

PAD Amendment

“Seven Ranches Estates”

Case: PAD22-20

The Seven Ranches Community

The City of Maricopa

October 02, 2023

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1.0

INTRODUCTION

1.1 SCOPE AND INTENT

These are the Architectural Design Guidelines prepared by Pounders Engineering PLLC for the Seven Ranches Community in the City of Maricopa.

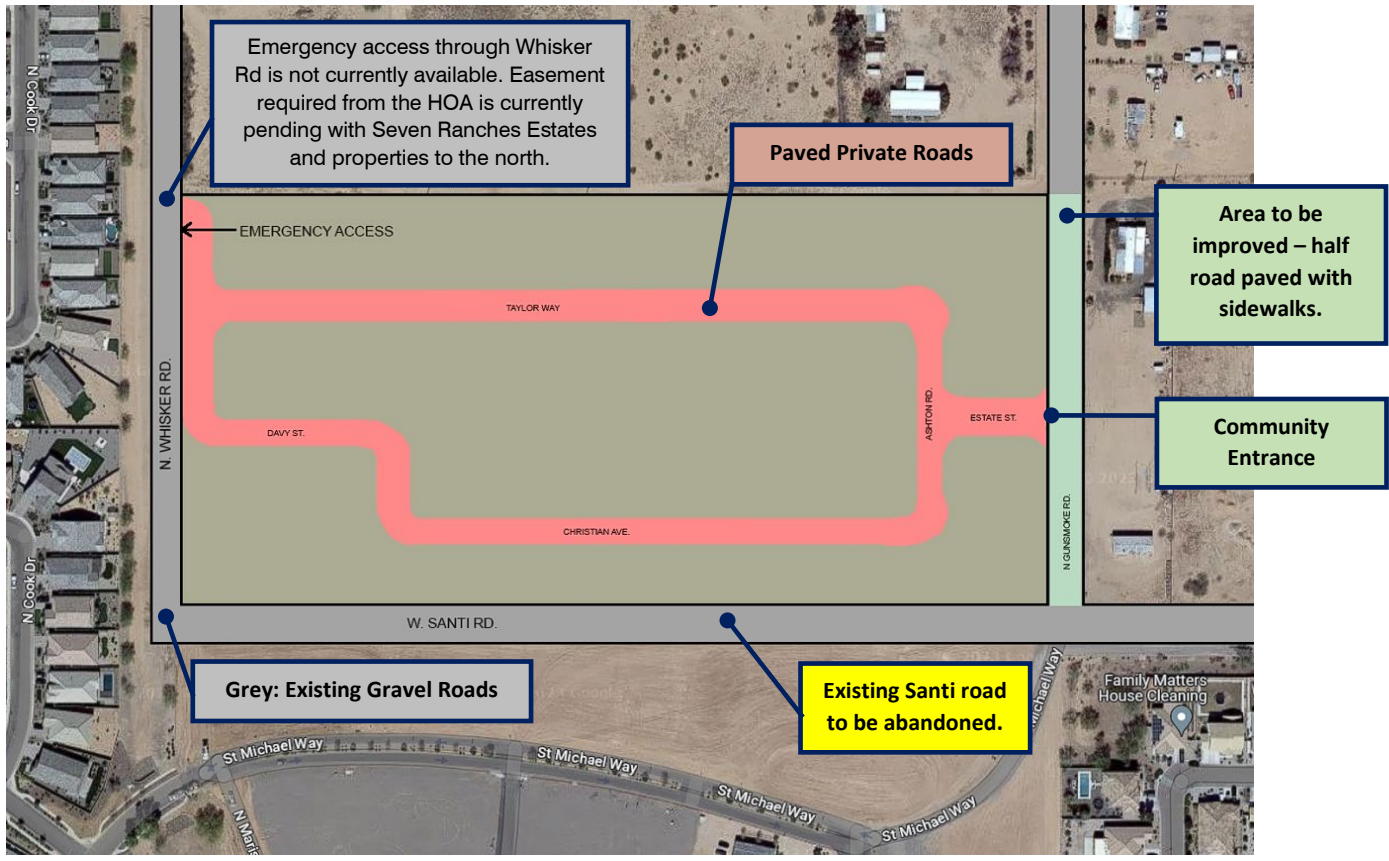
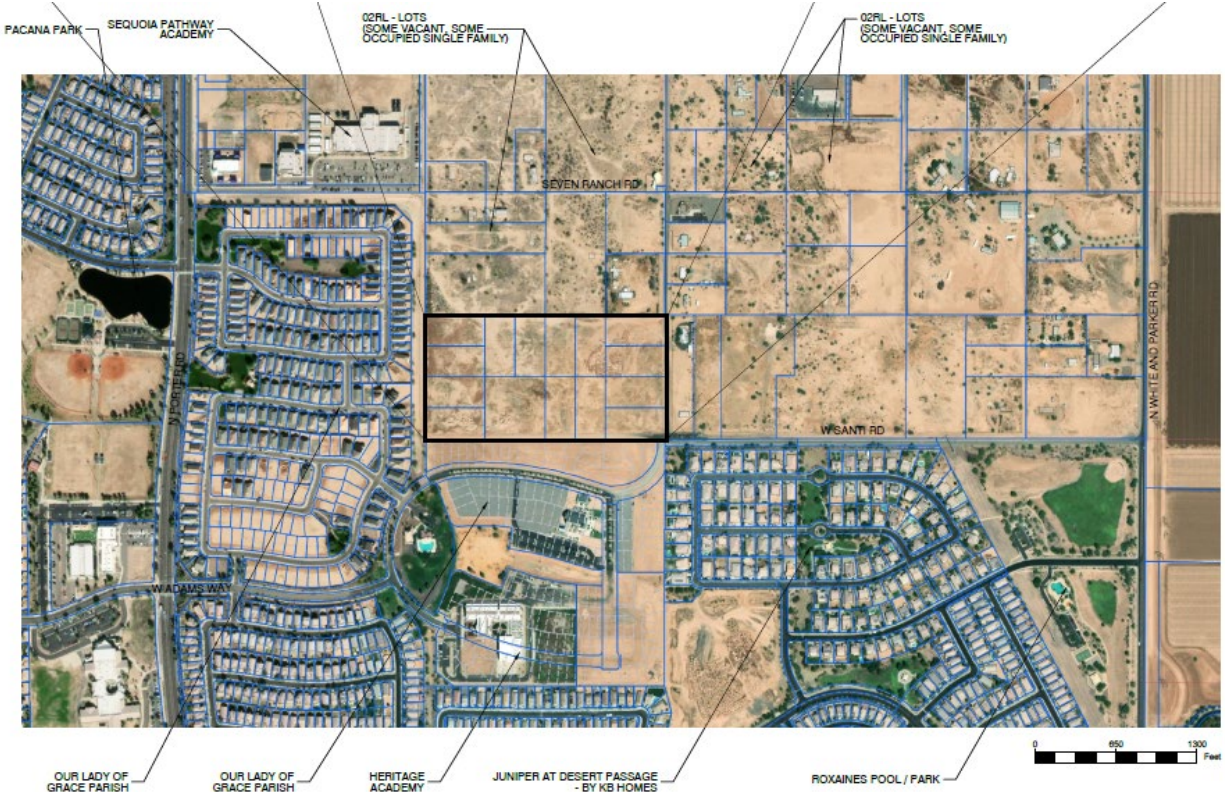
We are proposing a single-family gated community consisting of min. ½ acre lots. The community will include recreational areas, green belts, gazebos, a basketball court, a sand volleyball court, and a children’s playground.

There are two requests being made with this PAD. The first is a Minor General Plan Amendment that seeks to change the current designation of “mixed use” to “low density residential”. The second request is to rezone the current GR (General Rural) to a PAD (Planned Area Development) so that it can be compatible with the proposed modified aesthetic of the gated community, which will have a modified zoning development standards compared to a traditional residential zone.

The purpose of the proposed PAD is to create specific standards to guide the development of the property to fit seamlessly with the surrounding area, give the community a unique character, and to allow for a more stringent design parameter beyond CC&Rs alone. The proposed community addressed the City of Maricopa’s Single Family Residential Design Guidelines by proposing multiple perimeter improvements, landscaping, and high-quality design and material usage. It will also allow for increased heights but accommodate this with increased setbacks and more driveway parking requirements to alleviate street parking.

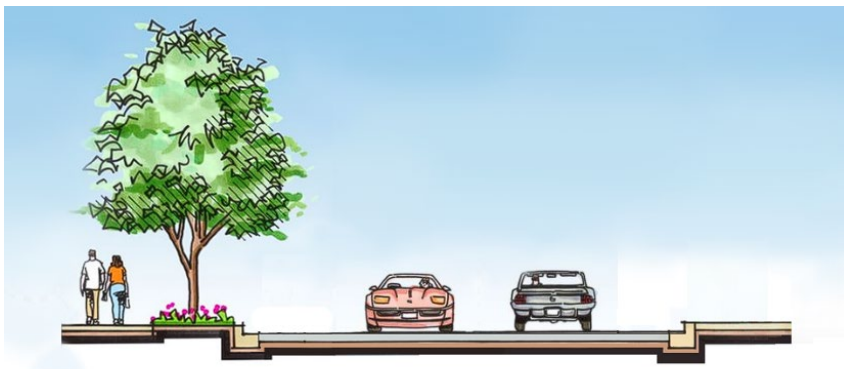
This community will provide a distinct up-scale living environment for its residents. Design features and architectural focal points as well as landscaping requirements will emphasize the projects’ western ranch theme and agrarian heritage.

1.2 SITE AND LOCATION





Cross Section of Community Entrance: Estate St.



Cross Section of Improved N. Gunsmoke Rd. / W. Santi Rd.

The site is situated between Our Lady of Grace Parish on the south and several mostly vacant residential lots to the north. To the east and west, it is nestled between either vacant residential lots or tract home communities. The sites close proximity to schools, churches, parks, and residential communities lends itself to further single family residential development. A gated community with larger lots would offer more varied types of homes with more emphasis placed on larger single-family homes than the current smaller lot homes that are being built in the area.

Legal Description:

The south half of the southeast quarter of the northwest quarter of section 25, township 4 south, range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona.

The site is comprised of multiple existing lots that will be further divided into parcels. In total, the project site is 20.2 acres or 879,923.58 SF.

Parcels to be subdivided include:

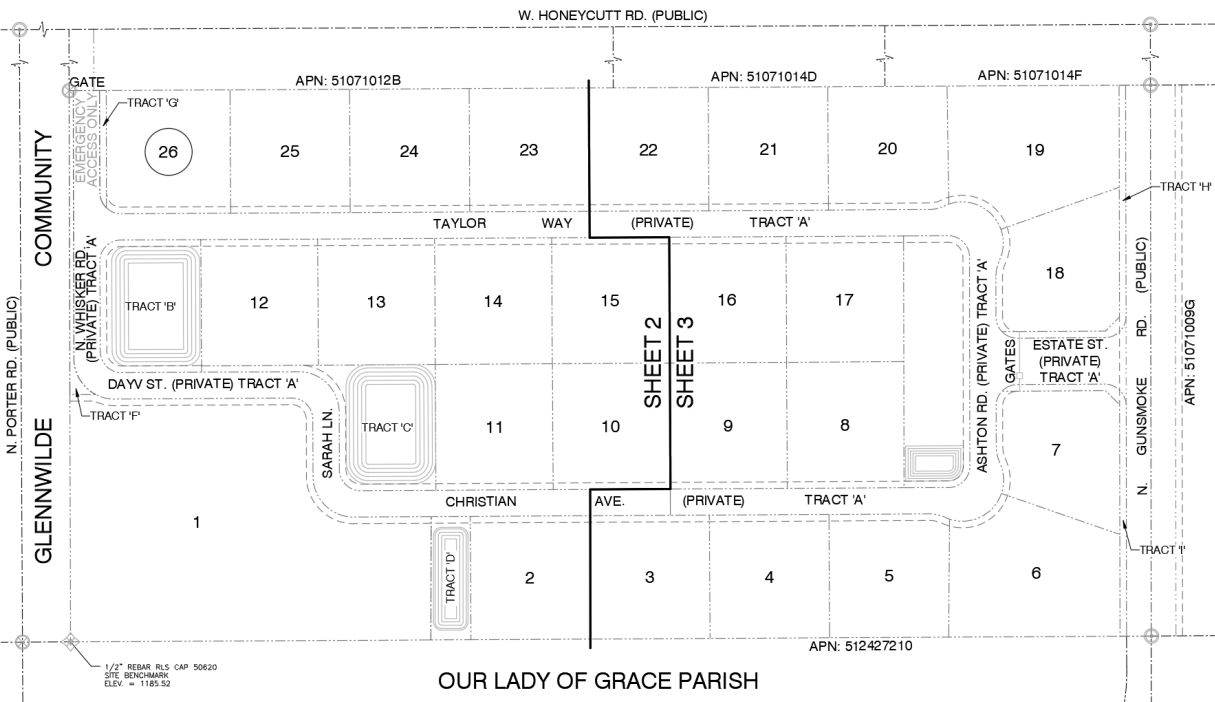
51071026G + 51071026H + 51071026J + 51071026K + 51071026M + 51071026N + 51071026P + 51071026S + 51071026T + 51071026V + 51071026W + 51071027A + 51071027B + 51071028A + 51071028B.

8 land tracts shall be designated as follows:

TRACT AREA AND LAND USE

TRACT	AREA (ACRES)	USE
A'	2.44	PRIVATE STREETS
B'	0.89	LANDSCAPE & DRAINAGE
C'	0.17	LANDSCAPE & DRAINAGE
D'	0.58	LANDSCAPE & DRAINAGE
E'	0.05	LANDSCAPE
F'	0.025	LANDSCAPE
G'	0.08	LANDSCAPE
H'	0.08	LANDSCAPE
TOTAL ACRES	4.295 AC	

The rest of the site will consist of 26 lots, approximately half and acre each, excepting lot 1 which will be 2.5 acres and lots 19 and 6 which will be slightly larger than half an acre given their odd shape in relation to the given setbacks.



2.0

EXISTING CONDITIONS

2.1 SITE PHYSICAL CHARACTER

The site area is sparse, flat desert scrubland consisting of wild mesquite, shrubs, and desert grasses. The terrain is mostly level with small buildups and depressions scattered throughout. The site is surrounded on all sides by gravel / permeable surface roads. Regions to the north and east of the site are mostly large vacant lots or mostly vacant lots with a small ranch house. To the south, there are new suburbs and the Our Lady of Grace Catholic Church. To the west there are several schools, parks, and single-family neighborhoods.

The site is located in FEMA Flood Plain Zone X.

2.2 SITE CONSTRAINTS

The pre-existing roadways and avenues along the south, east, and west sides of the property necessitate a realignment of traffic patterns and fire access for the gated community. We have solved this by adding a fire access gate along Whisker Rd on the east side of the community.

2.3 GEOLOGICAL CONSTRAINTS

Due to the high clay content in the area, subgrade must be over excavated, recompacted, and aggregate base material imported to the site for building foundations.

2.4 DRAINAGE

The project was found to be within the S100SA sub watershed as defined in the ADMP. Additionally, this project was identified as being within the sheet flow area '199'. Contributory watersheds to the project were delineated based on the available topography, aerial photos, and observed watershed conditions. On-site retention is designed for the 100-year/ 2-hour storm event. Half street runoff from Gunsmoke road will be retained at the park and onsite flows will be retained throughout the community. The results of the assessment indicate a potential minor discharge from an approximate area of 6.4 acres. east of Gunsmoke Road. There are no other anticipated offsite discharges as the development to the south incorporates retention of their onsite discharges (Exhibit B). The existing constructed channel along the west of Whisker Road conveys discharge from south to north and does not appear to be intended to accept discharges from this site. No assessment of the channel was performed as part of this project. A potential minor discharge of 16.5 cfs is anticipated from east of Gunsmoke Road.

2.5 HISTORICAL LAND USES

There are no records or evidence indicating the presence of Historical Land Uses within the Site nor are there any known sites on the property with significant historical background or historical credentials. Based on various aerial photographs, as well as other sources, the site has not been previously utilized.

2.6 SURROUNDING USES

As previously stated, the property to the south, across W Santi Rd, is Our Lady of Grace Parish. To the southeast is the residential community “Juniper at Desert Passage” by KB. To the west is the residential community “Raintree Estates”. To the sites direct north and west are various ranch home.

Beyond the perimeter of the property:

PROXIMITY RELATIONSHIPS

EDUCATION

SEQUOIA PATHWAY ACADEMY:	0.20 MILES
HERITAGE ACADEMY:	0.10 MILES
CHAMPIONS AT LEADING EDGE:	0.40 MILES
SADDLEBACK ELEMENTARY:	0.50 MILES
LEGACY TRADITIONAL SCHOOL:	0.60 MILES
A+ CHARTER SCHOOL:	0.80 MILES
SUNRISE PRESCHOOL:	0.40 MILES
CENTRAL ARIZONA COLLEGE:	0.70 MILES
MARICOPA HIGH SCHOOL:	2.70 MILES

FAITH

OUR LADY OF GRACE CATHOLIC:	0.06 MILES
MT. MORIAH METHODIST:	0.04 MILES
FAITH BAPTIST:	0.20 MILES
DISCOVER CHRISTIAN:	0.40 MILES
PROPEL CHRISTIAN:	0.40 MILES
CHURCH OF LATTER DAY SAINTS:	1.80 MILES

SHOPPING CENTERS

THE WELLS SHOPPING CENTER:	0.90 MILES
THE SUITES AT HONEYCUTT RD:	2.20 MILES
THE SHOPS AT MARICOPA FIESTA:	2.50 MILES

PARKS

PACANA PARK:	0.40 MILES
GLENNWILDE GROVES PARK:	0.10 MILES
ROXAINES POOL AND PARK:	0.50 MILES
COPPER SKY REGIONAL PARK:	1.90 MILES

2.7 EXISTING ROADWAY AND CIRCULATION

W Maricopa-Casa Grande Highway is only 1 mile away in the southerly direction. Honeycutt road is only half of a mile in the northerly direction. Both roads straight shot to the Highway 357 - N John Wayne Pkwy. The two primary road ways that would lead into the neighborhood gate at the front entry (N Gunsmoke Rd) would be W Santi Road in the east-west direction and N Gunsmoke Rd in the north-south direction.

3.0

EXISTING ZONING AND GENERAL PLAN USE

3.1 ZONING AND GENERAL PLAN DESIGNATION

The Site consists of (15) fifteen lots of land currently vacant and undeveloped, zoned GR (General Rural). The existing City of Maricopa land use designation is MU “Mixed Use”.

4.0

SERVICE INFORMATION

4.1 EXISTING UTILITIES AND SERVICES

The provision of infrastructure, utilities, and public services is key to the continuing success of Maricopa. The city is in the process of expanding these services where needed in order to meet current and new development needs and create sustainable neighborhoods in the future.

4.2 WATER FACILITIES

The Site is located within the service area of the Seven Ranches Domestic Water Improvement District. In accordance with a regional master water infrastructure plan, they have provided us with a Will Serve Letter to support this area and its development.

4.3 WASTEWATER FACILITIES

An existing lift station located on the Site. Palo Verde Utilities Company (PVUC), a subsidiary of Global Water Resources, Inc. provides sanitary sewer services to the entirety of the Site. In accordance with the regional master plan, Global Water has constructed a substantial wastewater system to service the City of Maricopa including gravity and force-mains, lift stations, a reclaimed water facility, and an extensive recycled water distribution system.

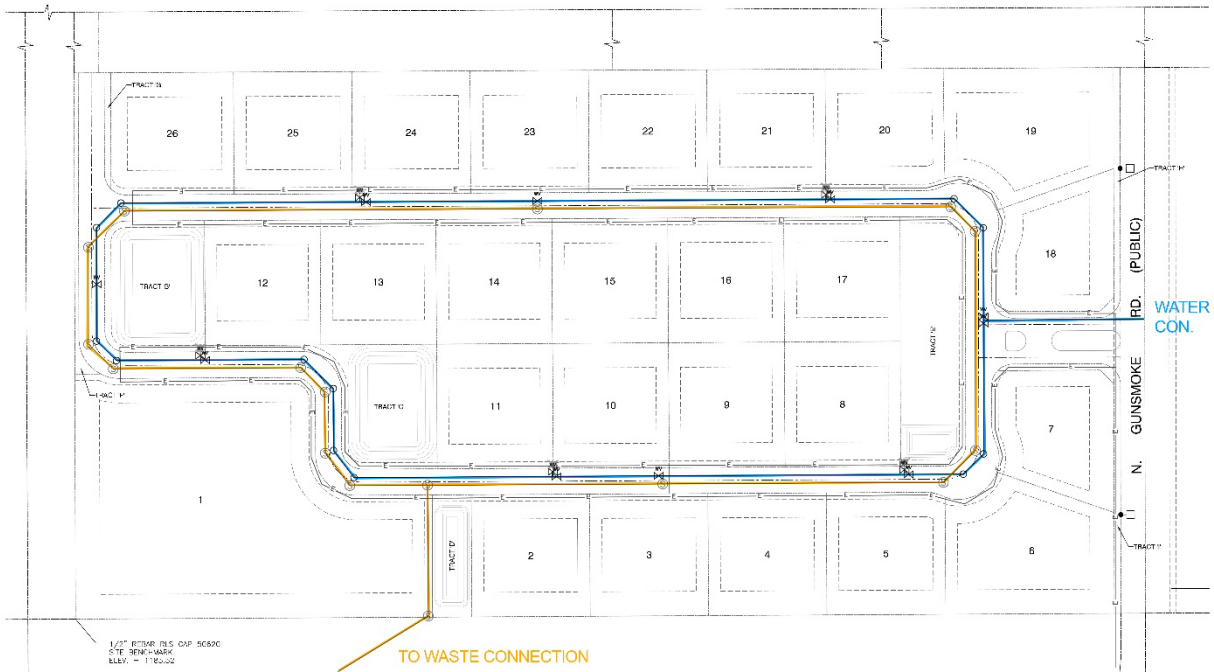
4.4 OTHER SERVICES

Gas: Southwest Gas

Internet: CenturyLink / Orbital Communications

Fire Protection: Maricopa Fire District – Station 572

Police Department: Maricopa Police Department at City Hall
Power: Electrical District 3



Above: Diagrammatic water and sewer piping and their connection locations. Based on the criteria of 27 DU with 3.2 occupants per DU, 85gal/cap/day, and a peaking factor of 3.62 – we can expect a projected demand of 7,344 GPD with a peak demand of 18.4 GPM. More detailed information can be found in the Preliminary Water report conducted by Pounders Engineering. Locations have been approved by Global Water.

5.0 LAND USE ANALYSIS

5.1 PROPOSED GENERAL PLAN AMMENDMENT

As stated previously in Section 1 of this narrative, the applicant proposes to amend the General Plan as part of this project. It is proposed that the entire property will be developed to be residential use.

5.2 PROPOSED PAD ZONING

Planned Area Development Zoning (PAD) is the requested zoning for the Seven Ranches project site.

Housing types will be owner developed single-family houses based on the principles outlined in the CC&R's for Seven Ranches.

The Seven Ranches PAD will set forth several defining elements to ensure the development of a high-quality neighborhood and overall design compatibility to the area:

1. Implement the CC&R's and Maricopa Residential Design guidelines to create a high quality neighborhood with rich, complex design features.
2. Encourage a walkable neighborhood that is safe and offers activities for its residents.

5.3 PUBLIC BENEFIT AND PROPOSED LAND USE

The General Plan Land Use Designation we are requesting is Low Density Residential (LDR) for the site. The residential unit count for Seven Ranches Estates will be 26 individual custom homes on their respective lots, which is fitting for the low-density designation. Lot purchasers will submit plans to the committee representing the community for initial approval prior being sent to the City of Maricopa for final approval.

Based on feedback from City residents as well as the Housing Plan, the City of Maricopa has a high demand for diverse and attainable housing within close proximity to the urban core of Maricopa. We are proposing a gated single family residential community with traditional integrity, large lots with emphasis on a pastoral tradition that is emblematic of the area, and integrated green spaces and activity areas that encourage social engagement and offers areas for families, dog walkers, and residents to enjoy time together.

The site is surrounded by existing residential communities and schools as well as pre-existing green areas and parks, making this development well suited to be a residential community as well.

6.0

DEVELOPMENT STANDARDS

6.1 MODIFIED BUILDING DEVELOPMENT STANDARDS

PAD changes compared to RS-1 denoted in blue colored text.

DEVELOPMENT STANDARDS: PAD SINGLE FAMILY RESIDENTIAL			
	<i>Proposed PAD</i>	<i>GR: General Rural</i>	<i>RS-1: Low Density Residential</i>
Min. Lot Area	21,000 SF	54,450 SF	12,000 SF
Min. Lot Width (FT)	120	145	100
Max. Lot Coverage	1 Story: 35% 2-3 Stories: 30%	25%	1 Story: 40% 2-3 Stories: 35%
Max. Density	Max. 2 dwelling units per lot (1 main and 1 guest)	N/A	N/A
Max. Bldg. Height	40 FT (1)	30 FT	30 FT
1 - Up to 40 FT livable building heights permitted with an allotment of an additional 10 FT for architectural features such as spires, roof features, chimneys, etc. for a maximum of 50 FT for the main house on any given lot.			
Min. Bldg. Height	18 FT	N/A	N/A
Setback: Front	25 FT (2)(3)	40 FT	25 FT
Setback: Interior Side	15 FT	20 FT	10 FT
Setback: Rear	30 FT	40 FT	25 FT
Setback: Street Side	20 FT	30 FT	20 FT
2- Front setbacks of a given residence must be staggered by 6 FT from an adjacent residence. For example, if a residence is 25FT from its front property line, the adjacent residence to either side of it shall have a modified front setback of 31 FT, excluding general projection allowances.			
3- Side Entry garages have a front setback of 20 FT			
Allowed Projections	Max 3 FT Front and Rear Max 2 FT Sides Refer to 18.80.040 for stipulations	Max 3 FT Front and Rear Max 2 FT Sides Refer to 18.80.040 for stipulations	Max 3 FT Front and Rear Max 2 FT Sides Refer to 18.80.040 for stipulations

DEVELOPMENT STANDARDS: PAD SINGLE FAMILY RESIDENTIAL

GENERAL SITE REGULATIONS

Detached or Rear-Lot Garages / Carriage Houses: Standard garages are permitted in the rear half of the lot. **Carriage Houses (detached garage with conditioned loft, upper floor, and/or lateral use) can be placed anywhere on lot provided it meets 4-sided architectural design requirements. Setbacks are the same as the main house. Will be considered a guest house if it has a restroom and full kitchen.**

Animal Keeping:

Urban Chickens – A maximum of **12** hens may be kept on one lot. Roosters shall be prohibited. Chicken coops shall not be closer than **15 FT (change from 10 FT) from** the property line abutting another lot. Said coops shall be subject to all applicable requirements for accessory buildings.

Horses - The keeping of horses is allowed on lots that are at least one acre in size. Up to three horses are allowed on one acre; an additional horse is permitted for each 3,000 square feet of lot area above one acre.

Horses must be sheltered in an accessory structure with at least 3 walls and a roof, and a min. area of 140 SF per horse and offered a corral of at least 150 SF.

Sheep/Goats – **Two total head of sheep and/or goats may be kept for every 21,000 SF of lot area, or one for 10,000 SF of lot area. Total head cannot exceed 3 per lot, regardless of lot size. They must be kept in a paddock sized at 100 SF per head.**

Paddock Setbacks and Stipulations – **A paddock contained within the perimeter of a residence wall and fully concealed from view may be made of any general fencing material. A paddock that is adjacent to a property line and intended to be “in-view” shall be required to be made of sturdy and attractive material such as metal, vinyl, or wood with a minimum height of 4 FT. and shall be bolted or screwed, not nailed or stapled. Barbed wire shall not be permitted. Paddocks shall be a min. of 20 FT from any residence (on lot) and 10 FT from any property line.**

<i>Proposed PAD</i>	<i>General Standards</i>
Min. Parking Requirements: Single Unit Detached = 3 covered spaces Guest House = 1 additional covered space Visitor Parking = 2 uncovered spaces located within property, may not obstruct driveway path to garage.	Min. Parking Requirements: Single Unit Detached = 2 covered spaces Guest House = 1 additional space

DEVELOPMENT STANDARDS: PAD SINGLE FAMILY RESIDENTIAL

DETACHED ACCESSORY BUILDING STANDARDS

	<i>Proposed PAD</i>	<i>GR: General Rural</i>	<i>RS-1: Low Density Residential</i>
Max. Bldg. Height	120 SF or less: 15 FT Over 120 SF: 15 FT (GH): 15 FT (2)	120 SF or less: 15 FT Over 120 SF: 15 FT (GH): 15 FT (2)	120 SF or less: 15 FT Over 120 SF: 15 FT (GH): 15 FT (2)

Note: (GH) = “Guest House” or guest quarters over a garage.

2 - Guest House may exceed max height up to 25FT if it is a guest quarters above a garage with a pitched (gabled or shed) roof.

Setbacks	120 SF or less: 5 FT Over 120 SF: 10 FT (3) (GH): Same as Main House	120 SF or less: 3 FT Over 120 SF: 5 FT (GH): Same as Main House	120 SF or less: 3 FT Over 120 SF: 5 FT (GH): Same as Main House
3 - For buildings over 120 SF and not a Guest House, a base setback of 10 FT is applied. This setback shall increase by 1 FT for every vertical foot in height that exceeds 12 FT. For example, a building that is 14 FT shall have a 12 FT setback.			
Rear Yard Area	30% maximum coverage of required rear yard setback area (coverage is included in total lot coverage restriction)		
Separation from Main Building	10 FT from roof eave to roof eave		

PAD DESIGN ELEMENTS TABLE

Refer to 18.60.060 - PAD design elements – in comparison with RS-1 Zoning		Additional Required Design Element Points
PAD Development Size	20.2 acres	4 (0-49 acres)
Lot Coverage Increase?	None - Reduced	0
Density Increase?	N/A	0
Reducing Min. Lot Area?	N/A	0
Setback Reduction?	Street Side Reduced	0
Max Height Increase?	Yes	2
Total Required:		6

REQUIRED ELEMENTS

Provide a sense of arrival utilizing landscaping, monumentation, decorative paving, etc.	Required
Provide a distinctive project theme.	Required
Provide view fencing along arterial and collector streets when internal roadway abuts perimeter property line.	Required

Buffer the rear property lines for all lots backing onto an arterial street by 10 feet or more (no rear yard setback to be less than 20 feet for single-story and 30 feet for two-story).	Required
Provide a minimum 30-foot landscape parkway from ROW line to fence in a common area when lots back onto an arterial street and five feet when backed to a local or collector.	Required
Provide staggers or other visual breaks in perimeter fence walls at points no longer than 250-foot sections.	Required
Provide irregular shaped retention basins, maximum 4:1 slope.	Required
Enhance entry features with elements such as community signage, wall themes, and distinct landscape design.	Required
Provide detached sidewalks within local ROWs.	Required
ADDITIONAL ELEMENTS	Value
Provide deeper rear yard setbacks – 30 feet; two-story.	1
Provide alternative garage locations (e.g., rear or side entry, off a private lane, etc.) for 10 percent of the houses.	2
Provide alternate driveway surfaces, such as exposed aggregate, tire strips, patterns or textures, etc.	2
Provide landscape open spaces visible from arterial street and residential street view.	1
Incorporate varied building height standards.	1
Add additional amenities interior to the project.	2
<u>Total Provided:</u>	9

The following development standards and requirements shall be maintained or exceeded without deviation from any of the applicable City of Maricopa zoning, engineering, and subdivision standards, design review standards, requirements, or provisions for the proposed PAD district. Any development standard not listed within this PAD shall be regulated by the current City of Maricopa Zoning Code RS-1 District, Title 18, Division 4: Regulations Applying in Multiple Districts, as well as the community CC&R's.

- Accessory Use Standards
- Lighting Standards

- Roadway Standards
- Parking Requirements
- Signage Standards
- Landscape Requirements

PERMITTED USES

The table below prescribes the land use regulations for the Sevan Ranches PAD. The regulations are established by letter designations as follows:

- “P” designates permitted uses.
- “A” designates use classifications that are permitted after review and approval of an Administrative Use Permit.
- “C” designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning & Zoning Commission.
- “(#)” numbers in parentheses refer to specific limitations listed at the end of the table.
- “X” designates uses that are not permitted

PERMITTED USES		
Uses	Proposed PAD	RS District
Agricultural		
Urban Agriculture	P	P
Residential		
Single Unit		
Single Unit Detached	P	P
Single Unit Attached	X	P
Guest Quarters	P	P
Multiple Unit Dwelling	X	X
Group and Residential Care Homes	A - MCC <u>18.120.240</u> , Residential and group care homes	A - MCC <u>18.120.240</u> , Residential and group care homes
Day Care Facility		
Small	X	P
Senior and Long-Term Care	X	X

PERMITTED USES

Uses	<i>Proposed PAD</i>	<i>RS District</i>
Public and Semi Public		
Community Assembly	C	C
Day Care Facility	C	C
Educational Facility, Public/Private	C	C
Hospitals and Clinics		
Hospital	X	X
Clinic	X	X
Parks and Recreation Facilities, Public and Private	P/C	P/C
Public Safety Facility	C	P
Religious Facility	C	C
Commercial		
Commercial, Entertainment, and Recreation		
Golf Courses and Resorts	C	C
Model Homes	C	P
Leasing Office / Property Management	C	X
Convenience Market	C	P
Transportation, Communication, and Utility		
Communication Facilities		
Antennas and Transmission Towers	Subject to existing regulations, including a conditional use permit if certain standards are not met or thresholds exceeded. See Chapter 18.130 MCC, Telecommunications Facilities	Subject to existing regulations, including a conditional use permit if certain standards are not met or thresholds exceeded. See Chapter 18.130 MCC, Telecommunications Facilities
Utilities		
Minor	P	P
Temporary Uses	Require a temporary use permit, unless exempt; see MCC 18.120.260, Temporary uses	Require a temporary use permit, unless exempt; see MCC 18.120.260, Temporary uses
Nonconforming Uses	Chapter 18.100 MCC, Nonconforming Uses and Structures	Chapter 18.100 MCC, Nonconforming Uses and Structures

7.0

CONCLUSION

We are excited to partner with the City of Maricopa on the “Seven Ranches Estates” Residential Community. We intend it to offer some more spacious housing options and variety in the area, as well as create a defined foundational aesthetic for the area that may develop around it in the future.

Given the strengths of the project site and its surrounding areas, we believe that a spacious lot community with offerings that lend itself to private horse ownership, small scale gardening, recreation, and the ability for larger but well-designed homes to be built in a traditional ranch style setting. We believe the vicinity of the neighborhood to existing parks, walking trails, churches, and schools lend it to be an ideal setting for a small gated residential community.

The development team feels that this request for a Major General Plan Amendment and PAD rezone is consistent with the goal and objectives of the adopted General Plan for the City of Maricopa and hopes that you feel the same. We look forward to working with you.