

April 29, 2024

Cortona Phase 2

Located at the northeast corner of
Steen Road and Hartman Road

City of Maricopa, Arizona

Citizen Participation Final Report



4550 N 12th Street

Phoenix, AZ 85014

CVL Job No: 1-01-03345-01

Citizen Participation Final Report

for

Cortona Phase 2

Developer

Cortona, Inc.
c/o Emmerson Holdings, LLC
7373 North Scottsdale Road #B210
Scottsdale, Arizona 85253
Attn: Chase Emmerson

Planning/Civil Engineering Consultant:

CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
602-285-4765
jvermillion@cvlci.com

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This report outlines the details of the process used by the applicant to involve the public in pursuit of a Planned Area Development and Major General Plan Amendment applications pursuant to the City of Maricopa's ("City") Code Chapter 18.140, "Common Procedures."

1. Project Summary

On behalf of Emmerson Holdings, CVL Consultants (CVL) is pleased to submit this request for Cortona Phase 2 (the Project), an approximately 237.66-acre portion of the overall 486.74-acre master planned community of Cortona located at the northeast corner of Hartman Road and Steen Road in City of Maricopa (City). (See Exhibit A, Vicinity Map).

The purpose of this request is to submit, process, and obtain approval for a Planned Area Development (PAD) amendment to facilitate development of the Project. As Phase 2 of Cortona begins to develop, approximately 17 years after the initial zoning approvals under cases PAD05-06 and ZON05-06, there is an opportunity to update the existing entitlements to better suit current market demand by introducing new and diverse housing stock to support the City's initiatives as well as bring the design up to accommodate the City's new zoning code requirements and enhanced design criteria established for PAD communities.

Cortona Phase 2 will provide a diverse, affordable and high-quality housing solution to the lack of housing diversity that is especially found in the eastern portion of the City of Maricopa, which is the City's major growth area both in terms of future employment uses and in terms of population growth. This proposal improves upon the existing site design and entitlements to allow for multiple residential neighborhoods with two commercial corners, a centrally located park and an integrated open space network.

Cortona Phase 2 supports the aforementioned goals while providing the opportunity for development of an appropriate land use solution for the site. Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided along all arterial, collector, and super local roadways 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. The community will implement several defining standards further identified in this proposal to ensure the development of a high quality neighborhood and overall design compatibility to the area.

2. Notification Summary

The following table summarizes the notification efforts and associated dates that have been executed for the project.

Notification	Date
Sign Posting	April 8, 2024
1st Notification Letter	April 9, 2024
Newspaper Publication (Casa Grande Dispatch)	April 9, 2024
Newspaper Publication (Maricopa Monitor)	April 19, 2024
Neighborhood Meeting	April 25, 2024
2nd Notification Letter	April 25, 2024
Newspaper Publication (Casa Grande Dispatch)	April 25, 2024
Planning and Zoning Commission Hearing	May 13, 2024
City Council Hearing	June 4, 2024

A copy of the mailing list and notification map of the individuals that have been notified is attached. The affidavits for each notification mailing, site posting and newspaper publication are provided as evidence of the noticing. In addition, the sign-in sheet and minutes from the neighborhood meeting are provided for reference.

3. Summary of Public Notification Techniques

The notification letter was mailed to all landowners within a minimum **900'** radius of the site and the Casa Grande School District (Exhibit C, Notification Letter & School Notification Letter).

Notice of the meeting was published in the Casa Grande Dispatch and the Maricopa Monitor in advance of the meeting dates (Exhibit D, Newspaper Notices).

A total of four (4) signs were posted on the property. Signs were located on Farrell Road, Steen Road, and Hartman Road. The sign requirements and a location map are attached to this report (Exhibit E, Sign Posting; Exhibit F, Sign Posting Locations).

4. Notification Map & Mailing List

A map indicating the area of notification (Exhibit G, Generated 900' Notification Map) and the list of property owners that were notified (Exhibit H, 900' Notification Mailing List & Labels) is provided for reference.

All property owners within the area of notification and the Casa Grande School District were sent a notification letter with the neighborhood meeting and public hearing information. The notification area map and the property owner list meet all City ordinance requirements and are provided in this report.

5. Sign Posting and Publication

The notification sign and the newspaper notice publication were executed in compliance with City ordinances. Specific language for the sign and publication were determined with the cooperation of City planning staff prior to time of posting and publication.

The newspaper notice was published in both the Casa Grande Dispatch and Maricopa Monitor. Four (4) signs were posted on the property with corresponding information. Exhibits detailing the sign posting and the notice along with the affidavit certifying publication are provided in the appendix.

6. Neighborhood Meeting Minutes

A neighborhood meeting was held at the Maricopa Library and Cultural Center location at 18160 N Maya Angelou Dr, Maricopa, AZ 85138 in the vicinity of the project site. The sign-in sheet and meeting minutes are provided in the appendix (Exhibit I, Neighborhood Meeting Summary).

Planner Derek Scheerer and the applicant were present. No members from the public were in attendance.

7. City Coordination

The applicant will continue to inform City staff of the status of the citizen participation efforts through to ordinance adoption by the City Council. Updates will be handled by e-mail, telephone, and in-person communications as needed.



Exhibit A

Vicinity Map

Cortona

PHASE 2

Vicinity Map

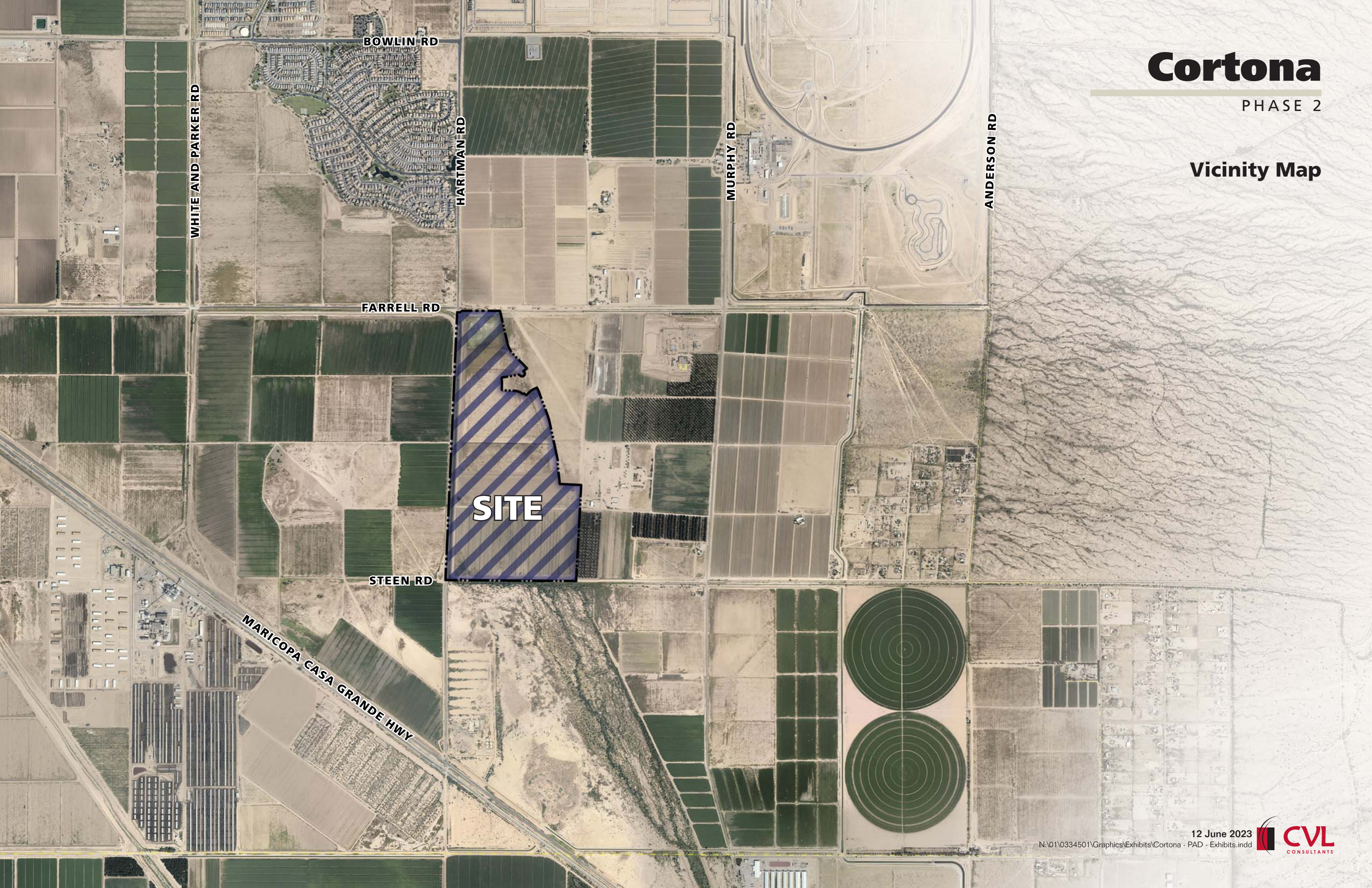


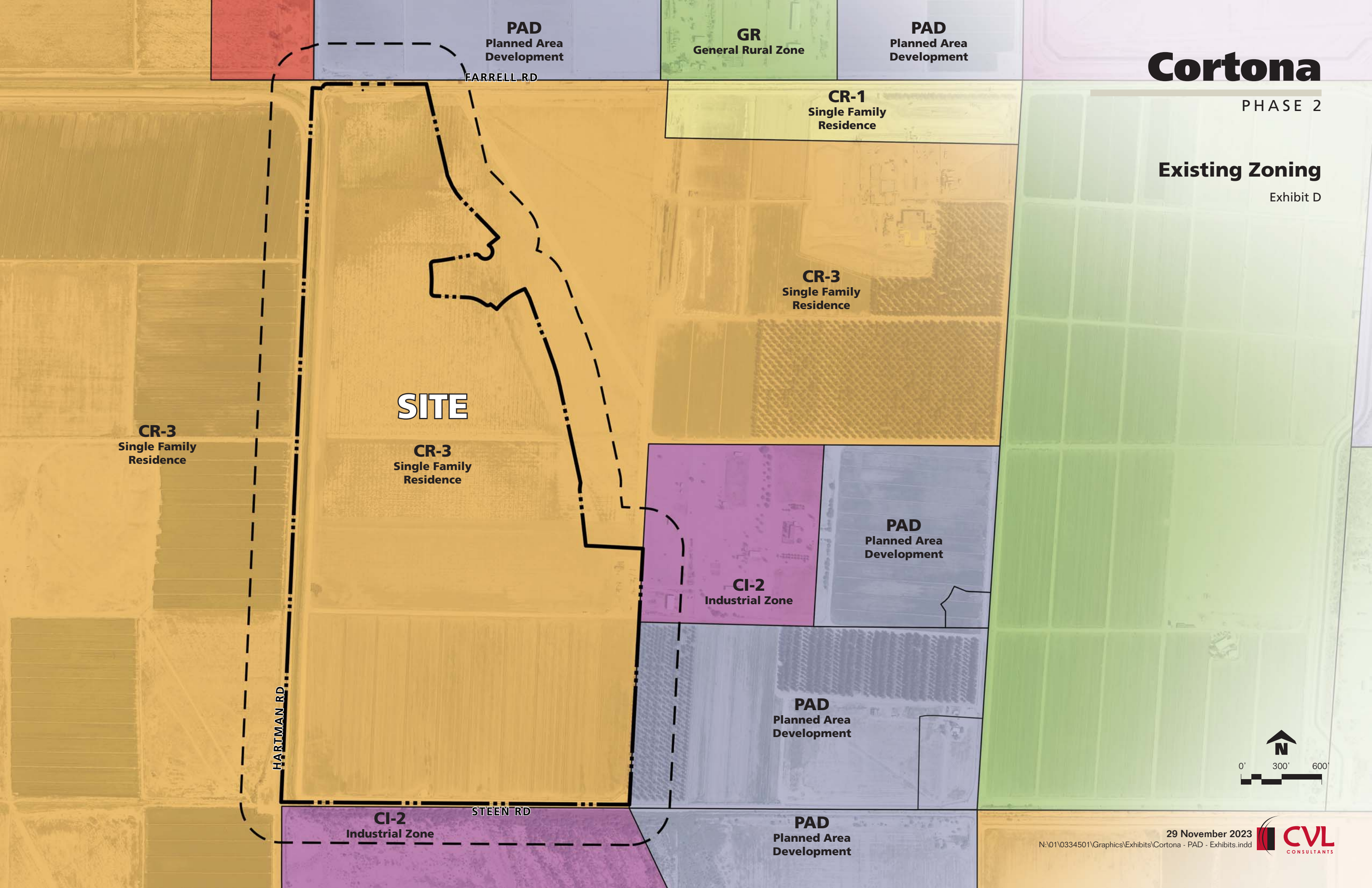


Exhibit B

Existing & Proposed Zoning Maps

Existing Zoning

Exhibit D



PAD
Planned Area
Development

GR
General Rural Zone

PAD
Planned Area
Development

CR-1
Single Family
Residence

CR-3
Single Family
Residence

SITE

CR-3
Single Family
Residence

CR-3
Single Family
Residence

CI-2
Industrial Zone

PAD
Planned Area
Development

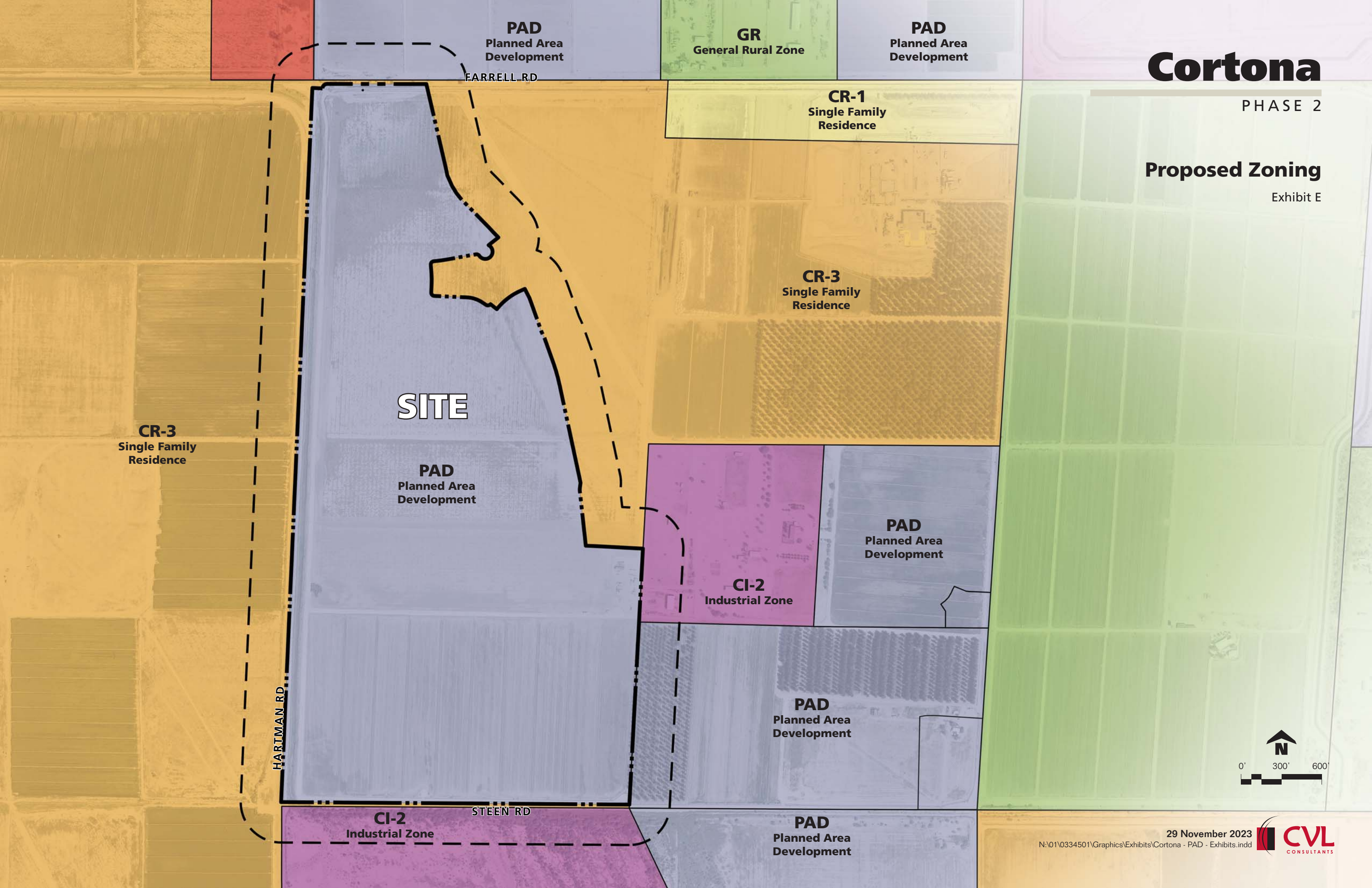
PAD
Planned Area
Development

CI-2
Industrial Zone

PAD
Planned Area
Development

Proposed Zoning

Exhibit E



PAD
Planned Area
Development

GR
General Rural Zone

PAD
Planned Area
Development

CR-1
Single Family
Residence

CR-3
Single Family
Residence

SITE

PAD
Planned Area
Development

CR-3
Single Family
Residence

PAD
Planned Area
Development

CI-2
Industrial Zone

PAD
Planned Area
Development

CI-2
Industrial Zone

PAD
Planned Area
Development



Exhibit C

Notification Letter & School Notification Letter



April 9, 2024

Subject: Cortona Phase 2 - Planned Area Development Request
(Case # PAD23-06). This +/- 237.66-acre site is generally located at the northeast corner of Hartman Road and Steen Road within the City of Maricopa incorporated limits.

Dear Neighbor:

The purpose of this letter is to inform you that Planned Area Development (PAD) application has been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Holdings, LLC. The application is to amend the current PAD zoning for the ±237.66-acre site known as Cortona Phase 2 located at the northeast corner of Hartman Road and Steen Road. The intention is to update the existing site design and entitlements to allow for multiple residential neighborhoods with single-family, build for rent, and high density housing options with two commercial corners, a centrally located park, and an open space trail network (Case # PAD23-06).

Cortona Phase 2 is the proposed PAD amendment area containing approximately 237.66 acres of land located in Section 4, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by Farrell Road on the north; Hartman Road on the east; Steen Road on the south; and land planned for the Cortona Phase 1 and Pecan Groves master planned communities on the west. Please see the attached existing and proposed zoning maps for an illustration of the proposed request.

According to the Pinal County Assessors records, you are a property owner within 900 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail. The hearing dates scheduled for this request is as follows:

- **Neighborhood Meeting**
April 25, 2024, at 5:30 pm
Maricopa Library and Cultural Center,
Maple Room
18160 N Maya Angelou Drive,
Maricopa, Arizona 85138
- **City Council**
June 4, 2024, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
- **Planning & Zoning Commission**
May 13, 2024, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138

We look forward to meeting with you at the scheduled meetings/hearings and answering all of your questions regarding this proposed PAD request. If you wish to provide input on this matter, you may attend each meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, please contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case # PAD23-06, Project Name: Cortona Phase 2 - Planned Area Development.

Please refer to the attached documents for additional information regarding this request.

Sincerely,



Julie Vermillion
Project Manager
CVL Consultants
4550 N 12 Street, Phoenix, Arizona 85014
Phone: (602) 753-8311 | Email: jvermillion@cvlci.com



4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

April 9, 2024

Dr. Adam Leckie, Superintendent
Casa Grande Elementary School District
220 W. Kortsen Rd.
Casa Grande, AZ 85122

Subject: Cortona Phase 2 - Planned Area Development Request
(Case # PAD23-06). This +/- 237.66-acre site is generally located at the northeast corner of Hartman Road and Steen Road within the City of Maricopa incorporated limits.

Dear Dr. Leckie:

The purpose of this letter is to inform you that Planned Area Development (PAD) application has been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Holdings. The application is within the boundary of the Casa Grande Elementary and High School Districts.

The application is to amend the current PAD zoning for the +/- 237.66-acre site known as Cortona Phase 2 located at the northeast corner of Hartman Road and Steen Road. The intention is to update the existing site design and entitlements to allow for multiple residential neighborhoods with single-family, build for rent, and high density housing options with two commercial corners, a centrally located park, and an open space trail network (Case # PAD23-06).

Cortona Phase 2 is the proposed PAD amendment area containing approximately 237.66 acres of land located in Section 4, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by Farrell Road on the north; Hartman Road on the east; Steen Road on the south; and land planned for the Cortona Phase 1 and Pecan Groves master planned communities on the west. Please see the attached existing and proposed zoning maps and conceptual site plan for an illustration of the proposed request.

A list of the meeting/hearing dates scheduled for this request is as follows:

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- **Planning & Zoning Commission**
May 13, 2024, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138

We are seeking the School District's support regarding this Planned Area Development amendment. You may reach me at the contact information provided below, or you may contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case # PAD23-06, Project Name: Cortona Phase 2 - Planned Area Development.

Please refer to the attached documents for additional information regarding this request.

Sincerely,



Julie Vermillion
Project Manager
CVL Consultants
4550 N 12 Street, Phoenix, Arizona 85014
Phone: (602) 753-8311 | Email: jvermillion@cvlci.com



4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

April 9, 2024

Mr. Jeff Lavender, Interim Superintendent
Casa Grande Union High School District
1362 N. Casa Grande Ave.
Casa Grande, AZ 85122

Subject: Cortona Phase 2 - Planned Area Development Request
(Case # PAD23-06). This +/- 237.66-acre site is generally located at the northeast corner of Hartman Road and Steen Road within the City of Maricopa incorporated limits.

Dear Mr. Lavender:

The purpose of this letter is to inform you that Planned Area Development (PAD) application has been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Holdings. The application is within the boundary of the Casa Grande Elementary and High School Districts.

The application is to amend the current PAD zoning for the +/- 237.66-acre site known as Cortona Phase 2 located at the northeast corner of Hartman Road and Steen Road. The intention is to update the existing site design and entitlements to allow for multiple residential neighborhoods with single-family, build for rent, and high density housing options with two commercial corners, a centrally located park, and an open space trail network (Case # PAD23-06).

Cortona Phase 2 is the proposed PAD amendment area containing approximately 237.66 acres of land located in Section 4, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by Farrell Road on the north; Hartman Road on the east; Steen Road on the south; and land planned for the Cortona Phase 1 and Pecan Groves master planned communities on the west. Please see the attached existing and proposed zoning maps and conceptual site plan for an illustration of the proposed request.

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Please refer to the attached documents for additional information regarding this request.

Sincerely,



Julie Vermillion
Project Manager
CVL Consultants
4550 N 12 Street, Phoenix, Arizona 85014
Phone: (602) 753-8311 | Email: jvermillion@cvlci.com



April 9, 2024

Dr. Tracey Lopeman, Superintendent
Maricopa Unified School District
44150 West Maricopa Casa Grande Highway,
Maricopa, Arizona 85138

Subject: Cortona Phase 2 - Planned Area Development Request
(Case # PAD23-06). This +/- 237.66-acre site is generally located at the northeast corner of
Hartman Road and Steen Road within the City of Maricopa incorporated limits.

Dear Dr. Lopeman:

The purpose of this letter is to inform you that Planned Area Development (PAD) application has been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Holdings. The application is technically within the boundary of the Casa Grande Elementary and High School Districts but is within closer proximity to MUSD schools, so we are extending our notification to you.

The application is to amend the current PAD zoning for the +/- 237.66-acre site known as Cortona Phase 2 located at the northeast corner of Hartman Road and Steen Road. The intention is to update the existing site design and entitlements to allow for multiple residential neighborhoods with single-family, build for rent, and high density housing options with two commercial corners, a centrally located park, and an open space trail network (Case # PAD23-06).

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18160 N Maya Angelou Drive,
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Maricopa, Arizona 85138
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City Hall, 39700 West Civic Center Plaza

Maricopa, Arizona 85138

We are seeking the School District's support regarding this Planned Area Development amendment. You may reach me at the contact information provided below, or you may contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case # PAD23-06, Project Name: Cortona Phase 2 - Planned Area Development.

Please refer to the attached documents for additional information regarding this request.

Sincerely,



Julie Vermillion
Project Manager
CVL Consultants
4550 N 12 Street, Phoenix, Arizona 85014
Phone: (602) 753-8311 | Email: jvermillion@cvlci.com

April 9, 2024

Subject: Cortona Planned Area Development Request
Case # PAD23-06

Project Summary

On behalf of Emmerson Holdings, CVL Consultants (CVL) is pleased to submit this request for Cortona Phase 2 (the Project), an approximately 237.66-acre portion of the overall 486.74-acre master planned community of Cortona located at the northeast corner of Hartman Road and Steen Road in City of Maricopa (City).

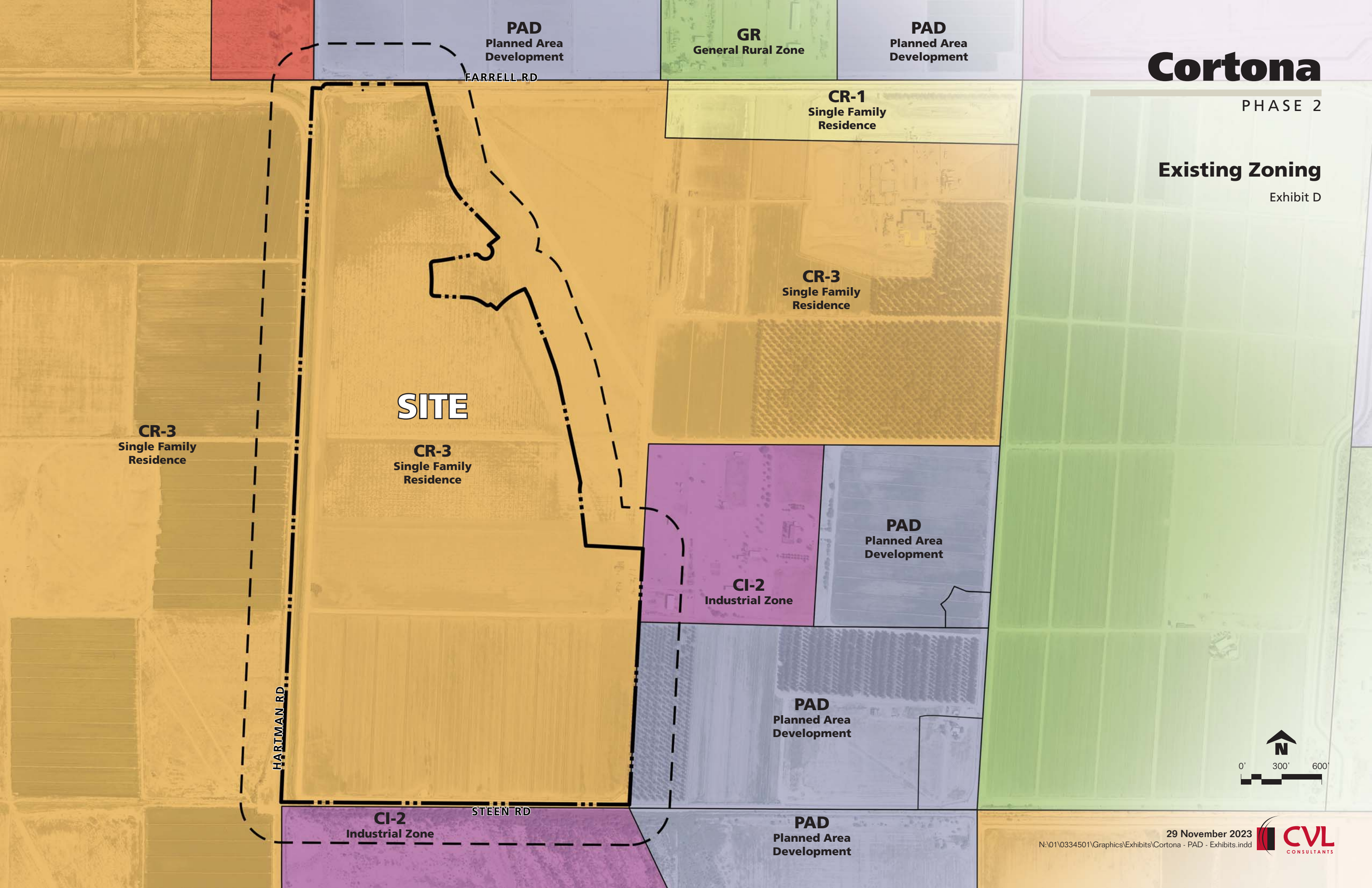
The purpose of this request is to submit, process, and obtain approval for a Planned Area Development (PAD) amendment to facilitate development of the Project. As Phase 2 of Cortona begins to develop, approximately 17 years after the initial zoning approvals under cases PAD05-06 and ZON05-06, there is an opportunity to update the existing entitlements to better suit current market demand by introducing new and diverse housing stock to support the City's initiatives as well as bring the design up to accommodate the City's new zoning code requirements and enhanced design criteria established for PAD communities.

Cortona Phase 2 will provide a diverse, affordable, and high-quality housing solution to the lack of housing diversity that is especially found in the eastern portion of the City of Maricopa, which is the City's major growth area both in terms of future employment uses and in terms of population growth. This proposal improves upon the existing site design and entitlements to allow for multiple residential neighborhoods with commercial uses, a centrally located park, and an integrated open space network.

Cortona Phase 2 supports the aforementioned goals while providing the opportunity for development of an appropriate land use solution for the site. Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided along all arterial and collector roadways 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. The community will implement several defining standards further identified in this proposal to ensure the development of a high quality neighborhood and overall design compatibility to the area.

Existing Zoning

Exhibit D



PAD
Planned Area
Development

GR
General Rural Zone

PAD
Planned Area
Development

CR-1
Single Family
Residence

CR-3
Single Family
Residence

SITE

CR-3
Single Family
Residence

CR-3
Single Family
Residence

PAD
Planned Area
Development

CI-2
Industrial Zone

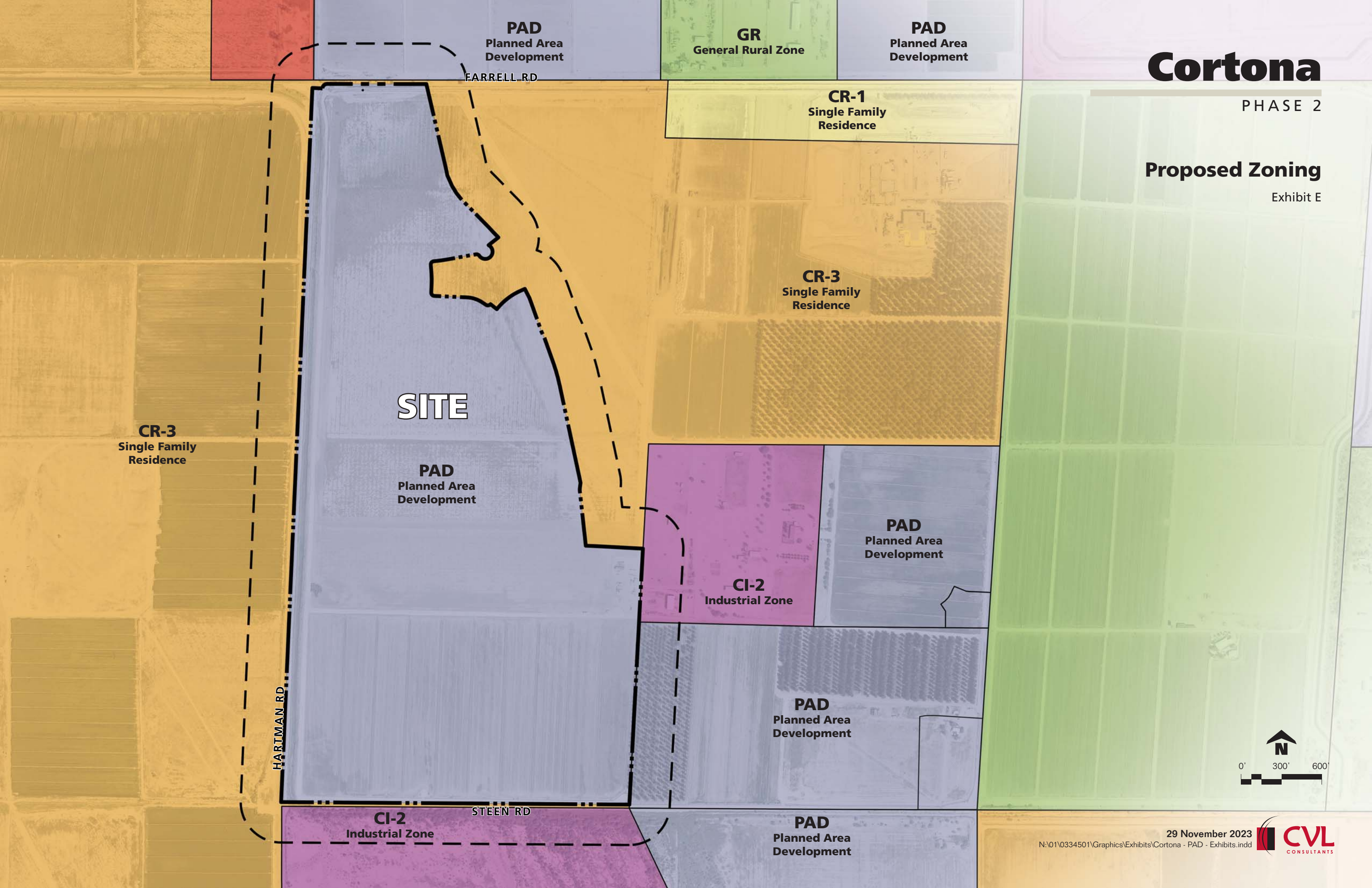
PAD
Planned Area
Development

CI-2
Industrial Zone

PAD
Planned Area
Development

Proposed Zoning

Exhibit E



PAD
Planned Area
Development

GR
General Rural Zone

PAD
Planned Area
Development

FARRELL RD

CR-1
Single Family
Residence

CR-3
Single Family
Residence

SITE

CR-3
Single Family
Residence

PAD
Planned Area
Development

CI-2
Industrial Zone

PAD
Planned Area
Development

HARTMAN RD

PAD
Planned Area
Development

CI-2
Industrial Zone

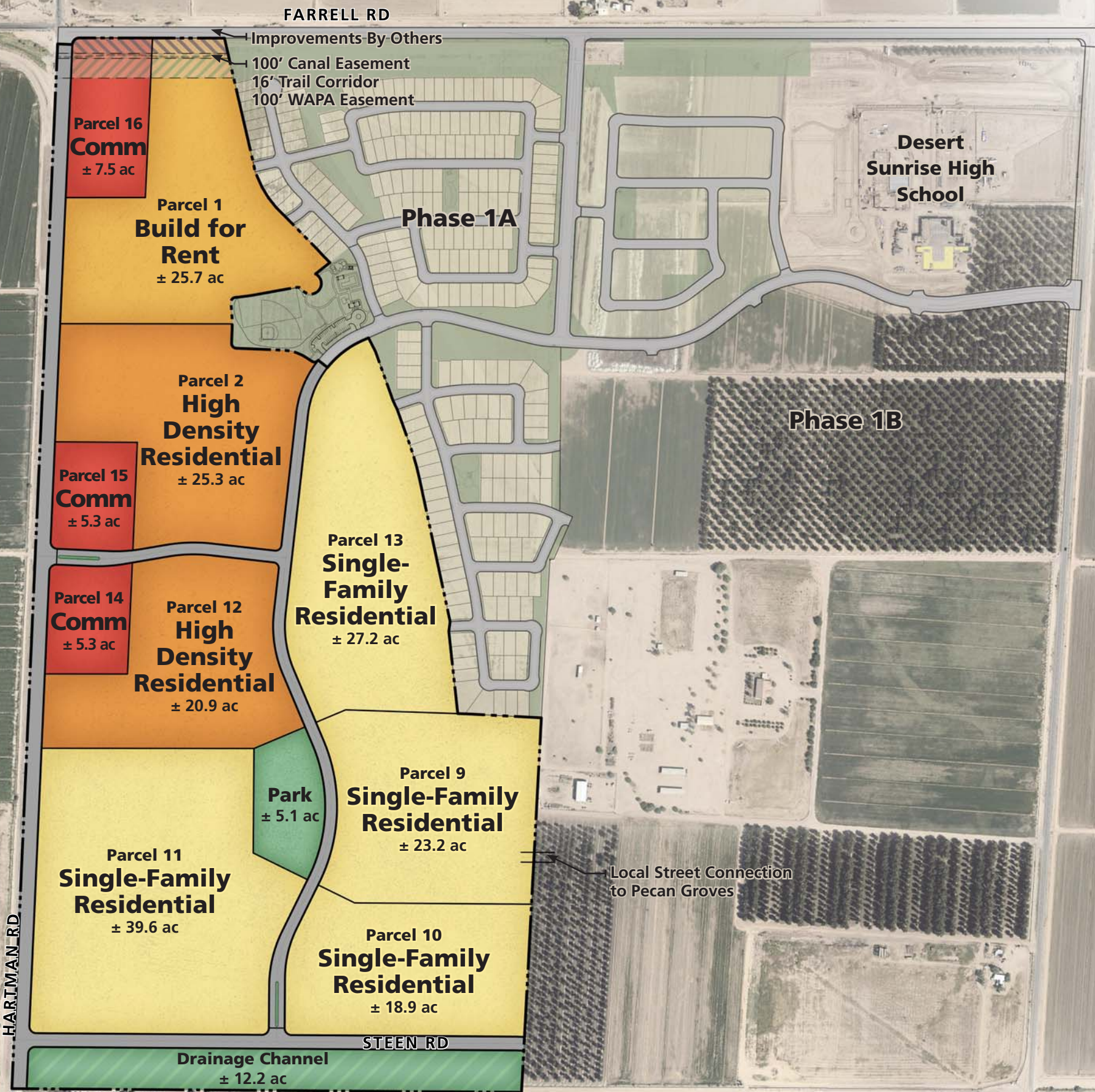
STEEN RD

PAD
Planned Area
Development



Conceptual Land Use Plan

Exhibit B



SITE DATA		
Gross Area		± 236.3 acres
Residential Area (Gross)		± 218.2 acres
Residential Area (Net)		± 198.1 acres
Commercial Area (Net)		± 18.1 acres
Residential Density (Max. Overall)		10.0 du/ac
Residential Unit Count (Max. Overall)		2,363 units
Open Space (Min. 20% Overall)		± 47.25 acres
LAND USE		
	Single-Family Residential	±108.9 acres
	Build For Rent	±25.7 acres
	High Density Residential	±46.2 acres
	Commercial	±18.1 acres
	Park	±5.1 acres
	Drainage Channel	±12.2 acres
	Arterial & Collector Right-of-Way	±20.0 acres
Total		±236.3 acres

- Note:
- The Conceptual Land Use Plan and corresponding site data are subject to adjustment. Final unit counts, site design, and parcel areas will be determined during the development process, subject to the maximum density.
 - Farrell Road improvements will be provided by others.
 - An Urban Multi-Use Trail known as the Canal Trail is provided within a 16' trail corridor south of Farrell Road (9' Concrete & 4' DG trail).
 - A minimum 30' landscape buffer is planned along all perimeter roadways. Farrell Road improvements will be provided by others.

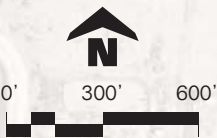


Exhibit D

Newspaper Notice

AFFIDAVIT OF PUBLICATION

State of Texas, County of Bexar, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 2 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Apr. 9, 2024

Apr. 25, 2024

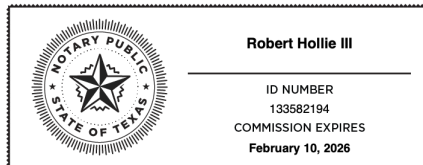
NOTICE ID: hNOI1j0eCexSVNNYp4vR

NOTICE NAME: Cortona Ph2

(Signed) Yuade Moore

VERIFICATION

State of Texas
County of Bexar



Subscribed in my presence and sworn to before me on this: 04/26/2024

[Signature]

Notary Public
Electronically signed and notarized online using the Proof platform.

**NOTICE OF PUBLIC MEETING
AND HEARING**

for
Planned Area Development Case
PAD23-06
Neighborhood Meeting
April 25, 2024, at 5:30 pm
Maricopa Library & Cultural
Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138
Planning and Zoning Commission
May 13, 2024, at 6:00 pm
City Hall, 39700 West Civic Center
Plaza
Maricopa, Arizona 85138
City Council
June 18, 2024, at 6:00 pm
City Hall, 39700 West Civic Center
Plaza
Maricopa, Arizona 85138

NOTICE IS HEREBY GIVEN THAT the above listed meeting and public hearings will be held at the above referenced date, time, and location. The purpose of the meeting is to inform residents in the surrounding areas of the proposed request to amend the current PAD zoning for the ±237.66-acre site known as Cortona Phase 2, located at the northeast corner of Hartman Road and Steen Road. The intention is to update the existing site design and entitlements to allow for residential neighborhoods with single-family, build for rent, and high density housing options with commercial uses and a centrally located park (Case # PAD23-06).

The application is on file with the Development Services Department and is available for public review and will be provided upon request. Anyone wishing to appear, and comment is encouraged to attend. Written comments are welcome, and if received prior to the meeting will be included in the record. All comments or appeals should be sent in a written form to the City of Maricopa Development Services Department, Attention: Derek Scheerer, 39700 West Civic Center Plaza, Maricopa, Arizona 85138. Please include name, address, telephone number and signature.

Published 4/09/24, 4/25/24

WE THE PEOPLE ...

have the right to know what's happening in our cities, towns and neighborhoods.

To submit a public notice please visit casagrande.column.us/place

If you have any questions or concerns, please use the online chat box through Column, email us at publicnotices@pinalcentral.com or leave us a message at (520) 423-8602. We will get back to you as soon as possible.

Public notices are vital to our democracy. We value your business and look forward to continuing to serve Pinal County. To view a list of local notices please go to PinalCentral.com. There is also a database of all Arizona notices available at www.arizonapublicnotices.com/



Public Notices

NOTICE OF PUBLIC MEETING
PAD24-05 – A Planned Area Development (“PAD”) Amendment Stonegate Mixed-Use Neighborhood Meeting
April 23, 2024 @ 6:00 PM
Maricopa Library & Cultural Center
18160 N Maya Angelou Drive
Maricopa, AZ 85138
Redwood Room B
NOTICE IS HEREBY GIVEN THAT at the above listed meeting will be held at the above stated date, time, and location. The purpose of the public meeting is to receive public comments on the following request prior to approval.
An application has been filed with the City of Maricopa by Gammage & Burnham, P.L.C. for a Planned Area Development (“PAD”) amendment to the Stonegate Mixed-Use center. The subject site is located at the northwest corner of Maricopa-Casa Grande Highway and Stonegate Road (the “Property”). The Property is border by three (3) public street: West Casa Grande Highway along the southwesterly border, Stonegate Road along the southeasterly border and Alan Stephens Parkway along the northeasterly border. The Property currently consists of a net developable area of approximately 46.30 acres. The proposed PAD amendment will allow for the reduction of the “spine road” bisecting the property and amended development standards to accommodate the continued development of the Stonegate Mixed-Use Center.
Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and, if received prior to the meeting, will be included in the record. All comments or appeals should be sent in written form to the City of Maricopa Development Services Department, Planning and Zoning Division, Attn: Derek Scheerer at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. You may also contact Derek Scheerer at: 520-316-6980 or via email at: Derek.Scheerer@maricopa-az.gov. For general questions, please contact Planning Division at 520-568-9098.
Dated: April 5, 2024
No. of publications: 1: date of publication: Apr 19, 2024

NOTICE OF PUBLIC MEETING AND HEARING
for
Planned Area Development Case # PAD23-06

Public Notices

Neighborhood Meeting
April 25, 2024, at 5:30 pm
Maricopa Library & Cultural Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138
Planning and Zoning Commission
May 13, 2024, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
City Council
June 18, 2024, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
NOTICE IS HEREBY GIVEN THAT the above listed meeting and public hearings will be held at the above referenced date, time, and location. The purpose of the meeting is to inform residents in the surrounding areas of the proposed request to amend the current PAD zoning for the ±237.66-acre site known as Cortona Phase 2, located at the northeast corner of Hartman Road and Steen Road. The intention is to update the existing site design and entitlements to allow for residential neighborhoods with single-family, build for rent, and high density housing options with commercial uses and a centrally located park (Case # PAD23-06).
The application is on file with the Development Services Department and is available for public review and will be provided upon request. Anyone wishing to appear, and comment is encouraged to attend. Written comments are welcome, and if received prior to the meeting will be included in the record. All comments or appeals should be sent in a written form to the City of Maricopa Development Services Department, Attention: Derek Scheerer, 39700 West Civic Center Plaza, Maricopa, Arizona 85138. Please include name, address, telephone number and signature.
No. of publications: 1: date of publication: Apr 19, 2024

NOTICE OF PUBLIC HEARING
Planning & Zoning Commission Meeting
(PUBLIC HEARING)
May 13, 2024 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
PAD24-05 – A Planned Area Development (“PAD”) Amendment Stonegate Mixed-Use Center.
NOTICE IS HEREBY GIVEN THAT at the above listed PUBLIC HEARING will be held at the above stated date, time, and location. The purpose of the public hearing is to

Public Notices

receive public comments on the following request prior to approval. An application has been filed with the City of Maricopa by Gammage & Burnham, P.L.C. for a Planned Area Development (“PAD”) amendment to the Stonegate Mixed-Use center. The subject site is located at the northwest corner of Maricopa-Casa Grande Highway and Stonegate Road (the “Property”). The Property is border by three (3) public street: West Casa Grande Highway along the southwesterly border, Stonegate Road along the southeasterly border and Alan Stephens Parkway along the northeasterly border. The Property currently consists of a net developable area of approximately 46.30 acres. The proposed PAD amendment will allow for the reduction of the “spine road” bisecting the property and amended development standards to accommodate the continued development of the Stonegate Mixed-Use Center.
Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and, if received prior to the hearing, will be included in the record. All comments or appeals should be sent in written form to the City of Maricopa Development Services Department, Planning and Zoning Division, Attn: Derek Scheerer at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. You may also contact Derek Scheerer at: 520-316-6980 or via email at: Derek.Scheerer@maricopa-az.gov. For general questions, please contact Planning Division at 520-568-9098.
Dated: April 10, 2024
No. of publications: 1: date of publication: Apr 19, 2024

Meet your next
furry friend in
the Maricopa
Monitor
Classifieds



Exhibit E

Sign Posting

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the NEC of Steen Rd and Hartman Rd, in the City of Maricopa, on 04/08/24.

See attached photo exhibit.

For applicant:

CVL Consultants

Dynamite Signs

Sign Company Name

[Signature]

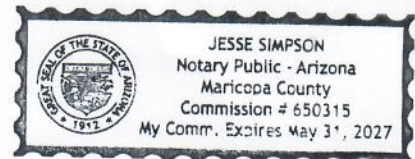
Sign Company Representative

Subscribed and sworn to be on 04/08/24 by Patrick Anspaugh.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

[Signature]
Notary Public

My Commission expires: 5/31/27





Notice of Public Hearing City of Maricopa ZONING



Proposal: Cortona Phase 2 by CVL Consultants on behalf of Emmerson Holdings: A request to amend PAD zoning for the ±237.66-acre site located at the northeast corner of Hartman Road & Steen Road. The intention is to update the entitlements to allow commercial uses, residential neighborhoods with single-family and high density housing options, and a centrally located park (Case #PAD23-06).

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

NEIGHBORHOOD MEETING

Date: April 25, 2024
Time: 5:30 PM
Location: Maricopa Library & Cultural
Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)
Date: May 13, 2024
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: June 4, 2024
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Derek Scheerer 520-316-6980 Email: Derek.Scheerer@maricopa-az.gov

www.maricopa-az.gov/maricopa/participates

Posting Date: 4/08/2024

April 8, 2024 at 10:33 AM
35931-36699 W Farrell Rd
Maricopa AZ 85138



Notice of Public Hearing City of Maricopa ZONING



Proposal: Cortona Phase 2 by CVL Consultants on behalf of Emmerson Holdings: A request to amend PAD zoning for the ±237.66-acre site located at the northeast corner of Hartman Road & Steen Road. The intention is to update the entitlements to allow commercial uses, residential neighborhoods with single-family and high density housing options, and a centrally located park (Case #PAD23-06). You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

NEIGHBORHOOD MEETING

Date: April 25, 2024

Time: 5:30 PM

Location: Maricopa Library & Cultural Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)

Date: May 13, 2024

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: June 4, 2024

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Derek Scheerer 520-316-6980

Email: Derek.Scheerer@maricopa-az.gov

www.maricopa-az.gov/maricopa/participates

Posting Date: 4/08/2024

April 8, 2024 at 10:10 AM
14083-14187 N Hartman Rd
Maricopa AZ 85138



Notice of Public Hearing City of Maricopa ZONING



Proposal: Cortona Phase 2 by CVL Consultants on behalf of Emmerson Holdings: A request to amend PAD zoning for the ±237.66-acre site located at the northeast corner of Hartman Road & Steen Road. The intention is to update the entitlements to allow commercial uses, residential neighborhoods with single-family and high density housing options, and a centrally located park (Case #PAD23-06).

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

NEIGHBORHOOD MEETING

Date: April 25, 2024

Time: 5:30 PM

Location: Maricopa Library & Cultural
Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)

Date: May 13, 2024

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: June 4, 2024

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Derek Scheerer 520-316-6980

Email: Derek.Scheerer@maricopa-az.gov

www.maricopa-az.gov/maricopa/participates

Posting Date: 4/08/2024



April 8, 2024 at 9:46 AM

Maricopa AZ 85138



Exhibit F

Sign Posting Locations

Cortona

PHASE 2

Sign Posting Map

 SIGN LOCATION

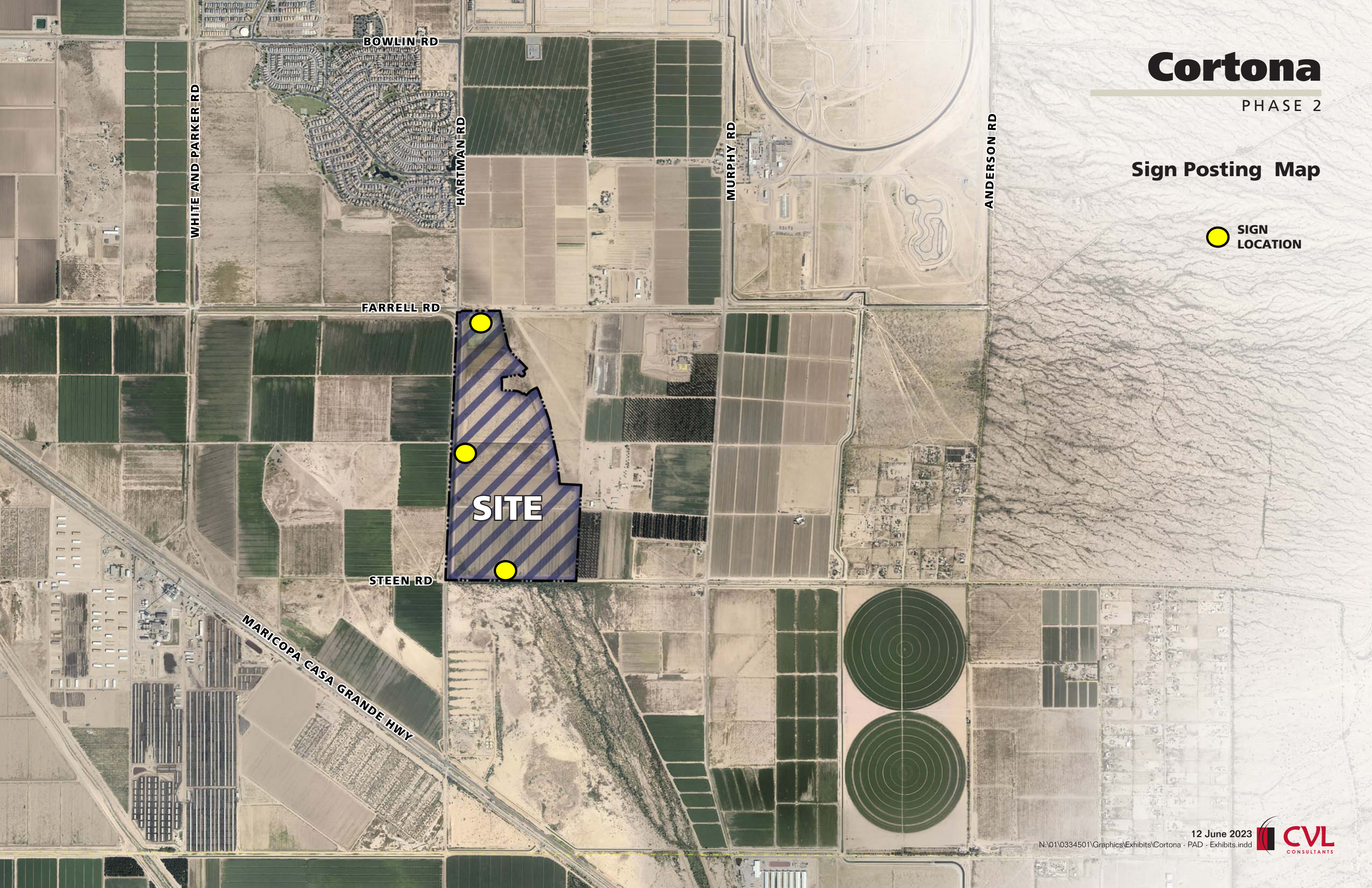




Exhibit G

Generated 900' Notification Map

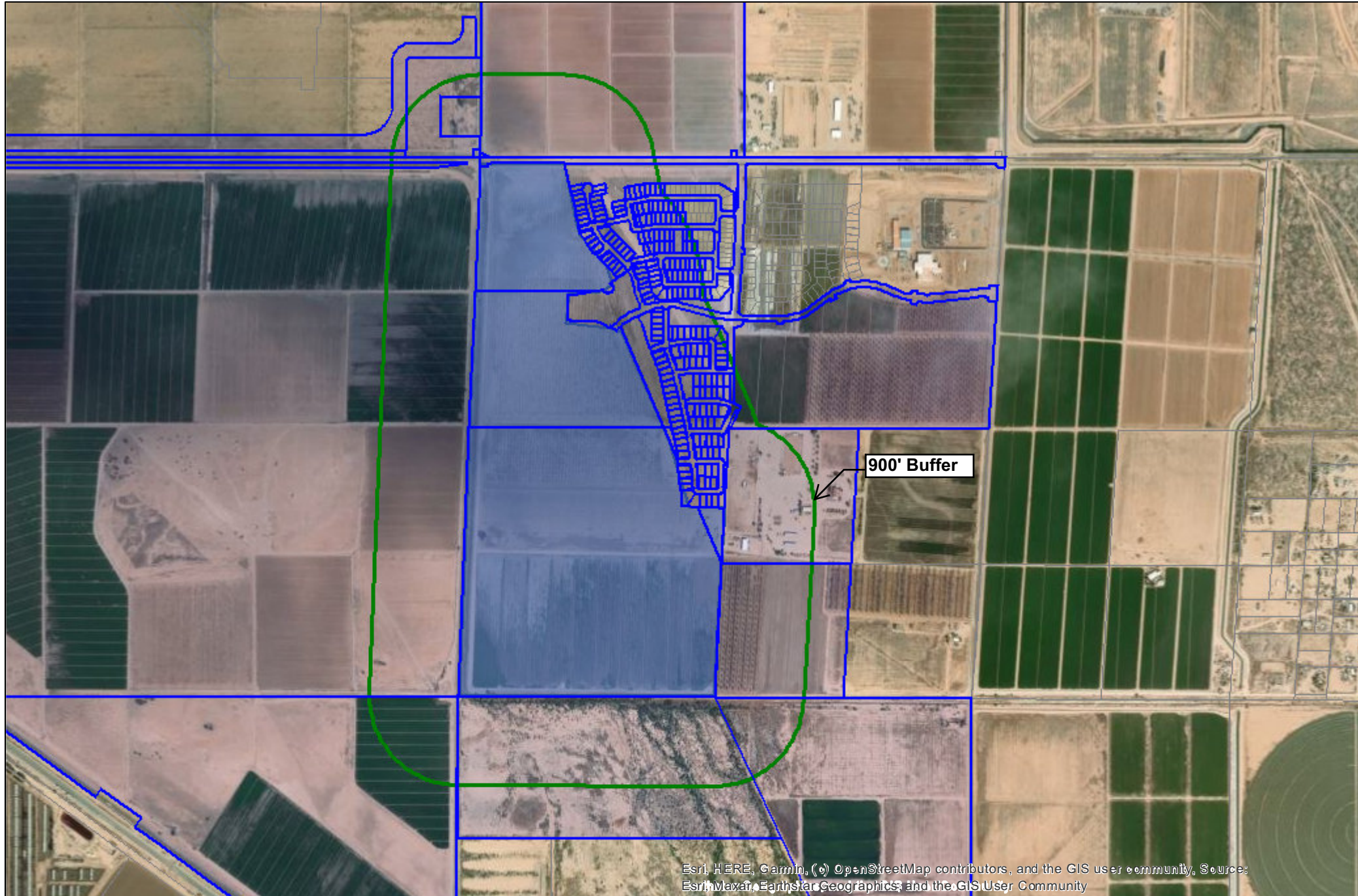


Exhibit H

**900' Notification Mailing
Labels**

MARICOPA 480 PARTNERS LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

HARTMAN 92 LLC
PO BOX 1328
QUEEN CREEK, AZ 85142

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

EAGLE SHADOW LLC
7600 E DOUBLETREE RANCH R...
SCOTTSDALE, AZ 85258

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

EAGLE SHADOW LLC
7600 E DOUBLETREE RANCH R...
SCOTTSDALE, AZ 85258

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

MARICOPA 80 LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

HALL GARY L & SHIRLEY
15382 N MURPHY RD
MARICOPA, AZ 85138

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

ANDERSON KELLY O
35840 W FARRELL RD
MARICOPA, AZ 85138

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

SORRENTO COMMERCIAL COR...
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

MARICOPA 240 LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

DESERT SUNRISE LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

CORTONA INC
7373 N SCOTTSDALE RD STE B...
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7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

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CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	EAGLE SHADOW LLC 7600 E DOUBLETREE RANCH R... SCOTTSDALE, AZ 85258
CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	MARICOPA 240 LLC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	SORRENTO COMMERCIAL COR... 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253
CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	AZALTA LLLP 7735 N SHADOW MOUNTAIN RD PARADISE VALLEY, AZ 85253
CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	MARICOPA 240 LLC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253
CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	SORRENTO COMMERICAL CO... 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253
CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	ANDERSON PALMISANO FARM... 35840 W FARRELL RD MARICOPA, AZ 85138
CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	CITY OF MARICOPA 39700 W CIVIC CENTER PLAZA MARICOPA, AZ 85138	AZALTA LLLP 7735 N SHADOW MOUNTAIN RD PARADISE VALLEY, AZ 85253
CORTONA INC 7373 N SCOTTSDALE RD STE B... PARADISE VALLEY, AZ 85253	CITY OF MARICOPA 39700 W CIVIC CENTER PLAZA MARICOPA, AZ 85138	



Exhibit I

Neighborhood Meeting Summary

MEETING MINUTES

April 25, 2024

Meeting: Cortona Phase 2 (Case # PAD23-06) – Neighborhood Meeting
Location: Maple Room, Maricopa Library & Cultural Center
18160 N Maya Angelou Drive, Maricopa, Arizona 85138
Date: Thursday, April 25, 2024
Start Time: 5:30 p.m. Estimated Ending Time: 6:30 p.m.
Attendees: Julie Vermillion with CVL Consultants (Applicant)
Case Planner Derek Scheer
No members of the public were in attendance.

The neighborhood meeting for the Planned Area Development (PAD) application currently in progress for the Cortona Phase 2 community was held at 5:30 pm on Thursday, April 25, 2024, in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

As stated in the notification letter for this meeting, the above-mentioned application is to amend +/- 237.66-acre site known as Cortona Phase 2 located at the northeast corner of Hartman Road and Steen Road. The intention is to update the existing site design and entitlements to allow for multiple residential neighborhoods with single-family, build for rent, and high density housing options with two commercial corners, a centrally located park, and an open space trail network (Case # PAD23-06).

The meeting minutes are as follows:

1. The in person meeting at Maricopa Library & Cultural Center opened to the public at 5:30 pm with a member of the development team available to share information related to the project. No members of the public were in attendance. Case Planner Derek Scheerer was present.
2. A Power Point presentation detailing the project was displayed on the television in the meeting room. A copy of this presentation is attached for reference.
3. Sign-in sheets, handouts, and copies of the presentation were made available.
4. The meeting was adjourned at 6:30 pm.

END OF MINUTES

Prepared by: Julie Vermillion
Date Prepared: April 25, 2024

Attachments: Power Point Presentation.

Cortona Phase 2

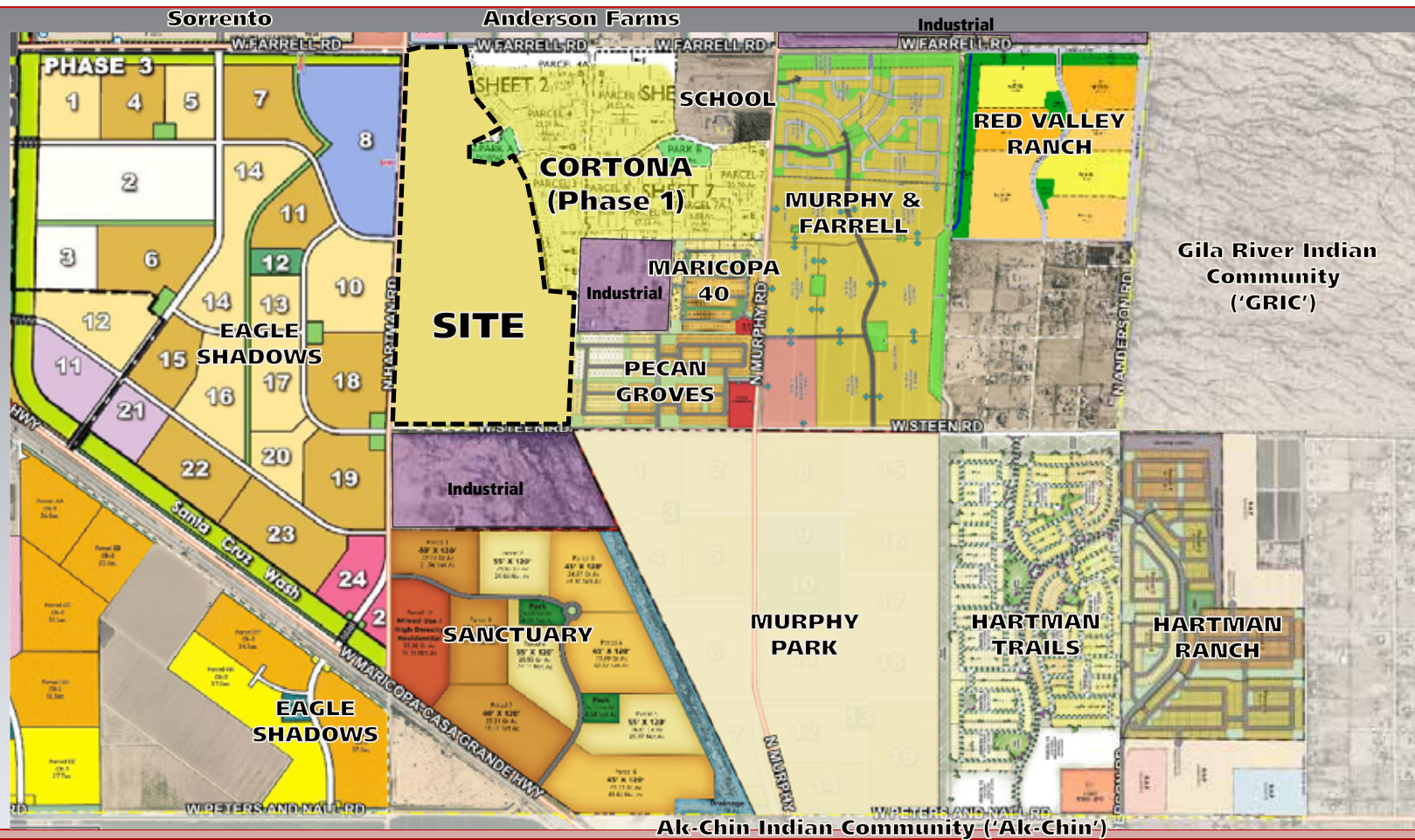
**PAD Zoning
Neighborhood Meeting
April 25, 2024**



Vicinity Map

Cortona Phase 2 is located at the northeast corner of Steen Road and Hartman Road in Maricopa, Arizona.

Acreage: ± 236.3 acres



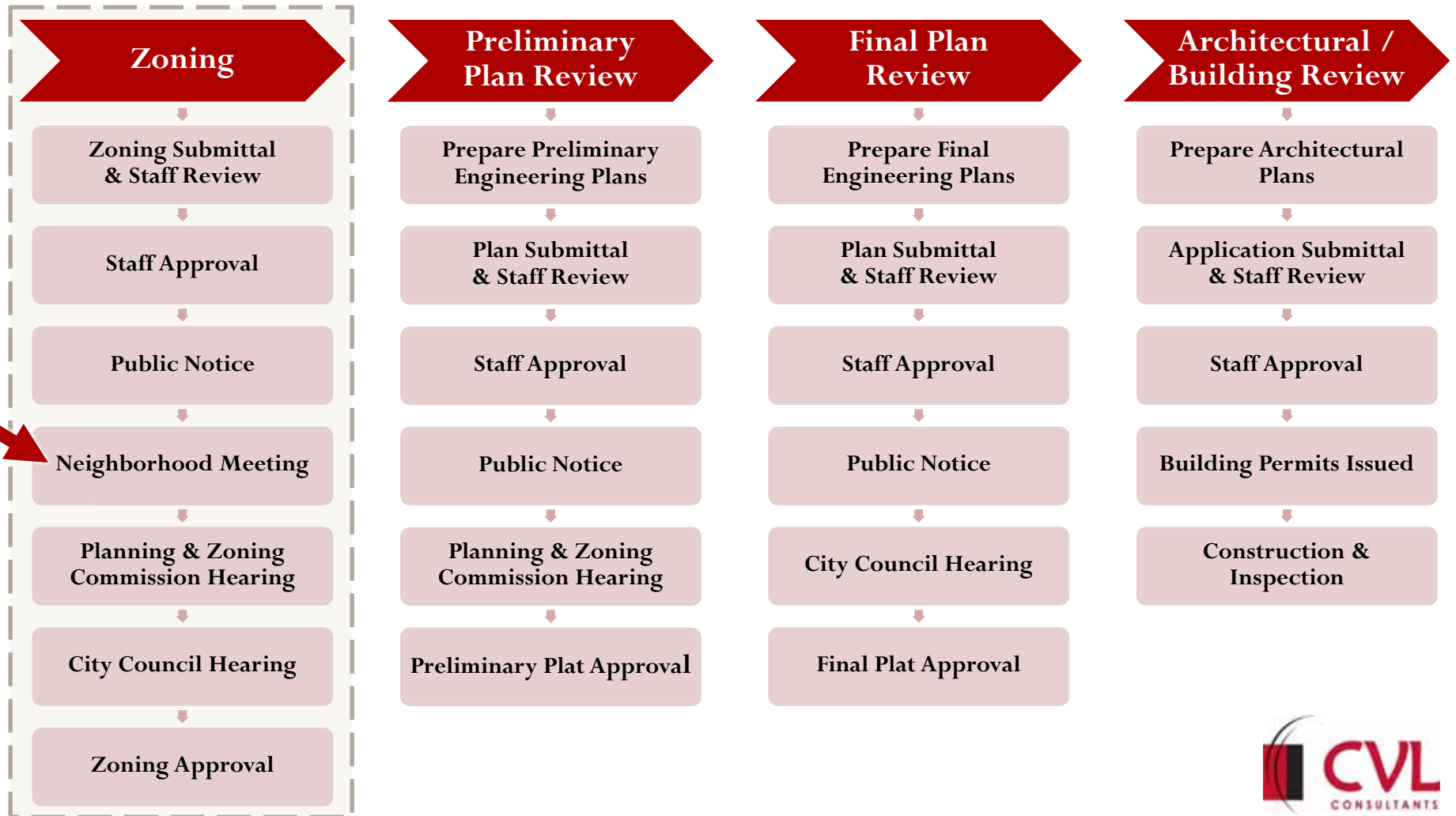
City of Maricopa Development Map

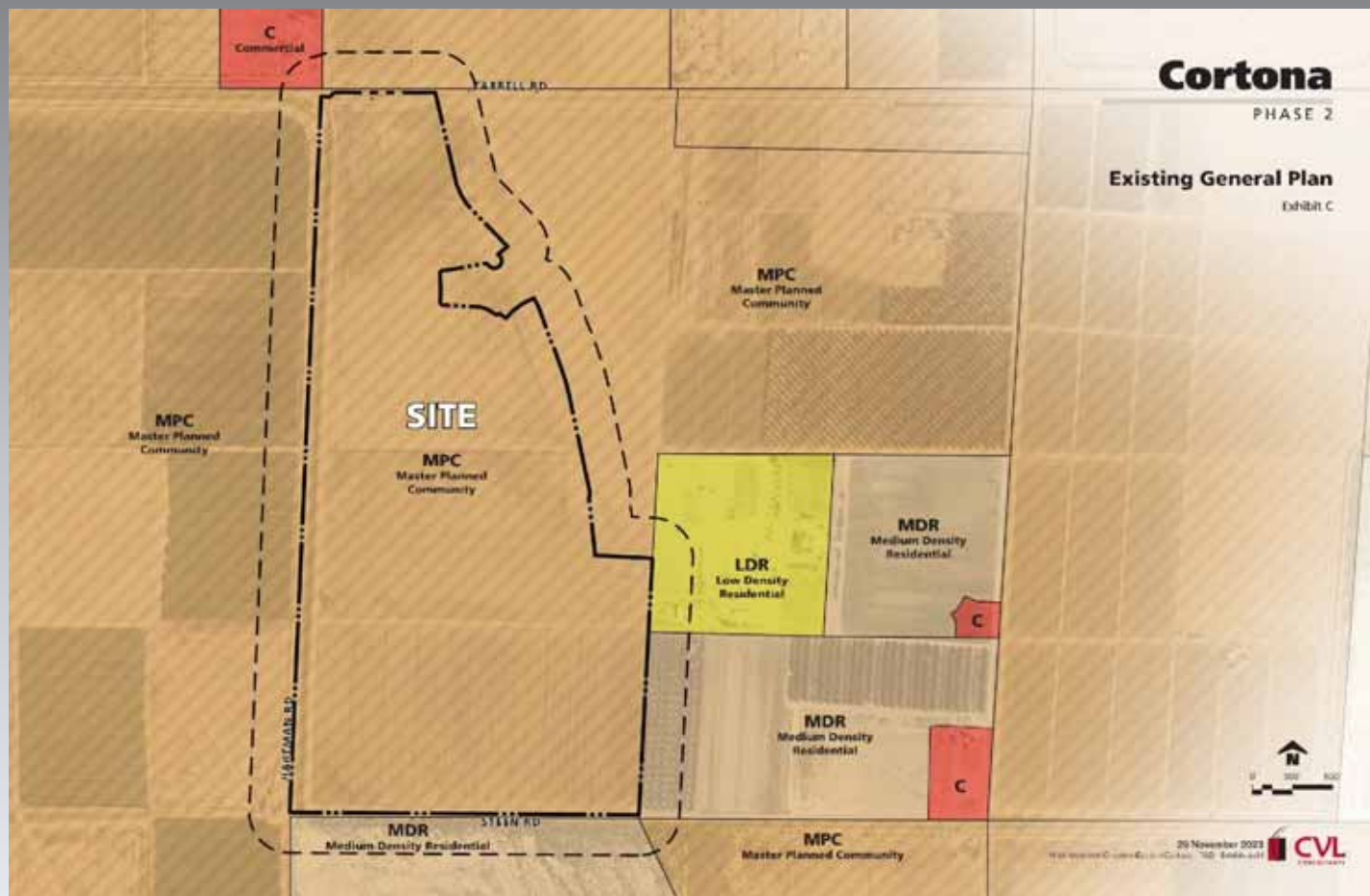
Surrounding developments include land planned for future master planned communities to the north, east, and west. Land to the south is zoned for industrial use. The approved Cortona Phase 1 is platted to the northeast.

The colors on the map represent a variety of residential, park/open space, commercial, office, and industrial land uses.

City of Maricopa Process Overview

Zoning Process and Next Steps





Existing General Plan Land Use

Existing Land Use: Master Planned Community

This land use permits communities up to 10.0 du/ac.



Existing Zoning

Existing Zoning: Single Family Residence (CR-3)



Proposed Zoning

Proposed Zoning: Planned Area Development (PAD) for development of a residential community with centrally located park and commercial uses along Hartman Road.

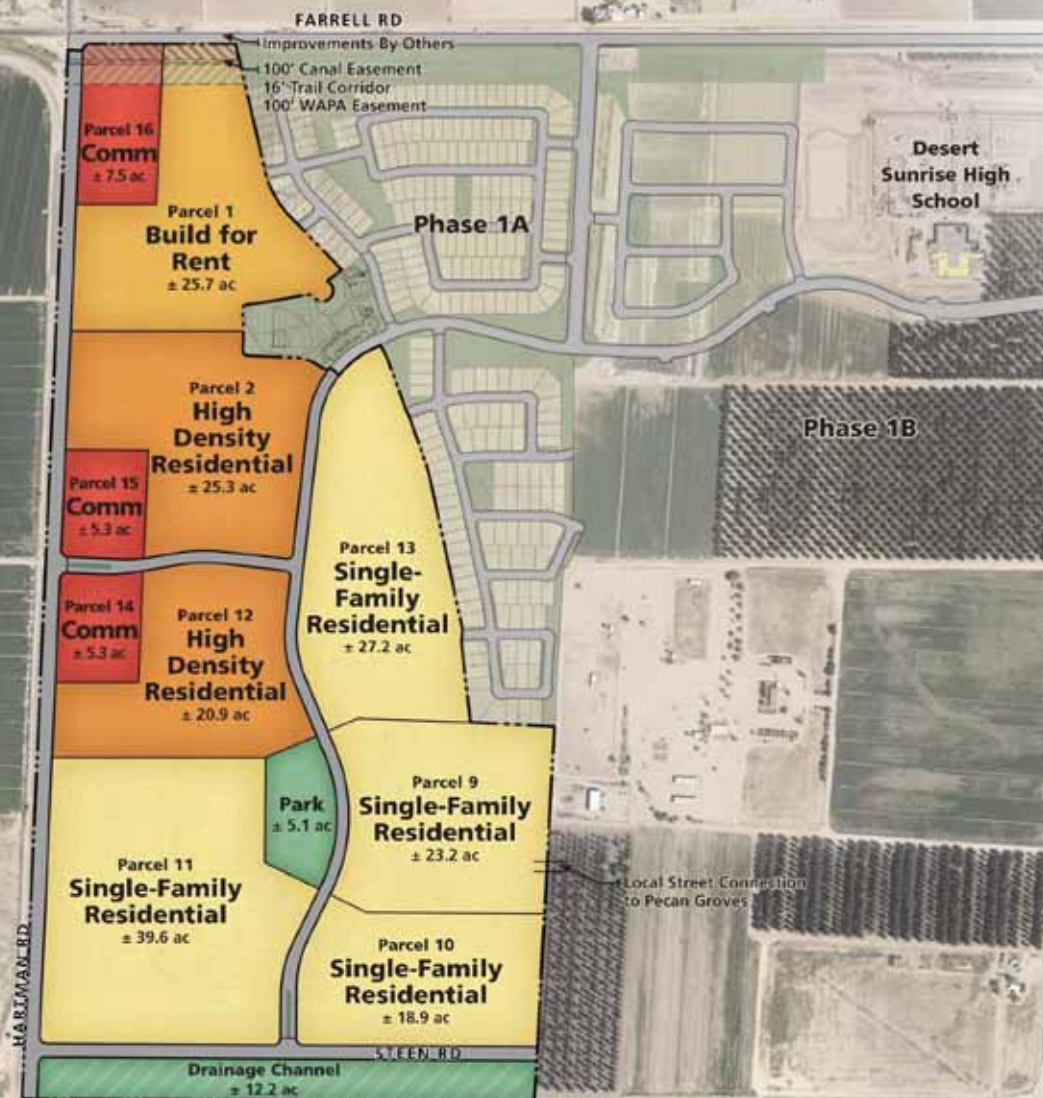
CR-3 zoned land to the northeast is Cortona Phase 1, to the immediate east is PAD zoned Pecan Groves and a parcel zoned for industrial use, to the south is land zoned for industrial use, and to the west is land zoned for Eagle Shadows, a future master planned community.

Cortona

PHASE 2

Conceptual Land Use Plan

Exhibit B



SITE DATA

Gross Area	± 236.3 acres
Residential Area (Gross)	± 218.2 acres
Residential Area (Net)	± 198.1 acres
Commercial Area (Net)	± 18.1 acres
Residential Density (Max. Overall)	10.0 du/ac
Residential Unit Count (Max. Overall)	2,363 units
Open Space (Min. 20% Overall)	± 47.25 acres

LAND USE

Single-Family Residential	± 108.9 acres
Build For Rent	± 25.7 acres
High Density Residential	± 46.2 acres
Commercial	± 18.1 acres
Park	± 5.1 acres
Drainage Channel	± 12.2 acres
Arterial & Collector Right-of-Way	± 20.0 acres
Total	± 236.3 acres

Note:

- The Conceptual Land Use Plan and corresponding site data are subject to adjustment. Final unit counts, site design, and parcel areas will be determined during the development process, subject to the maximum density.
- Farrell Road improvements will be provided by others.
- An Urban Multi-Use Trail known as the Canal Trail is provided within a 16' trail corridor south of Farrell Road (9' Concrete & 4' DG trail).
- A minimum 30' landscape buffer is planned along all perimeter roadways. Farrell Road improvements will be provided by others.

29 November 2023

\\01033401\Graphics\Exhibits\Cortona_P&ID_Exhibits.mxd





The 5-acre Park will feature a selection of amenities from the following list, or comparable items of similar quality:



- | | |
|---|--|
| <ul style="list-style-type: none"> • Shade structure • Park bench with pet waste station or trash receptacle • Picnic tables • Playground/tot lot (ages 2-5) • Playground/tot lot (ages 5-12) • Outdoor game tables • Multi use paved paths • Outdoor game tables | <ul style="list-style-type: none"> • Tennis/pickle ball courts • Recreation building • Amphitheater • Sports fields • Soccer • Baseball • Disc golf course • Bean bag toss fields • Bocce courts • Shade canopy • Basketball courts |
|---|--|

Proposed Circulation Plan

Exhibit F



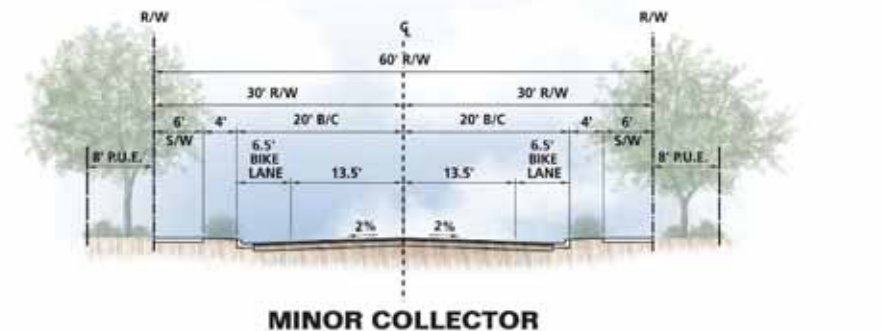
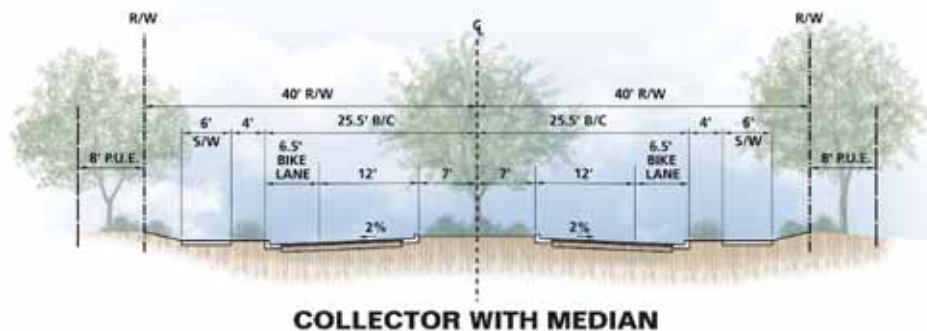
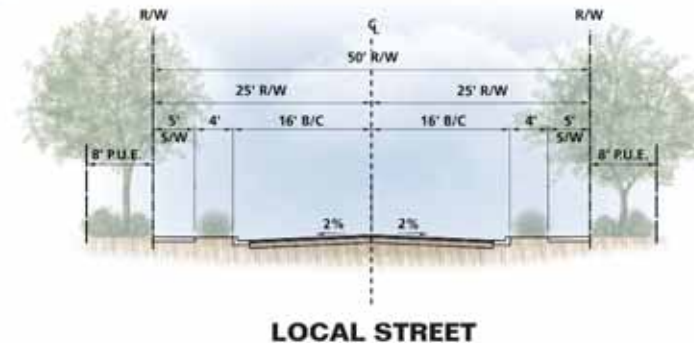
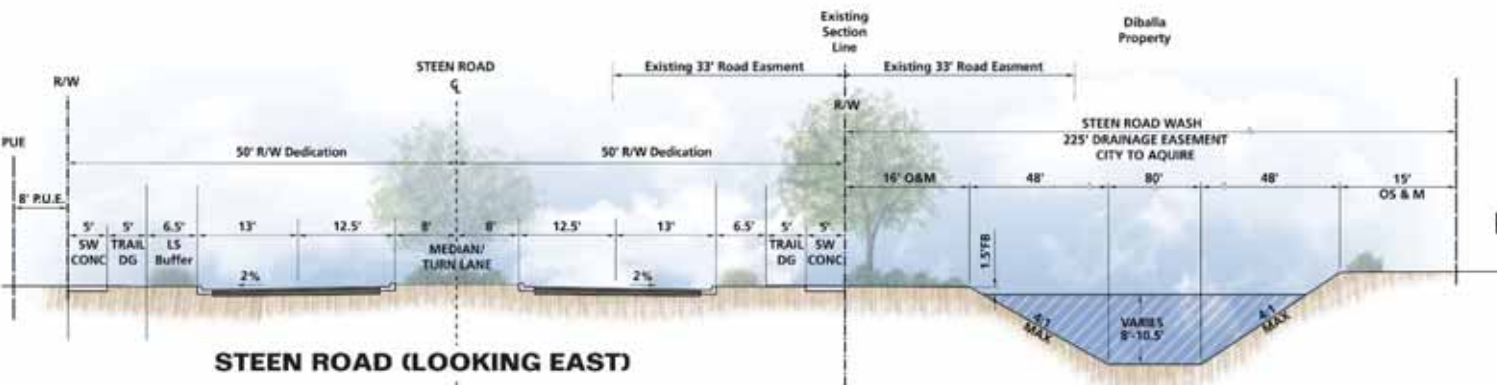
LEGEND

- | | |
|---|--|
|  | Minor Arterial
Hartman Road |
|  | Modified Collector
Steen Road |
|  | Collector with Median |
|  | Minor Collector |
|  | Urban Multi-Use Trail
Canal Trail (9' Concrete & 4' DG) |



Proposed Street Sections

Exhibit G



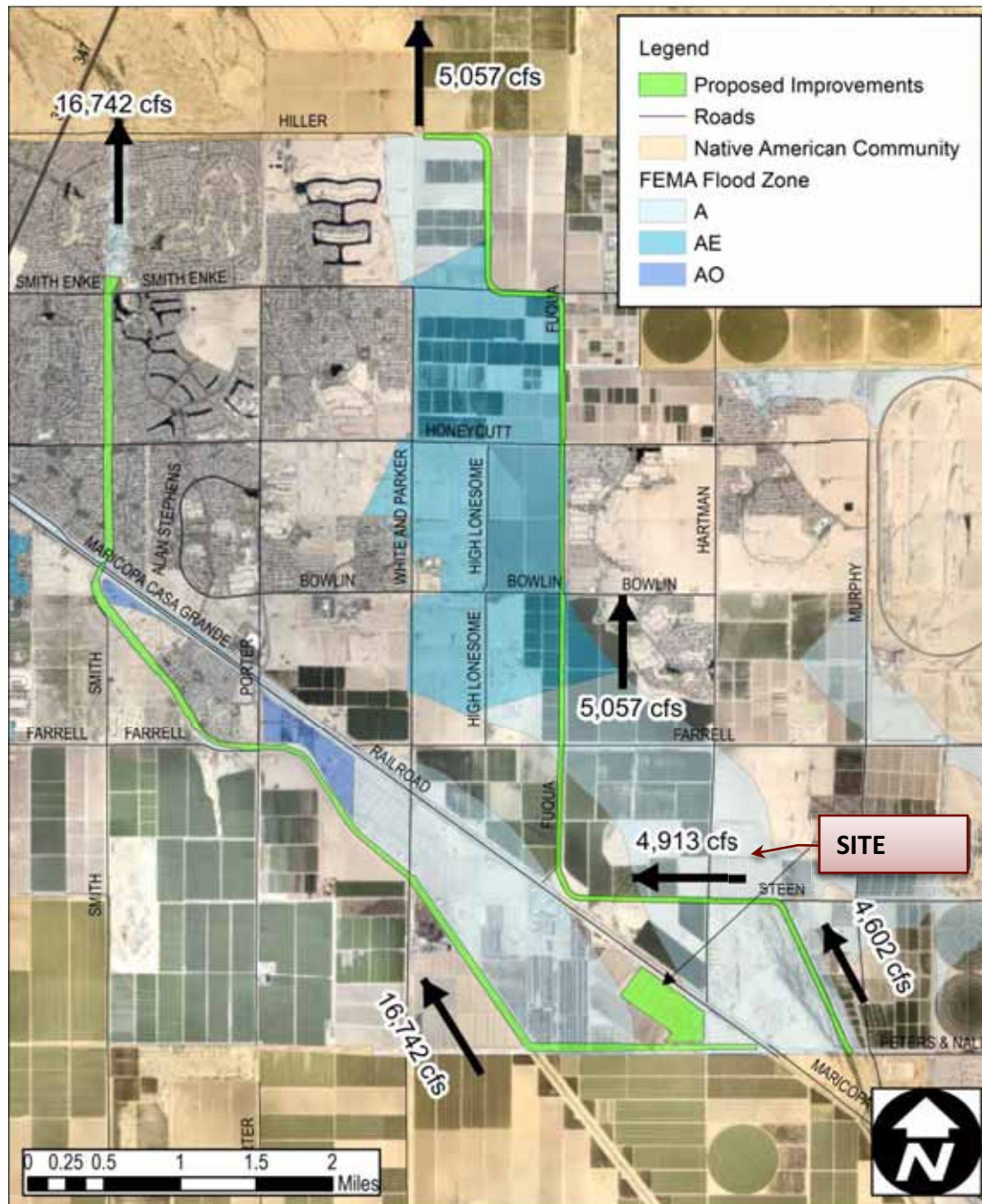
Note: Conceptual street sections are provided for illustrative purposes only. Ultimate design is to be determined during the preliminary or final plat stage.

City of Maricopa

PRELIMINARY DESIGN CONCEPT

North Santa Cruz Wash Regional Flood Control Project

Prepared by Wood Patel
February 2020



The City has been working on a regional drainage solution for the last few years. The intent has been incorporated into the design of this project.

Proposed Sign Plan

Exhibit H



Cortona

PHASE 2

Entry Monument Elevations



PRIMARY ENTRY MONUMENT

LEGEND			
1	CMU Pilaster 8"x4"x15" Stacked Smooth Face CMU Block Painted	5	8"x2"x16" CMU Cap Block Painted
2	Standing Seam Metal Roof	6	Stone Veneer 3" Cut Limestone; Dark
3	Beams Tail Painted Tube Steel	7	Stone Veneer 6" Cut Limestone; Light
4	Trex Recycled Wood	8	Signage Reverse Pan



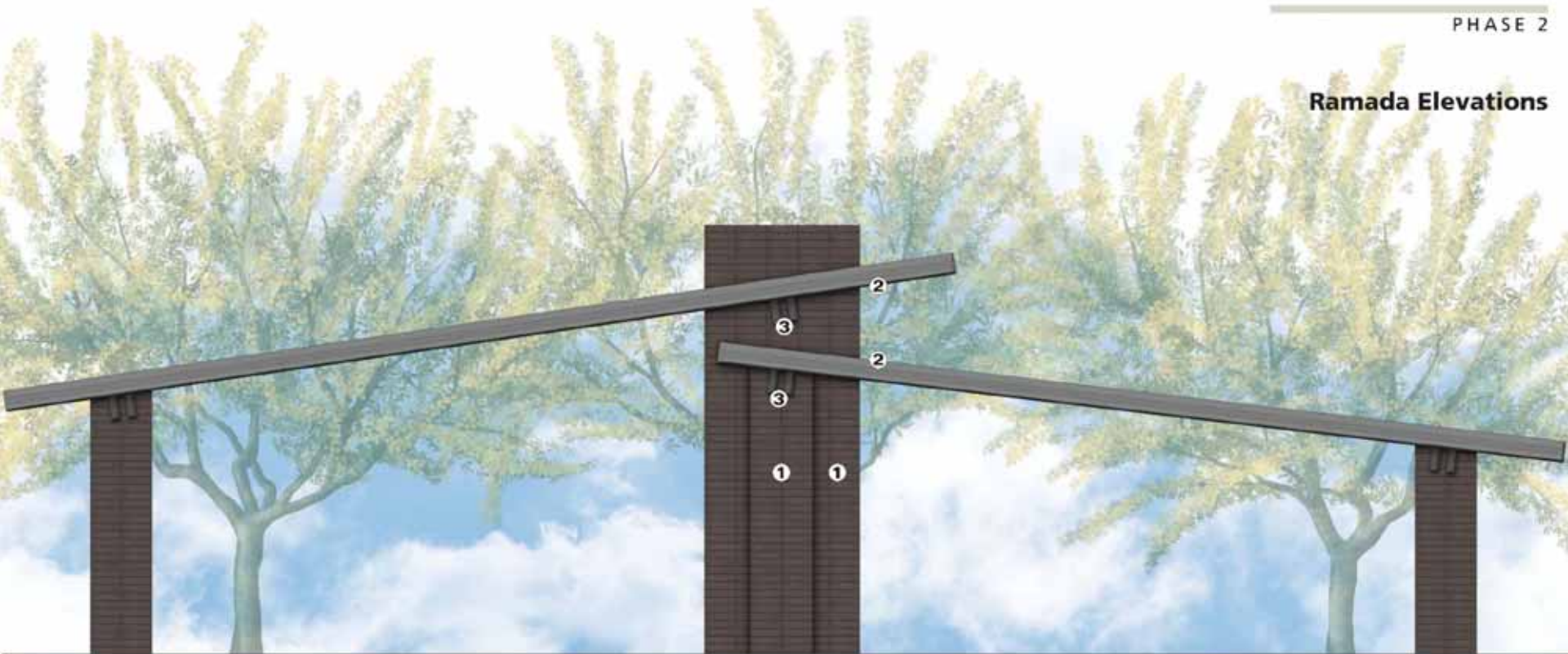
SECONDARY ENTRY MONUMENT



TERTIARY ENTRY MONUMENT

Note: Signage to be approved under separate permit.

Ramada Elevations



LEGEND	
①	8"x4"x16" Stacked Smooth Face CMU Block Painted
②	Standing Seam Metal Roof
③	Beam Tail Painted Tube Steel

RAMADA

Wall Elevations

LEGEND	
①	6"x4"x16" CMU Cap Block Painted
②	6"x8"x16" Split Face CMU Block Painted
③	6"x8"x16" Smooth Face CMU Block Painted
④	8"x2"x16" CMU Cap Block Painted
⑤	8"x4"x16" CMU Block Painted
⑥	8"x8"x16" Split Face CMU Block Painted
⑦	8"x8"x16" Smooth Face CMU Block Painted
⑧	Stone Veneer 6" Cut Limestone; Light
⑨	Column Cap Painted
⑩	2"x2"x1/4" Square Tube
⑪	1/2"x1/2" Picket

PRIMARY THEME WALL

SECONDARY THEME WALL

PARTIAL VIEW WALL

FULL VIEW FENCE

Benefits of Proposal

Commercial Zoning

- Establishes the zoning for commercial opportunities.
 - Committed to ±18.1 acres of Commercial.
 - Zoning allows shops, restaurants, and neighborhood commercial services.
 - Employment opportunities.

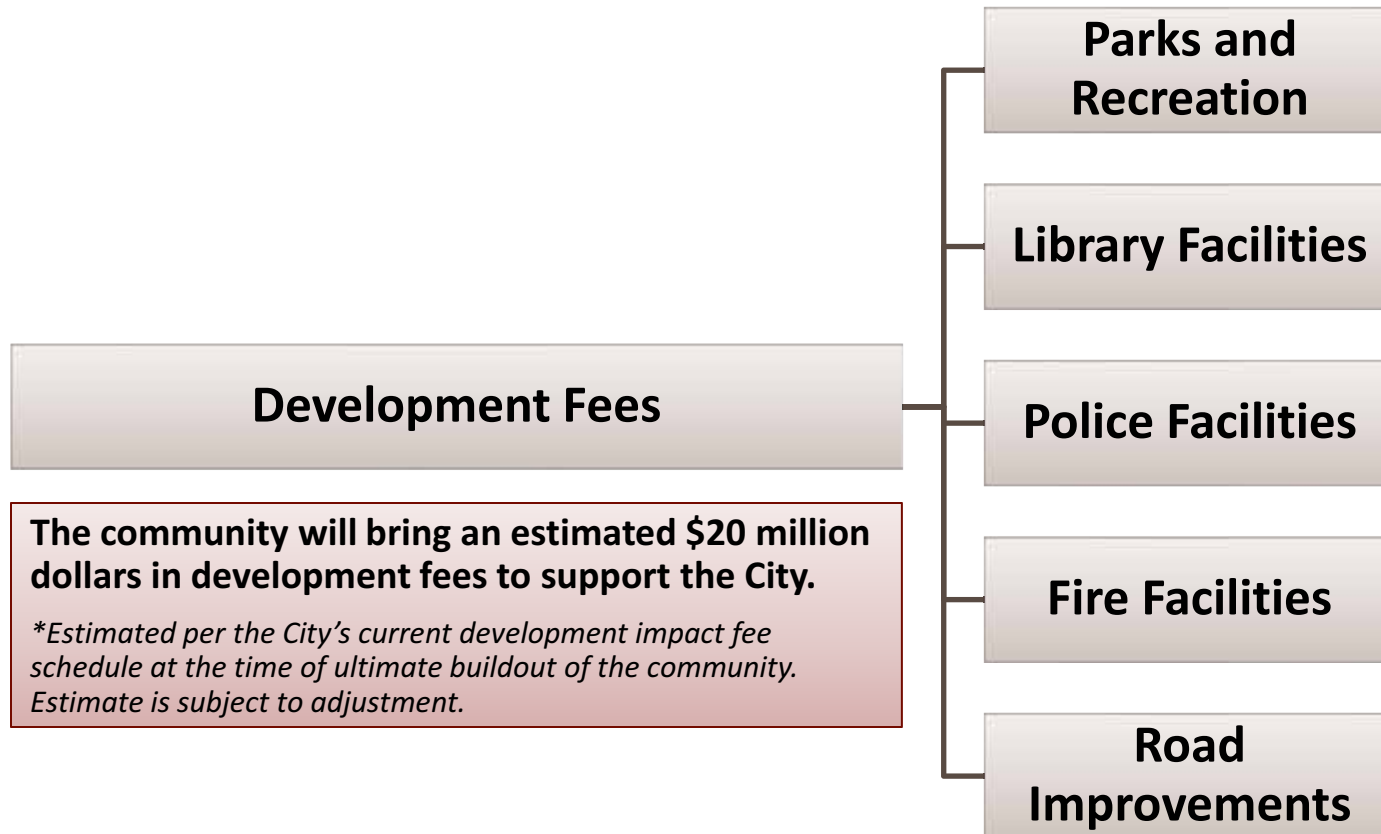
School Donation

- A school donation agreement will be finalized at the time of development.

Benefits of Proposal (Cont.)

- New Amenities**
 - New activity nodes and park with ramadas, tot lot, fitness stations, sport courts, picnic areas, trails, and/or comparable amenities.
- New Infrastructure**
 - Improvements on Steen and Hartman Road.
 - Multi-modal transportation and an attractive streetscape.
 - Potential contribution for turn lanes or traffic signalization when/if warranted by analysis as approved by the City Engineer.
- Commitment**
 - Commitments upheld through the City's plan review and permitting process.

Contribution to the City



Questions?