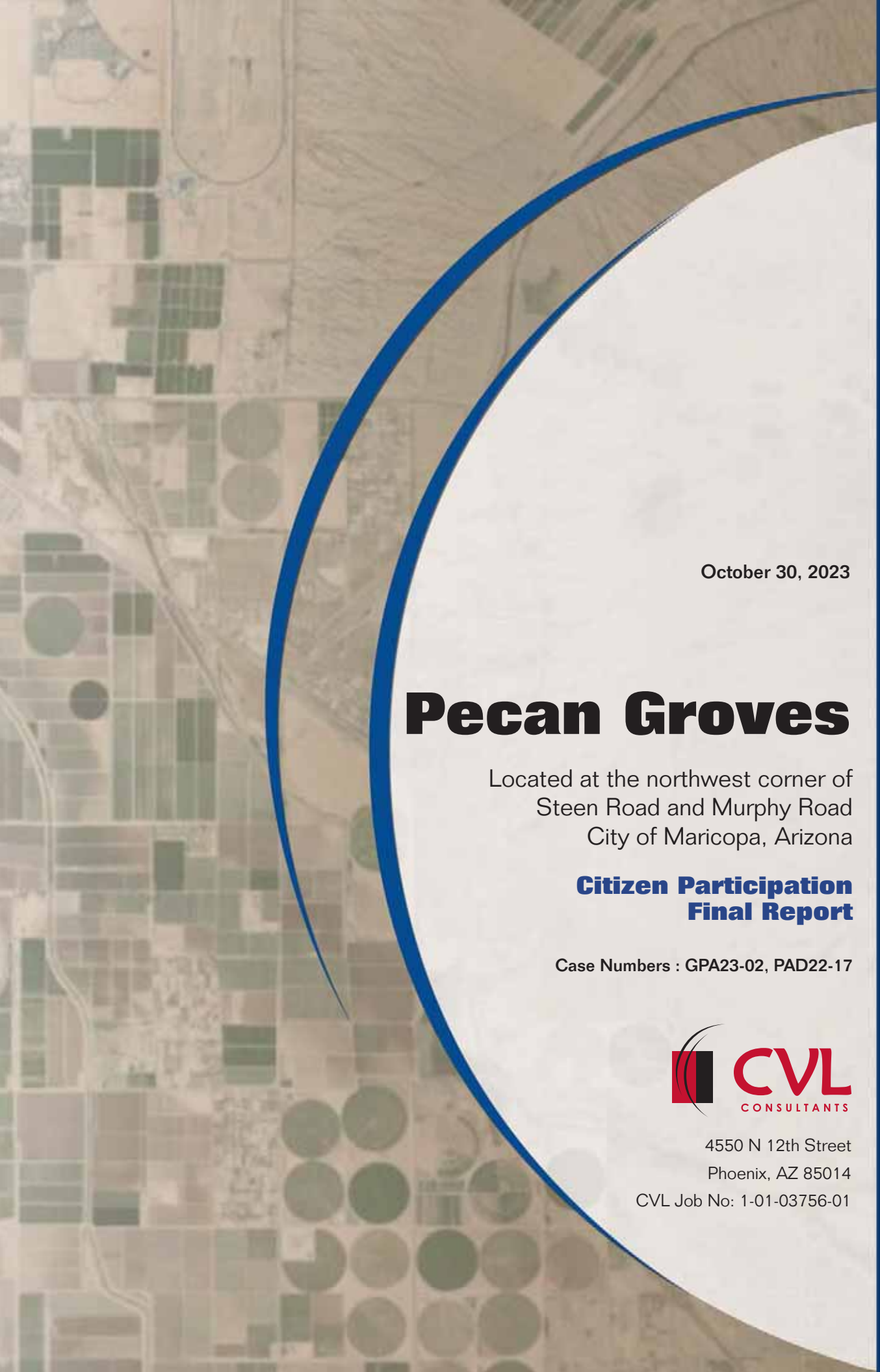

October 30, 2023

Pecan Groves

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

Citizen Participation Final Report

Case Numbers : GPA23-02, PAD22-17

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-03756-01

Citizen Participation Final Report

for

Pecan Groves

Developer

Maricopa 80 Partners, LLC
C/O Emmerson Holdings, LLC
14555 N. Scottsdale Road #330
Scottsdale, AZ 85254
Attn: Chase Emmerson

Planning/Civil Engineering Consultant:

CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Julie Vermillion
602-285-4765
jvermillion@cvlci.com

Contents

1. Project Summary 1

    Description of Development 2

2. Notification Summary 4

3. Summary of Public Notification Techniques. 4

4. Notification Map & Mailing List. 5

5. Sign Posting and Publication 5

6. Neighborhood Meeting Minutes 5

7. City Coordination 6

Exhibits

Vicinity Map. . . . . Exhibit A

Conceptual Land Use Plan. . . . . Exhibit B

Notification Letter & School Notification Letter . . . . . Exhibit C

Newspaper Notice . . . . . Exhibit D

Sign Posting . . . . . Exhibit E

Sign Posting Locations . . . . . Exhibit F

Existing 600’ Adjacent Ownership Aerial Map & Generated Map . . . . . Exhibit G

600’ Notification Mailing List & Labels . . . . . Exhibit H

Neighborhood Meeting Summary . . . . . Exhibit I

This report outlines the details of the process used by the applicant to involve the public in pursuit of Planned Area Development and Major General Plan Amendment applications pursuant to the City of Maricopa's ("City") Zoning Code Chapter 18.140, "Common Procedures."

1. Project Summary

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

The purpose of this request is to submit, process, and obtain approval for a Major General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently. The first request seeks a Major General Plan Amendment ("GPA") to change the existing LDR ("Low Density Residential - up to 2.0 dwelling units per acre") land use designation to a combination of the MDR ("Medium Density Residential 2.0-6.0 dwelling units per acre") and C ("Commercial") land use designations.

The second companion request seeks to rezone the overall approximate 80-acre property from the current CI-2 ("Industrial Zone") zoning to PAD ("Planned Area Development") zoning. Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area.

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

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

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

Description of Development

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

The residential lots primarily consist of a typical lot mix of 40' x 115', 45' x 120', and 60' x 125' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. The current design of the community as shown provides internal neighborhoods dedicated to each of the proposed lot sizes buffered by a network of contiguous open space corridors providing visual appeal and pedestrian connectivity throughout, as illustrated on the Conceptual Land Use Plan. A separate phase is planned for a ±5.2-acre commercial parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future commercial use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location. Internal circulation to the community will be provided by a primary entrance from Steen Road

to the south and Murphy Road to the east, with internal collector roads providing access to local streets within all proposed parcels. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

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

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

Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, character shade trees, and trail connectivity, and a high-quality material and finish design for the theme walls and decorative fencing provided throughout the entire community. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in this proposal to ensure the development of a high-quality neighborhood and overall design compatibility to the area.

2. Notification Summary

The following table summarizes the notification efforts to be executed for the project.

Notification	
1st Notification Letter	6/28/23
1st Neighborhood Meeting	7/13/23
2nd Notification Letter	9/8/23
1st Ad Publication (Casa Grande Dispatch)	9/9/23
1st Sign Posting	9/10/23
1st Planning and Zoning Commission (Information Only)	9/25/23
3rd Notification Letter	10/05/23
2nd Sign Posting	10/11/23
2nd Ad Publication (Casa Grande Dispatch)	10/24/23
2nd Neighborhood Meeting	10/26/23
2nd Planning and Zoning Commission	11/13/23
City Council	12/05/23

The mailing list and notification map of the individuals notified is attached. The affidavits for the notification mailing, site posting and newspaper publication efforts are attached to this report. The sign-in sheet and minutes from the neighborhood meetings are also provided with this report.

3. Summary of Public Notification Techniques

Notification was mailed to all landowners within a minimum 600' radius of the site and the Maricopa Unified School District (Exhibit C, Notification Letter & School Notification Letter).

Notice was published in the Casa Grande Dispatch in advance of the meeting date (Exhibit D, Newspaper Notice).

A sign was posted on the site with the same notification information and updated as needed. Photos of the sign are attached to this report (Exhibit E, Sign Posting and Exhibit F, Sign Posting Location).

4. Notification Map & Mailing List

A map indicating the area of notification (Exhibit G, Existing 600' Adjacent Ownership Aerial Map & Generated Map) and the list of property owners that will be notified (Exhibit H, 600' Notification Mailing List & Labels) are provided for reference.

All property owners within the area of notification and the Maricopa Unified School District were sent a notification letter with the neighborhood meeting and public hearing information. The notification area map and the property owner list meet all City ordinance requirements and are provided in this report.

5. Sign Posting and Publication

The notification sign and the newspaper notice publication were executed in compliance with City ordinances. Specific language for the sign and publication were determined with the cooperation of City planning staff prior to time of posting and publication.

The newspaper notice was published in the Casa Grande Dispatch. A sign was posted on the property with corresponding information. Exhibits detailing the sign posting and the notice along with the affidavit certifying publication are provided in this.

6. Neighborhood Meeting Minutes

The initial neighborhood meeting for the companion Planned Area Development (PAD) and Major General Plan Amendment (GPA) applications for the Pecan Groves community was held at 5:00 pm on Thursday, July 13, 2023 in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

Two members of the development team were present and available to meet with the public. No members of the public attended.

A follow up neighborhood meeting was held at 5:30 pm on Thursday, October 26, 2023 in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

One member of City staff and two members of the development team were available to meet with the public. One member of the public attended, Kurt Hyman. Kurt provided feedback regarding the regional drainage solution and asked about the intended timeframe for development. He would like if the project helps to increase property values in the area.

The sign-in sheet, meeting minutes, and presentations for both meetings are provided with this report (Exhibit I, Neighborhood Meeting Summary).

7. City Coordination

Specific language for notification materials was determined with the cooperation of City planning staff prior to time of posting, mailing and/or publication.

The applicant will continue to periodically update City planning staff on citizen outreach efforts through to ordinance adoption by the City Council. Updates will continue to be handled by e-mail, telephone, and in-person communications as needed.

Exhibit A

Vicinity Map

Pecan Groves

Vicinity Map

Exhibit A

W HONEYCUTT RD

N WHITE AND PARKER RD

FUQUA RD

N HARTMAN RD

N MURPHY RD

ANDERSON RD

W BOWLIN RD

W FARELL RD

MARICOPA CASA GRANDE HIGHWAY

SITE

W STEEN RD

N RUSSELL RD

W PETERS AND NALL RD

W TRADING POST RD

N

0’ 1500’ 3000’

13 January 2023

N:\01\0375601\Graphics\Exhibits\Pecan Groves - PAD

CVL CONSULTANTS

Exhibit B

Conceptual Land Use Plan

Pecan Groves

Conceptual Land Use Plan

Exhibit B

Conceptual Site Data	
Gross Area	80.45 acres
Residential Area	75.23 acres
Future Commercial Area	5.22 acres
Lot Mix	
Single Family - 40' x 115'	± 203 lots
Single Family - 45' x 120'	± 85 lots
Single Family - 60' x 125'	± 41 lots
Total Yield	**329 lots**
Residential Density	4.37 du/ac
Residential Open Space (min. 20%)	± 15.05 acres

Note:

- Minimum 30' landscape buffer is provided along Murphy & Steen Roads.
- Minimum 25' landscape buffer is provided along Collector Roads.
- This plan is for illustrative purposes only. Product type, lot mix, layout, street pattern and open space are conceptual. Ultimate design is to be determined during the preliminary or final plat stage.
- Product type could range from the 40' - 60' lots to a parcel dedicated to larger lot sizes or a blended neighborhood with more innovative housing product options such as alley loaded lots, cluster homes, or others. Not all potential options are illustrated.

N

0' 40' 80' 160'

13 January 2023

N:\01\0375601\Graphics\Exhibits\Pecan Groves - PAD

CVL CONSULTANTS

Exhibit C

Notification Letter & School Notification Letter

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

June 28, 2023

Subject: Pecan Groves - Planned Area Development and Major General Plan Amendment Request (Case #s GPA23-02 & PAD22-17). This +/- 80-acre site is generally located at the northwest corner of Steen Road and Murphy Road within the City of Maricopa incorporated limits.

Dear Neighbor:

The purpose of this letter is to inform you that Planned Area Development (PAD) and Major General Plan Amendment (GPA) applications have been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Holdings. The applications are to amend the current zoning for the +/- 80-acre site known as Pecan Groves located at the northwest corner of Steen Road and Murphy Road from CI-2 Industrial Zone to PAD and for a major amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single-family residential community with a portion of land planned for commercial use (Case #s GPA23-02 & PAD22-17).

Pecan Groves is the proposed PAD and major GPA area containing approximately 80 acres of land located in Section 4, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by the La Brea Road alignment on the north; Murphy Road on the east; Steen Road on the south; and undeveloped land planned for the Cortona master planned community on the west. Please see the attached existing and proposed zoning and general plan maps for an illustration of the proposed request.

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail.

A **Neighborhood Meeting** is scheduled for July 13, 2023, at 5:00 pm in the Maple Room of the Maricopa Library and Cultural Center located at 18160 N Maya Angelou Drive in Maricopa, Arizona 85138. We look forward to meeting with you at the scheduled meeting and answering all of your questions regarding this proposed PAD and GPA request. If you wish to provide input on this matter, you may attend the meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, please contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980.You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case #s GPA23-02 & PAD22-17, Project Name: Pecan Groves - Planned Area Development and Major General Plan Amendment. Please refer to the attached documents for additional information regarding this request.

Sincerely,

Julie Vermillion
Project Manager, CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

June 28, 2023

Dr. Tracey Lopeman, Superintendent
Maricopa Unified School District
44150 West Maricopa Casa Grande Highway,
Maricopa, Arizona 85138

Subject: Pecan Groves - Planned Area Development and Major General Plan Amendment Request (Case #s GPA23-02 & PAD22-17). This +/- 80-acre site is generally located at the northwest corner of Steen Road and Murphy Road within the City of Maricopa incorporated limits.

Dear Dr. Lopeman:

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We are seeking the School District's support regarding this Planned Area Development and Major General Plan Amendment. You may reach me at the contact information provided below, or you may contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980.You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case #s GPA23-02 & PAD22-17, Project Name: Pecan Groves - Planned Area Development and Major General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.

Sincerely,

Julie Vermillion
Project Manager, CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
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CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

June 28, 2023

Subject: Pecan Groves - General Plan Amendment and Planned Area Development Request
Case #s GPA23-02 & PAD22-17

Project Narrative

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

The purpose of this request is to submit, process, and obtain approval for a Major General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently. The first request seeks a Major General Plan Amendment ("GPA") to change the existing LDR ("Low Density Residential - up to 2.0 dwelling units per acre") land use designation to a combination of the MDR ("Medium Density Residential 2.0-6.0 dwelling units per acre") and C ("Commercial") land use designations.

The second companion request seeks to rezone the overall approximate 80-acre property from the current CI-2 ("Industrial Zone") zoning to PAD ("Planned Area Development") zoning. Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area.

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

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Description of Development

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

The residential lots primarily consist of a typical lot mix of 40' x 115', 45' x 120', and 60' x 125' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. The current design of the community as shown provides internal neighborhoods dedicated to each of the proposed lot sizes buffered by a network of contiguous open space corridors providing visual appeal and pedestrian connectivity throughout, as illustrated on the Conceptual Land Use Plan. A separate phase is planned for a ±5.2-acre commercial parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future commercial use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location. Internal circulation to the community will be provided by a primary entrance from Steen Road to the south and Murphy Road to the east, with internal collector roads providing access to local streets within all proposed parcels. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

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Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, and trail connectivity, with a high-quality material and finish design for the theme walls and decorative fencing provided throughout the entire community. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in this proposal to ensure the development of a high-quality neighborhood and overall design compatibility to the area.

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

September 8, 2023

Subject: Pecan Groves - Planned Area Development and Major General Plan Amendment Request (Case #s GPA23-02 & PAD22-17). This +/- 80-acre site is generally located at the northwest corner of Steen Road and Murphy Road within the City of Maricopa incorporated limits.

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The hearing dates scheduled for this request is as follows:

- **1st Planning & Zoning Commission (Introduction Only)**
  September 25, 2023, at 6:00 pm
  Maricopa Library and Cultural Center
  18160 N Maya Angelou Drive,
  Maricopa, Arizona 85138

- **2nd Planning and Zoning Commission**
  October 23, 2023, at 6:00 pm
  City Hall, 39700 West Civic Center Plaza
  Maricopa, Arizona 85138

- **City Council**
  November 21, 2023, at 6:00 pm
  City Hall, 39700 West Civic Center Plaza
  Maricopa, Arizona 85138

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We look forward to meeting with you at the scheduled meetings/hearings and answering all of your questions regarding this proposed PAD and GPA request. If you wish to provide input on this matter, you may attend each meeting or submit a written comment before or during the meeting.

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4550 North 12 Street, Phoenix, Arizona 85014
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Julie Vermillion
Project Manager, CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

September 8, 2023

Subject: Pecan Groves - General Plan Amendment and Planned Area Development Request
Case #s GPA23-02 & PAD22-17

Project Narrative

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

The purpose of this request is to submit, process, and obtain approval for a Major General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently. The first request seeks a Major General Plan Amendment ("GPA") to change the existing LDR ("Low Density Residential - up to 2.0 dwelling units per acre") land use designation to a combination of the MDR ("Medium Density Residential 2.0-6.0 dwelling units per acre") and C ("Commercial") land use designations.

The second companion request seeks to rezone the overall approximate 80-acre property from the current CI-2 ("Industrial Zone") zoning to PAD ("Planned Area Development") zoning. Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area.

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

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

Description of Development

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

The residential lots primarily consist of a typical lot mix of 40' x 115', 45' x 120', and 60' x 125' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. The current design of the community as shown provides internal neighborhoods dedicated to each of the proposed lot sizes buffered by a network of contiguous open space corridors providing visual appeal and pedestrian connectivity throughout, as illustrated on the Conceptual Land Use Plan. A separate phase is planned for a ±5.2-acre commercial parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future commercial use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location. Internal circulation to the community will be provided by a primary entrance from Steen Road to the south and Murphy Road to the east, with internal collector roads providing access to local streets within all proposed parcels. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

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

Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, and trail connectivity, with a high-quality material and finish design for the theme walls and decorative fencing provided throughout the entire community. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in this proposal to ensure the development of a high-quality neighborhood and overall design compatibility to the area.

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

October 5, 2023

Subject: Pecan Groves - Planned Area Development and Major General Plan Amendment Request (Case #s GPA23-02 & PAD22-17). This +/- 80-acre site is generally located at the northwest corner of Steen Road and Murphy Road within the City of Maricopa incorporated limits.

Dear Neighbor:

The purpose of this letter is to inform you that Planned Area Development (PAD) and Major General Plan Amendment (GPA) applications have been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Holdings. The applications are to amend the current zoning for the +/- 80-acre site known as Pecan Groves located at the northwest corner of Steen Road and Murphy Road from CI-2 Industrial Zone to PAD and for a major amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single-family residential community with a portion of land planned for commercial use (Case #s GPA23-02 & PAD22-17).

Pecan Groves is the proposed PAD and major GPA area containing approximately 80 acres of land located in Section 4, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by the La Brea Road alignment on the north; Murphy Road on the east; Steen Road on the south; and undeveloped land planned for the Cortona master planned community on the west. Please see the attached existing and proposed zoning and general plan maps for an illustration of the proposed request.

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail.

The meeting/hearing dates scheduled for this request is as follows:

- **Neighborhood Meeting**
  October 26, 2023, at 6:00 pm
  Maple Room, Maricopa Library and Cultural Center
  18160 N Maya Angelou Drive,
  Maricopa, Arizona 85138

- **2nd Planning and Zoning Commission**
  November 13, 2023, at 6:00 pm
  City Hall, 39700 West Civic Center Plaza
  Maricopa, Arizona 85138

- **City Council**
  December 5, 2023, at 6:00 pm
  City Hall, 39700 West Civic Center Plaza
  Maricopa, Arizona 8513

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4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

We look forward to meeting with you at the scheduled meetings/hearings and answering all of your questions regarding this proposed PAD and GPA request. If you wish to provide input on this matter, you may attend each meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, please contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980.You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case #s GPA23-02 & PAD22-17, Project Name: Pecan Groves - Planned Area Development and Major General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.

Sincerely,

Julie Vermillion
Project Manager, CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

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CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

October 5, 2023

Subject: Pecan Groves - General Plan Amendment and Planned Area Development Request
Case #s GPA23-02 & PAD22-17

Project Narrative

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

The purpose of this request is to submit, process, and obtain approval for a Major General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently. The first request seeks a Major General Plan Amendment ("GPA") to change the existing LDR ("Low Density Residential - up to 2.0 dwelling units per acre") land use designation to a combination of the MDR ("Medium Density Residential 2.0-6.0 dwelling units per acre") and C ("Commercial") land use designations.

The second companion request seeks to rezone the overall approximate 80-acre property from the current CI-2 ("Industrial Zone") zoning to PAD ("Planned Area Development") zoning. Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area.

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

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

Description of Development

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

The residential lots primarily consist of a typical lot mix of 40' x 115', 45' x 120', and 60' x 125' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. The current design of the community as shown provides internal neighborhoods dedicated to each of the proposed lot sizes buffered by a network of contiguous open space corridors providing visual appeal and pedestrian connectivity throughout, as illustrated on the Conceptual Land Use Plan. A separate phase is planned for a ±5.2-acre commercial parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future commercial use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location. Internal circulation to the community will be provided by a primary entrance from Steen Road to the south and Murphy Road to the east, with internal collector roads providing access to local streets within all proposed parcels. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

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

Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, and trail connectivity, with a high-quality material and finish design for the theme walls and decorative fencing provided throughout the entire community. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in this proposal to ensure the development of a high-quality neighborhood and overall design compatibility to the area.

Pecan Groves

Conceptual Land Use Plan

Exhibit B

Conceptual Site Data	
Gross Area	80.45 acres
Residential Area	75.23 acres
Future Commercial Area	5.22 acres
Lot Mix	
Single Family - 40' x 115'	± 203 lots
Single Family - 45' x 120'	± 85 lots
Single Family - 60' x 125'	± 41 lots
Total Yield	**329 lots**
Residential Density	4.37 du/ac
Residential Open Space (min. 20%)	± 15.05 acres

Note:

- Minimum 30' landscape buffer is provided along Murphy & Steen Roads.
- This plan is for illustrative purposes only. Product type, lot mix, layout, street pattern and open space are conceptual. Ultimate design is to be determined during the preliminary or final plat stage.
- Product type could range from the 40' - 60' lots to a parcel dedicated to larger lot sizes or a blended neighborhood with more innovative housing product options such as alley loaded lots, cluster homes, or others. Not all potential options are illustrated.

N

0' 40' 80' 160'

13 January 2023

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CVL CONSULTANTS

Pecan Groves

Existing General Plan

Exhibit C

LDR
Low Density
Residential

MDR
Medium
Density
Residential

C
Commercial

MPC
Master Planned
Community

LA BREA RD (ALIGNMENT)

MPC
Master Planned
Community

LDR
Low Density
Residential

SITE

LDR
Low Density
Residential

MPC
Master Planned
Community

W STEEN ROAD

MDR
Medium
Density
Residential

MDR
Medium
Density
Residential

N MURPHY ROAD

MPC
Master Planned
Community

N

0’ 150’ 300’

13 January 2023
N:\01\0375601\Graphics\Exhibits\PecanGroves-PADExhibits.indd

CVL CONSULTANTS

Pecan Groves

Proposed General Plan

Exhibit D

LDR
Low Density Residential

MDR
Medium Density Residential

MPC
Master Planned Community

C
Commercial

LA BREA RD (ALIGNMENT)

SITE

W STEEN ROAD

N MURPHY ROAD

N

0’ 150’ 300’

13 January 2023
N:\01\0375601\Graphics\Exhibits\PecanGroves-PADExhibits.indd

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Pecan Groves

Existing Zoning

Exhibit E

CR-3
Single Family Residence

CI-2
Industrial Zone

PAD
Planned Area Development

GR
General Rural Zone

LA BREA RD (ALIGNMENT)

SITE

CI-2
Industrial Zone

CI-2
Industrial Zone

GR
General Rural Zone

CI-2
Industrial Zone

CR-3
Single Family Residence

W STEEN ROAD

N MURPHY ROAD

CR-3
Single Family Residence

N

0' 150' 300'

13 January 2023
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CVL CONSULTANTS

Pecan Groves

Proposed Zoning

Exhibit F

CI-2
Industrial Zone

PAD
Planned Area
Development

GR
General Rural
Zone

CR-3
Single Family
Residence

LA BREA RD (ALIGNMENT)

SITE

PAD
Planned Area
Development

PAD
Planned Area
Development

GR
General Rural
Zone

W STEEN ROAD

N MURPHY ROAD

CR-3
Single Family
Residence

CR-3
Single Family
Residence

CI-2
Industrial Zone

N

0' 150' 300'

13 January 2023
N:\01\0375601\Graphics\Exhibits\PecanGroves-PADExhibits.indd

CVL CONSULTANTS

Exhibit D

Newspaper Notice

STATE OF ARIZONA

COUNTY OF PINAL } ss.

NOTICE OF PUBLIC MEETING AND HEARING
for
Planned Area Development Case # PAD22-17
& Major General Plan Amendment Case # GPA23-02
1st Planning and Zoning Commission
September 25, 2023, at 6:00 pm
Maricopa Library and Cultural Center
18160 N Maya Angelou Drive, Maricopa, Arizona 85138
2nd Planning and Zoning Commission
October 23, 2023, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
City Council
November 21, 2023, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138

NOTICE IS HEREBY GIVEN THAT the above listed meeting and public hearings will be held at the above referenced date, time and location. The purpose of the meeting is to inform residents in the surrounding areas of the proposed request to amend the current zoning for the +/- 80-acre site known as Pecan Groves located at the northwest corner of Steen Road and Murphy Road from Industrial Zone to PAD and for a major amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for commercial use (Case #s GPA23-02 & PAD22-17).

The application is on file with the Development Services Department and is available for public review and will be provided upon request. Anyone wishing to appear and make comment is encouraged to attend.

Written comments are welcome, and if received prior to the meeting will be included in the record. All comments or appeals should be sent in a written form to the City of Maricopa Development Services Department, Attention: Derek Scheerer, 39700 West Civic Center Plaza, Maricopa, Arizona 85138.

Please include name, address, telephone number and signature.

No. of publications: 1; date of publication: Sep. 09, 2023.

Affidavit of Publication

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

09/09/2023

CASA GRANDE DISPATCH

By _____
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 12th day of Sept. A.D., 2023

_____
Notary Public in and for the County
Of Pinal, State of Arizona

Vicki Morris
Notary Public
Pinal County, Arizona
My Comm. Expires 09-20-24
Commission No. 587546

STATE OF ARIZONA
} ss.
COUNTY OF PINAL

NOTICE OF PUBLIC MEETING AND HEARING
for
Planned Area Development Case # PAD22-17
& Major General Plan Amendment Case # GPA23-02
Planning and Zoning Commission
November 13, 2023, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
City Council
December 5, 2023, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138

NOTICE IS HEREBY GIVEN THAT the above listed meeting and public hearings will be held at the above referenced date, time and location. The purpose of the meeting is to inform residents in the surrounding areas of the proposed request to amend the current zoning for the +/- 80-acre site known as Pecan Groves located at the northwest corner of Steen Road and Murphy Road from Industrial Zone to PAD and for a major amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for commercial use (Case #s GPA23-02 & PAD22-17).

The application is on file with the Development Services Department and is available for public review and will be provided upon request. Anyone wishing to appear and make comment is encouraged to attend.

Written comments are welcome, and if received prior to the meeting will be included in the record. All comments or appeals should be sent in a written form to the City of Maricopa Development Services Department, Attention: Derek Scheerer, 39700 West Civic Center Plaza, Maricopa, Arizona 85138.

Please include name, address, telephone number and signature.

No. of publications: 1; date of publication: Oct. 24, 2023.

Affidavit of Publication

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

10/24/2023

CASA GRANDE DISPATCH

By K. Cooper
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 30th
day of Oct. A.D., 2023

Vicki Morris
Notary Public in and for the County
Of Pinal, State of Arizona

Vicki Morris
Notary Public
Pinal County, Arizona
My Comm. Expires 09-20-24
Commission No. 587546

Exhibit E

Sign Posting

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the NWC Steen Rd & Murphy Rd, in the City of Maricopa, on 9/11/2023.

See attached photo exhibit.

For applicant:

CVL Consultants

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 9/11/2023 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Notary Public

My Commission expires: 10-25-24

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

NOTICE OF PUBLIC HEARING
CITY OF MARICOPA
ZONING
PROPOSAL:
Current Zoning: CI-2 (Industrial Zone)
1st Planning and Zoning
2nd Planning and Zoning
City Council Meeting
Sep 11, 2023 07:05AM
85138
Pinal County
Maps

NOTICE OF PUBLIC HEARING
CITY OF MARICOPA
ZONING
PROPOSAL: Pecan Groves by CVL Consultants on behalf of Emmerson Holdings: A request to amend the current zoning for the +/-81-acre site located at the northwest corner of Steen Road & Murphy Road from the Industrial Zone to PAD and for a major amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single-family residential community with a portion of land for commercial use (Case #s PAD22-9 & GPA23-10).
Current Zoning: CI-2 (Industrial Zone)
You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions.
1st Planning and Zoning:
Date: September 25, 2023
Time: 6:00 PM
Location: Maricopa Library & Cultural Center
Maple Room, 1900 N. Maya Angelou Dr.
Maricopa, AZ 85139
2nd Planning and Zoning:
Date: October 23, 2023
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting:
Date: November 21, 2023
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
For questions or comments regarding this case contact case planner, Derek Scheme, 520-316-6821 or Derek.Scheme@maricopa.gov
www.maricopa-az.gov/maricopaparticipates
Maps
Sep 11, 2023 06:45AM
14936–14956 N Murphy Rd
Pinal County

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the NWC Steen Rd & Murphy Rd, in the City of Maricopa, on 10/11/2023.

See attached photo exhibit.

For applicant:

CVL Consultants

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

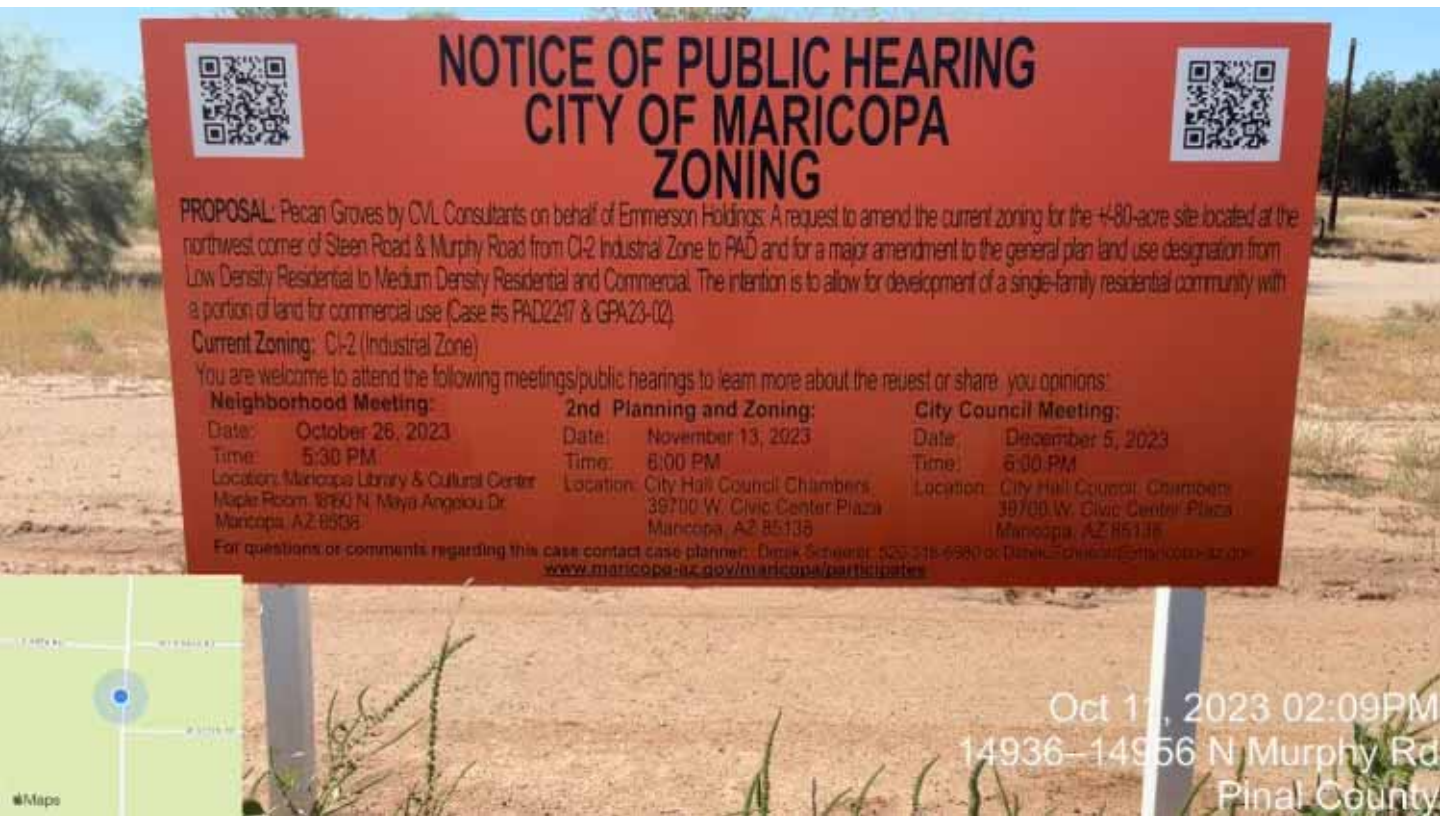
Subscribed and sworn to be on 10/11/2023 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Notary Public

My Commission expires: 10-25-24

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024


NOTICE OF PUBLIC HEARING
CITY OF MARICOPA
ZONING
PROPOSAL: Pecan Groves by CVL Consultants on behalf of Emmerson Holdings: A request to amend the current zoning for the +/-80-acre site located at the northwest corner of Steen Road & Murphy Road from CI-2 Industrial Zone to PAD and for a major amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single-family residential community with a portion of land for commercial use (Case #s PAD22-17 & GPA23-02)
Current Zoning: CI-2 (Industrial Zone)
You are welcome to attend the following meetings/public hearings to learn more about the request or share you opinions:
Neighborhood Meeting:
Date: October 26, 2023
Time: 5:30 PM
Location: Maricopa Library & Cultural Center
Maple Room 18160 N. Maya Angelou Dr
Maricopa, AZ 85138
2nd Planning and Zoning:
Date: November 13, 2023
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting:
Date: December 5, 2023
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
For questions or comments regarding this case contact case planner: Derek Scheerer, 520-316-6980 or Derek.Scheerer@maricopa-az.gov
www.maricopa-az.gov/maricopa/participates
Maps
Oct 1[illegible], 2023 02:09PM
14936–14956 N Murphy Rd
Pinal County

NOTICE OF PUBLIC HEARING
CITY OF MARICOPA
ZONING
PROPOSAL: Pecan Groves by CVL Consultants on behalf of Emmerson Holdings: A request to amend the current zoning for the +/-80-acre site located at the northwest corner of Steen Road & Murphy Road from CI-2 Industrial Zone to PAD and for a major amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single-family residential community with a portion of land for commercial use (Case #s PAD22-07 & GPA23-02)
Current Zoning: CI-2 (Industrial Zone)
You are welcome to attend the following meetings/public hearings to learn more about the request or share you opinions:
Neighborhood Meeting:
Date: October 26, 2023
Time: 5:30 PM
Location: Maricopa Library & Culture Center
Maple Room 10760 N. Maya Angelou Dr
Maricopa, AZ 85138
2nd Planning and Zoning:
Date: November 13, 2023
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting:
Date: December 5, 2023
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
For questions or comments regarding this case contact case planner: Derek Scheerer, 520-316-6980 or Derek.Scheerer@maricopa-az.gov
www.maricopa-az.gov/maricopa/participate
Oct 11, 2023 02:06PM
85138
Pinal County
Maps

Exhibit F

Sign Posting Location

Pecan Groves

Sign Posting Locations Map

Approx. Sign Location

502062220, 502061600,
502061590, 502061580
CORTONA INC

600' RADIUS

50206002J
MARICOPA
240 LLC

502060420
HALL GARY L & SHIRLEY

50206035B
MARICOPA 40 LLC

50207002T
HBE FARMS LLC

LA BREA RD (ALIGNMENT)

50206002L
MARICOPA 240 LLC

502060400
MARICOPA 80 LLC

502060410
MARICOPA 80 LLC

50207002F
ECHEVERRIA RUDOLPH LEE
& R RAMSEY TRS

W STEEN ROAD

N MURPHY ROAD

50208002D
HARTMAN 92 LLC

502080010
MARICOPA 480
PARTNERS LLC

50206010B
MARICOPA 480
PARTNERS LLC

N

0' 150' 300'

13 January 2023
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CVL CONSULTANTS

Exhibit G

600’ Adjacent Ownership Map

Pecan Groves

Existing 600’ Adjacent Ownership Map

Exhibit G

502062220, 502061600,
502061590, 502061580
CORTONA INC

600’ RADIUS

50206002J
MARICOPA
240 LLC

502060420
HALL GARY L & SHIRLEY

50206035B
MARICOPA 40 LLC

50207002T
HBE FARMS LLC

LA BREA RD (ALIGNMENT)

50206002L
MARICOPA 240 LLC

502060400
MARICOPA 80 LLC

502060410
MARICOPA 80 LLC

50207002F
ECHEVERRIA RUDOLPH LEE
& R RAMSEY TRS

W STEEN ROAD

N MURPHY ROAD

50208002D
HARTMAN 92 LLC

502080010
MARICOPA 480
PARTNERS LLC

50206010B
MARICOPA 480
PARTNERS LLC

N

0’ 150’ 300’

13 January 2023
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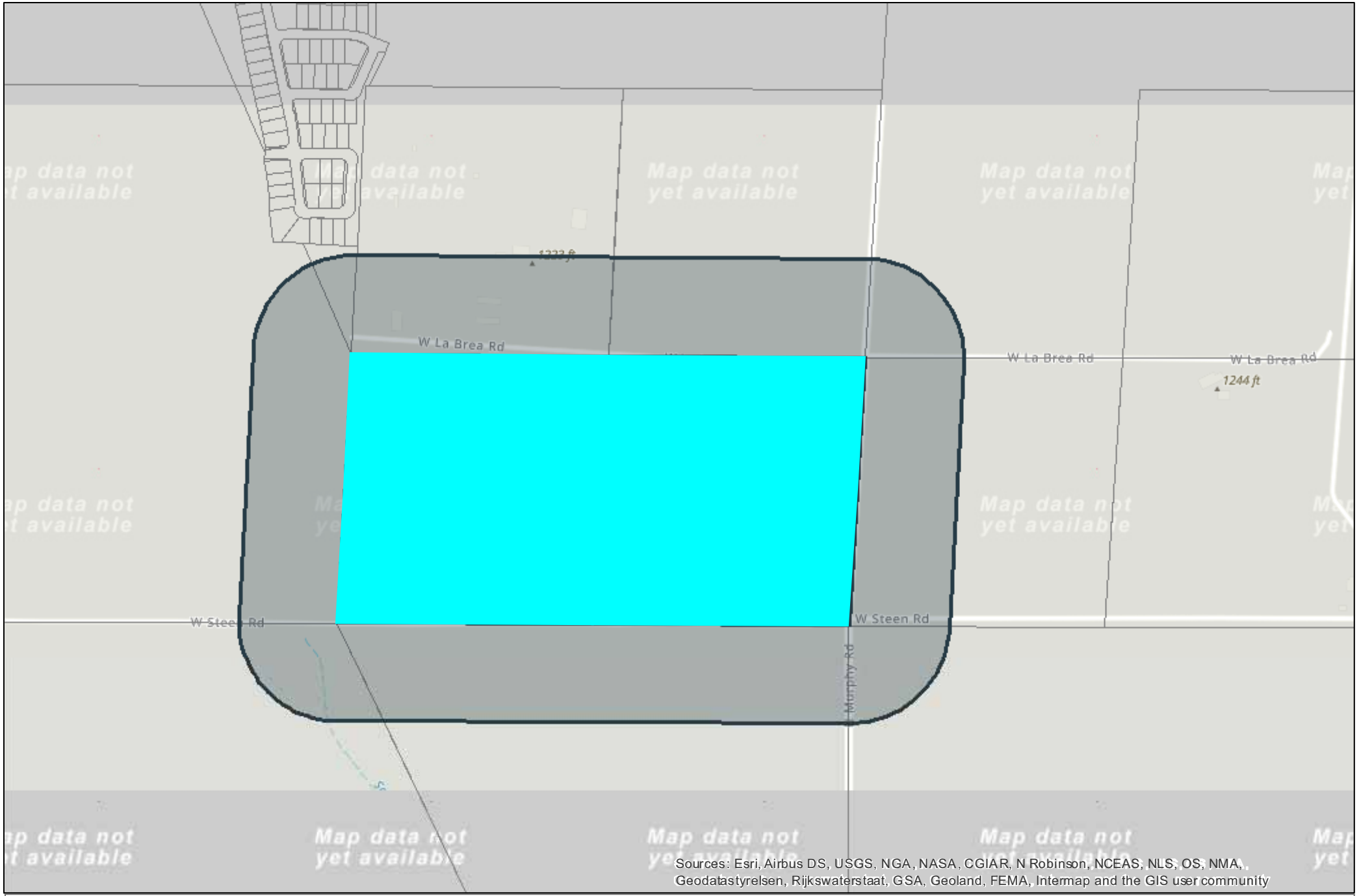
CVL CONSULTANTS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Community Development Status Viewer



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

Exhibit H

600’ Notification Mailing List & Labels

JEN ARIZONA 63 LLC
2222 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

HBE FARMS LLC
34621 W LA BREA RD
MARICOPA, AZ 85138

MARICOPA 480 PARTNERS
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

MARICOPA 40 LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

MARICOPA 480 PARTNERS LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

GARCIA NABOR
15159 N PALA RD
MARICOPA, AZ 85138

HYMAN KURT
PO BOX 701
MARICOPA, AZ 85139

HBE FARMS LLC
34621 W LA BREA RD
MARICOPA, AZ 85138

RAJKARAN RUPESH
6848 W DALE LN
PEORIA, AZ 85383

GARCIA NABOR
15159 N PALA RD
MARICOPA, AZ 85138

ECHEVERRIA RUDOLPH LEE & ...
34621 W LA BREA RD
MARICOPA, AZ 85138

OZORIO ROSA E GARCIA
15383 N SADDLEBACK VISTA A...
MARICOPA, AZ 85138

MARICOPA 80 LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

GARCIA NABOR
15159 N PALA RD
MARICOPA, AZ 85138

LARIMORE DAVID
PO BOX 1156
MARICOPA, AZ 85139

HERNANDEZ YARELI ISABEL M...
34165 W LA BREA RD
MARICOPA, AZ 85138

CASTILLO JUAN CARLOS & FEL...
14476 N RUSSELL RD
MARICOPA, AZ 85138

REYES LAZARO B
15325 N PALA RD
MARICOPA, AZ 85139

ECHEVERRIA RUDOLPH LEE & ...
34621 W LA BREA RD
MARICOPA, AZ 85138

CITY OF MARICOPA, PLANNING
ATTN: DEREK SCHEERER
39700 W. CIVIC CENTER PLAZA
MARICOPA, AZ 85138

600' Notification List		
Parcel Identification Number	**Property Owner Name**	**Address**
502060410	MARICOPA 80 LLC	7373 N SCOTTSDALE RD STE B…, PARADISE VALLEY, AZ 85253
502070220	HYMAN KURT	PO BOX 701, MARICOPA, AZ 85139
502080010	MARICOPA 480 PARTNERS LLC	7373 N SCOTTSDALE RD STE B…, PARADISE VALLEY, AZ 85253
50206010B	MARICOPA 480 PARTNERS	7373 N SCOTTSDALE RD STE B…, PARADISE VALLEY, AZ 85253
50206010C	JEN ARIZONA 63 LLC	2222 W PINNACLE PEAK RD ST…, PHOENIX, AZ 85027
50206035B	MARICOPA 40 LLC	7373 N SCOTTSDALE RD STE B…, PARADISE VALLEY, AZ 85253
50207002E	ECHEVERRIA RUDOLPH LEE & R RAMSEY TRS	34621 W LA BREA RD, MARICOPA, AZ 85138
50207002F	ECHEVERRIA RUDOLPH LEE & R RAMSEY TRS	34621 W LA BREA RD, MARICOPA, AZ 85138
50207002T	HBE FARMS LLC	34621 W LA BREA RD, MARICOPA, AZ 85138
50207002T	HBE FARMS LLC	34621 W LA BREA RD, MARICOPA, AZ 85138
50207021C	OZORIO ROSA E GARCIA	15383 N SADDLEBACK VISTA A…, MARICOPA, AZ 85138
50207021D	RAJKARAN RUPESH	6848 W DALE LN, PEORIA, AZ 85383
50207021E	GARCIA NABOR	15159 N PALA RD, MARICOPA, AZ 85138
50207021F	GARCIA NABOR	15160 N PALA RD, MARICOPA, AZ 85138
50207023B	REYES LAZARO B	15325 N PALA RD, MARICOPA, AZ 85139
50207024B	LARIMORE DAVID	PO BOX 1156, MARICOPA, AZ 85139
50207024C	CASTILLO JUAN CARLOS & FELICIA MARIA	14571 N SCOTTSDALE RD STE 330, SCOTTSDALE, AZ 85254

Exhibit I

Neighborhood Meeting Summary

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

MEETING MINUTES

July 13, 2023

Meeting:	Pecan Groves Case #s GPA23-02 & PAD22-17) – Neighborhood Meeting
Location:	Maple Room, Maricopa Library & Cultural Center 18160 N Maya Angelou Drive, Maricopa, Arizona 85138
Date:	Thursday, July 13, 2023
Start Time:	5:00 p.m. Estimated Ending Time: 6:00 p.m.
Attendees:	Members of the Development Team in attendance: Julie Vermillion and Parker Froelich – CVL Consultants No members of the public were in attendance.

The neighborhood meeting for the companion Planned Area Development (PAD) and Major General Plan Amendment (GPA) applications currently in progress for the Pecan Groves community was held at 5:00 pm on Thursday, July 13, 2023 in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

As stated in the notification letter for this meeting, the above-mentioned applications are to amend the +/-80-acre site generally located at the northwest corner of Steen Road and Murphy Road from CI-2 Industrial Zone to PAD and for a major amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single-family residential community with a portion of land planned for commercial use (Case #s GPA23-02 & PAD22-17).

The meeting minutes are as follows:

1. The in person meeting at Maricopa Library & Cultural Center opened to the public at 5:00 pm with a member of the development team available to share information related to the project. No members of the public were in attendance.
2. A Power Point presentation detailing the project was displayed on the television in the meeting room. A copy of this presentation is attached for reference.
3. Sign-in sheets, handouts, and copies of the presentation were made available.
4. The meeting was adjourned at 6:00pm.

END OF MINUTES

Prepared by: Julie Vermillion
Date Prepared: July 13, 2023

Attachments: Sign-in Sheet, Comment Sheet(s), Power Point Presentation.

PECAN GROVES

NEIGHBORHOOD MEETING

Sign-in Sheet

Date and Time:	**July 13, 2023 at 5:00 pm**
Location:	**Maple Room, Maricopa Library and Cultural Center**
Address:	**18160 N Maya Angelou Drive in Maricopa, Arizona 85138**

Name	Address	Phone Number	Email

Sign-in sheet is blank as no neighbors were in attendance.

PECAN GROVES

NEIGHBORHOOD MEETING

Project Comments

Date and Time:	**July 13, 2023 at 5:00 pm**
Location:	**Maple Room, Maricopa Library and Cultural Center**
Address:	**18160 N Maya Angelou Drive in Maricopa, Arizona 85138**

Please provide the information outlined below, as well as any comments about the project.

Contact Information
Name:
Address:
Phone:
Email:

Comments:

Comment sheets are blank as no neighbors were in attendance.

CVL CONSULTANTS
CELEBRATING 60 YEARS

4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

MEETING MINUTES

October 26, 2023

Meeting:	Pecan Groves Case #s GPA23-02 & PAD22-17) – Neighborhood Meeting
Location:	Maple Room, Maricopa Library & Cultural Center 18160 N Maya Angelou Drive, Maricopa, Arizona 85138
Date:	Thursday, October 26, 2023
Start Time:	5:30 p.m. Estimated Ending Time: 6:30 p.m.
Attendees:	Members of the Development Team: Julie Vermillion & Parker Froelich
	Members of City staff in attendance: Derek Scheerer
	Members of the public in attendance: Kurt Hyman; 520-568-2454; kurt.hyman@outlook.com

The follow up neighborhood meeting for the companion Planned Area Development (PAD) and Major General Plan Amendment (GPA) applications in progress for Pecan Groves was held at 5:30 pm on Thursday, October 26, 2023, in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

As stated in the notification letter for this meeting, the above-mentioned applications are to amend the +/-80-acre site generally located at the northwest corner of Steen Road and Murphy Road from CI-2 Industrial Zone to PAD and for a major amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single-family residential community with a portion of land planned for commercial use (Case #s GPA23-02 & PAD22-17).

The meeting minutes are as follows:

1. The meeting at Maricopa Library & Cultural Center opened to the public at 5:00 pm with two members of the development team available to share information related to the project. Derek Scheer with the City of Maricopa and one member of the public, Kurt Hyman, were in attendance.
2. A Power Point presentation detailing the project was displayed on the television in the meeting room and discussed. A copy of this presentation is attached for reference.
3. Kurt provided feedback regarding the regional drainage solution and asked about the intended timeframe for development and noted that he would like if the project helps to increase property values in the area.
4. The meeting was adjourned at 6:30 pm.

END OF MINUTES

Prepared by: Julie Vermillion
Date Prepared: October 26, 2023

Attachments: Power Point Presentation.

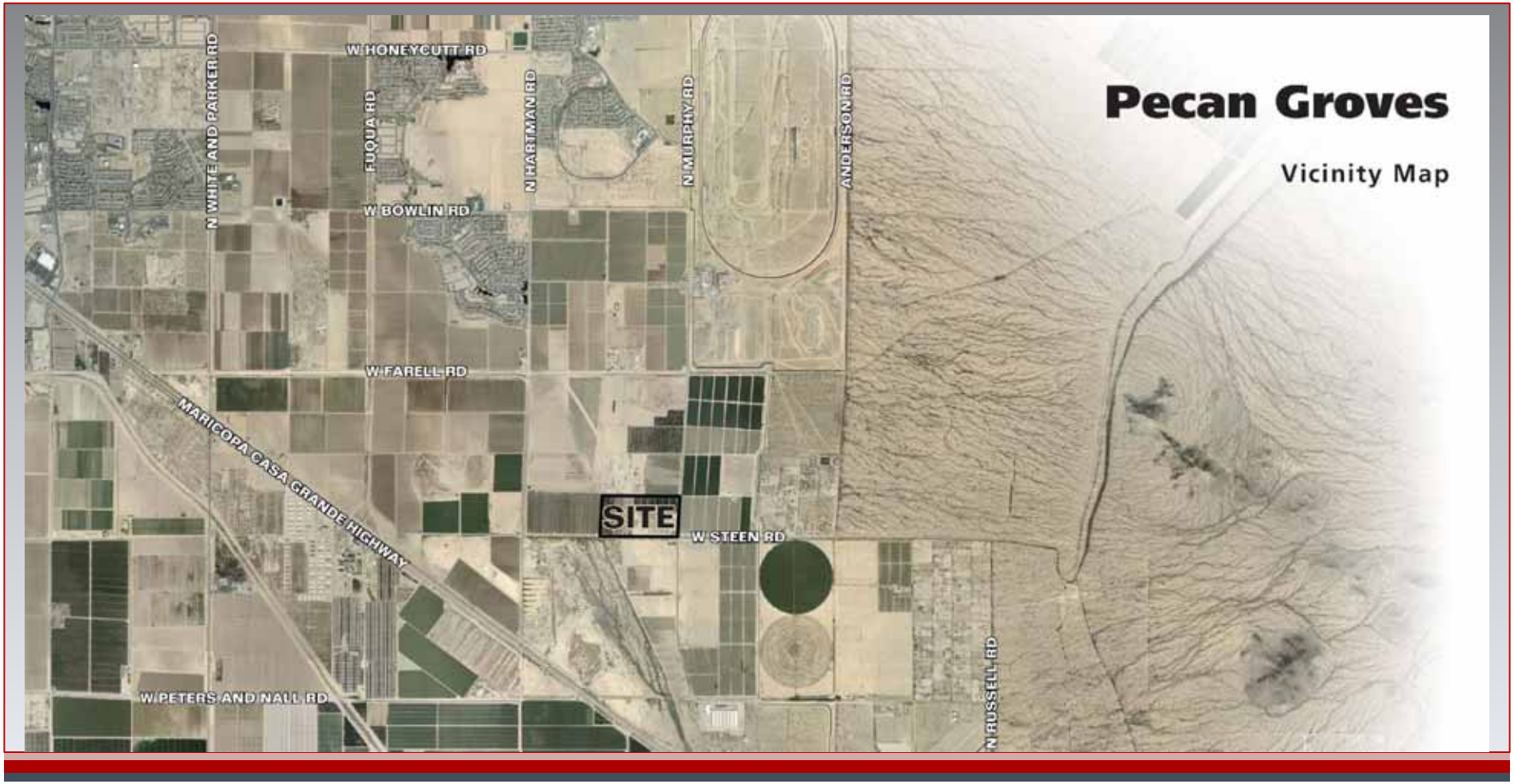
10/26
Neighborhood Meeting

PAD22-17/GPA23-02 Pecan Groves
PAD23-01/GPA23-04 Murphy Park

Name	Contact Info
KURT HYMAN	520 568-2458 KURT.HYMAN@OUTLOOK.COM
Derek Scheerer	p. 520-316-6980 Derek.Scheerer@maricopa-az.gov

GPA & PAD

Neighborhood Meeting



Vicinity Map

Pecan Groves is located at the northwest corner of Steen Road and Murphy Road in Maricopa, Arizona.

Acreage: ±80 acres

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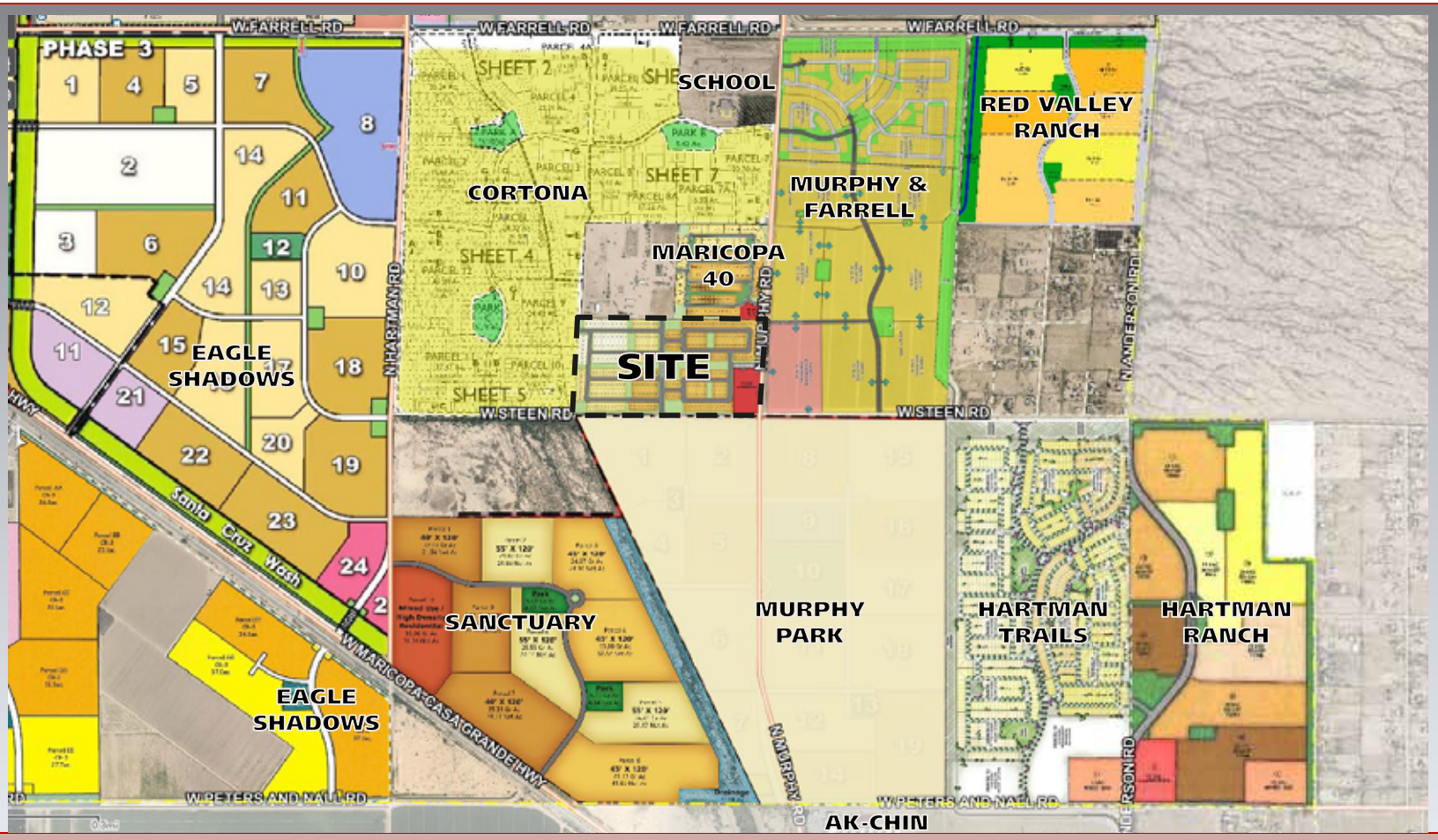

City of Maricopa Development Map

Surrounding developments include land planned for future master planned communities to the north, south, east, and west. An existing residence is on the parcel to the northwest.

The colors on the map represent a variety of residential, park/open space, commercial, office, and industrial land uses.

CVL CONSULTANTS

City of Maricopa Process Overview

Current Process: Zoning

Zoning

- Zoning Submittal & Staff Review
- Staff Approval
- Public Notice
- Neighborhood Meeting
- Planning & Zoning Commission Hearing
- City Council Hearing
- Zoning Approval

Preliminary Plan Review

- Prepare Preliminary Planning & Engineering Plans
- Plan Submittal & Staff Review
- Staff Approval
- Public Notice
- Planning & Zoning Commission Hearing
- Preliminary Plat Approval

Final Plan Review

- Prepare Final Engineering Plans
- Plan Submittal & Staff Review
- Staff Approval
- Public Notice
- City Council Hearing
- Final Plat Approval

Architectural / Building Review

- Prepare Architectural Plans
- Application Submittal & Staff Review
- Staff Approval
- Building Permits Issued
- Construction & Inspection

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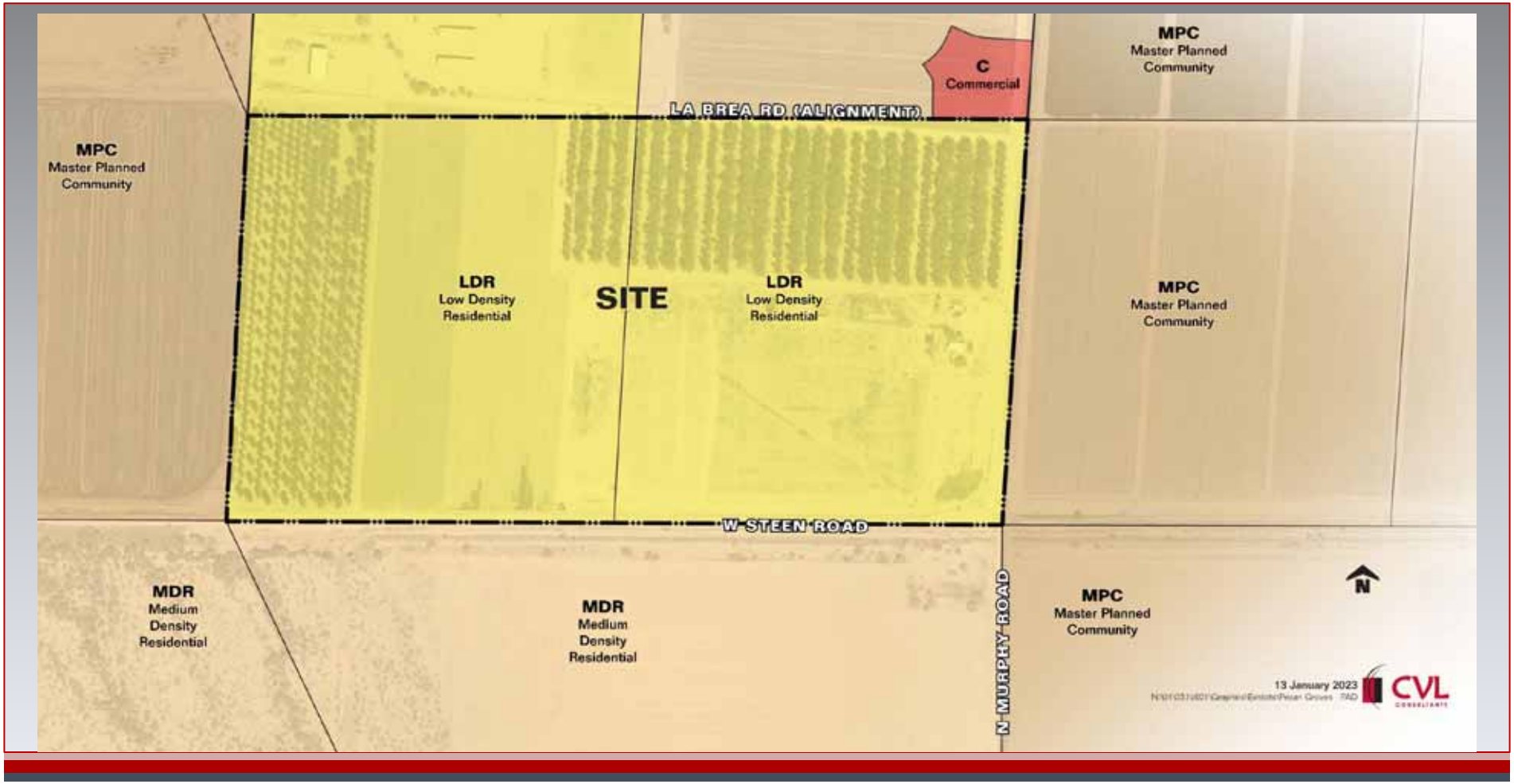

Existing General Plan

Existing Land Use: Low Density Residential

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Proposed General Plan

Proposed Land Use: Medium Density Residential and Commercial

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Existing Zoning

Existing Zoning: Industrial (CI-2)

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Proposed Zoning

Proposed Zoning: Planned Area Development (PAD) for development of a residential community with retail corner.

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Pecan Groves

Conceptual Land Use Plan

Exhibit B

Conceptual Site Data	
Gross Area	80.45 acres
Residential Area	75.23 acres
Future Commercial Area	5.22 acres
Lot Mix	
Single Family - 40' x 115'	± 203 lots
Single Family - 45' x 120'	± 85 lots
Single Family - 60' x 125'	± 41 lots
Total Yield	**329 lots**
Residential Density	4.37 du/ac
Residential Open Space (min. 20%)	± 15.05 acres

Note:

- Minimum 30' landscape buffer is provided along Murphy & Steen Roads.
- Minimum 25' landscape buffer is provided along Collector Roads.
- This plan is for illustrative purposes only. Product type, lot mix, layout, street pattern and open space are conceptual. Ultimate design is to be determined during the preliminary or final plat stage.

N

0 40' 80' 160'

13 January 2023

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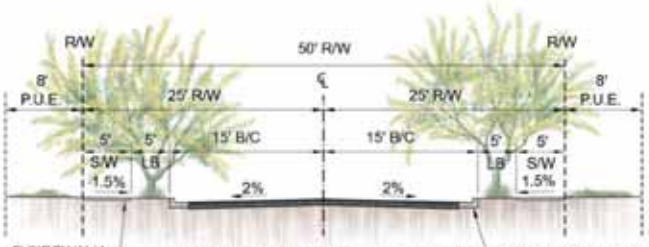
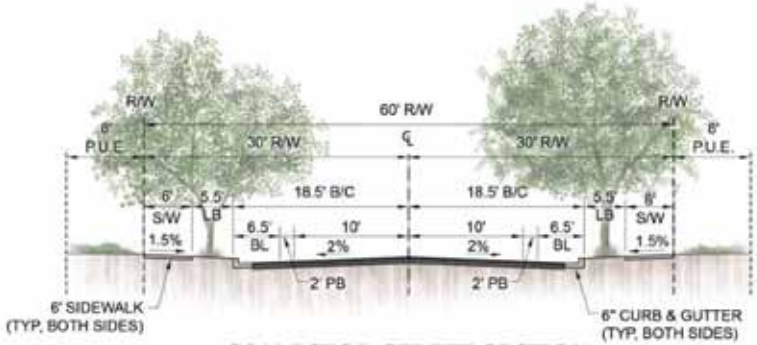
Pecan Groves

Proposed Street Sections



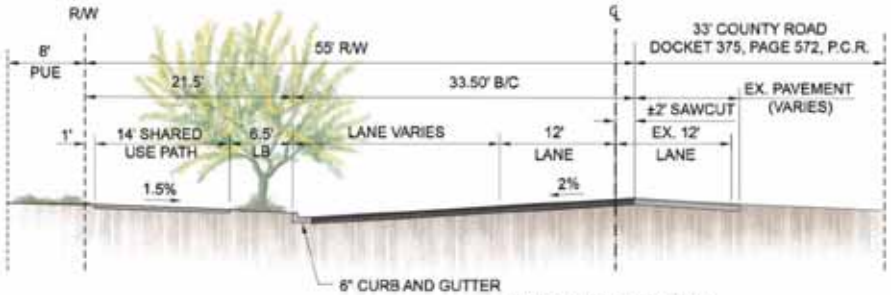
LOCAL STREET SECTION

(NOT-TO-SCALE)



COLLECTOR STREET SECTION

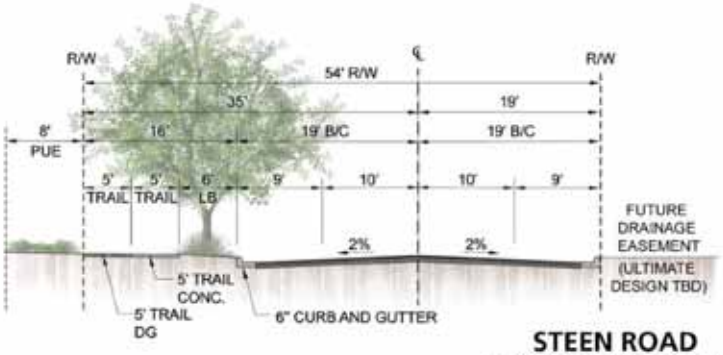
(NOT-TO-SCALE)



MURPHY ROAD

PROPOSED-LOOKING NORTH

(NOT-TO-SCALE)



STEEN ROAD

PROPOSED-LOOKING EAST

(NOT-TO-SCALE)

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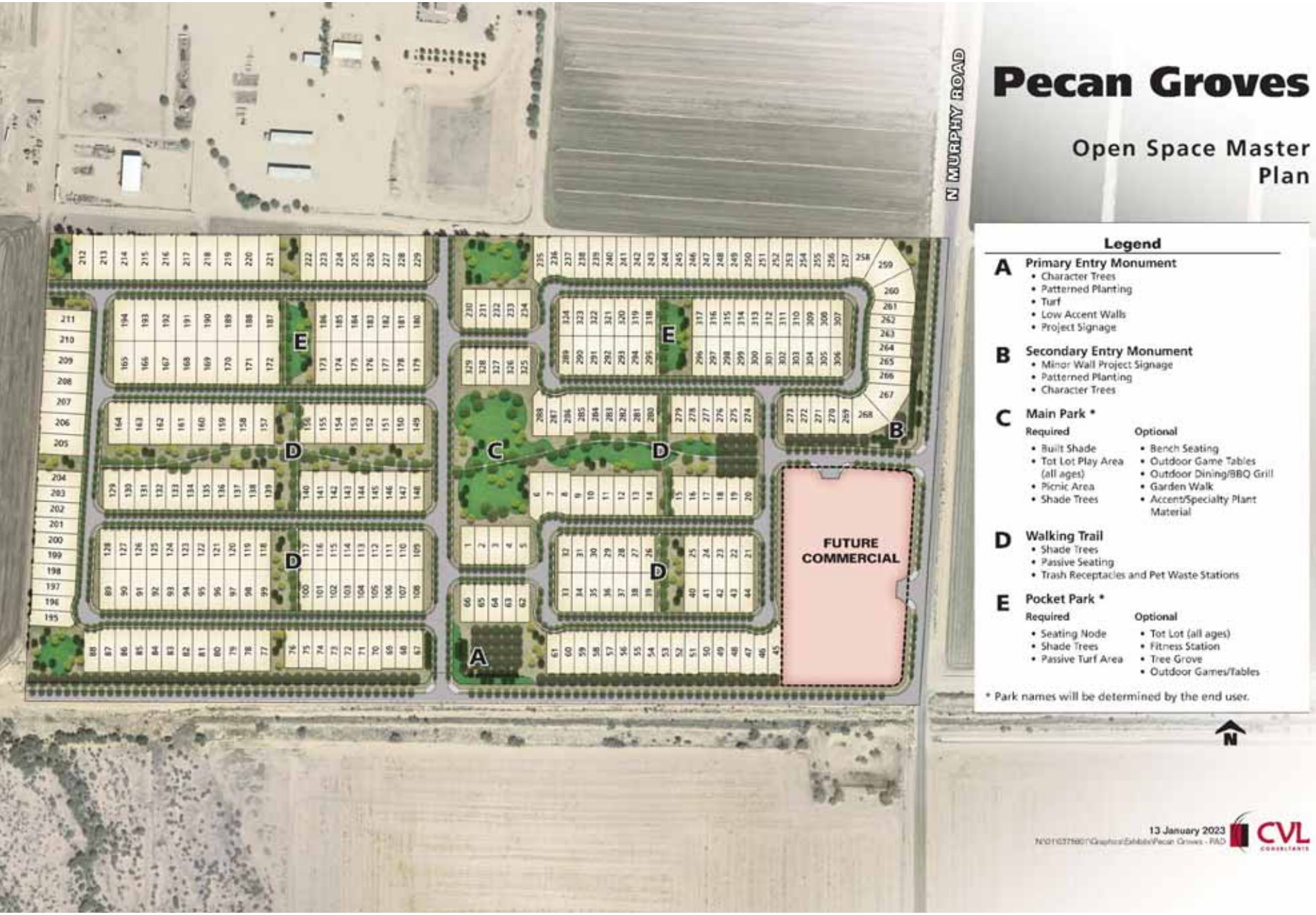

Pecan Groves

Open Space Master Plan

Legend

A Primary Entry Monument
- Character Trees
- Patterned Planting
- Turf
- Low Accent Walls
- Project Signage

B Secondary Entry Monument
- Minor Wall Project Signage
- Patterned Planting
- Character Trees

C Main Park *

Required	Optional
• Built Shade	• Bench Seating
• Tot Lot Play Area (all ages)	• Outdoor Game Tables
• Picnic Area	• Outdoor Dining/BBQ Grill
• Shade Trees	• Garden Walk
	• Accent/Specialty Plant Material

D Walking Trail
- Shade Trees
- Passive Seating
- Trash Receptacles and Pet Waste Stations

E Pocket Park *

Required	Optional
• Seating Node	• Tot Lot (all ages)
• Shade Trees	• Fitness Station
• Passive Turf Area	• Tree Grove
	• Outdoor Games/Tables

* Park names will be determined by the end user.

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13 January 2023

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Open Space Master Plan – Details

A: **Primary Entry Monument** with Accent Walls, Landscaping and Trees.

B: **Secondary Entry Monument** with Landscaping and Trees.

C: **Main Park** with Playground (All Ages), Shade Ramada with Picnic Tables, with additional Amenity Options: Outdoor Games / Garden Walk / BBQ Grill / etc.

D: **Walking Trails** with Shade Trees, Seating, Trash Receptacles and Pet Waste Stations.

E: **Pocket Parks** with Shade Trees, Seating, with additional Amenity Options: Fitness Stations / Tot Lot / Outdoor Games / etc.

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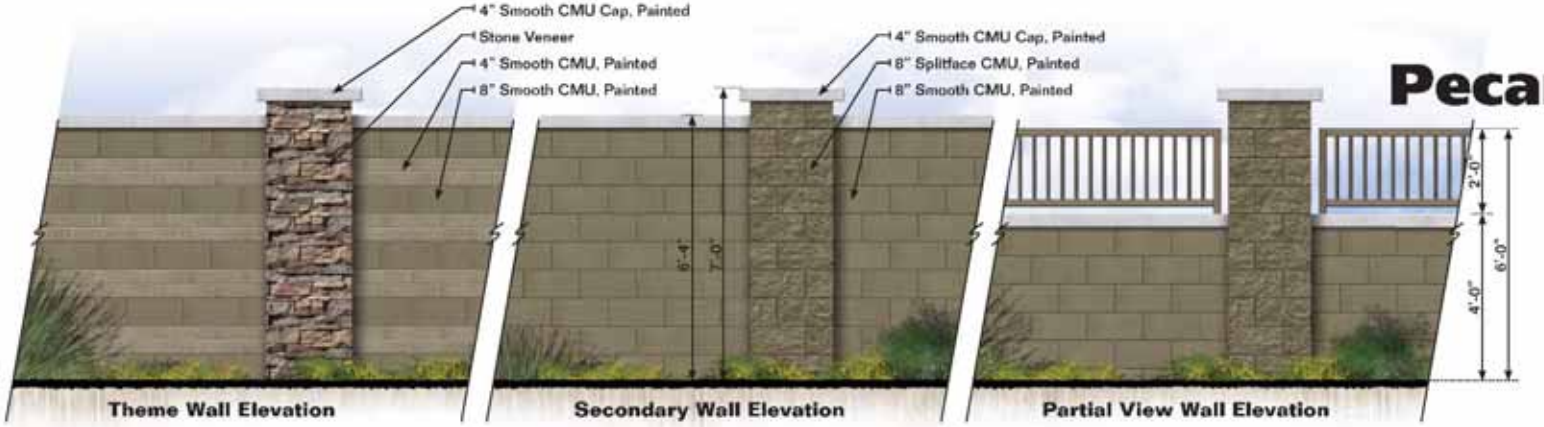
Pecan Groves

Entry and Wall Concept Details



Theme Wall Elevation | **Secondary Wall Elevation** | **Partial View Wall Elevation**

Entry Monument Elevation

Entry Sign Detail

13 January 2023

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Pecan Groves

Sign, Entry and Wall Plan

Legend

- Theme Wall
- Secondary Wall
- Partial View Wall
- Primary Entry Monument
- Secondary Entry Monument

Note: This plan is for illustrative purposes only. Ultimate design is to be determined during the preliminary or final plat stage.

13 January 2023

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Pecan Groves

Perspective Entry Monument

13 January 2023
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Questions?

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