

NARRATIVE REPORT FOR “VILLAS AT STONEGATE”

Located in Maricopa, Arizona.

Narrative for FINAL PLAT APPROVAL



Prepared By:

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Prepared: June 2022

**NARRATIVE REPORT
FOR “VILLAS AT STONEGATE”**

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Figure 1 – Aerial Photo

Figure 2 – Parcel Map

Figure 3 – Zoning Map

Figure 4 – Final Plat

1. APPLICATION REQUEST

BFH Group is delighted to present to the City of Maricopa this application with corresponding narrative and exhibits for the Final Plat review and approval. Per request by the applicant, the purpose of the narrative is to request for a Final Plat review and approval to the proposed approximate 16.10 gross acre Townhome-style residential development located at the southwest corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The development is 293 townhome style units with a proposed gross density of 18.20 du/ac.

2. LOCATION AND DESCRIPTION OF SURROUNDING AREA

As mentioned above, the proposal is to develop a 16.10 gross acre townhome-style multi-family residential development with lush landscape, tree-lined frontage, and amenities that will complement the adjacent neighborhood. The property is located on the west side of Stonegate Road and just south of Alan Stephens Parkway. It is currently vacant undeveloped land not being used.

Immediately north of the proposed site is an existing subdivision called Sycamore Parcel 11, owned and maintained by several property owners and HOA, all zoned CR-3. To the south and east of the site, is undeveloped commercial land owned and maintained by CAPDEVLO60 LLC, zoned CI-1 (PAD Overlay). To the immediate west is more vacant land of similar commercial zoning CI-1 owned by Maricopa Stonegate LLC and Omni Maricopa Land Acquisition LLC. Coordination efforts shall be initiated with neighbors to harmonize this development with surrounding property owners.

The main access to the property will be at Stonegate Road. This roadway is considered public and fully improved, thus right-of-way to the property is already allocated. A secondary access point is at Alan Stephens Parkway via the existing 40' right of way. The main access point and secondary access points will be considered ingress / egress access. Both will be acceptable for emergency / maintenance vehicular access as well as fire lanes. A tertiary access point located at the northeast corner of the property will be used only for emergency and maintenance vehicular access only.

3. COMPLIANCE WITH GENERAL PLAN & ZONING

As already discussed, the property is surrounded on three sides by undeveloped commercial land which remains vacant. As of May 3, 2022, the current General Plan Land Use Element designation for the proposed development is High Density Residential (HDR). The General Plan defined HDR as: The High Density Residential designation provides for multi-family dwellings that may be multi-story buildings. This category would provide for townhouses, condominiums and apartments. Substantial common open space, recreational amenities and on-site support facilities would serve residents. Such high density uses may be appropriate in the Mixed Use category. The density range of this land use category is 6.0 or more dwelling units per acre. Land to the north, is designated as MPC-Master Planned Community, and land to the east is designated as MU-Mixed Use. To the west is designated as Planned Area Development – PAD and MU. (See Figure 3 – Zoning Map)

The property currently changed from zone CI-1 to RH per the City of Maricopa – See Figure 3 – Zoning Map. Based on previous discussion with City staff, current City zoning ordinance, and based on the proposed development, it is proposed by the developer that RH zoning standards would be more ideal for this site. It is the intention for the developer to work within the existing PAD or propose rezoning for Site Plan Approval for this property to be developed as a multi-family residential use with 293 proposed units and is willing to work with the City staff on either path. It is further understood by the applicant that the property has been vacant undeveloped land for several decades, or more.

Per the City of Maricopa Zoning Ordinance the required parking stalls for a multi-family development of this caliber is a minimum 2.5 stalls per unit for three-bedroom units. The site plan associated with this application proposes 2 stalls in each garage as well as an additional 162 open parking stalls; 748 provided. This would be a proposed rate of 2.55 stalls per unit and complies with this standard. Parking is dispersed throughout the site and are strategically placed to take advantage of the proximity to adjacent amenities. Parking stall dimensions will be 9 feet wide and 18 feet deep with a 24 foot minimum drive aisle.

Based on review of the area, both the current zoning and General Plan Land Use, residential development is a more agreeable use for this property than commercial. When considering the proximity of the site with respect to the developed area, a commercial development of this size and in this location has and would continue to struggle significantly. The location is ideal as it sits adjacent to existing developments, south and east of existing residential and acts as a buffer between those developments and the existing / future commercial. The site provides a unique townhome style product that is much needed within the city and this area. The property has sat vacant for many decades, unutilized collecting trash and debris. Development of this property will not only be a tremendous boost to the character of the area, but also will make the area safer and more appealing to current and future residents. The proposed development *Villas at Stonegate* will continue to support the City of Maricopa's goals, policies, development standards and strategies as set forth in the General Plan and Zoning by promoting a safe, superior and unique living experience.

4. OPERATIONAL ASPECTS OF USE

Stonegate Road and Alan Stephens Parkway are intended to remain "as is" with minor improvements that may include curb cuts, sidewalk, and landscaping along its frontage. All access points to the proposed property on Stonegate Road and Alan Stephens Parkway will be coordinated with the City and will more than likely be gated. No significant improvements along Stonegate Road and Alan Stephens Parkway are anticipated at this time.

The site is a proposed multi-family residential community. It is expected to be gated at the entrances, but ultimately may not be, with view fence along Stonegate Road and Alan Stephens Parkway as well as potentially patio gates from each residence. A CMU block wall will be located along the east and south.

The property will be managed by either onsite or offsite property management. Either the property management or an established HOA will maintain internal driveways, infrastructure, buildings, landscaping, amenities, etc. Typical hours of operation will be 9 am to 5 pm, but considering the nature of the property, it is understood that these hours are not absolute. It is anticipated that the development is intended for newly married / younger family and retiree residents.

5. PROPOSED INFRASTRUCTURE

Domestic water and sewer will be provided by the City of Maricopa. Refuse is by private contract. Police is provided by the City of Maricopa. Fire is the City of Maricopa. No natural gas is expected be used on this development. All utilities within the site will be privately operated and maintained except for water and sewer mainlines, which an easement will be provided on.

PUBLIC UTILITIES	SERVICE PROVIDERS
Fire Protection	Maricopa
Police Protection	Maricopa
School District	City of Maricopa School District
Water	Maricopa
Wastewater	Maricopa
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor

As noted, Stonegate Road and Alan Stephens Parkway are fully developed except for sidewalk along the property frontage. It is not expected that the developer will be required to make significant improvements to Stonegate Road and Alan Stephens Parkway except for tying into the existing water and sewer, and access. As part of the improvements to the site, the existing drainage pattern may be slightly modified, however the developer and his engineer will ensure that all onsite retention requirements are met per the City of Maricopa engineering and design standards. As part of the Development Application, a Final Drainage Report shall be provided for approval.

6. DEVELOPMENT SCHEDULE

It is not expected that this property will be developed in phases. A development schedule has not been established as of yet, however it is expected that the permit and entitlement process at the City will take approximately 8-12 months for final approvals. At which time, the developer will initiate construction and construction is expected to take another 9-12 months depending on market conditions.

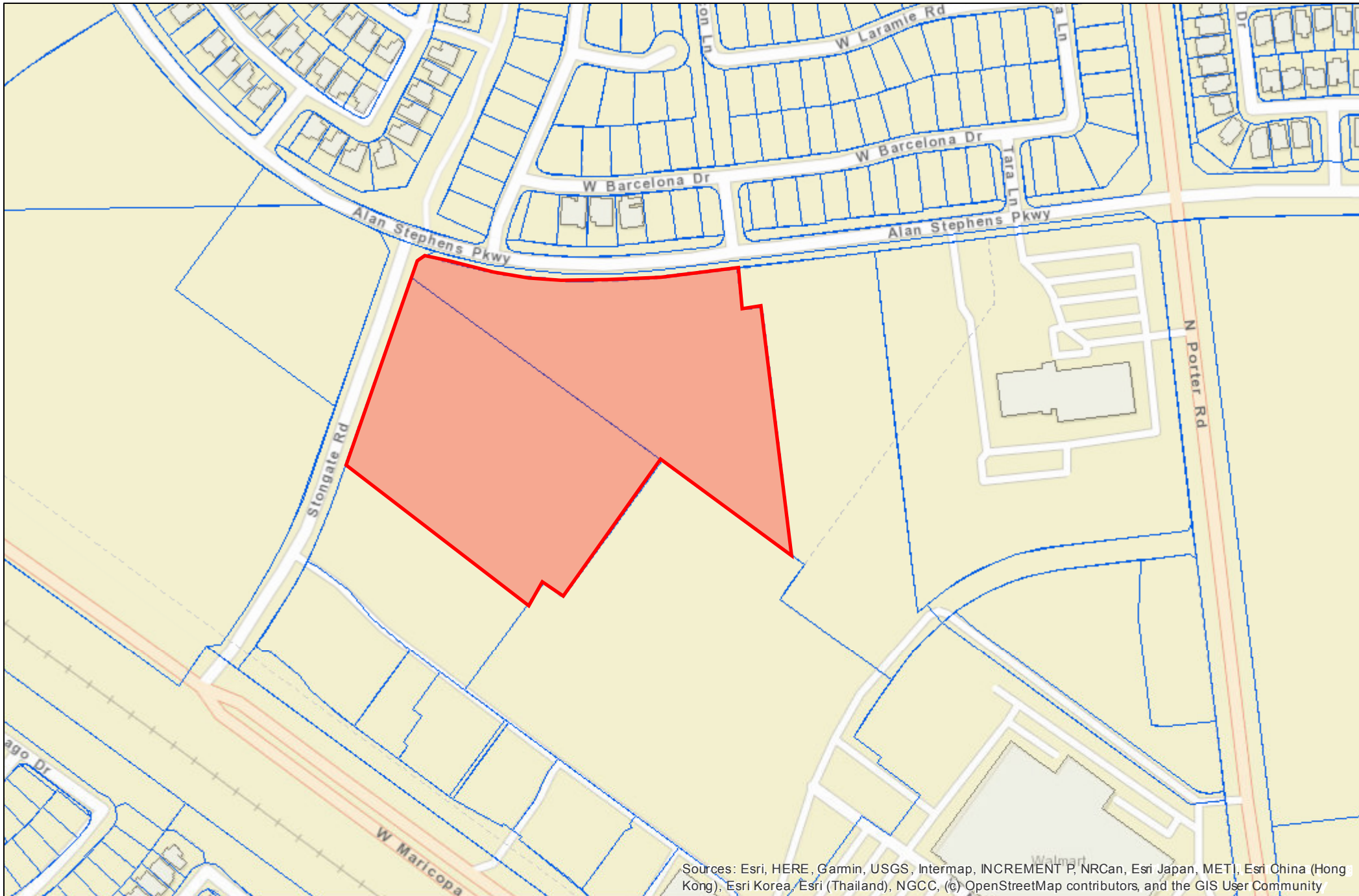
7. CONCLUSION

The *Villas at Stonegate* is ideal for a multi-family development. There is a significant demand in the area for affordable housing in the City of Maricopa and inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

APPENDIX A



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

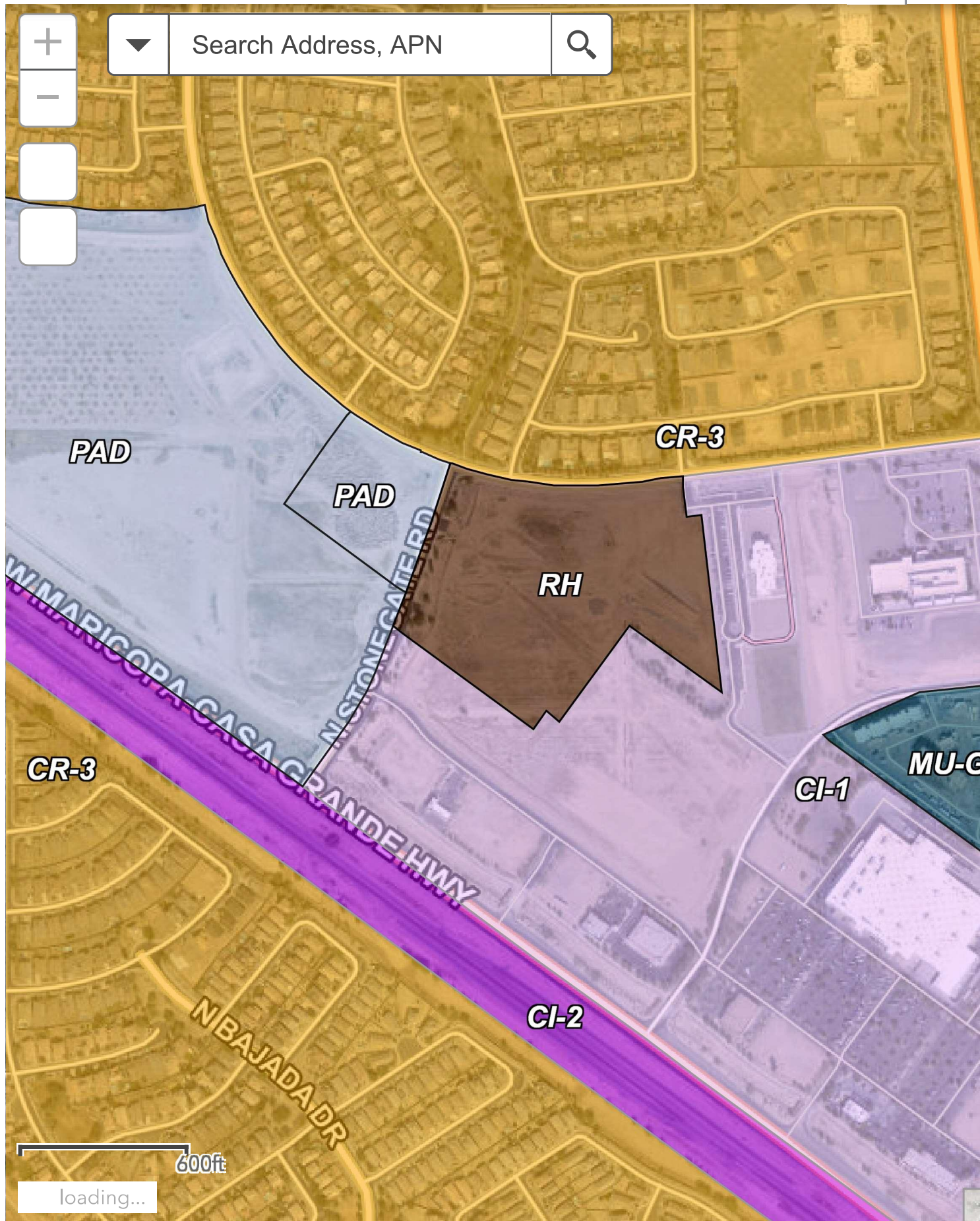
Pinal County Assessor's Office

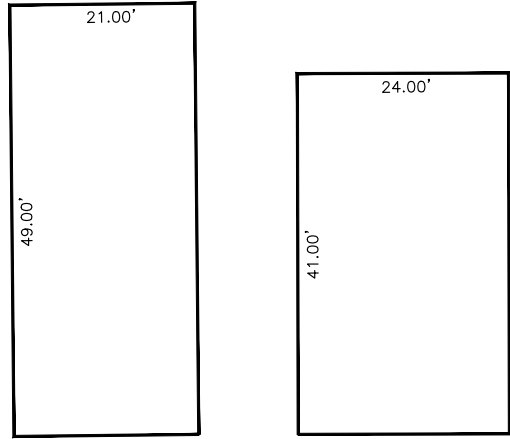
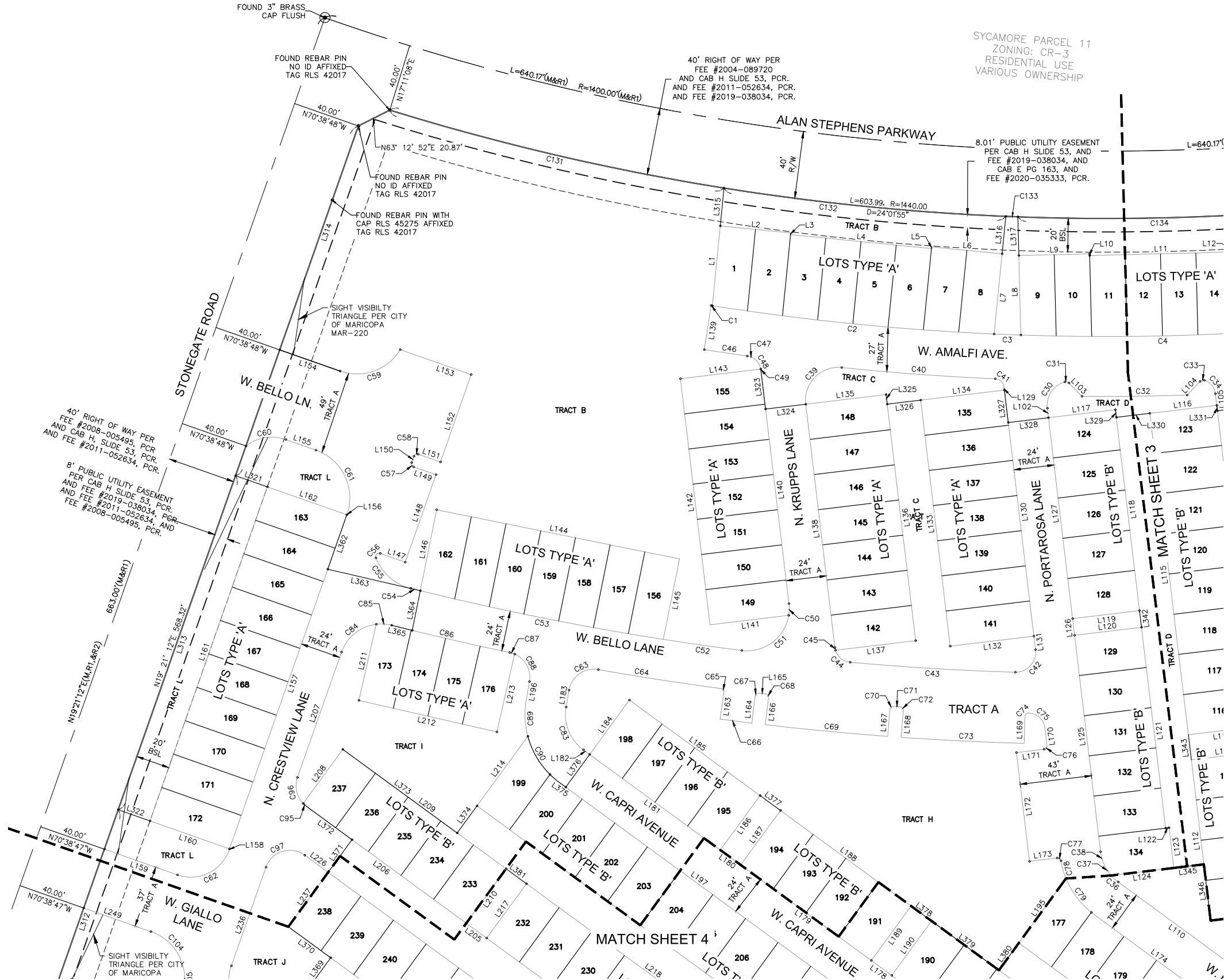
PO Box 709
31 N Pinal St
Florence, AZ 85132
520.866.6361
assessor@pinalcounty.az.gov

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.



Zoning





LOT TYPE 'A'
LOT TYPE 'B'
TYPICAL LOT DETAILS
N.T.S.

Harvey Land Surveying, Inc.
461 E. Dartmouth Dr.
Casa Grande, Arizona 85122
(520) 876-0212

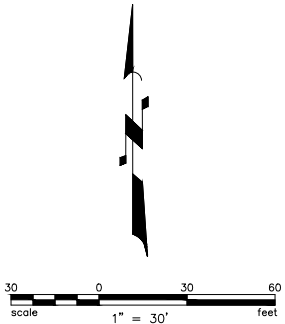
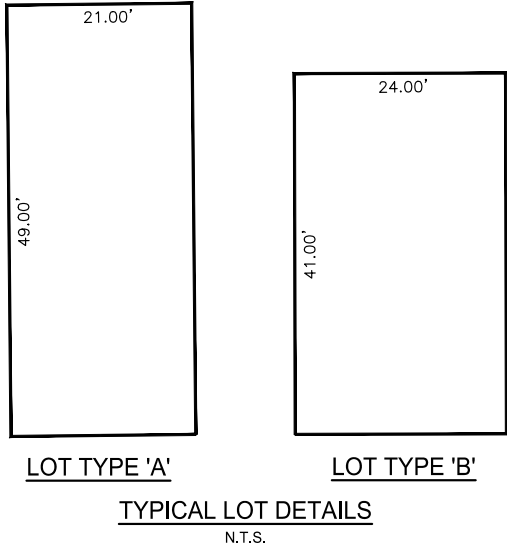
REVISIONS:

FINAL PLAT
PROJECT: VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

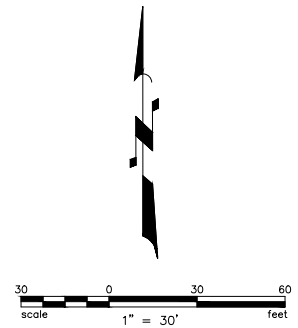
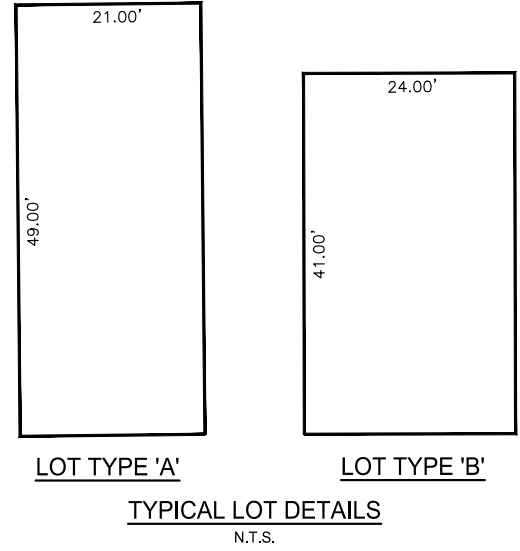
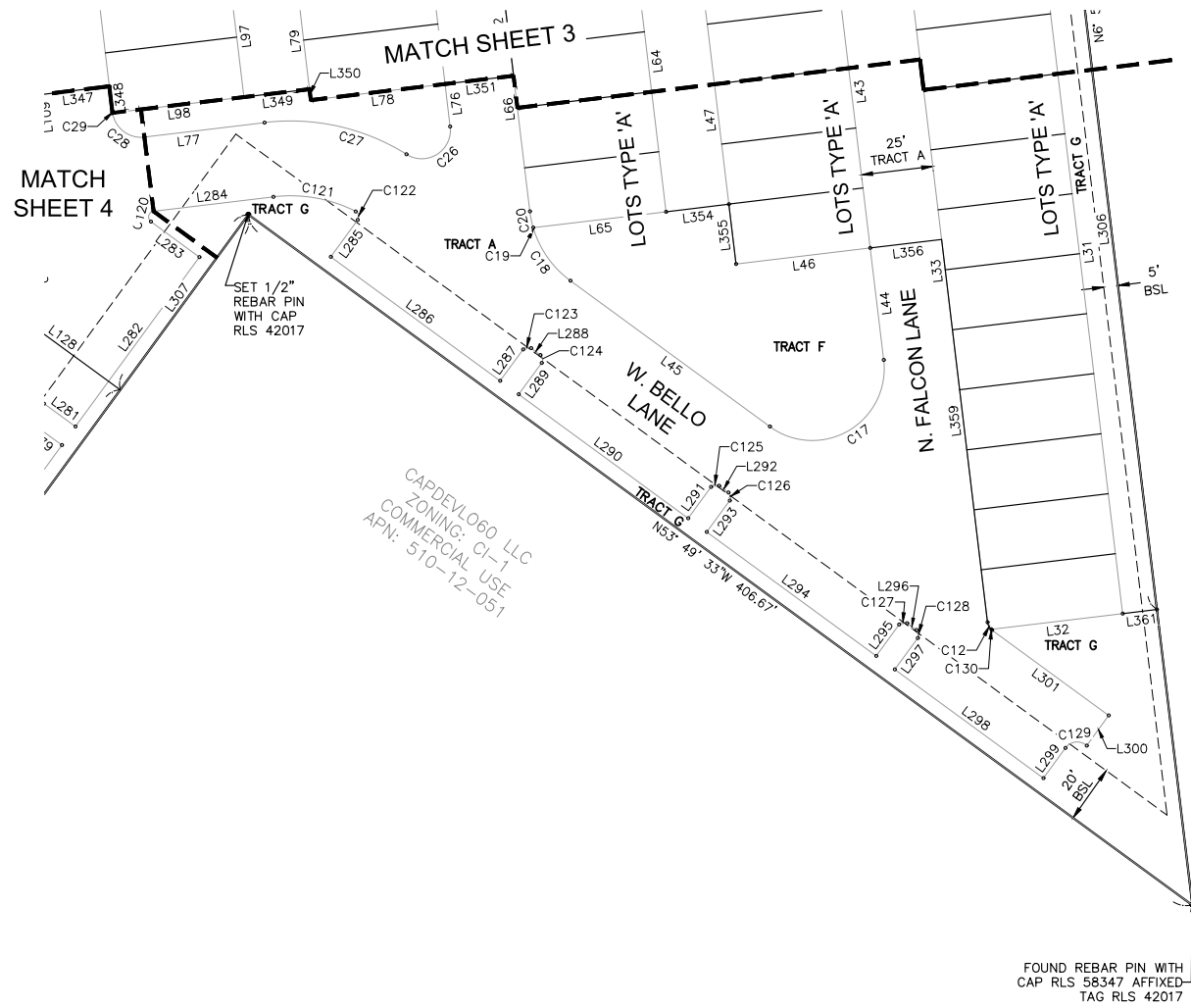
Job No.:	-
Drawn By:	AEA
Checked:	DB



JOB NO.
202110090
FINAL PLAT
SHEET NO.
2
2 OF 7



REVISIONS:	
HARVEY LAND SURVEYING, INC. 461 E. DARTMOUTH DR. CASA GRANDE, ARIZONA 85122 (520) 876-0212	
FINAL PLAT	
PROJECT: VILLAS AT STONEGATE CITY OF MARICOPA, AZ	
Job No.: Drawn By: AEA Checked: DB	CALL FOR WORKING DAYS 42017 COLIN D. HARVEY REGISTERED PROFESSIONAL ARIZONA, U.S.A.
JOB NO. 202110090	
FINAL PLAT	
SHEET NO. 3	
3 OF 7	



REVISIONS:

FINAL PLAT

VILLAS AT STONEGATE

CITY OF MARICOPA, AZ

Job No.:	---
Drawn By:	AEA
Checked:	DB



JOB NO.
202110090

FINAL PLAT

SHEET NO.

5

5 OF 7

LINE TABLE		
LINE #	LENGTH	BEARING
L201	80.00	N36° 10' 28"E
L202	189.60	S53° 49' 32"E
L203	14.97	S53° 49' 32"E
L204	192.00	S53° 49' 32"E
L205	15.00	S53° 49' 32"E
L206	117.48	S53° 49' 32"E
L207	78.79	N19° 21' 13"E
L208	39.79	S36° 10' 28"W
L209	120.00	S53° 49' 32"E
L210	40.01	N36° 10' 28"E
L211	46.31	S12° 51' 05"W
L212	84.00	N77° 08' 55"W
L213	47.35	N12° 51' 05"E
L214	51.09	S36° 10' 28"W
L215	240.00	S53° 49' 32"E
L216	40.02	N36° 10' 28"E
L217	40.00	S36° 10' 28"W
L218	192.00	S53° 49' 32"E
L219	40.00	N36° 10' 28"E
L220	40.00	S36° 10' 28"W

LINE TABLE		
LINE #	LENGTH	BEARING
L381	15.00	S53° 49' 32"E
L382	15.02	N53° 48' 52"W
L383	15.02	N53° 49' 27"W
L384	10.00	S53° 49' 32"E
L385	12.06	N36° 10' 28"E
L386	24.18	N36° 10' 28"E
L387	20.00	N36° 10' 28"E
L388	64.82	S53° 49' 32"E
L389	58.06	S53° 49' 32"E
L390	24.00	N36° 10' 28"E
L391	2.97	S53° 49' 32"E
L392	20.00	N36° 10' 28"E
L393	24.61	S36° 10' 28"W
L394	20.00	N36° 10' 28"E
L395	1.50	S53° 49' 32"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	0.70	1510.00	0°01'36"	0.70
C2	168.09	1510.00	6°22'41"	168.00
C3	15.84	1554.86	0°35'01"	15.84
C4	126.05	1505.91	4°47'46"	126.02
C5	14.22	1509.99	0°32'23"	14.22
C6	49.25	1510.00	1°52'08"	49.25
C7	8.87	5.00	101°37'27"	7.75
C8	8.12	40.00	11°37'27"	8.10
C9	6.41	3.00	122°30'31"	5.26
C10	18.33	40.00	26°15'16"	18.17
C11	2.34	5.00	26°48'10"	2.32
C12	2.83	4.60	35°12'04"	2.78
C13	18.70	11.50	93°10'44"	16.71
C14	3.79	2.50	86°49'03"	3.44
C15	4.30	2.50	98°27'25"	3.79
C16	27.75	19.50	81°32'48"	25.47
C17	58.04	25.00	133°01'02"	45.86
C18	22.09	35.00	36°10'07"	21.73
C19	0.82	35.00	1°21'00"	0.82
C20	5.78	35.00	9°27'52"	5.77

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C21	14.93	11.50	74°23'46"	13.91
C22	2.84	2.50	65°02'07"	2.69
C23	80.47	1545.50	2°58'59"	80.46
C24	2.87	2.50	65°43'18"	2.71
C25	14.35	11.50	71°28'30"	13.43
C26	22.49	10.00	128°50'33"	18.04
C27	51.52	76.00	38°50'33"	50.54
C28	15.40	10.00	88°13'33"	13.92
C29	0.31	10.00	1°46'27"	0.31
C30	20.41	14.50	80°39'28"	18.77
C31	2.70	2.50	61°49'18"	2.57
C32	62.39	1545.50	2°18'47"	62.39
C33	2.81	2.50	64°23'38"	2.66
C34	10.88	9.37	66°28'19"	10.28
C35	34.82	15.00	133°01'02"	27.51
C36	5.73	26.00	12°36'59"	5.71
C37	7.07	26.00	15°34'50"	7.05
C38	8.52	26.00	18°47'10"	8.49
C39	34.96	19.50	102°43'14"	30.46
C40	91.29	1536.50	3°24'15"	91.28

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C41	7.75	5.50	80°41'01"	7.12
C42	20.36	12.00	97°12'33"	18.00
C43	98.16	1686.65	3°20'04"	98.15
C44	11.44	10.00	65°33'34"	10.83
C45	2.18	10.00	12°29'32"	2.18
C46	25.78	1536.50	0°57'40"	25.78
C47	5.17	9.50	31°11'29"	5.11
C48	6.69	9.50	40°22'42"	6.56
C49	0.60	9.50	3°36'12"	0.60
C50	6.94	25.00	15°54'10"	6.92
C51	38.49	25.00	88°13'10"	34.80
C52	47.02	1710.00	1°34'31"	47.01
C53	147.05	1710.00	4°55'37"	147.00
C54	5.82	1710.00	0°11'43"	5.82
C55	28.53	30.00	54°29'12"	27.47
C56	4.57	2.00	130°53'23"	3.64
C57	3.14	2.00	90°00'00"	2.83
C58	3.14	2.00	90°00'00"	2.83
C59	40.91	30.00	78°08'05"	37.81
C60	24.93	25.00	57°08'10"	23.91

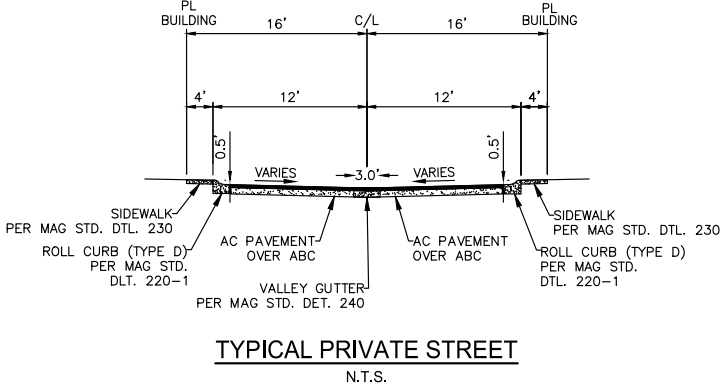
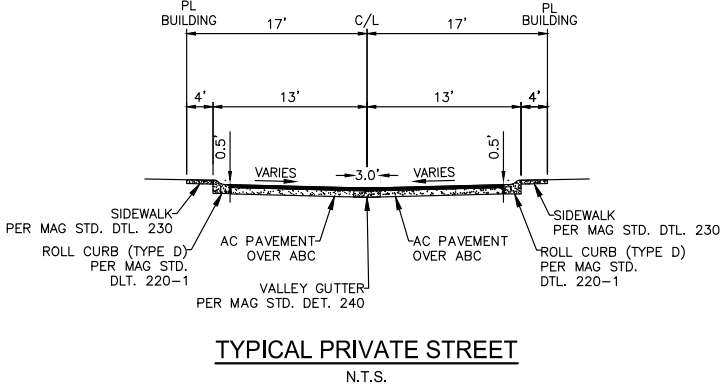
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C61	47.12	30.00	90°00'00"	42.43
C62	37.70	24.00	90°00'00"	33.94
C63	23.62	15.00	90°12'20"	21.25
C64	73.61	1734.00	2°25'56"	73.61
C65	3.16	2.00	90°23'33"	2.84
C66	19.00	1752.00	0°37'17"	19.00
C67	3.14	2.00	90°00'00"	2.83
C68	3.14	2.00	90°00'00"	2.83
C69	72.97	1752.00	2°23'11"	72.97
C70	3.25	2.00	93°00'04"	2.90
C71	3.89	1734.00	0°07'43"	3.89
C72	3.15	2.00	90°06'56"	2.83
C73	73.06	1752.00	2°23'21"	73.05
C74	3.14	2.00	89°55'03"	2.83
C75	14.25	10.00	81°37'17"	13.07
C76	3.14	2.00	90°00'00"	2.83
C77	3.04	2.00	87°08'01"	2.76
C78	10.91	50.00	12°30'04"	10.89
C79	27.59	50.00	31°36'56"	27.24
C80	9.42	6.00	90°00'00"	8.49

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C81	13.23	10.00	75°49'33"	12.29
C82	2.47	10.00	14°10'27"	2.47
C83	28.88	26.00	63°38'28"	27.42
C84	27.82	25.00	63°45'32"	26.41
C85	9.19	25.00	21°03'17"	9.14
C86	71.92	1734.00	2°22'35"	71.92
C87	3.08	15.00	11°46'36"	3.08
C88	19.96	15.00	76°14'54"	18.52
C89	21.62	50.00	24°46'37"	21.45
C90	33.92	50.00	38°51'51"	33.27
C91	15.71	10.00	90°00'00"	14.14
C92	11.59	10.00	66°25'19"	10.95
C93	1.64	10.00	9°24'15"	1.64
C94	2.47	10.00	14°10'27"	2.47
C95	2.53	15.00	9°40'13"	2.53
C96	16.63	15.00	63°30'31"	15.79
C97	27.97	15.00	106°49'15"	24.09
C98	15.71	10.00	90°00'00"	14.14
C99	41.42	30.00	79°06'18"	38.21
C100	43.83	74.00	33°56'17"	43.19

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C101	14.67	24.00	35°01'10"	14.44
C102	4.11	24.00	9°48'49"	4.11
C103	38.32	30.00	73°10'45"	35.76
C104	36.92	29.41	71°56'47"	34.55
C105	3.82	56.00	3°54'40"	3.82
C106	48.45	56.00	49°34'25"	46.96
C107	37.56	48.00	44°49'59"	36.61
C108	13.91	50.00	15°56'38"	13.87
C109	25.21	50.00	28°53'21"	24.94
C110	8.42	5.00	96°27'19"	7.46
C111	8.42	5.00	96°27'13"	7.46
C112	3.14	2.00	90°00'00"	2.83
C113	3.14	2.00	90°00'00"	2.83
C114	3.14	2.00	90°00'00"	2.83
C115	3.14	2.00	90°00'00"	2.83
C116	3.14	2.00	90°00'00"	2.83
C117	3.14	2.00	90°00'00"	2.83
C118	3.14	2.00	90°00'00"	2.83
C119	3.14	2.00	90°00'00"	2.83
C120	4.78	2.00	136°58'58"	3.72

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C121	29.45	50.00	33°44'42"	29.02
C122	3.47	2.00	99°16'20"	3.05
C123	3.14	2.00	90°00'00"	2.83
C124	3.14	2.00	90°00'00"	2.83
C125	3.14	2.00	90°00'00"	2.83
C126	3.14	2.00	90°00'00"	2.83
C127	3.14	2.00	90°00'00"	2.83
C128	3.14	2.00	90°00'00"	2.83
C129	8.35	5.00	95°44'21"	7.42
C130	0.43	4.60	5°21'14"	0.43
C131	203.76	1440.00	8°06'27"	203.59
C132	168.10	1440.00	6°41'18"	168.00
C133	7.18	1440.00	0°17'09"	7.18
C134	168.10	1440.00	6°41'19"	168.00
C135	7.91	1440.00	0°18'53"	7.91
C136	48.94	1440.00	1°56'50"	48.94
C137	3.00	10.55	16°17'14"	2.99
C138	2.47	10.00	14°10'27"	2.47

TRACT TABLE			
TRACT	ACRES	AREA SQ. FT.	DESCRIPTION OF USE
TRACT A	3.92	170634.15	INGRESS, EGRESS, PUBLIC UTILITY, REFUSE COLLECTION, DRAINAGE EASEMENT AND EMERGENCY VEHICLE ACCESS
TRACT B	1.42	61942.37	INGRESS, EGRESS, PUBLIC UTILITY, REFUSE COLLECTION, DRAINAGE EASEMENT AND EMERGENCY VEHICLE ACCESS
TRACT C	0.14	6243.61	OPEN SPACE/LANDSCAPE
TRACT D	0.24	10244.06	OPEN SPACE/LANDSCAPE
TRACT E	0.25	11030.46	OPEN SPACE/LANDSCAPE
TRACT F	0.39	16847.31	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT G	0.38	16411.42	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT H	0.55	23993.32	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT I	0.42	18461.26	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT J	0.38	16391.98	OPEN SPACE/LANDSCAPE/AMENITIES
TRACT K	0.32	13827.54	OPEN SPACE/LANDSCAPE/RETENTION AREA
TRACT L	0.18	7649.12	OPEN SPACE/LANDSCAPE



Harvey Land Surveying, Inc.
461 E. Dartmouth Dr.
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REVISIONS:

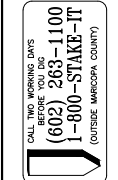
TABLES

VILLAS AT STONEGATE

CITY OF MARICOPA, AZ

PROJECT:

Job No.:	-
Drawn By:	AEA
Checked:	DB



JOB NO. 202110090
FINAL PLAT
SHEET NO. 7
7 OF 7