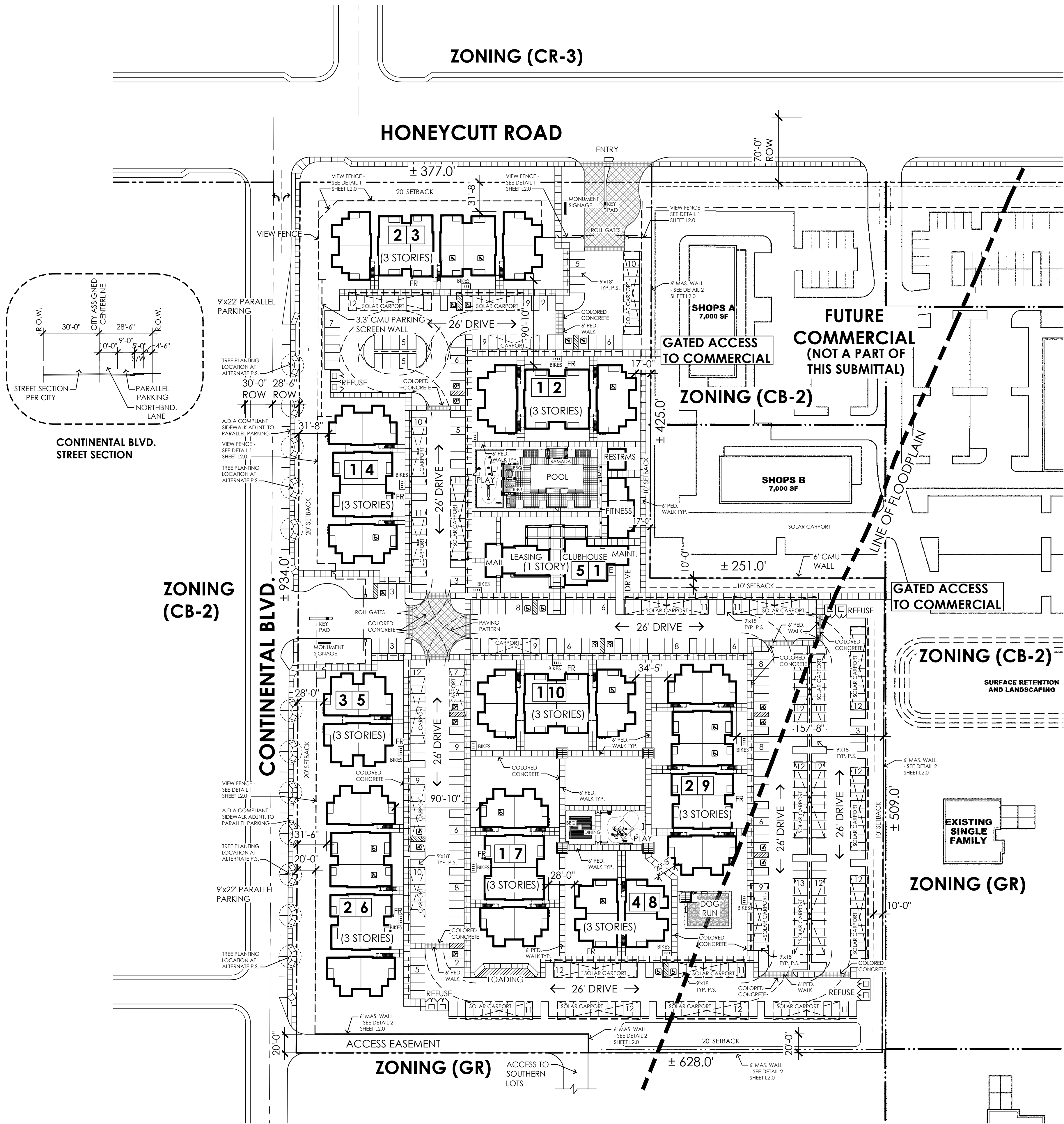
The Seven Ranches Multifamily development, at a minimum, plans to meet the following sustainable development features.

- a. 03 – Development to increase the on-site refuse container screening area to accommodate a six-yard container for the purpose of recycling.
- b. 08 – Site development does not exceed minimum parking requirements by more than 5 percent.
- c. 14 – Site development incorporates solar parking lot lights for at least 50 percent of the proposed fixtures.

Additionally, the project could potentially fulfill Sustainability Requirements (e.g., 9, 10, 11, 12 and 17), and will keep the City of Maricopa Staff apprised on progress as these further develop.

Conclusion

The proposed Seven Ranches Multifamily development will be a high-quality, sustainable, and dynamic development in this area of the City of Maricopa. The proposed DRP exhibits and plans, in conjunction with the rezone is in conformance with and support the City of Maricopa's General Plan. Moreover, the proposed Seven Ranches Multifamily development will provide a needed housing product (affordable/workforce) as well as additional support to the planned retail/commercial in the area. The final development plan will fit seamlessly with the future mix of uses to be developed east, west, and south of the proposal. Lincoln Avenue Capital, LLC looks forward to working with the City on realizing this valuable, and needed, asset to the City and as such we request your approval.

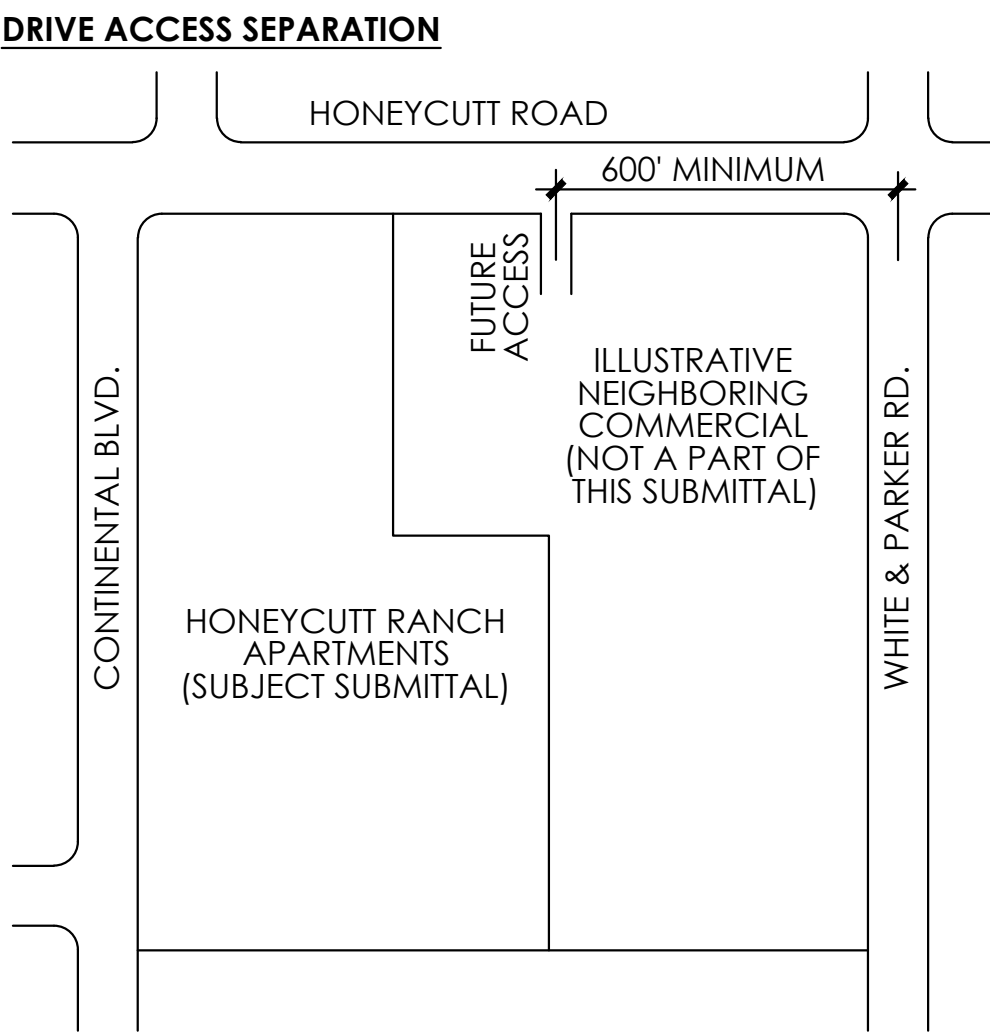


- NOTES:**
- 1 PALO VERDE & MESQUITES ARE DISCOURAGED WITHIN LANDSCAPE ISLANDS AND ALONG CITY ROW'S.
 - 2 THE LIGHTING SYSTEM FOR PARKING AND LOADING AREAS AND DRIVEWAYS SERVING THEM SHALL PROVIDE NOT LESS THAN 1.- FOOT-CANDLE AND NOT MORE THAN 5.0 FOOT- CANDLE OVERALL AVERAGE ILLUMINATION, WITH A MINIMUM OF 0.25 FOOT-CANDLE ON THE PAVED SURFACE OF THE PARKING AND LOADING AREAS.
 - 3 ALL ON-SITE OUTDOOR FIXTURES, OTHER THAN BOLLARD LIGHTING OR GARAGE COACH LIGHTS, SHALL BE SET BACK FROM ALL LOT LINES A MINIMUM OF 10'-0" OR A DISTANCE EQUAL TO THE HEIGHT OF THE FIXTURE, WHICHEVER IS GREATER.
 - 4 PARKING LOT AND POLE-MOUNTED LIGHTING SHALL NOT EXCEED MAXIMUM MOUNTING HEIGHT OF 14 FEET WITHIN 100 FEET OF A RESIDENTIAL ZONING DISTRICT OR FROM LAND DESIGNATED FOR RESIDENTIAL USES IN THE GENERAL PLAN. IN ALL OTHER AREAS, PARKING AND SECURITY LIGHTING SHALL NOT EXCEED A MAXIMUM HEIGHT OF 25 FEET.
 - 5 BOLLARD LIGHTING OR SIMILAR LOW MOUNT LANDSCAPE FIXTURES SHALL BE USED FOR ILLUMINATING PEDESTRIAN AREAS.
 - 6 10% PARKING STALLS PREWIRED FOR FUTURE EV CHARGING OPPORTUNITIES.

- FIRE NOTES:**
- TURNING RADIUS:
INSIDE 35'
OUTSIDE 55'
- FIRE APPENDIX D:
THE CITY OF MARICOPA HAS ADOPTED 2018 FIRE CODE APPENDIX D AND THIS MEANS THE FOLLOWING:
A. CODE REQUIRES WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXTENDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED.
B. AERIAL APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET.
C. ACCESS ROUTES SHALL BE LOCATED NOT LESS THAN 15' AND NOT GREATER THAN 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

- BUILDING SAFETY AND FIRE DIVISION NOTES:
1. THIS PROJECT REQUIRED TO COMPLY WITH THE 2018 INTERNATIONAL FIRE CODE CHAPTER 5.
2. PER THE 2018 INTERNATIONAL FIRE CODE APPENDIX B, A CURRENT FIRE FLOW IS REQUIRED TO BE PERFORMED BY A THIRD PARTY AND THE RESULTS SUBMITTED TO THE AHJ FOR EVALUATION AND APPROVAL.

BLDG. TYPE	BLDG. #
2	6



SITE DATA

ASSESSOR'S PARCEL NUMBER	51071003F, G, H, J, & L 51071022B & 23B
SITE AREA:	
GROSS SITE AREA	+/-12.29 AC
NET SITE AREA	+/-11.04 AC
ZONING:	
EXISTING ZONING	CB-2
PROPOSED ZONING	MIXED USE GENERAL (G-MU)
DENSITY	
NET DENSITY PROVIDED	+/- 20.65 DU/AC
BUILDING HEIGHT:	
BUILDING HT. - MAX. MEASURED FROM F.F.	40'-0"
BUILDING HT. - PROVIDED	3 STORIES (40'-0")
OPEN SPACE:	
TOTAL PRIVATE OPEN SPACE	18,042 S.F.
AVERAGE PRIVATE O.S./ D.U.	79.1 S.F.
TOTAL COMMON OPEN SPACE	53,127 S.F.
AVERAGE COMMON O.S./ D.U.	233.0 S.F.
AVERAGE OPEN SPACE PER UNIT	312.1 S.F.

SETBACKS:

FRONT BUILDING SETBACK MINIMUM	10'
FRONT BUILDING SETBACK MAXIMUM	20'
SIDE BUILDING SETBACK MINIMUM	10'
REAR BUILDING SETBACK MINIMUM	20'

UNIT MIX:

APARTMENT TYPE & MIX			
UNIT TYPE	RATIO	#DU	
A 1BR/1BA	15.8%	36	
B 2BR/2BA	36.8%	84	
C 3BR/2BA	36.8%	84	
D 4BR/2BA	10.6%	24	
TOTAL	100.0%	228	
(INCLUDES 5% ACCESSIBLE PER ADOH - 12)			

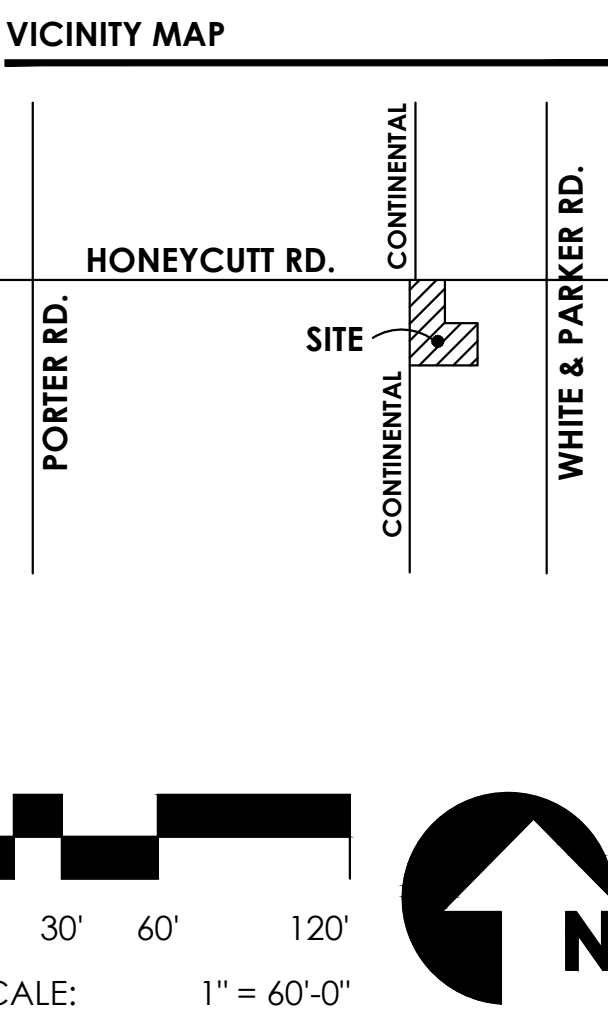
PARKING:

PARKING REQUIRED (9'x18' TYP. P.S.)			
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A 1BR/1BA	36	1.5 P.S./DU	54
B 2BR/2BA	84	2.0 P.S./DU	168
C 3BR/2BA	84	2.5 P.S./DU	210
D 4BR/2BA	24	3.0 P.S./DU	72
GUEST	228	0.2 P.S./DU	46
TOTAL			550 (2.41 P.S./ DU)

SUSTAINABLE DEVELOPMENT INCENTIVE
THIS PROJECT PROPOSES TO REDUCE THE MINIMUM PARKING REQUIREMENT BY UP TO 20% DUE TO OUR GOAL OF ACHIEVING A MINIMUM OF (3) SUSTAINABLE DEVELOPMENT FEATURES AS ALLOWED BY THE CITY OF MARICOPA.
550 P.S. x 0.20 = 110 P.S. REDUCTION
550 P.S. - 110 P.S. = 440 P.S. REQUIRED PARKING
(1.93 P.S./ D.U.)

PARKING PROVIDED

ON-SITE SURFACE	225
ON-SITE CARPORT (SOLAR)	169
ON-SITE CARPORT	73
OFF-SITE PARALLEL (CONTINENTAL BLVD.)	28
TOTAL PARKING PROVIDED	495
(2.17 P.S./ DU)	
TOTAL INCLUDES ADA PARKING SPACES (5% OF REQD. PER ADOH GUIDELINES)	22
BIKE PARKING REQUIRED - 1 BIKE / 10 P.S. PROV.	50
BIKE PARKING PROVIDED	50



CONCEPTUAL SITE PLAN

NO. 21-2014-01
HONEYCUTT RANCH APARTMENTS

City of Maricopa, AZ
Lincoln Avenue Capital
1001 Bannock Street #210
Denver, CO. 80204

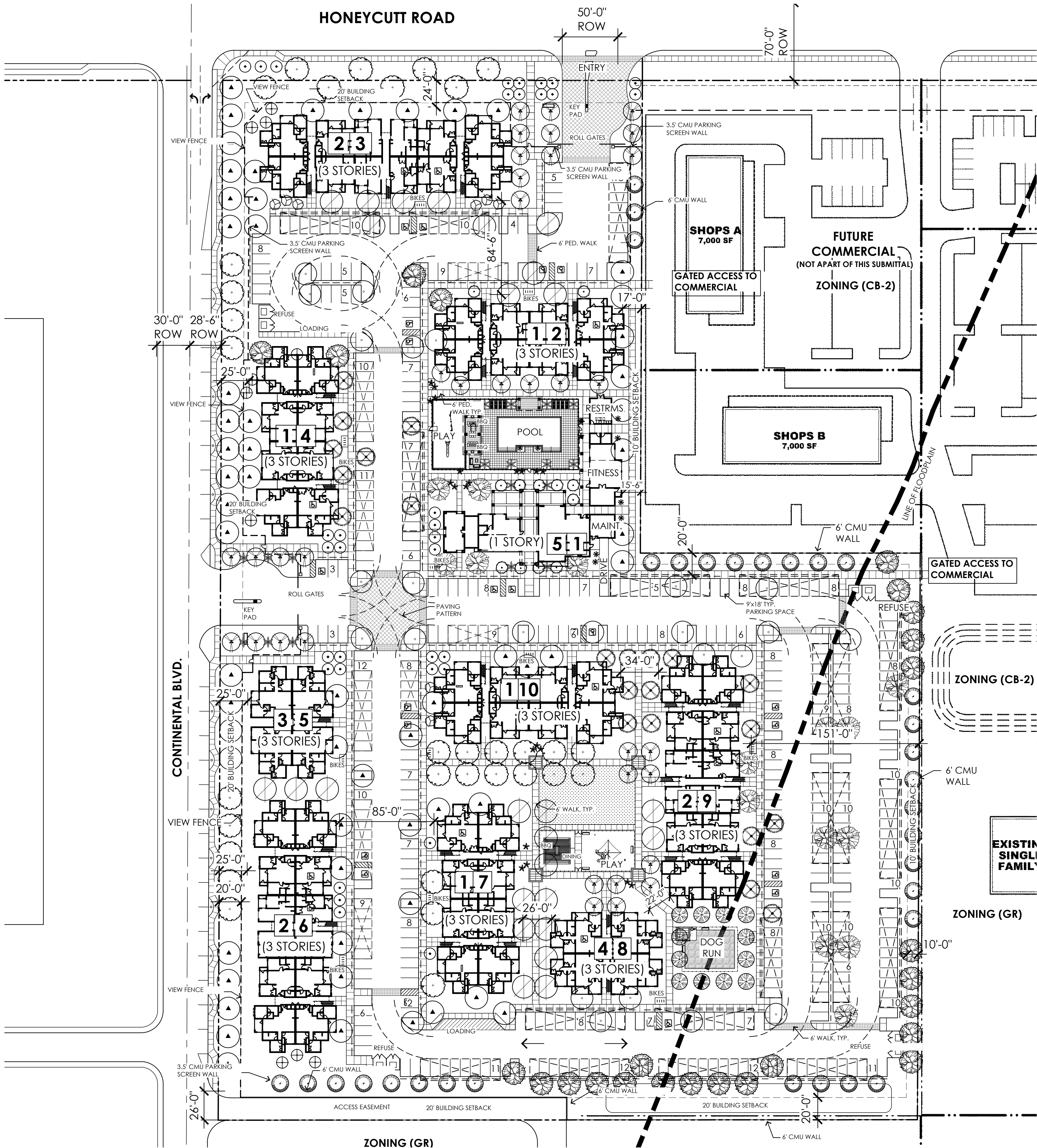
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM
Copyright 2021 Todd & Associates, Inc.

10-28-2021
Dev. Review Permit Resubmittal

Proj Mgr.:
Drawn By:
Rev. Date: Description:

CONCEPTUAL SITE PLAN

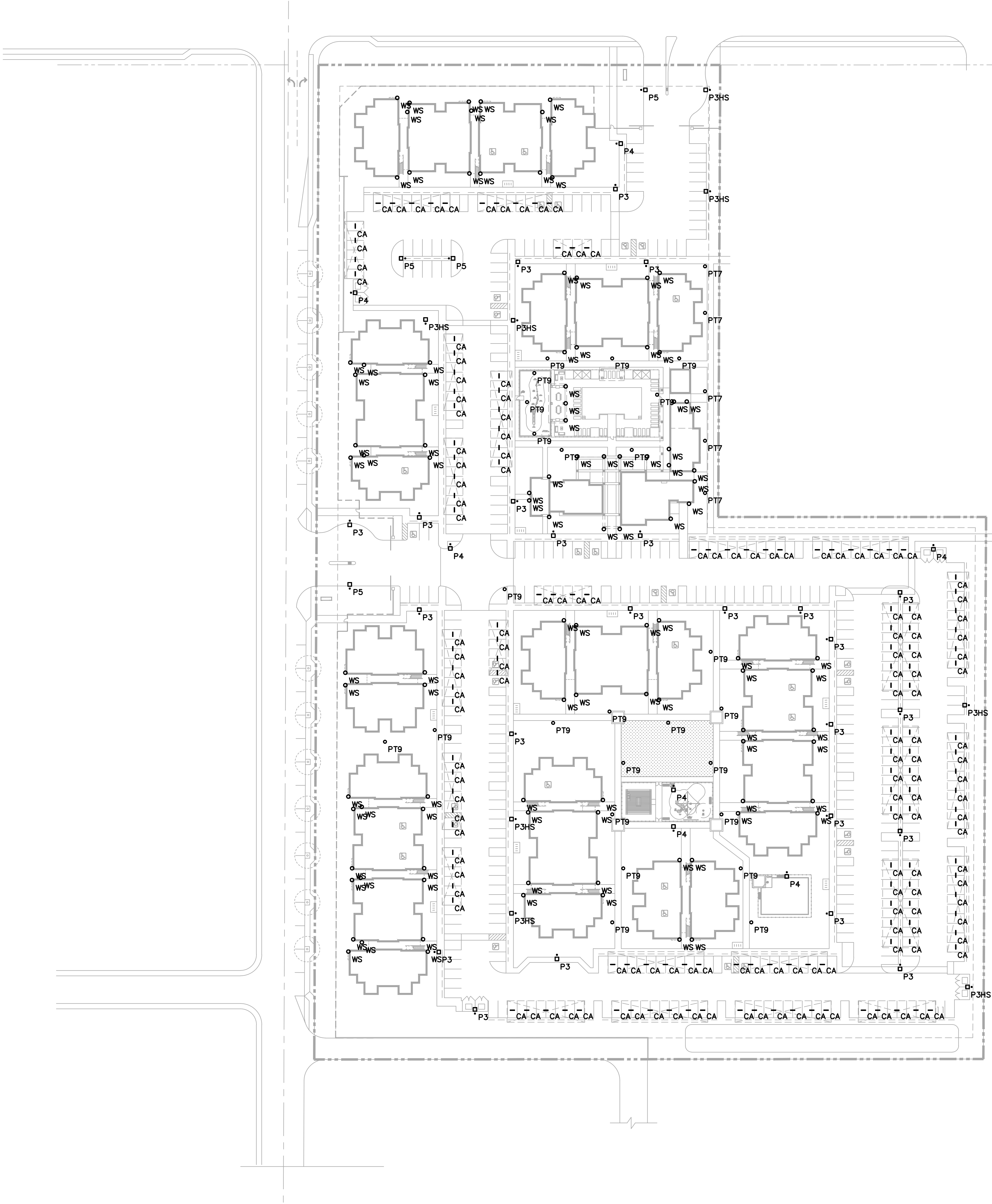
A1.1



SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)					
*Tree - Install Size					
	ACACIA anura	MULGA TREE	15 GAL.	29	6'x3'
	CITRUS x 'ROBERTSON'	CITRUS x 'ROBERTSON'	36" B&B	12	6'x5'
	FICUS MICROCARPA NITIDA	INDIAN LAUREL FIG	48" BOX	15	9'x4'
	FRAXINUS VELUTINA 'BONITA'	BONITA ASH	24" BOX	26	9'x4'
	PISTACIA x 'RED PUSH'	RED PUSH PISTACHE	24" Box	63	9'x6'
	OLEA europaea 'Wilsonii'	Fruitless Olive Tree	24" BOX	23	9'x6'
	PROSOPIS THORNLESS GLANDULOSA 'AZT'	THORNLESS HONEY MESQUITE / 25'x 30'	15 Gal.	25	5'x3'
	QUERCUS VIRGIANA 'CATHEDRAL OAK'	CATHEDRAL LIVE OAK	24" BOX	24	9'x4'
	ULMUS PARVIFLORA	EVERGREEN ELM	24" BOX	32	9'x4'
TREES (SMALL)					
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE 1**	10'x10'	11	5'x3' Multi
	CHITALPA x TASHKANTENSIS 'PINK DAWN'	CHITALPA TREE	20'x25'	24	8'x5' Std.
	CORDIA BOISSIERI	TEXAS OLIVE		34	5'x3' Multi
	PISTACIA LENTISCUS	MASTIC TREE	20'x20'	12	8'x5' Std.
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	15'x15'	8	5'x3' Multi
PALMS					
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	15 G/36"	9	
	PHOENIX ROEBELINI	PIGMY DATE PALM	15 GAL.	23	-
	WASHINGTONIA HYBRID 'FILIBUSTA'	FILIBUSTA FAN PALM	20 T.F.	10	-
SHRUBS					
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUG.	5 GAL.		
	BOUGAINVILLEA x ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.		
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.		
	CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	5 GAL.		
	FICUS NITIDA COLUMNS	INDIAN LAUREL COLUMNS	15 GAL.		
	LEUCOPHYLLUM 'LYNNS LEGACY'	HYBRID TEXAS SAGE	5 GAL.		
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.		
	MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW GRASS	5 GAL.		
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.		
	NERIUM OLEANDER 'PETITE PINK'	DWARF PINK OLEANDER	5 GAL.		
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL.		
	ROSA SPP. 'ICEBERG'	WHITE ICEBERG SHRUB	5 GAL.		
	RUELLIA BRITTONIANA	BLUE RUELLIA	5 GAL.		
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.		
	RUESSELIA EQUSETIFORMIS	CORAL FOUNTAIN	5 GAL.		
	TECOMA x 'SIERRA APRICOT'	SIERRA APRICOT TECOMA	5 GAL.		
	TECOMA STANS 'GOLD STAR'	GOLD STAR TECOMA	5 GAL.		
	TECOMA x 'SOLAR FLARE'	SOLAR FLARE TECOMA	5 GAL.		
	XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA	5 GAL.		
ACCENTS					
	ALOE x BLUE ELF	BLUE ELF ALOE	3 GAL.		
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL.		
	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL.		
	DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL.		
	EUPHORBIA TIRUCALLI	FIRE STICKS	5 GAL.		
	HESPERALOE FUNIFERA	GIANT YUCCA	5 GAL.		
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.		
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.		
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW TONGUE	5 GAL.		
	PORTULACARIA AFRA	ELEPHANT'S FOOD	5 GAL.		
GROUNDCOVERS					
	CALLESTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.		
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.		
	EREMOPHILA GLABRA 'MINGENEW GOLD.'	OUTBACK SUNRISE EMU	5 GAL.		
	LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.		
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.		
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL.		
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL.		
VINES					
	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL.		
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL.		
GROUND PLANE					
	LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 3/4" SCREENED 'MOUNTAIN VISTA BROWN'			
	SOD TURF	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF			

- CITY OF MARICOPA LANDSCAPE MAINTENANCE NOTES:
- Individual property owners and/or Property Owner's Association shall properly maintain all landscape materials and landscaped areas, including that within the public rights-of-way adjacent to the development, in accordance with the approved landscape plan.
 - Replacement of dead trees along arterial, collector and local streets shall be by the individual property owners or the Homeowner's Association and shall be completed within three (3) months from the date that the Association or property owner is notified by the City.

Proj Mgr.SV
Dwn By: CM

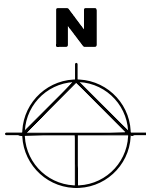


LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
	P3	0	NOT USED				
	P3	24	SIGNIFY – LUMEC DMS55 72W32LED3K G3 LE3F 120 BRTX. TEXTURED BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' B.O.F.	72W LED 3000K	Absolute	0.86
	P3HS	8	SIGNIFY – LUMEC DMS55 72W32LED3K G3 LE3F 120 HS BRTX. TEXTURED BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' B.O.F.	72W LED 3000K	Absolute	0.86
	P4	7	SIGNIFY – LUMEC DMS55 72W32LED3K G3 LE4F 120 BRTX. TEXTURED BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. POLE MOUNT AT +15' B.O.F. OR U.N.O. ON PLANS.	72W LED 3000K	Absolute	0.86
	P5	4	SIGNIFY – LUMEC DMS55 72W32LED3K G3 LE5F 120 BRTX. TEXTURED BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 5 OPTIC. POLE MOUNT AT +15' B.O.F. OR U.N.O. ON PLANS.	72W LED 3000K	Absolute	0.86
	PT7	5	RAB LIGHTING ALED 5T 28 Y. BRONZE FINISH.	LED POST TOP LIGHT, FULLY CUTOFF, TYPE V ROUND OPTIC. POST TOP MOUNT AT +7' T.O.F.	26W LED 3000K	Absolute	0.90
	PT9	25	RAB LIGHTING ALED 5T 52 Y. BRONZE FINISH.	LED POST TOP LIGHT, FULLY CUTOFF, TYPE V ROUND OPTIC. POST TOP MOUNT AT +9' T.O.F.	52W LED 3000K	Absolute	0.90
	CA	149	COLUMBIA LIGHTING MPS 4 30 XWHE C W E U.	4 FT. LINEAR LENSED LED LIGHT, U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K	Absolute	0.90
	WS	104	WAC LIGHTING WS-WS2610 3000K BZ. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, WALL MOUNT AT +8' B.O.F.	12W LED 3000K	765	0.95

T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO
ABOVE FINISHED FLOOR.
B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE
LENS TO ABOVE FINISHED FLOOR.

ELECTRICAL SITE
LIGHTING PLAN

1" = 50' - 0"



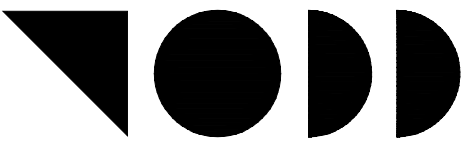
NO. 21-2014-01

Apartments - SEC
Honeycutt Road &
Continental Blvd.

City of Maricopa, AZ

Lincoln Avenue
Capital

1001 Bannock Street #210
Denver, CO. 80204
- - p
- - f



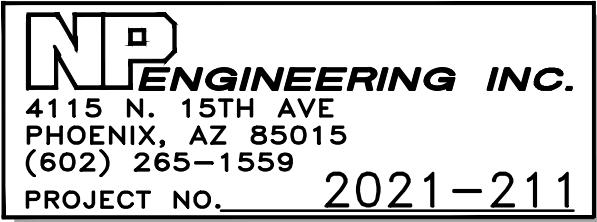
TODD + ASSOCIATES

CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

Copyright 2021 Todd & Associates, Inc.



07-28-2021

Development Review
Permit Submittal

ELECTRICAL SITE
LIGHTING PLAN

E1

Apartments - SEC
Honeycutt Road &
Continental Blvd.

City of Maricopa, AZ

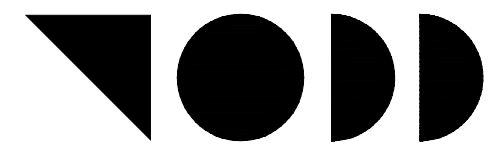
Lincoln Avenue
Capital

1001 Bannock Street #210

Denver, CO. 80204

- - p

- - f

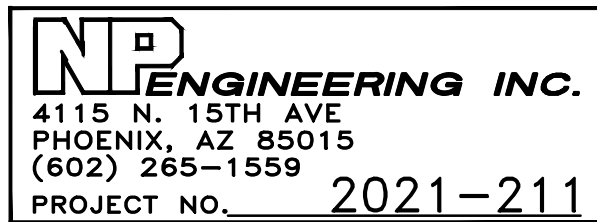


CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

Copyright 2021 Todd & Associates, Inc.



07-28-2021

Development Review
Permit Submittal

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
	P2P3	0	NOT USED			
	P3	24	SIGNIFY – LUMEC DMS55 72W32LED3K G3	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. LE3F 120 BRXT. TEXTURED BRONZE FINISH.	72W LED 3000K	Absolute 0.86
	P3HS	8	SIGNIFY – LUMEC DMS55 72W32LED3K G3	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. LE3F 120 HS BRXT. TEXTURED BRONZE FINISH.	72W LED 3000K	Absolute 0.86
	P4	7	SIGNIFY – LUMEC DMS55 72W32LED3K G3	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. LE4F 120 BRXT. TEXTURED BRONZE FINISH.	72W LED 3000K	Absolute 0.86
	P5	4	SIGNIFY – LUMEC DMS55 72W32LED3K G3	LED AREA LIGHT, FULLY CUTOFF, TYPE V OPTIC. LE5F 120 BRXT. TEXTURED BRONZE FINISH.	72W LED 3000K	Absolute 0.86
	PT7	5	RAB LIGHTING ALED 5T 28 Y. BRONZE FINISH.	LED POST TOP LIGHT, FULLY CUTOFF, TYPE V ROUND OPTIC. POST TOP MOUNT AT +7' T.O.F.	26W LED 3000K	Absolute 0.90
	PT9	25	RAB LIGHTING ALED 5T 52 Y. BRONZE FINISH.	LED POST TOP LIGHT, FULLY CUTOFF, TYPE V ROUND OPTIC. POST TOP MOUNT AT +9' T.O.F.	52W LED 3000K	Absolute 0.90
	CA	149	COLUMBIA LIGHTING MPS 4 30 XWHE C W E	4 FT. LINEAR LENSED LED LIGHT, U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K	Absolute 0.90
	WS	104	WAC LIGHTING WS-WS2610 3000K BZ. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, WALL MOUNT AT +8' B.O.F.	12W LED 3000K	765 0.95

T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO

ABOVE FINISHED FLOOR.

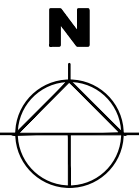
B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE

LENS TO ABOVE FINISHED FLOOR.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. SITE CALCS	+	2.0 fc	11.2 fc	0.0 fc	N/A	N/A
2. SPILL LIGHT AT +6 FT ABOVE PROPERTY LINE	X	0.0 fc	0.3 fc	0.0 fc	N/A	N/A

ELECTRICAL SITE
PHOTOMETRIC PLAN

1" = 50' - 0"



ELECTRICAL SITE
PHOTOMETRIC PLAN

E2

TYPE: CA

Columbia
LIGHTING

MPS

MultiPurpose Linear

ORDERING INFORMATION

EXAMPLE MPS54-40ML-CW-EDU

YOUR ORDER

MPS

MPS

MODEL	SIZE	CRI	COLOR TEMPERATURE	LUMEN OUTPUT	LENS
MPS MultiPurpose Linear	2 Z 4 4 8 8	Black 90 90*	35 3500K 40 4000K 50 5000K 2750T 2700K-5000K SpectraSynch™ Tunable White 276T 2700K-6500K SpectraSynch™ Tunable White	XW 4 (2700, 8) (5400) XWWE 4 (2500, 8) (5000) VW 2 (1700, 4) (3400, 8) (6900) VWWE 4 (3300, 8) (6600) MW 2 (2300, 4) (3800, 8) (7700) MWWE 2 (2100, 4) (3200, 8) (4600) LW 2 (2500, 4) (4200, 8) (8400) LWWE 2 (2600, 4) (4100, 8) (8200) ML 2 (3800, 4) (4800, 8) (9500) MLWE 4 (4700, 8) (9400) HL 2 (3800, 4) (4600, 8) (12,000) HLWE 4 (5700, 8) (11,500) VL 4 (2700, 8) (14,200) XL 4 (8400, 8) (17,000)	C Clear, Frosted Acrylic F Flu, Frosted Acrylic NL Lens less CP Clear, Frosted Polycarbonate

DISTRIBUTION*	DRIVER	VOLTAGE	OPTIONS	CONTROL OPTIONS*
N Narrow Distribution W Wide Distribution	E Fixed Output ED 0-10V Dimming EDI 0-10V 1% Dimming ESD Dim-to-Dark ESD Step Dimming LUTH Hi-Lume 1% Ecosystem LED driver with Soft-On, Fade-to-Black dimming technology LUTS S-Series Ecosystem LED driver†	U 120V-277V 347 347V (E,ED,EDI only)	ELL14 Emergency Battery Pack, 10W ¹⁴ GLR Fast Blow Fuse CTD Generator Transfer Device MPSSE Injection Molded ABS Material Curve Endcap‡ MPSFE Injection Molded ABS Material Flat Endcap‡ MT Matte Black ZB ZET Metallic Silver	NXS NX, PIR Occupancy Sensor, Dimming Daylight Harvesting NXSW NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting NXWE NX Wireless Enabled NXES NX Enabled, Dual Sensors††, Dimming Daylight Harvesting DDPG Occupancy and Daylight Sensors w/Grouping, Philips SCS200

ACCESSORIES (ORDER SEPARATELY)

S18 18" Stem, Canopy
SS18 18" Sealed Stem—45° Sealed
CM24SCF3-KIT 24" Adjustable Cable Mounting Kit, 3 wire feed
CM48SCF3-KIT 48" Adjustable Cable Mounting Kit, 3 wire feed
CSRC Chain Hanger Assembly
MPSET Tie-Ten Hanger - 1/2" Spacers on 1-Bar Ceiling
MPSTH Slide Ten Hanger
MPSCRK-C Continuous Row Kit, Curve
MPSCRK-F Continuous Row Kit, Flat
MPSWG2 W-Wire Guard
MPSWG4 4-Wire Guard, 2 Required for 8' Fixture
MPSSE Injection Molded ABS Material Curve Endcap‡
MPSFE Injection Molded ABS Material Flat Endcap‡

DRIVER AVAILABILITY TABLE

2						
VW	MW	MWWE	LW	LWWE	ML	HL
E	X	X	X	X	X	X
ED	X	X	X	X	X	X
EDI	X	X	X	X	X	X
ESD	X	X	X	X	X	X
ESD	X	X	X	X	X	X
LUTH	X	X	X	X	X	X
LUTH	X	X	X	X	X	X
347	X	X	X	X	X	X

2H with DDPG not available for VW, MW, LW

DRIVER AVAILABILITY TABLE

4/6											
XW	XWWE	VW	VWWE	MW	MWWE	LW	LWWE	ML	MLWE	HL	HLWE
E	X	X	X	X	X	X	X	X	X	X	X
ED	X	X	X	X	X	X	X	X	X	X	X
EDI	X	X	X	X	X	X	X	X	X	X	X
ESD	X	X	X	X	X	X	X	X	X	X	X
ESD	X	X	X	X	X	X	X	X	X	X	X
347	X	X	X	X	X	X	X	X	X	X	X
LUTH	X	X	X	X	X	X	X	X	X	X	X
LUTH	X	X	X	X	X	X	X	X	X	X	X

XL not available with three wire

Page 2/18 Rev. 09/28/18

SURFACE / MPS

© Columbia Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.
701 Millersburg Road, Greenville, SC 29607 | 716.664.6700 | Website: www.columbialighting.com

RETURN TO
INTERACTIVE MENU

COLUMBIA HUBBELL
Lighting

WAC LIGHTING

Latitude

Outdoor Wall Sconce 3000K

Fixture Type:

Catalog Number:

Project:

Location:

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
☐ WS-W52610 10"	3000K 90	☐ BK Black	12W	765	415	Yes
	3000K 90	☐ BZ Bronze	12W	765	415	No
	3000K 90	☐ TT Titanium	12W	765	415	No

Example: **WS-W52610-BK**

• For 277V special order, add an "F" before the finish: WS-W52620F-BZ.

DESCRIPTION

Classic architectural lighting forms that pair well with a multitude of commercial applications, offered in a variety of sizes and finish options. Latitude features an etched opal glass diffuser that provides even illumination with a solid die-cast aluminum construction and powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Classic architectural look that pairs well with a multitude of commercial applications
- Weather resistant powder coated finishes
- Light engine factory sealed for maximum protection from the elements
- Etched opal glass diffuser provides even illumination
- Title 24 may not be available for all finishes, check for availability
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp: 3000K

Input: 120 VAC, 50/60Hz

CRI: 90

Dimming: ELV: 100-10%, ELV: 100 - 10%

Rated Life: 44000 Hours, 50000 Hours

Mounting: Can be mounted on wall in all orientations

Standards: ETL, cETL, IP65, Title 24 JAB-2016 Compliant, Title 24.

Wet Location Listed

Construction: Aluminum hardware with glass diffuser

REPLACEMENT PARTS

RPL-GLA-52610 - Glass for WS-W52610

TYPE: WS

FINISHES

Black Bronze Titanium

LINE DRAWING

WS-W52610

waclighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. September 2020



BUILDING TYPE 1
BUILDINGS 2, 4, 7 & 10
RIGHT SIDE ELEVATION 2



BUILDING TYPE 1
BUILDINGS 2, 4, 7 & 10
STREET ELEVATION 1

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS SW 7056 - "ARGOS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS SW 7067 - "CITYSCAPE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS SW 7006 - "EXTRA WHITE"
D	STUCCO COLOR 4	DUNN EDWARDS DET450 - "PRAIRIE CLAY"
E	STUCCO COLOR 5 METAL RAILINGS & AWNINGS	SHERWIN WILLIAMS SW 7069 - "IRON ORE"
F	WINDOW FRAME	AMERICAN OPENINGS "MEDIUM BRONZE"

BUILDING TYPE 1 ELEVATIONS

SCALE: 3/32" = 1'-0"

PROJECT
NO. 21-2014-01
**HONEYCUTT
RANCH
APARTMENTS**

City of Maricopa, AZ

CLIENT
**Lincoln Avenue
Capital**
1001 Bannock Street #210
Denver, CO. 80204



CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

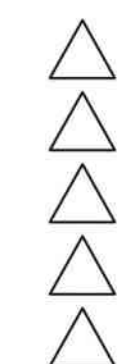
ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

Copyright 2021 Todd & Associates, Inc.

PHASE
10-07-2021
DRP Resubmittal
City of Maricopa, AZ

DATA
Proj Mgr.:
Drawn By:
Rev. Date: Description:



BUILDING TYPE 1
EXTERIOR ELEVATIONS

A4.1.1



BUILDING TYPE 1
BUILDINGS 2, 4, 7 & 10
LEFT SIDE ELEVATION 4



BUILDING TYPE 1
BUILDINGS 2, 4, 7 & 10
COURTYARD ELEVATION 3

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS SW 7056 - "ARGOS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS SW 7067 - "CITYSCAPE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS SW 7006 - "EXTRA WHITE"
D	STUCCO COLOR 4	DUNN EDWARDS DET450 - "PRAIRIE CLAY"
E	STUCCO COLOR 5 METAL RAILINGS & AWNINGS	SHERWIN WILLIAMS SW 7069 - "IRON ORE"
F	WINDOW FRAME	AMERICAN OPENINGS "MEDIUM BRONZE"

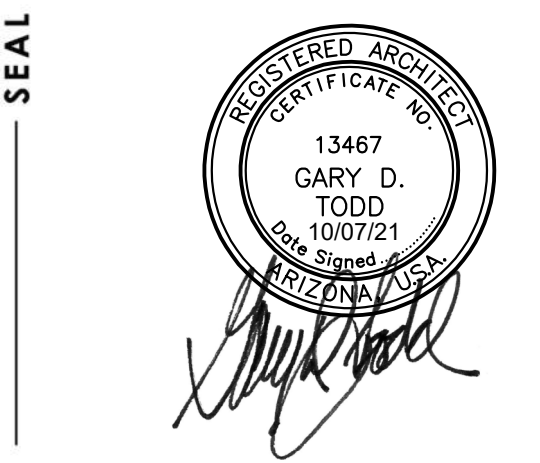
BUILDING TYPE 1 ELEVATIONS

SCALE: 3/32" = 1'-0"

PROJECT
NO. 21-2014-01
**HONEYCUTT
RANCH
APARTMENTS**

City of Maricopa, AZ

CLIENT
**Lincoln Avenue
Capital**
1001 Bannock Street #210
Denver, CO. 80204



CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

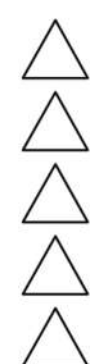
ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

Copyright 2021 Todd & Associates, Inc.

PHASE
10-07-2021
DRP Resubmittal
City of Maricopa, AZ

DATA
Proj Mgr.:
Drawn By:
Rev. Date: Description:



BUILDING TYPE 1
EXTERIOR ELEVATIONS

A4.1.2



BUILDING TYPE 2
BUILDINGS 3 & 6 (BLDG. 9 SIM.)
RIGHT SIDE ELEVATION 2



BUILDING TYPE 2
BUILDINGS 3 & 6
STREET ELEVATION 1

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS SW 7056 - "ARGOS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS SW 7067 - "CITYSCAPE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS SW 7006 - "EXTRA WHITE"
D	STUCCO COLOR 4	DUNN EDWARDS DET450 - "PRAIRIE CLAY"
E	STUCCO COLOR 5 METAL RAILINGS & AWNINGS	SHERWIN WILLIAMS SW 7069 - "IRON ORE"
F	WINDOW FRAME	AMERICAN OPENINGS "MEDIUM BRONZE"

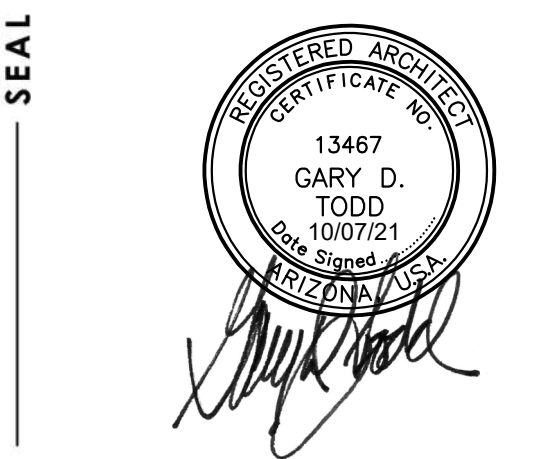
BUILDING TYPE 2 ELEVATIONS

SCALE: 3/32" = 1'-0"

PROJECT
NO. 21-2014-01
**HONEYCUTT
RANCH
APARTMENTS**

City of Maricopa, AZ

CLIENT
**Lincoln Avenue
Capital**
1001 Bannock Street #210
Denver, CO. 80204



CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

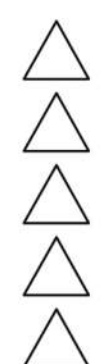
ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

Copyright 2021 Todd & Associates, Inc.

PHASE
10-07-2021
DRP Resubmittal
City of Maricopa, AZ

DATA
Proj Mgr.:
Drawn By:
Rev. Date: Description:



BUILDING TYPE 2
EXTERIOR ELEVATIONS

A4.2.1



BUILDING TYPE 2
BUILDINGS 3 & 6 (BLDG. 9 SIM.)
LEFT SIDE ELEVATION 4



BUILDING TYPE 2
BUILDINGS 3, 6 & 9
COURTYARD ELEVATION 3

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS SW 7056 - "ARGOS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS SW 7067 - "CITYSCAPE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS SW 7006 - "EXTRA WHITE"
D	STUCCO COLOR 4	DUNN EDWARDS DET450 - "PRAIRIE CLAY"
E	STUCCO COLOR 5 METAL RAILINGS & AWNINGS	SHERWIN WILLIAMS SW 7069 - "IRON ORE"
F	WINDOW FRAME	AMERICAN OPENINGS "MEDIUM BRONZE"

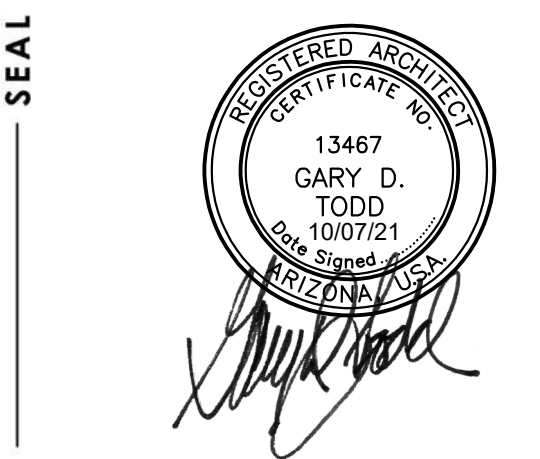
BUILDING TYPE 2 ELEVATIONS

SCALE: 3/32" = 1'-0"

PROJECT NO. 21-2014-01
**HONEYCUTT
RANCH
APARTMENTS**

City of Maricopa, AZ

CLIENT **Lincoln Avenue
Capital**
1001 Bannock Street #210
Denver, CO. 80204



CONTACT **TODD + ASSOCIATES**
CRITICAL THINKING / CREATIVE DESIGN

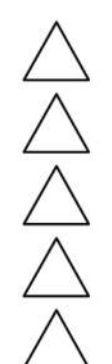
ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

Copyright 2021 Todd & Associates, Inc.

PHASE 10-07-2021
DRP Resubmittal
City of Maricopa, AZ

DATA Proj Mgr.:
Drawn By:
Rev. Date: Description:



BUILDING TYPE 2
EXTERIOR ELEVATIONS

A4.2.2



BUILDING TYPE 3
BUILDING 5
LEFT SIDE ELEVATION 4



BUILDING TYPE 3
BUILDING 5
RIGHT SIDE ELEVATION 2



BUILDING TYPE 3
BUILDING 5
COURTYARD ELEVATION 3



BUILDING TYPE 3
BUILDING 5
STREET ELEVATION 1

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS SW 7056 - "ARGOS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS SW 7067 - "CITYSCAPE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS SW 7006 - "EXTRA WHITE"
D	STUCCO COLOR 4	DUNN EDWARDS DET450 - "PRAIRIE CLAY"
E	STUCCO COLOR 5 METAL RAILINGS & AWNINGS	SHERWIN WILLIAMS SW 7069 - "IRON ORE"
F	WINDOW FRAME	AMERICAN OPENINGS "MEDIUM BRONZE"

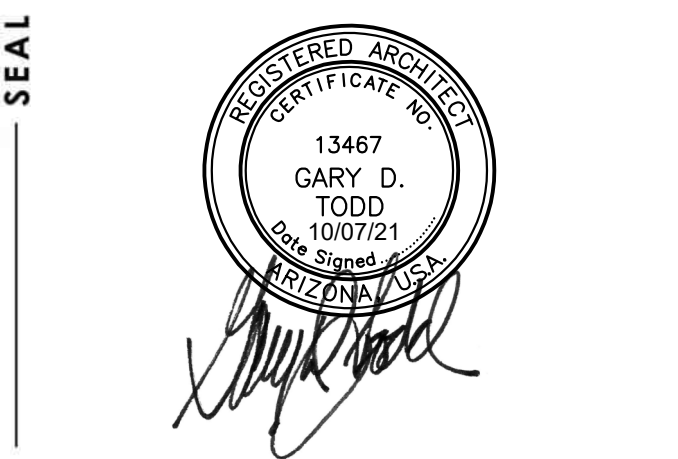
BUILDING TYPE 3 ELEVATIONS

SCALE: 3/32" = 1'-0"

PROJECT
NO. 21-2014-01
**HONEYCUTT
RANCH
APARTMENTS**

City of Maricopa, AZ

CLIENT
**Lincoln Avenue
Capital**
1001 Bannock Street #210
Denver, CO. 80204



CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

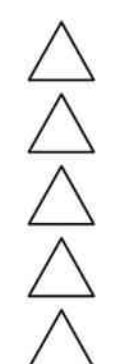
ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

Copyright 2021 Todd & Associates, Inc.

PHASE
10-07-2021
DRP Resubmittal
City of Maricopa, AZ

DATA
Proj Mgr.:
Drawn By:
Rev. Date: Description:



BUILDING TYPE 3
EXTERIOR ELEVATIONS

A4.3.1



BUILDING TYPE 3
BUILDING 5
LEFT SIDE ELEVATION 4



BUILDING TYPE 3
BUILDING 5
RIGHT SIDE ELEVATION 2



BUILDING TYPE 3
BUILDING 5
COURTYARD ELEVATION 3



BUILDING TYPE 3
BUILDING 5
STREET ELEVATION 1

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS SW 7056 - "ARGOS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS SW 7067 - "CITYSCAPE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS SW 7006 - "EXTRA WHITE"
D	STUCCO COLOR 4	DUNN EDWARDS DET450 - "PRAIRIE CLAY"
E	STUCCO COLOR 5 METAL RAILINGS & AWNINGS	SHERWIN WILLIAMS SW 7069 - "IRON ORE"
F	WINDOW FRAME	AMERICAN OPENINGS "MEDIUM BRONZE"

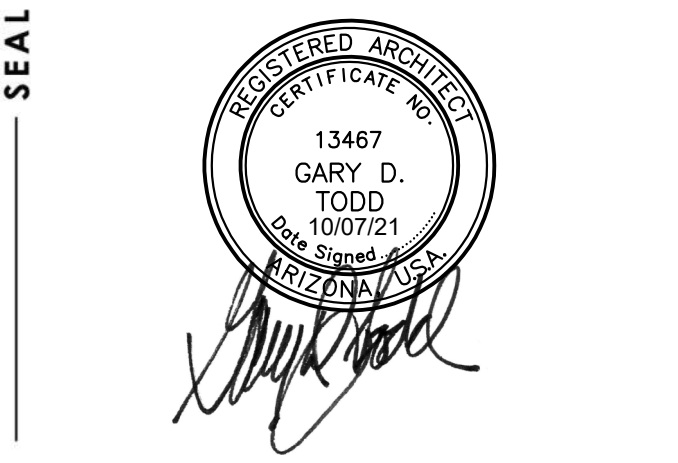
BUILDING TYPE 3 ELEVATIONS

SCALE: 3/32" = 1'-0"

PROJECT
NO. 21-2014-01
**HONEYCUTT
RANCH
APARTMENTS**

City of Maricopa, AZ

CLIENT
**Lincoln Avenue
Capital**
1001 Bannock Street #210
Denver, CO. 80204



CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE

4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM

Copyright 2021 Todd & Associates, Inc.

PHASE
10-07-2021
DRP Resubmittal
City of Maricopa, AZ

DATA
Proj Mgr.:
Drawn By:
Rev. Date: Description:



BUILDING TYPE 3
EXTERIOR ELEVATIONS

A4.3.2



MATERIAL LEGEND		
A	STUCCO COLOR 1	SHERWIN WILLIAMS SW 7056 - "ARGOS"
B	STUCCO COLOR 2	SHERWIN WILLIAMS SW 7067 - "CITYSCAPE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS SW 7006 - "EXTRA WHITE"
D	STUCCO COLOR 4	DUNN EDWARDS DET450 - "PRAIRIE CLAY"
E	STUCCO COLOR 5 METAL RAILINGS & AWNINGS	SHERWIN WILLIAMS SW 7069 - "IRON ORE"
F	WINDOW FRAME	AMERICAN OPENINGS "MEDIUM BRONZE"
G	STONE VENEER	CORONADO STONE LEDGESTONE SERIES SAWTOOTH LEDGE "SILVER ASH"

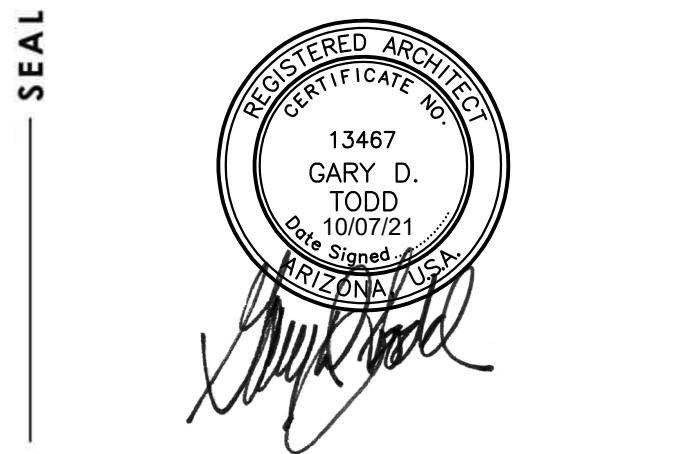
**BUILDING TYPE 5
LEASING / CLUBHOUSE ELEVATIONS**

SCALE: 3/32" = 1'-0"

PROJECT
NO. 21-2014-01
**HONEYCUTT
RANCH
APARTMENTS**

City of Maricopa, AZ

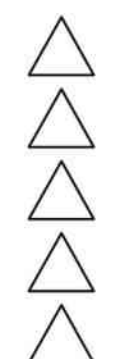
CLIENT
**Lincoln Avenue
Capital**
1001 Bannock Street #210
Denver, CO. 80204



CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM
Copyright 2021 Todd & Associates, Inc.

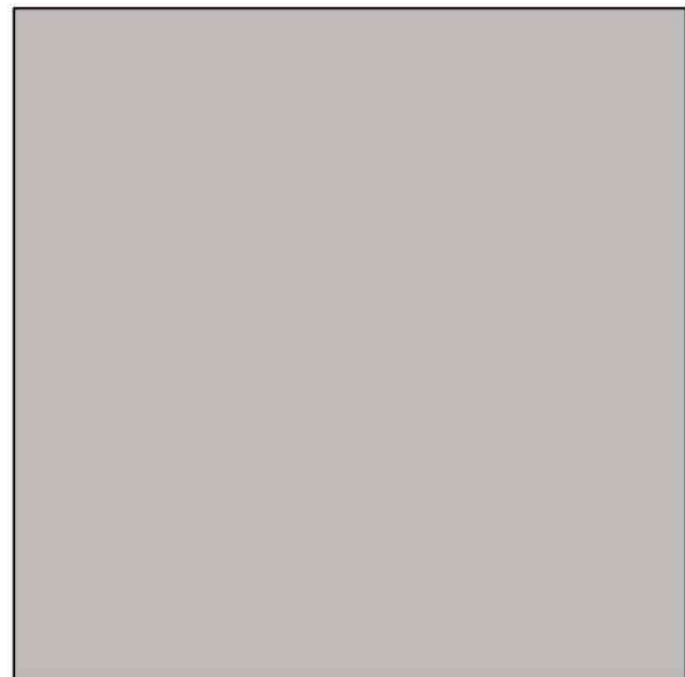
PHASE
10-07-2021
DRP Resubmittal
City of Maricopa, AZ

DATA
Proj Mgr.:
Drawn By:
Rev. Date: Description:



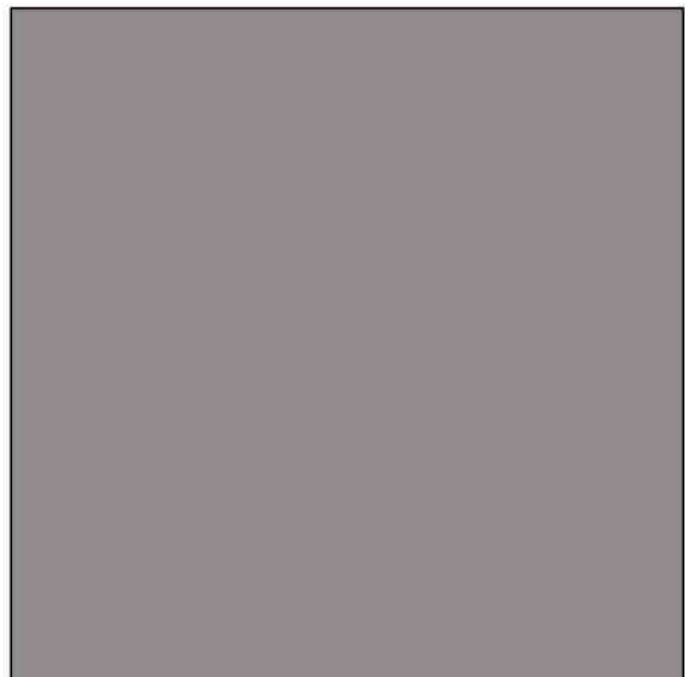
BUILDING TYPE 5
LEASING / CLUBHOUSE
EXTERIOR ELEVATIONS

A4.4.1



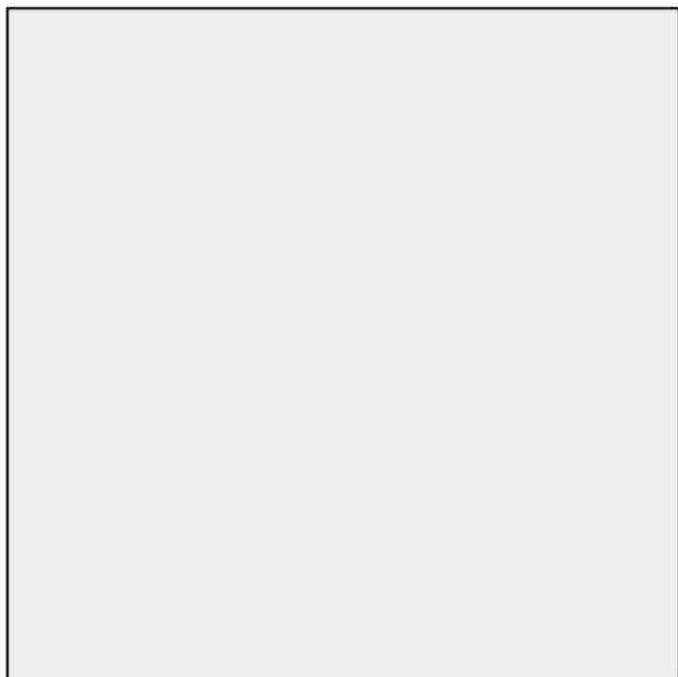
STUCCO COLOR 1

A SHERWIN WILLIAMS
SW-7056 - ARGOS



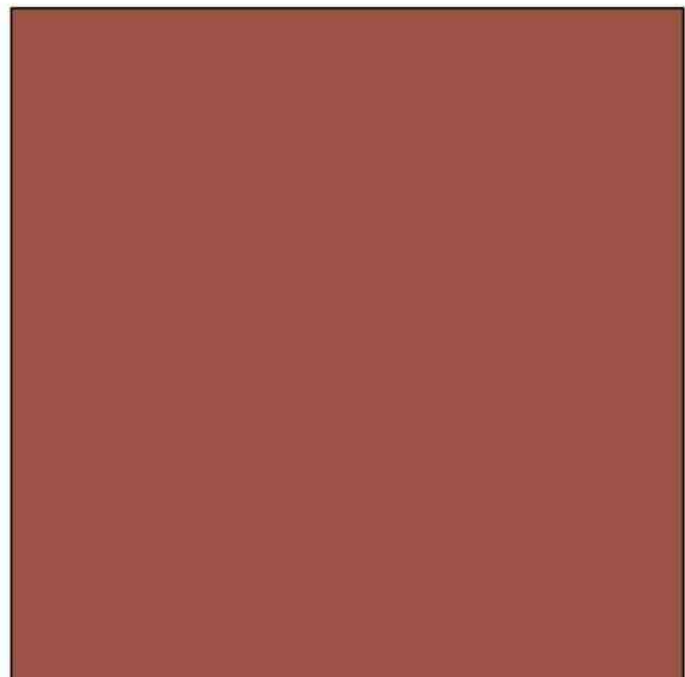
STUCCO COLOR 2

B SHERWIN WILLIAMS
SW-7067 - CITYSCAPE



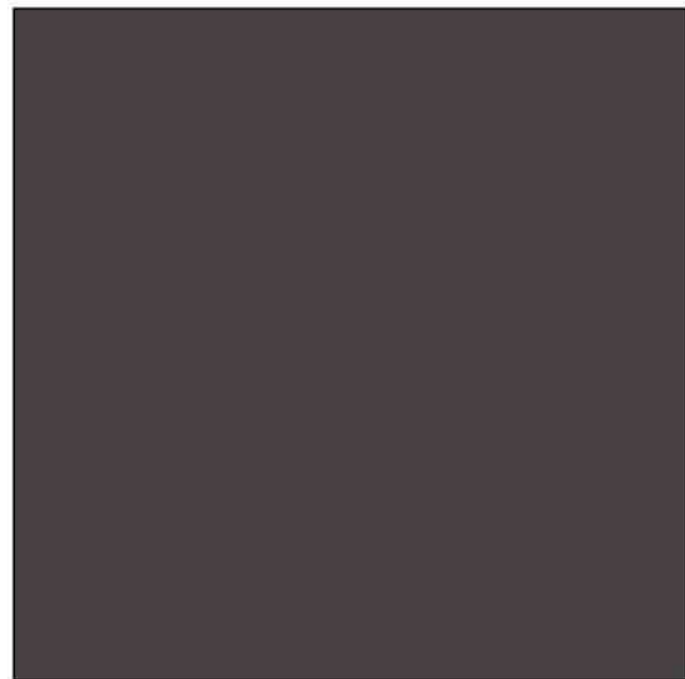
STUCCO COLOR 3

C SHERWIN WILLIAMS
SW-7006 - EXTRA WHITE



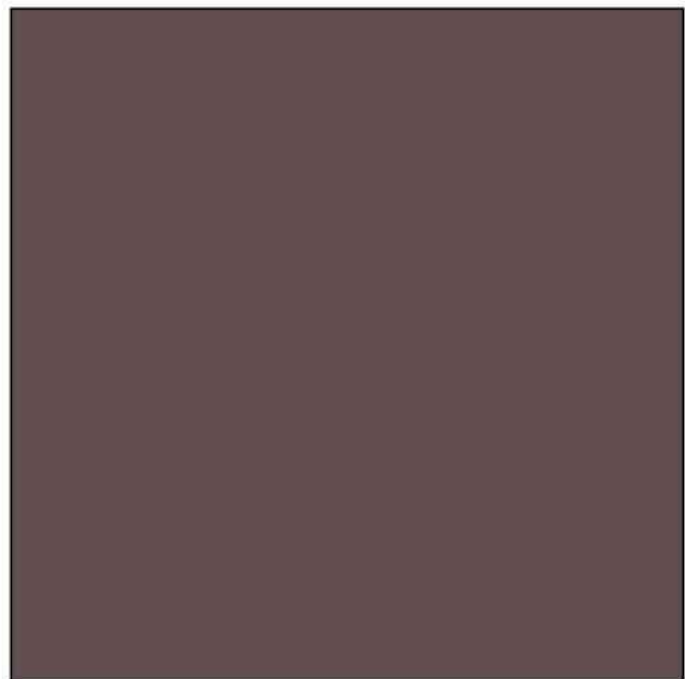
STUCCO COLOR 4

D DUNN EDWARDS
DET450 - PRAIRIE CLAY



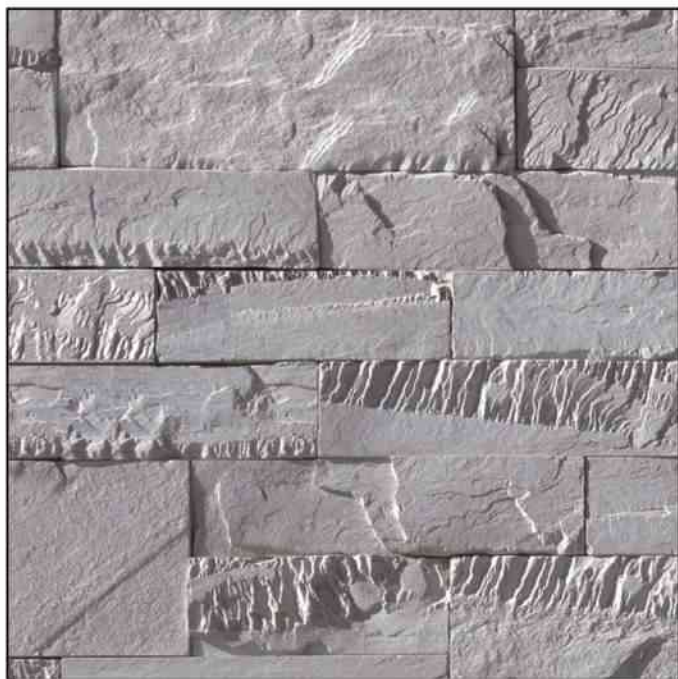
STUCCO COLOR 5
METAL RAILINGS & AWNINGS

E SHERWIN WILLIAMS
SW-7069 - IRON ORE



WINDOW FRAME

F AMERICAN OPENINGS
MEDIUM BRONZE



STONE VENEER

G CORONADO STONE
LEDGESTONE SERIES
SAWTOOTH LEDGE - SILVER ASH

