

GPA - Rezoning Project Narrative

GPA21-08 & ZON21-08

Roers

Maricopa

GPA - Rezoning Project Narrative

Submitted to:

City of Maricopa

39700 W. Civic Center Dr.

Maricopa, AZ 85138

Submitted on Behalf of:

Roers Companies

110 Cheshire Lane, Suite 120

Minnetonka, MN 55305

Prepared by:

Iplan Consulting

3317 S. Higley Road, Suite 114-622

Gilbert, AZ 85297

May - 2022

REQUEST:

This narrative accompanies a request for a minor General Plan amendment and Rezoning for a new multi-family workforce housing project proposed on approximately 10-acres located at the southwest corner of Porter Road and Iron Point Road just south of the Maricopa – Casa Grande Highway. The parcel is zoned General Business (CB-2) with a General Plan land use classification of Public/Institutional (P) both of which are proposed to be changed to High Density Residential (RH) and High Density Residential (H) respectively. Please reference the included exhibits at the end of this document. A concurrent request for a Major Development Review Permit (DRP) approval is also proposed.

Site Aerial**RELATIONSHIP TO SURROUNDING PROPERTIES:**

The subject property fronts onto Porter Road to the east which will provide the primary point of access. Beyond Porter Road is an agricultural operation zoned GR. The property to the south is an existing commercial use that has both CB-1 and CB-2 zoning. A CR-3 zoned residential neighborhood exists to the west. Iron Point Road comprises the north boundary with a vacant CR-3 zoned parcel beyond.

Adjacent Land Use Table

Direction	General Plan Classification	Existing Zoning	Existing Use
<i>On-Site</i>	Public/Institutional	CB-2	Vacant
<i>North</i>	Public/Institutional	CR-3	Vacant
<i>South</i>	Public/Institutional & Medium Density Residential	CB-2	Commercial/Industrial
<i>East</i>	Medium Density Residential	GR	Agricultural
<i>West</i>	Residential 2-4 du/acre	CR-3	Residential

GENERAL PLAN:

The property’s current General Plan land use classification of Public Institutional is not consistent with the underlying CB-2 zoning of the property nor does it allow for the High Density Residential (RH) zoning that is proposed thus needs to be changed. The site is located in a “Growth Area” that is served by excellent transportation corridors and is already becoming a second urban node with all of the commercial and more intense urban uses that have been planned and built in recent years. The proposed land use classification of High Density Residential will compliment that growth and add additional vitality to this area. Furthermore, the resulting multifamily project will serve a very pressing need for attainable housing in the community which to date, is well under served.

The section below represents how we believe our proposal meets and/or furthers the goals and policies of the City’s General Plan.

GOAL A1:	DESIGNATE AND PLAN FOR MOBILITY, TRANSIT, AND TRANSPORTATION CORRIDORS TO FACILITATE FUTURE DEVELOPMENT IN ACCORDANCE WITH THE FUTURE LAND PLAN.
-----------------	---

Response: Transportation has been and continues to be a significant topic of concern for Maricopa. The City has done an excellent job in identifying transportation corridors and

improvements that are needed to serve both the existing community and their future growth. Our site is located along a major arterial roadway that sits between the existing corridor of Maricopa – Casa Grande Highway and the future corridor of the Maricopa East – West highway thus is well served by the City’s Transportation plans. Our project will provide additional impetus and funding to further the improvement to these and other transportation developments in the area which meets the objective(s) of this General Plan Goal.

GOAL A2:	ACHIEVE A BALANCE IN THE COMMUNITY BETWEEN JOBS AND HOUSING.
----------	--

Response: The City of Maricopa has long been known as a bedroom community where residents commuted elsewhere for work, but in recent years the City and surrounding areas have seen significant economic investment and development that has increased the demand for all types of housing. Employers choose to develop new projects in communities that have a high quality of life for their employees which is predicated on commercial services and a variety of housing/lifestyle options. While the City already has a healthy supply of conventional single family neighborhoods, there is very few other types of housing available which is a problem that our proposal helps to solve. The more diverse a community is directly correlates to how sustainable and vibrant it can be, and providing a workforce housing project adds to that formula.

GOAL B1.3:	ENCOURAGE MIXED-USE DEVELOPMENT.
------------	----------------------------------

Response: Although this standalone project is not itself mixed use, it does encourage a variety of uses nearby due to the economic power of the 200 families that will reside here. Additionally, the immediate area is already designated for a horizontal mix of uses with single family to the east, existing commercial/industrial to our south, and commercial land use classification to our west. It is clear that the City’s expectations are for an intense diversity of uses in this area and the proposed project helps to achieve that goal.

GOAL B1.4:	MINIMIZE CONFLICTS BETWEEN LAND USES.
------------	---------------------------------------

Response: With an existing single-family neighborhood to the west of this property and the subject site having CB-2 zoning, there was certainly an opportunity for conflict between the two

developments. The High Density Residential land use proposed helps alleviate that potential by developing the site with a more similar use, thus making a better land use transition from the potential Commercial/Industrial development to the south and east. Furthermore, the proposed multi-family project will incorporate on-site buffering techniques to minimize any conflicts that could occur from our use and the neighborhood to the west.

GOAL B2.1:

PARTNER WITH DEVELOPERS TO IDENTIFY INNOVATIVE STRATEGIES FOR PROVIDING HOUSING DIVERSITY FOR ALL AGES AND INCOME LEVELS.

Response: The Roers Companies is well known as a development partner that will work with the City to provide a well-designed, highly livable, high density multi-family project that provides a product type that meets the needs for a segment of the population not yet served by the various housing currently developed in the City.

GOAL B2.2:

ASSURE THE DEVELOPMENT OF A DIVERSE HOUSING STOCK IN BOTH DWELLING TYPE AND DENSITY.

Response: As aforementioned in this narrative, the City of Maricopa does not currently offer much variety in housing types and cost, and the proposed project will help address this goal by bringing in a housing type and affordability that does not currently exist. In addition, the openness of the City to support a workforce multi-family project will be a catalyst for other developers to bring in diverse housing options that attract a diverse citizenry.

GOAL E2.1:

DEVELOP AN EFFICIENT AND SAFE TRANSPORTATION SYSTEM PROVIDING MULTI-MODAL CONNECTIVITY TO OTHER CITIES AND REGIONS.

Response: The proposed project will be improving the adjacent roadways as well as contributing through impact fees to the development of the larger transportation system of the City. An additional aspect of a multi-family project such as the one proposed is that it makes multi-modal transportation options more viable as you have a higher density of potential users in a smaller area making it appealing to regional mass transportation providers.

GOAL F2.1:

RECRUIT HIGH PERFORMING AND HIGH QUALITY COMPANIES THAT MATCH THE LABOR PROFILE IN THE COMMUNITY AND / OR COMPLEMENT EXISTING INDUSTRIES.

Response: Perhaps the biggest benefit this project will have on the City is the attraction of large employers to the area as the number one asset large companies need is an available and local workforce. The City of Maricopa's ability to market themselves as a bastion of a diverse labor force will get them noticed by more companies and their site selectors.

GOAL F4.6:

TO BE KNOWN AS A COMMUNITY WITH A UNIQUE QUALITY OF PLACE WITHIN THE REGION THAT ATTRACTS BUSINESSES AND A DIVERSE WORKFORCE.

Response: The fact that Roers Companies is already knocking on the City's door to develop in their community tells you that Maricopa is already an attractive place for people to live and work. The addition of a workforce housing project and the ancillary development that often accompanies them will just further the reputation that the City has achieved.

GOAL 5.1:

ENSURE NEW DEVELOPMENT PROVIDES THE RESOURCES TO ESTABLISH THE INFRASTRUCTURE AND SERVICES NEEDED TO SERVE THAT DEVELOPMENT.

Response: The development of this property will expand the existing utilities and/or bring in new utilities to not only serve this project, but future projects in the immediate area.

Furthermore, we believe the proposed land use change is consistent with the General Plan for the following reasons:

- Growth Area: The property is located in a General Plan identified Growth Area. Growth Areas in the General Plan are targeted for non-single-family projects to help spur more urban uses and services. This project will bring in a non-single-family land use generating more demand for commercial and employment options in the community.
- Land Use: The Maricopa General Plan identifies the need for a more balanced inventory of land uses with High Density Residential comprising a minuscule 0.5%. This proposal will improve both of those percentages bringing more balance to the community.

- Housing Element: Building upon the need for diverse land uses, the General Plan also promotes a variety of residential opportunities for residents. If the City is going to be sustainable in the long term, it needs to have lifestyle and housing opportunities for a much wider portion of the population. The proposed work force project succeeds in providing a new lifestyle and housing option for current and future city residents.

- Economic Development: Jobs and retail services are vital to the success of every municipality and is a specific focus of the City's General Plan vision. In addition to the handful of jobs the Roers project will provide, the work force nature of the project will help entice employers and retail services to develop in the area. Also, since Roers Maricopa is a for-rent project, it will provide the City with added tax revenue.

- Land Use Analysis: This section addresses the specific items identified in the General Plan Amendment application:
 - o An existing and proposed Land Use Plan are included as exhibits in this application package.

 - o The public benefit of the project includes:
 - Transitional land use buffering the lower density neighborhoods to the west from the commercial future projects planned to the east.
 - More diverse housing opportunities for current and future City residents.
 - Adds more attainable housing in an identified "growth area".
 - Adds a work force housing element to the City's inventory that will be attractive to large employers looking for a proximate labor force.
 - Additional long-term tax revenue for the City.

 - o Our current proposal includes 200 for-rent residential units which equates to approximately 20 DU/acre.

 - o A Conceptual Site Plan is included in the submittal package. We anticipate the project to be built in one phase.

 - o The Conceptual Site Plan identifies the areas that will be used for open space.

 - o The project acts as a land use buffer transitioning from the intense commercial designated land uses to the east (future) to the lower intensity single-family neighborhood to the west.

MARICOPA HOUSING NEEDS ASSESSMENT:

In addition to meeting many of the goals and policies of the City's General Plan, our team also believes the proposed amendment will result in a project that helps address the housing needs outlined in the 2017 Maricopa Housing Needs Assessment report. The report dives deep into the data and discusses a couple topics that we feel our project directly impacts; Affordable Housing, and Housing Diversity.

Affordable Housing:

The City of Maricopa has experienced a significant increase in home valuation over the last few years and although that equity is great for the existing homeowners of the community, it is not good news for those individuals and families that rent homes and/or apartments (23% of the population in 2017). Single-family detached homes are the most expensive type of housing available and the City has a lot of it...97% per the report. That means that the range of housing options based on cost in the community is limited almost entirely to the top tier of spectrum which is a significant barrier for a lot of people already living in the community, not to mention the employees that will want to move to Maricopa due to a significant wave of employment happening in the region. The vast majority of employment opportunities in the area are in the service, retail, public service, education, construction, and manufacturing industries, and fair or not, they just don't pay enough to be able to afford most single-family homes in the City, limiting the choices for those individuals and families to live in poor conditions and or further away in another community. That shouldn't be the case and it can be successfully addressed by bringing in a variety of housing options that address affordability. The proposed Roers Maricopa project is a workforce housing product which accomplishes this goal and will help meet the affordable housing need in the community.

Housing Diversity Need:

The report identifies that 97% of the housing stock in the City of Maricopa is single family detached homes whereas a more developed urban community has only 65% - 75% of its housing stock being single-family detached homes. Diversity of housing is important to a City to accommodate not only a range of incomes, but also a range of lifestyles. As we move through life, we have a periodically changing needs from a studio apartment as a young adult, to a large family home in middle age, to a smaller home or apartment as an elderly adult. We also have a diversity of people who each have their own lifestyles thus expounding the need for a diverse housing stock for the community. This project helps to support a diversity of affordability and

lifestyles and does so in a manner that provides a high level of comfort and activity which we believe will be highly sought after in the community.

ZONING:

The proposed High Density Residential (RH) zoning will provide the adequate base district for the multi-family project planned for this site. We have designed the project to comply with Section 18.35.040 of the City’s Zoning Code which identifies the RH development standards noted below.

Zoning Standards Table

<i>STANDARD</i>	<i>RH CODE</i>	<i>RH PROPOSED</i>
Minimum Lot Area (sq. ft.):	7,000	7,000
Minimum Lot Width (ft.):	60	60
Maximum Density (DU/ac.):	20	20
Maximum Height (ft.)	42	42
Minimum Building Setbacks (ft.)		
Front:	20	20
Side:	5	5
Street Side:	20	20
Rear:	20	20
Minimum Building Separation (ft.)	10	20
Maximum Lot Coverage (%):	50	25

Findings of Fact:

1. The amendment is consistent with the General Plan;

A General Plan Amendment request has been requested in concurrence with the rezoning request. Once completed, the proposed land uses will be consistent with the goals and policies set forth in the City’s General Plan.

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Currently High Density Residential (RH) land comprises less than one percent of the total land uses in the City. This proposal will improve that percentage bringing more balance to the community.

3. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

The subject site is located in a "Growth Area" as identified in the General Plan and is in an area that has seen a variety of urban developments which this project compliments, thus is an appropriate location for development. The proposed RH zoning and resulting residential use will also provide a more compatible land use transition to the single-family neighborhood to the west.

SUSTAINABLE DEVELOPMENT INCENTIVE PROGRAM:

Roers Companies is committed to building projects that are of the highest quality, aesthetically pleasing, and are environmentally sustainable. This project continues that tradition and intends to take advantage of the City's Sustainable Development Incentive Program by meeting three of the sustainable development feature requirements in exchange for a reduction in required parking which is detailed later in this narrative. City Code Section 18.125.040 itemizes seventeen sustainable development features of which we comply with the three identified below, thus achieving compliance with the Sustainable Development Incentive Program.

Category Site Design, Item #2: The proposed project features a roofing material with a solar reflectance index (SRI) of 100 which exceeds this requirement.

Category Site Design, Item #3: The proposed project incorporates an on-site refuse screening area that accommodates a recycling container of at least six-yards volume which complies with this requirement.

Category Energy Reduction, Item #14: The proposed project includes solar parking lot lights for 50% of the total number of lights used in the parking lot area which complies with this requirement.

DESCRIPTION OF PROPOSAL:

Roers Companies is proud to be teaming up with the City of Maricopa to bring a very important housing project to the community. The proposed development will result in 200 multi-family homes that are comprised of one-, two-, and three-bedroom units ranging in size from 850 –

1,250 square feet. The project is gated and offers an attractive design and strong package of amenities for the residents.

LAND USE TABLE

Net Site Area:	9.99 acres
Zoning:	RH (proposed)
Proposed Units:	200
Density:	20 DU/acre
Open Space:	3.27 acres (32.7%)

Access, Circulation, & Parking

The subject site's wide frontage on Porter Road accommodates the primary point of ingress/egress in the middle of the project with the secondary point of access proposed from Iron Point Road which is the north boundary of the project. The primary access point is extra wide to accommodate two inbound lanes to avoid a stacking issue and to allow safe U-turn movements should they be needed. The primary entry allows direct access to the community clubhouse but requires the use of a keypad to allow access into the gated residential areas via one gate on each side of the clubhouse. The secondary entry only provides keypad access to the gated areas of the project and does feature a turn-around blub for times when access is not granted.

Once through the gates, the 26-foot-wide private drives circulate through the site providing vehicular access to the residential buildings and adjacent parking areas. A total of 391 parking spaces are provided via 30 parking garage spaces, 207 canopy covered parking spaces, and 154 open parking spaces. The proposed number of parking spaces is 20% less than the Zoning Code required parking as we are intending to comply with the sustainable design criteria which allows this reduction. In addition, it is our experience that workforce housing projects only need a parking space to unit ratio of 1.75 which we do exceed with this proposal.

Building Types and Placement

A total of eight residential buildings are planned along with five parking garage buildings, several covered carport structures, and a large community clubhouse and leasing space building. The community clubhouse building is located in the center of the project and directly off the project entry and serves as the focus of the project. This location affords convenient access by all of the

residents as well as guests of the property. The residential buildings are spaced out appropriately throughout the site so that no one area of the project feels too dense. These buildings are all separated by over 30-feet from one another limiting the canyon effect that can occur in projects of this density. Special consideration was provided to the existing neighborhood to the west by placing the three-story residential buildings a minimum of 90-feet away from the shared boundary. Open spaces and the single-story garage structures have been strategically placed nearest this shared boundary to provide a buffer for the adjacent neighborhood.

Open Space & Pedestrian Connectivity

The inclusion of open space and recreational areas is a key ingredient in developing a successful and sustainable multi-family community. The development team appreciates the importance of these areas and have designed the site to include approximately 3.27 acres of open space, equating to over 32 percent of the net site area, which exceeds the City's Zoning Code requirement by 12%. Open space areas feature landscaped and hardscaped areas that are both passive and activated for resident use. Community amenities include a large swimming pool, sun deck, an outdoor fire pit, lawn areas for sports and games, covered picnic areas, numerous BBQ locations, and a children's playground. Pedestrian sidewalks circulate throughout the site connecting residents from their homes to the parking areas, local park spaces, primary amenity area, and the clubhouse and leasing office. Although gated, pedestrian access will also be provided at the northeast and southeast corners of the property, allowing direct connection to the future adjacent commercial uses as well as to the greater community.

In addition to the enhanced level of resident amenities being proposed, the project features 70% of the open space area being active which exceeds the City's requirement by 10%. These additional active areas combined with the robust amenity package offset the slightly smaller private patio sizes that area function of the building architecture.

Architecture

The architectural design theme for the Roers Maricopa project borrows from the contemporary architectural themes that are popular for large building types such as those proposed. An earth tone palette of colors is used on the building's stucco body and is applied in a manner that accentuates both the horizontal and vertical massing. The color blocking column treatment helps accentuated the jogs of the building's footprint emphasizing the shade/shadow projections.

types. The use of large arbors utilizing wood-tone colored fiber cement lap siding at the entry ways both helps identify the building entrances and also breaks up the horizontal missing that large building facades like these typically have. The residential buildings are all three-story except Buildings 6 & 7 which features a two-story massing at the ends nearest the project entry. This 2-story feature reduces the intensity of massing and height at the entry creating a more pedestrian friendly experience. The building facades along Porter Road will be architecturally enhanced which will add further diversity to the housing product.

In addition to the diversity of colors and materials, the building footprints provide a variety of massing and articulation both vertically and horizontally along all four facades. Each elevation features multiple jogs in footprint to create numerous shade and shadow line changes to provide relief and interest along these large buildings. The roofline follows the footprint jogs and features vertical undulation which is compounded when viewed from the pedestrian level perspective.

SCHOOL IMPACT:

The Maricopa School District will be contacted to confirm that they have the facilities and capacity to service the minimal number of school age children that are expected to be generated by this project.

UTILITIES AND SERVICES:

The subject property is fully served by utilities with most running along Porter Road. Below is a list of the utility service providers for this community.

Service	Provider
Water/Sewer	City of Maricopa
Electric	APS
Gas	Southwest Gas
Telephone	Century Link
Cable	Cox Communications
Police	City of Maricopa
Fire/Medical	City of Maricopa
Solid Waste	Waste Management

PHASING / TIMING OF DEVELOPMENT:

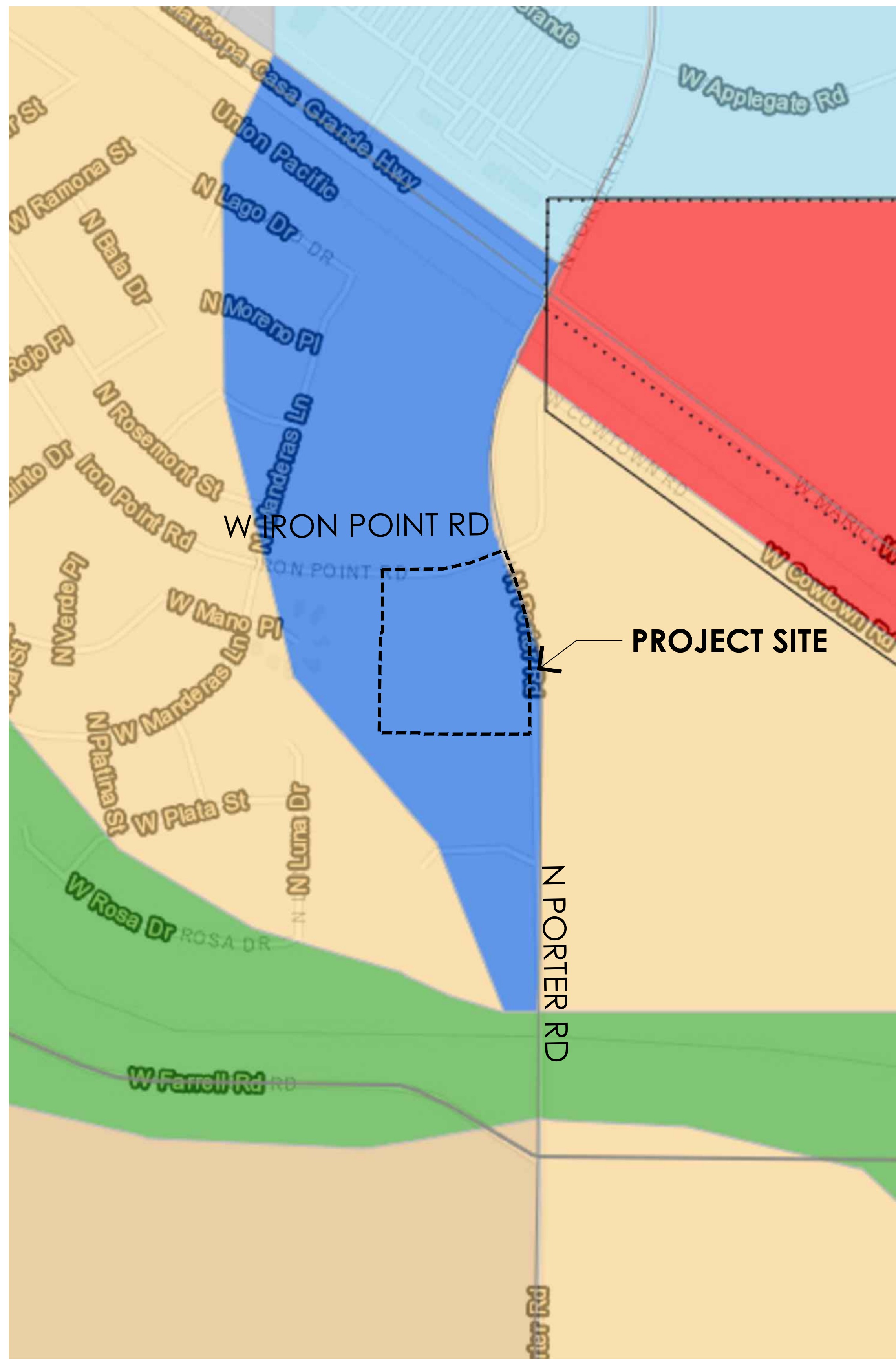
The intent is to bring the product to market as soon as possible. The horizontal improvements of the project are intended to be built in the first phase and include all on-site and off-site infrastructure. The vertical construction will be phased in groups of two or three buildings at a time with continuous construction planned until all structures are complete. Since all of the horizontal improvements will be in place in phase one, we will be asking for temporary certificate of occupancies as the residential buildings are completed.

CONCLUSION:

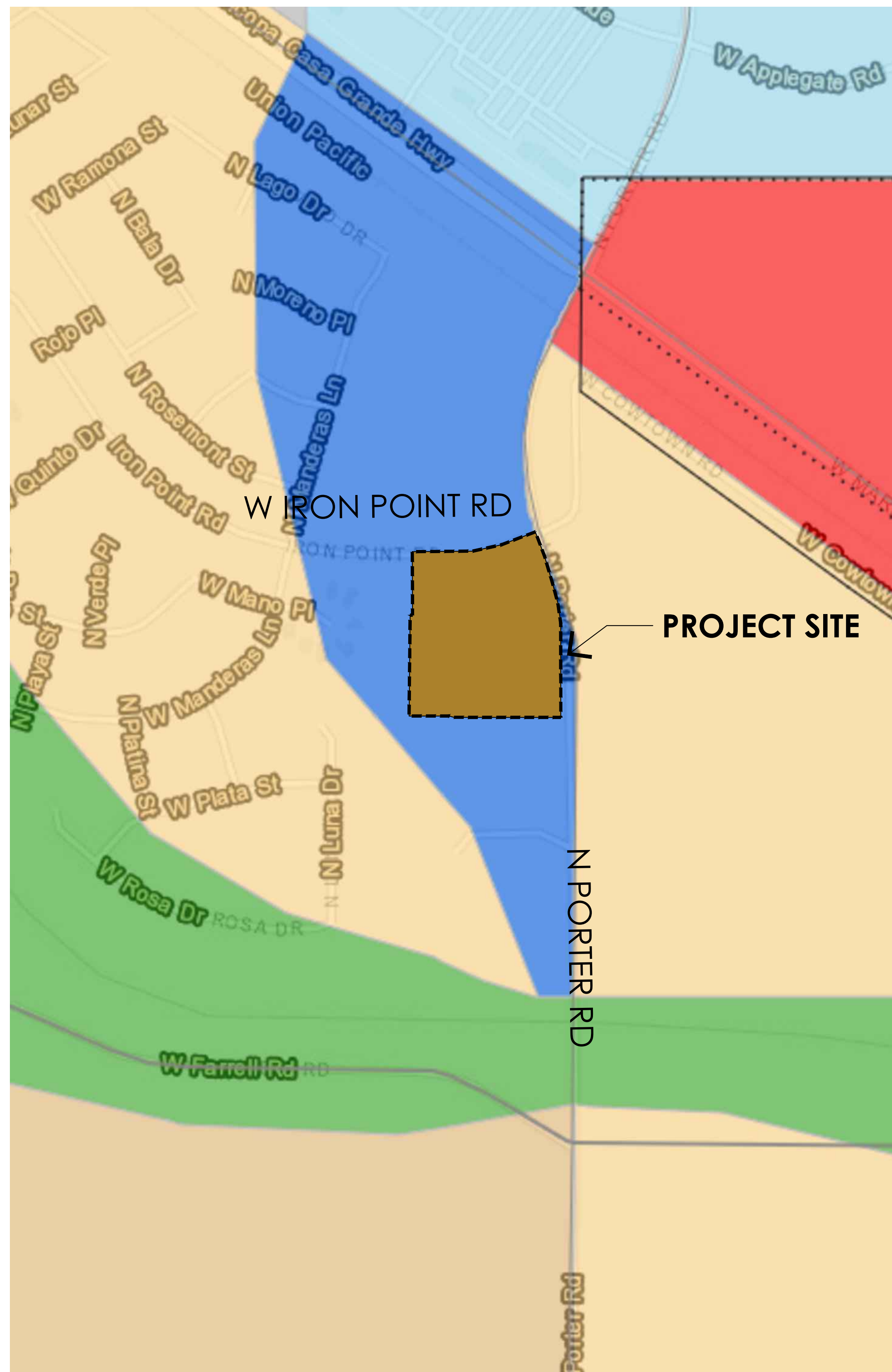
Roers Companies may be new to the Arizona market, but they are not strangers to developing multi-family projects. The firm has earned a reputation for working with local communities to design and build high-quality projects that serve the housing needs of the community. The goal of every Roers Companies project is to be a source of pride for residents and the surrounding community. Through the use of quality design and consideration of the surrounding area, we believe this project furthers that goal and provides an integral housing type to the City of Maricopa. The almost infill nature of the property and its proximity to a quickly growing urban node provides a unique opportunity for the City and development team to work together in implementing a much-needed housing option that will spur economic and employment growth in the area. Our team appreciates the City's consideration and is excited about the prospect of working together to bring this project to fruition.

APPENDIX:

- Land Use Plan
- Zoning Plan
- Development Plan



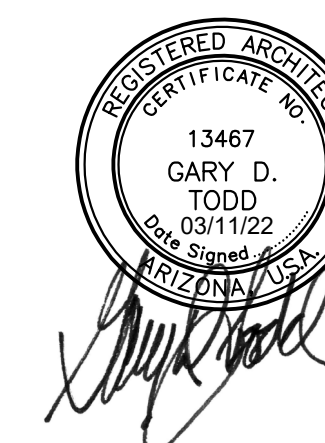
EXISTING FUTURE LAND USE

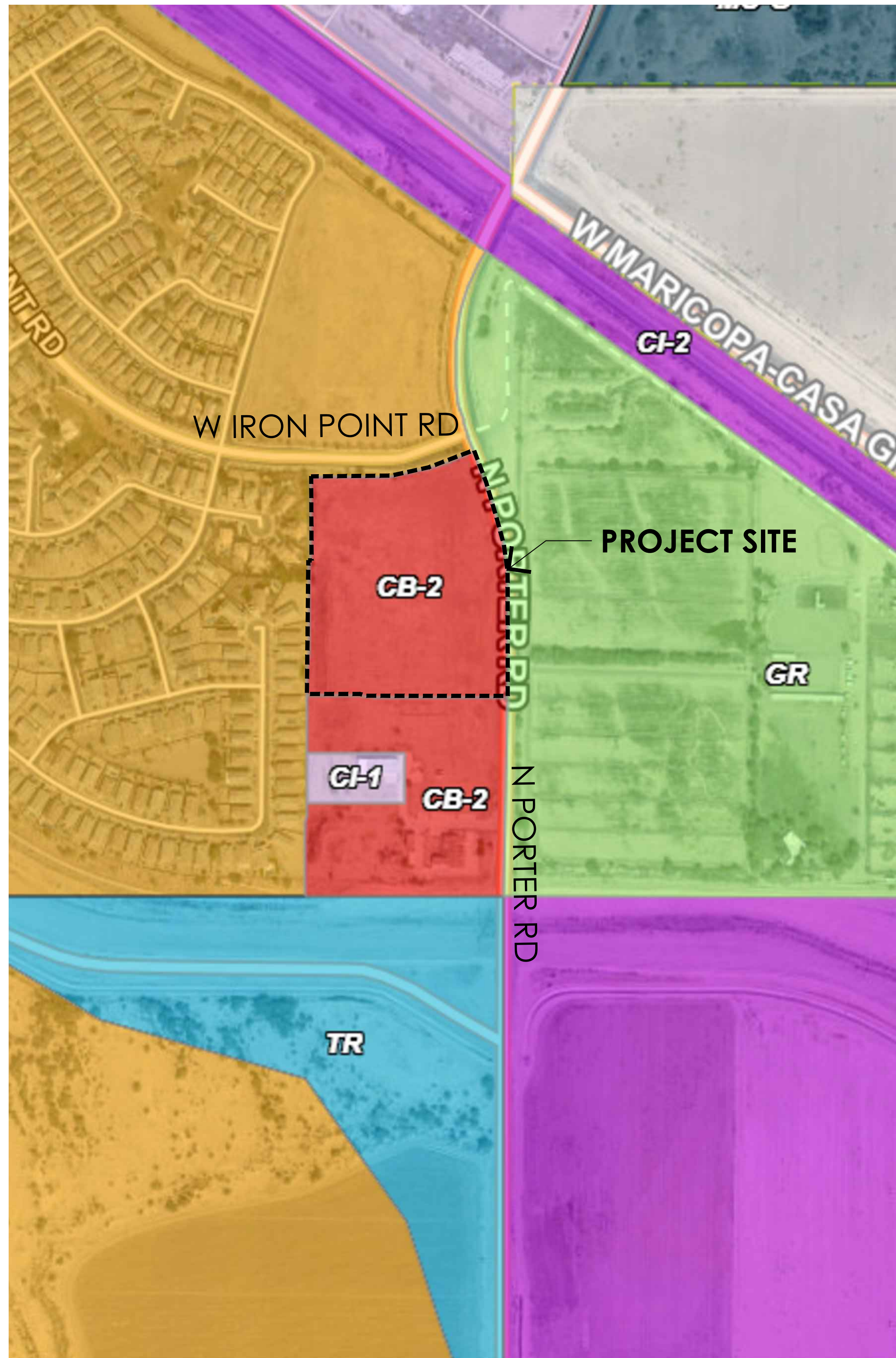


PROPOSED FUTURE LAND USE

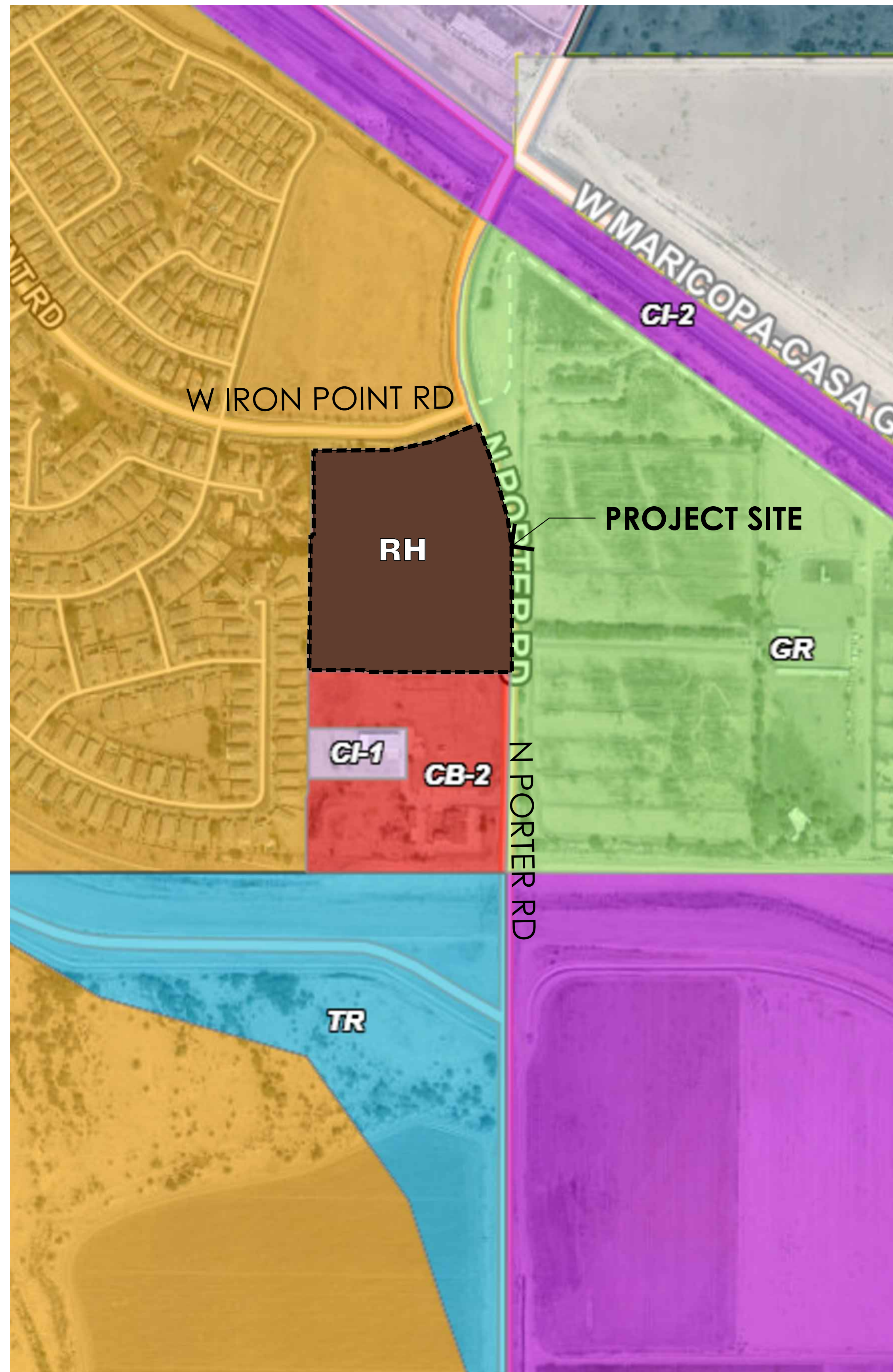
LEGEND

- MEDIUM DENSITY RESIDENTIAL (1-2 DU/AAC)
- HIGH DENSITY RESIDENTIAL (>6 DU/AC)
- MASTER PLANNED COMMUNITY
- MIXED USE
- COMMERCIAL
- EMPLOYMENT
- PUBLIC / INSTITUTIONAL
- PARKS / OPEN SPACE





EXISTING ZONING

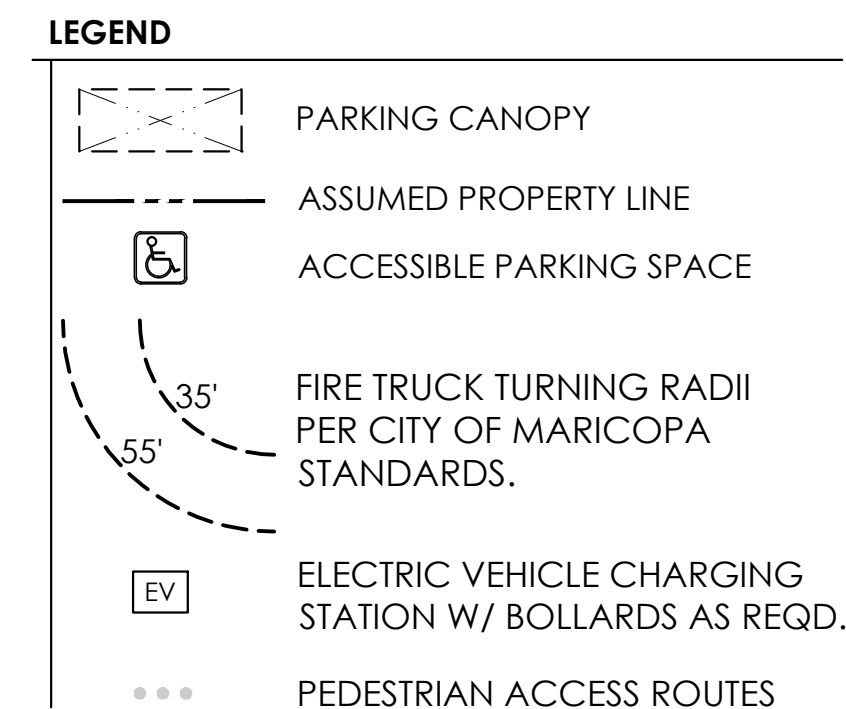
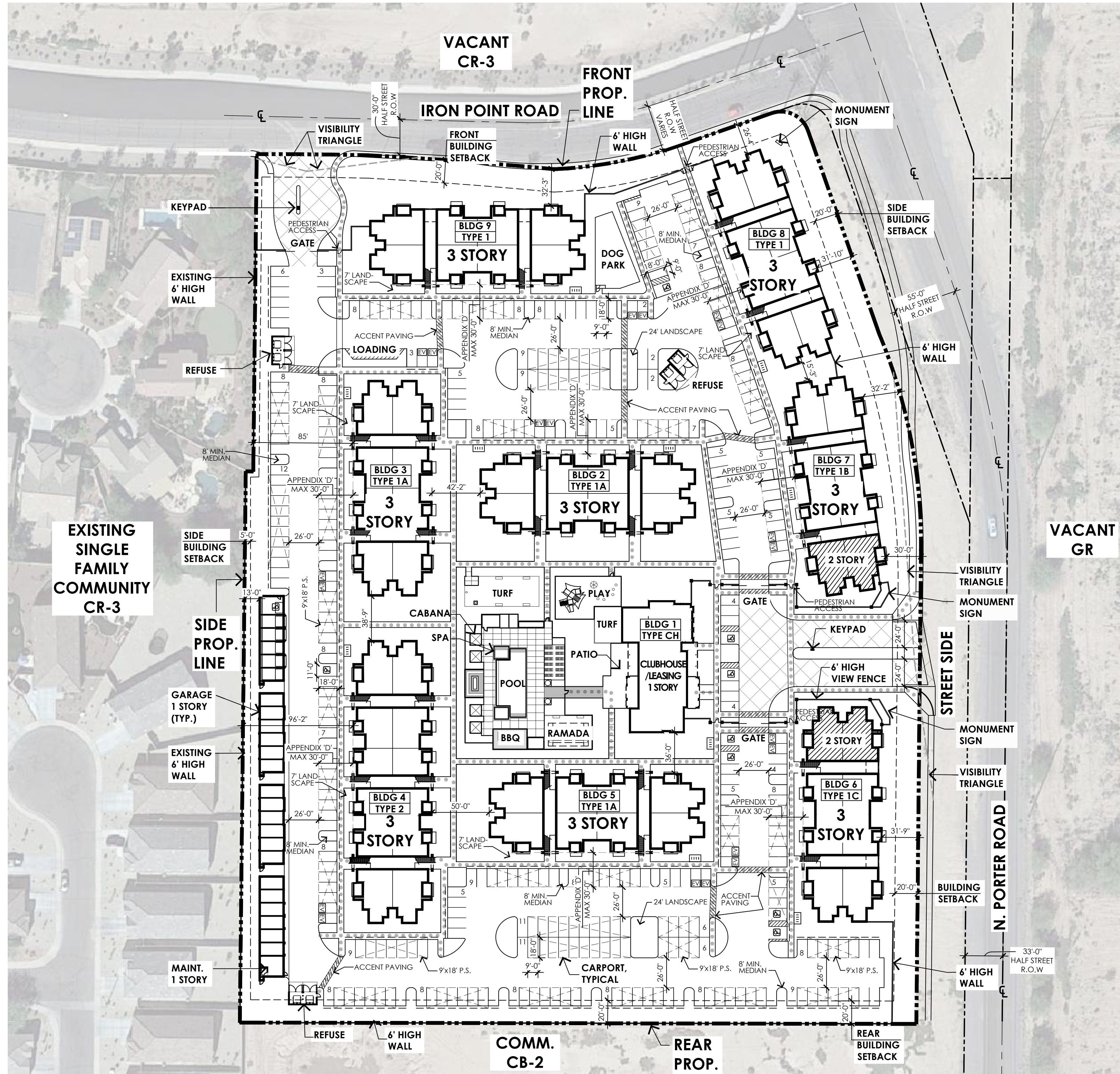


PROPOSED ZONING

LEGEND

- CB-2: GENERAL BUSINESS ZONE
- CI-1: LIGHT INDUSTRY & WAREHOUSE ZONE
- CI-2: INDUSTRIAL ZONE
- CR-3: SINGLE FAMILY RESIDENCE
- GR: GENERAL RURAL ZONE
- MU-G: GENERAL MIXED USE
- RH: HIGH DENSITY RESIDENTIAL
- TR: TRANSITIONAL ZONE





SITE DATA
 ASSESSOR'S PARCEL NUMBER 51012018L
 51012018M

SITE AREA:
 GROSS SITE AREA +/- 11.89 AC (517,928.4 SQ.FT.)
 NET SITE AREA +/- 10.0 AC (435,600 SQ.FT.)

SITE ADDRESS: 16720 NORTH PORTER ROAD

ZONING:
 EXISTING ZONING CB-2
 PROPOSED ZONING RH

DENSITY
 NET DENSITY ALLOWED (200 DU) 20 DU/AC
 NET DENSITY PROPOSED (200 DU) 20 DU/AC

BUILDING HEIGHT:
 ALLOWED 42'
 PROPOSED 3 STORIES, 42'

MIN. BUILDING SETBACKS: REQUIRED PROPOSED
 FRONT (IRON POINT RD.) SETBACK 20' 20'
 SIDE STREET (PORTER RD.) SETBACK 20' 20'
 REAR (SOUTH PROPERTY LINE) SETBACK 20' 20'
 SIDE (WEST PROPERTY LINE) SETBACK 5' 5'

APARTMENT TYPE AND MIX:

UNIT TYPE	RATIO	#DU
A 1BR/1BA	6.0%	12
B 2BR/2BA	48.0%	96
C 3BR/2BA	46.0%	92
TOTAL	100.0%	200

PARKING REQUIRED (9' X 18'):

UNIT TYPE	#DU	P.S./DU	P.S.
A 1BR/1BA	12	1.5	18
B 2BR/2BA	96	2.0	192
C 3BR/2BA	94	2.5	235
GUEST	200	0.2	40
TOTAL	200		485

20% REDUCTION FOR SUSTAINABLE DESIGNS: 485 x 0.8 = 388 (+/-1.94 P.S./DU)

SUSTAINABLE MEASURES WILL BE PROVIDED TO ENABLE A 20% PARKING REDUCTION AS PROVIDED FOR IN THE CITY'S ZONING CODE, ARTICLE 411 SUSTAINABLE DEVELOPMENT INCENTIVE PROGRAM.

PARKING PROVIDED:

SURFACE	150
COVERED SURFACE	216
GARAGE	24
TOTAL PARKING PROVIDED	390 P.S (1.95 P.S./DU)

BICYCLE PARKING:
 REQUIRED BICYCLE PARKING:
 MUST PROVIDE 3 BIKE PARKING SPACES OR AT LEAST 1 BIKE SPACE PER 10 OFF-STREET VEHICLE PARKING SPACE PROVIDED
 390 VEHICLE ÷ 10 P.S = 39 BICYCLE PARKING SPACE REQUIRED
PROVIDED BICYCLE PARKING: 40 P.S

ELECTRIC VEHICLE CHARGING STATIONS:
 REQUIRED EV CHARGING STATIONS:
 AT LEAST 5% OF PARKING SPACES SHALL BE ELECTRIC CHARGING STATIONS
 393 P.S x 0.05 = 20 ELECTRIC CHARGING STATIONS REQUIRED
PROVIDED EV CHARGING STATIONS: 20 CHARGING STATIONS

OPEN SPACE CALCULATION:
 REQUIRED OVERALL O.S.: 86,946 SQ.FT. (1.99 AC) - 20%
 PROVIDED OVERALL O.S.: 154,391 SQ.FT. (3.54AC) - 35.5%
 PROVIDED OVERALL O.S. (WITH L.S. BUFFERS): 182,488 SQ.FT. - (4.19 AC) 41.9%
 REQUIRED ACTIVE OPEN SPACE: 52,167 SQ.FT. (1.19 AC) - 60% OF REQUIRED OPEN SPACE
 PROVIDED ACTIVE OPEN SPACE: 62,955 SQ.FT. (1.45AC) - 72.4% OF REQUIRED OPEN SPACE

PRIVATE OPEN SPACE:
 REQUIRED TOTAL PRIVATE OPEN SPACE: 17,360 SQ.FT.
 PROVIDED TOTAL PRIVATE OPEN SPACE: 15,316 SQ.FT.

PROVIDED ACTIVE OPEN SPACE: 62,955 SQ.FT.
 REQUIRED ACTIVE OPEN SPACE: 52,167 SQ.FT.
 SURPLUS ACTIVE OPEN SPACE: 10,788 SQ.FT.

SURPLUS ACTIVE O.S. + PRIVATE O.S. PROVIDED 26,104 SQ.FT.



MASTER PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	GAL.
TREES (LARGE)			
	ACACIA ANEURA	MULGA TREE	17/15 GAL.*
	CHILEAN MESQUITE	CITRUS x 'ROBERTSON'	27/36" BOX*
	FRAXINUS VELUTINA 'BONITA'	BONITA ASH	17/24" BOX*
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	27/36" BOX*
	PROSOPIS THORNLESS GLANDULOSA 'AZI'	THORNLESS HONEY MESQUITE / 25'X.30'	27/36" BOX*
	QUERCUS VIRGINIANA	LIVE OAK	17/24" BOX*
	ULMUS PARVIFLORA	EVERGREEN ELM	27/36" BOX*

TREES (SMALL)			
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE 1"	
	CHITALPA X TASHKANTENSIS 'PINK DAWN'	CHITALPA TREE	2"
	CORDIA BOISSIERI	TEXAS OLIVE	2"
	PISTACIA LENTISCUS	MASTIC TREE	2"
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	1"
PALMS			
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	15 G/36"
	PHOENIX DACTYLIFERA	DATE PALM	25 T.F..
	PHOENIX ROEBELINI	PIGMY DATE PALM	15 GAL.

SHRUBS			
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUG.	5 GAL.
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	5 GAL.
	FICUS NITIDA 'COLUMNS'	INDIAN LAUREL COLUMNS	15 GAL.
	LEUCOPHYLLUM 'LYNN'S LEGACY'	HYBRID TEXAS SAGE	5 GAL.
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.
	MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW GRASS	5 GAL.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.
	NERIUM OLEANDER 'PETITE PINK'	DWARF PINK OLEANDER	5 GAL.
	OLEA EUROPAEA 'LITLE OLLIE'	DWARF OLIVE	5 GAL.
	ROSA SPP. 'ICEBERG'	WHITE ICEBERG SHRUB	5 GAL.
	RUELLIA BRITTONIANA	BLUE RUELLIA	5 GAL.
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
	RUESSELIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL.
	TECOMA X 'SIERRA APRICOT'	SIERRA APRICOT TECOMA	5 GAL.
	TECOMA STANS 'GOLD STAR'	GOLD STAR TECOMA	5 GAL.
	TECOMA X 'SOLAR FLARE'	SOLAR FLARE TECOMA	5 GAL.
	XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA	5 GAL.

ACCENTS			
	ALOE X BLUE ELF	BLUE ELF ALOE	3 GAL.
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL.
	AGAVE DESMETIANA	SMOOTH AGAVE	5 GAL.
	DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL.
	EUPHORBIA TIRUCALLI	FIRE STICKS	5 GAL.
	HESPERALOE FUNIFERA	GIANT YUCCA	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW TONGUE	5 GAL.
	PORTULACARIA AFRA	ELEPHANT'S FOOD	5 GAL.

GROUNDCOVERS			
	CALLESTEMON VIMINALIS 'LITLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.
	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU	5 GAL.
	LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL.
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL.

VINES			
	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL.
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL.

GROUND PLANE			
	DECOMPOSED GRANITE: 2" DEPTH OF 3/4" SCREENED 'MOUNTAIN VISTA BROWN'		
	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF		
	COBBLE: 3"-8" COBBLESTONE / RIP RAP - LOCATION PER PLANS		

SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE
 ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF

*ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE

