

Roers Stonegate

Development Review Permit Project Narrative

Submitted to:
City of Maricopa
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Submitted on Behalf of:
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REQUEST:

This narrative accompanies a request for a Development Review Permit (DRP) Pre-Application for a new multi-family housing project proposed on approximately 10-acres located west of the southwest corner of Alan Stephens Parkway and Stonegate Road. The parcel has existing zoning of Planned Area Development (PAD) and General Plan land use classification of Mixed Use (MU) which support the proposed multi-family land use and are not proposed to be changed as part of this effort.

Site Aerial



RELATIONSHIP TO SURROUNDING PROPERTIES:

The subject property has frontage on Alan Stephens Parkway to the north with the Glennwilde neighborhood beyond. The existing Omni Maricopa Self Storage and future Home Depot are to the east. To the south are undeveloped commercial/office pads that front the Maricopa - Casa Grande Highway. The west boundary is being developed as a multi-family residential community by Dominion.

Adjacent Land Use Table

| Direction | General Plan Classification | Existing Zoning | Existing Use |
|-----------------------|------------------------------------|------------------------|-------------------------|
| <i>On-Site</i> | Mixed Use | PAD | Vacant |
| <i>North</i> | Medium Density Residential | CR-3 | Residential |
| <i>South</i> | Mixed Use | PAD | Vacant |
| <i>East</i> | Mixed Use/Employment | PAD | Self-Storage/Home Depot |
| <i>West</i> | Mixed Use | PAD | Vacant |

DESCRIPTION OF PROPOSAL:

Roers Companies is proud to be teaming up with the City of Maricopa to bring the Stonegate housing project to the community. The proposed development will result in 216 multi-family homes that are comprised of two-, three-, and four-bedroom units ranging in size from 964 – 1,368 square feet.

LAND USE TABLE

| | |
|------------------------|-------------------------|
| Net Site Area: | 9.6 acres |
| Zoning: | PAD (existing) |
| Proposed Units: | 216 |
| Density: | 23 DU/acre |
| Open Space: | 2.72 acres (28%) |

Access, Circulation, & Parking

Although the subject site has a wide frontage on Alan Stephens Parkway, the main entrance to the project will actually be from the south on a new access road being developed in conjunction with the adjacent Dominion project and the future commercial/office pads to the south. That said, a single point of emergency access is planned for Alan Stephens Parkway to the north.

Once into the site, the 26-foot-wide private drives circulate through the site providing vehicular access to the residential buildings and adjacent parking areas. A total of 404 parking spaces are

provided with most being covered by canopies which also include solar panels. The proposed number of parking spaces is 20% less than the Zoning Code required parking as we are proposing to comply with the sustainable design criteria which allows this reduction.

Building Types and Placement

A total of eight residential buildings are planned along with a 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 as you enter the property. This location affords convenient access by all of the residential buildings as well as potential residents of the property visiting for the first time. 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 a minimum of 20-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 north by positioning the residential buildings so that only the ends of the buildings face them. Open spaces have been strategically placed along the north boundary to provide a visual buffer for that 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 2.7 acres of open space, equating to over 28 percent of the net site area, which exceeds the City's Zoning Code requirement by 8 percent. Open space areas feature landscaped and hardscaped areas that are both passive and activated for resident use. Community amenities include a swimming pool, sun deck, lawn areas for sports and games, covered picnic areas, multiple grilling locations, dog park, a children's playground, and a clubhouse building with a fitness gym and a community meeting/event room.

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. Pedestrian access will also be provided at the northwest and southeast corners of the property, allowing direct connection to a pedestrian trail along the west boundary (built by others), the future adjacent commercial/employment uses to the south and southeast, as well as to the greater Maricopa community.

Private patios are provided for every unit and are designed to meet or exceed the City's requirements. First floor units feature patios 120 sf in area while 2nd and 3rd floors offer 80 sf patio areas for residents to enjoy the outdoors directly from their homes.

Architecture

The architectural design for the Stonegate project borrows from the contemporary architectural themes that are popular for large building types such as those proposed. An earth tone palette of colors and materials are used and applied in a color blocking manner that accentuates the jogs of the building's footprint emphasizing the shade/shadow projections. Warm accent colors along with a fiber cement lap siding material help enhance and add interest to the elevations.



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.



The residential buildings are all three-story while the clubhouse building is single story and have been designed to be consistent with the residential buildings.



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 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 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.