

**MEMO**

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Senior Planner

Through: Rick Williams, Planning and Zoning Manager

Date: July 14, 2024

RE: **DRP25-10: Legacy at Porter – Informational Report to the Planning and Zoning Commission**

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The applicant has submitted a request for DRP approval for a proposed multi-building commercial center located at the northeast corner of W. Applegate Rd. and N. Porter Rd. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Scott Puente, of Upward Architects, on behalf of property owner El Dorado Partners 27, LLC, to develop a self-storage facility on an approximately 6.61 ac. site on APN #'s 510-30-002M and 510-30-002K. The site is located at the northeast corner of W. Applegate Rd. and N. Porter Rd.
2. The development will consist of the following elements:
  - a. Two (2) phased development consisting of six (6) single-story buildings totaling over 45,000 sq. ft. in commercial floor space. Phase One will consist of one (1) 25,000 sq. ft. major tenant building, one (1) 2,383 sq. ft. drive-thru restaurant building, and one (1) 6,550 sq. ft. multi-unit commercial building with a drive-thru. Phase Two will consist of one (1) 4,869 sq. ft. multi-tenant commercial building with a drive-thru, one (1) 2,400 sq. ft. drive-thru restaurant building, and one (1) 4,200 sq. ft. commercial building, on approximately 6.6-acres.
  - b. Approximately 20,561 sq. ft. (10.91%) of open space and landscaped retention areas will be provided in Phase One. The open space for Phase Two will be provided at time of DRP submittal for the second phase.
  - c. The site will provide 221 parking spaces for the various uses/buildings.
3. The main accesses to the development will be off N. Porter Rd. via the shared drive at the north of the site with the Home at Maricopa multi-family development, and at the south of the site with the shared drive (W. Applegate Rd.) with the Copa Flats multi-family development.
4. The applicant has conducted all required public notification required by the city's Zoning Ordinance. As of the writing of this memo, city staff has not received public

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comment regarding this application. Notification for this project included the following:

- a. June 29, 2025 – Notices mailed to property owners within 600 feet of the site.
- b. June 29, 2025 – Sign posting of the site.

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Floor Plan

Exhibit D – Color Elevations

Exhibit E – Color Landscape Plan

Exhibit F – Photometric Plan

