

Stonegate Build-To-Rent Major Development Review Permit



Submitted to:

City of Maricopa
Planning Division
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Submitted on Behalf of:

Dominium, Inc.
Development, Mountain West Region
9000 E. Pima Center Parkway, Suite 350
Scottsdale, Arizona 85258

Submitted: March 14, 2024

Case Number: _____



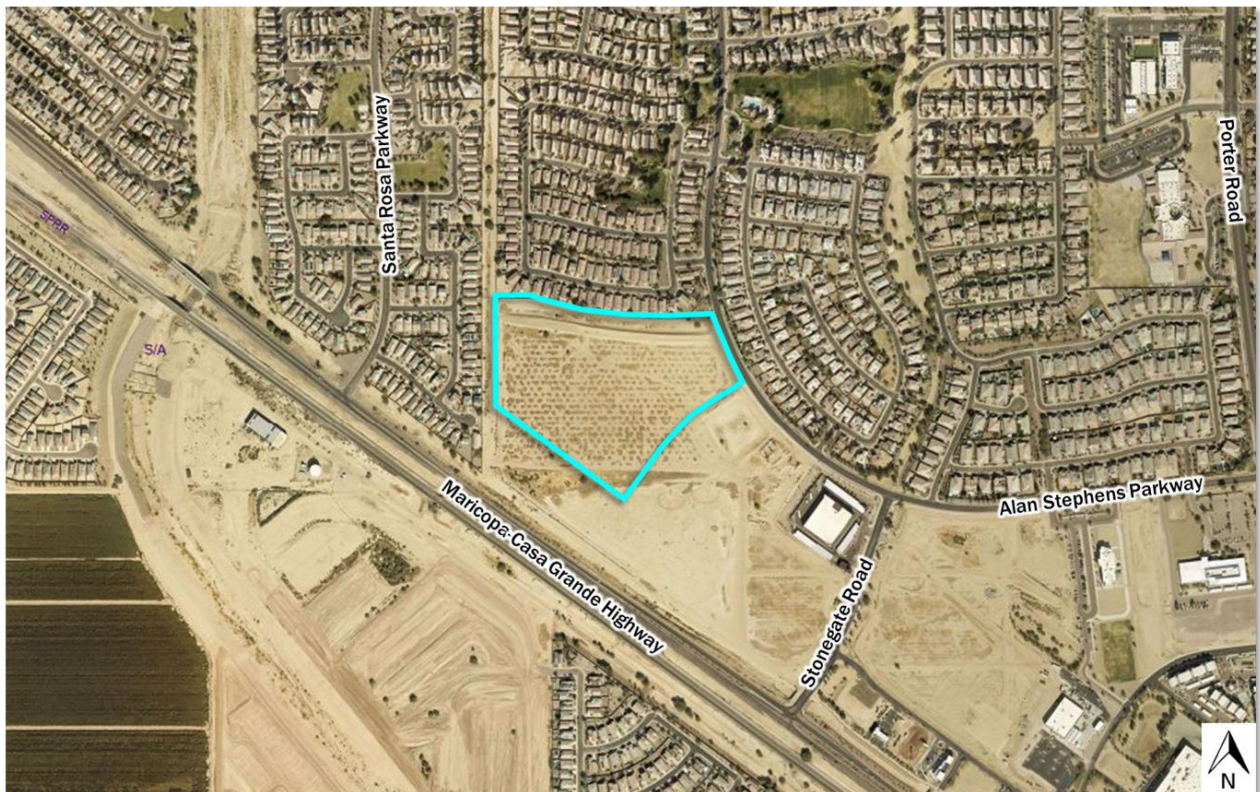
Stonegate Build-To-Rent Major Development Review Permit

Developer:

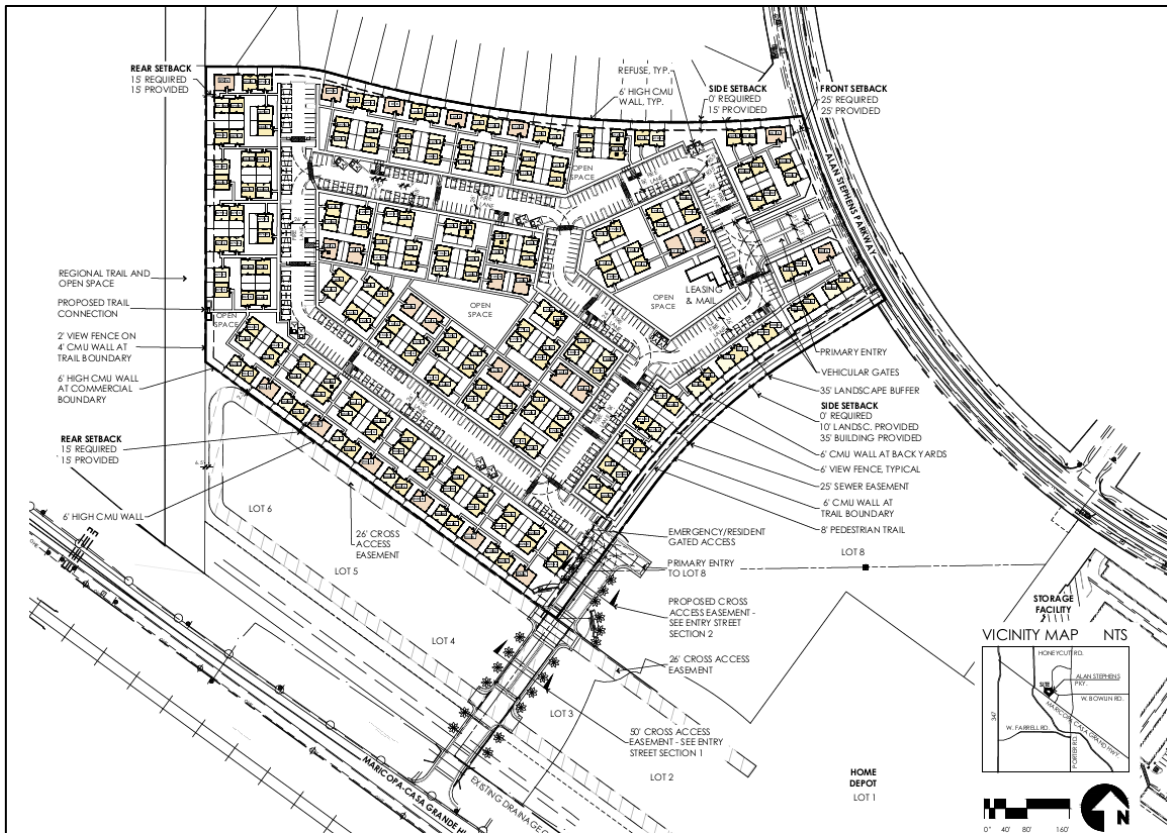
Dominium is one of the nation's largest and most innovative development companies focused on workforce housing communities. Dominion's proven approach is to focus on meeting the needs of any given community by fulfilling a need for housing while also providing excellent living experience for its residents. Dominion takes pride in designing architecturally beautiful communities with high-quality finishes and amenities and providing excellent customer service that create long-term value for its residents, cities, and its financial stakeholders. Dominion's superior reputation is built on a 50-year track record in developing and managing residential rental communities, and expects to be the country's pre-eminent private developer, owner, and property manager of workforce housing.

Overview of Request:

Dominium, Inc. ("Dominium") is the developer of the proposed Stonegate Built-to-Rent ("BTR") residential community on a +/- 19.15-acre parcel located north of the northwest corner of Maricopa-Casa Grande Highway and Stonegate Road, also known as Pinal County Assessor Parcel Number 512-41-7260 ("Property"). See the below [Aerial Map](#) for reference. Dominion is requesting a Development Review Permit ("DRP") for the Property to allow for the development of a high-quality, affordable residential community in the City of Maricopa ("City").



The BTR community will provide a total of 120 residential buildings including 25 single-story, detached buildings and 95 two-story, attached buildings. The single-story buildings will consist of one dwelling unit with a two-bedroom floor plan. The two-story buildings will each have two, attached dwelling units with one (1) three-bedroom unit and one (1) four-bedroom unit. Also included on the Property is a single-story leasing center containing a lobby and leasing office in addition to maintenance facilities, resident mail, and resident laundry. The community will feature a multi-use trail, private backyards, and various outdoor amenities for residents. The outdoor amenity spaces will be prominently featured, with several open spaces, and a courtyard located next to the leasing center. See below the **Proposed Site Plan** for reference.



The in-unit amenities will include luxury vinyl plank throughout, carpet in the bedrooms, 9-foot ceilings, in-unit washers and dryers (for rent), energy star rated appliance package, gourmet kitchen cabinets, stone countertops, central air, walk-in closets, and a private backyard.

The community is designed to provide a diverse variety of environments for both the residents and the surrounding neighbors. The community has been designed with a series of “pedestrian cul-de-sacs” that have between four to six residential units that are accessed from a common front yard courtyard. These pedestrian cul-de-sacs have been arranged around the site into two (2) loops creating two (2) main amenity spaces for the residents. Each of these amenity spaces have homes activating the spaces by either siding or fronting onto these spaces.

Along the perimeter of the community, much care has been taken to create a visually interesting environment. Along the boundaries of the community, the proposed development features both single-story and two-story units that are rearing and siding towards the parkway creating a variety of architectural elevations and ridgelines for the residents of Stonegate, and the surrounding community, to experience. Adjacent to the west and southeast boundaries are public trail networks. Featured along these boundaries are residential units that are both rearing and siding towards the trail networks in addition to open space view corridors that feature varying wall and view fence conditions creating additional visual interest.

Architectural Style:

The Architectural style for this project utilizes a classic Southwest/Spanish style with clean lines, simple massing forms, gable roof profiles and complimenting accents such as windowsill pop-outs and enhanced gable vent surrounds. Building types include one-story dwellings at +/- 16'-6" tall and two-story dwellings at +/- 26'-10" tall. The leasing center has been designed as a focal point for the project has enhanced design elements which include decorative rafter tails, window shutters, lintels, accent corbels at the main framed openings, and stone embellishments. See below **Examples of the Proposed Architectural Design** for reference. All buildings consist of concrete tile roofs, stucco facades and Low-E windows.

FRONT ENTRY RENDERING



LEASING CENTER FRONT ELEVATION



TWO-STORY RESIDENTIAL BUILDING FRONT ELEVATION



Landscaping and Outdoor Amenity Areas:

The perimeter and interior landscape consist of a drought tolerant palette blending in with the existing Stonegate community. Within the development, areas of usable turf are spread throughout the community in addition to the large turf areas at the two main amenity areas. At the amenity area at the entry is a leasing center with a lobby area, community mailboxes, and laundry room. Outside of the leasing center is a large patio and seating area with a shade ramada that leads to a large open turf area for open play. A second large amenity area is surrounded by units with a large open play turf area, tot lot, shade ramada, and area for outdoor games.



Site Access and Parking:

With this being a residential community, the primary entry into the development is from the collector road Alan Stephens Parkway. The entry drive features a landscape median and terminates on the community leasing center and one of the primary amenity open spaces. A secondary resident only entry is also provided at the southern portion of the community. This entry comes off of Maricopa-Casa Grande Highway through the commercial lots fronting on the highway and terminates onto a multi-use trail corridor that continues north to Alan Stephens Parkway. This multi-use trail connection will facilitate ease of walkability both onsite and offsite and provide a more interesting development environment for those residents living within the Maricopa Stonegate PAD and those abutting neighbors.

The Property will also provide ample parking for residents via 283 surface parking stalls and 220 carport stalls for a total of 503 vehicle parking spaces. Each dwelling unit will have one bicycle parking space in their private and the leasing center will have a bike yard that can hold up to six (6) bicycles. This brings the total bike parking provided on the Property to 221 spaces.

With respect to the vehicle parking requirements, the applicant has designed the project with a level of parking that it feels is appropriate based on experience designing and operating affordable workforce housing properties across the country. We recognize the uniqueness of the City of Maricopa's economy and proximity to employment in the valley, but also wish to highlight the reality that many households will have just a single car, and in no case will any household have more than two cars.

Pedestrian Circulation and Access:

Pedestrian circulation is the mainstay of this community both internally and externally. Around the perimeter of the Property there are existing pedestrian pathways through the sidewalks adjacent to Alan Stephens Parkway and the City's regional trail along the Property's west boundary. In addition to those pedestrian corridors, this development is providing a trail corridor southern corner to its eastern corner, connecting the future commercial development to the southwest to Alan Stephens Parkway. Pedestrian connections are provided to each of these perimeter pedestrian ways.

Pedestrian connectivity throughout the development is designed with a strong east-west corridor from the main entry, through the main amenities, to the pedestrian portal to the City's trail. All of the internal pathways lead to this strong pedestrian spine and the main amenities.

Additionally, the community is designed with a series of perimeter walls and fences that match the design of the Stonegate community. The perimeter wall along the trail corridors is a mix of solid walls for the private yards and partial/full view fences for the areas between the private yards.

Existing Conditions:

Property Location and Current Use:

The Property is generally located northwest of the northwest intersection of Stonegate Road and Maricopa-Casa Grande Highway. The Property is currently vacant and has historically been used for agriculture. There are few remnants of the native flora left on the property. Due to the property's agricultural history, the topography of the site is relatively level and there are no existing site conditions that adversely impact the development of this property. The property is located in Flood Zone "X".

Surrounding Area:

The surrounding master planned communities include:

- North: Glennwilde
- East: Commercial Development and Desert Passage master planned community
- South: Maricopa-Casa Grande Highway and the Santa Rosa Springs master planned community
- West: Senita master planned community

Except for the commercial development directly east across Stonegate Road, the property is surrounded by residential communities.

Zoning:

The Property is within the Maricopa Stonegate Planned Area Development (“PAD”) and is designated for high-density residential uses. As envisioned in 2020, Maricopa Stonegate is developing as a loosely integrated, suburban, mixed-use community that utilizes pedestrian systems, architecture, landscaping, and streetscape themes as common unifying elements. These elements will be combined and integrated in a way that will develop a unique sense of place within the development and set it apart from typical suburban development. The project will address current development trends towards more pedestrian-friendly development environments while respecting the suburban nature of the surrounding area. The development of Maricopa Stonegate will fulfill the General Plan requirements of creating a mixed-use center that will service the surrounding master-planned communities.

A Major Planned Area Development (PAD) Amendment application has been filed under Case No. PAD24-05 to allow for the reduction of the “spine road” bisecting the property. The “spine road” previously approved is no longer applicable or logical with the recent approval of the Home Depot/future retail pads along Maricopa-Casa Grande Highway frontage and Stonegate Road. The “spine road” is being truncated to provide adequate access to the Maricopa-Casa Grande Highway for Home Depot/future retail pads, the Dominion BTR community, and the proposed future multifamily rental development.

This Major PAD Amendment does not change the flexibility built into the 2020 previous approval of potential additional uses that may be built in the future, such as retail: multifamily (garden style) apartments, offices, restaurants, convenience store with gas, etc.

The following overriding design objectives will guide development on the site reviewed/approved via the City of Maricopa’s Development Review Permit process. They are:

- Site design that works to facilitate/integrate each independent land use into a continuous flow of activity while respecting the site context and suburban residential nature of the surrounding area.
- Horizontal integration of the land uses will be achieved by creating soft edges/transitions between uses within the community and utilizing pedestrian and multi-use pathways and open space areas to provide physical connections as well as connect to the City of Maricopa trail system.
- Harmonious architectural, landscape, and streetscape themes as conceptually described/shown in this PAD document may be used to provide a cohesive sense of unity within the site and link the independent land uses.
- A comprehensive system of pedestrian sidewalks, pathways, a multi-use trail, and open space will be designed to interconnect each land use component to work towards creating a pedestrian friendly environment throughout the site.

Compliance with Maricopa Stonegate PAD:

Dominium's proposed BTR community complies with the Maricopa Stonegate PAD regulations. The PAD allows for a density of up to 28 units per acre and a maximum height of 45 feet. Dominion's site plan provides less than 12 units per acre, and the tallest building will be 35 feet in height. A total of 616 parking spaces, or 2.87 spaces per unit, are required for the BTR development. Factoring in a 20% sustainability reduction as a result of incorporating sustainable development features, the required parking on the Property is reduced to 493 parking spaces, or 2.30 spaces per dwelling unit. Dominion's site plan provides a total of 503 parking spaces, or 2.33 spaces per dwelling unit.

The BTR buildings will incorporate high-quality, modern residential materials inspired by the Maricopa Stonegate PAD design guidelines. The buildings will be wood frame construction and the foundation will be post-tensioned slab. Dominion has engaged a 3rd party green consultant to follow the Arizona Department of Housing's Energy Efficiency guidelines and maximize energy efficiencies, which will include a HERS score rating, high efficiency water heaters, LED lighting package, and Energy Star rated appliances among other items.

Sustainable Development Incentive Program:

As previously stated, the Dominion BTR project will be incorporating sustainable development features into the site plan, allowing for an up to 20% reduction in the minimum required parking on the Property. Section 18.125.030 of the City Zoning Code requires that a development must achieve 3 out of the 17 sustainable development features listed in Table 18.125.040 to qualify for the 20% parking reduction. The sustainability features Dominion is incorporating into the BTR project to qualify for the sustainability reduction in parking stalls are as follows:

- a) 03 – Development increases the on-site refuse container screening area to accommodate a six-yard container for the purpose of recycling.
- b) 08 – Site development does not exceed minimum parking requirements by more than five percent.
- c) 15 – Site development incorporates roof top solar panels, with a minimum size of 2.5 kwh for each panel.

The development will incorporate approximately 35,000 SF of solar panels in carport roofs. The exact kwh output is to be determined. We will continue to work with City Staff on utilizing as many of these sustainable development incentives for this project. We appreciate the City's policy decision to incorporate these incentives, which we believe will lead to better quality projects now and into the future.

Conclusion:

The proposed Maricopa Stonegate Build-to-Rent community will facilitate a new affordable residential rental development meeting the community's needs within the City of Maricopa. Dominion is pleased to bring this high-quality, sustainable housing development to this vacant, underutilized site. Removing a vacant site and replacing it with needed workforce residential housing will help transform the neighborhood and provide accessible homes so desired as well as provide additional support to the planned uses in the area. The final development plan will fit seamlessly with the future mix of uses in the surrounding area and the Maricopa Stonegate PAD.