

June 23rd, 2025

DRP-25-10: Legacy on Porter Road
APN: 51030002
Project Narrative

The Legacy on Porter commercial development is a planned component of the approved PAD22-05 Home at Maricopa, aligning with its mixed-use vision. The 6.5-acre site is zoned PAD with commercial uses permitted under the approved land use and development standards and will be entitled through the City's Development Review Permit (DRP) process. The plan includes six buildings totaling approximately 45,000 square feet, offering a mix of retail and restaurant uses designed to serve nearby neighborhoods and enhance the east-side retail corridor with walkable, service-oriented amenities near major anchors like Walmart.

In conformance with the PAD's development standards, the site meets or exceeds requirements for parking, circulation, and connectivity. A total of 221 parking spaces are provided—above the 166 required, ensuring sufficient capacity for both retail and restaurant uses. All 23 required bicycle spaces are distributed throughout the site, and ADA-accessible paths provide clear pedestrian links between buildings and parking areas. Drive aisles and access points support effective vehicular circulation, including service and emergency access. These features promote functional transitions between adjacent commercial and residential uses while advancing the City's goals for integrated, pedestrian-friendly development.

The site layout supports efficient circulation and connectivity between retail and residential uses, with building placement oriented to allow walkable access from key pedestrian routes. Sidewalks and clearly marked crossings support internal movement, while frontage improvements along Porter Road help establish a cohesive streetscape. The development's configuration is consistent with the intent of the PAD to create a mixed-use environment that is accessible and complementary to the surrounding context.

Architecturally, Shops A and Major A reflect PAD compliance through articulated façades, defined entries, and varied massing that support pedestrian orientation. Shops A includes large storefront glazing, a primary entry canopy, and multiple tenant entries, while Major A incorporates parapet variation, stone veneer, and metal accents to create visual interest. Both buildings use a modern mix of stucco, wood-look paneling, and neutral finishes consistent with PAD design standards. The prototype restaurant building located at the northwest corner of the site incorporates consistent architectural elements, including a flat roof, storefront transparency, and an outdoor dining area screened with low walls and pole lighting, providing functional activation at the street-facing frontage. Together, these buildings establish a cohesive, contemporary character aligned with the surrounding development.



The Legacy on Porter development supports the area's growth through PAD-compliant design, coordinated access, and elevated architectural standards. By integrating commercial services with thoughtful site planning and pedestrian connectivity, the project contributes to a vibrant, well-connected environment that reflects the City of Maricopa's goals for sustainable, mixed-use development.

