

# **NARRATIVE REPORT FOR “VILLAS AT STONEGATE”**

**Located in Maricopa, Arizona.**

Site Plan and Development Review



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**DRP NARRATIVE REPORT  
FOR “VILLAS AT STONEGATE” DRP-22-02**

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**Appendix A:**

- Exhibit A – Vicinity Map
- Exhibit B – Parcel Map
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## **1. INTRODUCTION**

BFH Group is delighted to present to the City of Maricopa this application with corresponding narrative for the Site Plan and Major Development Review Permit (DRP) for the Villas at Stonegate development. Per request by the applicant, the purpose of the narrative is to request for a DRP Approval to the proposed approximate 16.10 gross acre Townhome-style residential development located at the southwest corner of Stonegate Road and Alan Stephens Parkway, City of Maricopa, AZ 85138, more specifically APN: 510-12-054J; -052(portion thereof). The proposed development is intended to be 293 townhome style units with a proposed gross density of 18.20 du/ac. The change is intended to propose a more practical use of the existing vacant land.

The proposed property has already received Planning and Zoning and City Council approvals for both rezoning modification and Minor General Plan Amendment permitting the Land Use designation to change from E-Employment to HDR-High Density Residential. The proposed development is intended to provide spacious 3 bedroom 2 bathroom townhomes of varying styles with lavish landscaping and resident amenities. The proposed development will be critical to help answer the continued demand for housing supply in the City of Maricopa.

## **2. LOCATION AND DESCRIPTION OF SURROUNDING AREA**

As mentioned above, the proposal is to develop a 16.10 gross acre townhome-style multi-family residential development with lush landscape, tree-lined frontage, and amenities that will complement the adjacent neighborhood. The property is located on the west side of Stonegate Road and just south of Alan Stephens Parkway. It is currently vacant undeveloped land except for several existing pavement street tie ins.

Immediately north of the proposed site is an existing subdivision called Sycamore Parcel 11, owned and maintained by several property owners and HOA, all zoned CR-3. To the south and east of the site, is undeveloped commercial land owned and maintained by CAPDEVLO60 LLC, zoned CI-1 (PAD Overlay). To the immediate west is more vacant land of similar commercial zoning CI-1 owned by Maricopa Stonegate LLC and Omni Maricopa Land Acquisition LLC. Coordination efforts shall be initiated with neighbors to harmonize this development with surrounding property owners.

See Table 1 and corresponding Figures below providing the existing General Plan Land Use and Zoning:

TABLE 1: SURROUNDING PROPERTY DESIGNATIONS			
LOCATION	GENERAL PLAN	ZONING	LAND USE
SITE	HIGH DENSITY RESIDENTIAL HDR	RH	MULTI-FAMILY RESIDENTIAL
NORTH	MASTER PLANNED COMMUNITY	CR-3 (SINGLE FAMILY RESIDENTIAL)	SINGLE FAMILY RESIDENTIAL
SOUTH	EMPLOYMENT	CI-1	COMMERCIAL
EAST	MIXED USE	CI-1	CHARTER SCHOOL
WEST	MIXED USE / EMPLOYMENT	PAD (ZONING CASE PAD20- 05)	VACANT LAND

The two main accesses to the property will be proposed at Stonegate Road. This roadway is considered public and fully improved, thus right-of-way to the property is already allocated. The main access point on the north will be considered ingress / egress access, while the access point on the south will be right in only. The main access points will be acceptable for emergency / maintenance vehicular access as well as fire lanes. A gated Emergency Access Only point is proposed at Alan Stephens Parkway via the existing 40' right of way.

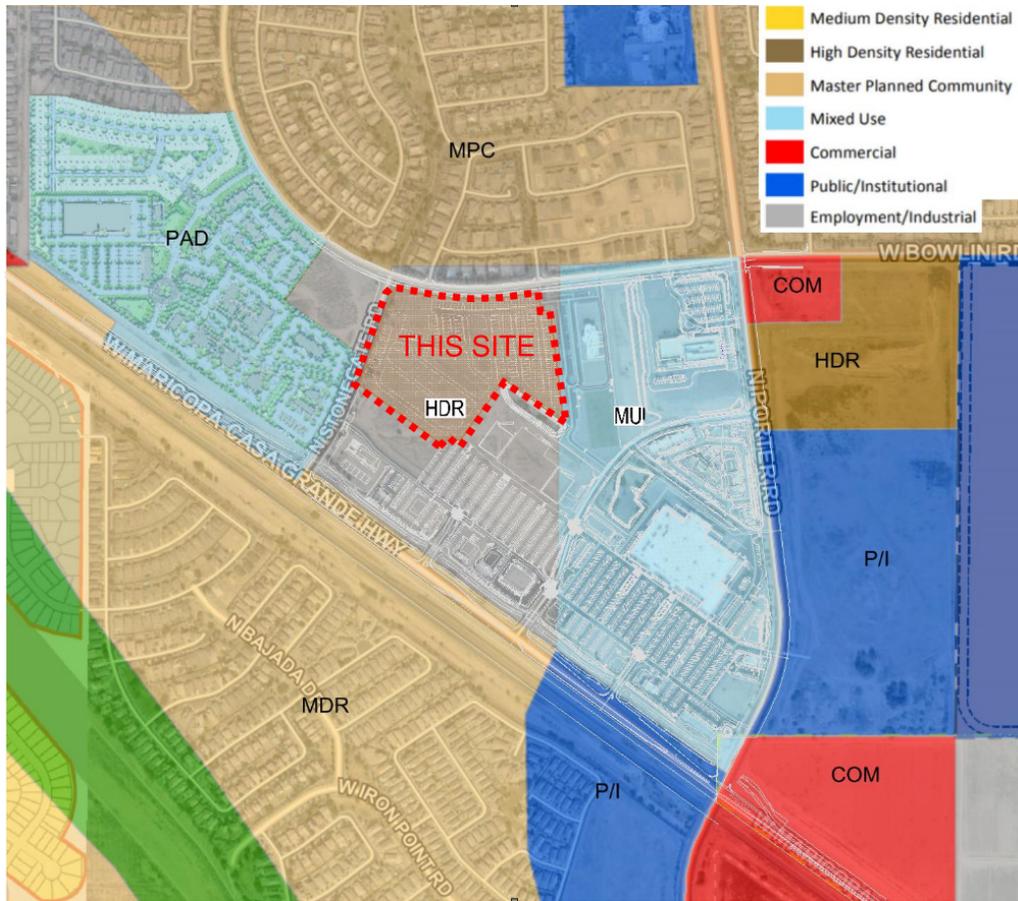
**3. COMPLIANCE WITH GENERAL PLAN & ZONING**

As of May 3, 2022, the current General Plan Land Use Element designation for the proposed development is High Density Residential (HDR). The General Plan defined HDR as:

Purpose: 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.



The proposed site of 318 townhomes is unique and an absolute enhancement to the area as a buffer to the existing and proposed commercial to the existing residential subdivision(s) to the north.

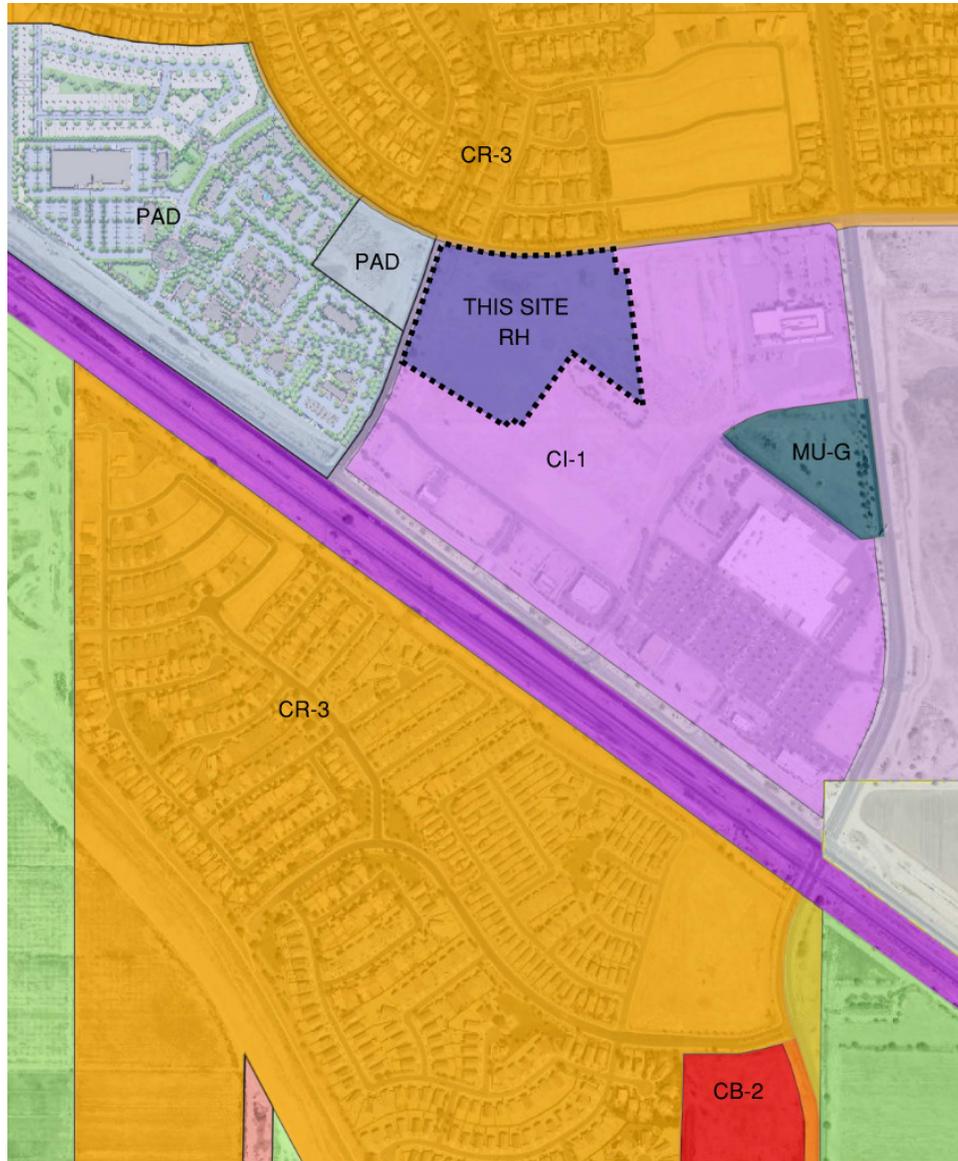


**FIGURE 3: EXISTING GENERAL PLAN LAND USE AND SURROUNDING AREA**

As of the same date; May 3, 2022, the current zoning designation for the proposed development is High Density Residential (RH). The City of Maricopa Zoning Code defined RH as:

This District is intended for a variety of housing types on lots of varying sizes, subject to overall General Plan density standards (12 to 20 units per net acre). The density range and development standards accommodate attached single residences, CHAPTER 16: MARICOPA ZONING CODE 2-8 townhomes, condominiums, garden apartments and multi-unit buildings developed at a scale and form that is appropriate to its neighborhood context and adjacent single unit residential uses and forms. In addition to residential uses, this District allows for a limited number of public

and semi-public uses such as day care centers, public safety facilities, and assisted living and transitional supportive housing that are appropriate in a high-density multi-unit environment.



**FIGURE 4: CURRENT ZONING**

The site plan proposed 318 platted townhome units offering two different style townhome units with all three bedroom 2 (or 2.5) bath with 2 car garages. The development will integrate interconnected sidewalks and amenities that all residents within the community can enjoy including, but not limited to: recreation center, community pool, dog park, ramadas, tot-lots, etc. The community center will serve as a management office, but will also offer a fitness center and business center for the residents to enjoy. The Site Plan boasts a robust amount of open

space that is broken out with both private and public areas. Each unit will offer its own private patio to the dwelling where the residents can spend mornings and afternoons enjoying the beautiful Arizona weather and views exclusive to the City of Maricopa.

Per the City of Maricopa Zoning Ordinance the required parking stalls for a multi-family development of this caliber is a minimum 2.5 stalls per unit for three-bedroom units. The site plan associated with this application proposes 2 stalls in each garage as well as an additional 162 open parking stalls; 795 provided. This would be a proposed rate of 2.51 stalls per unit and complies with this standard. Parking is dispersed throughout the site and are strategically placed to take advantage of the proximity to adjacent amenities. Parking stall dimensions will be 9 feet wide and 18 feet deep with a 24 foot minimum drive aisle.

#### **4. CIRCULATION AND ACCESS**

Stonegate Road and Alan Stephens Parkway are intended to remain “as is” with minor improvements that may include curb cuts, sidewalk, and landscaping along its frontage. There are two main ingress / egress access points to the proposed property on Stonegate Road and an emergency only access point on Alan Stephens Parkway. All access points will be coordinated with the City to provide gate access for all emergency vehicles, maintenance, and solid waste collection. No significant improvements along Stonegate Road and Alan Stephens Parkway are anticipated at this time.

The site is a proposed multi-family residential community that will be provide elaborate gates at the entrances along Stonegate Road and proposes view fence along Stonegate Road and Alan Stephens Parkway as well as patio gates from each residence. The perimeter fencing will include a combination of CMU decorative block along the initial courses with wrought iron view fence above. A decorative 6’ CMU block wall will be located along the east and south adjacent to the existing / proposed commercial and school. This is to not only increase the security and privacy of the residents from the commercial usage, but also to reduce the additional noise that may infiltrate the development.

The two main access to the property will be proposed at Stonegate Road. There are no proposed access points along Alan Stephens Parkway. Each roadway is considered public and fully improved, thus right-of-way to the property is already allocated. An emergency only access point is proposed at Alan Stephens Parkway via the existing 40' right of way. The main access points Stonegate Road will be considered ingress / egress access, but the southern access point will be right in only. The main access points will be acceptable for emergency / maintenance vehicular access as well as fire lanes. A tertiary access point located at the southeast corner of the property will be used only for emergency and maintenance vehicular access only.

**5. PROPOSED INFRASTRUCTURE MASTERPLAN**

Domestic water and sewer will be provided by the City of Maricopa. Refuse is by private contract. Police is provided by the City of Maricopa. Fire is the City of Maricopa. No natural gas is expected be used on this development. All utilities within the site will be privately operated and maintained except for water and sewer mainlines, which an easement will be provided on.

<b>PUBLIC UTILITIES</b>	<b>SERVICE PROVIDERS</b>
Fire Protection	Maricopa
Police Protection	Maricopa
School District	City of Maricopa School District
Water	Maricopa
Wastewater	Maricopa
Telephone	Century Link, Cox
Natural Gas	NA
Refuse	Private Contractor

**WATER.** It is understood by the developer that there is an existing 12" PVC waterline located within Alan Stephens Parkway as well as a existing waterlines within Stonegate Road. There are several stubs that connect to the property, generally located at the existing entrances. There are several existing fire hydrants located along Alan Stephens Parkway as well as Stonegate Road. It is intended for the developer to propose at least two connections for water in order to loop the system. Determination of the tie in locations will be dependent on how the site will ultimately layout, but it is anticipated that a minimum of one connection will be located within both streets. It is intended to mitigate, as much as possible, the need to disrupt the streets with

these connections and the developer intends to connect at the existing stubs whenever possible.

**SEWER.** Based on records found thus far, it is understood that there are no sewer mains within Alan Stephens Parkway nor Stonegate Road. There are two existing systems located adjacent to the property however. One is immediately north, which is an 8" PVC sewer line located within Stonegate Road in the Sycamore Parcel 11 subdivision. The other is found to the south within the existing southern access road that traverses the commercial developments closer to Maricopa Highway. Considering the existing topography of the property grades from the south to the north, it is the intent of the developer to connect to the 8" sewer main within Sycamore Parcel 11 subdivision. Connection to the south would be unfeasible due to the grade difference and direction of flow.

**OPEN SPACE AND AMENITIES.** Villas at Stonegate will offer its residents a robust open space and amenity package with interconnecting sidewalks and lush landscape that will invite connection and a community pride. The amenity package boasts a community recreation center with fitness room and office center at the main entrance. Attached to the recreation center will be a resort-style pool, cabanas and outdoor space for families to spend the day relaxing alongside the pool. Other amenities that are spread throughout the development include pickleball courts, ramadas with barbecues, a dog park, and tot-lots. These amenities are distributed throughout the development for all to share and enjoy.

**PROPERTY MANAGEMENT.** It is expected that the amenities and open space, tracts, private streets, etc. will be managed and maintained by onsite property management and the home owner's association. Property management will provide daily connection and service for the residents during normal business hours. This is intended to facilitate the regular daily needs or concerns for residents in a development of this caliber. Ultimately, it is yet to be determined what entity will manage and maintain the property at full build-out, but it will be in place prior to the first certificate of occupancy.

As noted, Stonegate Road and Alan Stephens Parkway are fully developed except for sidewalk along the property frontage. It is not expected that the developer will be required to make significant improvements to Stonegate Road and Alan Stephens Parkway except for tying into the existing water and sewer, and access. As part of the improvements to the site, the existing drainage pattern may be slightly modified, however the developer and his engineer will ensure

that all onsite retention requirements are met per the City of Maricopa engineering and design standards. At time of the formal preliminary Site Plan Application, a full Preliminary Drainage Report shall be provided for approval.

## **6. DRAINAGE AND TOPOGRAPHY**

The grade of the property is gradual from the southeast to the northwest. This poses a challenge with the drainage since typically the drainage and retention will be most efficient within open space areas. In the case of this grading for this site, the site outfall will be found at the northwest corner at the intersection of Alan Stephens Parkway and Stonegate Road.

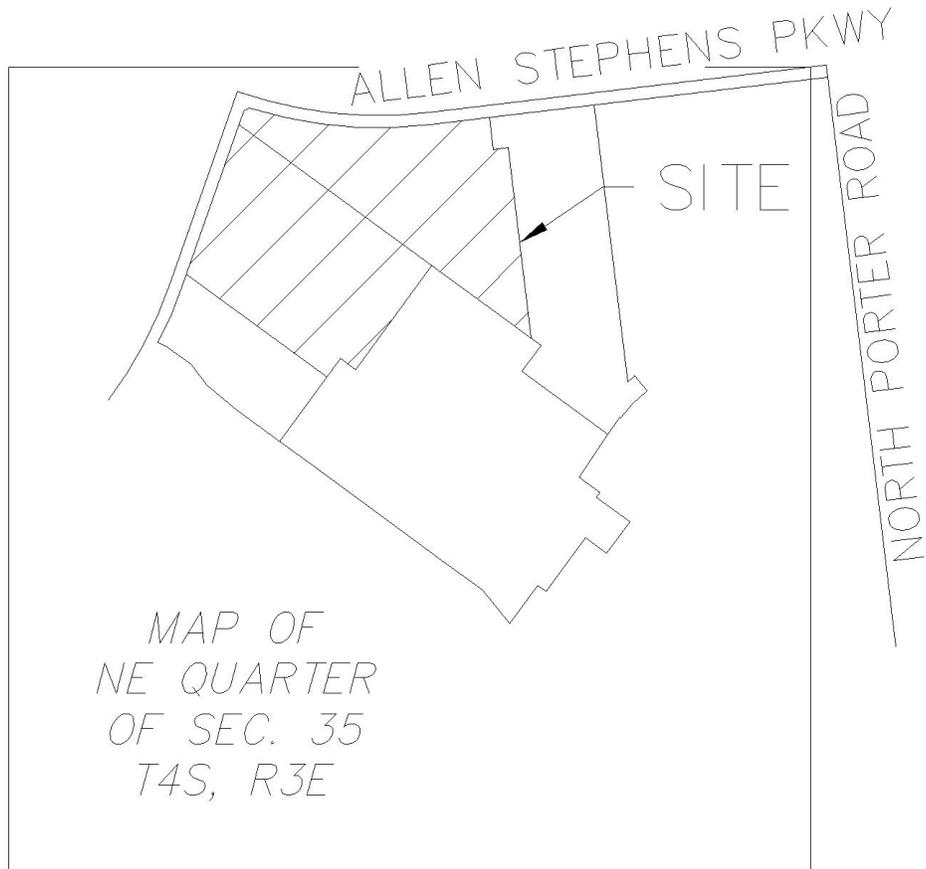
Currently, the site does not reside within any special hazard flood areas and is entirely within Flood Zone X per FEMA flood zone designation. It is not anticipated that there will be any need to for review or approval through FEMA, County, or City for Flood Plain Permits.

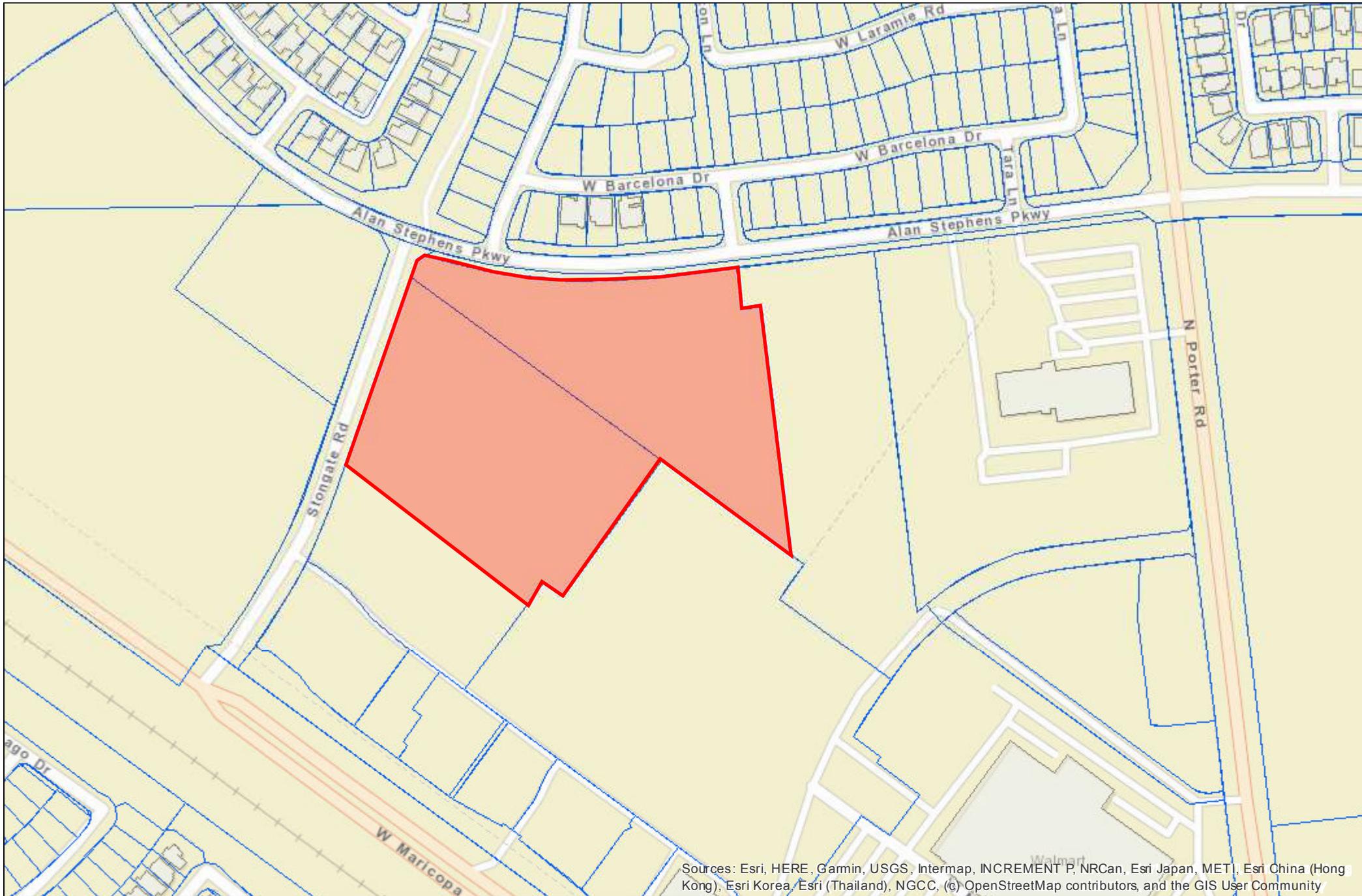
The site is bound by an existing roadway infrastructure with an existing storm drain system implemented. It is expected that the developer will be responsible to maintain the grading and drainage of both Alan Stephens Parkway and Stonegate Road with their corresponding runoff. Although the property is part of a much larger master-planned development, it is apparent that it will need to retain onsite the 100 yr event as defined by the City of Maricopa engineering standards as well. Grading design and retention calculations will be shown on the Preliminary Grading Plan as well as the Drainage Report. Overall, there appears to be no significant offsite impacts that will affect the site or be affected by the proposed improvements.

## **7. CONCLUSION**

The *Villas at Stonegate* is ideal for a multi-family development. There is a significant demand in the area for affordable housing in the City of Maricopa and inadequate supply. More housing in this area will generate a higher demand for commerce, including supermarkets, convenience stores, offices, retail, etc. It is the intent and desire of the developer to work hand in hand with the City as well as the neighbors to create a viable development that benefits not only the existing neighborhood, but also the future residents.

**EXHIBIT A: VICINITY MAP**





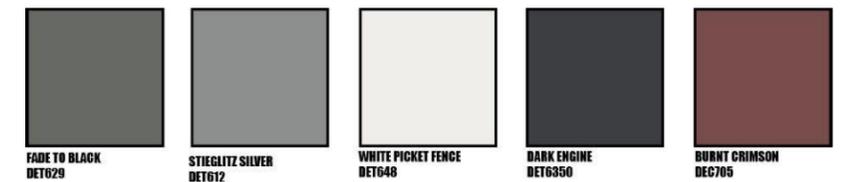
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

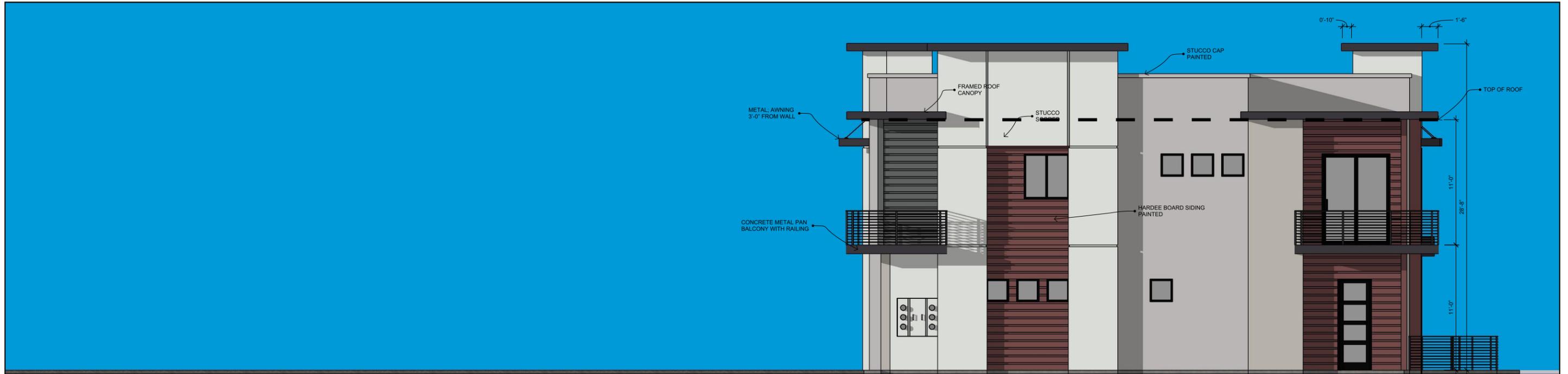


PATIO ELEVATION



GARAGE ELEVATION

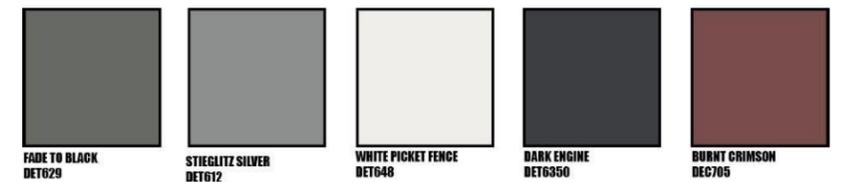




SIDE ELEVATION



SIDE ELEVATION



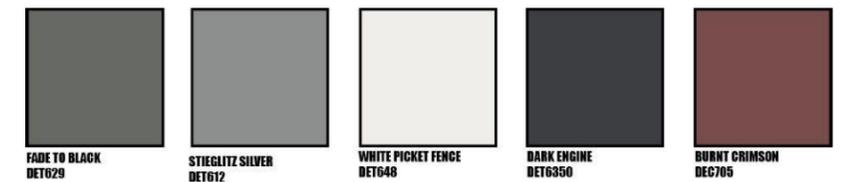
6-PLEX BUILDING  
**VILLAS AT STONE GATE**  
 FIG DEVELOPMENT

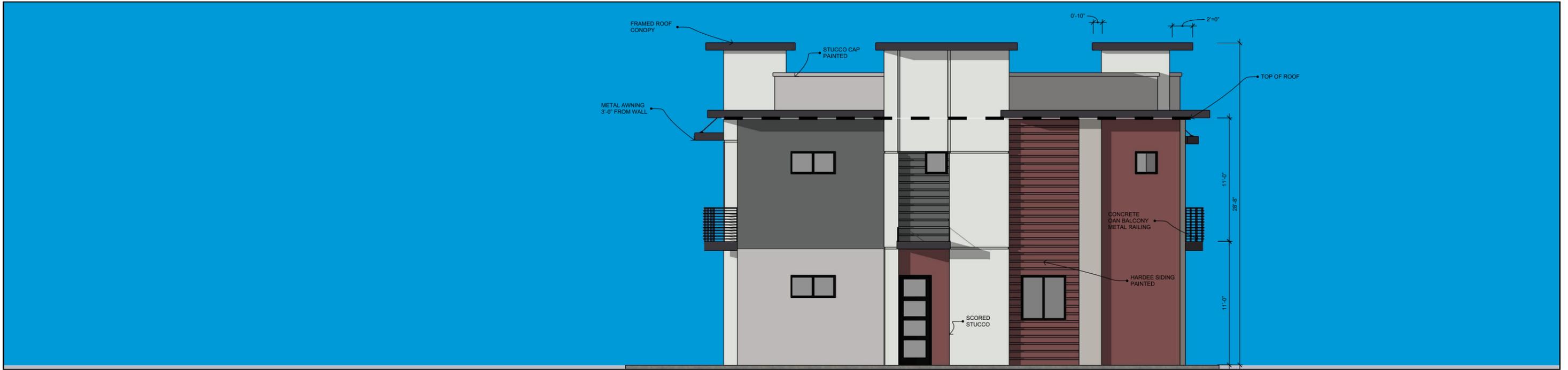


PATIO ELEVATION



GARAGE ELEVATION





SIDE ELEVATION



SIDE ELEVATION

