

## **Overland | Waterman | Butterfield**

### **Development Review Narrative - 2<sup>nd</sup> Submittal**

March 6<sup>th</sup>, 2023

This narrative is intended to support the second submittal of the development review process for the proposed multi-family residential community 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, a hospital, a regional park, and a future retail site. The subject site is approximately 20 acres of undeveloped land with no adjacent public street access and surrounded by various ownership parcels and uses. Directly North of the future multi-family residential site is the Union Pacific Railroad. The Amtrak Connection Service also runs on this alignment and stops a short distance away at the Amtrak 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. To the East of the subject site is the Santa Rosa Crossing Community which includes 351 single-family residential homes that were recently constructed. 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.

On January 17<sup>th</sup>, 2023, City Council unanimously approved the applicants request for a Rezoning and General Plan Amendment to appropriately designate the subject site fit for the proposed multi-family residential community, one of which is the first of its kind within the City of Maricopa. The property previously had a General Plan Land Use designation of Employment (E), which accommodates various office, commercial and industrial uses. The approved General Plan Land Use Amendment now designates the property as High-Density Residential (HDR) which appropriately transitions the existing surrounding low density single-family residential uses to a higher density use which will serve as a buffer to the railroad as well as the adjacent anticipated large scale commercial use. The +/-20-acre site was rezoned from Light Industry & Warehouse (CI-1) to the unique zoning category of Planned Area Development (PAD). The previous zoning designation would allow for the development of industrial and manufacturing uses in the backyard of the existing single-family residential homes whereas the approved PAD zoning now permits a high-density residential community which is consistent with the approved General Plan Amendment and provides a better transitional use for the area. The approved entitlement for the High-Density Residential Land Use and unique Planned Area Development will provide a complementary use for the existing community, anticipated retail development and for the City of Maricopa's goal for growth.

The Overland | Waterman | Butterfield development is proposing three multi-family residential product types to accommodate residents of various ages and socioeconomic groups within the City of Maricopa. These three, separately managed apartment communities include Family Workforce Housing (Overland Apartments), Market Rate Apartments (Butterfield Commons), and a Senior Housing Community (Waterman Senior Apartments). A total of 574 residential units are proposed between all product types with 342 of those units being one-bedroom (60%), 164 two-bedroom units (29%) and 68 three-bedroom units (12%). A total density of 28.46 dwelling units per acre is provided for the overall site. The Overland | Waterman | Butterfield development is intended to be split into three parcels and one tract functioning as the shared internal drive. Each unique apartment complex will be situated within their own parcel within the single development while the primary circulation drive, Reinsman Boulevard, will be designated as a tract and provide a main street atmosphere through the community.

Parcel 1, which will accommodate the Family Workforce Housing, known as Overland Apartments, will be developed during phase 1. This Family Workforce Housing product is anticipated to appeal to the working-class of Maricopa. This community will provide 200 multi-family residential units, of which 104 will be one-bedroom units, 64 two-bedroom units and 32 three-bedroom units. A total of four residential buildings will be provided on the Overland Apartment parcel with



an additional structure to serve as the community clubhouse. This clubhouse will be privately accessed by Overland Apartment residents and will front Reinsman Boulevard for easy visibility for future residents. Along with internal clubhouse amenities, a privately accessed pool will be available to Overland Apartment residents and will be located to the north of the clubhouse. Additionally, playground equipment, a multi-purpose field, pollinator gardens and shaded seating areas will be provided along Reinsman Boulevard on parcel 1 to activate the community. As depicted on the enclosed site plan, a double bin refuse enclosure will be provided on site for Overland, which is intended to serve the clubhouse only. Refuse collection for all residential buildings will be provided by use of trash rooms in each building that lead to pull out refuse bins for trash collection to roll out and access from the parking area near the building's primary common entry.

Parcel 2 will be the location of the age-targeted housing, known as Waterman Senior Apartments, and will be constructed after the completion of phase 1. A total of 200 age-targeted units will be available for residents 55 years or older. Of the 200 units, 160 units will be one-bedroom units with the remaining 40 units being 2-bedroom units. Waterman Senior Apartments is designed to provide internal hallway access in a rectangular loop shape so that residents will be protected from the exterior elements and can easily access community rooms and amenities. The clubhouse for the Waterman Senior Apartments will be located on the first floor near the primary building entrance along Reinsman Boulevard. A central courtyard with a pool, shaded areas, community gardens and other programmed elements will be provided and privately accessed by future residents of the Waterman Senior Apartments. Access to the building will be located on the East and West sides of the building as well as along Reinsman Boulevard via porte-cochere at the main building entrance. Along Reinsman Boulevard, the Waterman Senior Apartments will provide shaded seating, garden areas and bike racks to accommodate residents and activate the frontage. The Waterman Senior Apartments will include two trash rooms located near the northeast and northwest corners of the building with pull out bins for refuse collection to directly access. The submitted architectural plans provide both floor plans and elevations that depict the locations of refuse collection specific to Waterman Senior Apartments.

Parcel 3 will be constructed during phase 3 and includes the remaining three residential buildings that will be available at market rate value, known as Butterfield Commons. The residential structures will front Reinsman Boulevard and will provide direct access from the first-floor units to the enhanced pedestrian walkway along Reinsman Boulevard. Butterfield Commons will add 174 dwelling units to the overall development, of which will include 78 one-bedroom units, 60 two-bedroom units and 36 three-bedroom units. Along with the three residential buildings, the privately accessed clubhouse building will be constructed to support the residents of Butterfield Commons. This private clubhouse will include internal amenities available to the residents as well as access to the Butterfield Commons pool. In addition to the privately accessible amenities at Butterfield Commons, shared open space will be constructed to serve all three developments. The open space areas on parcel 3 that will be shared by all residential communities on site will include game courts, multi-purpose fields, pollinator garden and pickle ball courts. Unique to parcel 3 is the southern perimeter boundary, which is adjacent to existing single-family residential. Tree plantings and one-story garages for lease will be provided to act as a buffer from the existing single-family lots to the high density 4-story residential buildings. Additional landscaping will be provided throughout the residential parking lot to further screen the building's presence. A refuse enclosure with two bins will be provided at the parking lot nearest to the clubhouse building and shared open space areas, as demonstrated on the submitted site plan. The external refuse enclosures are intended to serve only the clubhouse for Butterfield Commons while refuse collection for the residential buildings will be provided by trash room collection in each building. Each of the residential buildings trash rooms will lead to a roll away refuse bins that trash collection will pull from the building to the perimeter parking lot in order for the refuse trucks to access. The common entry hardscaping will provide materials suitable for the bins to be rolled out and collected without hassle, see the submitted landscape plans for material specifications.

The proposed multi-family development will be accessed from John Wayne Parkway via the Honeycutt Avenue extension. The development team is working closely with City staff to determine the alignment of Honeycutt Avenue that will run through the anticipated retail use property and terminate at the multi-family site property boundary. The Honeycutt Avenue collector roadway will transition to the community's primary internal circulation drive, known as

Reinsman Boulevard. The site will not be gated and is intended to smoothly transition from retail to high density residential to act as a synergetic, connected mixed-use community. Reinsman Boulevard will provide 45-degree angled parking, landscape islands every three parking stalls, a variation in pavement materials, enhanced landscaping, string lighting and light poles with interchangeable banners. Units directly fronting Reinsman Boulevard will have direct access from the first-floor patio space to the enhanced pedestrian walkway to promote walkability and activation.

Additionally, a traffic calming “eye” will be provided along Reinsman Boulevard to slow traffic and create a safer environment for pedestrians. The private clubhouses for Overland Apartments and Butterfield Commons will front Reinsman Boulevard while the primary entrance and Porte-cochere for the Waterman Senior Apartments will be provided along Reinsman Boulevard. Various locations of pedestrian crosswalks will be provided along the Boulevard to create multiple connections for residents desiring to access the open space amenities on the other parcels.

Parking for each individual residential complex will primarily be located at the perimeter of the overall subject site to act as a buffer between existing single-family residential and the railroad tracks. The overall community will have a shared parking agreement; however, each phase must provide the required parking stalls as specified within the Overland | Waterman | Butterfield PAD parking standards in order to function as an individual parcel as the development is phased over time. The shared parking and cross access agreement will be provided later in the development process as needed. A secondary exit and emergency access drive will be provided at the property’s northwest corner where it is anticipated to be the retail site back of house. In recognition of new vehicular technologies, and City of Maricopa development standards affiliated with electric vehicles, the community is planned to provide 10% of parking as accommodating electrical vehicle charging, of which 2% shall be Electric Vehicle (EV Charged) spaces and 8% shall be installed to provide “EV Ready” parking spaces.

Open Space, both passive and programmed, will be accessible to all residents of varying product types, apart from the stand-alone clubhouses and pools, which will be privately accessed by only the residents of the associated residential complex. Each phase is required to provide both private and shared amenities and open space elements as specified with the PAD. The overall sites programmed open space elements, which will be accessible by all Overland, Waterman and Butterfield residents, include the following: Shaded seating areas, playground equipment for various ages, community gardens, pollinator gardens, dog park, game court, pickleball court, and a couple multi-purpose fields. Retention areas will also be provided throughout the site and double as open space element locations as the area will typically be free of water.