

General Plan Amendment Narrative

SEC John Wayne Parkway and Maricopa Casa-Grande Highway

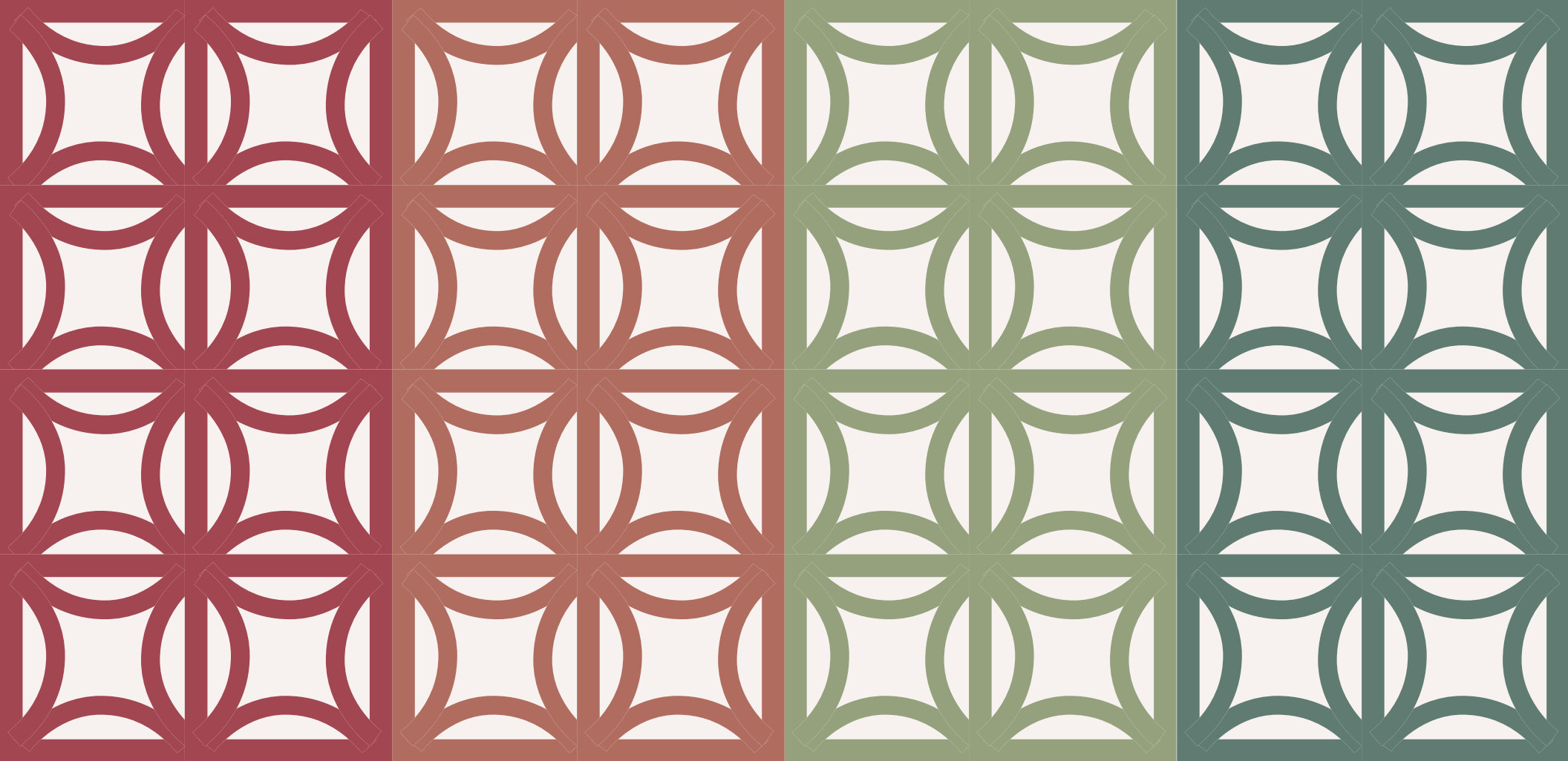
November 21, 2022

This narrative is intended to support the General Plan Amendment of a +/- 20-acre property located at the Southeast corner of John Wayne Parkway and Maricopa Casa-Grande Highway in the City of Maricopa, Arizona. The subject property (APN: 510-25-009S) is optimally located adjacent to the Maricopa-Casa Grande Highway and Amtrak's Maricopa Station with great proximity to nearby schools, hospital, regional park, and a future retail site. The subject site was previously owned by the City of Maricopa and is currently undeveloped land. Directly adjacent to the future multi-family residential site is the Union Pacific Railroad to the North, which the Amtrak Connection Service travels on and stops a short distance away at Maricopa Station, which is located at the intersection of John Wayne Parkway and Mercado Street. To the west of the project site is city property expected to be developed as a retail site with varying uses, while a single-family residential community surrounds the east and south of the project site.

This submittal respectfully request that the City of Maricopa considers amending the General Plan Land Use Map to modify the existing Land Use Designation on the subject +/- 20-acre site from Employment to High-Density Residential in order to develop a multi-family residential community with a variety of residential product types to compliment the future retail use to the west and existing single-family residential uses to the south and east. Due to the uniquely isolated location of the multi-family property, adjacent to city owned land planned to become retail, the development team has worked closely with the City of Maricopa to configure an alignment Honeycutt Avenue that will be extending to the subject property's northern boundary to transition into the Overland / Waterman / Butterfield community entry and private drive.

Overland / Waterman / Butterfield apartments will require a General Plan Land Use Amendment, as the current land use of Employment does not permit residential uses. Under the Employment Land Use Designation, uses such as industrial, warehouse and offices are designated as appropriate. With the knowledge of the future retail development to the west and the existing single-family residential lots to the south and east, an industrial or warehouse use would be a troublesome use to the existing residents and future economic growth. The high-density multi-family site would be a much more fitting use for the location as it would work cohesively with the future retail site and complement the existing single family residential by gradually increasing the density and intensity of the area. The proposed General Plan amendment to High-Density Residential would benefit not only the adjacent community, but also the City of Maricopa, as it would open the opportunity for development that would provide housing options that are currently lacking under the City of Maricopa housing pool. The approval of the High-Density Residential Land Use designation would be a catalyst for the future retail site as there would be a much greater demand for retail services for the new high-density community. The variety of multi-family products proposed for the subject site appeal to virtually every age group, family size and economic status as the target residential audience includes the Maricopa workforce, seniors (age 55+) and an option for those in between with the traditional market rate units.

The City of Maricopa General Plan Land Use Element states that "the majority of existing residential planned developments do not provide full service uses in close proximity to homes, creating a dependence on the personal automobile and diminished opportunity for alternatives." Overland / Waterman / Butterfield apartments intend to fill this market need within the City of Maricopa by providing a mixture of high-density residential apartment options that include widened pedestrian pathways, angled parking, frequent landscape islands, building placement close to the street, first floor patios with direct access to the Main Street walkway and activated amenity areas along Main Street to promote activation and walkability to the future Maricopa Station retail use. The mixture of retail and high-density residential adjacent to single-family residential provides a clean transition through the uses that better serves the City of Maricopa. The proposed Land Use Amendment is running concurrently with a rezoning request for a Planned Area Development (PAD) for the Overland / Waterman / Butterfield to allow for creative design and to create a harmonious High-Density Residential development within the City of Maricopa.



OVERLAND | WATERMAN | BUTTERFIELD

Minor General Plan Amendment

Case No. GPA22-09

First Submittal: June 24th, 2022

Second Submittal: September 20th, 2022

Third Submittal: October 26th, 2022

City of Maricopa, Arizona

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*NOTE: ALL IMAGES LOCATED WITHIN THIS NARRATIVE ARE INTENDED TO CONVEY DESIGN INTENT AND ARE CONCEPTUAL IN NATURE.

INTRODUCTION

Overland / Waterman / Butterfield is a multi-family residential community within the City of Maricopa designed to bring diverse housing options to the existing market within the beautiful Sonoran Desert. The community is envisioned to appeal to all ages and economic classes to provide the City of Maricopa residents with a new multi-family community that offers walkability, amenities and thoughtful design to be cohesive with the natural desert environment and history of Maricopa. Three multi-family residential communities will be developed on the +/- 20-acre site which include Family Workforce Housing, Market Rate Apartments and Senior Housing (age 55+). The overall development will be home to the following individually managed communities: Overland Apartments (Family Workforce), Butterfield Commons (Market Rate) and Waterman Senior Apartments (Age Targeted 55+).

The City of Maricopa has seen rapid growth and development over the past years. Between 2014 and 2020, the city's population has grown by over 30.2% and is expected to grow an additional 43.2% by the year 2030. Now, with the recent completion of John Wayne Parkway, the subject site located at the southeast corner of John Wayne Parkway & Maricopa-Casa Grande Highway, is primed for development that meets the growing residential market demand and provides attainable housing options for the local workforce. The subject property (APN: 510-25-009S) is optimally located adjacent to the Maricopa-Casa Grande Highway and Amtrak's Maricopa Station with great proximity to nearby schools, a hospital, a regional park and a future retail site.

The project site is uniquely situated between an existing single-family residential development to the south and east, railroad to the north and a future retail site to the west. These adjacent land uses leave the property completely surrounded with limited accessibility or reasonable land uses that fit with the surrounding environment. In addition, the subject site is not adjacent to any public street which limits access opportunities to the site. It is the understanding of the development team that the property directly adjacent to the site's western boundary, which is currently owned by the City of Maricopa, is to be developed as future retail with the assistance of the City of Maricopa. The anticipated retail to the west and the City of Maricopa are essential collaborators with the proposed development as they will be providing a shared access drive from Honeycutt Avenue to the multi-family residential sites western boundary to allow for future access to the proposed high density development. This shared Honeycutt access drive will transition into what will be known as "Main Street" once the drive alignment reaches the multi-family project site boundary.

The Main Street concept is envisioned to provide a smooth transition from the future, large-scale retail use to the project site. The proposed high density multi-family use will create a desirable mixed-residential development that serves the diverse and fast-growing housing market within the City of Maricopa while providing a fitting use between existing development and planning for excellent connectivity to future adjacent development for residents to live, work and play.

REQUEST SUMMARY

PROPOSED AMENDMENT

This submittal respectfully requests that the City of Maricopa amend the General Plan Land Use Map to modify the existing Land Use Designation of the subject +/- 20-acre site from Employment to High Density Residential. Approval of this request would allow for the development of a dense mixture of multi-family residential options with a variety of product types that will diversify the City of Maricopa housing pool and complement the anticipated future retail use to the west, while appropriately buffering the existing single-family residential lots by gradually increasing the density and intensity of the area suitably.

REASON FOR REQUEST

Overland / Waterman / Butterfield requires an amendment to the General Plan Land Use Designation as the current land use of Employment does not permit residential uses. Under the Employment Land Use Designation, uses such as industrial, warehouse and offices are identified as appropriate. With the knowledge of a future retail development to the west and the existing single-family residential lots to the south and east, industrial or warehouse uses could be incompatible uses to the existing residents and future economic growth. The high density multi-family site would be a much more appropriate use for the location as it would act as a buffer between the residential and future commercial uses. The proposed multi-family development and future large-scale retail will work symbiotically and mutually benefit each other by providing housing for employees of the commercial site, as well as shopping and dining opportunities for the residents of Overland / Waterman / Butterfield. The proposed development will also reduce the need for the automobile by promoting walkability through enhanced streetscape and connections between the subject site and future retail development.

The High Density Residential Land Use Designation under the City of Maricopa General Plan is intended for dense multi-family development with a density greater than 6 dwelling units per acre. Uses within the High Density Residential Land Use Designation may be multi-story buildings with substantial common open space, recreational amenities and on-site support facilities. Overland / Waterman / Butterfield provide just that by creating a development with a unique mixture of three high density residential communities, on a property that was once inaccessible, to provide much needed housing opportunities within Maricopa that are intentionally designed to collide in a synergetic way with the anticipated commercial development site to the west.

SITE CONTEXT STUDY

SITE LOCATION

Overland / Waterman / Butterfield is located at the southeast corner of John Wayne Parkway and Maricopa-Casa Grande Highway. Honeycutt Avenue runs perpendicular to John Wayne Parkway and will be the primary intersection to access the future residential site. The subject property is only a short distance away from many daily necessities of future residents. For example, Maricopa High School is 0.6 miles away from the future multi-family site while the closest elementary school, Maricopa Elementary School, is roughly 1.2 miles away. Copper Sky Regional Park, located along John Wayne Parkway, is 1.3 miles away. The nearest Hospital to serve the future community is located at the intersection of Honeycutt and John Wayne Parkway, which is a short 0.35 miles away for any medical needs. North of Maricopa-Casa Grande Highway is the closest grocery store, Sprouts Farmers Market, which is roughly 1.2 miles away.

SURROUNDING USES & CHARACTER

Directly North of the future multi-family residential site is the Union Pacific Railroad. The Amtrack Connection Service also runs on this alignment and stops a short distance away at the Amtrack Maricopa Station which is located at the intersection of John Wayne Parkway and Mercado Street. To the West of the project site is existing vacant land that is expected to be developed in collaboration with the City of Maricopa as a retail site with varying uses. The future multi-family development will be accessed through this future retail site via a shared roadway that extends southeast from the current terminus of Honeycutt Avenue. To the East of the subject site is the Santa Rosa Crossing Community which includes 351 recently constructed single-family residential homes. The Desert Cedars Community is located to the South of the multi-family residential site. Desert Cedars includes 418 single-family residential homes and incorporates a +/- 100-foot landscape buffer between the existing perimeter wall spanning along the project site's southern boundary and the nearest single-family residences.

Table 1: Surrounding Uses

| DIRECTION | USE | ZONING |
|-----------|---|--------------------------------|
| SITE | VACANT / UNDEVELOPED | CI-1 |
| NORTH | Railroad & Maricopa-Casa Grande Highway | Industrial Zone (CI-2) |
| EAST | Santa Rosa Crossing Single-Family Residential Community | Single Family Residence (CR-3) |
| SOUTH | Desert Cedars Single-Family Residential Community | Single Family Residence (CR-3) |
| WEST | Vacant Land to be Future Commercial | General Business Zone (CB-2) |

EXHIBIT 1 | CONTEXT MAP



LEGEND



EXHIBIT 2 | SITE ANALYSIS



LEGEND

- SUBJECT SITE
- RAILROAD
- FUTURE COMMERCIAL



EXISTING SITE CONDITIONS

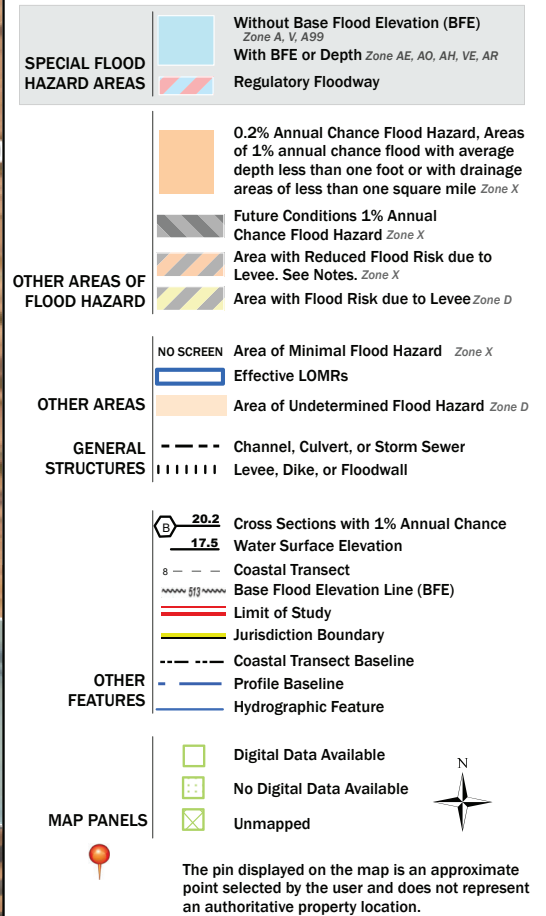
Transportation Network & Traffic Analysis

The City of Maricopa is primarily accessed by Arizona State Route 347 (SR 347), which is also known as John Wayne Parkway. State Route 347 runs north-south with access to Interstate 10, which is located approximately 16 miles to the north, and Interstate 8, which is located approximately 18 miles to the south of the subject site. John Wayne Parkway (SR 347) is classified as a “Parkway” on the City of Maricopa Circulation Map which typically requires a minimum right-of-way (ROW) width of 200 feet and 6 drive lanes. To the North of the subject property is the Maricopa-Casa Grande Highway. Maricopa-Casa Grande Highway is classified as a Principal Arterial II Roadway which requires a ROW width of 150 feet and 6 drive lanes. The alignment of Maricopa-Casa Grande Highway runs northeast to southwest with connection to Interstate 10 in the City of Casa Grande and access to Gila Bend to the west at Interstate 8. Direct access to Maricopa-Casa Grande Highway from the subject site is not provided due to the location of the adjacent Union Pacific Railroad. The Amtrack train station is located at the southwest corner of Mercado Road and John Wayne Parkway with services to San Antonio, Texas and Los Angeles, California with multiple stops along the way and additional connections branching out throughout the country.

Drainage Conditions

In its existing condition, the site is undeveloped with desert ground covering with little vegetation. The site currently drains to an existing dirt-lined ditch that flows east to west through the middle of the site. The current FEMA Flood Insurance Rate Map (FIRM) for this area, map number 04021C0741F (Revision date 06/16/2014) shows the project site is in flood hazard Zones X. Zone X is defined as, “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% chance annual flood.” There have been revisions to this FIRM through a Letter of Map Revision (LOMR). The latest effective LOMR goes into effect August 12, 2022. This LOMR essentially shows that this particular site is protected by a levee and is still part of Zone X.

EXHIBIT 3 | NATIONAL FLOOD HAZARD MAP

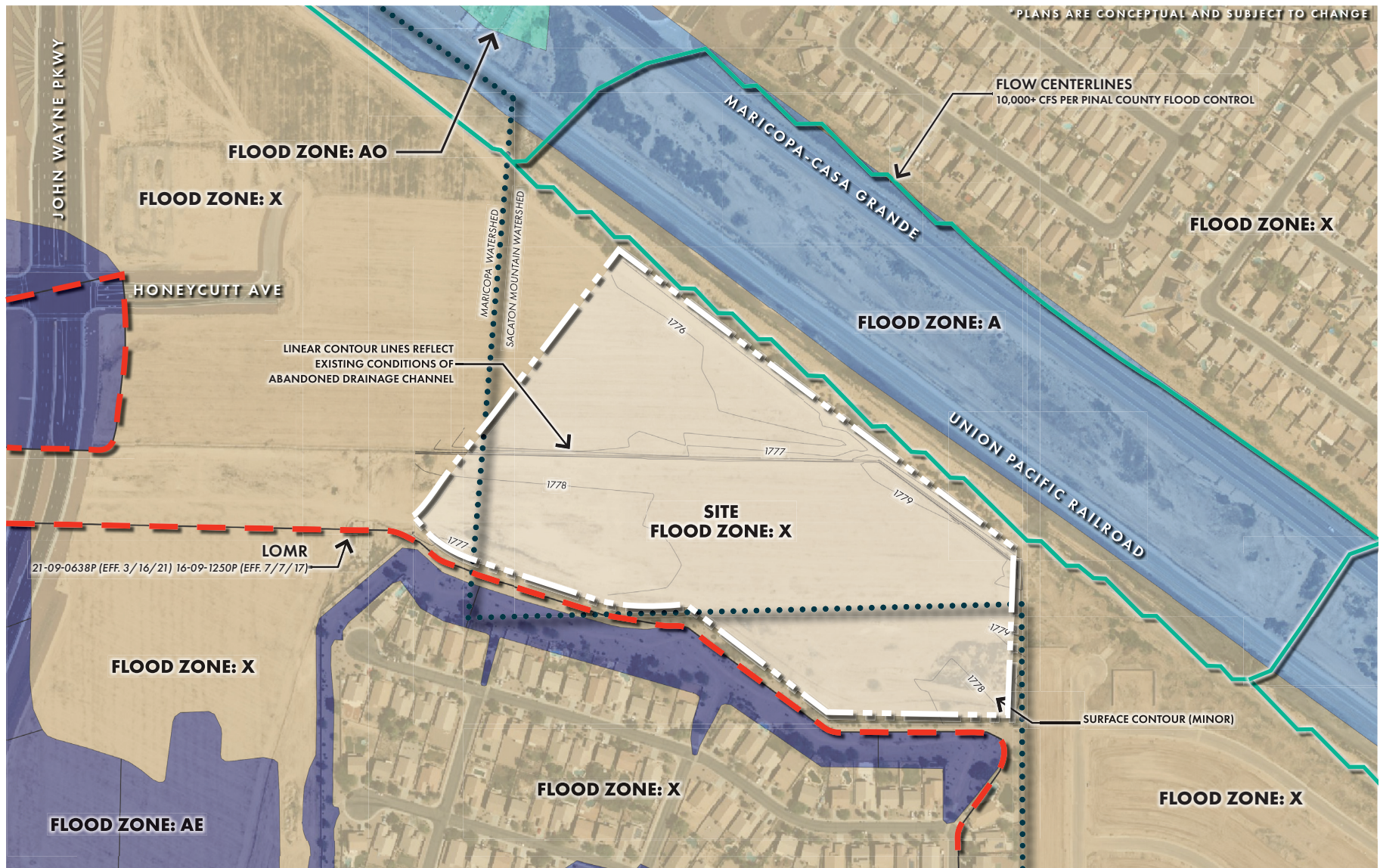


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/19/2022 at 1:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 4 | FLOOD ZONE ANALYSIS



LEGEND

- FLOOD ZONE X
- FLOOD ZONE AE
- FLOOD ZONE A
- FLOOD ZONE AO

- LOMR
- PARCEL BOUNDARY

- FLOW CENTERLINE
- WATERSHED BOUNDARY



LAND USE ANALYSIS

EXISTING & PROPOSED GENERAL PLAN LAND USE

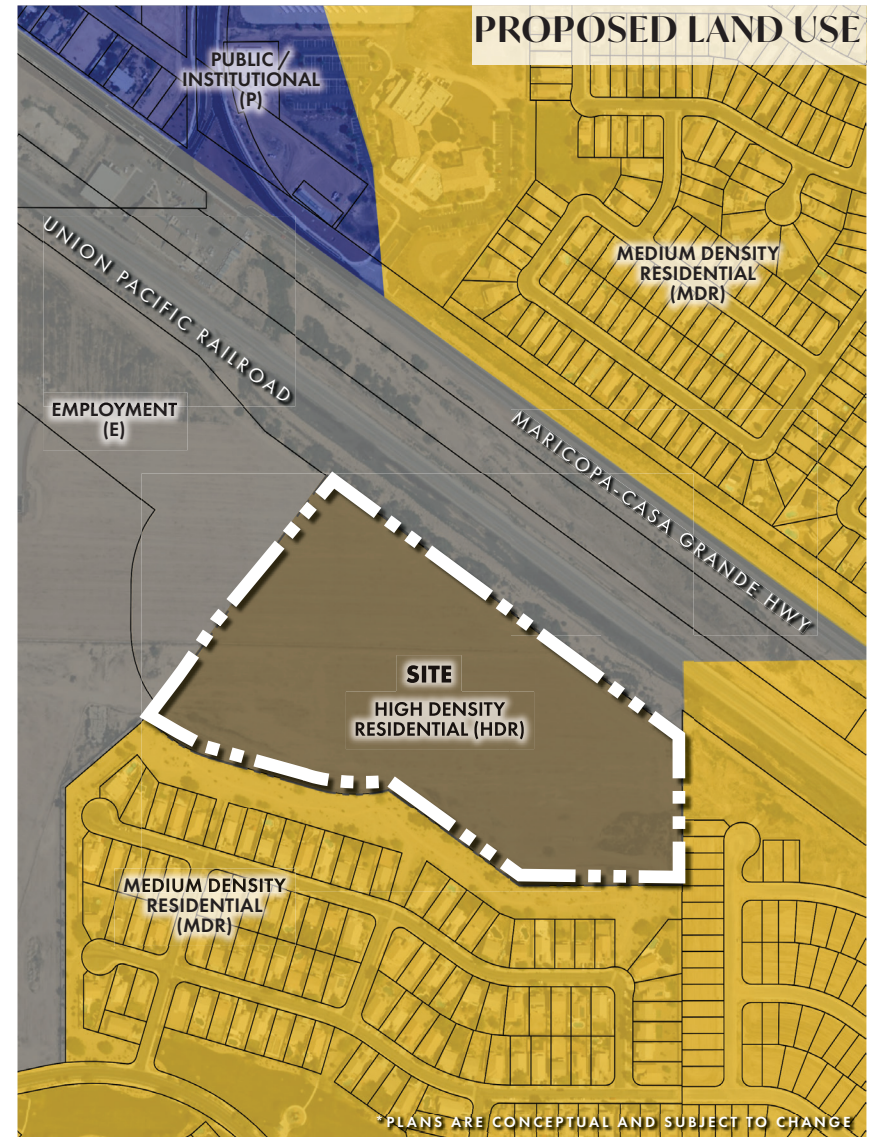
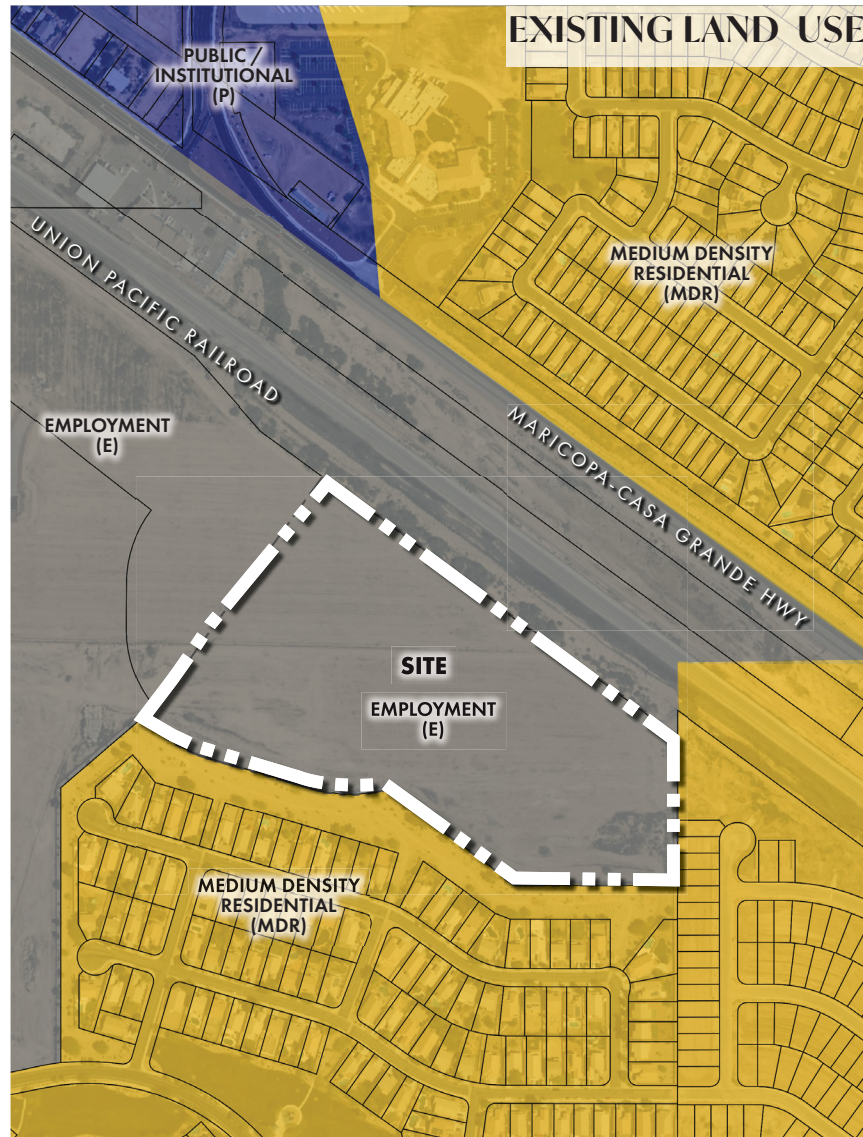
The +/- 20-acre project site is currently designated as Employment by the City of Maricopa General Plan. Under the Employment designation, uses such as industrial, commercial and office of varying intensities are permitted. The Employment land use designation does not accommodate residential uses (see Table 2); however, the High Density Residential land use designation does allow for a mixture of residential uses, such as townhouses, condominiums and apartments. The proposed development would provide a density of approximately 28.5 dwelling units per acre with a total of 574 residential units split between the Family Workforce

Apartments, Market Rate Apartments and Senior Apartments. The future multi-family residential use would fit best under the High-Density Residential General Plan land use designation. Therefore, the purpose of the proposed General Plan Amendment application is to request approval of a Land Use Designation change of the subject site from Employment to High-Density Residential to better serve the existing community as well as the anticipated growth and development of the surrounding area. The proposed development provides large open space areas and amenity spaces for each of the individual communities located within the development. The mixture of residential types will provide the City of Maricopa with a variety of housing options for existing and future households of all ages, sizes and incomes to contribute to the growth and diversity of Maricopa.

Table 2: Land Use

| | LAND USE DESIGNATION | AREA | CITY OF MARICOPA GENERAL PLAN LAND USE DESCRIPTION |
|----------|--------------------------------|-----------------------|--|
| EXISTING | E - EMPLOYMENT | +/- 20.17 GROSS ACRES | The Employment land use category is a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses. While industrial, warehousing, manufacturing, processing and non-retail commercial activity are expected, retail and wholesale activity are in no way prohibited from locating in the Employment designation. Preferred uses include lighter industrial use such as light manufacturing and business park development, also professional offices, including medical facilities, clinics and associated office support services. Residential uses are not intended in this designation. |
| PROPOSED | HDR - HIGH DENSITY RESIDENTIAL | +/-20.17 GROSS ACRES | 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. |

EXHIBIT 5 | LAND USE



LEGEND



EMPLOYMENT (E)



MEDIUM DENSITY
RESIDENTIAL (MDR)



PUBLIC /
INSTITUTIONAL (P)



HIGH DENSITY
RESIDENTIAL (HDR)



EXISTING & PROPOSED ZONING

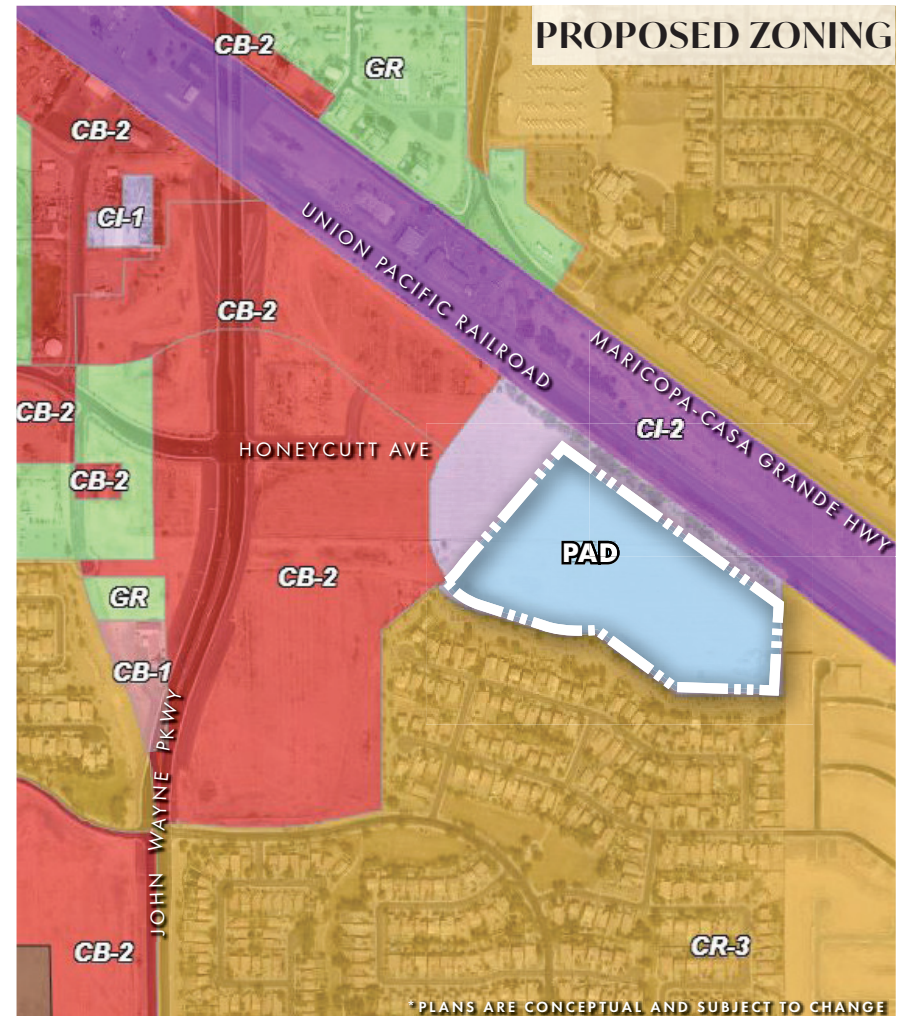
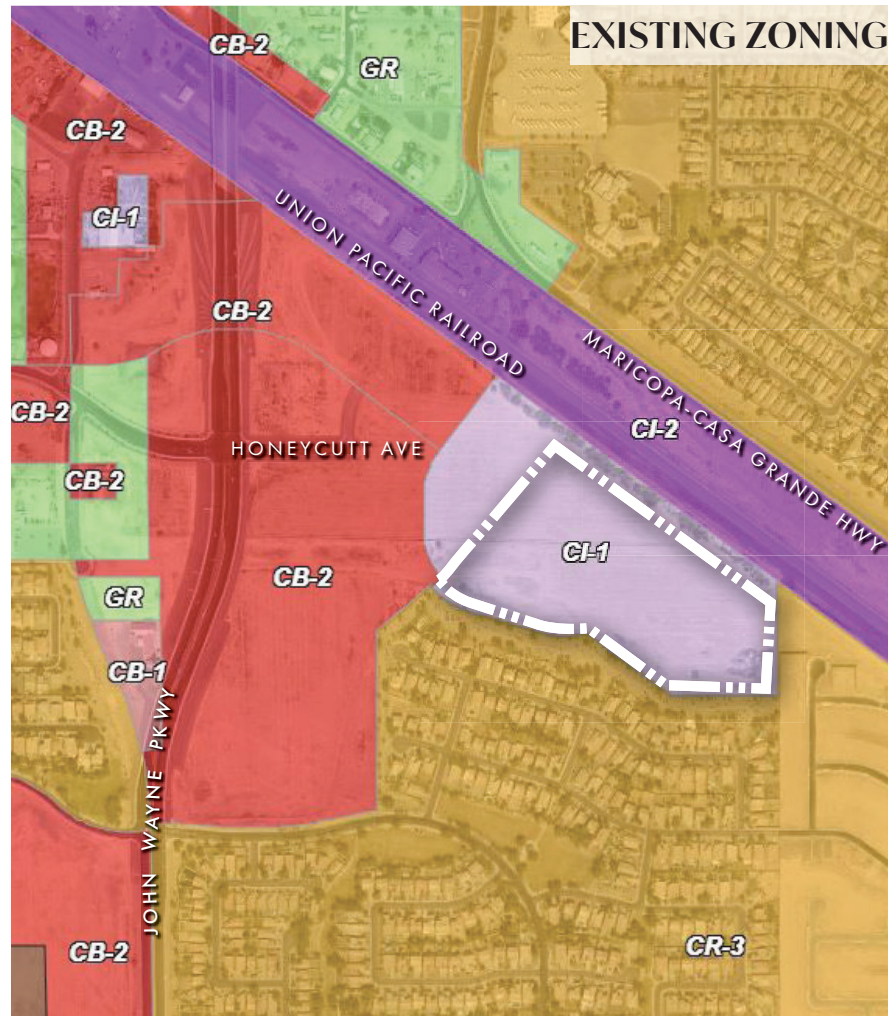
The project site is currently zoned “Light Industry and Warehouse” (CI-1). The intent of the current zoning district is to provide employment opportunities for the City of Maricopa. Under the current zoning, the primary permitted uses include small scale industrial uses or manufacturing. Due to the unique constraints of the site and residential element of the adjacent properties, an industrial use is no longer compatible with the surrounding character of the community. The proposed zoning for the site is the Planned Area Development (PAD) zoning district. The PAD zoning district will allow the development team to respond to the unique development

constraints of the subject site, such as limited accessibility, while establishing site-specific development standards, including building height, open space and parking standards, that meet the needs of the proposed multi-family communities. With single-family residential zoning existing to the south and east, and a future major retail development coming into the west, a high density residential use is a better fit for the site to provide new housing opportunities within the City of Maricopa and to buffer the future large-scale retail from the existing residential homes.




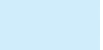




Table 3: Zoning

| | ZONING | AREA | CITY OF MARICOPA ZONING DISTRICT DESCRIPTION |
|----------|--|-----------------------|---|
| EXISTING | LIGHT INDUSTRY & WAREHOUSE ZONE (CI-1) | +/- 20.17 GROSS ACRES | This District is intended to accommodate a diverse range of existing industrial uses that provide a job base and affordable space for small-scale industrial and manufacturing businesses. Allowable land uses within this district include light industrial uses, including but not limited to businesses engaged in design, development, manufacturing, fabricating, testing, or assembly of various products, which provide important community services and employment for workers with various skills. This District also allows general service, research and development, biotechnology, warehousing, and service commercial uses. It includes industrial complexes, flex space, and industrial buildings for single and multiple uses, warehouses, mini-storage, wholesale, commercial recreation, and other related uses. Small-scale retail and ancillary office uses are also permitted. |
| PROPOSED | PLANNED AREA DEVELOPMENT (PAD) | +/-20.17 GROSS ACRES | The specific purpose of the Planned Area Development (PAD) District is to provide opportunities for creative development approaches that will achieve superior community design, environmental preservation, and public benefit in comparison to subdivision and development under base district regulations. The intent is to accommodate, encourage, and promote innovatively designed developments involving a mixture of residential and/or nonresidential land uses, which form an attractive and harmonious unit of the community. Such a planned development may be designed as a large-scale separate entity, able to function as an individual community, neighborhood, or mixed-use development; as a small-scale project which requires flexibility because of unique circumstances or design characteristics; or as a transitional area between dissimilar land uses. This district is consistent with and supports the provisions of MCC Title 17, Subdivisions, and accommodates both planned area development and master planned development subdivisions, which conform to the guiding principles, general provisions, and specific requirements for such development established in MCC Title 17, Subdivisions. [Res. 21-09; Ord. 21-05 § 2; Res. 20-31; Ord. 20-11 §2(207.01).] |

EXHIBIT 6 | ZONING



LEGEND

| | | | | | | | |
|---|-------------------|---|--------------------------------|--|-----------------------------------|---|--------------------------------|
|  | CB-2 - GENERAL |  | CR-3 - SINGLE FAMILY RESIDENCE |  | CI-1 - LIGHT INDUSTRY & WAREHOUSE |  | PAD - PLANNED DEVELOPMENT AREA |
|  | CI-2 - INDUSTRIAL |  | GR - GENERAL RURAL |  | CB-1 - LOCAL BUSINESS |  | SITE BOUNDARY |



CONCEPTUAL LAND USE PLAN

Overland / Waterman / Butterfield will provide a mixture of housing to support the local community of Maricopa and fill the market needs of attainable housing as well as senior housing. The proposed high density residential use complements the existing single-family residential and future retail use which surround the subject site. Within the overall multi-family residential development, three individual communities are proposed to include: Family Workforce Housing, known as Overland Apartments; Market Rate Apartments, known as Butterfield Commons; and Age Targeted Housing, known as Waterman Senior Apartments. Each of these unique multi-family products will be operated by separate management companies to ensure that each individually managed property, clubhouse, various amenities and pool are cared for and ran properly.

The primary entrance for the overall property will be the shared access drive that extends Honeycutt Avenue to the southeast and connects to the western property boundary of the future multi-family residential site.

A secondary emergency access and exit only will be provided at the northwestern corner of the future mixed multi-family site which will lead to the future retail back of house circulation. The overall +/-20-acre property will anticipate the development of all four-story residential buildings with a total of 574 dwelling units. Family Workforce housing will make up 200 of the overall total project site units spread out between four apartment buildings, with 104 one-bedroom units, 64 two-bedroom units and 32 three-bedroom units. Market Rate Apartments, located south of Main Street, will provide a total of 174 units between three residential buildings. Of those 174 Market Rate Units, 78 will be one-bedroom units, 60 will be two-bedroom units and 36 will be three-bedroom units. The Senior Housing product is proposed to include 200 dwelling units within an internally accessed building and central amenity courtyard. The Senior Housing will include 160 one-bedroom units and 40 two-bedroom units for a total of 200 dwelling units. The overall unit mix of the proposed development includes 342 one-bedroom units (60%), 164 two-bedroom units (29%) and 68 three-bedroom units (12%) with a density of 28.5 dwelling units per acreage. Open Space and Amenities will be accessible by residents of all product types, while the standalone clubhouses and gated pools are privately accessed by residents of the associated residential use.

Land Use Compatibility

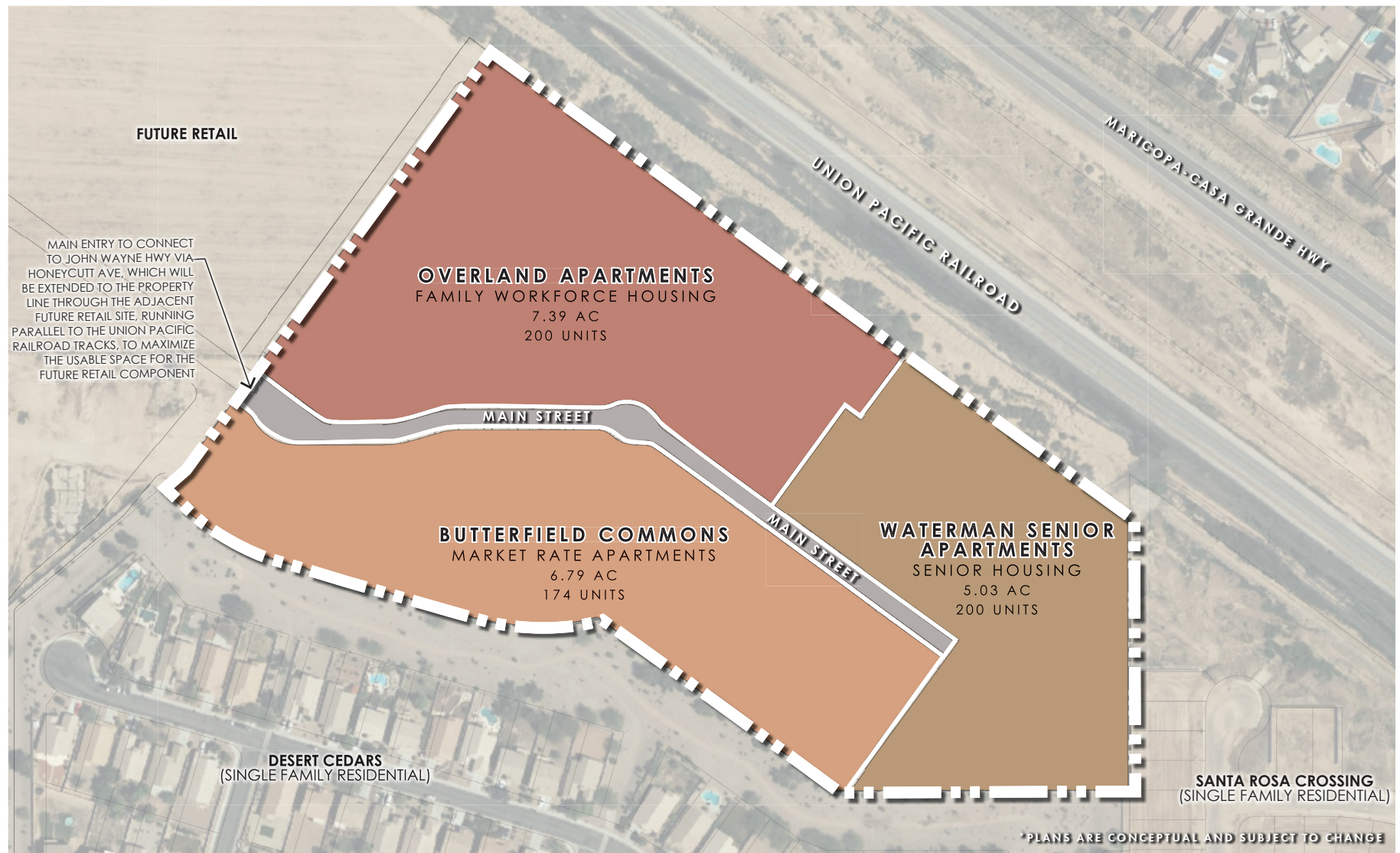
Uses Identified within the Land Use and Conceptual Development Plan (exhibits 4 & 6) are consistent with the surrounding uses. The multi-family residential products will provide a seamless transition from the existing single-family residential uses to the south and east, to the future large-scale retail development to the west. The future retail site could have consistent motion of cars and loading vehicles which will produce ongoing noise that will be a nuisance to the existing residential community. Overland / Waterman / Butterfield

intends to provide screening by use of landscape, generous building setbacks and one-story enclosed garage structures to buffer the four-story apartment buildings that will ultimately act as a sound and sight mitigation technique to the future retail site.

The multi-family development will provide a variety of housing options including Family Workforce Apartments, Market Rate Apartments and Senior Apartments that will provide a dense residential development for the steadily growing population of Maricopa. This high density residential development not only serves the diverse growing population but will also act as a catalyst to attract uses for the anticipated large-scale retail development. Once the adjacent retail center is developed, Overland / Waterman / Butterfield will also provide a new population of residents that will contribute to the workforce and local economy. In addition, the proposed high density, four-story residential development will serve as a buffer between the existing single-family residential and the parking fields, noise and large-scale structures associated with the future commercial use. The proposed density of 28.5 dwelling units per acre surpasses the minimum requirement of the High Density Residential Land Use Designation as defined by the City of Maricopa General Plan, which calls for developments of 6 dwelling units per acre or greater. As a result, the High density Residential land use designation is best suited for the subject site.

The intentional design of Main Street will create a unique entry experience for residents of all three individual communities. This design is also intended to promote walkability within the overall development and to the future retail center. Given the subject site's location, the Main Street concept and enhanced design will lessen the use automobiles required for transportation to work or shopping opportunities from an individual's residence. The connection from Honeycutt Avenue to Main Street of the proposed multi-family development provides a seamless vehicular circulation route between the retail and residential use, while also creating a wonderful opportunity for enhanced pedestrian circulation. Like many places in the world, the City of Maricopa envisions desirable communities that are walkable to promote a healthy lifestyle and to reduce the use of automobiles. The range of high density residential uses offered at Overland / Waterman / Butterfield provides a diversely populated development with significant open spaces and amenities. The overall design of Overland / Waterman / Butterfield also proposes a meaningful Main Street concept to connect the multi-family development seamlessly with the anticipated retail in such a way that promotes sustainability and walkability. The unique design elements, diverse housing options and the specific location of the subject property adjacent to a variety of existing and future uses create the perfect opportunity for a high density residential development that will be the most desirable community in Maricopa and be a catalyst for economic growth.

EXHIBIT 7 | DEVELOPMENT USE DIAGRAM



LEGEND

| | | | | | |
|--|---|--|--|--|---------------|
| | OVERLAND APARTMENTS (FAMILY-WORKFORCE HOUSING) | | WATERMAN SENIOR APARTMENTS (AGE TARGETED HOUSING) | | PROPERTY LINE |
| | BUTTERFIELD COMMONS (MARKET RATE HOUSING) | | MAIN STREET (TRACT A) | | PARCEL LINE |



EXHIBIT 8 | CONCEPTUAL SITE PLAN



LEGEND

 BUTTERFIELD COMMONS
(MARKET RATE HOUSING)

 OVERLAND APARTMENTS
(FAMILY-WORKFORCE HOUSING)

 WATERMAN SENIOR APARTMENTS
(AGE TARGETED HOUSING)

 OPEN SPACE

 PROPERTY LINE



EXHIBIT 9 | MAIN STREET CONCEPT PLAN



LEGEND

BUTTERFIELD COMMONS
(MARKET RATE HOUSING)

OVERLAND APARTMENTS
(FAMILY-WORKFORCE HOUSING)

WATERMAN SENIOR APARTMENTS
(AGE TARGETED HOUSING)

OPEN SPACE

PROPERTY LINE

NORTH
NTS

Land Use Compatibility (Continued)

The City of Maricopa General Plan Land Use Element states that “the majority of existing residential planned developments do not provide full service uses in close proximity to homes, creating a dependence on the personal automobile and diminished opportunity for alternatives.” Overland / Waterman / Butterfield intends to provide the diverse and expanding population of the City of Maricopa with three high density residential options within one development that will feature an enhanced streetscape to promote walkability to the future retail use. This design will provide the proximity to services contemplated by the General Plan while also lessening the dependence on vehicles. The mixture of retail and high density residential adjacent to single-family residential provides for clean transitions through the uses for vehicular trips and will likely promote a more sustainable lifestyle with the reduced need of a vehicle to access the nearest shopping center for any basic needs or desirable dining and shopping.

Drainage

In its existing condition, the site is undeveloped with desert ground covering with little vegetation. The site currently drains to an existing dirt-lined ditch that flows east to west through the middle of the site. The current FEMA Flood Insurance Rate Map (FIRM) for this area, map number 04021C0741F (Revision date 06/16/2014) shows the project site is in flood hazard Zones X. Zone X is defined as, “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% chance annual flood.” There have been revisions to this FIRM through a Letter of Map Revision (LOMR). The latest effective LOMR goes into effect August 12, 2022. This LOMR essentially shows that this particular site is protected by a levee and is still part of Zone X.

Circulation

The project site is uniquely situated as it does not touch any existing or planned public street alignment. To the north, circulation access is restricted as the Union Pacific Railroad is directly adjacent to the subject site, restricting any point of entry along the northern property boundary. To the east and south are existing residential communities with no public or private streets connecting to project site. The existing local street, Honeycutt Avenue, currently terminates past the John Wayne Parkway intersection on the future retail site. This shared access connection through the future retail site from the terminus of Honeycutt Avenue to the multi-family residential community is imperative for the success of the future development given that the accessibility to the multi-family site is extremely limited. The high density residential land use will ultimately be a catalyst for the retail site development and to serve the needs of the surrounding community. Therefore, the shared access drive through the retail site must be developed before the retail goes in so that residents to the future community will have access to their home while simultaneously stimulating economic growth in their immediate community.

With the understanding that Honeycutt Avenue will be extended to the southeast through the retail site as a shared access road to meet the multi-family western boundary, the primary entry for the development will utilize the shared access alignment via a planned public street and turn into Main Street as a tract with mutually beneficial access and utility easement for the three residential communities. Main Street will provide enhanced streetscape, pedestrian connections, 45-degree angled parking and large landscape island to provide a vibrant and lush experience through the community. Streets internal to the site will be private and directly serve the residents by providing efficient and easily maneuverable connections between each product type. Parking will be distributed per the proposed PAD parking standards throughout each of the individual communities' parcel boundaries as defined in Exhibit 7. However, the overall site will have a shared parking agreement so that residents of all product types may park anywhere on site.

A secondary emergency connection will be provided at the northwest corner of multi-family site and will be formalized through the final design and development of the future retail development and likely back of house circulation for the retail uses.

EXHIBIT 10 | CIRCULATION PLAN



LEGEND

| | | | | | |
|--|--------------------------------|--|---------------------------|--|--|
| | EXISTING PARKWAY (200' ROW) | | UNION PACIFIC RAILROAD | | MAIN STREET (TRACT WITH PUBLIC ACCESS AND UTILITIES EASEMENTS) |
| | ARTERIAL ROADWAY II (150' ROW) | | FUTURE SHARED ACCESS ROAD | | INTERNAL PRIVATE CIRCULATION |
| | EXISTING LOCAL STREET | | ENHANCED PEDESTRIAN WALK | | PEDESTRIAN CIRCULATION |



Open Space

Open Space will be provided throughout the development and accessible for all residents of the varying multi-family product types within the overall community. Types of open space provided throughout the site will include private open space, usable open space, and common open spaces. The primary usable and programmed open space areas available to all residents are located at the multi-purpose field near the clubhouse of the Family Workforce Buildings, between the main entrance and clubhouse south of Main Street and at the planned dog park near the southeast corner of site adjacent to the Desert Cedars and Santa Rosa community. Open space that does not require use of resident key card or secure access (i.e. multi-purpose fields, play equipment, dog park) may be shared between all three multi-family residential complexes to allow for a variety of activity options available to all demographics. Privately accessed amenities, being the clubhouses and pools, are required as a separate element for each individual apartment complex, separate from the required open space elements that will be shared between all three complexes. Each separately managed community must provide a minimum of two (2) programmed open space elements, in addition to the required privately accessed amenities, for a total of six (6) shared activated open space features at the minimum. Pedestrian pathways shall be provided throughout the development to connect each residential phase to the common open space and programed elements shared between the overall community. Exhibit 8 conceptually identifies possible programed open space elements and pedestrian pathways within each multi-family product phase that would be available for use by all residents within the Planned Area Development. As required by the PAD, all three multi-family residential product phases shall provide a minimum of two (2) programed open space elements each to contribute to the activation of the entire community which may include, but are not limited to, the following:

- BBQ or Outdoor Kitchen
- Play Structure
- Tot Lot
- Passive Seating
- Outdoor Games
- Dog Park / Run
- Community Garden
- Pollinator Garden
- Shaded Seating Area
- Yoga Lawn
- Bike Repair Station
- Fire Pit
- Outdoor Seating
- Multi-Purpose Field

Phasing

The phasing of the proposed development will be staged in three construction phases to best manage the development cost and to be mindful of the appropriate sequence of construction and the initial targeted conclusion to construction and resident leasing. The phasing of each individual apartment complex, Butterfield, Overland and Waterman, will allow each residential product to be available to future residents over a duration of time. The first phase will consist of the construction of Main Street, all community utility infrastructure and the Family Workforce product known as Overland Apartments. Roughly two to three months after the construction of Overland Apartments, Phase 2 construction will be initiated to develop Waterman Senior Apartments. The final phase, Phase 3, will include the development of the Market Rate Apartments, or Butterfield Commons. Each phase will include the development of the open space, clubhouse, amenities and the full amount of required parking associated with the targeted use per the PAD standards so that the individual multi-family apartment communities can function as a stand-alone community. It is anticipated that all construction will be completed 36 to 48 months following the initial construction start.

Table 4: Public Service & Utility Providers

| PUBLIC SERVICE / UTILITY | PROVIDER |
|--------------------------|---------------------------------------|
| SCHOOL DISTRICT | MARICOPA UNIFIED SCHOOL DISTRICT |
| FIRE STATION | STATION #574 |
| WATER / WASTEWATER | Global Water Resources |
| CABLE TV / TELEPHONE | Century Link / Orbitel Communications |
| GAS | Southwest Gas Corporation |
| ELECTRIC | Electrical District #3 |

EXHIBIT 11 | CONCEPTUAL OPEN SPACE PLAN



LEGEND



PROGRAMMED OPEN SPACE



PROPERTY LINE



PUBLIC BENEFIT OF PROPOSED AMENDMENT

The proposed General Plan amendment to modify the existing General Plan Land Use Designation from Employment to High Density Residential would benefit not only the directly adjacent community, but also the City of Maricopa. Approval of this proposed amendment would improve opportunities for existing and prospective individuals or families seeking a greater variety of housing options that are currently lacking under the City of Maricopa housing stock. The approval of the High Density Residential General Plan Land Use designation would also create a significant opportunity for the City of Maricopa to provide additional residential opportunities for individuals or households other than the present Single-Family Residential Housing in Maricopa. Overland / Waterman / Butterfield not only provide housing options for individuals searching for a smaller space, but also for those searching for an age targeted community or housing intentionally designed for persons in the workforce to better fit their lifestyle. The proposed development will fill the housing market diversity needs and will also function as a catalyst for the future retail site as there would be a much greater need for retail services for the surrounding community. The variety of multi-family products proposed for the subject site can appeal to virtually every age group, family size and economic status as the target residential audience includes the Maricopa workforce, seniors (age 55+) and an option for those in between with the traditional market rate apartments.

CONCLUSION

The proposed General Plan Amendment to modify the existing Land Use Designation from Employment to High Density Residential is to allow for the future development of a 28.5 dwelling unit per acre multi-family site with three residential product types including Family Workforce Housing, known as Overland Apartments, Market Rate Apartments, known as Butterfield Commons, and Age Targeted Housing (age 55+), known as Waterman Senior Apartments. The requested Land Use Designation of High Density Residential is complementary to the surrounding uses and a better fit for the location as it will provide much needed housing diversity and create an optimal transition of density and intensity from the residential to commercial uses in the surrounding area. Overland / Waterman / Butterfield benefits the existing Desert Cedars and Santa Rosa single-family residential communities by eliminating the immediate adjacency to commercial buildings and noise associated with the future retail use and the Union Pacific Railroad. The proposed High Density Residential Land Use Designation for the future mixed-residential development is envisioned to provide optimal pedestrian opportunities internal to the community and for future connection and accessibility to the adjacent anticipated retail. The proposed multi-family development will work symbiotically with the anticipated retail use by providing new disposable income to support new retail square footage and by creating a walkable, vibrant and desirable development in the City of Maricopa. The future development offers a beautiful, locally inspired, housing option for residents to enjoy a healthy lifestyle. The proposed development creates a sustainable community within the City of Maricopa by providing housing options that promotes and provides residents with enhanced design of pedestrian experiences through thoughtful connections to on site amenities, future shopping, dining, and employment to help reduce vehicular trips and associated pollution. The General Plan Amendment respectfully requests to designate the isolated subject parcel as High Density Residential for the development of Overland / Waterman / Butterfield to allow for creative design of a combination of three multi-family residential options that are intended to fill housing market needs, function harmoniously with the adjacent future retail use and protect the existing single-family residential uses, all of which benefit the entire community within the City of Maricopa.