

September 8, 2020

McDavid Estates

Located west of the intersection of
W. McDavid Road and John Wayne
City of Maricopa, Arizona

Major General Plan Amendment (GPA) Narrative

Case Number : GPA20-03



4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-01-03381-01

Major General Plan Amendment (GPA) Narrative

for McDavid Estates

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1. Purpose and Intent

On behalf of Maricopa 64 Partners, Coe & Van Loo Consultants is proposing a single-family and mixed-use community with public streets located in the northeast corner of the intersection of W. McDavid Road and N. Loma Drive (Exhibit A, Vicinity Map). This request proposes two phases of single-family residential which may consist of a typical lot mix of 40' x 115' and/or 45' x 115' lots with the opportunity to potentially incorporate more diverse and innovative detached and attached housing product such as alley loaded lots or z-lots for a portion of the community if supported by market demand. A separate phase is planned for a mixed use parcel to offer flexibility and diversity to the area. The mixed use parcel offers the opportunity for detached and attached single-family and multi-family residential product with the potential for townhomes, cluster housing and live-work type units or office/neighborhood commercial uses which will be determined by the end user. Flexibility is the key component to the successful integration of these housing product options in order to create a sustainable community that meets the future needs of McDavid Estates residents.

Single-family residential use is a good land use solution for the two largest phases of this unique triangular shaped site due to the market conditions of the area and other constraints which make it poorly suited for an entirely industrial, commercial or multi-family residential development. First and foremost, the site's location directly across the street from Maricopa High School precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near school sites due to these safety concerns. Larger portions of commercial and multi-family residential uses would also generate more traffic than single-family residential uses, which could also pose a safety hazard for nearby students. Furthermore, the access to the site is now circuitous rather than direct due to the recent SR-347 overpass improvement, which shifted access to Honeycutt Avenue vs. Edwards Avenue. Close proximity to SR-347 would be a key criterion for industrial, commercial and multi-family residential uses, and this site is unable to meet that criterion due to the new transportation patterns resulting from the recently constructed SR-347 overpass. Fortunately, the site is very well suited for its majority single-family residential use, due to its location across from Maricopa High School and within 1-mile of both Maricopa Wells Middle School and Maricopa Elementary School, and its location adjacent to the Maricopa Meadows master-planned community.

Developing the property comes with unique challenges, for example, the need to accommodate off-site drainage from the south in addition to its own on-site and off-

site drainage requirements. Also, the Site is triangular in shape which is inefficient when planning for development. The site is adjacent to the railroad, which also limits access. However, our companion PAD application addresses these challenges and establishes the framework for a successful single-family residential community. The purpose of this request is to submit, process, and obtain approval for a major general plan amendment for the development of this unique site with a single-family residential and mixed use community.

Two requests are being filed concurrently for the McDavid Estates community. The first request seeks a Major General Plan Amendment (“GPA”) to change approximately 63.06 acres of the Site from the existing E (“Employment”) land use designation to M (“Medium Density Residential”) (2-6 du/ac), and approximately 3.04 acres from PI (“Public/Institutional”) land use to MU (“Mixed Use”). The second companion request seeks to rezone the approximate 10.43 acre property from the current GR (“General Rural Zone”), and approximately 52.63 acres of the larger southern parcel from CI-2 (“Industrial Zone”) to Planned Area Development (“PAD”), and finally approximately 3.04 acres of the southern parcel from CI-2 (“Industrial Zone”) to Planned Area Development (“PAD”) to allow this property to be developed as a compatible and appropriate single-family residential and mixed use community.

Maricopa 64 Partners is proposing a high-quality single family residential and mixed use neighborhood through this Major General Plan Amendment and Planned Area Development application. Access to the development will be provided from McDavid Road along the southern boundary of the Site (Exhibit B, Conceptual Land Use Plan).

The community offers adequate open space for off-site drainage flows, on-site retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. The proposed community addresses the City of Maricopa’s Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, and trail connectivity, and a high quality material and finish design for the theme walls and decorative fencing provided around the entire perimeter of the site.

Furthermore, the conceptual site plan addresses all relevant site issues, constraints, challenges, and requirements. Including site access, site vehicular circulation and traffic impact, off-site and on-site drainage and retention, site utilities, site open space and walls, including a noise mitigating wall adjacent to the Union Pacific Railroad with a 15’-20’ open space buffer, as well as other required site improvements.

This community will provide a distinct up-scale living environment for its residents. Design features, including the use of various complimentary building materials and architectural focal points will emphasize the project's western-agrarian theme inspired by Maricopa's Heritage District. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests.

2. Site Location

The property is located northeast of the intersection of W. McDavid Road and N. Loma Drive in Maricopa, Arizona.

Legal Descriptions

The proposed McDavid Estates community is located on two parcels of land within the City of Maricopa, containing approximately 66.10 acres. The parcels are identified on the Pinal County Assessor's map as parcels 510-17- 011G and 510-17-005B. (Exhibit A, Vicinity Map).

The smaller northern parcel is described as; That portion of the Northeast quarter of the Southwest quarter of Section 21, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying South of the 200 foot wide Southern Pacific Railroad right-of-way as delineated on that certain Records of Survey recorded in Book 21 of Surveys, page 238, records of Pinal County, Arizona.

The larger southern parcel is described as; Lots 1 and 3, of MCDAVID BUSINESS PARK MINOR LAND DIVISION, according to Record of Survey recorded in Recording No. 2011- 047327, records of Pinal County Arizona, being a portion of the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter of Section 21, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

3. Existing Conditions

Site Physical Character

The Site consists of two contiguous parcels of land totaling approximately 66.10 acres. The combined parcels create a site that is triangular in shape. The majority of the Site is currently vacant, unused and undeveloped. There is an existing lift station on the Site. Ground cover consists of mostly bare soil desert landscape. The Site is identified as being located within Flood Zone AE, which are areas that have

a 1% probability of flooding every year. An existing Union Pacific Railroad line is located along the eastern boundary of the Site. Adjacent to the southeast corner of the Site, both Orbitel Communications and Diamond Communications own parcels of land with several existing cell towers placed throughout the area. As depicted on the United States Geological Survey (USGS) 7.5 Minute Series Topographical Map, the Site elevation is noted as 1,160 to 1,175 feet above mean sea level with a general downslope to the northwest at approximately 1% slope (Exhibit A, Vicinity Map).

Site Constraints

The two major challenges of this site are the floodplain (which is being alleviated by the recent Entellus study remapping) and its location adjacent to the railroad tracks – conditions not uncommon to other successful residential communities in the City. We will mitigate both factors by providing a landscape buffer along the railroad tracks, in turn, creating recreation opportunities for the community's residents.

Geological Constraints

Research of the USGS database reveals no evidence of the presence of earth fissures within the Site boundaries and there is no information indicating any other geological constraints on the site.

The Site has three soil classifications. The soil located in the western section of the Site is classified as the Casa Grande fine sandy loam with slopes that generally range from zero (0) to three (3) percent. This deep, well drained slowly permeable soil formed in old alluvium. This soil typically has a brown to reddish-brown sandy loam or sandy clay loam surface horizon from 0-30 cm deep. The soil located in the eastern area of the site is classified as marana silty clay loam. This deep well drained soil is typically found on stream terraces. Slopes in that area are generally zero (0) to one (1) percent. Casa Grande clay loam is the third and final type of soil classification found on the property and is located in a small area of the site along the southern boundary. This soil classification has slopes that range from zero (0) to one (1) percent.

Drainage

Preliminary results from a floodplain delineation study prepared for the Site and surrounding areas by Entellus show that the existing floodplain areas can be significantly reduced. However, there is still a significant cost to mitigate these measures. Off-site flows are to be conveyed through a 90 foot drainage way along the western boundary which runs parallel to Loma Drive, and a 50' drainage way along the eastern boundary which runs parallel to the railroad (Exhibit B, Conceptual Land Use Plan).

Historical Land Uses

There are no records or evidence indicating the presence of Historical Land Uses within the Site nor are there any known sites on the property with significant historical background or historical credentials. Based on various aerial photographs, as well as other sources, the site has not been previously utilized.

Surrounding Uses

As previously stated, the Union Pacific Railroad (UPRR) is adjacent to McDavid Estates along its eastern boundary. East of the railroad; the Estrella Gin Business Park which consists of three large lots, two of the lots are vacant; with the Maricopa Fire/Medical Department Station 575 is located on the third lot. A small residential subdivision called North Maricopa, Maricopa Assembly of God, and the Maricopa Stanfield Justice Court, are located further to the east.

Along the southern boundary of the Site; is the residential subdivision Maricopa Meadows Parcel 16, and the Pinal County School District 20 Maricopa.

Orbitel Communications and Diamond Communications own parcels of land, adjacent to the southeast corner of the Site.

West of the property is agricultural and vacant/undeveloped land, the Electrical District No. 3 of Pinal County, property owned by Lecoure Properties, The Hope Women's Center, and residential properties (Exhibit E, Adjacent Property Ownership Map).

Beyond the perimeter of the GPA Property:

The nearest schools are the Maricopa High School, Maricopa Wells Middle School, and the Maricopa Elementary School. All three schools are located within a 1-mile radius of McDavid Estates.

Maricopa Fire Department Stations 574 & 575 are located within a 1-2 mile radius of the Site.

Additional neighborhoods, parks, schools, major streets, and retail is located generally within the City of Maricopa to the north and northwest of the site (Exhibit G, Proximity Exhibit).

Existing Roadway & Circulation Conditions

Just east of the Site is John Wayne Parkway (SR 347), a major north-south state highway in central Arizona that provides access to the Phoenix metropolitan area approximately 20 miles north of Maricopa. SR 347 begins at SR 84 and extends north through the City of Maricopa, where it meets SR 238 and eventually connects to Interstate 10. According to the City of Maricopa Transportation Plan and Arizona Department of Transportation (ADOT) Statewide Functional System map, SR 347 is designated as a Principal Arterial (Exhibit F, One Mile Radius Surrounding Area Map).

Access is provided to the Site via McDavid/Edwards Road. McDavid Road is a three-lane minor arterial roadway along the southern boundary of the Site. Based on new transportation improvements connected with the recently constructed SR-347 overpass, the best access to SR-347 will be via Hogenes Boulevard, heading south from McDavid Estates, and then east along Honeycutt Avenue to the connection with SR-347.

Loma Road is a dirt road that runs along the western boundary of the Site and appears to dead-end just before just south of the railroad.

Maricopa-Casa Grande Highway (Hwy 238) is an east-west state highway located approximately 2 miles north of the Site. According to the Arizona Department of Transportation (ADOT) federal functional system SR 238 is classified as a minor arterial and serves as a direct route from Gila Bend to Maricopa where it terminates at the SR 347 junction.

Interstate 10 (I-10) is located approximately 16 miles northeast of the Site. Interstate 8 (I-8) is located approximately 30 miles southwest of the Site and provides access to San Diego and Southern California.

4. Existing Zoning and General Plan Land Use

The Site consists of two parcels of land currently vacant and undeveloped, zoned GR (General Rural) and CI-2 ("Industrial). The existing City of Maricopa land use designations for McDavid Estates includes E (Employment) and PI (Public/Institutional). (See Exhibit C, Existing General Plan map).

5. Service Information

Existing Utilities and Services

The provision of infrastructure, utilities, and public services is key to the continuing success of Maricopa. The City is in the process of expanding these services where needed in order to meet current and new development needs and create sustainable neighborhoods in the future.

Water Facilities

The majority of the Site is located within the service area of Santa Cruz Water Company (SCWC), a subsidiary of Global Water Resources. The northern 10.4 acre triangular portion of the Site is currently located within the Maricopa Consolidated Domestic Water District (MCDWID) service area.

SCWC has master planned and installed the majority of infrastructure to serve Maricopa's expansive growth. In total, SCWC has CC&N's covering approximately 30 square miles of property within Maricopa's city limits, of which, approximately 12 square miles has been developed. In accordance with a regional master water infrastructure plan, SCWC has constructed a substantial potable water system to support this area.

Wastewater Facilities

An existing lift station located on the Site. Palo Verde Utilities Company (PVUC), a subsidiary of Global Water Resources, Inc. provides sanitary sewer services to the entirety of the Site. In accordance with the regional master plan, Global Water has constructed a substantial wastewater system to service the City of Maricopa including gravity and force-mains, lift stations, a reclaimed water facility, and an extensive recycled water distribution system.

"OTHER" UTILITIES TABLE

Utility	Provider
Cable TV/Telephone	Orbitel Communications/CenturyLink
Electric	Electrical District Number 3
Gas	Southwest Gas Corporation

6. Land Use Analysis

Proposed General Plan Amendment Description

As stated previously in Section 1 of this narrative, the applicant proposes to amend the General Plan as part of this project.

It is proposed that the entire property will be developed to include approximately 95% Residential use, with the remaining approximately 5% proposed as Mixed Use. The Mixed Use area is located in the southeastern area of the Site along McDavid Road (Exhibit D, Proposed General Plan).

Proposed Land Use

Medium Density Residential (M) is the requested General Plan Land Use Designation for approximately 63.06 acres of the Site, and Mixed Use (MU) for the remaining approximate 3.04 acres of the Site (Exhibit D, Proposed General Plan map).

The residential unit count for McDavid Estates is estimated in the range of 265-300, which is well within the Medium Density designation's recommended density. Housing products have yet to be determined and will be addressed concurrent with the Preliminary Plat application and approval.

Public Benefit of Proposed Land Use

Based on feedback from City residents as well as the Housing Plan, the City of Maricopa has a high demand for diverse and attainable housing within close proximity to the urban core of Maricopa. Maricopa 64 Partners is proposing a single family residential and mixed use community consisting of single-level housing that may include 40'-45' wide detached traditional lots, alley loaded lots, z-lots or cluster housing which will be within walking distance to retail, education, employment, etc. Market analysis has revealed that there is a lack of housing-units on smaller lots, and cluster developments which would be well-suited for families, single individuals, young people and/or seniors. Residential use in this location provides a natural transition between the commercial and adjacent single-family residential areas while providing more housing options for a mixture of economic classes.

Additionally, the land uses proposed in this request for a Major General Plan Amendment support the City's Strategic Plan elements of Economic Sustainability, providing Quality of Life and Managing the Future.

Amending the designation of the Site to Medium Density Residential and Mixed Use is a significant improvement over the prior industrial use. The site's location directly across the street from Maricopa High School precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near school sites due to these safety concerns. Furthermore, the access to the site is now circuitous rather than direct due to the recent SR-347 overpass improvement, which shifted access to Honeycutt Avenue vs. Edwards Avenue. The site is very well suited for residential use, due to its location across from Maricopa High School and within 1-mile of both Maricopa Wells Middle School and Maricopa Elementary School, and its location adjacent to the Maricopa Meadows master-planned community.

The proposed project will add to and extend the City's recreational amenities with additions of open space, parks, and pedestrian trails.

Community Character

McDavid Estates will be composed of a mixture of residential housing styles and supporting mixed use development along with active and passive amenity areas. This proposal implements flexible land planning, allowing for single family lots while encouraging opportunities for innovative housing product and site design by the end user. This approach will provide potential diverse housing opportunities and create a remarkable community for the City of Maricopa and future residents of McDavid Estates. The community will provide a pedestrian friendly design that provides accessibility to services, recreational amenities, mixed use opportunities and allows for a range of housing types.

To create a well-planned development that supports the community goals for a diverse and livable community, McDavid Estates will focus on the following defining elements to establish the community's character:

- Maximize opportunities for views and access to community open spaces and amenities.
- Use of shape, colors, material selections, craftsmanship, and decorative details for building design and architectural themes.
- Thoughtfully planned to encourage pedestrian and non-motorized vehicular use while fully integrating the overall community.
- Beautifully landscaped areas planned with careful consideration to location, species, design and placement.

- Well thought out open space amenity areas using location, variety, and design concepts.
- Community signage, entry monumentation and amenities: location, design concepts, colors, and materials.
- Streetscape: including perimeter walls, view walls, and landscaping thoughtfully placed to maximize exposure of open space and common areas.

The character of McDavid Estates, as established by the above-mentioned design elements, will enhance the appearance and features of the project site and surrounding environment. The community will provide a distinct upscale living environment for residents to enjoy.

7. Landscaping, Open Space and Pedestrian Circulation

Open Space Concept

Generous amounts of open space related to entrance features, retention and drainage facilities, park, tot lot, recreation, exercise station, and amenity areas, buffers, and pedestrian circulation trails, are proposed throughout the Site. The development will provide detached sidewalks with tree-lined streets and decorative street lights to further enhance the distinct upscale living environment of the McDavid Estates community. All in agreement with the applicant's concept of a quality community and in compliance with the City's requirements and standards.

The ownership, control and maintenance of landscaping, open space and recreation facilities will be conveyed to and held in common by homeowners association(s) (HOA).

Pedestrian Circulation and Multi-Use Trails

The multi-use trail system within this community connects the internal open space areas within the development and also creates pedestrian linkages with residential and commercial developments throughout the surrounding area. Trails within the development will also connect to the community open space network and the urban trail system. Part of the regional trail system runs along the northeast boundary of the development adjacent to the Union Pacific Railroad, where a an easement will be provided.

8. Conformance to General Plan

Maricopa's General Plan "Planning Arizona" is an expression of the preferences of residents and property owners, and provides guidance to citizens regarding the physical development of the community. Its purpose is to provide a frame work for all of the interrelated functions of the City of Maricopa. It is a citizen-driven Conceptual Land Use Plan, which conforms both to the letter and spirit of "Growing Smarter Plus" legislation established by the State of Arizona to guide municipal planning and growth management.

The intent of this Major General Plan Amendment is to enable this oddly shaped and somewhat encumbered property the ability to bring together a new single-family residential and mixed use neighborhood with high value quality homes in a cohesively planned setting. This challenging site and location, is close to a wide variety of shopping and entertainment venues, and is uniquely and appropriately situated to attract new home buyers who desire a smaller lot lifestyle, with the convenience of reduced yard maintenance, and with close proximity to a wide spectrum of area amenities, such as those found in the city's urban core. The Major General Plan Amendment (GPA) seeks to change the existing Employment (E) and PI (Public/ Institutional) designations to Medium-High Residential (2-6 du/ac) and Mixed Use (MU).

This proposed amendment will better meet the Goals and Objectives set forth in the City's General Plan. The General Plan goals being met are as follows:

Land Use

Goals and Objectives

Maricopa citizens support a high rate of growth with the promise of the creation of a full-service community. Housing development should offer a variety of living options.

Maricopa's land use goals and objectives envision a full-service, balanced community for the future. They stress the importance of retaining a distinctive identity as positive change is accomplished. The City's image as an excellent place to live is promoted and expanded in the overall strategy for preserving, adding, and blending compatible types of residential and non-residential development.

GOAL 1: Achieve a balance in the community between jobs and housing.

Objective a: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.

Answer: This request for a General Plan Land Use Map (GPLUM) amendment to residential uses improves the balance between housing and employment within the City limits by providing diverse and attainable housing to those looking to live, work and play in the City of Maricopa.

Objective b: Assure that sufficient infrastructure is in place or necessary improvements are adequately planned and funded.

Answer: The applicant will secure all the necessary commitments from area utilities and intends to provide all required infrastructure at the time of project development.

Objective c: Encourage, through land use controls, the development of hospitality uses including hotels, resorts and restaurants.

Answer: This request for a GPLUM amendment establishes a distinct and unique residential community with opportunity for commercial uses, near the geographic center of the current Maricopa community.

Objective d: Evaluate and update the General Plan Land Use Map with a defined scope and objectives. Include an analysis of existing zoning and the various PAD planned land uses within the City and Planning Area, and outline recommendations for Land Use Map updates in support of this General Plan and the 2040 Vision

Answer: This request for a GMLUM amendment evaluates the General Plan and provides scope and objectives, and includes an analyses of existing zoning and various planned land uses within the City.

GOAL 2: Assure the development of a diverse housing stock in both dwelling type and density.

Objective a: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's.

Answer: McDavid Estates provides affordability and time and market sensitive diversity with the full range of housing opportunities including higher-density residential uses under the integrated flexibility of this companion PAD application.

Objective b: Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations.

Answer: The requested Medium Density land use designation and companion PAD rezone provide the flexibility to promote housing diversity. The proposed development will include smaller single family lot sizes.

GOAL 3: Minimize conflicts between land uses.

Objective a: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Answer: McDavid Estates has and will continue to address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As indicated in the narrative, all proposed land uses are compatible with, and will not negatively impact the existing adjacent neighboring uses.

Objective b: Apply adequate buffers to establish transitions that include open space and landscaping between substantially different land uses.

Answer: This project has and will establish adequate buffers and transitions that include open space and landscaping between substantially different land uses, such as the use of a 15'-20' landscape buffer and noise mitigating wall to the Union Pacific Railroad.

Objective c: Based on noise, vibration and safety concerns, strongly discourage residential development adjacent to airports and railroad corridors.

Answer: McDavid Estates proposes the appropriate buffering to mitigate railroad noise, vibrations, and safety concerns.

Objective d: Minimize air pollution impacts to residential areas and schools from smoke, odors and dust generated by industrial land uses and unimproved sites.

Answer: This project has and will adhere to and comply with all environmental regulations to minimize air pollution.

Objective e: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

Answer: This project has and will adhere to and comply with the community development codes, including zoning, subdivision, and related regulations where applicable and required.

Objective f: Transition all property zoning designations from pre-existing zoning districts in a manner that best achieves the goals of the General Plan

Answer: The companion request for a PAD rezone evaluates the goals of the General Plan and provides scope and objectives, and includes an analyses of how the proposed zoning helps to achieve the goals of the City's General Plan.

Objective g: Avoid conflicts between airport operations and nearby development with specific attention to incompatibilities of residential uses and airport noise and safety.

Answer: Not applicable, there is not airport proximity to this site.

Objective h: Consider scenic views and impacts to scenic resources in evaluating land use proposals including rezoning and subdivision plats

Answer: Scenic views and resources have been and will be addressed within the design of the project.

Objective i: Avoid conflicts between airport operations and nearby development with specific attention to incompatibilities of residential uses and airport noise and safety.

Answer: Not Applicable

GOAL 4: Coordinate land management and planning activities with neighboring Indian Communities, Federal, State and private interests.

Objective a: Participate in regular meetings with Ak-Chin and Gila River Indian Communities to address land use and transportation issues and concerns.

Answer: The applicant will coordinate with Ak-Chin and Gila River Indian Communities to address any land use compatibility and/or transportation issues as the project progresses toward development.

Objective b: Communicate City general development priorities and goals in working with developers, landowners, Pinal County and State of Arizona officials.

Answer: The applicant will communicate City general development priorities and goals with the development team, Pinal County and State of Arizona officials as the project progresses towards development.

Objective c: Monitor development applications in the unincorporated portions of the City's planning area.

Answer: The team will coordinate with the City of Maricopa on any proposed developments in proximity to this site or unincorporated areas within proximity.

Objective d: Facilitate the coordinated planning and reasonable development of State Trust Lands in the Maricopa Planning Area.

Answer: Not applicable, as there are no state trust lands in proximity to this site.

Objective e: Support the creation of functional master plans for regional systems including flood control and transportation.

Answer: The applicant has and will continue to address and support existing and proposed regional flood and transportation master plans.

Objective f: Support the development of public information materials regarding respectful interaction and travel within nearby Native American communities.

Answer: Not applicable, as there are no Native American communities within proximity to this site.

Circulation

Goals and objectives of the Circulation Element parallel priorities addressed by citizens participating in the General Plan, SATS workshops and public meetings. The vision for the City's transportation system includes cooperating with other agencies, residents and businesses, developing a hierarchy of freeways, arterials, collectors and local streets, creating a circulation system for bikes, pedestrians, equestrians, and improving local and intra-city connections and transit services. The circulation system is the backbone of the City, supporting the economy and serving and influencing land use patterns in a positive way.

GOAL 1: Develop an efficient and safe intra-city network, including a hierarchy of roadways, which meets the long term vision of the citizens.

Objective a: Fully implement the recommendations of the Transportation Master Plan (and subsequently adopted transportation related plans) on roadways within the City, including the adoption and implementation of a Complete Streets policy and associated roadway and infrastructure standards.

Answer: The applicant has and will continue to address and implement all City adopted transportation studies and infrastructure standards, including Complete Streets and Associated Roadway Policies.

Objective b Establish truck routes through Maricopa and near adjacent farms.

Answer: Not applicable.

Objective c: Incorporate the SR-347 grade separation project in the 2016-2021 CIP and complete the overpass. Update the Redevelopment Area Plan to account for planned roadway redesign and parcel configurations impacted by the proposed roadway alignments to best leverage the economic and public benefits

Answer: As discussed earlier in the narrative, the applicant recognizes the impact of the new SR-347 cross, and has carefully considered the impact of that improvement on the site and its potential issues.

Objective d: Identify and improve major rail-crossings and deficient roadway intersections.

Answer: The applicant has and will continue to work with the City to identify and improve major rail-crossings and deficient roadway intersections.

Objective d: Coordinate and cooperate with other jurisdictions and agencies including ADOT, Pinal County, Gila River Indian Community, Ak-Chin Community, utility providers such as ED3, Maricopa County and MAG, in planning, designing and constructing local and regional transportation improvements.

Answer: The applicant is committed to coordination and cooperation with all jurisdictions, agencies, Native American communities, and utility providers which are potential stake holders in the development of this project.

Objective e Accept all roadways within Maricopa currently under the jurisdiction of other agencies.

Answer: Agreed.

Objective f: Integrate monitoring and traffic flow control infrastructure to all signalized arterial intersections.

Answer: Agreed.

Objective e: Design, improve, and maintain existing and new transportation facilities within the Growth Areas in accordance with adopted codes, safety standards, and design details including landscaping and aesthetic standards.

Answer: Any proposed transportation facilities within this project will be designed, and maintained with the adopted codes, design details, safety standards of the community, including landscaping and aesthetic standards.

Objective f: Implement Transportation Corridor Overlay Zoning and Gateway locations in accordance with Land Use Goals.

Answer: Not applicable.

GOAL 2: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa

Objective a: Fully implement the recommendations of the Transportation Master Plan (and subsequent adopted bicycle and pedestrian related plans (Safe Routes to Schools Master Plan)) on roadways and paths within the City, including the adoption of a Complete Streets policy and roadway standards.

Answer: McDavid Estates has designed a pedestrian circulation plan which has been submitted with the accompanying PAD application.

Objective b: Develop a bicycle and pedestrian master plan and wayfinding plan as an element of the PTOS Master Plan update to further analyze trail connectivity and create a strategy for improving a continuous bikeway network. The PTOS Master Plan update shall incorporate best practices for handicap accessibility and feasibility for a bicycle sharing program pursuant to the Transportation Master Plan.

Answer: The applicant has developed a pedestrian and trails circulation plan which has been submitted with the accompanying PAD application.

Objective c: Update the existing PTOS Master Trails Plan for the City and update the Trails CIP to develop pedestrian trails and bikeways connecting all development, parks, greenways, and commercial areas within the City. Incorporate the findings and recommendations of the Trails and Pathways Element of the Transportation Master Plan.

Answer: Bicycle/Pedestrian trails will be incorporated within the project with connections provided to all other developments.

Objective d: Coordinate efforts with GRIC to develop a designated and improved bicycle path along SR-347 north of Maricopa.

Answer: Not applicable

Objective e: Update City codes and standards to create a bicycle friendly community and mitigate the physical and psychological barriers to bicycling. All new construction and site improvements should include completion of sidewalk networks serving the site, both on and off-site, where found reasonable to complete connectivity.

Answer: Any proposed project trail system will address connections to the Maricopa Trail System where appropriate and/or possible.

Objective f: Implement MAG “Toolkit” for pedestrian and bicycle improvement recommendations for improvements to address common transit system access issues characteristic of the hot, arid climate. Consider implementing a “Walk-ability” rating or metrics program to evaluate pedestrian access and comfort of sidewalks, trails, and gathering areas throughout the community.

Answer: The MAG Toolkit for pedestrian and bicycle improvements recommendations has and will continue to be implemented.

GOAL 3: Improve access for emergency service vehicles to all occupied areas of the community.

Objective a: Establish street addressing and access standards for all residential, commercial and industrial properties.

Answer: The Project has and will continue to address street addressing and access standards as McDavid Estates progresses toward development.

Objective b: Complete missing or incomplete links in section-line and local roadways to improve access to all neighborhoods and businesses.

Answer: The proposed development will provide access to all neighborhoods and land uses with the necessary improvements to all appropriate roadways.

Objective c: Work with ADOT to improve pedestrian safety along and across SR-347.

Answer: The applicant will continue to work with the City and ADOT to improve pedestrian safety along and across SR-347.

GOAL 4: Ensure fair and adequate financing to meet transportation needs.

Objective a: Pursue dedicated funding sources, assistance from other levels of government and impact fees associated with new developments.

Answer: Not applicable.

Objective b: Join with other jurisdictions and communities to seek increased state, regional, and federal sources of funding.

Answer: Not applicable

GOAL 5: Maintain and expand local passenger and freight rail service in Maricopa

Objective a: Support continued Amtrak passenger service in Maricopa.

Answer: Not applicable

Objective b: Plan, design, and improve heavy rail track spurs to promote industrial development and warehousing within Maricopa.

Answer: Not Applicable.

Parks, Recreation, and Open Space

Parks, recreation and open space goals and objectives reflect citizen preferences for the near and longer term creation of an open space system.

GOAL 1: Establish parks, trails, and open space amenity standards to meet the expectations of Maricopa residents.

Objective a: Evaluate need and consider best practices to incorporate ADA accessible and special needs playground equipment for inclusion in public and private park facilities.

Answer: The applicant has and will continue to consider the needs of all citizens.

Objective b: Update the minimum code requirements for open space and amenities to meet LOS identified in the PTOS Master Plan.

Answer: The applicant has and will continue to meet or exceed all minimum code requirements including LOS standards identified in the PTOS.

GOAL 2: Trails and open space design requires emphasis on walkability and connectivity across the property complete with connections to adjacent properties.

Objective a: Analyze PTOS Master Plan spaces to advance goals of existing Safe Routes grant funding and future funding opportunities in other areas such as Senior and ADA compatible design and improvements..

Answer: Not Applicable.

Objective b: Conduct targeted walkability studies and environmental design audits between likely pedestrian routes (existing or unrealized) in the developed areas of Maricopa.

Answer: The applicant has and will continue to all pedestrian circulation safety standards and requirements.

Objective c: City to acquire land dedications or easements adjacent to or within communities, appropriately scaled for planned trails.

Answer: The applicant is proposing pedestrian connections to the 8' paved multi-use trail that runs along the UPRR and eastern boundary of the Site, and the 8' decomposed granite multi-use trail that runs parallel to Loma Road located along the western boundary of the Site.

Objective d: Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways.

Answer: Open Space, trails, recreation, and pedestrian linkage has been and will continue to be thoroughly addressed throughout the rezoning and preliminary plat processes with the ongoing development of open space and landscaping details throughout the various planning and development stages of the project.

Public Services and Facilities

The following Goals and Objectives reflect the community's desired directions for the provision and financing of public services.

GOAL 1: Actively coordinate with local school districts, charter schools and institutions of higher learning in the planning, construction and rehabilitation of facilities

Objective a: Ensure effective communication between the City, developers and schools districts.

Answer: The applicant has and will continue to communicate with the City and local school districts.

Objective b: Promote shared facilities and efficiencies in public-funded improvements including the co-location of parks with schools including opportunities for aquatic centers and illuminated athletic fields

Answer: Not Applicable.

Objective c: Assist schools with locating new sites and design considerations to provide greater access to schools from adjacent neighborhoods.

Answer: The applicant will provide assistance if needed with locating new sites and design considerations.

Objective d: Update and implement recommendations of the Safe Routes to Schools Master Plan.

Answer: McDavid Estates has and will continue to conform to the design standards in providing safe routes for pedestrians.

GOAL 2: Maintain a community in which all residents, businesses and visitors are safe.

Objective a: Ensure all future development infrastructures include fiber-optic, proper ingress and egress for efficient public safety including bicycle paths and pedestrian crossings.

Answer: The applicant is committed to conformance of all agency infrastructure and public crossing standards and requirements to ensure public safety.

Objective b: Develop specific initiatives for Homeland Security and the City's Emergency Operations Center focusing on an all-hazards response to critical infrastructure.

Answer: Not applicable.

Objective c: Achieve optimal staffing levels and facilities, located in strategic areas throughout the City to provide efficient public safety including hazardous material and water rescue.

Answer: Not applicable.

GOAL 3: Coordinate City services with non-municipal utilities to ensure high- quality services to new development.

Objective a: Coordinate the planning of new facilities and corridors and the upgrade or expansion of existing facilities.

Answer: This proposed development will address, coordinate, and consider all appropriate requirements for the development and/or expansion of needed services and facilities related to the project's successful completion.

Objective b: Establish design, capacity and shared facility standards for privately constructed, public-serving infrastructure.

Answer: Not applicable.

Objective c: Ensure the MFD delivers seamless services to the community.

Answer: The applicant has and will continue to provide adequate design that comply to City codes and ensure seamless delivery of Maricopa Fire Department (MFD) services.

Objective d: Increase opportunities for use of technology and high quality resources.

Answer: Not applicable.

Objective e: Achieve national accreditation for Fire Department.

Answer: Not applicable

GOAL 4: Ensure new development provides the resources to establish the infrastructure and services needed to serve that development.

Objective a: Enhance the programs, policies and fees that put infrastructure in place, in a timely manner, to meet the demands of new residents and visitors in Maricopa.

Answer: Not applicable.

Objective b: Adopt functional plans for areas of regional concern: flood control, utility corridors, wastewater treatment, trail/ open space networks and others.

Answer: Not applicable.

Objective c: Study and respond to flooding and drainage concerns of the Gila River Indian Community related to the Santa Cruz Wash.

Answer: All flooding and drainage concerns and mitigation related to the Santa Cruz Wash will not only be a priority but is considered crucial to the success of this development.

Objective d: The City of Maricopa seeks to facilitate productive cooperation between the school districts, fire district, utility providers, special districts, tribal communities, county and state agencies and the development community for the betterment of our citizens. It is imperative that growth be prevented from penalizing the quality of life of existing and future residents. Developers should ensure that the expansion of public facilities is adequate to maintain quality service levels, with appropriate exceptions when in the public interest. A lack of adequate fire facilities, police services, school facilities, roadway, utility infrastructure, drainage capacity, wash enhancements or open space could preclude development in certain areas of the city.

Answer: As stated previously, the proposed development will address, coordinate, and consider all appropriate requirements for the development, expansion and quality of all needed services and facilities related to the project's successful completion.

9. Conclusion

Maricopa 64 Partners is excited to partner with the City of Maricopa on McDavid Estates. Maricopa 64 Partners' hope to play a part in fulfilling the City's vision for this area. Additionally, we intend to help create more options for housing within the City, as promoted in the City's Housing Plan.

Given the unique strengths and challenges of the Project Site and surrounding areas, Maricopa 64 Partners believes that traditional detached single-family housing on small lots is best suited for the majority of the Site, along with a commercial corner near the existing cell tower sites. Access to the site is not direct due to the new SR-347 overpass, which greatly limits its suitability for industrial uses. Also, since the Site is located across the street from Maricopa High School, industrial development is particularly not suitable since it would create traffic and environmental safety concerns.

Maricopa 64 Partners believes that smaller lots will help create more diverse and affordable single-family housing in close proximity to three nearby schools (Maricopa High School, Maricopa Wells Middle School and Maricopa Elementary School – all within a mile of the site). As stated previously the far SEC of the site is adjacent to several cell towers and is best suited for some type of commercial use. Other than burdensome access, the two other challenges of this site are the floodplain (which is being alleviated by the recent Entellus study remapping) and its location adjacent to the Union Pacific railroad tracks – conditions not uncommon to other successful residential communities within the City. We have adequately addressed these factors by providing a buffer along the railroad tracks, which will also create recreation opportunities for the community’s residents.

The development team feels that this request for a Major General Plan Amendment is consistent with the goals and objectives of the adopted General Plan for the City of Maricopa, and requests your support.

W AZ 238

W SMITH ENKE RD

McDavid Estates

Vicinity Map

Exhibit A

N LOMA RD

W EDISON RD

347

BUTTERFIELD PKWY

SITE

N GREEN RD (ALIGNMENT)

N JOHN WAYNE PKWY

W MCDAVID RD

UNION PACIFIC RAILROAD

HOGENES BLVD

N TAFT AVE

EDWARDS AVE

MARICOPA-CASA GRANDE HWY

W HONEYCUTT AVE



8 July 2020

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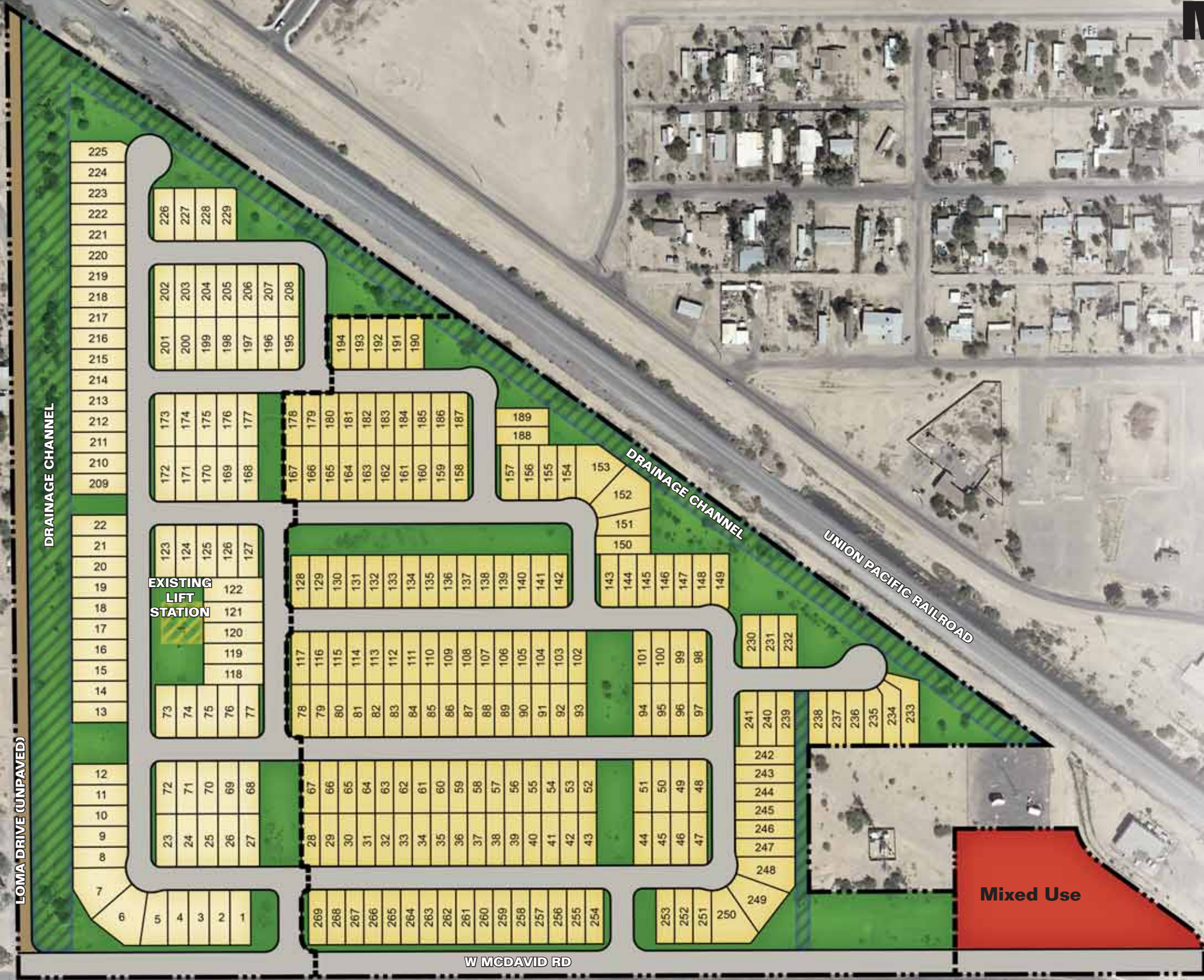
McDavid Estates

Conceptual Land Use Plan

Exhibit B

Conceptual Site Data Table	
Single Family Development Area	±63.06 AC
Commercial / Industrial Area	±3.04 AC
Total Site Area	66.10 AC
Lot Mix Table	
Single Family 40' x 115'	176 Lots
Single Family 45' x 115'	93 Lots
Total Yield	269 Lots
Site Residential Density	4.27 DU/AC
Total Open Space (25%)	±16.91 AC

Legend	
	40' x 115'
	45' x 115'
	Mixed Use
	Existing Lift Station
	Drainage Channel
	OS & Parks
	Project Boundary



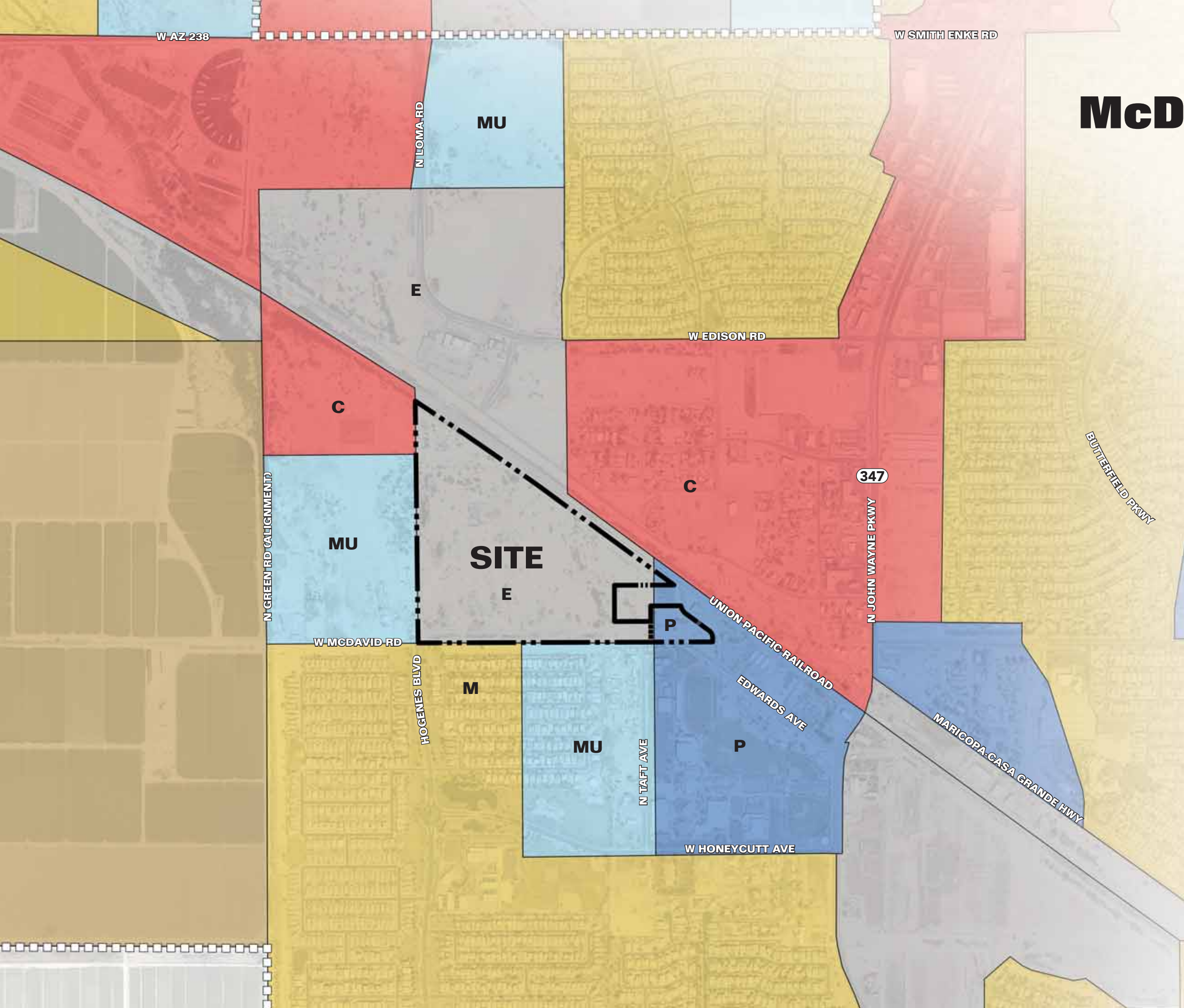
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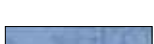

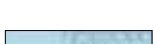



0' 60' 120' 240'

McDavid Estates

Existing General Plan

Exhibit C



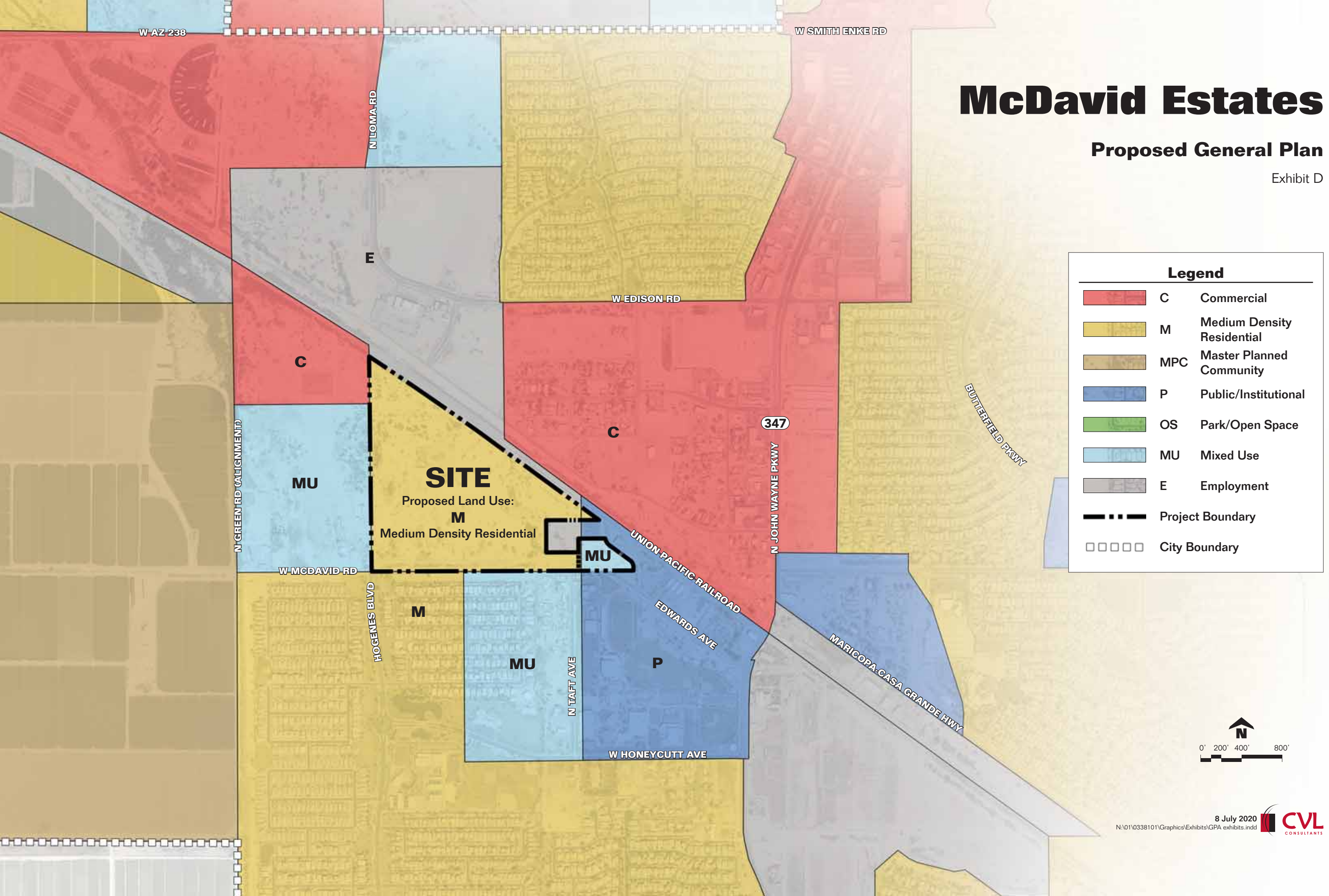
Legend		
	C	Commercial
	M	Medium Density Residential
	MPC	Master Planned Community
	P	Public/Institutional
	OS	Park/Open Space
	MU	Mixed Use
	E	Employment
		Project Boundary
		City Boundary




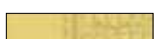



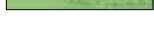
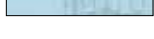
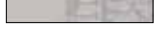

McDavid Estates

Proposed General Plan

Exhibit D



Legend

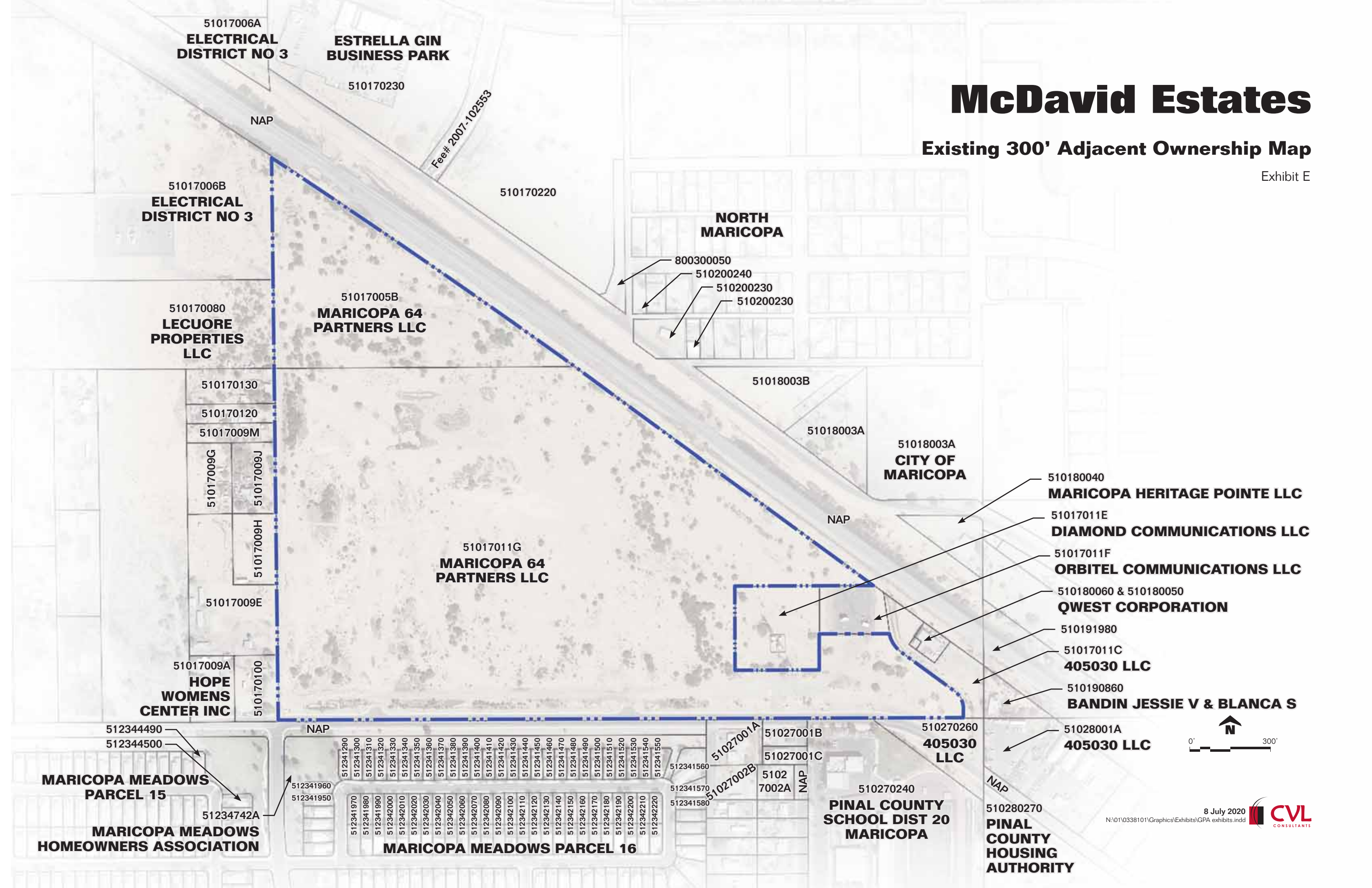
	C	Commercial
	M	Medium Density Residential
	MPC	Master Planned Community
	P	Public/Institutional
	OS	Park/Open Space
	MU	Mixed Use
	E	Employment
		Project Boundary
		City Boundary



McDavid Estates

Existing 300' Adjacent Ownership Map

Exhibit E



51017006A
ELECTRICAL DISTRICT NO 3

ESTRELLA GIN BUSINESS PARK

510170230

NAP

Fee# 2007-102553

510170220

NORTH MARICOPA

800300050

510200240

510200230

510200230

51017006B
ELECTRICAL DISTRICT NO 3

510170080
LECUORE PROPERTIES LLC

51017005B
MARICOPA 64 PARTNERS LLC

510170130

510170120

51017009M

51017009G

51017009J

51017009H

51017009E

51017009A
HOPE WOMENS CENTER INC

510170100

51017011G
MARICOPA 64 PARTNERS LLC

51018003B

51018003A

51018003A
CITY OF MARICOPA

510180040
MARICOPA HERITAGE POINTE LLC

51017011E
DIAMOND COMMUNICATIONS LLC

51017011F
ORBTEL COMMUNICATIONS LLC

510180060 & 510180050
QWEST CORPORATION

510191980
51017011C
405030 LLC

510190860
BANDIN JESSIE V & BLANCA S

51028001A
405030 LLC

512344490
512344500

MARICOPA MEADOWS PARCEL 15

51234742A
MARICOPA MEADOWS HOMEOWNERS ASSOCIATION

NAP

512341290 512341300 512341310 512341320 512341330 512341340 512341350 512341360 512341370 512341380 512341390 512341400 512341410 512341420 512341430 512341440 512341450 512341460 512341470 512341480 512341490 512341500 512341510 512341520 512341530 512341540 512341550
512341970 512341980 512341990 512342000 512342010 512342020 512342030 512342040 512342050 512342060 512342070 512342080 512342090 512342100 512342110 512342120 512342130 512342140 512342150 512342160 512342170 512342180 512342190 512342200 512342210 512342220

MARICOPA MEADOWS PARCEL 16

51027001A
51027002B

51027001B
51027001C
51027002A
NAP

510270240
PINAL COUNTY SCHOOL DIST 20 MARICOPA

510270260
405030 LLC

NAP

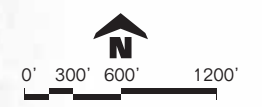
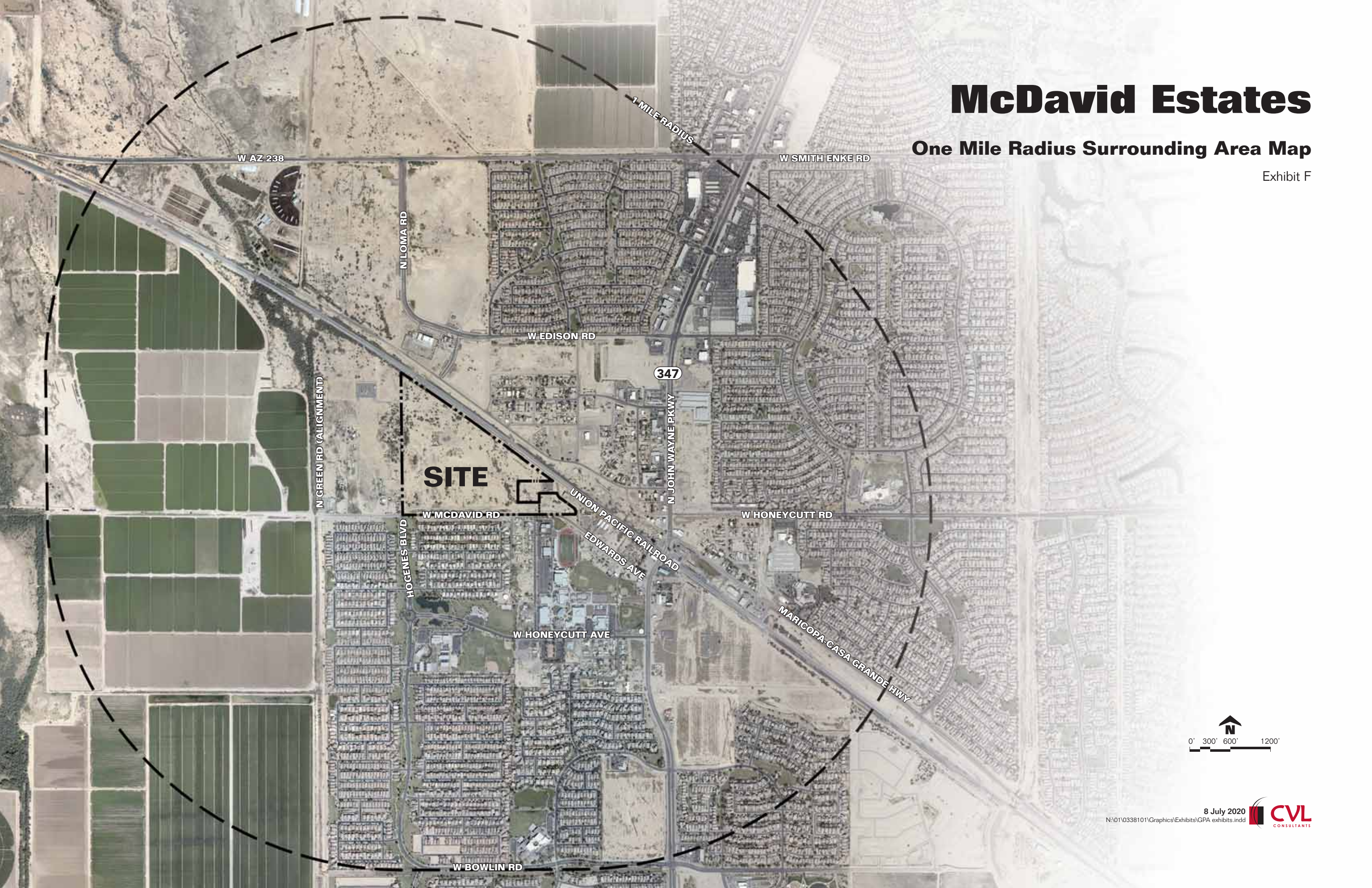
510280270
PINAL COUNTY HOUSING AUTHORITY



McDavid Estates

One Mile Radius Surrounding Area Map

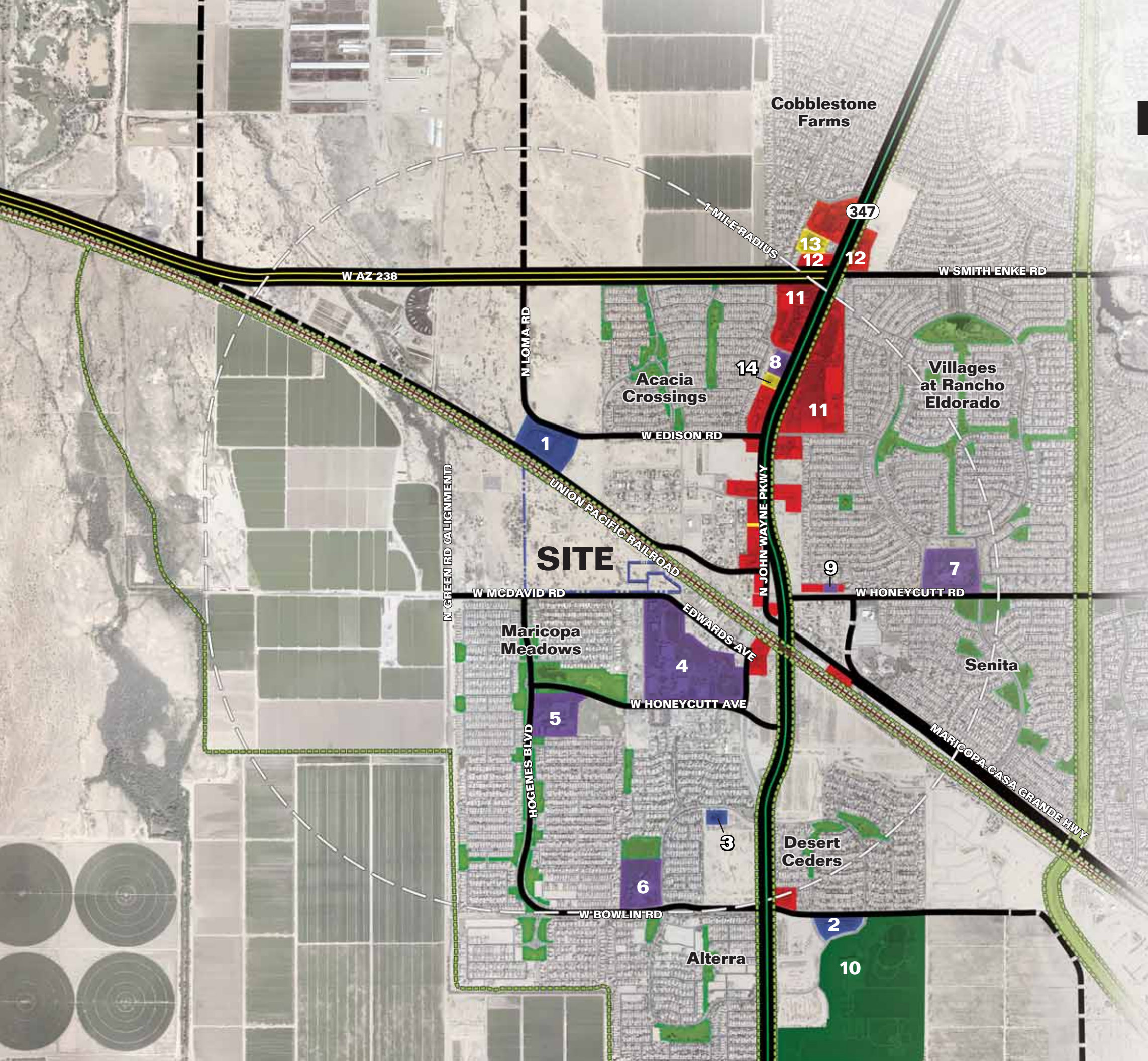
Exhibit F



McDavid Estates

Proximity Exhibit

Exhibit G



Legend

FIRE AND POLICE	
1	Maricopa Fire/Medical Department Station 575
2	Maricopa Police Department Copper Sky Substation
3	Maricopa Fire/Medical Department Station 574
EDUCATION	
4	Maricopa High School
5	Maricopa Wells Middle School
6	Maricopa Elementary School
7	Butterfield Elementary School
8	Student Choice High School Maricopa
9	Holsteiner Agricultural School
PARK AND RECREATIONAL OPEN SPACE	
10	Private Parks and Open Space Copper Sky Recreational Center with Park, Dog Park, Skate Plaza, and Ballfields Parks/Open Space Designated Land Use
COMMERCIAL & SHOPPING	
11	Shopping Center with Grocery, Bank, Restaurants, Gas Station
12	Shopping Center with Pharmacy Other Commercial
MEDICAL AND DENTISTRY	
13	Maricopa Professional Village
14	Urgent Care
CIRCULATION AND TRAILS	
— — — — —	1 Mile Radius
— · — · — · —	Project Boundary
— — — — —	Freeway
— — — — —	Parkway
— — — — —	Principal Arterial II
— — — — —	Minor Arterial
— — — — —	Minor Arterial - Dirt Road or Alignment
— · — · — · —	Proposed/Existing Trails
— + — + — + —	Railroad



McDavid Estates

Flood Insurance Rate Map

Exhibit H

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513
(EL. 987) Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

A-A Cross section line
23-23 Transsect line

97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

4275000mN 1000-meter Universal Transverse Mercator grid ticks, zone 12
6000000 FT 5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator

DX5510 Bench mark (see explanation in Notes to Users section of this FIRN panel)
M1.5 River Mile

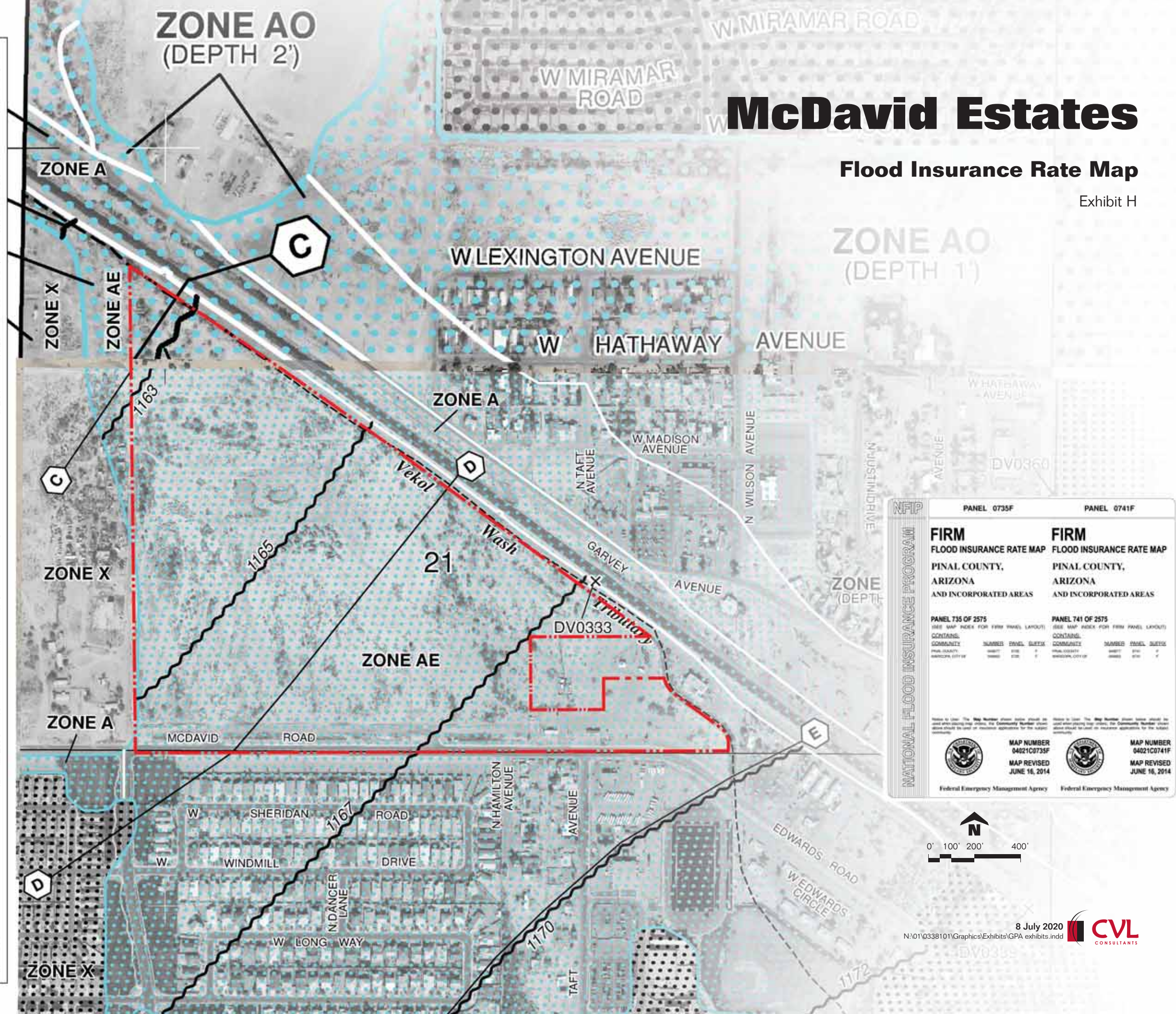
MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
December 4, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
June 16, 2014 - to add Base Flood Elevations, to update corporate limits, to incorporate previously issued Letters of Map Revision, to reflect updated topographic information, and to change Special Flood Hazard Areas.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



PANEL 0735F		PANEL 0741F	
FIRM FLOOD INSURANCE RATE MAP		FIRM FLOOD INSURANCE RATE MAP	
PINAL COUNTY, ARIZONA AND INCORPORATED AREAS		PINAL COUNTY, ARIZONA AND INCORPORATED AREAS	
PANEL 735 OF 2575 <small>(SEE MAP INDEX FOR FIRM PANEL LAYOUT)</small>		PANEL 741 OF 2575 <small>(SEE MAP INDEX FOR FIRM PANEL LAYOUT)</small>	
<small>CONTAINS COMMUNITY NUMBER PANEL ELEVATION</small>		<small>CONTAINS COMMUNITY NUMBER PANEL ELEVATION</small>	
<small>PINAL COUNTY ARIZONA CITY OF</small>		<small>PINAL COUNTY ARIZONA CITY OF</small>	
<small>MAP NUMBER 04021C0735F</small>		<small>MAP NUMBER 04021C0741F</small>	
<small>MAP REVISED JUNE 16, 2014</small>		<small>MAP REVISED JUNE 16, 2014</small>	
<small>Federal Emergency Management Agency</small>		<small>Federal Emergency Management Agency</small>	

