

June 16, 2023

# Pecan Groves

Located at the northwest corner of  
Steen Road and Murphy Road  
City of Maricopa, Arizona

## **Planned Area Development (PAD) Zoning Narrative**

Case Number: PAD22-17



4550 N 12th Street  
Phoenix, AZ 85014

CVL Job No: 1-01-03756-01

# **Planned Area Development (PAD) Zoning Narrative**

## **for Pecan Groves**

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# 1. Purpose and Intent

On behalf of Emmerson Holdings, CVL Consultants is pleased to submit this request for Pecan Groves, a new single family residential community planned for approximately 329 single-family homes, three typical lot sizes with opportunities for additional housing product options, a  $\pm 5.2$ -acre commercial site, and quality open space and amenities on an undeveloped approximately 80-acre parcel at the northwest corner of Steen Road and Murphy Road (the “Property”) in Maricopa, Arizona (the “City”). (See Exhibit A, Vicinity Map). This unique community meets the desires of current and future homebuyers while reflecting the property’s historic use as a pecan grove, in both name and agricultural character. The Pecan Groves community provides an appropriate land use solution for this undeveloped property in a growing area of Maricopa. (See Exhibit B, Conceptual Land Use Plan).

The purpose of this request is to submit, process, and obtain approval for a Major General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Major General Plan Amendment (“GPA”) to change the existing LDR (“Low Density Residential - up to 2.0 dwelling units per acre”) land use designation to a combination of the MDR (“Medium Density Residential 2.0-6.0 dwelling units per acre”) and C (“Commercial”) land use designations. (Refer to Exhibits C and D, Existing General Plan and Proposed General Plan.)

The second companion request seeks to rezone the overall approximate 80 acre property from the current CI-2 (“Industrial Zone”) zoning to PAD (“Planned Area Development”) zoning. (Refer to Exhibits E and F, Existing Zoning and Proposed Zoning.) Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area.

The Property is well suited for its majority single-family residential use, due to its location adjacent to the Cortona master-planned community directly to the west and the Maricopa 40 community to the north, and the Eagle Shadows master-planned community across from Steen Road to the south. Moreover, Pecan Groves is positioned approximately one mile from Maricopa High School No. 2 located on the southwest corner of Murphy Road and Farrell Road. This location precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near schools due to these safety concerns. Larger portions

of commercial and multi-family residential uses would also generate more traffic than single-family residential uses, which could also pose a safety hazard for nearby students. As described above, the proposed residential community with a portion designated for future commercial development is significantly more compatible with the surrounding area.

Through these two requests, Emmerson Holdings seeks to bring a beautiful residential neighborhood to the City, with lot sizes that provide a variety of options to meet the desires of current and future homebuyers in the area. Emmerson Holdings has designed the community after the pattern it used successfully in nearby communities like McDavid Estates, located on McDavid Road and Loma Drive. Pecan Groves will be another quality community based on these principles and will be developed as a high-quality single family residential and commercial neighborhood through these concurrent PAD and Major GPA applications.

### **Description of Development**

Pecan Groves is composed of residential lots with a small commercial corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The community incorporates a wide landscape tract along the property's frontage on both Murphy Road and Steen Road with additional open space at each entry to provide a beautiful external aesthetic to the community. This tract provides width for staggering and articulation of perimeter walls for visual interest and additional buffering to the project's lots that back to the adjacent roadway, as well as the proposed commercial site.

The residential lots primarily consist of a typical lot mix of 40' x 115', 45' x 120', and 60' x 125' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. Please refer to Section 10, "Architectural Design Guidelines" for illustrative product design and character. The current design of the community as shown provides internal neighborhoods dedicated to each of the proposed lot sizes buffered by a network of contiguous open space corridors providing visual appeal and pedestrian connectivity throughout, as illustrated on the Conceptual Land Use Plan.

A separate phase is planned for a ±5.2 acre commercial parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future commercial use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location.



Internal circulation to the community will be provided by a primary entrance from Steen Road to the south and Murphy Road to the east, with internal collector roads providing access to local streets within all proposed parcels. Internal collector roads will be designed in accordance with Chapter 17.30 of the City's Zoning Code, including minimum ROW standards, landscape tracts, and residential lot setbacks and orientation. (Refer to Exhibit L, Street Sections.)

Access to the existing single family residence to the north is provided from the centrally located collector road which runs directly south to Steen Road with additional access provided east to Murphy Road through local street connections. Access to the proposed Cortona master planned community to the west is provided by a local street connection near the northwest corner of the community. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

The site plan has been designed to create a centrally located main park containing active open space amenities with smaller pocket parks located throughout. As a consequence, all homes in the community are in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with the centrally located main park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and picnic tables. A network of walking paths and trails link individual parcels and smaller pocket parks with the main park and surrounding area, providing an enhanced walkable community experience for all residents within Pecan Groves.

The community provides open space for off-site drainage flows, on-site retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. The proposed community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, character shade trees, and trail connectivity, and a high quality material and finish design for the theme walls and decorative fencing provided throughout the entire community.

Furthermore, the proposed site plan addresses all relevant site issues, constraints, challenges, and requirements. Including site access, site vehicular circulation and traffic impact, off-site and on-site drainage and retention, site utilities, site open space and walls, as well as other required site improvements. (Exhibit B, Conceptual Land Use Plan).



Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in this proposal to ensure the development of a high quality neighborhood and overall design compatibility to the area.

## **2. Property Location**

The Property is located at the northwest corner of Steen Road and Murphy Road in the City of Maricopa, Arizona and identified as Parcel Numbers 502060400 and 502060410 on the Pinal County Assessor's Map (Exhibit A, Vicinity Map).

### **Legal Description**

The property is described as; the southeast quarter of Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

## **3. Existing Conditions**

### **Property Physical Character**

Pecan Groves currently consists of agricultural fields and undeveloped desert land. The Property is located north of Steen Road and west of Murphy Road within the incorporated limits of the City of Maricopa and is bounded to the north by the agricultural fields and to the south by Steen Road. The east is bounded by Murphy Road and agricultural fields to the west. The Property is identified as Parcel Numbers 502060400 and 502060410 in Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona (Exhibit A, Vicinity Map).

### **Historical Land Uses**

Aerial photographs from HistoricAerials.com and Google Earth were reviewed, as well as other sources. These aerial photographs depicted the Property and adjacent properties as agricultural and undeveloped desert land. A single family residence was constructed on the Property in 1949 and on the adjacent property to the north in 2002. There are no records or evidence indicating the presence of Historical Land Uses within the Property nor are there any known sites on the Property with significant historical background or historical credentials.

## Geological Constraints

Research of the USGS database reveals no evidence of the presence of earth fissures within the parcel boundaries and there is no information indicating any other geological constraints on the Property. The United States Department of Agriculture, Natural Resource Conservation Service (NRCS) Soil Survey “Pinal County, Arizona, Western Part”, updated June 5, 2020, provides a reasonable overview of the general soils types that are anticipated to be predominant on the parcel. Per the NRCS Soil Survey, the predominant soil type for the Property is Casa Grande fine sandy loam. This soil has high risk of corrosion to concrete and corrosion to steel; with a low shrink-swell potential.

## Drainage

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014 (Reference 1), indicate the Property falls within Zone “X” and Zone “A”

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014 indicates that the site falls within Federal Emergency Management Agency (FEMA) Zone X and Special Flood Hazard Zone Area (SFHA) Zone A.

- Zone “X” (shaded) is defined by FEMA as, “Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood.”
- Zone “A” is defined by FEMA as, “Areas subject to inundation by the 1-percent-annual-chance flood event. No Base Flood Elevations are determined.”

Wood Patel prepared a CLOMR for the Santa Cruz Wash Regional Flood Control Project for the City and has quantified a combined regional and localized offsite flows of 4,602 cfs approaching the site from the south. The City has proposed improvements, including South Side 2 Canal, a channel that will fully contain and convey the offsite flows approaching the site south of Steen Road and away from the site, removing the Zone A delineation. Therefore, no independent solution is needed from the Pecan Groves project to address offsite flows since it is assumed to be constructed after the City improvements have been put in place. The drainage channel south of Steen Road is noted on the conceptual street section for reference. (Refer to Exhibit L, Street Sections.)

As required by the City, the site may be subject to a Community Facilities District (CFD) or other type of contribution that will allow financing of the installation, operation and maintenance of the drainage easements that will benefit this community, to be determined and coordinated during the development process.

It is important to note that although the site is currently located in a SFHA, the anticipated schedule for construction will not advance until regional drainage improvements for engineered channelization of the South Side 2 canal are completed. These improvements will remove the portions of the Pecan Groves site currently impacted by the Zone A flood hazard, and remap the entirety of the Pecan Groves property as a Zone X. The annotated FIRM panel demonstrating the anticipated changes to flood hazard mapping and delineations can be found in the CLOMR excerpts presented in Appendix A of the Preliminary Drainage Report. Refer to the Preliminary Drainage Report for further details.

### **Surrounding Uses**

The properties surrounding the Property are as follows:

| <b>Direction</b> | <b>Use</b>                                                                                                                | <b>Zoning</b> | <b>General Plan</b>                                             |
|------------------|---------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------|
| North            | Undeveloped land planned for Maricopa 40, a master planned community, agricultural land, and one single family residence. | PAD, CI-2     | Low Density Residential, Medium Density Residential, Commercial |
| South            | Undeveloped land planned for Eagle Shadows, a master planned community.                                                   | CR-3 PAD      | Medium Density Residential                                      |
| East             | Single family residential and agricultural land planned for the Murphy and Farrell master planned community.              | PAD           | Master Planned Community                                        |
| West             | Undeveloped land planned for Cortona, a master planned community.                                                         | CR-3 PAD      | Master Planned Community                                        |

Pecan Groves is composed of residential lots with a commercial corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the surrounding master planned communities and significant growth planned in this area of Maricopa. A few of the communities planned in the immediate surrounding area are identified below for reference.

| <b>Community</b>                 | <b>Direction</b>                                                              | <b>Zoning</b> | <b>General Plan</b>                    |
|----------------------------------|-------------------------------------------------------------------------------|---------------|----------------------------------------|
| Cortona                          | Directly west and approximately 1/4 of one mile to the north of the Property. | CR-3 PAD      | Master Planned Community               |
| Maricopa 40                      | Directly north of the Property.                                               | PAD           | Medium Density Residential, Commercial |
| Red Valley Ranch                 | Approximately one mile northeast of the Property.                             | CR-3 PAD      | Master Planned Community               |
| Hartman Trails and Hartman Ranch | Approximately 1/4 of one mile to the southeast of the Property.               | CR-3 PAD      | Master Planned Community               |
| Eagle Shadow - The Sanctuary     | Approximately 1/4 of one mile south of the Property.                          | CR-3 PAD      | Medium Density Residential             |

The nearest schools are Desert Wind Middle School and Santa Cruz Elementary School, located within an approximately 3-4 mile radius of the Property. Maricopa High School is located approximately 10 miles from the Property. Maricopa High School No. 2 is located on the southwest corner of Murphy and Farrell Roads, approximately one mile from the Property.

The Maricopa Police Department and Maricopa Fire Department Station 572 are located within an approximately 3 mile radius of the Property.

Additional neighborhoods, parks, schools, community centers, and commercial are readily available nearby within the City of Maricopa located to the northwest of the Property (Exhibit I, Proximity Exhibit).

## **Existing Roadway & Circulation Conditions**

Pecan Groves proposes one new access point on Murphy Road, a minor arterial located along the eastern boundary of the Property and one access on Steen Road, a minor arterial located along the southern boundary of the Property. La Brea Road is an existing dirt road that run east-west along the northern boundary of the Property.

Given the proposed development location it is expected that the majority of traffic will access the Property from Murphy Road via the Maricopa-Casa Grande Highway. A portion of the Murphy Road alignment in this location is under the ownership and control of a Native Sovereign Nation and, as such, access to the Maricopa Casa-Grande Highway is available at the discretion of such Nation and applicable laws. Some traffic destined to Maricopa's City Center might travel north and access Maricopa using Honeycutt Road. The Maricopa-Casa Grande Highway ("MCGH") is an east-west road located approximately 5.22 miles south of the Property. The Arizona Department of Transportation ("ADOT") federal functional system classifies MCGH as a minor arterial that serves as a direct route from Gila Bend to Maricopa where it terminates at its junction with John Wayne Parkway ("SR 347"), a minor north-south road that provides access to the Phoenix metropolitan area approximately 20 miles north of Maricopa.

Interstate 10 ("I-10") is located approximately 17 miles northeast of the Property. Interstate 8 ("I-8") is located approximately 24 miles southwest of the Property and provides access to San Diego and Southern California (Exhibit H, One Mile Radius Surrounding Area Map).

## **4. Existing Zoning and General Plan Land Use**

The Property is currently within the Maricopa General Plan's Low Density Residential land use category which allows for a density of up to 2.0 du/ac. A concurrent Major General Plan Amendment is in progress to amend the existing land use designation to Medium Density Residential (2-6 du/ac) and Commercial to facilitate the proposed development (Exhibit C, Existing General Plan; Exhibit D, Proposed General Plan).

The Property is zoned Industrial Zone (CI-2). Rezoning to PAD is requested for compatibility with development in the surrounding area and to allow for flexibility regarding the proposed land uses and applicable development standards detailed below to facilitate the proposed development (Exhibit E, Existing Zoning; Exhibit F, Proposed Zoning).

## 5. Service Information

### Water Facilities

The Property is located within the Global Water Resources service area with coordination currently in progress to serve the Property. The closest existing waterline is a 16-inch line at the intersection of Farrell Road and Hartman Road that will be extended to the development. A proposed off-site water system will connect the proposed on-site system of 8-inch lines to the existing waterline at the intersection of Farrell Road and Hartman Road. Details for the proposed off-site water system are being discussed with Global Water Resources to determine the appropriate line size to serve this development and other proposed adjacent developments. Final off-site waterline sizes will be outlined during final design. Please refer to the will serve letter and preliminary water report provided for additional information.

### Wastewater Facilities

The Property is located within the Global Water Resources service area and coordination is currently in progress to serve the Property. The closest existing sewer line is a 24-inch at the intersection of Farrell Road and Hartman Road about 1.8 miles away.

Within Pecan Grove, a system of 8 and 12-inch lines are proposed to direct sewer flows from the east of the development to the west. Details for the proposed off site wastewater system are being discussed with Global to determine the appropriate line size to serve this development and other proposed adjacent developments. Final off site waterline sizes will be outlines during final design.

The wastewater systems have been designed according to the Global Water Resources' design standards for wastewater collection systems. Please refer to the will serve letter and preliminary wastewater report provided for additional information.

### Utilities Table

The following outlines the utility service providers:

| Utility    | Provider                     |
|------------|------------------------------|
| Water      | Global Water Resources       |
| Wastewater | Global Water Resources       |
| Electric   | Electrical District Number 3 |
| Gas        | Southwest Gas Corporation    |



## **6. Land Use Analysis**

### **Proposed Major General Plan Amendment**

As stated above, this request updates the community's land use from Low Density Residential (up to 2.0 du/ac) to a combination of Medium Density Residential (2-6 du/ac) and Commercial in order to provide a combination of land uses that meet the desires of current and future homebuyers while upholding the City's goals and objectives for development and remaining consistent with the existing and planned uses in the area.

It is proposed that the entire Property will be developed to include approximately 75.2 acres or (94%) Medium Density Residential use with the remaining approximately 5.2 acres (6%) proposed as Commercial. The Commercial area is planned for future commercial development at the southeast corner of the Property along Murphy Road and will include a shared entry monumentation with ample landscaping, access, and pedestrian connection to provide a sense of place and connectivity between the commercial use and the residential portion of the community (Exhibit D, Proposed General Plan).

### **Proposed Land Use**

The residential unit count for the community is estimated at approximately 329 lots for an estimated residential density of 4.37 du/ac, which is well within the 2-6 du/ac density range permitted within the Medium Density Residential category. The finalized lot yield and housing products will be addressed concurrent with the Preliminary Plat application and approval.

### **Public Benefit of Proposed Land Use**

Emmerson Holdings is proposing a single family residential and commercial community consisting of single-family housing that is currently intended to include 40'-45' wide detached traditional lots with a portion of the community reserved for larger, 60' x 125' lots to provide a diversity of housing options. The potential to revise the lot mix provided or the intended housing product for the inclusion of suitable lot sizes or innovative housing products such as alley loaded lots, z-lots or cluster housing, is permitted subject to coordination and review by City staff. Please refer to Section 10, "Architectural Design Guidelines" for illustrative product character.

Market analysis has revealed that there is a lack of housing-units on smaller lots, and cluster developments which would be well-suited for families, single individuals, young people and/or seniors. Residential use in this location provides a natural



transition between the commercial and adjacent single-family residential areas while providing more housing options for a mixture of economic classes. Additionally, the land uses proposed in this request for a Major General Plan Amendment support the City's Strategic Plan elements of Economic Sustainability, providing Quality of Life and Managing the Future, further detailed in this proposal.

Amending the designation of the Property to Medium Density Residential and Commercial is a significant improvement over the prior industrial designation due to the Property's location adjacent to the Cortona master-planned community directly to the west, Maricopa 40 directly to the north, Eagle Shadows directly south of Steen Road, and its position approximately one mile from Maricopa High School No. 2 located on the southwest corner of Murphy Road and Farrell Road. This location precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near schools due to these safety concerns. Larger portions of commercial and multi-family residential uses would also generate more traffic than single-family residential uses, which could also impact nearby residents and students. The Property is very well suited for residential use, due to its location near Maricopa High School No. 2, and its location adjacent to the surrounding master-planned communities. The proposed project will add to and extend the City's infrastructure and recreational amenities with additions of open space, parks, and pedestrian trails (Exhibit N, Open Space Master Plan).

### **Proposed PAD Zoning**

This request would rezone the overall 80-acre Property to the Planned Area Development ("PAD") zoning district. PAD zoning is requested to provide flexibility in design, establish distinct character, encourage variation, establish a sense of place, and promote efficient use of land within the community. The PAD zoning classification will facilitate development with a unique character that complements planned development in the immediate vicinity while allowing flexibility in lot area, dimensions, and other development standards to suit market demand.

Housing types may include single-family housing for the majority of the development with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community. Flexibility is the key component to the successful integration of these housing product options in order to create a sustainable community that meets the future needs of the area. Approximately 5.2 acres of commercial use is planned to offer flexibility and diversity to the land plan and fulfill the City's intent for

commercial development in the area. The future commercial use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location (Exhibit F, Proposed Zoning).

In accordance with the City guidelines, the Pecan Groves PAD will set forth several defining elements to ensure the development of a high quality neighborhood and overall design compatibility to the area:

- Implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa;
- Encourage diverse, and attractive redevelopment to support a mix of residential, pedestrian, and neighborhood serving uses in order to achieve an active social environment within a revitalized streetscape while also respecting the existing character;
- Encourage investment in adequate public facilities through quality redevelopment and improvements; and
- Ensure that new development and redevelopment are designed to minimize traffic, parking and impacts on surrounding residential neighborhoods, and create walkable environments.

Design standards and guidelines implemented to achieve the above-mentioned elements are detailed in the sections provided below.

### **PAD Design Elements**

Significant considerations and well-intentioned design elements are being provided beyond the standards identified above to provide the desired design element points for PAD zoning required by a recent amendment to Chapter 18.60 of the City Code. Pecan Groves is designed to accomplish the required PAD Design Element criteria for rezoning to a new PAD district. At approximately 80 acres, the community is required to provide a minimum of 5 Design Element Points, with additional requests requiring the design element points noted below. The design elements and associated points listed below are taken from Table 18.60.060(C) of the City's amended Code and featured within Pecan Groves .

| <b>PAD Design Elements</b>                |                  |
|-------------------------------------------|------------------|
| <b>Design Elements Required</b>           | <b>Value</b>     |
| PAD Development Size (50 – 100 Acres)     | 5 points         |
| Residential Lot Coverage Increase         | 4 points         |
| Residential Lot Area & Setbacks Reduction | 2 points         |
| <b>Total</b>                              | <b>11 points</b> |

## PAD Design Elements Provided

| <b>Architecture, Landscaping &amp; Open Space</b>                                                                                            |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b><i>Residential Land Uses</i></b>                                                                                                          |                  |
| <b>Additional Design Elements</b>                                                                                                            | <b>Value</b>     |
| Provide landscape open spaces visible from arterial street and residential street view.                                                      | 1 point          |
| Design and improve retention areas to be usable and ADA accessible.                                                                          | 2 points         |
| Add additional amenities interior to the project.                                                                                            | 2 points         |
| <b><i>Non-Residential Land Uses</i></b>                                                                                                      |                  |
| <b>Additional Design Elements</b>                                                                                                            | <b>Value</b>     |
| Vegetative screening, in addition to walls and fencing, when a residential subdivision is adjacent to a neighborhood commercial development. | 1 point          |
| <b>Subtotal</b>                                                                                                                              | <b>6 points</b>  |
| <b>Streets, Connectivity and Parking</b>                                                                                                     |                  |
| <b><i>Residential Land Uses</i></b>                                                                                                          |                  |
| <b>Additional Design Elements</b>                                                                                                            | <b>Value</b>     |
| Provide street patterns that minimize the impact of sequential garages, e.g., cul-de-sac, short block lengths, eyebrows, etc.                | 2 points         |
| Commit to a formal street grid with no greater than 1,600 linear feet in block perimeters.                                                   | 2 points         |
| <b>Subtotal</b>                                                                                                                              | <b>4 points</b>  |
| <b>Community</b>                                                                                                                             |                  |
| <b><i>Residential Land Uses</i></b>                                                                                                          |                  |
| <b>Additional Design Elements</b>                                                                                                            | <b>Value</b>     |
| Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities.                                  | 1 point          |
| <b>Subtotal</b>                                                                                                                              | <b>1 points</b>  |
| <b>Total</b>                                                                                                                                 | <b>11 points</b> |

Based upon the analysis provided above, we believe the proposed community is consistent with the findings identified by the City's Zoning Code for PAD zoning and, as such, will be beneficial to the adjacent master planned communities and surrounding area.

## 7. Development Standards

The tables below prescribe the development standards for the Pecan Groves PAD. The development standards regulations for each of the proposed land use categories are rooted in the standards set forth by the City Code for the comparable zoning districts of RS-5 and NC. Any deviations from comparable districts within the City Code serve a necessary role in facilitating development of the land use plan.

### Single Family

| Development Standards - RS-5 PAD<br>Single Family                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               |                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| Standards <sup>(1) (2) (3)</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | RS-5<br>(Code)                                | RS-5 PAD<br>(Proposed)                        |
| <b>Lot Density Standards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                                               |
| Min. Lot Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5,000 sf                                      | 4,000 sf                                      |
| Min. Lot Width                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 50'                                           | 40'                                           |
| Maximum Lot Coverage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                               |                                               |
| One Story                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 55%                                           | 60%                                           |
| Two/Three Stories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 50%                                           | 60%                                           |
| <b>Building Standards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                               |                                               |
| Maximum Building Height                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 30'                                           | 30'                                           |
| Setbacks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                               |
| Front                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 15'; 10' to livable;<br>18' to face of garage | 15'; 10' to livable;<br>18' to face of garage |
| Interior Side                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5'                                            | 5'                                            |
| Street Side                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 5'                                            | 5'                                            |
| Rear                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 15'                                           | 15'                                           |
| <p><sup>(1)</sup> Livable areas and side entry garages may have a minimum setback of 10 feet from the property line. Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.</p> <p><sup>(2)</sup> Detached garages shall be located in the rear half of the lot. The zoning administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the district where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.</p> <p><sup>(3)</sup> A minimum 10-foot landscape tract or no-build easement must be provided adjacent to the street side of the lot, in addition to the minimum interior side setback required.</p> |                                               |                                               |

**Note:** While the typical smallest lot size is 40' x 115' (4,600 sf), a 4,000 sf minimum lot area is proposed to account for irregular lots.

## Alternative Housing Product / Clustered Development

| Development Standards - RS-5 PAD<br>Alternative Housing Product / Clustered Development Standards                                                                  |                                                                                            |                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Standards <sup>(1)</sup>                                                                                                                                           | RS-5 Clustered Development Standards (Code)                                                | RS-5 PAD (Proposed)                                                                        |
| <b>Site Development</b>                                                                                                                                            |                                                                                            |                                                                                            |
| Maximum Lot Coverage                                                                                                                                               | 50% (of site)                                                                              | 50% (of site)                                                                              |
| Maximum Number of Units in an Individual Cluster                                                                                                                   | 8 for a cluster with a single access point                                                 | 8 for a cluster with a single access point                                                 |
| <b>Setbacks</b>                                                                                                                                                    |                                                                                            |                                                                                            |
| Project Site                                                                                                                                                       | The perimeter of the project site is subject to the setback requirements of the base zone. | The perimeter of the project site is subject to the setback requirements of the base zone. |
| Individual Lot Setbacks                                                                                                                                            |                                                                                            |                                                                                            |
| Front                                                                                                                                                              | 10 ft.; 7 ft. to porch                                                                     | 10 ft.; 7 ft. to porch                                                                     |
| Side                                                                                                                                                               | 5 ft. or as approved by PAD                                                                | <b>5' or 0' (attached)</b>                                                                 |
| Rear                                                                                                                                                               | 15 ft.; 0' for detached garage on alley or private autocourt <sup>(1)</sup>                | 15 ft.; 0' for detached garage on alley or private autocourt <sup>(1)</sup>                |
| Minimum Building Separation                                                                                                                                        | International Residential Code                                                             | International Residential Code                                                             |
| <sup>(1)</sup> A 3' setback for maneuvering and pedestrian safety may be required adjacent to alley. See MCC Title 17, Subdivisions, for minimum alley dimensions. |                                                                                            |                                                                                            |

### Clustered Development

Clustered development may be approved subject to the standards set forth in the proceeding table and as additionally regulated by the City Code Table 18.35.030.D.

## Commercial

The commercial portion of the community will be designed in accordance with the comparable zoning district of NC Neighborhood Commercial as described in the City Code, with respect to development standards, engineering design standards, open space requirements and other site and building design standards.

| Development Standards - NC PAD                    |           |
|---------------------------------------------------|-----------|
| Standards                                         | NC (Code) |
| <b>Perimeter Building Setbacks <sup>(1)</sup></b> |           |
| Front                                             | 10'       |
| Side                                              | 0'        |
| Street Side                                       | 10'       |
| Rear                                              | 20'       |
| <b>Area and Bulk Requirements</b>                 |           |
| Min. Lot Area                                     | 5,000 sf  |
| Min. Lot Width                                    | 25'       |
| Max. Height                                       | 40'       |
| Max. 1st Floor Ceiling Height                     | 12'       |
| Max. Density                                      | 20 du/ac  |

**Note:** All future subdivision of the commercial parcel will be subject to 0' interior building setbacks. Building separation shall be per the Unified Building Code.

## Lot Size Variation

While the lot layout illustrated on the Conceptual Land Use Plan is subject to adjustment, the currently proposed lot mix is detailed below as an example of the lot size variation permitted within the Pecan Groves PAD.

| Lot Size Variation |                 |             |
|--------------------|-----------------|-------------|
| Typ. Lot Size      | Lot Count       | Lot Mix     |
| 40' x 115'         | ± 203 lots      | ± 62%       |
| 45' x 120'         | ± 85 lots       | ± 26%       |
| 60' x 125'         | ± 41 lots       | ± 12%       |
| <b>Total Yield</b> | <b>329 lots</b> | <b>100%</b> |

**Note:** An overall density of 4.37 du/ac is permitted for a maximum lot count of 329 lots. Final lot counts and variation are subject to change and will be determined during the preliminary and final plat processes.

## **Residential Design Approval**

All new single-family standard home plans, and additions to existing standard home plans, shall be reviewed for compliance with the “City of Maricopa Single-Family Residential Design Guidelines” prior to issuance of a building permit. A zoning permit shall be issued for all plans found to meet the intent of the “City of Maricopa Single-Family Residential Design Guidelines,” subject to conditions.

## **Architectural Design**

All development within Pecan Groves shall be subject to the City’s design review process, as required. Administrative Design Review submittal(s) will be made with architectural floor plans and elevations to be provided at the time of review. Elevations shall provide for architectural features that meet or exceed City Code requirements and fit within the character of the PAD as proposed.

## **Additional Standards**

Any development standard regulation not noted in this document but listed in the City Code shall default to the regulation(s) of the most current Code.

# **8. Permitted Uses**

Permitted uses within Pecan Groves will conform to the uses allowed pursuant to the City of Maricopa Zoning Code, Table 18.35.020 “Land Use Regulations – Residential Districts” for the comparable RS-5 district and Table 18.40.020 “Land Use Regulations – Commercial Districts” for the comparable NC district.



## 9. Community Character

Pecan Groves provides a mixture of residential housing styles and supporting commercial development along with active and passive amenity areas. This proposal implements flexible land planning, allowing for single family lots while encouraging opportunities for innovative housing product and flexible site design by the end user. This approach will provide potential diverse housing opportunities and create a remarkable community for the City of Maricopa and future residents of Pecan Groves. The community will provide a pedestrian friendly design that provides accessibility to services, recreational amenities and commercial opportunities while allowing for a range of housing types.

To create a well-planned development that supports the community goals for a diverse and livable community, Pecan Groves will focus on the following defining elements to establish the community's character:

- Maximize opportunities for views and access to community open spaces and amenities.
- Use of shape, colors, material selections, craftsmanship, and decorative details for building design and architectural themes.
- Thoughtfully planned to encourage pedestrian and non-motorized vehicular use while fully integrating the overall community.
- Beautifully landscaped areas planned with careful consideration to location, species, design and placement.
- Well thought out open space amenity areas using location, variety, and design concepts.
- Community signage, entry monumentation and amenities: location, design concepts, colors, and materials.
- Streetscape: including perimeter walls and landscaping thoughtfully placed to maximize exposure of open space and common areas.

The character of Pecan Groves, as established by the above-mentioned design elements, will enhance the appearance and features of the Property and surrounding environment. The community will provide a distinct upscale living environment for residents to enjoy.

## 10. Architectural Design Guidelines

Development within Pecan Groves shall comply with City requirements and provide cohesive architectural colors and materials to establish a unified theming for the development. The use of four-sided architectural design and quality materials shall be incorporated into each facade. The common architectural theme encourages flexibility for individual expression while creating a cohesive, distinctive character for Pecan Groves.

### Residential

The City of Maricopa Housing Plan has shown a need for more diverse housing product within the city. This project area lends itself well to providing for this need. The product type is to conform to the needs expressed in City of Maricopa Housing Plan. Specific product type and elevations will be provided during the City's architectural design review process.



The end user of Pecan Groves will provide a high quality housing product and land planning that will compliment the City's land use goals. The community will have the flexibility to provide a mixture of housing products designed to meet the needs of the diverse population within the City, meeting the community's goal of providing a range of housing opportunities for all lifestyles and economic needs. Housing could range from the smaller 40' lots to a parcel dedicated to larger lot sizes or a blended neighborhood with more innovative housing products that could include alley loaded lots, cluster homes, z-lots, or others based on market demand. Potential innovative housing product design and location(s) are not defined on the Conceptual Land Use Plan to accommodate flexibility in design. With goals to provide a quality housing product and careful land planning, the ultimate design will compliment and enhance the surrounding area.



Single-family residential home product design will comply with the City's Single Family Residential Design Guidelines. The guidelines established by the City allow for quality design features and the product diversity needed to establish distinct neighborhoods within Pecan Groves. The City's design guidelines will complement the community character and theming of Pecan Groves to create a cohesive development.



## Commercial

Architecture included as part of the commercial parcel is intended to appear as an integrated part of the overall Property design concept and buildings will compliment the architectural style of the Pecan Groves community. The design should positively contribute to the overall character of Pecan Groves through intentional use of massing and scale, colors and materials, architectural design, building orientation, and façade articulation. This parcel should provide a pleasant and accessible environment, contribute to the identity of the development, coexist appropriately with adjacent uses both internal and external to this PAD, and adhere to the design guidelines.



Note: Images included in this proposal are referenced from public documents for illustrative purposes only. Housing product will be determined by the end user.

## 11. Landscaping, Open Space and Pedestrian Circulation

As indicated on the Open Space Master Plan (Exhibit N), large amounts of open space related to entrance features, retention and drainage facilities, park, tot lot, recreation and amenity areas, buffers, and pedestrian circulation trails, are proposed throughout the community. The development will provide detached sidewalks with tree-lined streets and decorative street lights to further enhance the distinct upscale living environment of the Pecan Groves community in agreement with the applicant's concept of a quality PAD and in compliance with the City's requirements and standards.

## Residential

Open space areas within Pecan Groves will conform to the City of Maricopa Zoning Code, Chapter 17.30.040 “Open space and recreation requirements.” Pecan Groves provides 20% open space ( $\pm$  16 acres), including approximately 7.09 acres of park area, in accordance with the City’s requirement that every PAD shall provide 20 percent open space and that seven acres of parks shall be developed for every 325 lots. Each park will be located in a separate tract with its own address and park name to be determined by the end user. The open space areas shall be located such that there is no more than one-sixth of a mile or 880 feet of pedestrian travel between any one lot or unit and an entrance area allowing residents to enter or view the open space area.

Pecan Groves proposes a variety of amenitized open space areas, including a main park, smaller pocket parks, and additional open space areas with recreational facilities. The table below provides a list of the proposed amenity options.

| Pecan Groves Amenities Table    |                                                                                                                                                                    |                                                                                                                                                                                                  |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location                        | Required                                                                                                                                                           | Optional                                                                                                                                                                                         |
| <b>Primary Entry Monument</b>   | <ul style="list-style-type: none"><li>• Character Trees</li><li>• Patterned Planting</li><li>• Turf</li><li>• Low Accent Walls</li><li>• Project Signage</li></ul> |                                                                                                                                                                                                  |
| <b>Secondary Entry Monument</b> | <ul style="list-style-type: none"><li>• Minor Wall Project Signage</li><li>• Patterned Planting</li><li>• Character Trees</li></ul>                                |                                                                                                                                                                                                  |
| <b>Main Park</b>                | <ul style="list-style-type: none"><li>• Built Shade</li><li>• Tot Lot Play Area (all ages)</li><li>• Picnic Area</li><li>• Shade Trees</li></ul>                   | <ul style="list-style-type: none"><li>• Bench Seating</li><li>• Outdoor Game Tables</li><li>• Outdoor Dining/BBQ Grill</li><li>• Garden Walk</li><li>• Accent/Specialty Plant Material</li></ul> |
| <b>Walking Trail</b>            | <ul style="list-style-type: none"><li>• Shade Trees</li><li>• Passive Seating</li><li>• Trash Receptacles</li><li>• Pet Waste Stations</li></ul>                   |                                                                                                                                                                                                  |
| <b>Pocket Park</b>              | <ul style="list-style-type: none"><li>• Seating Node</li><li>• Shade Trees</li><li>• Passive Turf Area</li></ul>                                                   | <ul style="list-style-type: none"><li>• Tot Lot (all ages)</li><li>• Fitness Station</li><li>• Tree Grove</li><li>• Outdoor Games/Tables</li></ul>                                               |

**Note:** The amenities listed above serve as examples of the quality and type of amenities required within Pecan Groves. Specific amenities are subject to adjustment.

Trails and community sidewalks throughout the development provide efficient pedestrian access to the various open space areas and the main amenity area under the comfort of groupings of shade trees. The majority of programmed amenities are located in a central amenity area to encourage social gathering within the community. The park areas include useable open space with various amenities such as pedestrian walking paths, picnic ramada structures with tables and seating, turf areas, and tot-lot areas with useable play equipment. A variety of amenity options are illustrated on the attached exhibits. The proposed amenities utilize a variety of durable building materials, and have been developed to establish a unified and balanced palette of colors and textures (Exhibit M, Pedestrian Circulation Plan; Exhibit N, Open Space Master Plan).

## **Commercial**

Open space areas within the commercial portion of Pecan Groves will conform to the City of Maricopa Zoning Code. Chapter 18.90. "Landscaping" defines the requirements for commercial sites including but not limited to, required landscape buffers, parking lot landscaping, and 10% minimum open space required for commercial sites 20 acres or less in size.

## **Landscape**

The landscape design concept for Pecan Groves is intended to exceed the City's design expectations by providing a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees. Landscaped retention basins will be included and will be accessible via meandering sidewalks that will connect directly to internal detached roadway sidewalks.

Landscape tracts will be included outside of corner lots that side to the street, with a typical width of 10', providing ample room for plant materials. Large landscape buffers are provided along Steen Road and Murphy Road. Aesthetic walls, view fencing and the primary entry monument will incorporate a harmonious range of colors and finishes to complement the development's architectural style. Monument entry signage and enhanced landscape treatments with design elements featuring the community's character are provided at the primary entries as a thoughtful design element to provide a sense of arrival into the community and connectivity between the commercial and residential portions (Exhibit R, Prospective Entry Monument).

## **Maintenance and Ownership of Common Areas**

The ownership, control and maintenance of landscaping, open space and recreation facilities, including the detached portion of sidewalks, will be conveyed to and held in common by homeowners association(s) (HOA).



## 12. Conclusion

The Pecan Groves community complements the development planned in the surrounding area while activating this undeveloped Property as a new and attractive residential community with the flexibility to allow for creative design solutions to accommodate the proposed mix of land uses, street pattern, amenity areas, and large centrally located open space corridors. The smaller lot sizes will help create more diverse and affordable single-family housing in close proximity to a nearby school, Maricopa High School No. 2 and, the larger lot sizes planned provide a variety of housing opportunities within the community. Additionally, as stated previously, the commercial site is proposed to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area.

The Pecan Groves community upholds the intent of the existing land use designated for the area while providing a new and attractive residential community. This neighborhood provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the Property and a positive contribution to the area.

As demonstrated above, this request for a Major General Plan Amendment and PAD rezone is consistent in substance and location with the required findings of the Planned Area Development zoning district and the goals and objectives of the adopted General Plan for the City of Maricopa. We look forward to our continued coordination with staff in the processing of Pecan Groves.