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#[PAD19-02]

Copy of Approved PAD (PAD08-01 “Stonegate PAD”)

STONEGATE CENTER



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City of Maricopa, Arizona
Original Submittal Date: February 200

DEVELOPMENT TEAM

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PROJECT DATA SHEET

Project Location	North side of the Casa Grande Highway, west of Porter Road
Request	PAD overlay with CI-1 base zoning
General Plan	Employment
Existing Zoning	PAD overlay with CR-5 base zoning and CI-1 # [PAD19-02]
Existing Use	Vacant land
Total Gross Acreage	54.08 Acres
Building Square Footage	± 480,000
Water Provider	Global Water Resources- Santa Cruz Water Company
Wastewater provider	Global Water Resources - Palo Verde Utility Company
Electric Provider	Electric District #3
Proposed Roadway Improvements:	street right of way for the Maricopa / Casa Grande Highway, modifications to Alan Stephens Parkway right of way, modifications to access points along Stonegate Road



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Exhibit A	Topography Map
Exhibit B	Surrounding Land Uses
Exhibit C	Conceptual Site Plan
Exhibit D	Conceptual Elevations
Exhibit E	Conceptual Landscape Plan

PROJECT LOCATION AND DESCRIPTION

Purpose of the Request

The purpose of this request is to combine two parcels with different zoning classifications, CR-5 (Multi Family Residential Zone) and CI-1 (Light Industry and Warehouse Zone) to a single zoning classification of CI-1 (Light Industry and Warehouse Zone) for a 54 acre parcel located along the Maricopa / Casa Grande Highway. The intent is to combine all 54 acres of dissimilar zoning into a single zoning classification with a PAD overlay to enhance the layout of the Site Plan and provide retail, commercial, and employment opportunities. This expansion of the existing commercial parcel will aid in the future economic development of Maricopa which is a key component for the City's future growth.

Stonegate Center is located in central Maricopa, situated in an area that is primed for substantial growth. With the success of Glenwilde, Senita, Santa Rosa Springs and Desert Passage in the immediate area the need for commercial and retail amenities has never been greater in the central Maricopa area.

Property Description

The property comprising Stonegate Center is located along the northern side of the Maricopa Casa Grande Highway, northwest of Porter Road.

The site is currently vacant and has historically been used for agricultural production, leaving few remnants of the native flora and fauna once inhabiting the site. Proceeding development activities, any salvageable native plants will be reintroduced to the site per City standards. Due to the property's agricultural history, the topography of the site is relatively level and there are no existing site conditions that adversely impact the development of this property. The property is located in Flood Zone X - "Areas determined to be outside the 0.2% annual chance floodplain" (Pinal County, Arizona Unincorporated Areas, Flood Insurance Rate Map (FIRM) panel #1125E. Refer to the enclosed Exhibit A, Topography Map

General Plan and Zoning Designation

The City of Maricopa's General Plan identifies this site as Employment.

The parcel is currently zoned CR-5 and CI-1. The Multi-Family zoning category is no longer consistent with the General Plan or with the surrounding zoning and this proposal seeks to unify the entire 54 acre parcel under one zoning classification and PAD. The Light Industrial and Warehousing zoning will create a complimentary buffer between the master plan designations to the north and the he.  highway and railroad traffic to the south. In addition, Stonegate Center will create a natural extension of the current commercial operations to the east.

Surrounding Area

The surrounding area is witnessing burgeoning growth as evident in the recent approvals of several large scale master planned communities. These communities include thousands of home sites, several schools, parks and limited commercial centers. Most notably are the master planned communities of Senita, Glenwilde and Desert Passage. This PAD request represents a natural progression of the area's development pattern.

- North:** The Master Planned Community of Glenwilde.
East: Shea Commercial Development and the Master Planned Community of Desert Passage
South: The Casa Grande Highway, the Southern Pacific Rail Lines, the Master Planned Community of Santa Rosa Springs
West: The single family residential community of Senita.

Relationship to Surrounding Properties

Adjacent to the subject property, apart from the neighboring commercial center to the east, the surrounding area is entirely composed of single family residential land uses. Exhibit B, Surrounding Land Uses

Impact of Project on Surrounding Properties

Every effort has been made to minimize the impact of the project on the surrounding properties. Extra care was used when designing the buffer between the neighboring residential units to the north. In the

areas where delivery activity occurs, a landscaped buffer of a minimum of 80 feet has been designed. The average buffer is much closer to 160 feet with some areas extending beyond 300 feet. With Alan Stephens Parkway as an additional separation from the loading areas, the buffer to the future residents is more than adequate.

The views to the west contain the only mountain ranges in the area and the beautiful Arizona sunsets. Because Stonegate Center is located to the south of the immediately adjacent residents, no views will be impaired due to this development.



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DEVELOPMENT PLAN

Project Description

The total site plan for Stonegate Center encompasses approximately 54 acres. The project design for the subject property incorporates a conceptual building footprint square footage of approximately 480,000 square feet. The total building area will be split between 16 structures comprised of anchors, majors, shops, and pads. For specific locations of proposed buildings and parking refer to Exhibit C, Conceptual Site Plan.

Stonegate Center is designed to be more than just a park and shop experience. The site contains several amenities that promote a relaxing and enjoyable experience. Pedestrian connections will be provided to all of the buildings via internal walkways and the perimeter frontage sidewalks. Shade structures and tree groupings are provided along these pedestrian links between the major retail buildings. All of these pedestrian routes will contain landscaping and hardscape elements, such as planters and potted plants. Also, benches are provided in shaded areas to allow for relaxation and socialization. To promote non-automobile transportation, bicycle racks have been provided throughout the project.

All buildings will be designed to meet the requirements of the City of Maricopa and will be compatible with their intended use. The building design will be consistent throughout the site, to ensure a sense of place. The proposed architectural style is a blend of Tuscan and West-Mediterranean flavors, and the architectural elements and colors of this center will be warm and inviting. Exhibit D Conceptual Elevations.

The landscape design and materials will meet or exceed the development standards of the City of Maricopa, and will be used to accent the layout and entries of the site and buildings. Green screens will be used to make larger walls or building facades more interesting.

Landscaping will consist primarily of native, drought-tolerant plants. To enhance the architecture, flowering shrubs and ground cover will be used throughout the project for color and hardscape and landscape lighting will provide accents. Open spaces will have a minimum of 1 tree per 500 square feet and one shrub per 50 square feet of ground area. Specimens shall be grouped randomly, to resemble the natural desert densities. Trees are grouped along walkways and sitting areas to provide shade protection. Exhibit E, Conceptual Landscape Plan.

The perimeter of the site will be buffered with landscape setbacks. The adjoining properties will be screened from the proposed development by vegetation in these buffer zones.

The drought-tolerant plants are largely selected from the Arizona Department of Water Resources Low Water-use Plant List. Additional species with limited water requirements are also utilized within the landscape design. Retention basin bottoms will be treated with screened rock. Buffer areas along the property lines also consist of colorful, hearty plants, all native species.

Plants will be layered to achieve maximum design impact throughout the site. Entries are highlighted by colorful groundcover, hardscape accents and brightly flowered shrubs. Trees along primary entryways are massed, providing both shade and color.

The loading docks will be determined with each individual building site plan submittal. While the tenant will decide a design that best suits the business' needs, the design will follow the guidelines set forth in this development plan. For depressed loading docks, an eight foot decorative screen wall and sump pumps for storm water removal are required. For at-grade loading bays, a nine foot decorative screen wall and additional vegetation in the form of 48" box trees planted at 20' on-center for the length of the screen wall are required.

All storage areas will be screened with decorative walls and green screens and shall be approved with individual site plan applications.

Pedestrian site access will be controlled by a series of different wall and fence types. Pedestrian access to the site via the future linear park will occur in two locations, one in front of Anchor B and the other connecting to the trail running parallel to the Maricopa\Casa Grande Highway. Pedestrian access to the open space at the rear of the site will be restricted through the use of view fencing. This will create an open feeling while preventing an unsafe condition behind the retail buildings. A six foot wall will be constructed along Alan Stephen's Parkway to match the existing Glenwilde walls. This wall will continue along the parkway and will terminate in the proximity of the northeast corner of Anchor A. Sections of view fence may be substituted along the retention area to provide an open feeling for vehicular and pedestrian traffic.

Permitted Uses

The mix of proposed uses creates a flexible development with the ability to serve Maricopa Residents' ever increasing needs for retail, employment, and office uses. Permitted uses are included in Sections 1501, 1601, and 1701 of the City of Maricopa zoning ordinance. The following uses will be excluded from the Stonegate PAD:

- Section 1701.c.1 - c.8
- Section 1701.c.10, c.11, and c.13
- Section 1701.d.3 - d.6
- Section 1701.f
- Section 1701.g.1 and g.2

TABLE 1 - COMMERCIAL DEVELOPMENT STANDARDS	
Development Standard	Light Industry and Warehouse (CI-1)
Minimum Lot Width:	None
Minimum Lot Area:	None
Minimum Site Depth:	None
Maximum Lot Coverage:	None
Maximum Building Height:	48'
Required Parking:	Retail - 1/300 s.f.
	Drive Through - 1/100 s.f.
	Garden # [PA019/02] s.f. + 1/Emp.
	Bicycle - 1 rack per building
	Large Vehicle (RV or Tractor Trailer) / Motorcycle - none required
Setbacks:	
Minimum Front Setback	15
Minimum Street Setback	15
Minimum Rear Setback	10'
Minimum Setback from a Residential District or Use	15'

Location & Accessibility

Street improvements shall be constructed as part of this development to provide access to the site. The scope of the improvements extends to the boundaries of the Stonegate Center site and is as follows:

Maricopa / Casa Grande Highway: street improvements with acceleration and deceleration lanes.

Alan Stephens Parkway: Improvements completed. Dedicate additional right-of-way of 18.5' to southern half of street.

Stonegate Road: Improvements completed

** All right of way improvements to be determined by the approved Traffic Impact Analysis

All streets shall conform to the City of Maricopa development standards at the time of approval of civil plans. When street improvements are completed and accepted, the City of Maricopa will be

responsible for the continued maintenance. All structures, common area and paved surfaces within the development will be maintained by the property owner.

Timing of the Development

The development of the subject site will follow the necessary regulatory process to achieve zoning, site plan, and final plat approvals as well as the issuance of all necessary construction and other municipal permits. Due to the unknowns outside of the Applicant's control, and accurate timeline for development is not realistic. However, the project will proceed through the municipal approval process in a timely manor.

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EXISTING/PROPOSED UTILITES AND SERVICES

All necessary utilities to serve the development are available or will be brought to the site as development occurs. Following is a list of the various utility providers for the property:

Water: *Global Water Resources*

Sewer: *Global Water Resources*

Electrical Service: *Electrical District # 3*

Telephone: *Qwest Communications*

Fire Protection: *City of Maricopa Fire Department*

Police Protection: *City of Maricopa Police Department*

CONCLUSION

Interra Development Partners is proud to present the City of Maricopa with what will be a premier, up-scale, retail center. With the tremendous residential growth of the area it is imperative to keep pace with adequate commercial establishments. Not only will the increased and sustained sales taxes benefit the City of Maricopa but the shortened commute to purchase goods and services will reduce the impact on municipal road ways, improve air quality by reducing drive times, and improve the overall quality of life for the surrounding residents. The net effect of a Light Industry and Warehouse zone will create a buffer between the surrounding medium density zoning and the highway and rail lines while providing much needed commercial services.

