



POUNDERS ENGINEERING PLLC

Providing Quality Design, Inspection, and Environmental
Services to Commercial and Residential Clients

REPRESENTATIVE:

N 88th Street

Mesa, AZ 85207

480-323-5314

davidp@poundersengineering.com

Project Manager: tylerl@poundersengineering.com

Project Reference: GPA22-14

Project Name: Seven Ranches Estates

Project Address: 18885 N. Whisker Rd Maricopa, AZ 85138

OWNER:

Dayv Morgan ABR, CDPE, CSSPE

HomeSmart Success

(480) 251-4231 cell

(888) 891-7439 fax

PROJECT NARRATIVE

Pounders Engineering PLLC is seeking a rezone and minor General Plan Amendment to facilitate the development of a PAD light-density residential community of a currently vacant series of parcels. The current zoning is GR (General Rural) and its current land use is MU (Mixed Use).

With the growing number of residents in the City of Maricopa, it is favorable to further develop the area with more residential options. Currently the site is surrounded by tract residential communities on the east and west, churches, schools, and parks to the south, and many occupied and vacant residential lots to the north. This community would find itself perfectly situated in a part of the city that is geared towards suburban living and recreation, as well as offer the potential to farther develop an area that has the potential med-density residential and mixed use, walkable corridor in the future.

The project consists of building a 20.2-acre PAD community of (26) minimum 1/2-acre residential lots. Also included is a community park and greenbelts for recreation. In order to construct a gated community, we have been encouraged to conform to the General Plan Land Use Map by modifying the land use designation of the site to LDR – Low Density Residential. Access to this community will be off Gunsmoke Road and emergency access off Whisker Rd.

We believe that the creation of a gated community here is in compliance with future development of the area and will be a beneficial addition to the neighborhood, providing an upscale gated living experience in the heart of a family friendly residential neighborhood.