

Home at Maricopa

PURPOSE AND INTENT:

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

Site Aerial



Home at Maricopa

Planned Area Development (PAD) Book

Submitted to:

City of Maricopa

39700 W. Civic Center Dr.

Maricopa, AZ 85138

Submitted on Behalf of:

Shelter Asset Management &

SAM Development Group

7150 East Camelback Road, #402

Scottsdale, AZ 85251

El Dorado Holdings

8501 North Scottsdale Road, #120

Scottsdale, AZ 85253

Prepared by:

Iplan Consulting

3317 S. Higley Road, Suite 114-622

Gilbert, AZ 85297

April, 2022

PURPOSE AND INTENT:

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

Site Aerial



SITE LOCATION AND RELATIONSHIP TO SURROUNDING PROPERTIES:

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

Adjacent Land Use Table

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

SITE CHARACTERISTICS AND CHARACTER OF THE AREA:

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

GENERAL PLAN:

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

Findings of Fact:

1. The amendment is consistent with the General Plan;

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

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

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

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

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

PAD:

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

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

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

SUSTAINABLE DEVELOPMENT INCENTIVE PROGRAM:

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

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

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

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

DESCRIPTION OF PROPOSAL:

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

LAND USE TABLE

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

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

Access, Circulation, & Parking

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

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

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

Building Types and Placement

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

Open Space & Pedestrian Connectivity

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

Architecture

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

Building Type 1 Front Elevation



Building Type 2 Front Elevation



Building Type 3 Front Elevation



Building Type 4 Front Elevation



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

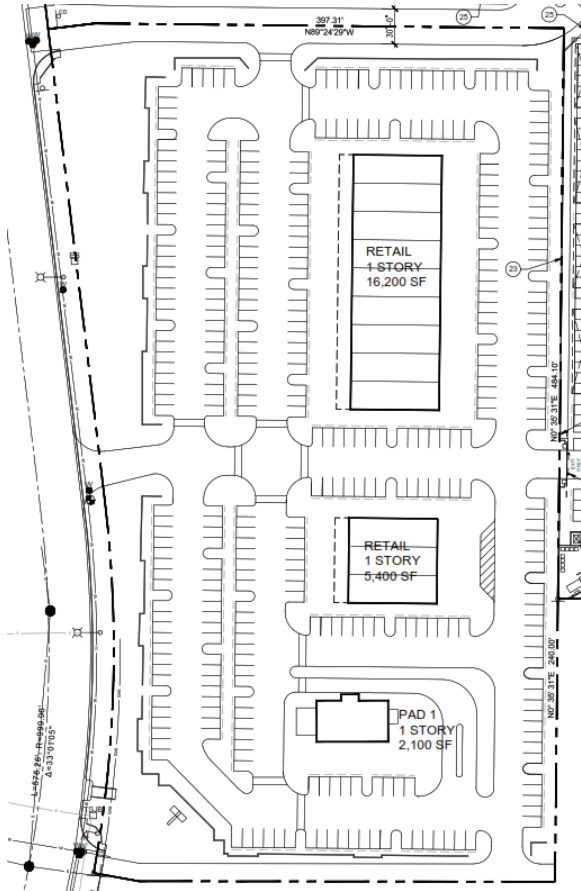
Commercial Site

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

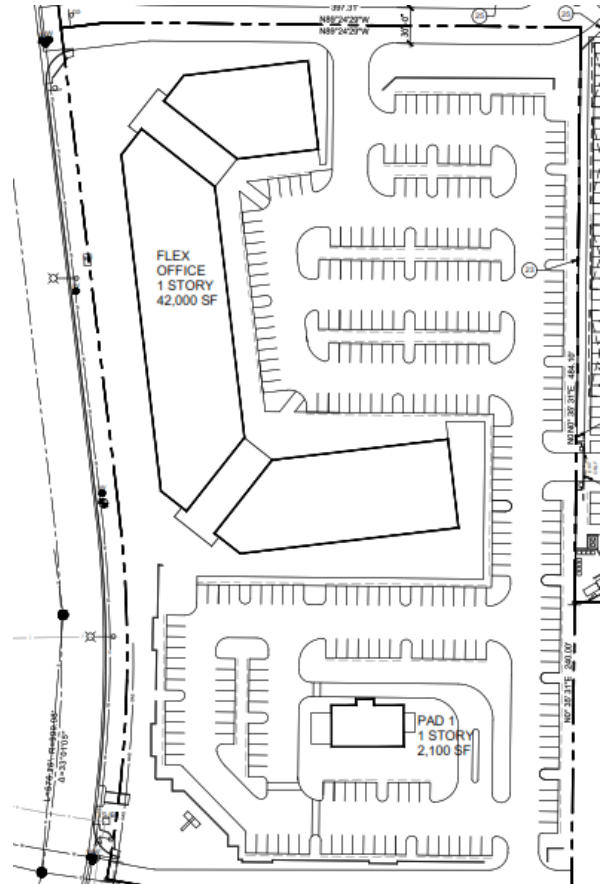
DRP level of entitlement. Even so, El Dorado Holdings has studied the commercial market of the area and is considering both development options shown below for this site.

Commercial Parcel Conceptual Design Concepts

Retail-focused Concept



Office-focused Concept



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

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

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

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

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

SCHOOL IMPACT:

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

UTILITIES AND SERVICES:

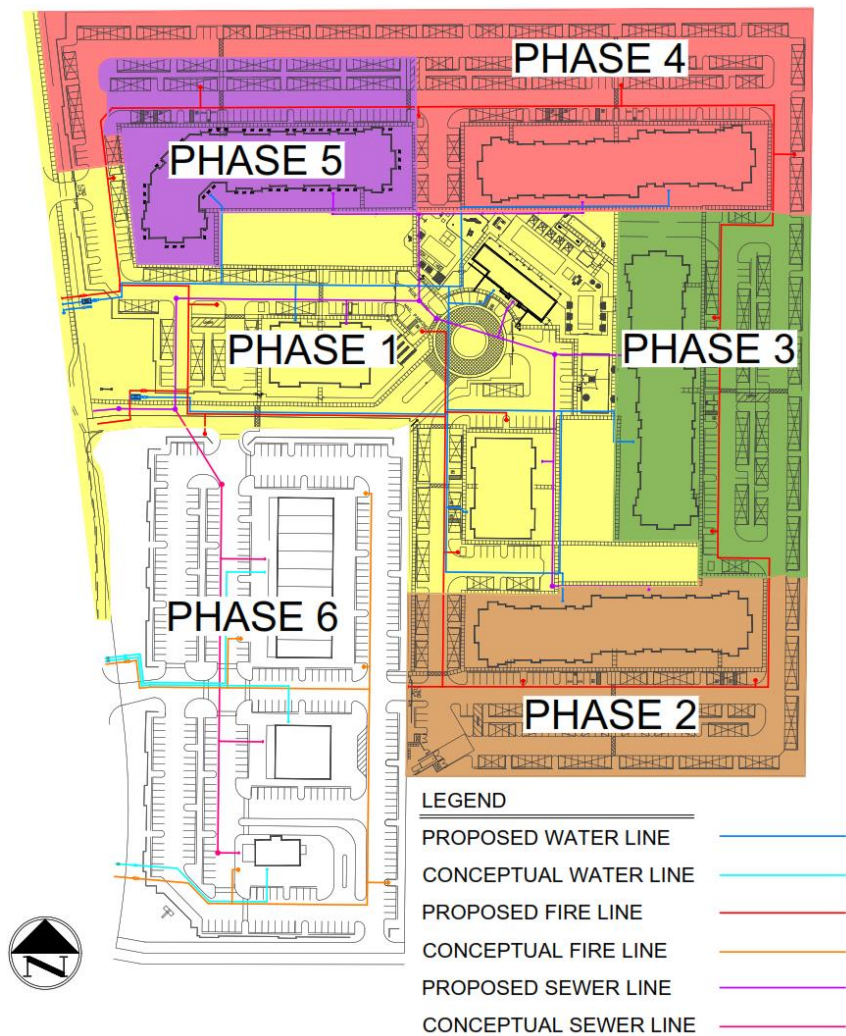
The subject property is fully served by utilities with most running along Porter Road. Below is a list of the utility service providers for this community.

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

PHASING / TIMING OF DEVELOPMENT:

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

Phasing Intent



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

CONCLUSION:

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

Home at Maricopa

PAD Land Use Table

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

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

Notes:

1 Preexisting lots only.

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

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

4 Less than 40,000 square feet.

"P" designates permitted uses.

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

Home at Maricopa

PAD Development Standards Table

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

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

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

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

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

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

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

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

1. *Minimum Dimensions.*

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

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

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

a. Sixty (60) square feet per unit.

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

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

1. Walkways shall be a minimum of six feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
2. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
3. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb, bollards, or other physical barrier.