

Major PAD Amendment



Maricopa Stonegate Mixed Use Development

3 November 2020



Maricopa Stonegate PAD Amendment Alan Stephens Parkway & Stonegate Road

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Maricopa Stonegate

Major PAD Amendment

Alan Stephens Parkway & Stonegate Road

Introduction:

Maricopa Stonegate will develop 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 a “village” which will service the surrounding master-planned communities. The 2040 General Plan gives great emphasis on the interconnectivity of new development with the surrounding community. The benefits:

1. Accessible mixed-use center with amenities useable by the community by pedestrian, bicycle, and auto.
2. Creating a “people place” where auto traffic is not the primary means of transportation
3. Creating a diverse sustainable development
4. Creating a village with a mixture of single family, multi-family, and commercial development easily accessible and walkable from the surrounding residential communities.
5. Diversity and changeability: As shown on page 9, Proposed Land Use Plan, the proposed development is diverse and will have the added ability for change to meet the constantly changing needs of the community. While all the uses shown are conceptual, the core idea is to create a village. The multi-family may change to professional offices, retail, or other compatible uses. The large box retail is flexible to a variety of larger scale uses, such as a theater complex, traditional retail, or office.

This zoning request will change the zoning to a planned area development district (PAD). The zoning will allow for a mixed-use neighborhood “village” development. This development will have a single family and a multi-family component. Other uses may be entertainment, retail, offices, restaurants, hotel, and convenience store with gas. These uses may be wrapped into one zoning classification (PAD) allowing flexibility and creating a “village” type development within existing master-planned communities. Previously, the property was zoned for Multi-family Residential. The land was subsequently rezoned to C1-1 for Light Industry and Warehouse Zone.

The following overriding design objectives will guide development on the site:

- Site design will thoughtfully 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 pathways and open space areas to provide physical connections as well as connect to the trail system.
- Harmonious architectural, landscape, and streetscape themes as described in these design guidelines will 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, and open space will be designed to interconnect each land use component in order to create a pedestrian friendly environment throughout the site.

Development Pattern:

Village Planning & Village Center Development Pattern: “ through the 2040 Vision Strategic Planning process, citizens envision Maricopa developing as a collection of multiple village areas each with mixed-use Village Center cores anchored with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries”.



The development, Maricopa Stonegate, follows the development pattern as stated above. The plan is organized with a core of mixed uses, restaurants, retail, entertainment, etc. to serve the surrounding master planned communities of Glennwilde, Senita, and Santa Rosa Springs. This “village” will also include single family small lot subdivision and high density housing. Together, Maricopa Stonegate will function as a village with housing, retail, restaurants, offices, etc. in a walkable, pedestrian friendly environment.

Purpose and Intent:

This Major PAD Amendment replaces the existing PAD from 2008: The purpose of this PAD is to allow for conceptual zoning of land parcels into planned uses for future development. The intent is to allow for both specific, site plan zoning for immediate project development, as well as conceptual development plans with specific site plans deferred to the time of future project development. The goal is to establish a means whereby a village experience will be created. Conceptually, this village experience will be created by a “main street” feel by advancing the building to the property lines. Pulling the buildings forward and placing the parking in the rear will allow for ample sidewalks and bikeways. These in turn will encourage community interaction and a healthy environment for pedestrian use.

The property includes parcels 51024001F, 51024001P, 51024001W, and 51012019F. These standards will outline planning, landscaping, and architectural criteria for each area of the Planned Area Development. The criteria will help to maintain a consistent theme throughout, with similar design elements that meet or exceed the Maricopa’s zoning ordinance. The guidelines will direct the appearance and planning of each area to make an individual but congenial impact on the overall appearance of the entire site.

The project’s goal is to develop a timeless atmosphere that will fit comfortably into the existing neighborhoods of single family homes and multi-family units that surround the property. The project is designed so commercial, offices, retail shops, restaurants, and residential are planned as one campus. The development will include pleasant pedestrian-scapes that encourage walking, mingling, and becoming a part of the scene not just a visitor. Convenient vehicle access and parking is provided throughout to encourage those residing in neighborhoods outside the comfortable walking distances to come and be a part of the scene also.

Separate freestanding pads will be developed along the Stonegate Road, and the internal streets. Larger commercial type properties will line this internal street. These pads will be complimentary to the surrounding campus buildings in color, materials and design details. The placement of buildings on the pad is to be in harmony with a “main street” concept and should not detract from other campus buildings in terms of scale, proportion, or visibility.

Existing Conditions:



Property Description:

The property comprising Maricopa Stonegate is located along the northern side of the Maricopa-Casa Grande Highway, northwest of Porter Road and east of Stonegate Road and bordered by Alan Stephens Parkway to the northeast.

Current Use of Site:

The site is currently vacant and has historically been used for agriculture, especially at the north end of the property. 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:

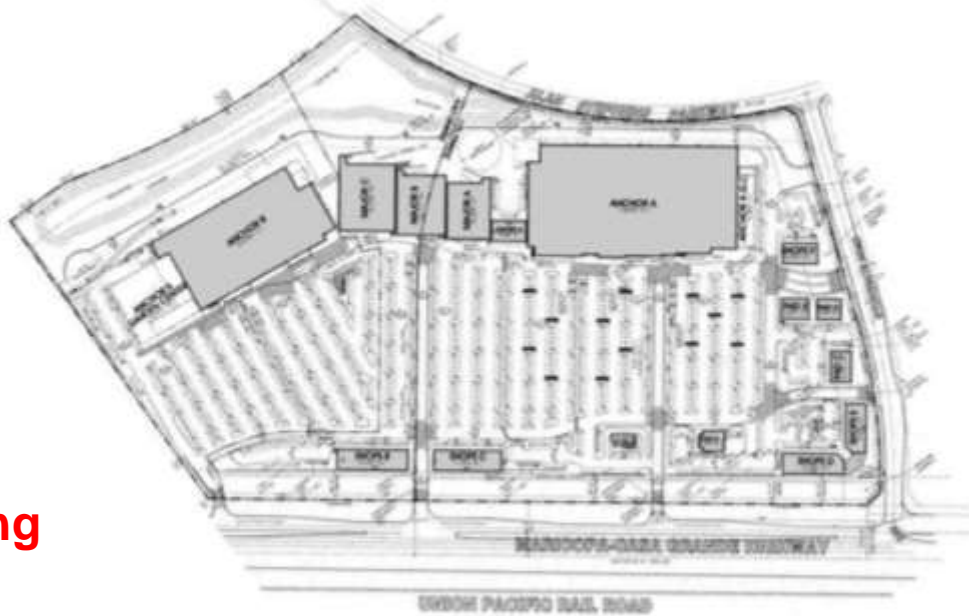
The surrounding master planned communities include:

- North: Glennwilde
- East: Commercial Development and Desert Passage master planned community
- South: The 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.

Existing Land Use Plan: Current Zoning: C1-1

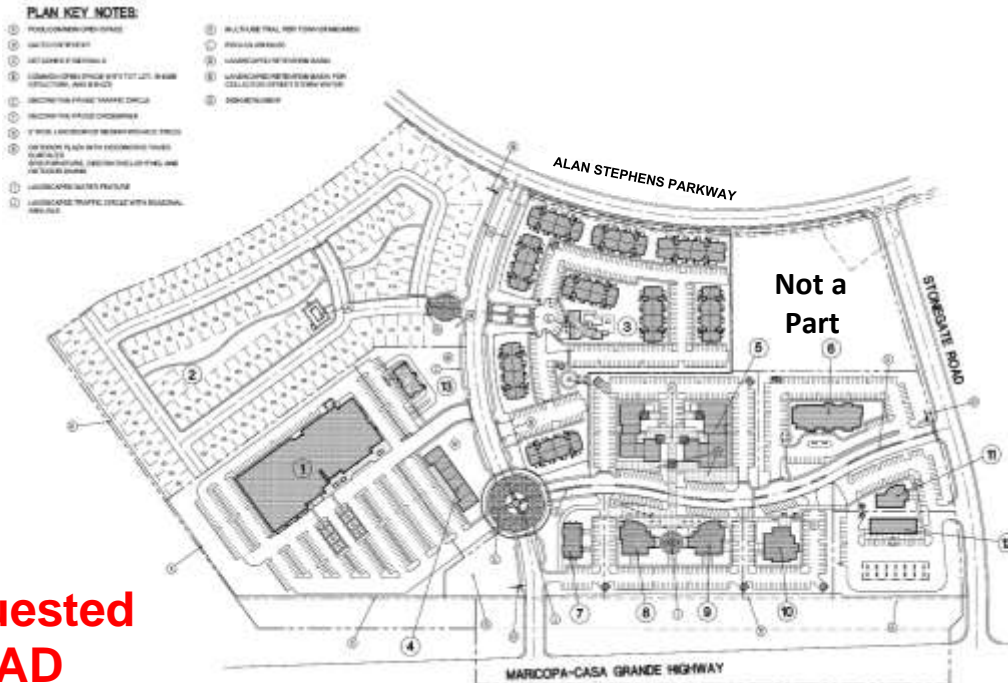
Historically, the property was zoned for Multi-family Residential. In the mid-2000s, a General Plan Amendment, and PAD overlay were put in place for Industrial / Warehouse development. The land was subsequently rezoned to C1-1 for Light Industry and Warehouse Zone.



**Existing
C1-1**

General Site Conditions: The subject site is located at the Northwest corner of Maricopa-Casa Grande Highway and Stonegate Road. The site is border by three public street: West Casa Grande Highway along the southwesterly border, Stonegate Road along the southeasterly border and Alan Stephens Parkway along the northeasterly border. The subject property currently consists of a net developable area of 46.30 acres. The site is currently vacant. The subject site has a relative flat slope from southeast to northwest at an average slope of 0.36 percent. The site has single family residential bordering it's northwesterly side and across the Alan Stephens Parkway, it's northeasterly border. A development currently exists on the east side of Stonegate Road.

Proposed Land Use Plan: Requested Zoning PAD



**Requested
PAD**

PAD General Mixed Use. This District is intended to allow for either horizontal or vertical mixed-use development along key circulation corridors in the City where height and density can be easily accommodated. Ground-floor retail and upper-floor residential or offices are the primary uses, with retail, personal and business services, and public and institutional space as supportive uses. These are intended to become vibrant, highly walkable areas with broad, pedestrian friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent neighborhoods.

The development of Maricopa Stonegate will fulfill the General Plan requirements of a “village” which will service the surrounding master-planned communities. The 2040 General Plan gives great emphasis on the interconnectivity of new development with the surrounding community.

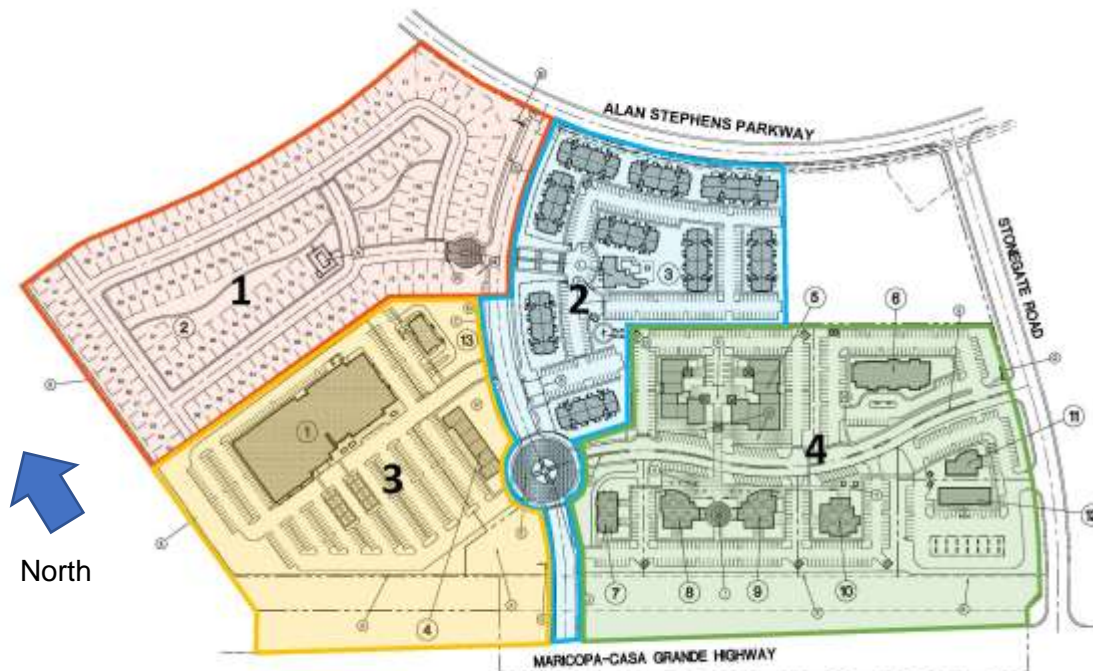
The benefits:

1. Accessible mixed-use center with amenities useable by the community by pedestrian, bicycle, and auto.
2. Creating a “people place” where auto traffic is not the primary means of transportation
3. Creating a diverse sustainable development
4. Creating a village with a mixture of single family, multi-family, and commercial development easily accessible and walkable from the surrounding residential communities.
5. Diversity and changeability: As shown on page 9, Proposed Land Use Plan, the proposed development is diverse and will have the added ability for change to meet the constantly changing needs of the community. While all the uses shown are conceptual, the core idea is to create a village. The multi-family may change to professional offices, retail, or other compatible uses. The large box retail is flexible to a variety of larger scale uses, such as a theater complex, traditional retail, or office.

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Conceptual Phasing:



The conceptual phasing Map is subject to change with the approval of the City's Zoning Administrator and City Engineer.

- Phase 1:** Single Family Residential with required improvements to Alan Stephens Parkway and the creation of the east-west street as required by City of Maricopa along with the pedestrian path linking to the master planned community to the north.
- Phase 2:** Multi-Family Residential with required improvements to Alan Stephens Parkway within its perimeter and street to Maricopa-Casa Grande Highway.
- Phase 3:** Retail and the adjacent Maricopa-Casa Grande Highway improvements and continuation of the trail system.
- Phase 4:** Commercial with the creation of the north/south street, improvements to Stonegate Road and the Maricopa-Casa Grande Highway.

Conformance to General Plan:

On September 15, 2020 the General Plan Amendment has been changed from "Employment" to Mixed-Use by City of Maricopa City Council.

Maricopa Stonegate Land Use Regulations Commercial and Multi-Family

Use	Permitted (P)	Not Permitted (X)	Standards per City of Maricopa Zoning Code
Agriculture:		X	
Residential:			
Single Unit Dwelling	P		
Multiple Unit Dwelling	P		

Senior Assisted Living & Memory Care	P		
Group and Residential Care at a SF Residence		X	
Supportive Housing		X	
Transitional Housing		X	
Public and Semi-Public:			
Community Assembly	P		Refer to City Code for additional regulations
Cultural Facilities	P		
Child Care Centers	P		Refer to City Code for additional regulations
Government Buildings		X	
Hospitals		X	
Surgical Out-Patient	P		
Parks & Recreation	P		
Public Safety Facility		X	
Social Service Facility		X	
Bus/Rail Passenger Facility		X	
Commercial:			
Animal Grooming Salons	P		
Banks and Financial Institutions	P		
Business Services	P		
Commercial Theaters & Multiplex	P		
Small Scale Family Entertainment	P		
Club or Lodge		X	
Restaurants - Full Service	P		Refer to City Code for additional regulations
Restaurants - Limited Service	P		Refer to City Code for additional regulations
Restaurants - Drive Thru & Take Out	P		Refer to City Code for additional regulations
Mobile Food Vender-Temporary	P		Refer to City Code for additional regulations
Convenience Market	P		Refer to City Code for additional regulations
General Market	P		Refer to City Code for additional regulations
Liquor Store - Stand Alone		X	
Liquor Store - In Convenience, General, or Specialty Market	P		
Specialty Food Sales & Facilities	P		Refer to City Code for additional regulations
Hotel	P		
Maintenance and Repair Services		X	
Personal Services:			
Hair & Nail Salons	P		
Barber Shops	P		
Massage & Tatoo Parlors		X	
Retail Sales:			
General Retail	P		Less than 40,000 square feet
Art Galleries & Instruction	P		
Outdoor Sales & Merchandise Display	P		
Education:			
Charter Schools	P		
Religious Schools or Seminaries	P		

Public Schools		X	
Offices:			
Business & Professional	P		
Medical & Dental	P		
Walk-In Clientele	P		
Industrial:			
Warehouse		X	
Recycling Facility		X	
Manufacturing		X	

Parking Regulations:

Use	Minimum Parking Requirement
Residential Uses	
Single Unit	
<i>Single Unit Detached</i>	2 covered spaces per dwelling
<i>Single Unit Attached</i>	2 covered spaces per unit
Second Dwelling Unit	
Duplex	2.1 spaces per dwelling unit
Multiple Unit Dwelling	
	Guest- 0.2 space per unit Studio- 1 space per unit 1 Bedroom- 1.5 spaces per unit 2 Bedroom- 2 spaces per unit 3 Bedroom- 2.5 spaces per unit 4 Bedroom- 3 spaces per unit
Senior and Long-Term Care	
Residential and Group Care Home	1.0 space per dwelling unit plus 2 additional spaces. Required spaces may be tandem
Public and Semi-Public Uses	
Colleges and Trade Schools, Public and Private	
	1 space per 200 s/f of classroom + office space
Community Assembly	
	1 space per 125 s/f used for public assembly
Cultural Facilities	
	1.5 spaces per 1,000 s/f
Day Care Centers	
	1 space per 375 s/f
Clinic & Outpatient Surgical Facilities	
	1 space per 200 s/f 1 space per 200 s/f for urgent care facilities
Commercial Use Classifications Uses	
Animal Sales, Care and Services	
<i>Animal Sales and Grooming</i>	1 space per 250 s/f of sales/service area
<i>Small Animal Day Care</i>	1 space per 250 s/f of office/service space
<i>Veterinary Services</i>	1 space per 250 s/f of office/service space
Banks and Credit Unions	
	1 space per 300 s/f
Convenience Store and Service Station	
	1 space per 250 s/f of convenience retail sales
Business Services	
	1 space per 375 s/f
Commercial Entertainment and Recreation	
<i>Small Scale Facility</i>	1 space per 250 s/f or 10 spaces + 1 per 200 s/f in excess of 1,000 s/f
<i>Theaters</i>	1 space per 3 seats

Eating and Drinking Establishments	
<i>Bars and Lounges</i>	1 space per 100 s/f of customer seating area and 1 space per 400 s/f for outdoor seating area
<i>Restaurants, Full Service</i>	1 space per 100 s/f of customer seating area, and 1 space per 400 s/f for outdoor seating area
<i>Restaurants, Limited Service</i>	1 space per 100 s/f of customer seating area, and 1 space per 400 s/f for outdoor seating area
<i>Restaurant, Take Out Only</i>	1 space per 300 s/f of customer seating area, and 1 space per 200 s/f for outdoor seating area
Food and Beverage Sales	
<i>Convenience Market</i>	1 space per 300 s/f
<i>General Market</i>	1 space per 300 s/f
<i>Specialty Food Sales and Facilities</i>	1 space per 300 s/f
Funeral Parlors and Mortuaries	1 space per 100 s/f used for public assembly plus 1 space per 400 s/f of office area
Live-Work Quarters	1 space for each 750 s/f of residential area, minimum of 1 space per unit
Lodging	
<i>Hotel and Motels; Bed and Breakfast; Inns</i>	0.8 space per room or suite of rooms with individual exits plus ancillary use requirements
Office	
<i>Business and Professional</i>	1 space per 375 s/f
<i>Medical and Dental</i>	1 space per 200 s/f
Outdoor, Temporary, and Seasonal Sales	1 space per 375 s/f display area, but not less than 4 spaces per use
Personal Services	1 space per 375 s/f
Retail Sales	
<i>General, Small Scale (under 30,000 sf)</i>	1 space per 300 s/f
<i>General, Large Scale (over 30,000 sf)</i>	1 space per 250 s/f plus 1 per 5,000 s/f of outdoor display area
Industrial Uses	
Artist's Studio and Production	1 space per 500 s/f but not less than 2 spaces per use



Development Requirements

	District			Additional Regulations
	Single-Family	Multi-Family	Commercial	
Lot and Density Standards				
Minimum Lot Area (s/f) (minimum)	2,500	N/A	N/A	
Minimum Lot Width (ft.)(minimum)	30	N/A	N/A	
Minimum Lot Depth (ft.)(minimum)	80	N/A	N/A	
Maximum Density (Units/net acre)	15	28	N/A	
Building Form and Location				
Maximum Building Height (ft.)	30	45**	45**	
1 st Floor Ceiling Height (ft. clear)	N/A	N/A	12	
Residential Setbacks (ft.)				
Front	10*	15		25' setback along Alan Stephens Parkway**
Interior Side	0	0		
Street Side	10	15		25' setback along Alan Stephens Parkway**
Rear	5	15		
Commercial Setbacks (ft)				
Front			10	Build to line at Main Street
Interior Side			0	
Street Side			10	Build to line at Main Street
Rear			15	
Screening of Parking	Y	Y	Y	
Other Standards				
Building Design	Y	Y	Y	
Ground Floor Transparency	N/A	N/A	Y	
Outdoor Living Area (sq.ft. per unit)	100	50	N/A	
Pedestrian Access	Y	Y	Y	
Private Storage Space	Y	Y	N/A	
Additional Standards –				
Exceptions to Height Limits	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Fences and Walls	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Landscaping	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Lighting	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Projections into Required Setbacks	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Screening	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Signs	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Visibility at Driveways	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			

*Garages shall be a minimum of 20' setback. Porches used for outdoor entertainment and sitting at front of residence shall be 8'-0" in depth minimum and may be setback 10' from the property line. Decorative entry porches without sitting capability but used only for entrance to the living space may be setback 10' from the property line. Casitas which are separated from the main residential dwelling by an open courtyard or walkway may be setback 8' from the property line. Zoning administrator may waive built to line setbacks based on use.

** Building heights shall not exceed 45 feet. Multi-family abutting Alan Stephens Parkway within 30' of the property line shall have a maximum height of 25' measured from the top plate or 30' to the center of the roof slope or top of parapet. Elsewhere, multi-family shall have the ability to exceed the maximum height if 4 story buildings are utilized.

Design Guidelines

General Concept:

Architectural forms shall be visually interesting and aesthetically pleasing. The concept of a pedestrian friendly, neighborhood center should be taken into account when designing the building elevations. All building elevations should relate to one another to form a cohesive whole. Materials, colors, and finishes shall be varied yet coherent and build on a theme of “traditional” architecture. Elevations should employ the use of architectural features such as, overhangs, shade awnings, pop-outs, trellis structures, arbors, color, wrought iron grillwork, and the integration of signage into the overall design of the building. Shaded walkways and structures are encouraged. All rooftop and on grade mechanical shall be screened per City of Maricopa design standards.

Building Styles:

Warm Contemporary and Heritage Mix: Diversity of Style

Warm Contemporary balances the uncluttered qualities of modern architecture and the historical qualities of Heritage, with the use of stucco/EIFS, stone, wood, brick, or other richly textured materials. The basic elements are represented by simple and clean lines. Buildings shall have neutral color pallets with bold accent colors. Exposed and painted steel elements enhance the “modern” feel of this building style.

The following photos are examples of building styles that are acceptable.



Retail buildings, with parapets, may have exposed downspouts on the rear of the building, designed to be integrated into the overall elevation. All other commercial buildings, with parapets, are encouraged to utilize internal roof drains and drain leaders.

Multi-family buildings shall incorporate varied rooflines by utilizing gables, hipped roofs, clerestory, or chimneys, to create varied and interesting elevations. A pallet of different shades shall be utilized to differentiate the buildings, but also harmonize with each other (see photos above).

Building Materials and Finishes: (See Color Board Exhibit on page 24)

- **Concrete masonry units:** smooth, split face, fluted, integrally colored, flashed, sand blasted, and ground faced. These units should be sealed, stained, or painted unless approved otherwise.
- **Precast concrete:** columns, decorative surrounds, caps, etc. should be sealed, stained, or painted unless approved otherwise.
- **Brick, natural stone, cultured stone, or ceramic/cementitious material mimicking wood, stone, or other material.**
- **Stucco or EIFS:** sand finish for exteriors and soffits.
- **Architectural metal/wrought iron work:** painted or prefinished powder coated metal for use as awnings, arbors, decorative ironwork, etc.
- **Architectural pre-finished metal:** for roofs, copings, trim, and flashings.
- **Ceramic or porcelain tile.**
- **Metal siding used as a design element**
- **Materials shall be resistant to fading and warping due to heat and sun exposure.**

Color:

Color shall be used to create an interesting and exciting “place of being”. Color is encouraged to be strong and vibrant. Earth tones are encouraged, with the overall concept of creating a unified but varied look to the complex. Color schemes are encouraged to follow secondary, complimentary, and tertiary color philosophies. Beige buildings with beige accents are NOT encouraged.

Discouraged materials and finishes:

- **Wood** – unless used as a design element in “heavy timber” fashion, with a minimum dimension of 6 inches (nominal). T-111 or similar products are prohibited.
- **Vinyl** – siding, windows, doors, or any other application
- **“Spanish Lace” stucco finish-** or any other heavily textured finish apt to collect and hold dust and dirt.

Refuse enclosures & Loading /Service Areas:

Refuse enclosure design shall adhere to the City of Maricopa standard details. Design of the walls shall be complimentary to the overall design of the complex. Metal gates shall meet all City standards and may be painted to match the primary color of the enclosure or as an accent.

- Screening shall be complimentary to the architecture and overall site theme.
- Screening shall include walls/fences that are six feet in height.
- Located within individual parcels, clear of setbacks, and clearly marked.



Streets and Circulation

To serve the various commercial and residential uses two streets shall be constructed through the site. One street (North to South) shall connect Maricopa-Casa Grande Highway to Alan Stephens Parkway toward the west side of the site. The second street shall connect Stonegate Road through the site, parallel to Maricopa-Casa Grande Highway, and intersect the aforementioned, first street access road. Both access roads will be private streets, curvilinear with landscape medians, 'Round-about' intersection and detached sidewalks.

With ingress & egress being provided from three different public streets that are relative distant from each other and existing intersection, the public street system should not be too heavily burdened. The North to South street shall mainly serve the large box retail site and the medium to high density residential sites. The East to West street shall serve the smaller retail, offices, hotel and restaurants. The East to West street shall provide landscape islands along it's nearly entire length, as well as for some on-street parking combined with sidewalks that connect the adjacent businesses. These private roads shall be contained in Tract's and will be maintained by all properties within the development contributing (assessed) their fair and reasonable portion of maintenance and upkeep.

Also included in the circulation is the extension of the "Multi-Use Trail" along western boundary and the Maricopa-Casa Grande Highway. This Trail will allow the interior sidewalks and streets to connect and all work together to help move residents around in a safe and pleasant way. See Traffic Exhibit G. Proposed street sections shall be reviewed and approved by the City Engineer at the time of platting or development review permit application.

Grading and Drainage:

With the site sloping or draining in a northwesterly direction, retention basins have been designated on the Master Plan at or near the intersection of the two interior streets and at the intersection of the N-S Street and Alan Stephens Parkway. Runoff from the interior streets shall be conveyed by curbs and gutters and collected/conveyed by a storm drain system to these two retention basins.

Each of the individual parcels shall be responsible for grading, drainage, and retention within their individual parcels. That is, there will not be a central retention basin, but rather individual, on-lot retention systems. On-site retention will consist of landscaped surface basins as well as sub-surface retention reservoir systems. All retained runoff shall be dissipated from each parcel within 36-hours, from the end of the storm. This will be accomplished through individual drywells or a system of drywells depending on retention volume and percolation rates.

Water, Sewer & Dry Utilities:

Water is available along Stonegate Road and Alan Stephen Parkway, with both of these roads having 12-inch diameter ductile Iron Watermains. Global Water Resources is the franchised water provider for the area and indicated they have the capacity to serve the proposed development. At each phase as constructed will provide a current third-party certified flow test. The minimum accepted residual pressure is 20 PSI per International Fire Code Appendix B. Water stubs currently exist at the internal street connection points along Stonegate Road. The southerly street stub-out has an 8" diameter water stub and the access for the East-West Street has a 12" diameter water stub. It is proposed that a 12" public water main be extended through the site, within both interior streets, to provide the potable water, landscape irrigation and fire protection needs of all parcels. A 12" diameter sewer line exists in Alan Stephens Parkway, near the northwest corner of the site. This 12" diameter sewer is located at the lowest elevation of the site and is approximately 12' deep at the estimated point of connection. A sewer main shall be extended from this 12" diameter sewer main south along the North-South Street and then east along the East-West street. The size of the main shall vary from 10" to 8" diameter. Sufficient depth exists to serve all parcels, with the line constructed at or near minimum allowable slopes. The sewer provider is also Global Water Resources. Dry utilities (Electric, telephone & communications) exist at or near the proposed site with connections anticipated to be routine.

Landscaping

Landscaping at Local Collector Streets/Circulation:

Maricopa Stonegate Village will have (3) three vehicular access points to enter the site, one from each perimeter street (the arterial Maricopa-Casa Grande Highway, Stonegate Road, and Alan Stephens Parkway). The interior collector streets have been designed to discourage cut-through traffic, while still providing a straightforward and effective way to convey residential and commercial traffic around and through the site. A landscaped “Traffic Circle” has been incorporated into the street design to provide traffic calming effects and visual interest. (See *Landscaped Traffic Circle Exhibit E*). As shown on the *Street Cross-Section Exhibit B and D* the collector streets will have dedicated bike lanes and in some cases detached 6’ wide sidewalks to safely accommodate all types of traffic and to provide the interconnectivity between the residential portions of the site to the commercial services located in this planned development. Street crosswalks leading from sidewalks will be paved with interlocking concrete pavers for safety and to meet ADA guidelines. The Multi-Use Trail will continue along the West and Maricopa-Casa Grande Highway perimeter. (See *Multi-Use Trail – Traffic Exhibit G*).



Conceptual Overall Landscape Plan
(Open Space)

Potential Connection Parkway

Trail System

Pedestrian Pathway

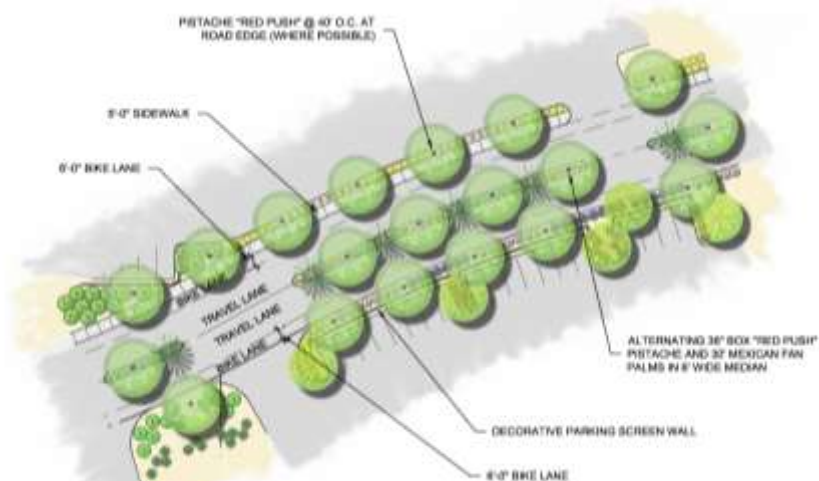
Bike Pathway



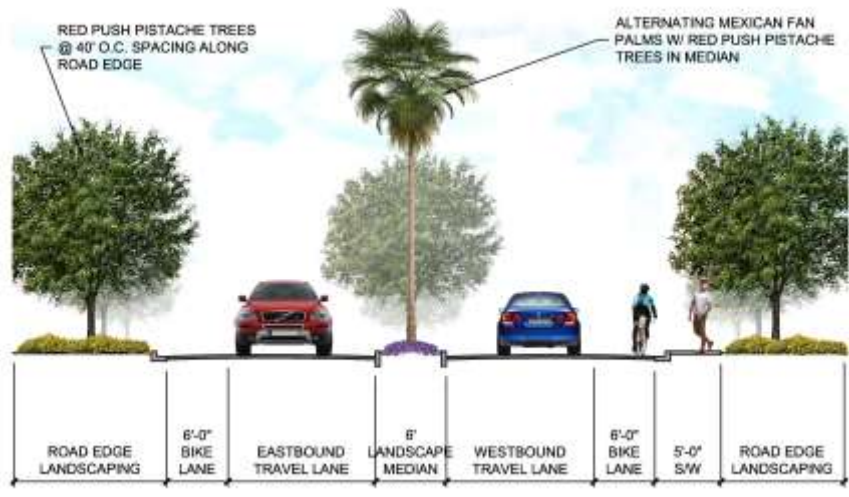
Conceptual Circulation Plan Pedestrian and Trails

Pedestrian (red), Bicycle (blue) and Trail (green) Circulation Plan

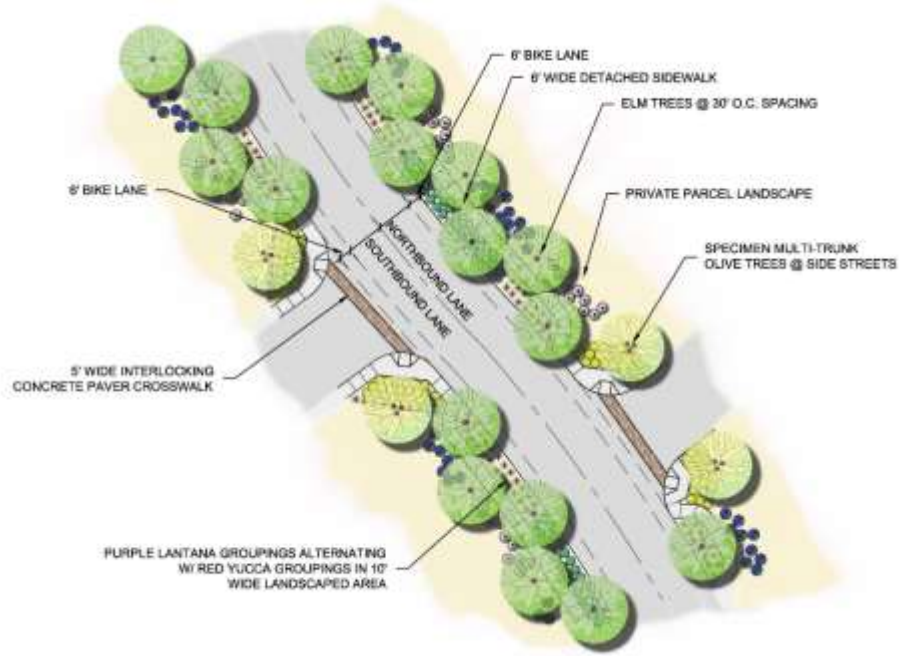
Landscape Traffic Exhibits



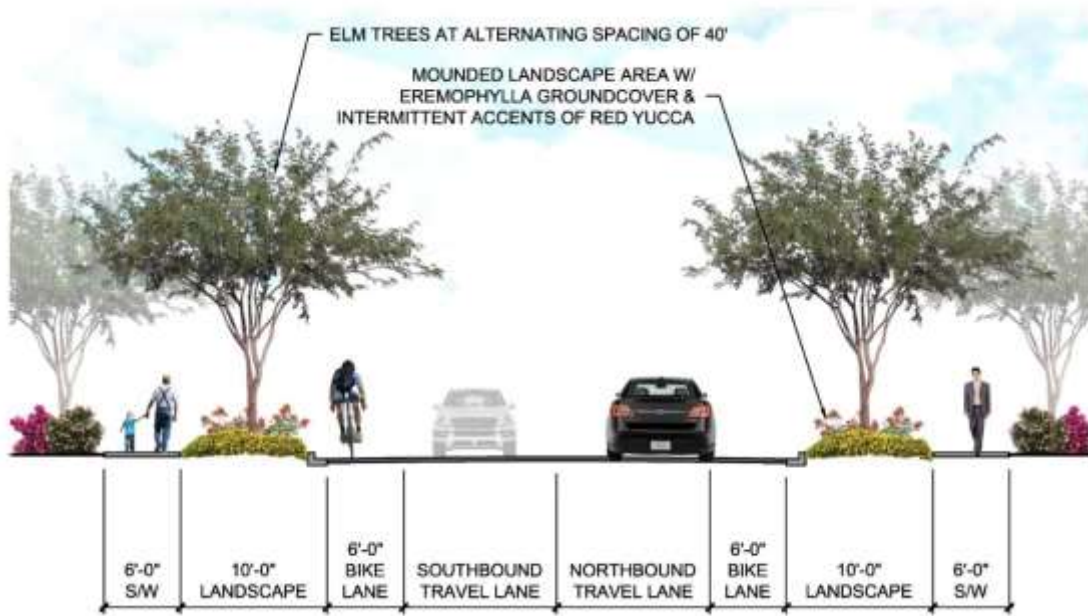
East-West Collector Street with Median – Traffic Exhibit A



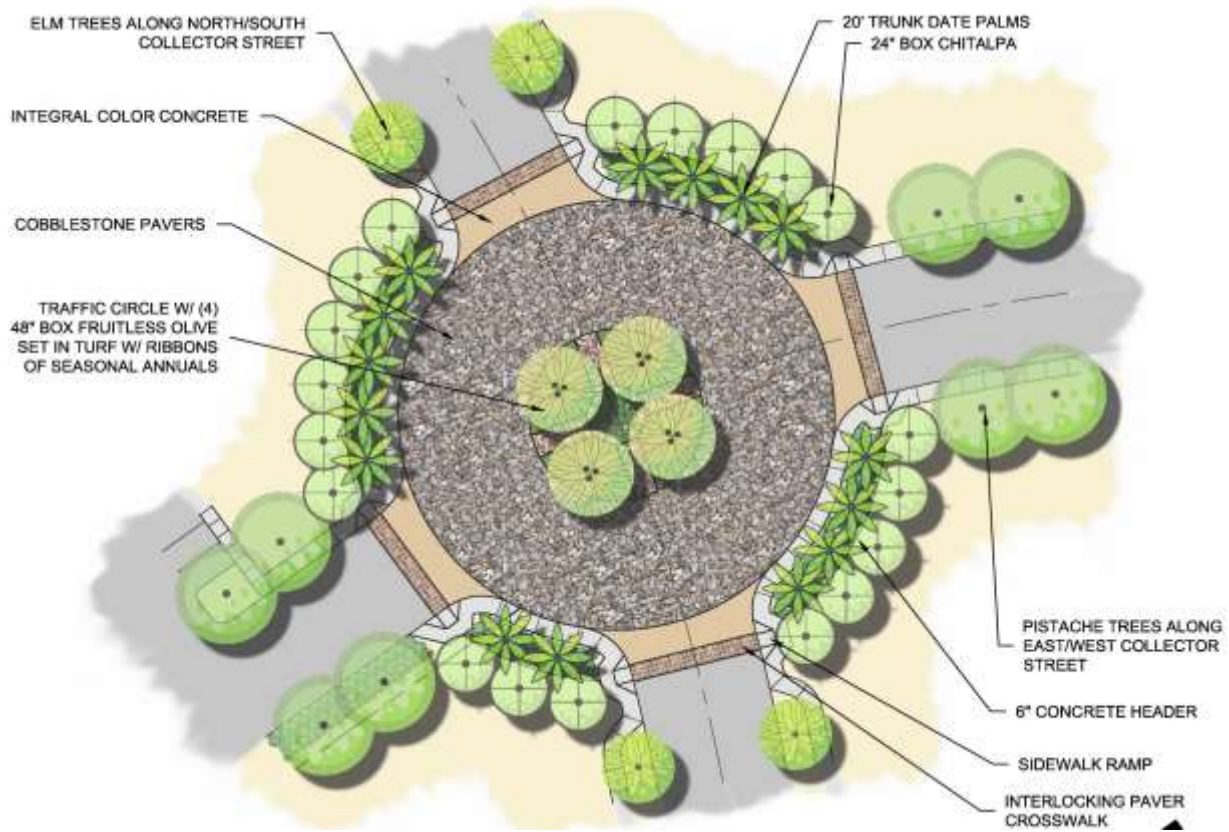
East-West Collector Street Section with Median – Traffic Exhibit B



North-South Collector Street – Traffic Exhibit C



North-South Collector Street Section – Traffic Exhibit D



Traffic Circle Landscape Plan – Traffic Exhibit E

Open Space Landscaping

A conceptual Landscape Plan has been provided with this submittal that indicates the planting schemes and theme. The plan proposes a plant palette which includes climate adapted plant species that will provide both seasonal flowering of plants as well as the seasonal leaf color that a couple of the trees will provide in the Fall. A thoughtful and responsible use of turf limited at focal points in the common open space of the development and to enhance the landscape “curb appeal” has been integrated into the landscape concept. All plants used for the project are from the Arizona Department of Water resources low water use plant list.

To provide a sense of arrival and identification to the planned development, landscaped sign monuments are located at the (3) three points of access and entry to the development (*See Traffic Exhibit F*). Accents of turf, flowering shrubs and groundcover, Date Palms, and specimen multi-trunk Olive trees will be integrated into the landscape at these locations. The North-South Collector street will be lined on both sides of the street with Evergreen Elm shade trees at 30’ intervals (*See Traffic Exhibits C & D*). These trees will be located between the back of street curb and detached sidewalk. The East-West Collector street will have alternating Mexican Fan Palms and Red Push Pistachia at 15’ intervals in the street median (*See Traffic Exhibits A & B*). These tree types will provide for the street tree theme for the two collector streets that will effectively provide for the visual continuity in the streetscape. A limited selection of flowering groundcover will be placed in repetition and in mass quantities to add to the cohesiveness and landscape continuity in the streetscape. At the intersection of the two streets where the traffic circle occurs, the perimeter edge of the street will be lined with mature 20’ tall Date Palms placed in soldier row in a circular fashion to enhance the traffic circle. Flowering ornamental Chitalpa trees will be planted in between the Date Palms to provide a colorful understory for the Date Palms. At ground level, there will be a circular arc of Flowering groundcovers adjacent to the street curb and a 25-foot width of sodded turf beyond running parallel with the traffic circle. In the middle of the traffic circle, there will be a symmetrical design of turf and flowering groundcovers with accents of specimen multi-trunk fruitless Olive trees. The traffic circle will be paved with interlocking concrete pavers to enhance this accent feature. (*See Traffic Exhibit - E for additional information*)



Entry Monument – Typical all Three Entrances – Traffic Exhibit F

The outdoor passive pedestrian spaces and areas used for outdoor dining for the retail service and restaurant parcels (*Identified as parcels 5, 8, 9, and 10 on the site plan*) will be enhanced with decorative paved surfaces, site furniture including benches, planter pots, and trash receptacles; shade trees in cast-iron tree grates; raised planters with flowering shrubs and groundcovers; and decorative seat walls. A lighted water feature will be the focal point situated between two retail service buildings on parcels 8 and 9. A strong pedestrian connection will be provided crossing the collector street which will terminate at the fountain. For the most part, plantings used for the commercial retail and residential parcels will be the same as the plant palette used in the development of common open space as identified in this booklet, with a few additional plant species to add to variety in the landscape.



Multi-Use Trail – Traffic Exhibit G

Plant Pallet (For Common Open Space)



TREES:

Phoenix Dactylifera
Date Palm

20' Trunk, Matching Specimens
Diamond Cut Trunks



Washingtonia Robusta
Mexican Fan Palm

26' Trunk, Matching Specimens
Straight, Skinned Trunks



Pistache Ch. "Red Push"
Red Push Pistachia

36" Box Minimum
12' Ht., 6' Sp., 3" Cal., Matching



Ulmus Parvifolia
Evergreen Elm

24" Box Minimum
9' Ht., 4.5' Sp, 1 1/2" Cal., Matching



Quercus Virginiana
Southern Live Oak

24" Box Minimum
9' Ht., 4.5' Sp, 1 1/2" Cal., Matching



Chitalpa Tashkensis
Chitalpa

24" Box Minimum
8' Ht., 4' Sp, 1 1/4" Cal.



Olea Europaea "Wilsonii"
Fruitless Olive

36" Box Minimum, Multi-Trunk"
10' Ht., 6' Sp.



Acacia Mulga
Mulga Tree

24" Box Minimum
8' Ht., 4.5' Sp., 1 1/4" Caliper



Acacia Salicina
Willow Acacia

24" Box Minimum
9' Ht., 4.5' Sp., 1 1/4" Caliper

SHRUBS



Leucophyllum Langmaniae
Rio Bravo Sage

5 Gallon @ 5' O.C.
Full, Past Can



Nerium Oleander "D.P."
Dwarf Pink Oleander

5 Gallon @ 5' O.C.
Full, Past Can



Ruellia Brittoniana
Purple Ruellia

5 Gallon @ 5' O.C.
Full, Past Can



Tecoma Stans v.
Orange Jubilee

5 Gallon
Full, Past Can



Callistemon Vim. "Little John"
Little John Bottle Brush

5 Gallon
Full, Past Can



Ilex Vomitoria "Stokes"
Yaupon Holly

5 Gallon @ 3' O.C.
Full, Past Can



Bouganvillea "La Jolla"
Red Bush Bouganvillea

5 Gallon @ 6' O.C.
Full, Past Can



Carissa Grandiflora "G.C."
Green Carpet

5 Gallon @ 5' O.C.
Full, Past Can



Muhlenbergia "Regal Mist"
Pink Muhly

5 Gallon @ 4' O.C.
Full, Past Can



ACCENTS:

Hesperaloe Parvifolia 1 Gallon
Red Yucca Full, Past Can



Agave Gemniflora 5 Gallon
Twin Flower Agave Full, Past Can



Caesalpinia Pulcherrima 5 Gallon
Red Mexican Bird Of Paradise Full, Past Can



GROUNDCOVERS:

Lantana Montivedensis "N.G." 1 Gallon @ 4' O.C.
New Gold Lantana Full, Past Can



Lantana Sellowiana "T.P." 1 Gallon @ 4' O.C.
Trailing Purple Lantana Full, Past Can



Eremophylla Mingineu Gold 1 Gallon @ 6' O.C.
Outback Sunrise Full, Past Can



Acacia Redolens "D.C." 5 Gallon @ 7' O.C.
Desert Carpet Redolens Full, Past Can

In conclusion, the purpose of this PAD Amendment Design Guidelines is to guide the development of Maricopa Stonegate. The intent is to allow for both specific, and immediate project development, as well as conceptual development plans with specific site plans deferred to the time of future project development.