



Stewart + Reindersma Architecture, PLLC.

October 6, 2022

RE: Project Narrative – Development Review Permit
“Villas At The Gin” - Multifamily Development
20405 N. Estrella Parkway
Maricopa, AZ 85139

The Developer, Construction Solutions Company, is seeking to develop an existing vacant parcel located at the SEC of W. Edison Road and Estrella Parkway for a new multifamily development called “The Villas At The Gin”.

The proposed parcel number 510170220 and is approximately 10.17 Acres. The address given for this property is 20405 N. Estrella Parkway.

Proposed is a multifamily development with roughly 92,375 sq.ft. of unit buildings, 6 unit buildings total with Club House. Amenities include, a 2,000 s.f. club house, community pool, a large greenbelt, walking paths throughout the site, and private parking garages dispersed around the perimeter of the site. Other site amenities include a pet relief area, multiple ramadas with accessible grilling stations, and a playground with play structure.

The project is categorized as multifamily residential and is required by code to have a minimum 399 on-site parking spaces based on current unit building design. With the proposed site design, 399 parking spaces will be provided, including (14) private garages consisting of (5) spaces per garage.

Access onto the site will be secured by automatic gates with keypad entry, and sensors on the interior side of the gates for exiting the site. There will be a secured man-gate with keypad at the east side of the site, that will provide access to the adjacent residential development currently under construction to the east as requested by planning staff.

Trash enclosures are positioned around the development to provide residents with convenient access to trash bins. The trash enclosures are positioned on a continuous route around the development to allow collection trucks to access bins without having to turnaround, making it convenient and efficient for collection.

All necessary utilities appear to be existing and accessible around the proposed site. Utility companies have been notified of the project and will-serve letters have been obtained.

Along with the required plans and documents per the DRP checklist, we have attached the FEMA Flood Plain Letter regarding the revision of the flood plain designation “AO” associated with this site.

Also attached, are colored renderings from multiple angles to provide a clear visual of proposed multifamily development.

We are requesting a reduction to the private patio/balcony area outlined in the new multi-family design guidelines due to design and constructability issues with trying to meet this guideline. We are proposing to provide approximately 84 s.f. of patio/balcony area for each apartment unit, on all floors, as shown in the attached plans, maintaining consistency from floor to floor. We feel, with the amount of common area and usable open space provided throughout the proposed development, the area of private patio/balcony space is efficient for tenants.

Construction Solutions Company and SRA360 look forward to working with the City of Maricopa in the development of the Villas At The Gin.

Sincerely,

Preston Johnson, PM