

June 21, 2023

Murphy Park

Located south of Steen Road
and Murphy Road
City of Maricopa, Arizona

Planned Area Development (PAD) Zoning Narrative

Case #: PAD23-01



4550 N 12th Street

Phoenix, AZ 85014

CVL Job No: 1-01-03839-01

Planned Area Development (PAD) Zoning Narrative

for

Murphy Park

June 21, 2023

Developer

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Contents

1. Introduction	1
2. Description of Request	2
Existing and Proposed Zoning	2
3. Existing Conditions	3
Drainage	4
Surrounding Zoning and Land use	5
4. Proposed Major General Plan Amendment	6
Growth Area Element	8
Land Use Element	8
Housing Element	9
Circulation & Connectivity Element	9
Parks, Recreation, and Open Space Element	10
5. Development Land Use Categories	10
Residential	11
Business Park	12
Employment	13
6. Development Standards	14
PAD Site Data	14
Single Family	15
Alternative Housing Product / Clustered Development	16
Clustered Development	16
Multi Family	17
Business Park and Employment	19
Lot Size Variation	20
Architectural Design	20
Additional Standards	20

7. PAD Design Elements	21
PAD Design Elements Provided	21
8. Architectural Design Guidelines	23
Residential	23
Business Park and Employment.	23
9. Use Regulations	25
10. Development Phasing	28
11. Landscape and Open Space	29
Landscape and Streetscape Standards	29
Murphy Road Corridor	29
Open Space Buffer (Between Land Uses)	30
Maintenance and Ownership of Common Areas	30
12. Open Space Amenities	30
Residential	31
Employment	34
Business Park.	34
13. Project Signage	35
14. Walls and Fences	36
15. Circulation.	38
16. Public Utilities and Services	39
Water and Wastewater	39
Dry Utilities.	39
17. Conclusion	40

Exhibits

Aerial Vicinity Map	Exhibit A
Existing Zoning Map	Exhibit B
Proposed Zoning Map	Exhibit C
Existing General Plan Map	Exhibit D
Proposed General Plan Map	Exhibit E
Existing 900' Adjacent Ownership Map	Exhibit F
One Mile Radius Proximity Exhibit	Exhibit G
Flood Insurance Rate Map	Exhibit H
Drainage Map	Exhibit I
Site Access and Circulation Plan	Exhibit J
Street Sections/Streetscape	Exhibit K
Typical Landscape Buffer/Pedestrian Trail Section Detail	Exhibit L
Sign Plan	Exhibit M
Character/Concept Photos.	Exhibit N.1 - N.4
Business.	Exhibit N.1
Employment	Exhibit N.2
Residential Amenities	Exhibit N.3
Entry & Wall Concepts	Exhibit N.4

1. Introduction

On behalf of Emmerson Holdings, LLC, CVL Consultants is pleased to submit this request to the City of Maricopa (City) for a new Planned Area Development (PAD) zoning district known hereto as Murphy Park (Project), an approximately 481-acre development located south of Steen Road and Murphy Road in Maricopa, Arizona (Property). (See Exhibit A, Aerial Vicinity Map). The purpose of this request is to submit, process, and obtain approval for a Major General Plan Amendment and Rezoning for the proposed project.

Murphy Park consists of residential, business park, and employment uses intended to provide an environment that promotes a flexible and dynamic combination of land uses to support the City by creating large scale local employment opportunities and providing diverse and high-quality housing in a portion of Maricopa that especially lacks housing type diversity. The synergy of recreational amenities, housing, and employment within the Project creates an ideal environment to live, work and play, contributing to reduced traffic and providing the opportunity for residents to both live and work in Maricopa.

Murphy Park provides a comprehensive vision of land use opportunities allowing for multiple types of residential neighborhoods, business park, and employment uses with consideration for appropriate transitional buffering between uses of differing intensities. An integrated network of trails and open space with cohesive aesthetic character and theming is shared by the overall development to provide a distinct sense of place. Thoughtfully designed community entries with perimeter landscape buffers, landscaping, quality wall design and recreational amenity options are proposed in accordance with City requirements. The proposed plan allows the flexibility for the Project to utilize multiple land uses to prepare for future market conditions, while addressing the need for employment and housing in this area and mitigating conditions encumbering the site, such as the offsite drainage impacting the Property. The proposed drainage design and improvements will ensure that the offsite flows are accommodated and routed as required.

Murphy Park achieves the aforementioned goals while providing the opportunity for development of the highest and best land use solution for this undeveloped property in a growing area of Maricopa.

2. Description of Request

The first request seeks a Major General Plan Amendment (“GPA”) to change the existing split land use designations of Medium Density Residential (MDR), Master Planned Community (MPC), Low Density Residential (LDR) and Open Space (OS) to an overall Master Planned Community (MPC) land use. The second companion request seeks to rezone the overall approximate 481-acre property for a new PAD (“Planned Area Development”) zoning district.

The Murphy Park PAD is intended to utilize the flexibility of the district to accommodate, encourage and promote a variety of potential development opportunities within a cohesive framework to form an attractive, harmonious project in the City of Maricopa. The requested land uses, development guidelines, and permitted/non permitted uses set forth by this PAD are identified by this proposal to establish specific standards that will guide future development of the Property while allowing for the ability to accommodate future market conditions.

This PAD serves as a regulatory document intended to establish the framework for development of the Property in a manner that will meet the goals and objectives of the City while providing the ability to change and adapt as needed to stay economically competitive. The vision for the Project is the integration of a variety of uses that will result in a coordinated planned area with lasting and growing economic value. The Project will add to the growth at work in the area and attract the type of development necessary to support and attract a diverse and solid resident base.

Subsequent to approval of this PAD, the applicant intends to submit preliminary plans detailing more specific design information for the Property, incorporating feedback received from the City, and providing detailed engineering, architectural, and site planning documents for review and approval.

Existing and Proposed Zoning

This request seeks to rezone the approximately 481-acre Property from the current zoning established by the Eagle Shadow PAD to a new overall Planned Area Development for Murphy Park. (Refer to Exhibits B and C, Existing Zoning Map and Proposed Zoning Map.)

The Eagle Shadow PAD was initially approved under PAD04-03 in 2005 followed by a series of major and minor amendments, with the latest amendment approved under PAD15-02 in 2015. The existing zoning maintained by the 2015 PAD established underlying zoning of predominantly CR-3 with a small portion of CR-2 near the

southwest corner of the Property. The approved land use plan defines the Property as Phase 5 of the Eagle Shadow community consisting of single-family residential uses.

After nearly 17 years since the initial zoning approval, there is an opportunity to update the existing entitlements to better suit current market demand and to introduce diverse and innovative housing stock with a variety of land uses to support the City's current initiatives while bringing the design up to accommodate the new requirements and criteria for PAD communities recently established within Chapter 18.60 of the City Code.

Since the 2005 zoning amendment, the neighboring uses to the south have changed substantially. The Hickman's Family Farms industrial egg plant was significantly expanded twice since 2005, which has made residential less of a compatible use along the southern edge of the property. As such, this proposal identifies a minimum of 80 acres of employment land use at this location for compatibility. Additionally, since the last amendment in 2005, the semiconductor manufacturing industry has expanded rapidly in nearby Chandler, most notably the planned \$20B Intel facility which will be operational in 2024. Suppliers for that industry as well as the electrical vehicle manufacturing industry have been recently launching new large employment facilities in Pinal County, a nearby example being Lucid in Casa Grande. Where there was not much demand for industrial property in Pinal County or the City of Maricopa back in 2005, these two industries have taken root in the area and are creating the demand for new employment development.

Locations and alignments of streets, points of access, trails, walls, amenities and open space areas remain flexible to accommodate multiple land use scenarios within Murphy Park; however, the intent for a quality development established by the Eagle Shadow PAD remains substantially unchanged.

As described further in this proposal, the proposed uses and intensities are consistent with the proposed General Plan designation of Master Planned Community. (Refer to Exhibits D and E, Existing General Plan Map and Proposed General Plan Map).

3. Existing Conditions

The Property is located within the City of Maricopa, Pinal County, Arizona at the southwest corner of Steen Road and East Main Canal. The project site is bordered on the north by Steen Road, on the east by East Main Canal, on the south by Peters and Nall Road, and on the west by the Santa Cruz Wash. The Property is accessed from Steen Road to the north and the north-south extension of Murphy Road bisecting the development.

The approximately 130' wide East Main Canal adjacent to the Hartman Ranch community to the east and the approximately 300' drainage easement planned for the Santa Cruz Wash within the Sanctuary community to the west both provide significant existing buffers between the Project and the adjacent communities. Murphy Park is a thoughtfully designed and compatible development that prioritizes the mitigation of potential impacts to the neighboring areas with this existing perimeter buffering in combination with appropriate building setbacks. Landscaped areas and/or drainage easements along portions of the Project's perimeter will contribute to the buffering effect where provided.

The Property contains approximately 481 acres of primarily undeveloped agricultural land and one existing single family residence. The land is identified as Assessor Parcel Numbers (APN) 50206010B and 502080010, located within Sections 9 and 10, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Drainage

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014, indicates the site falls partially within Zone X. Zone X (shaded) is defined by FEMA as: *"Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."*

The west and north sides of the Property fall within Flood Zone A, which is defined by FEMA as: *"Areas subject to inundation by the 1-percent-annual-chance-flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply."*

Wood Patel has prepared a CLOMR (Conditional Letter of Map Revision) for the Santa Cruz Wash Regional Flood Control Project for the City. Murphy Park is moving forward with an independent solution that mirrors Wood Patel's study with an exception being that the channel is on Murphy Park and not the DiBella property for the small portion where it is shown. (Refer to Exhibit I, Drainage Map).

A CLOMR will be prepared by CVL to evaluate the floodplain changes in the project site in the next design phases due to the parts of the project within Flood Zone A in accordance with FEMA requirements.

The watershed for the project site covers an extensive area starting from the northern parts of Mexico on the upstream side. The watershed drains to Santa Cruz Wash, which flows northwest, crosses Pima and Pinal Counties, and eventually outfalls to Gila River. The land plan has been designed to accommodate a drainage easement along portions of the northern and western property lines to collect and convey offsite drainage impacting the Project.

Within this easement, a drainage channel is proposed to convey the peak flow from the South Side of Canal 2. This channel will handle a peak flow of 2,806-cfs using a trapezoidal channel section. The northern channel will run the entire length of the northern boundary along Steen Road and will outfall to Santa Cruz Wash. Floodplain changes due to the Murphy Park development along Santa Cruz Wash at west side of the study area and along the Steen Road at the north end will be analyzed to verify that this project will not cause any adverse impact to the downstream side adjacent properties. The hydraulic structures providing better drainage for the proposed conditions will be designed in the next phases for this project per the City of Maricopa and Pinal County drainage requirements.

Surrounding Zoning and Land use

The proposed development is an appropriate land use for this Property that will complement the significant growth planned in this area of Maricopa. The properties surrounding the Project are as follows:

Direction	Use	Zoning	General Plan
North	Undeveloped land planned for the master planned communities of Pecan Groves and Murphy and Farrell.	CI-2, PAD	Low Density Residential, Master Planned Community
East	East Main Canal and undeveloped land planned for Arden Trails, a master planned community formerly known as Hartman Ranch.	CR-3 PAD	Low Density Residential, Mixed Use, Master Planned Community
West	Santa Cruz Wash and undeveloped land planned for Sanctuary, a master planned community.	CI-2, PAD	Medium Density Residential, Open Space
South	Hickman's Egg Farm and undeveloped land.	Ak-Chin	Ak-Chin

Emmerson Holdings is also the developer behind the planned Pecan Groves community listed in the table above. Pecan Groves is located at the northwest corner of Steen Road and Murphy Road and currently in the process of rezoning from the existing CI-2 industrial use to PAD for a new master planned community. The proposed employment use provided within Murphy Park is an appropriate relocation of the employment opportunities of the prior CI-2 industrial area on the Pecan Groves property. That prior CI-2 zoning was adjacent to an area that was planned primarily for residential use, but now this replacement of employment uses in the area would be adjacent to much more compatible uses, including the existing Hickman's Family Farms industrial egg plant and the Ak-Chin Santa Cruz Commerce Center. Additionally, this property is substantially closer to both the Maricopa-Casa Grande Highway and the Ak-Chin regional airport. This relocation of land use by the developer of both properties maintains the balance between housing and employment in this immediate area of Maricopa while providing a more appropriate distribution of the land uses.

As detailed above, the East Main Canal adjacent to the Arden Trails community to the east and the drainage easement planned for the Santa Cruz Wash within the Sanctuary community to the west both provide significant existing buffers between the Project and the adjacent communities. The existing perimeter buffering in combination with the appropriate building setbacks and perimeter walls provided mitigate impacts to the neighboring areas. Landscaped areas and/or drainage easements along portions of the Project's perimeter will contribute to the buffering effect, where provided. Additionally, the Arden Trails community to the east, formerly known as Hartman Ranch, will be required to build a large perimeter wall east of the East Main Canal, which, in combination with the perimeter walls required for Murphy Park, will provide an approximately 130' buffer with walls on either side.

4. Proposed Major General Plan Amendment

Maricopa's General Plan, "Planning Maricopa," is an expression of the preferences of residents and property owners, and provides guidance to citizens regarding the physical development of the community. Its purpose is to provide a frame work for all of the interrelated functions of the City of Maricopa. It is a citizen-driven plan, which conforms both to the letter and spirit of "Growing Smarter Plus" legislation established by the State of Arizona to guide municipal planning and growth management.

The Property is currently split between the Maricopa General Plan's land use categories of Medium Density Residential (MDR), Master Planned Community (MPC), Low Density Residential (LDR) and Open Space (OS). A Major General Plan Amendment is requested to amend the existing land use designation to Master Planned Community (MPC) to facilitate the proposed development (Refer to Exhibit D, Existing General Plan Map and Exhibit E, Proposed General Plan Map).

The Project supports the City's goals, objectives, and vision by providing a variety of land use options that are compatible with the proposed Maricopa General Plan land use designation of MPC. The City's definition is provided below.

Master Planned Community

The Master Planned Community designation provides for large-scale (160 acres or more) master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches and neighborhood facilities. Overlay zoning in combination with comprehensive site planning provide for supporting infrastructure. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge and overpass capacity. The overall density is flexible to allow appropriate urban design for properties designated for Village Center. Overall densities for all residential dwellings in MPCs without a Village Center designation can range from 3.0 to 10.0 dwelling units per acre.

The total maximum number of dwelling units permitted for the Project provides an overall residential density of 10 dwelling units per acre (du/ac) which is consistent with the density permitted by the proposed MPC general plan designation. This proposed amendment complies with numerous provisions of the City of Maricopa General Plan, including those items highlighted below.

Growth Area Element

Goal A2: Achieve a balance in the community between jobs and housing.

Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.

Response: This request improves the balance between housing and employment within the City limits by providing the opportunity for employment areas and permitting multiple types of diverse and attainable housing to those looking to live, work and play in the City of Maricopa.

Objective A2.2: Assure that sufficient infrastructure is in place or necessary improvements are adequately planned and funded (i.e. remove from Vekol Wash, floodplain, adequate sanitary sewer and water supply).

Response: The applicant will secure all the necessary commitments from area utilities and intends to provide all required infrastructure at the time of project development.

Land Use Element

Goal B1.4.: Minimize conflicts between land uses.

Objective B1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Response: The Murphy Park PAD will continue to address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As noted above, this project has established adequate buffers and transitions that include open space and landscaping along perimeter roadways and between land uses of differing intensities within the Project. Existing buffers are currently in place to the east and west, consisting of the approximately 130' wide canal adjacent to the Project's eastern property boundary and the approximately 300' drainage channel planned adjacent to the Project's western property boundary. Additionally, the Arden Trails community to the east, formerly known as Hartman Ranch, will be required to build a large perimeter wall east of the East Main Canal, which, in combination with the perimeter walls required for Murphy Park, will provide a 130' buffer with large walls on either side. The existing perimeter buffering in combination with the appropriate building setbacks and perimeter walls provided mitigate impacts to neighboring areas.

Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

Response: The Project has and will adhere to and comply with the community development codes, including zoning, subdivision, and related regulations where applicable and required.

Goal B1.6: Coordinate land management and planning activities with neighboring Indian Communities, Federal, State and private interests.

Objective B1.6.1: Participate in regular meetings with Ak-Chin and Gila River Indian Communities to address land use and transportation issues and concerns.

Response: The applicant will coordinate with Ak-Chin and Gila River Indian Communities as needed to address any land use compatibility and/or transportation issues, where applicable, as the project progresses toward development.

Housing Element

Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.

Objective B.2.2.1: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's.

Response: The Murphy Park PAD provides the opportunity for employment areas and multiple types of diverse and attainable housing, along with time and market sensitive diversity with the full range of housing opportunities including higher-density residential uses under the integrated flexibility of the requested PAD zoning.

Circulation & Connectivity Element

Goal E2.1: Develop an efficient and safe transportation system providing multi-modal connectivity to other cities and regions.

Objective E2.1.4: Plan for roadway corridors to improve local circulation and regional connections, such as north/south travel routes in addition to SR-347, and high capacity east/west regional travel routes. Implement policies, such as the Transportation Corridor Overlay Zoning District and incentives to encourage compatible land uses along these corridors at appropriate locations.

Response: The applicant has and will continue to address and implement all City adopted infrastructure standards and policies. Any proposed transportation facilities within this project will be designed, and maintained with the adopted codes, design details, safety standards of the community, including landscaping and aesthetic standards.

Parks, Recreation, and Open Space Element

Goal G1.c.1: Trails and open space design requires emphasis on walkability and connectivity across the property complete with connections to adjacent properties.

Objective G1.c.1.4: Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways

Response: Open Space, trails, recreation, and pedestrian linkage has been and will continue to be thoroughly addressed throughout the rezoning and development processes with the ongoing development of open space and landscaping details throughout the various planning and development stages of the project. The applicant has and will continue to adhere to all pedestrian circulation safety standards and requirements.

Goal H2.c.4: Create and maintain a system of recreational opportunities throughout the City.

Objective H2.c.4.2: Foster and maintain relationships with private and public entities to provide multi-use recreational facilities that promote fitness and activity.

Response: Design options for entrance features, park, recreation and amenity areas are identified in this narrative to be owned and maintained by an HOA. Proposed open space will contain open space corridors, common amenity areas and trail connections to promote recreational activity throughout the Project.

The Murphy Park PAD achieves the aforementioned goals while providing the opportunity for development of an appropriate land use solution for this property in a growing area of Maricopa.

5. Development Land Use Categories

The key to the success of this development is to allow flexibility in the different land uses (residential, business park, and employment) throughout the 481-acre site. In response to market conditions and buyer demands, shifts in acreage and reallocation of land uses may be necessary. Large employers have varying needs insofar as the footprint of their facilities and whether it's 80 acres, 400 acres, or anything in between. As such, minimum and maximum acreages are set forth by this proposal to provide the necessary flexibility, while establishing a framework for this PAD. In order to accommodate changing real estate market and demographic conditions, specific locations and quantities of the proposed land use categories are subject to market conditions and will be dependent on the end user(s) of the Property.

The proposed concept reflects the existing conditions of the Property and neighboring land by proposing a gradual transition south to north from employment to residential, following the higher intensity development existing to the south to the residential uses proposed to the north.

An overall matrix is provided below identifying the acreages and general locations for each of the proposed land use categories. The matrix establishes a flexible entitlement process utilizing a land bank. The ranges do not intend to dictate the use for each acre of the site, instead they overlap and exceed 100% of the acreage available in pursuit of flexibility. This concept fits within the contemplated PAD and is best-suited for large projects like Murphy Park that rely on the ability to respond to market demands.

Land Use Matrix				
Land Use Category	Min.		Max.	
Employment (South end of property & east of Murphy)	80 acres	17%	401 acres	84%
Business Park (North of Employment or west of Murphy)	0 acres	0%	240 acres	50%
Residential (North of Employment)	80 acres	17%	401 acres	84%
Total	481 acres			

Residential

Murphy Park intends to provide the opportunity for a mixture of housing products designed to meet the needs of the diverse population within the City, meeting the goal of providing a range of housing opportunities for all lifestyles and economic needs. The Residential category is intended to provide the opportunity for general residential uses, including but not limited to multi-family, single-family, and alternative housing products, to be provided in suitable and appropriate quantities and locations for the development. Development standards and use regulations for the Residential category are designed to promote compatibility with the surrounding area and meet the market demand for housing in the City of Maricopa. A minimum of 80 acres and maximum of 401 acres are proposed for Residential to be generally located north of Employment.

Murphy Park will provide a diverse, affordable and high-quality housing solution to the lack of housing diversity that is especially found in the eastern portion of the City of Maricopa, where it is especially needed given that is the logical employment hub and its proximity to Casa Grande and the future transportation corridor of Sonoran Desert Parkway to I-10.

As Murphy Park begins to develop, approximately 17 years after the initial zoning approvals on the property, there is an opportunity to update the existing entitlements to better suit current market demand by introducing diverse and innovative housing stock to support the City's initiatives as well as bring the design up to accommodate the City's new zoning code requirements and design criteria established for PAD communities. Murphy Park will provide a diverse, affordable and high-quality housing solution to the lack of housing diversity that is especially found in the eastern portion of the City of Maricopa, which is the City's major growth area both in terms of future employment uses and in terms of population growth.

In conformance with the City's MPC land use designation, an overall density of up to 10 dwelling units per acre is permitted for the overall Residential portion of the PAD. Minimum and maximum percentages for the above-mentioned Residential sub-categories are established in the table below.

Residential Matrix				
Residential Land Use Category	Min.		Max.	
	80 acres	17%	401 acres	84%
Residential Sub-Category	For < 100 acres		For > 100 acres	
	Min.	Max.	Min.	Max.
Multi-family	0%	50%	5%	35%
Alternative housing product (cluster, alley-load, etc.)	0%	75%	5%	50%
Single-family residential (min. 40' wide)	0%	80%	25%	80%

Business Park

The Business Park category is intended to provide the opportunity for general business and/or commercial uses. A minimum of 0 acres and maximum of 240 acres are proposed for Business Park to be generally located north of Employment or west of Murphy Road. Development standards and use regulations for the Business Park category are designed to promote compatibility with the surrounding area while providing for a broad range of applicable activities within this category.

Employment

The Employment category is intended to provide the opportunity for those uses generating employment such as office, storage, and light industrial uses. A minimum of 80 acres and maximum of 401 acres are proposed for Employment to be generally located on the south portion of the Property and east of Murphy Road. Development standards and use regulations for the Employment category are designed to provide the buffering necessary to minimize potential incompatibility between higher intensity uses and land uses that may have less intensity. Higher intensity uses will be contained and screened from outside visibility, as required by the City, to mitigate impact with nearby development.

Uses considered within this proposal would be those light industrial, office, storage, datacenter, distribution, laboratory and manufacturing uses that do not create any danger to health and safety in surrounding areas; do not create offensive noise, vibration, smoke, dust, odor, heat or glare; and generate less truck traffic when compared to higher intensity industrial uses.

As demonstrated above, this Project offers a wide range of permitted uses, thus allowing for the flexibility that can satisfy market conditions and meet the needs of present and future residents and business owners in the City at the time of development. As such, the land use categories and matrix percentages established in the preceding tables apply to Murphy Park overall, not tied to individual parcels. This data will be tracked by an annual reporting requirement per a Development Agreement where the Developer shall submit to the City a land use bank for all uses, including the sub-uses of residential. When the Developer submits new site plans and/or preliminary plats, the Developer shall update the reporting for acres of employment, acres of residential, and mix of residential (including open space, parks, and other shared common elements as required).

The subsequent site plan and design review submittal(s) will further refine this proposal in addressing site design and relevant requirements such as site access, vehicular and pedestrian circulation, landscaping, architecture, public services, and other required site improvements. All site plan and design review submittal(s) for the Project are to remain in conformance with the requirements of the City Code, as modified by this proposal.

6. Development Standards

The tables below identify the site data and prescribe the development standards for this 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, RM, RH, GC, GO, and LI. Any deviations from comparable districts within the City Code serve a necessary role in facilitating development of the land use plan. Administrative action of the Zoning Administrator may permit up to a 10% deviation to the standards established below.

Unless otherwise specified herein, all development within the Project shall conform to all ordinances, codes, policies and regulations of the City. The standards established in this section shall assist in focusing on those elements of design producing creative solutions while promoting enhanced aesthetic qualities, preservation of property values, and general public health, safety and welfare, while limiting land use incompatibilities. In the event there is a conflict between the PAD and the City Code, the PAD shall prevail.

PAD Site Data

Site Data	
Gross Area	± 481 acres
APNs	50206010B, 502080010
Existing Land Use	Undeveloped agricultural land
Existing Zoning	CR-3 PAD, CR-2 PAD
Proposed Zoning	PAD
Subdistricts	RS-5 PAD, RM PAD, RH PAD, GC PAD, GO PAD, LI PAD
Residential Density*	10.0 du/ac maximum
Open Space**	20% minimum

Note: *Residential Density = Total # of Units / Total Residential Area

**Open Space = Overall Open Space / Gross Area

Single Family

Development Standards - RS-5 PAD Single Family		
Standards ^{(1) (2) (3)}	RS-5 (Code)	RS-5 PAD (Proposed)
Lot Density Standards		
Min. Lot Area	5,000 sf	3,200 sf
Min. Lot Width	50'	40'
Maximum Lot Coverage		
One Story	55%	60%
Two/Three Stories	50%	60%
Building Standards		
Maximum Building Height	30'	30'
Setbacks		
Front	15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage
Interior Side	5'	5'
Street Side	5'	5'
Rear	15'	15'
⁽¹⁾ 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. ⁽²⁾ 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. ⁽³⁾ 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.		

Alternative Housing Product / Clustered Development

Development Standards - RS-5 PAD Alternative Housing Product / Clustered Development Standards		
Standards ⁽¹⁾	RS-5 Clustered Development Standards (Code)	RS-5 PAD (Proposed)
Site Development		
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
Setbacks		
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	5' or 0' (attached)
Rear	15 ft.; 0' for detached garage on alley or private autocourt ⁽¹⁾	15 ft.; 0' for detached garage on alley or private autocourt ⁽¹⁾
Minimum Building Separation	International Residential Code	International Residential Code
⁽¹⁾ 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.

Multi Family

Development Standards - RM PAD	
Standards ^{(1) (2) (3)}	RM (Code)
Lot Density Standards	
Min. Lot Area	7,000 sf
Min. Lot Width	60'
Maximum Lot Coverage	50%
Maximum Density (units/net acre)	12
Building Standards	
Maximum Building Height	36'
Setbacks	
Front	20'
Interior Side	5'
Street Side	20'
Rear	20'
Building Separation	10'
⁽¹⁾ Street-facing garage entrances shall be no less than a distance of 18 feet from the property line. ⁽²⁾ Walkways shall be a minimum of five feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material. ⁽³⁾ Private Outdoor Living Area: 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 is 50 square feet.	

Development Standards - RH PAD	
Standards ^{(1) (2)}	RH (Code)
Lot Density Standards	
Min. Lot Area	7,000 sf
Min. Lot Width	60'
Maximum Lot Coverage	50%
Maximum Density (units/net acre)	24
Building Standards	
Maximum Building Height	42'
Setbacks	
Front	20'
Interior Side	5'
Street Side	20'
Rear	20'
Building Separation	10'
⁽¹⁾ Street-facing garage entrances shall be no less than a distance of 18 feet from the property line. ⁽²⁾ Walkways shall be a minimum of five feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material. ⁽³⁾ Private Outdoor Living Area: 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 is 50 square feet.	

Business Park and Employment

Development Standards - GC PAD	
Standards	GC (Code)
Lot Density Standards	
Min. Lot Area	10,000 sf
Min. Lot Width	50'
Min. Lot Depth	100'
Maximum Density (units/net acre)	N/A
Building Standards	
Maximum Building Height	40'
1st Floor Ceiling Height	N/A
Setbacks	
Front	20'
Interior Side	0'
Street Side	20'
Rear	30'

Development Standards - GO PAD	
Standards	GO (Code)
Lot Density Standards	
Min. Lot Area	10,000 sf
Min. Lot Width	75'
Min. Lot Depth	100'
Maximum Density (units/net acre)	N/A
Building Standards	
Maximum Building Height	40'
1st Floor Ceiling Height	12'
Setbacks	
Front	20'
Interior Side	0'
Street Side	20'
Rear	30'

Development Standards - LI PAD	
Standards ^{(1) (2) (3)}	LI (Code)
Lot Density Standards	
Min. Lot Area	10,000 sf
Min. Lot Width	100'
Min. Lot Depth	100'
Building Standards	
Maximum Building Height	40'
1st Floor Ceiling Height	15'
Setbacks	
Front	25'
Interior Side	0'
Street Side	20'
Rear	15'

Lot Size Variation

Lot size variation for all applicable residential subdistricts will be determined during the preliminary and final plat processes. A mix of lot sizes are encouraged within Murphy Park but flexibility is requested to permit a single lot size to exceed 60% of the lot mix if desired by the end user.

Architectural Design

All development within the Project 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.

All new home plans, and additions to existing standard home plans, shall be reviewed for compliance with the "City of Maricopa Single-Family Residential Design Guidelines" and "City of Maricopa Multi-Family Residential Design Guidelines."

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.

7. 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.

Murphy Park is designed to accomplish the required PAD Design Element criteria for rezoning to a new PAD district. At approximately 481 acres, the Project is required to provide a minimum of 7 Design Element Points, with additional points required for reducing development type standards as detailed in the table 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 Murphy Park .

PAD Design Elements	
Design Elements Required	Value
PAD Development Size (201 – 499 Acres)	7 points
Residential Lot Coverage Increase	4 points
Residential Lot Area & Setbacks Reduction	4 points
Total	15 points

PAD Design Elements Provided

Architecture, Landscaping & Open Space	
Residential Land Uses	
Additional Design Elements	Value
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
Non-Residential Land Uses	
Additional Design Elements	Value
Vegetative screening, in addition to walls and fencing, when a residential subdivision is adjacent to a neighborhood commercial development.	1 point
Subtotal	6 points

Streets, Connectivity and Parking	
<i>Residential Land Uses</i>	
Additional Design Elements	Value
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
Subtotal	4 points
Community	
<i>Residential Land Uses</i>	
Additional Design Elements	Value
Provide a variety of mixed residential uses such as apartments, town homes, detached and attached single-family residential, auto courts, green courts, and other residential types.	3 points
Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities.	1 point
<i>Non-Residential Land Uses</i>	
Additional Design Elements	Value
Integrate commercial and light manufacturing in ways to foster local production and market.	1 point
Subtotal	5 points
Total	15 points

8. Architectural Design Guidelines

Development within Murphy Park 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 Murphy Park .

Architectural design, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment. Specific product type and elevations will be provided during the City's architectural design review process. The end user(s) of Murphy Park will provide a high quality architectural product and land planning that will complement the City's land use goals.

Residential

The development will have the flexibility to provide a mixture of housing products designed to meet the needs of the diverse population within the City, providing the framework for a range of housing opportunities for all lifestyles and economic needs. Single-family residential home product design will comply with the City's Single Family Residential Design Guidelines while multi-family residential product design will comply with the City's newly established Multi 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 Murphy Park . The City's design guidelines will complement the community character and theming of Murphy Park to create a cohesive development.

Business Park and Employment

Business park and employment areas within the development shall be designed to positively contribute to the overall character of Murphy Park through intentional use of massing and scale, colors and materials, architectural design, building orientation, and façade articulation. These areas 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 listed below.

- Development within business park and employment areas should be designed to minimize potential visual impacts due to scale, location of mechanical equipment, and outdoor storage. These visual impacts shall be mitigated through the placement and design of buildings, screen walls, and landscaping, as needed.

- Buildings, entries, office areas, windows and other prominent design features should face streets and public areas, where appropriate.
- Architectural enhancements, special landscaping and hardscape treatments and other design features that will provide visual interest should be concentrated in areas visible from public view and public areas within the site where possible. This includes views from streets, freeways, and the public areas of adjacent properties.
- All elevations of a building shall incorporate similar related materials, textures, details and colors.
- Offsets or change of roof planes are required to provide visual relief. A mix of slope roof and flat roof forms are encouraged.
- Awnings, windows and entrances are encouraged, and shall be comprised of consistent form, material, color, and mounting arrangement for structures utilized on one or more buildings. Color of awnings shall complement the character.
- Architectural styles should draw from local or regional design influences with an overall effect of cohesiveness and a high-quality built environment.
- Ensure quality development that provides consistency with the residential portions of the development and appear as an integrated part of the overall Murphy Park design concept.

9. Use Regulations

This section includes use regulations related to broadly Residential, Business Park, Employment development. The intent of these standards is to ensure a quality built environment that provides flexibility without compromising the mutually agreed upon goals and the overall design envisioned for the PAD.

As stated above, the proposed creative and flexible design standards, united by a common theme, will best further the City's goals of increasing employment opportunities by offering the most diverse, market-driven employment development solutions for the property. The following list, while not exhaustive, represents the potential uses within the current vision for Murphy Park.

The regulations are established by letter designations as follows:

- "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.
- "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.
- "X" designates uses that are not permitted.

Permitted Uses			
Uses	Residential	Business Park	Employment
Agricultural			
Animal and Crop Production			
<i>Urban Agriculture</i>	P	P	P
Residential			
Single Unit			
<i>Single Unit Detached</i>	P	X	X
<i>Single Unit Attached</i>	P	X	X
Guest Quarters	P	X	X
Multiple Unit Dwelling	P	P	X
Group and Residential Care Homes	P	P	X
Day Care Facility			
<i>Small</i>	P	P	X
Senior and Long-term Care	C	C	X
Mobile Home Parks	P	P	X
Supportive Housing	C	C	X

Transitional Housing	C	C	X
Public and Semi-Public			
College and Trade Schools, Public and Private	X	P	P
Community Assembly	C	P	P
Cultural Facility	C	C	P
Day Care Facility	P	P	P
Educational Facility, Public/Private	C	P	P
Government Buildings	C	P	P
Hospitals and Clinics			
<i>Hospital</i>	X	C	P
<i>Clinic</i>	X	P	P
Parks and Recreation Facilities, Public/Private	P	P	P
Public Safety Facility	P	P	P
Religious Facility	C	C	C
Social Service Facility	C	P	P
Commercial			
Adult Oriented Business	X	X	X
Animal Sales, Care and Services			
<i>Animal Sales and Grooming</i>	X	P	P
<i>Kennels</i>	X	P	P
<i>Small Animal Day Care</i>	X	P	P
<i>Veterinary Services</i>	X	P	P
Automobile/Vehicles Sales and Services			
<i>Automobile Rentals</i>	X	P	P
<i>Automobile / Vehicle Repair, Minor</i>	X	P	P
<i>Automobile / Vehicle Repair, Major</i>	X	P	P
<i>Automobile / Vehicle Sales and Leasing</i>	X	P	P
<i>Automobile / Vehicle Washing and Services</i>	X	P	P
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	X	P	P
<i>Service Station</i>	X	P	P
<i>Towing and Impound</i>	X	X	X
Banks and Financial Institutions			
<i>Banks and Credit Unions</i>	X	P	P
<i>Non-Institutional Banking</i>	X	P	P
Building Materials Sales and Service	X	P	P
Business Services	X	P	P
Commercial, Entertainment and Recreation			
<i>Golf Courses and Resorts</i>	C	P	P
<i>Model Homes</i>	P	P	P

<i>Leasing Office/Property Management</i>	P	P	P
<i>Convenience Market</i>	P	P	P
<i>Club or Lodge</i>	X	P	P
Commercial Kitchen	X	P	P
Eating and Drinking Establishments			
<i>Bars and Lounges</i>	X	P	P
<i>Restaurants, Full Service</i>	X	P	P
<i>Restaurants, Limited Service (including Fast Food)</i>	X	P	P
<i>Restaurant, Take Out Only</i>	X	P	P
Food and Beverage Sales			
<i>Convenience Market</i>	X	P	P
<i>General Market</i>	X	P	P
<i>Liquor Store</i>	X	P	P
<i>Specialty Food Sales and Facilities</i>	X	P	P
Funeral Parlors and Mortuaries	X	P	P
Instructional Services	X	P	P
Live-Work	X	P	P
Lodging			
<i>Hotel and Motels</i>	X	P	P
Maintenance and Repair Services	X	P	P
Medical Marijuana Uses			
<i>Dispensary Facilities</i>	X	P	P
Mobile Food Vendor	X	P	P
Nurseries and Garden Centers	X	P	P
Office			
<i>Business and Professional</i>	X	P	P
<i>Medical and Dental</i>	X	P	P
<i>Walk-In Clientele</i>	X	P	P
Parking Facility, Public and Private	X	P	P
Personal Services			
<i>General Personal Services</i>	X	P	P
<i>Restricted Personal Services</i>	X	P	P
Outdoor, Temporary, and Seasonal Sales	X	P	P
Off-Track Betting	X	P	P
Commercial Services			
<i>General Commercial, Small Scale</i>	X	P	P
<i>General Commercial, Large Scale</i>	X	P	P
<i>Restricted Commercial Uses</i>	X	C	C

Industrial			
Artists Studio and Production	X	P	P
General Industrial	X	X	P
Light Industrial	X	X	P
Research and Development	X	P	P
Salvage and Wrecking	X	X	X
Storage and Warehouse			
<i>Chemical and Mineral Storage</i>	X	X	X
<i>Indoor Warehousing and Storage</i>	X	P	P
<i>Outdoor Storage</i>	X	X	P
<i>Personal Storage</i>	X	P	P
<i>Wholesaling and Distribution</i>	X	X	P
Transportation, Communication, Utility			
Airports and Heliports	X	X	C
Bus/Rail Passenger Facilities	C	C	P
Communication Facilities			
<i>Antennas and Transmission Towers</i>	P	P	P
<i>Facilities within Buildings</i>	X	P	P
Freight/Truck Terminals and Warehouses	X	X	P
Recycling Facility			
<i>Recycling Collection Facility</i>	X	P	P
<i>Recycling Processing Facility</i>	X	X	P
Utilities			
<i>Major</i>	X	X	P
<i>Minor</i>	P	P	P
<i>Waste Transfer Facility</i>	X	X	C
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in MCC 18.120.010, Accessory uses.		
Temporary Uses	Require a temporary use permit, unless exempt; see MCC 18.120.260, Temporary uses.		
Nonconforming Uses	Chapter 18.100 MCC, Nonconforming Uses and Structures.		

10. Development Phasing

Phasing of the Project will be dictated by the economic market. If applicable, a phasing schedule will be provided to the City for review and approval once vertical development opportunities are known. Thematic elements will remain consistent throughout each phase of the Project.

11. Landscape and Open Space

The proposed Landscape and Open Space standards for the Murphy Park property shall comply with the City Code and design standards for each of the various land use categories proposed in this PAD. Regardless of the acreages of each category proposed, the landscape character, materials, and style of the Murphy Park project shall be complimentary between all land uses and shall not create a defined line of land use boundary. Open space areas will be primarily focused on creating a feeling of spaciousness, using uniform details and plant materials, providing a variety of screening techniques and setbacks for visual interest, and creating linear connections to unify the property.

Landscape and Streetscape Standards

- **Entry.** Entry signage and landscaping to provide a sense of arrival for all land uses.
- **Internal Collector Streets.** 15' landscape buffer along collector streets.
- **Peripheral Frontage.** 30' landscape buffer along perimeter roads.
- **Murphy Road.** 30' landscape buffer along both sides of Murphy Road.
- **Between Land Uses.** 30' landscape buffer required where the Employment category abuts Residential internal to the project to mitigate potential impact.

Murphy Road Corridor

A minimum of 30' landscape setback shall be required along both sides of the Murphy Road alignment from Peters and Nall Road to Steen Road.

- Streetscape landscape setback may include landscape character features beyond trees and shrubs.
- Low accent walls/fencing for decorative purposes, signage, paths/trails/walkways, columns/accent features, ground plane manipulation as approved by planning staff.
- Murphy Road is to be lined with character trees spaced twenty-five (25) feet on center triangulated or in equivalent groupings. Refer to the list below for approved Character Street Trees to used along the Murphy Road alignment. All character trees shall have a minimum caliper size of 2" within the first year of installation.
- Murphy Road Character Street Trees:
 - Southern Live Oak (Cathedral Oak)
 - Chinese Pistache (Red Push)
 - Mulga Acacia
 - Evergreen Elm

- All shrub material to be on the ADWR low water use plant list or on the approved Murphy Park plant list to be determined during the preliminary and final design process.

Open Space Buffer (Between Land Uses)

Open space buffers are required where the Employment category abuts Residential. All open space buffers required between land uses shall contain 30' of landscaped tract area situated along the shared parcel boundary, to be centered with even distribution on either side, off-center, or located entirely on one side or the other.

- Open space buffers may be programmed with trails and walking paths to promote a healthy outdoor environment.
- Turf may be used as an accent to highlight areas of activity or significance.
- Open space buffers shall not have play grounds or active play amenities.
- Open Space buffers may include landscape character features beyond trees and shrubs.
- Low accent walls/fencing for decorative purposes, signage, paths/trails/walkways, columns/accent features, ground plane manipulation as approved by planning staff.

This 30' minimum width of tract area is not defined as a separate platted tract or excluded from any other setbacks, landscape buffers, or open space requirements for development. Open space buffers may overlap with other required perimeter landscape buffers, Residential recreation areas, and contribute to open space calculations, as well as contain retention, easements, and serve to meet the other City Code and PAD requirements established in this proposal.

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. Open Space Amenities

The Murphy Park PAD proposes a variety of land uses and densities that will have a range open space amenities that will respond to the various users and land uses proposed. Per the Murphy Park PAD Land Use Matrix a minimum and maximum land use allocation has been proposed, which will require the level of amenities to

vary based on the final developer land use allocations. The minimum standards of open space and amenities are listed below. The amenity items listed may change during the development process so long as the comparable items meet or exceed the quality and intent of the items listed within this PAD.

As noted in the Open Space Table below, a minimum of 20% of the overall gross acreage shall be dedicated to open space with a separate breakdown for each land use category.

Open Space Table	
Overall Open Space	Min.
	20%
Open Space by Land Use Category	
Employment (South end of property & east of Murphy)	10%
Business Park (North of Employment or west of Murphy)	10%
Residential (North of Employment)	20%

As noted above, when new site plans and/or preliminary plats move forward for development, the Developer shall update the reporting for open space, parks, and other shared common elements as required.

Residential

As noted in the Open Space Table above, a minimum of 20% of the overall Residential land use category shall be dedicated to open space. Standards for each Residential sub-category are identified below.

Single Family

In accordance with Chapter 17.30 of the City Code, for every 325 residential lots (excluding multi-family) a minimum of 7 acres of neighborhood/subdivision parks shall be provided. This acreage may be split up among the land use area, but a Centralized Open Space Amenity of a minimum of 1 acres shall be provided. 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.

Pocket park area shall be defined as follows: Open landscape area that is used for active and passive uses by residents. The landscape tract or open space areas shall

have at least 2 of the following items, or comparable items, in order to be classified as an active or passive use for residents:

- Park bench, with pet waste station or trash receptacle
- Shade structure
- Open turf area with flat bottom
- Play ground/tot lot amenity
- Fitness stations, or exercise equipment
- 6'-0" multi use paved path
- Picnic tables with shade (tree or built shade)

Centralized Open Space Amenity shall be defined as follows: An active open space area centrally located to all residents with direct pedestrian access servicing multiple age groups and uses. The landscape tract or open space areas shall have at least 5 of the following items, or comparable items, in order to be classified as a Centralize Open Space Amenity:

- Shade structure (20' x 20' Min.)
- Park bench with pet waste station or trash receptacle
- Picnic tables with shade
- Playground/tot lot (ages 2-5)
- Playground/tot lot (ages 5-12)
- Outdoor game tables
- 6'-0" multi use paved path
- Shade canopy
- Bean bag toss fields
- Bocce courts
- Basketball courts
- Tennis/pickle ball courts

When the overall Murphy Park development exceeds 1,000 residential lots (excluding multi-family), the developer shall be required to develop a 5 acre (min.) Community Park to be owned and operated by the HOA. The landscape tract or open space areas shall have at least 5 of the following items, or comparable items, and parking to accommodate the selected design features in order to be classified as a Community Park:

- Shade structure (20' x 20' Min.)
- Park bench with pet waste station or trash receptacle
- Picnic tables with shade
- Playground/tot lot (ages 2-5)
- Playground/tot lot (ages 5-12)
- Outdoor game tables
- 6'-0" multi use paved path
- Shade canopy
- Bean bag toss fields
- Bocce courts
- Basketball courts
- Tennis/pickle ball courts
- Fishing lake
- Recreation building
- Amphitheater
- Sports fields
- Soccer
- Baseball
- Disc golf course

Multi-family/Alternative Housing

Open space amenities within the multi-family/alternative housing use shall service all age ranges and residents and be placed throughout the project site to provide equitable access. At a minimum, the multi-family/alternative housing use within the overall Murphy Park development shall include at least 3 of the following items, or comparable items, and parking to accommodate the selected design features: pool, spa, recreation center, tot lot, indoor fitness center, outdoor fitness circuits, pocket park, ramada, shared barbecue or picnic facilities, gathering areas, volleyball courts, lawn games, sports courts or fields, internal use paths, community gardens, or playgrounds.

For every 30 acres beyond the first 30 acres of multi-family/alternative housing use within the overall Murphy Park development, the developer shall be required to provide at least 3 additional items from the list above, or comparable items, and parking to accommodate the selected design features.

Employment

As noted in the Open Space Table above, a minimum of 10% of the Employment land use category shall be dedicated to open space. The developer shall provide a common open space amenity area for employees and visitors alike. This common amenity space shall be centrally located and equitably accessible from all building access points and separate from a designated smoking area. The common open space element shall include picnic table(s), bench(s), either structured shade or tree canopy to provide relief from the sun, and trash receptacle(s). The size of the common open space area shall be a minimum of 15' x 15', with a minimum size of 35' x 35' for individual sites greater than 15 acres.

A designated smoking area shall be provided for each site. The smoking area shall be located away from all entrances per local code. The smoking area shall include a bench, trash receptacle, ashtray, and either structured shade or tree canopy

Business Park

As noted in the Open Space Table above, a minimum of 10% of the Business Park land use category shall be dedicated to open space. The developer shall provide common open space distributed throughout the site to provide an appealing outdoor experience. Common open space areas within the Business Park land use shall consist of outdoor activity nodes, outdoor dining patios, shaded walking paths, defined pedestrian zones and crossing conditions, seating, and a single centralized open space for events and gathering. Character trees, shade elements and variety of hardscape materials are to be used to enhance the pedestrian experience. Vine trellises, arbors, icon signage, accent walls, and other Murphy Park design elements are to be used through the pedestrian experience of the Business Park land use. Seating and passive areas shall be provided along pedestrian routes to provide relief for users. Vehicular circulation is to be kept away from gathering areas or areas with heavy pedestrian traffic to promote safety and a walkable experience.

Designated smoking areas shall be provided with the master site plan of the Business Park. The smoking area shall be located away from all entrances per local code. The smoking area shall include a bench, trash receptacle, ashtray, and either structured shade or tree canopy

13. Project Signage

All signage within the Murphy Park property shall conform the standards in Chapter 18.115 of the City Code. Permanent project signage will be located at multiple points of entry to each of the proposed land uses. Signage locations and quantities to vary based on the selected land use allocations and City Code requirements.

Entry monuments are designed to be the first element to welcome residents and visitors to the project. The landscape planned at the entry monuments shall compliment the built structure using grounding plant materials blended with transitional ornamental materials. This allows for the visual impact of color to be introduced, in mass, in the foreground of the entry monuments.

Residential (Single Family and Alternative Housing)

- One (1) primary monument sign shall be located at the intersection of the parcel entry drive and adjacent arterial/collector roads.
- Additional primary monument signs may be proposed at the property corners to signify the limits of the Murphy Park PAD area, as permitted per the architectural design standards and City Code.
- One (1) Secondary monument signs shall be installed at secondary point of access, as permitted per the architectural design standards and City Code.

Residential (Multi-Family)

- One (1) free standing primary monument sign shall be located at the primary access to the proposed project.
- Additional building mounted signage shall be in conformance to the architectural design standards and City Code.

Business Park

- One (1) free standing primary monument sign shall be located at the primary access to the proposed project site.
- Additional building mounted signage and internal way finding signage shall be in conformance to the architectural design standards and City Code.

Employment

- One (1) optional free standing primary monument sign may be located at the primary access to the proposed project site.
- All building mounted signage and internal way finding signage shall be in conformance to the architectural design standards and City Code.

14. Walls and Fences

Fence and wall requirements shall comply with Chapter 17.30.050 of the City Code except as modified within this proposal. Walls will be designed to reflect the quality and character of the community while aesthetically complementing adjacent developments and existing forms found in the natural desert environment. Finished wall treatments shall blend into the natural backdrop of the Property and include Decorative elements (Columns, Caps, and Veneers), variation in wall colors and materials, and textured surfaces compatible with the surrounding structures and environment. (Refer to Exhibit N.4, Character/Concept Photos: Entry and Wall Concepts).

Walls shall be constructed of masonry, brick, block, painted block, stone, stucco, architectural metal, concrete, split-face, single-score or patterned integrally colored block or similar. Wall lengths exceeding 250' shall be articulated with material changes or columns and accent panels or contain substantial landscaping to break up the continuous wall surface and create varying shade patterns.

Perimeter Theme Walls

- Perimeter Theme Walls shall be defined as those walls that are adjacent to perimeter streets frontage (arterial and collector classifications).
- Perimeter Theme Walls shall be constructed of a minimum of two materials, which may include masonry, brick, block, painted block, stone, stucco, architectural metal, concrete, split-face, single-score or patterned integrally colored block or similar.
- Perimeter Theme Walls exceeding 250' shall be articulated with material changes or columns and accent panels or contain substantial landscaping to break up the continuous wall surface and create varying shade patterns.
- Perimeter Theme Walls should implement a decorative column which contrasts and complements the character of the wall. Decorative columns may be utilized to satisfy wall undulation requirements. Decorative columns shall be scaled in height proportionate to the adjacent wall. Wall undulation requirements may be satisfied with decorative columns.

Interior Theme Walls

- Interior Theme Walls shall be defined as those walls that are adjacent to interior streets and common areas which are visible to the public and occur adjacent to an improved common area.
- Interior Theme Walls shall be constructed from a minimum of one material, which may include masonry, brick, block, painted block, stone, stucco, architectural metal, concrete, split-face, single-score or patterned integrally colored block or similar.
- Interior Theme Walls adjacent to unimproved corridors, the drainage channels along the western and eastern Property boundaries, and in locations where the wall is not visible from public view, may be constructed of masonry wall.
- No wall undulation is required.

View Fencing

- View fencing is encouraged to be located adjacent to enhanced or amenitized common areas such as open space tracts, parks, or other enhanced open space conditions of appropriate width, except where high intensity uses, or amenity lighting is in general proximity.
- Residential view fences shall not be required on a side yard of a home site or in circumstances where privacy is of concern.
- View fences shall meet the jurisdictional requirements for a swimming pool safety barrier.

Low Accent Walls/Fencing

- Low profile accent walls/fencing for decorative purposes to enhance the landscape design.

Designs of walls, fences, columns, and monuments will be established through the development process and may vary from the descriptions provided so long as the design meets or exceeds the level of quality established within this PAD.

15. Circulation

The Property is bounded and traversed by two minor arterial roadway alignments. On the north boundary is Steen Road, an east-west minor arterial roadway. Murphy Road, a north-south minor arterial roadway, traverses through the center of the subject property beginning at its intersection with Steen Road to the north and to the south of Murphy Park it continues along its alignment under the ownership and control of a Native Sovereign Nation. Access to the Maricopa Casa-Grande Highway is available at the discretion of such Nation and applicable laws.

Primary access to the Project from the north and south will provide signage and landscaping to provide residents, visitors, and regular users with a sense of arrival into the development. Half-street infrastructure improvements will be provided along the perimeter roads bounding the Property to City standards. Infrastructure details, interior street patterns, and access and circulation for each development parcel will be detailed during the development process per adopted City standards.

Pedestrian circulation within the development will be provided by sidewalks, open space paved and/or unpaved pathways per City standards. Circulation along the local streets will occur on detached sidewalks with tree-lined streets and decorative street lights to further enhance the distinct environment of the development. Connections to the open space areas from these sidewalks will be provided by pathways that meander through the open space. All paved access routes shall meet ADA guidelines. (Refer to Exhibits J and K, Site Access and Circulation Plan and Street Sections/Streetscape).

All required onsite and offsite improvements related to the Project shall be addressed with the extent of such improvements, as well as the phasing of such, to be defined subject to City Engineer review and approval of detailed development plans, engineering reports, traffic reports, and so forth to be provided during the plan review process.

16. Public Utilities and Services

All proposed utility systems and plans will be accessed and designed per the standards of the City and utility company to be submitted for review and approval during the development process. A list of current utility providers for the Property is provided below.

Service	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District #3 (ED3)
Communications	Orbitel OR CenturyLink OR Hotwire Communications
Gas	Southwest Gas Corporation

Water and Wastewater

The Project has an Infrastructure Coordination Agreement in place with Global Water that obligates Global Water to provide water and wastewater service to the Project. A will serve letter request was sent to Global Water Resources and they responded that the Property is within their jurisdictional boundaries. A will serve letter has been obtained from Global Water – Palo Verde Utilities Company, Inc. and Global Water – Santa Cruz Water Company, Inc. confirming water and wastewater service for the Project.

Dry Utilities

A will serve letter request was sent to Electrical District #3 (ED3), CenturyLink, and Southwest Gas Corporation. They responded that the Property is within their jurisdictional boundaries and have provided will serve letters confirming service for the Project. Will serve letters from Orbitel and Hotwire Communications have been requested as well.

17. Conclusion

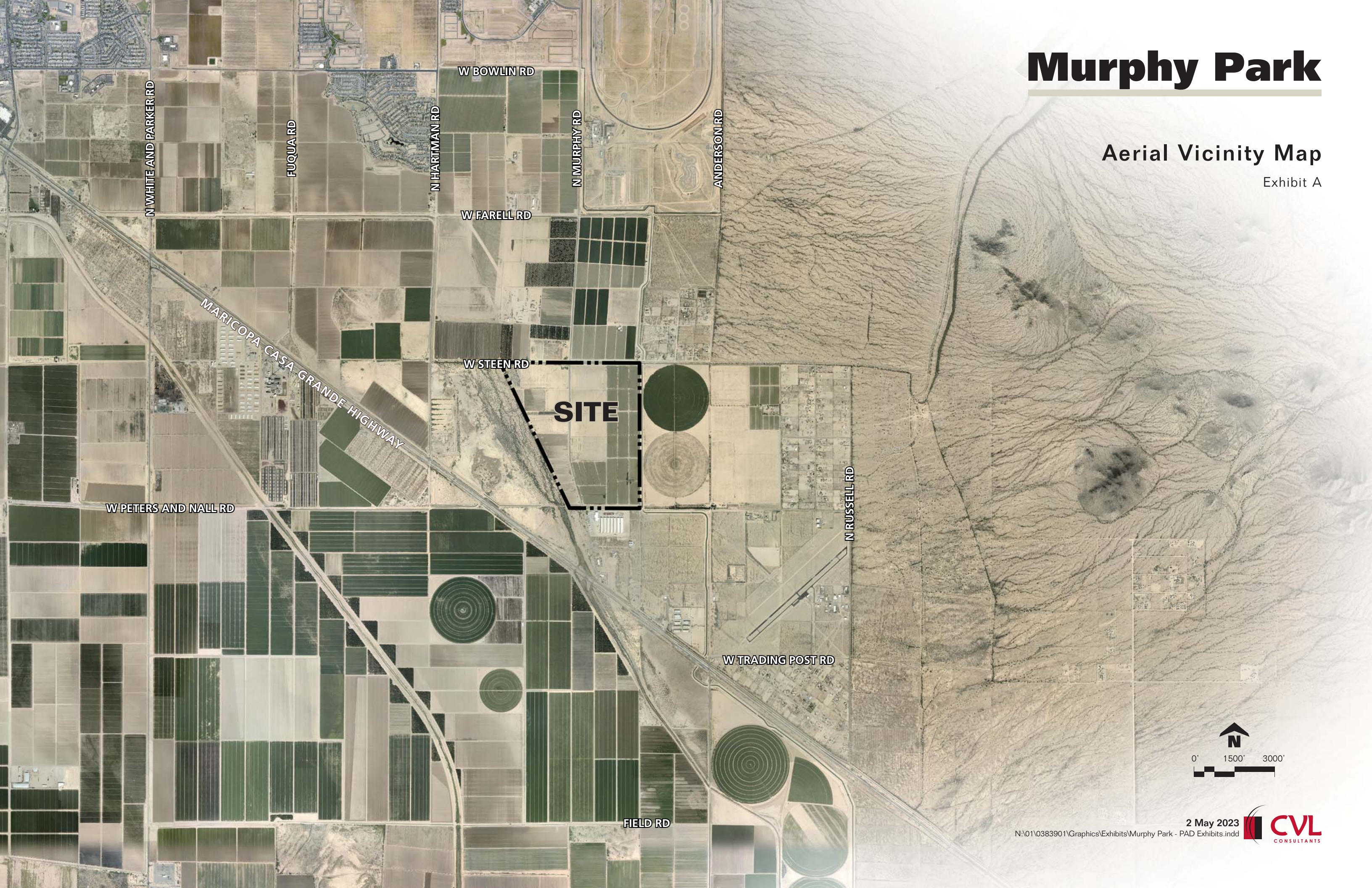
Murphy Park is ideally situated for the proposed uses and will provide an environment that promotes a flexible and dynamic combination of land uses to support the City in providing diverse housing stock with opportunities for affordable housing and meaningful employment. The synergy of recreational amenities, housing, and employment within the Project creates an ideal environment to live, work and play, contributing to reduced traffic and providing the opportunity for residents to both live and work in Maricopa. This request makes good land use sense on this property, maintains compatibility with the surrounding neighborhood, and will be an attractive presence in the area.

Thank you for your consideration and we respectfully request your approval of this plan intended for development of the highest and best land use solution for the property.

Murphy Park

Aerial Vicinity Map

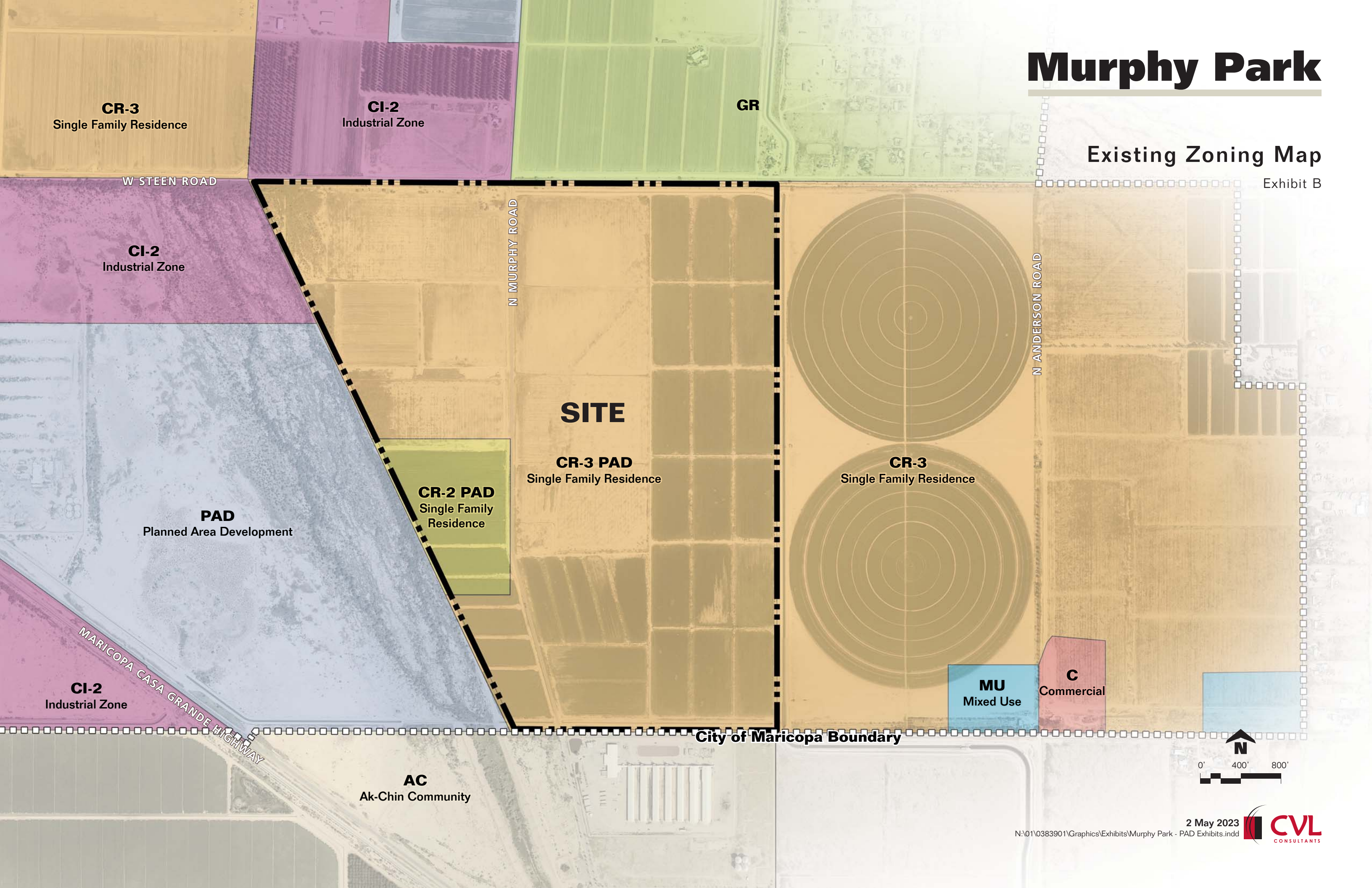
Exhibit A



Murphy Park

Existing Zoning Map

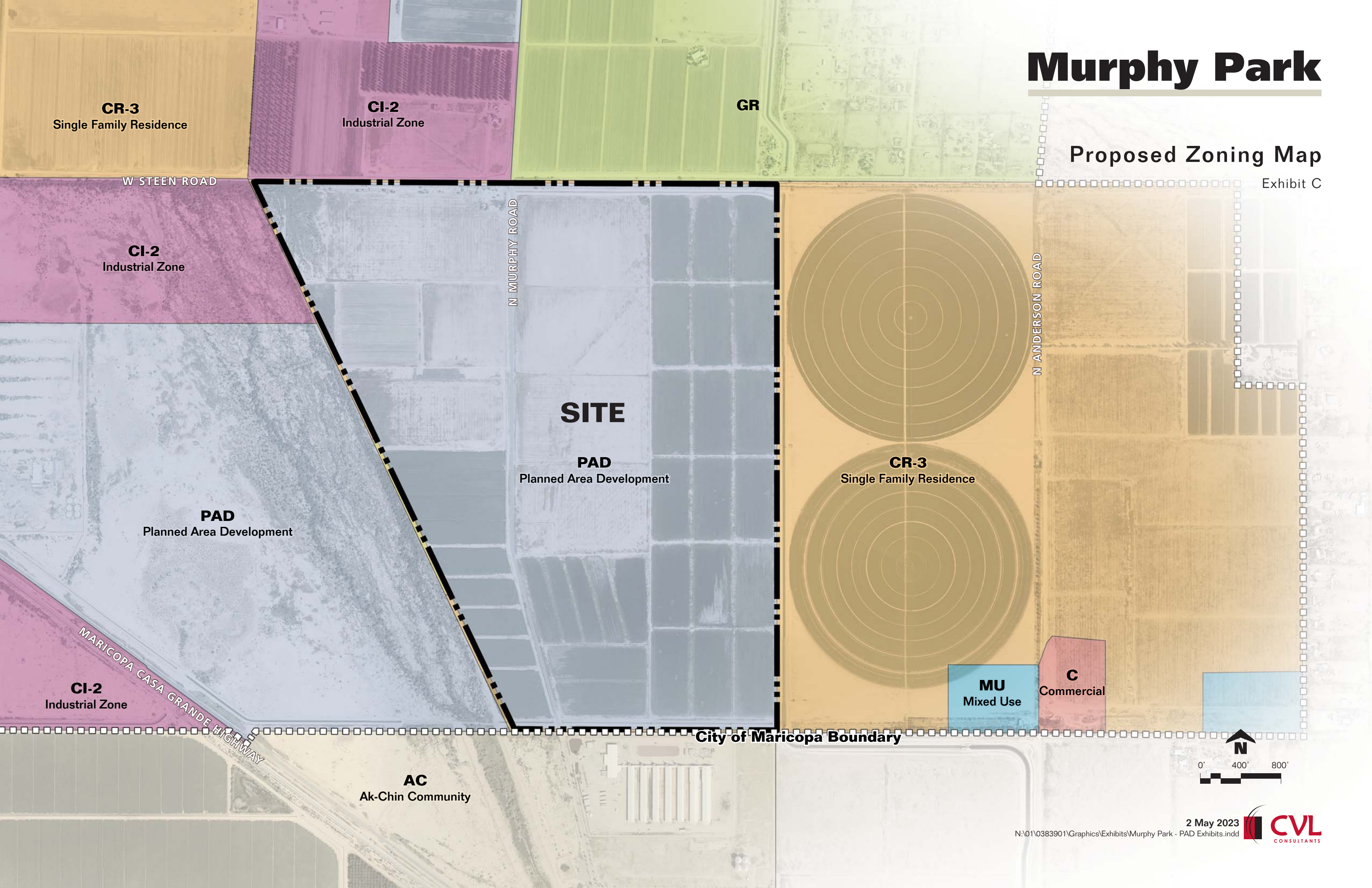
Exhibit B



Murphy Park

Proposed Zoning Map

Exhibit C



CR-3
Single Family Residence

CI-2
Industrial Zone

GR

W STEEN ROAD

CI-2
Industrial Zone

N MURPHY ROAD

SITE

PAD
Planned Area Development

PAD
Planned Area Development

CI-2
Industrial Zone

MARICOPA CASA GRANDE HIGHWAY

AC
Ak-Chin Community

City of Maricopa Boundary

CR-3
Single Family Residence

N ANDERSON ROAD

MU
Mixed Use

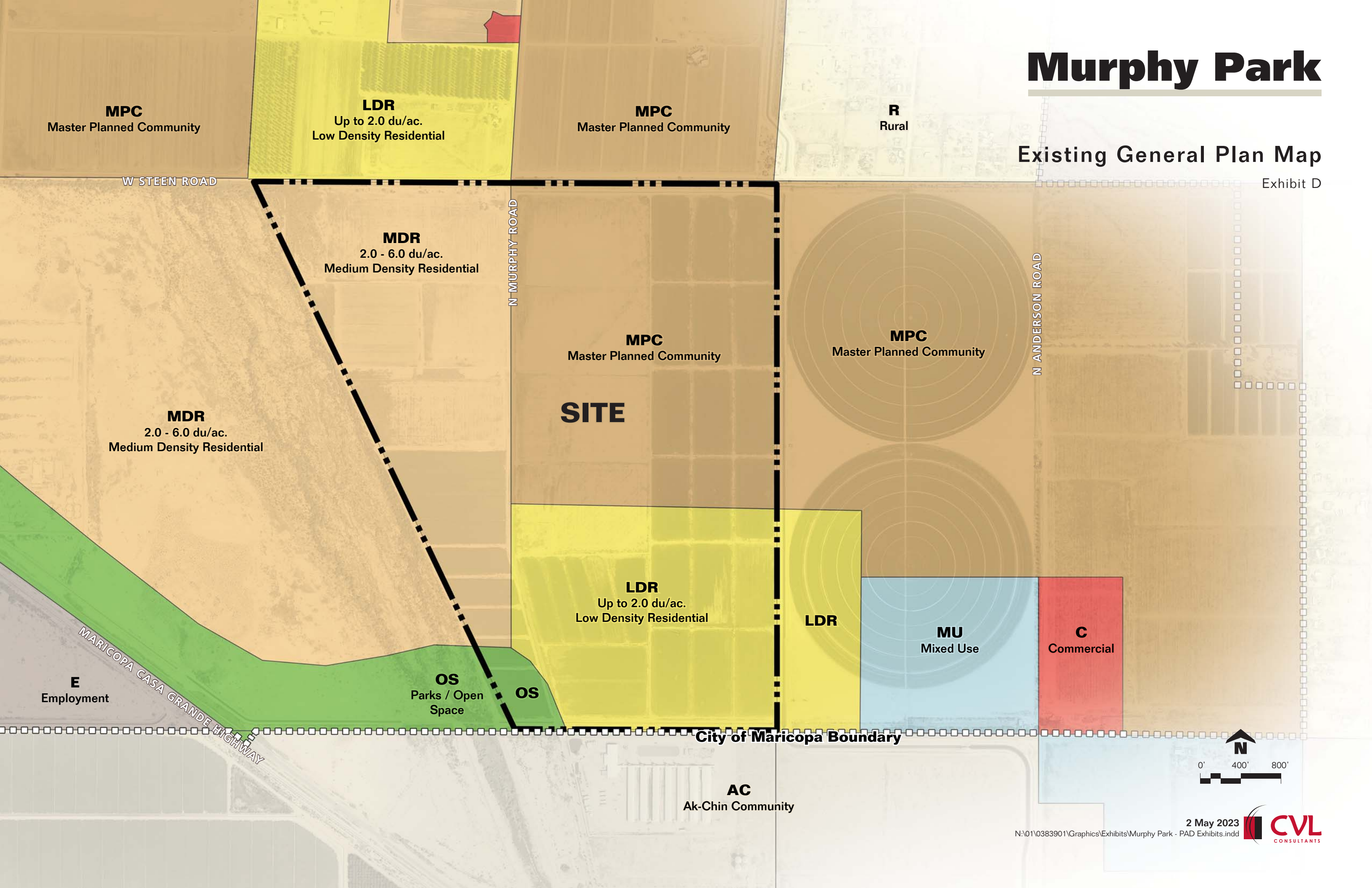
C
Commercial



Murphy Park

Existing General Plan Map

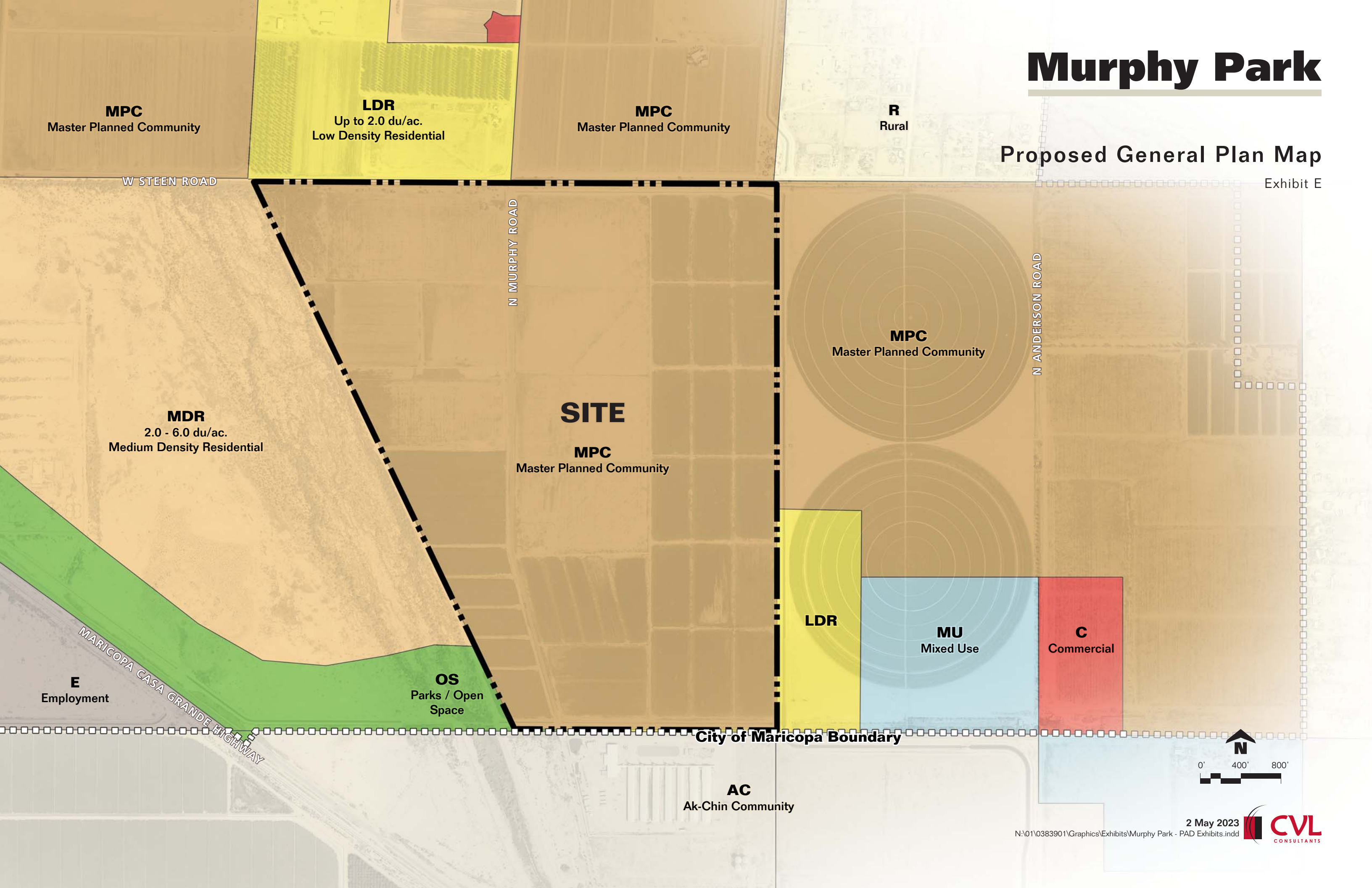
Exhibit D



Murphy Park

Proposed General Plan Map

Exhibit E



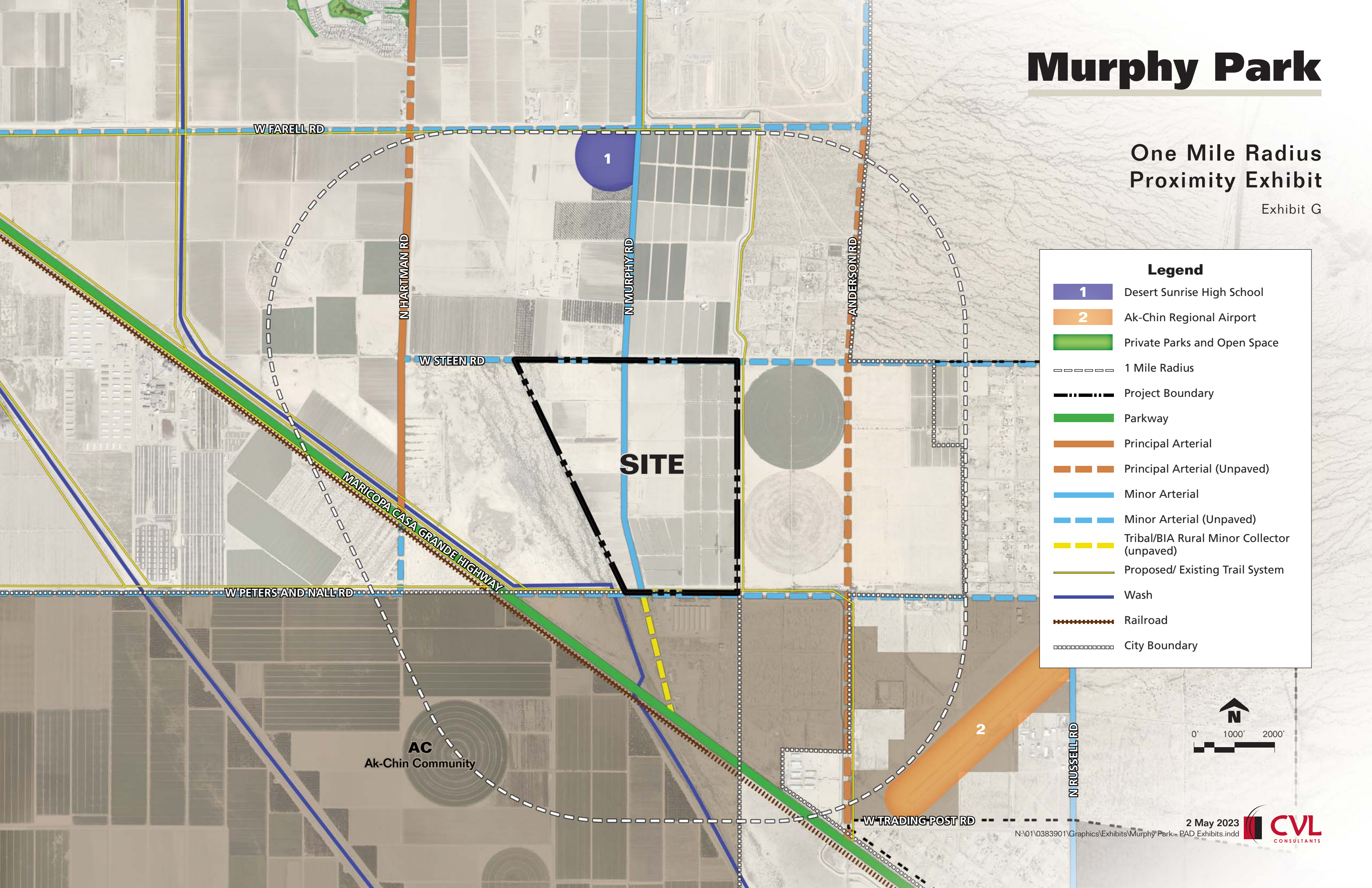
Existing 900' Adjacent Ownership Map

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Murphy Park

One Mile Radius Proximity Exhibit

Exhibit G



Legend

- 1** Desert Sunrise High School
- 2** Ak-Chin Regional Airport
- Private Parks and Open Space
- 1 Mile Radius
- Project Boundary
- Parkway
- Principal Arterial
- Principal Arterial (Unpaved)
- Minor Arterial
- Minor Arterial (Unpaved)
- Tribal/BIA Rural Minor Collector (unpaved)
- Proposed/ Existing Trail System
- Wash
- Railroad
- City Boundary



AC
Ak-Chin Community

SITE

2

National Flood Hazard Layer FIRMette



Murphy Park

Flood Insurance Rate Map

Exhibit H



111°56'14.18"W 32°59'46.87"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Hydrographic Feature
		Site Boundary

MAP PANELS		Digital Data Available	
		No Digital Data Available	
		Unmapped	

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

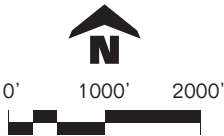
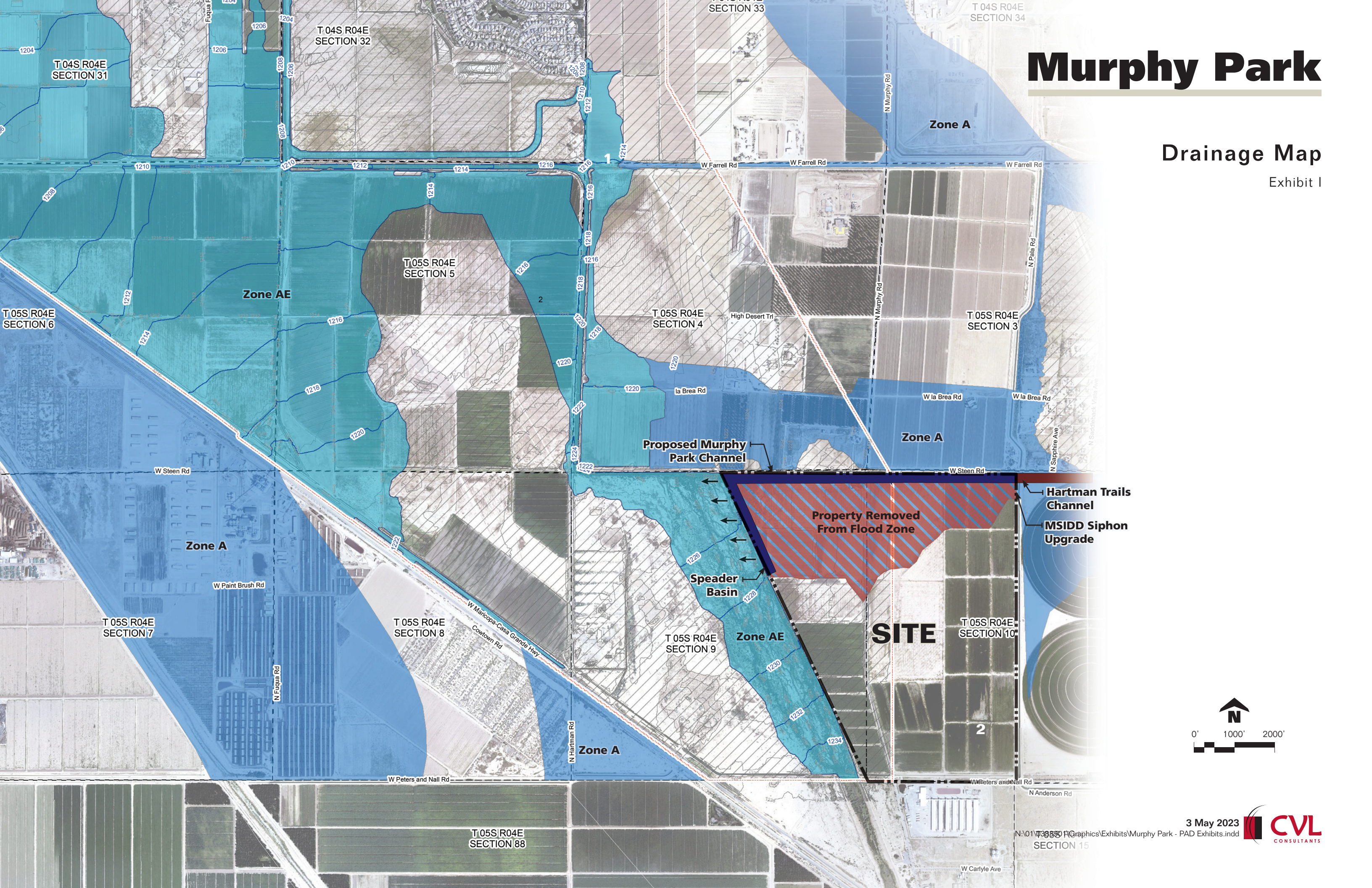
This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 4/24/2023 6:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/118418> This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below.

The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date



Murphy Park

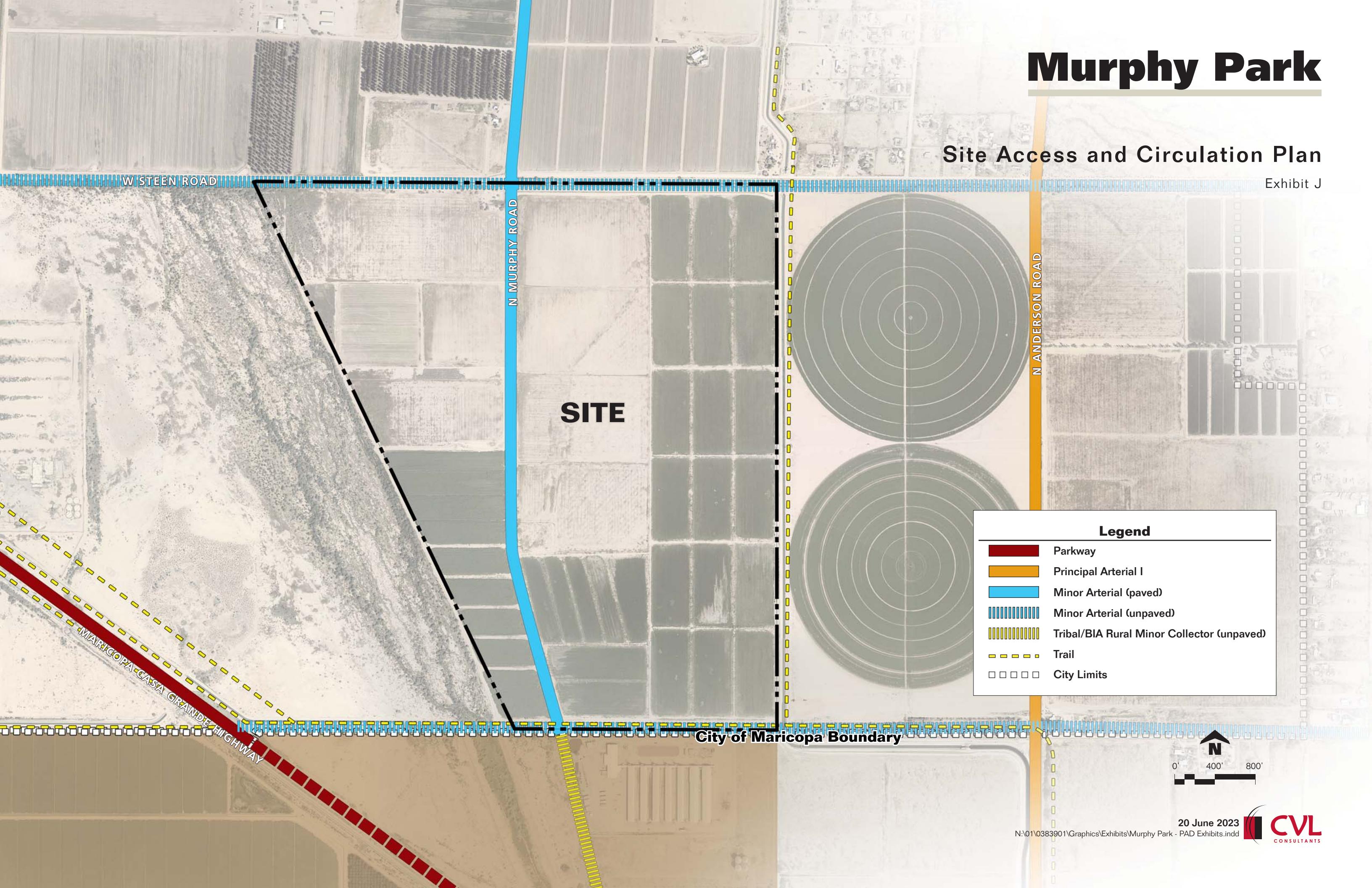
Drainage Map Exhibit I



Murphy Park

Site Access and Circulation Plan

Exhibit J

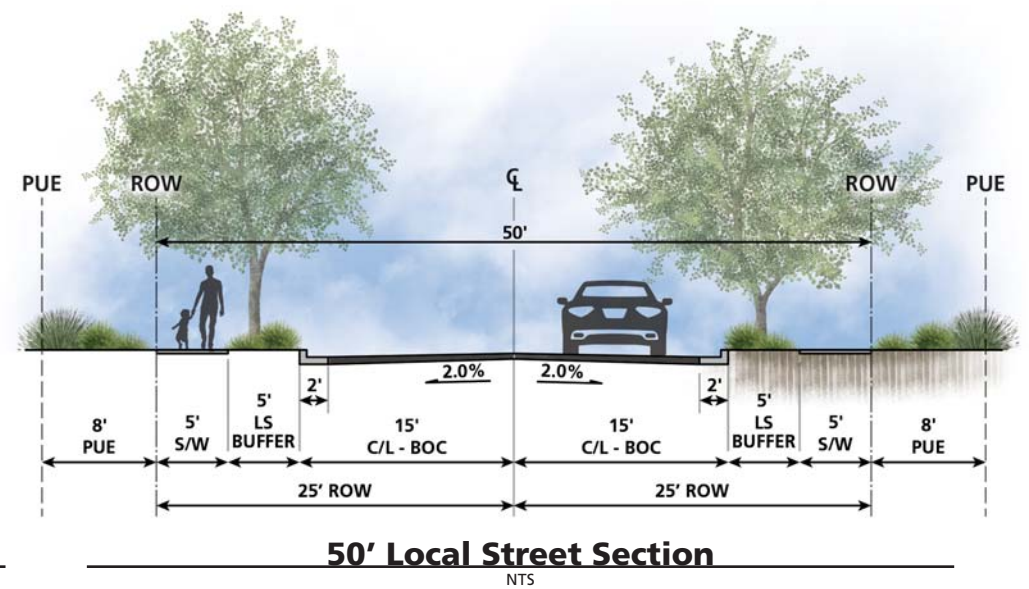
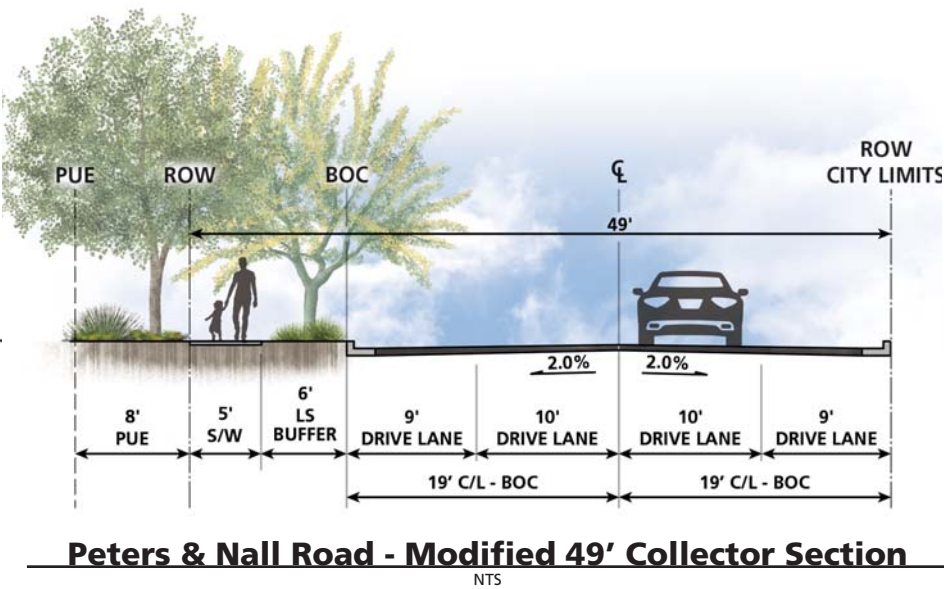
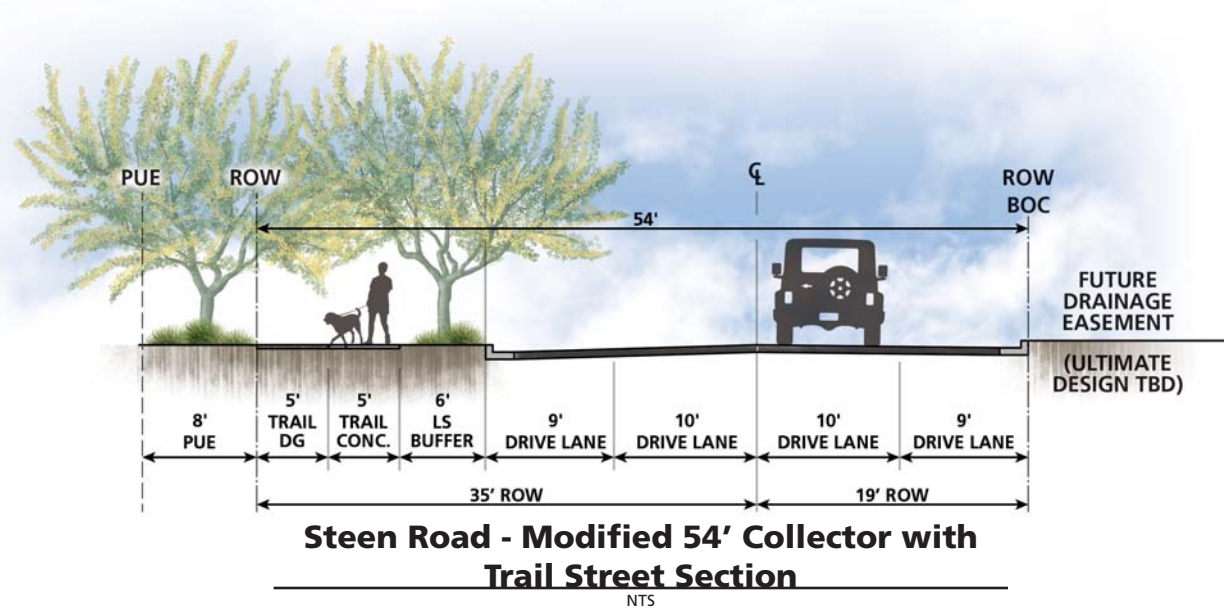
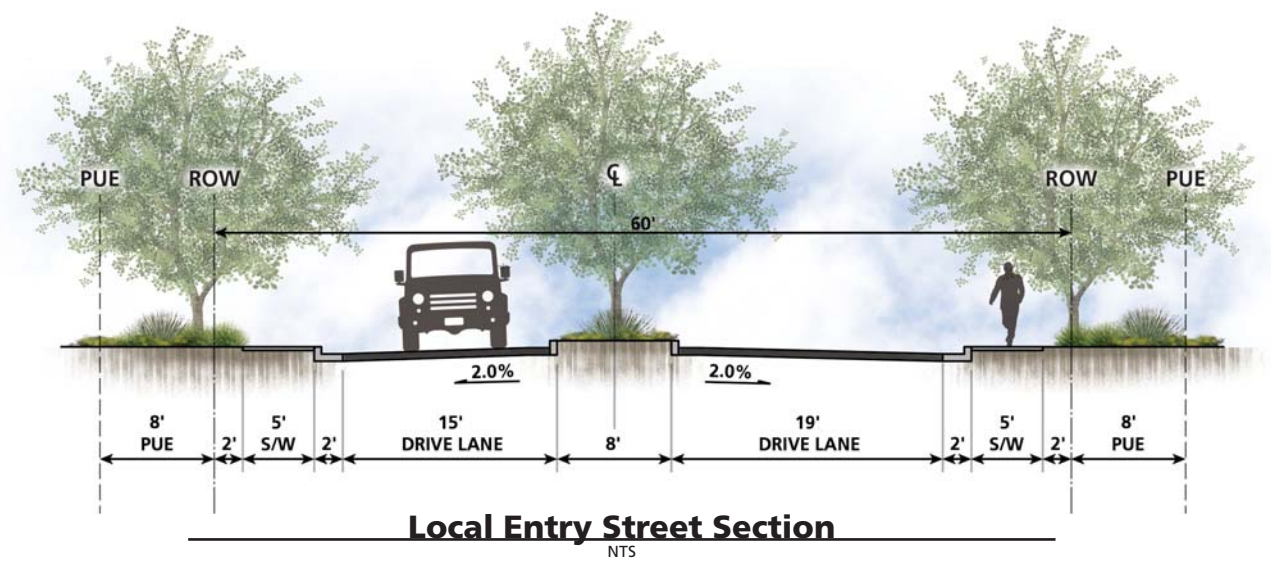
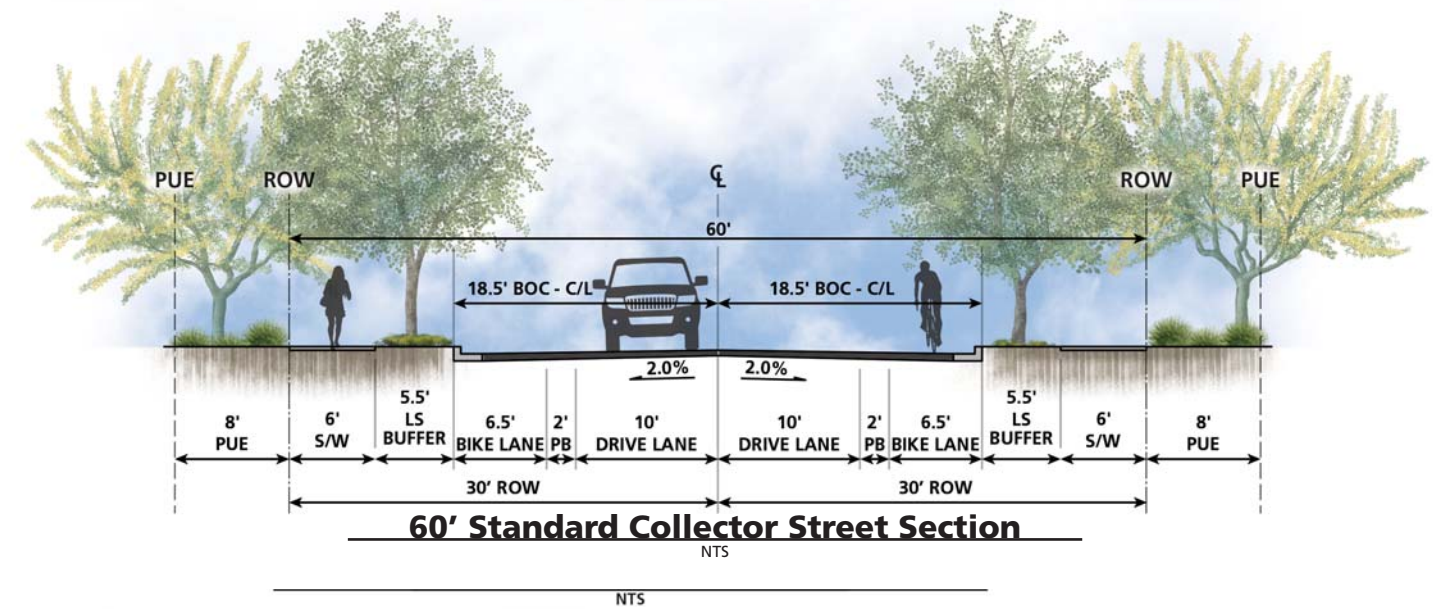
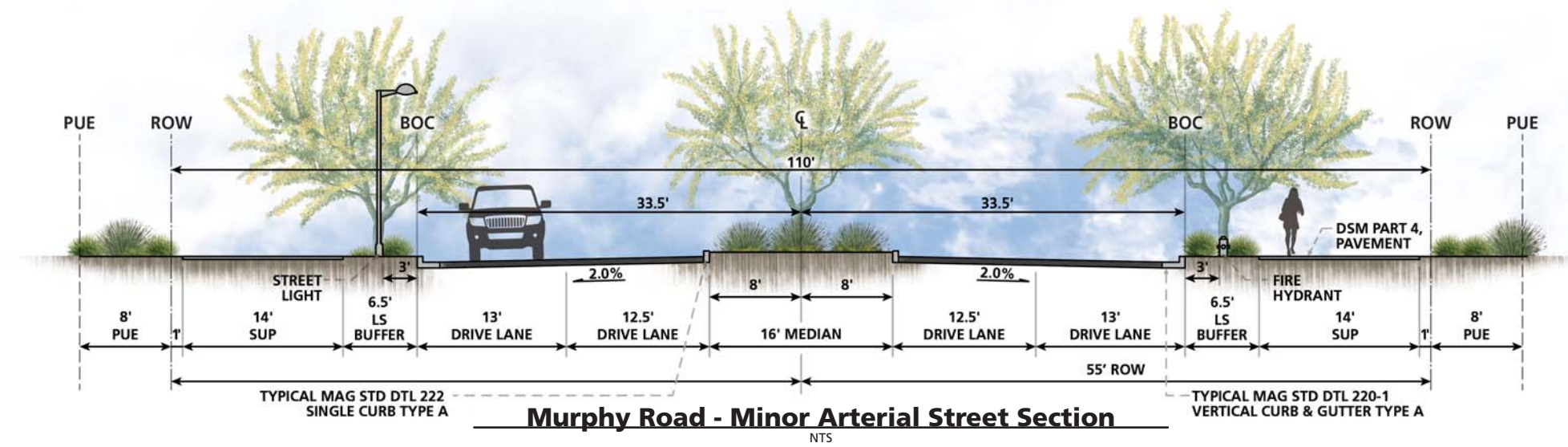


Murphy Park

Street Sections/Streetscape

Exhibit K

Note: Conceptual street sections are provided for illustrative purposes only. Ultimate design is to be determined during the preliminary or final plat stage.

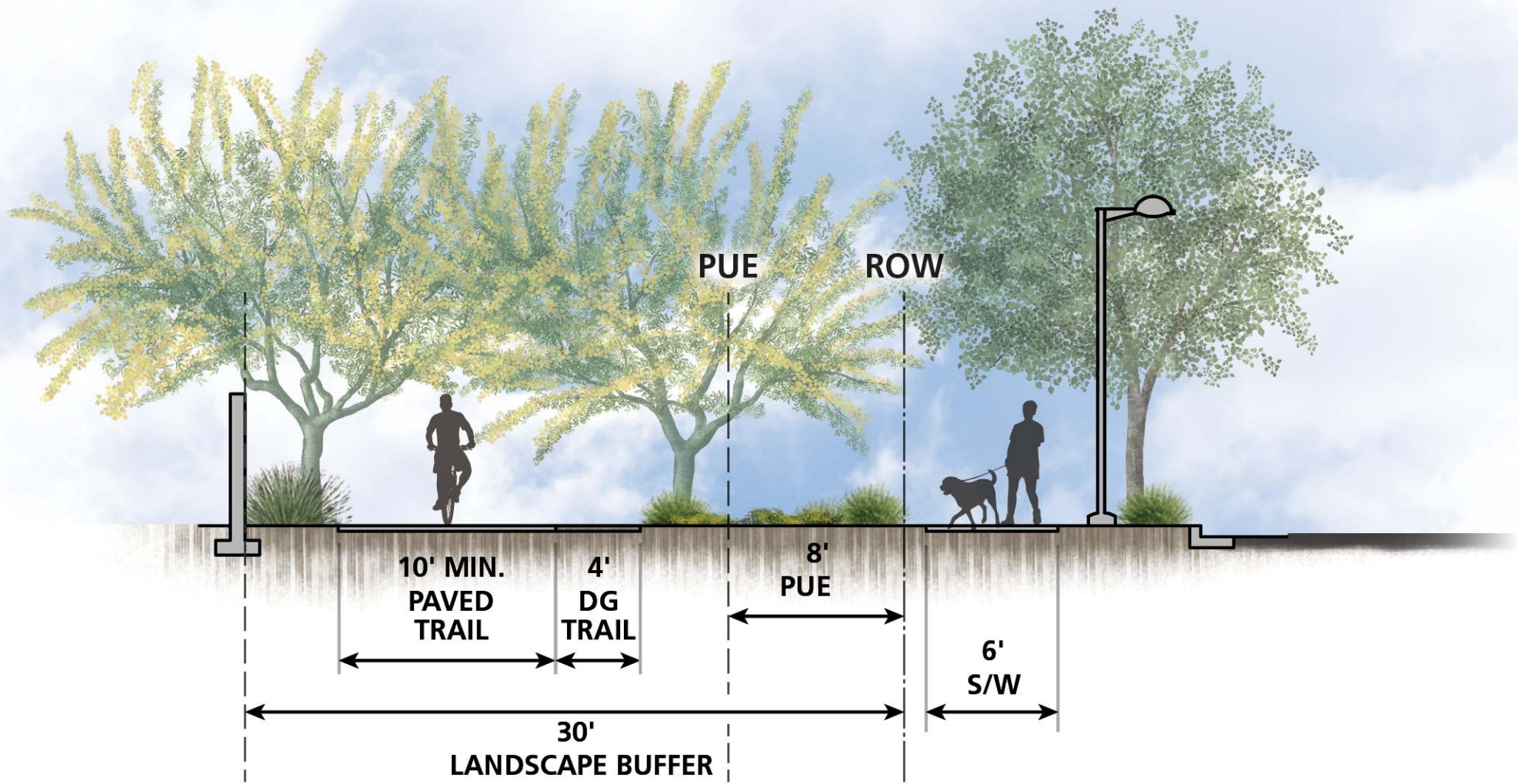


Notes: Modified Section as requested by City of Maricopa Engineering in neighboring Arden Trails project

Murphy Park

Typical Landscape Buffer/Pedestrian Trail Section Detail

Exhibit L

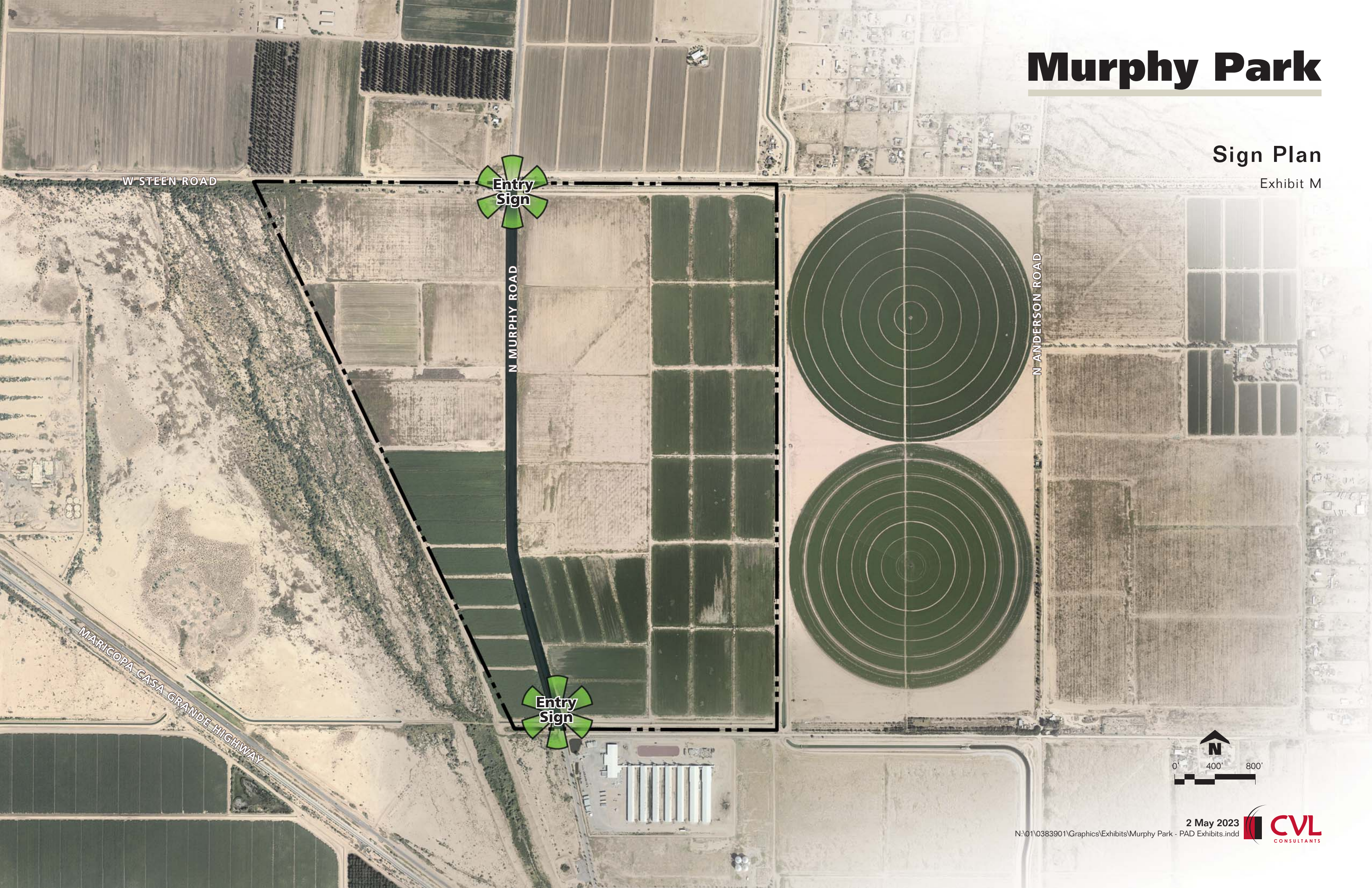


Buffer/Pedestrian Trail Section
NTS

Murphy Park

Sign Plan

Exhibit M





Murphy Park

Character/Concept Photos Business

Exhibit N.1

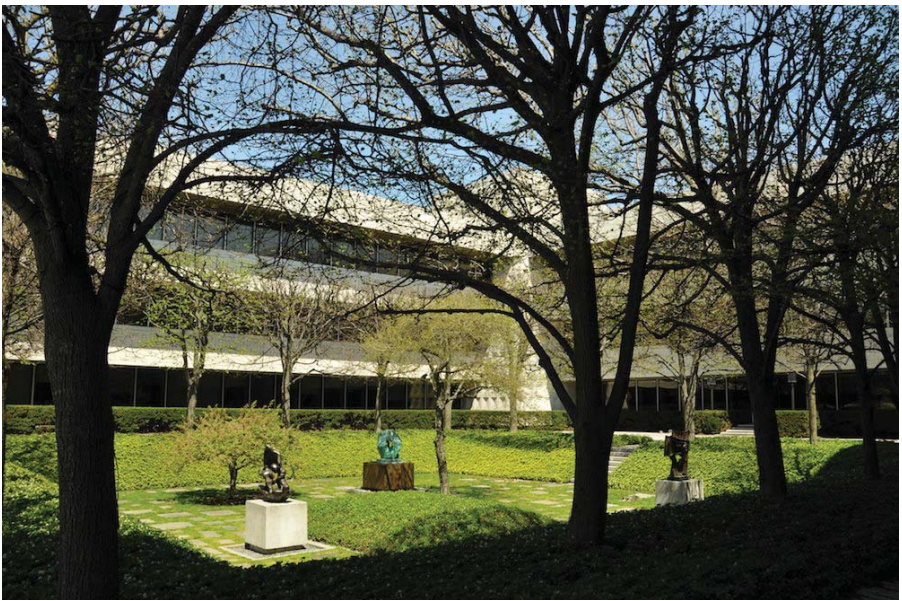




Murphy Park

Character/Concept Photos Employment

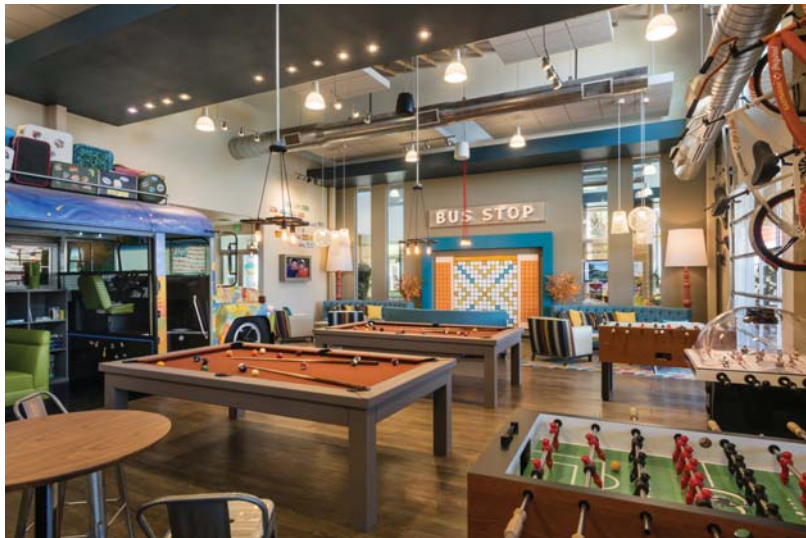
Exhibit N.2



Murphy Park

Character/Concept Photos Residential Amenities

Exhibit N.3





Murphy Park

Character/Concept Photos Entry & Wall Concepts

Exhibit N.4

