



Stewart + Reindersma Architecture, PLLC.

CITY OF MARICOPA
Planning and Zoning Division
APPROVED
07/21/2022
ZON22-05

June 28, 2022

RE: Project Narrative – Rezone & concurrent Minor General Plan Amendment
“Villas At The Gin”
SEC of W. Edison Road & Estrella Parkway
Maricopa, AZ 85139

Construction Solutions Company is seeking a Rezone and minor General Plan Amendment to be reviewed concurrently of an existing vacant parcel located at the SEC of W. Edison Road and Estrella Parkway for a new Multifamily development. The current zoning is LI (Light Industrial), and current land use is Employment (E).

The proposed parcel number 510170220 and is approximately 10.17 Acres.

This parcel was previously owned by the City of Maricopa and was included under a rezone and general plan amendment. The rezoning case would have changed this parcel from LI (Light Industrial) to RH (High Density Residential). The general plan amendment case would have changed the land use from Employment (E) to High Density Residential (HDR). With the current and growing number of retail shops, businesses, and restaurants in this area, it is favorable to continue the transition to High Density Residential, following the City of Maricopa's plan for the developing area.

As ownership has changed hands, we are applying for a rezone from LI (Light Industrial) to RH (High Density Residential), and a general plan amendment to change the existing land use from Employment (E) to High Density Residential (HDR) to continue the favorable usage for this site.

The proposed multifamily development will be roughly 92,375 sq.ft. of unit buildings, and a 2,000 sq. ft. Club House. Proposed dwelling unit density is 20 units per acre, complying with the current maximum density allowed of 24 units per acre. Amenities will include, a club house, pool area, a Greenbelt, walking paths throughout the site, and enclosed parking garages dispersed around the perimeter.

The project is categorized as multifamily residential and is required by code to have a minimum 399 on-site parking spaces based on current building design. With the current site design, 399 parking spaces will be provided, this includes garage spaces.

We look forward to working with the City of Maricopa in the development of the Villas At The Gin.

Sincerely,

Preston Johnson, PM