



STAFF REPORT

Case Number: GPA21-06

To: Planning and Zoning Commission
 Through: Rodolfo Lopez, Director, Development Services Department
 From: Corin Hooper, Planner II
 Meeting Date: October 25, 2021

REQUESTS

Public Hearing GPA21-06 Maricopa 40 General Plan Amendment. A request by CVL Consultants on behalf of Emmerson Enterprises to change the designated General Plan Land Use of approximately 40.43 acres from low density residential (LDR) to master planned community (MPC) with 38.83 dedicated to residential and 1.5 acres dedicated to commercial. This is generally located on the northwest corner of W Steen Road and N Murphy Road. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

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Owner:
 Chase Emmerson
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 14555 N. Scottsdale Road #330
 Scottsdale, AZ 85254

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

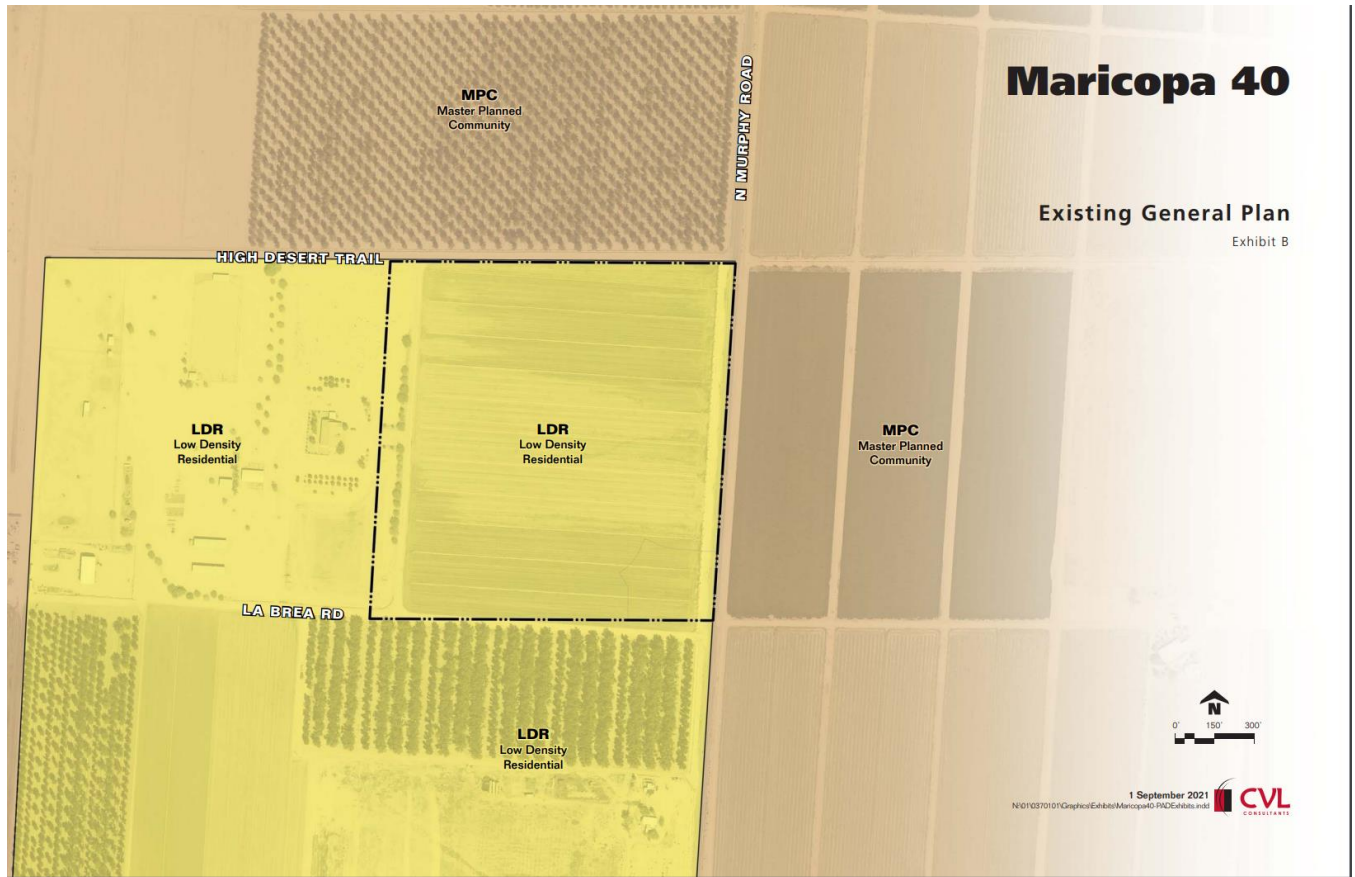
PROJECT DATA

Site Gross Acres	40.43 acres
Parcel #	502-060-35B
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Single Family Residential
Existing General Plan, Land Use	Low Density Residential (LDR)
Proposed General Plan, Land Use	Master Planned Community (MPC)
Overlay Zoning	None/PAD being concurrently developed

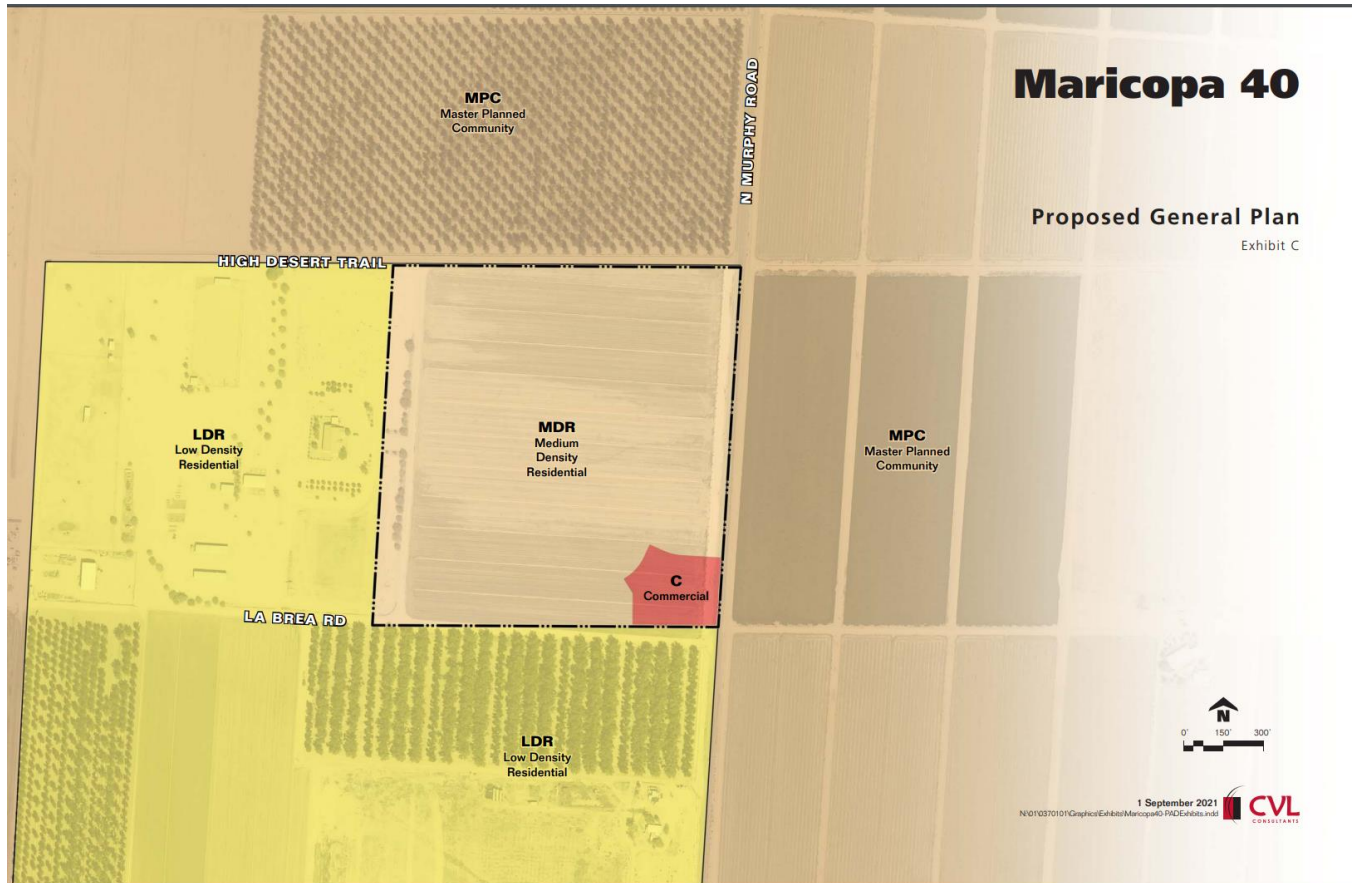
Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Single Family Residential (CR-3)	Vacant
East	Master Planned Community (MPC)	General Rural (GR)	Vacant
South	Low Density Residential (LDR)	Industrial Zone (CI-2)	Vacant
West	Low Density Residential (LDR)	Industrial Zone (CI-2)	Vacant

General Plan Amendment Map (Existing)



General Plan Amendment Map (Proposed)



ANALYSIS

The applicant is requesting a Minor General Plan Amendment to the Future Land Use Map from Low Density Residential to Master Planned Community to develop Maricopa 40, a single-family community with 1.5 acres reserved for commercial development. Refer to Attachment A for project narrative, land change map and the citizen participation report.

The application is requesting a change in land use citing the following reasons:

The property is well suited for single family, as similar uses have been proposed and are in the process of development in close proximity. The area is better suited for a PAD than its current industrial designation. The development of this zoning to a planned area development ameliorates concerns that may be brought about through its proximity to the new Maricopa High School number two.

In terms of upgrading the land from Low Density Residential to a combination of medium density residential and associated retail, the number of dwelling units per acre are within the anticipated development for Medium Density Residential. Also, there are surrounding parcels that have the master planned community land use designation.

The considerations for the General Plan Land Use Map Amendment consider the Plan Administration section of the General Plan itself. Criteria include the (1) number of acres for land use change and/or (2) the capital cost burdens to the City when classifying an amendment as either Major or Minor.

1. Proposed land use changes that do not meet or exceed the thresholds of a Major Plan Amendment (as defined in Table 1 – Major Plan Amendment Land Use Criteria within City Limits) are defined as Minor. This proposal, refers to the line for current designation of residential transferring from low density residential to medium density residential, the trigger

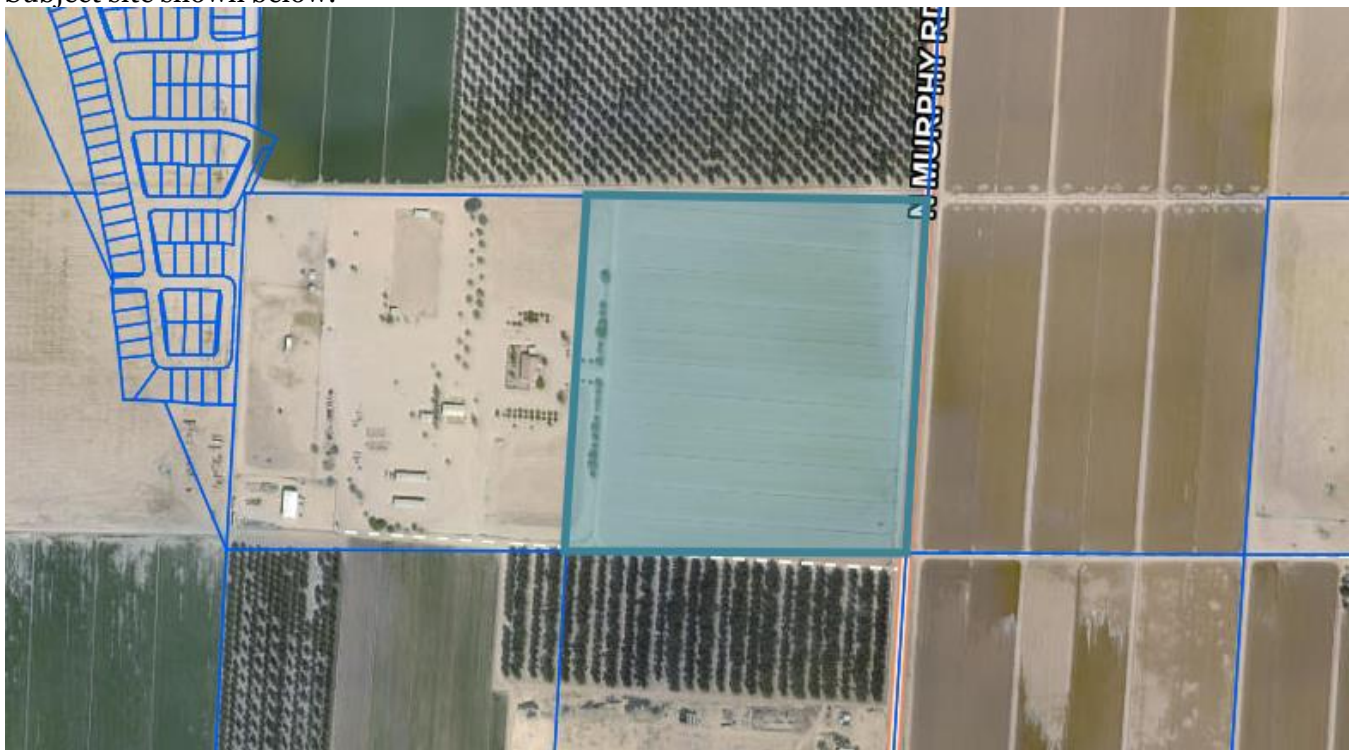
to apply as a major amendment is 80 acres, whereas this proposal includes 38.85 acres of medium density residential and 1.5 acres of commercial.

2. Infrastructure Criteria is also listed as an independent consideration to acreage. The context of the site requires no expansion of infrastructure that warrants costly capital improvements.

In accordance with this criteria, staff classifies the proposed General Plan Land Use Map Amendment as Minor. The application was submitted with a Public Participation Plan that met state statutes and the standards prescribed within the Zoning Code, as outlined later in this report. The remaining public process includes holding a Public Hearing before the Planning & Zoning Commission, a recommendation by the Commission made to City Council, holding a Public Hearing before City Council, and a decision by City Council. A recommendation should be made as to whether the amendment achieves, on balance, the goals and objectives as defined within the text of the General Plan Elements.

SUBJECT SITE

Subject site shown below:



CITIZEN PARTICIPATION:

The applicant has properly notified the surrounding property owners of the proposed development as required per the City's Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below.

- September 22, 2021 - Notification letters sent

- September 22, 2021 - Sign posted
- October 7, 2021 - Neighborhood Meeting
- October 25, 2021 - P&Z Commission meeting

MINOR GENERAL PLAN AMENDMENT FINDINGS:

As required by the General Plan, the following goals and objectives are of consideration:

Goal B1.4: Minimize conflicts between land uses.

Staff Analysis: The master planned community land use abuts and is sited along Murphy Road, which minimizes conflict to the adjacent residential to the north. Impacts to the surrounding areas should be minimal with the exiting built infrastructure to accommodate the proposed land use.

Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.

Staff Analysis: Housing diversity is improved in both dwelling type and density with the proposal. The proposal also advances the city housing needs assessment's goals and needs that identified this type of request to accommodate the city's growing workforce population and shortage in rental housing.

Goal E3.1: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa.

Staff Analysis: Through development process the development shall adhere to the required pedestrian connectivity standards as set forth within the city's Zoning Code.

CONCLUSION:

Staff recommends the approval of **General Plan Amendment case # GPA21-06**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Prior to the City Council approval of the Minor General Plan Amendment, the applicant shall submit to the city a signed waiver pursuant to Proposition 207.
2. At the time of the formal Zoning/Platting Application submittal, the development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Land Use Change Map

Exhibit C: Citizen Participation Report

-- End of staff report

June 15, 2021
Revised: September 3, 2021

Maricopa 40

Located southwest of High Desert
Trail and Murphy Road
City of Maricopa, Arizona

Minor General Plan Amendment (GPA) Narrative

Case Number : GPA21-06



4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-03701-01

Minor General Plan Amendment (GPA) Narrative

for Maricopa 40

**June 15, 2021
Revised: September 3, 2021**

Developer

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Exhibits

Vicinity Map.	Exhibit A
Conceptual Land Use Plan.	Exhibit B
Existing General Plan.	Exhibit C
Proposed General Plan.	Exhibit D
Existing 600' Adjacent Ownership Map.	Exhibit E
One Mile Radius Surrounding Area Map	Exhibit F
Proximity Exhibit.	Exhibit G
Flood Insurance Rate Map	Exhibit H

1. Purpose and Intent

On behalf of Emmerson Enterprises, CVL Consultants is pleased to submit this request for Maricopa 40, a new single family residential community planned for approximately 190 single-family homes, two typical lot sizes with opportunities for additional housing product options, a ±1.5-acre retail site, and quality open space and amenities on an undeveloped approximately 40.43-acre parcel at the southwest corner of High Desert Trail and Murphy Road (the “Property”) in Maricopa, Arizona (the “City”). (See Exhibit A, Vicinity Map). This unique community meets the desires of current and future homebuyers while reflecting the area’s historic agricultural character and providing an appropriate land use solution for this undeveloped site in a growing area of Maricopa. (See Exhibit B, Conceptual Land Use Plan).

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment (“GPA”) to change the existing LDR (“Low Density Residential - up to 2.0 dwelling units per acre”) land use designation to the MDR (“Medium Density Residential 2.0-6.0 dwelling units per acre”) land use designation. (Refer to Exhibits C and D, Existing General Plan and Proposed General Plan.)

The second companion request seeks to rezone the overall approximate 40.43 acre property from the current CI-2 (“Industrial Zone”) zoning to PAD (“Planned Area Development”) zoning. Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area.

The Property is well suited for its majority single-family residential use, due to its location adjacent to the Cortona master-planned community directly to the north and its position approximately 1/2 of one mile from the future Maricopa High School No. 2 to be located on the southwest corner of Murphy and Farrel Roads. This location 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 schools 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. As described above, the proposed residential community with a

small portion designated for future retail development is significantly more compatible with the surrounding area.

Through these two requests, Emmerson Enterprises seeks to bring a beautiful residential neighborhood to the City, with lot sizes that meet the desires of current and future homebuyers in the area. Emmerson Enterprises has designed the community after the pattern it used successfully in nearby communities like McDavid Estates, located on McDavid Road and Loma Drive. Maricopa 40 will be another quality community based on these principles and will be developed as a high-quality single family residential and retail neighborhood through these concurrent PAD and Minor GPA applications.

Description of Development

Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The community incorporates a wide landscape tract along the property's frontage on Murphy Road with additional open space at each entry to provide a beautiful external aesthetic to the community. This tract provides additional buffering to the project's lots that back to the adjacent roadway, as well as the proposed retail site.

The residential lots may consist of a typical lot mix of 40' x 115' and/or 45' x 120' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, 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 ±1.5 acre retail parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future retail use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location.

Internal circulation to the community will be provided by a primary entrance from Murphy Road to the east with an internal collector road providing access to local streets and access for the existing single family residence to the west. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

The site plan has been designed to create two main active open space areas in the community (both on the north and the south) with various open space areas located throughout. As a consequence, all homes in the community are in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with a centrally located park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and/or picnic tables.

The community provides 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 throughout the entire community.

Furthermore, the proposed 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, as well as other required site improvements. (Exhibit B, Conceptual Land Use Plan).

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. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in this proposal to ensure the development of a high quality neighborhood and overall design compatibility to the area.

2. Property Location

The Property is located at the southwest corner of High Desert Trail and Murphy Road in the City of Maricopa, Arizona and consists of approximately 40 acres identified as Parcel Number 50206035B on the Pinal County Assessor's Map (Exhibit A, Vicinity Map).

Legal Description

The parcel is described as; the Northeast quarter of the Southeast quarter of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

3. Existing Conditions

Property Physical Character

Maricopa 40 is located north of La Brea Road, south of High Desert Trail and west of Murphy Road within the incorporated limits of the City of Maricopa. The Property consists of approximately 40 acres identified as Parcel Number 50206035B in Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona (Exhibit A, Vicinity Map).

The Property is currently undeveloped land that decreases in elevation from the northeast corner to the southwest corner of the parcel. The total elevation change is approximately 4 feet, dropping from 1,231 feet above mean sea level (MSL) near the southwest corner of the development to about 1,227 feet MSL at the northeast corner of the development.

Historical Land Uses

Aerial photographs from HistoricAerials.com and Google Earth were reviewed, as well as other sources. These aerial photographs depicted the Property and adjacent properties as agricultural and native land. Single family residences were constructed on the adjacent property to the west in 2002 and on the adjacent property to the south in 1949. There are no records or evidence indicating the presence of Historical Land Uses within the Property nor are there any known sites on the Property with significant historical background or historical credentials.

Geological Constraints

Research of the USGS database reveals no evidence of the presence of earth fissures within the parcel boundaries and there is no information indicating any other geological constraints on the Property. The United States Department of Agriculture, Natural Resource Conservation Service (NRCS) Soil Survey “Pinal County, Arizona, Western Part”, updated June 5, 2020, provides a reasonable overview of the general soils types that are anticipated to be predominant on the parcel. Per the NRCS Soil Survey, the predominant soil type for the Property is Casa Grande fine sandy loam. This soil has high risk of corrosion to concrete and corrosion to steel; with a low shrink-swell potential.

Drainage

The Property is currently an undeveloped agricultural field and generally drains from the east to the west. The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014 (Reference 1), indicate the Property falls within Zone “X” and Zone “A”

- Zone “X” (shaded) is defined by FEMA as, “Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood.”
- Zone “A” is defined by FEMA as, “Areas subject to inundation by the 1-percent-annual-chance flood event. No Base Flood Elevations are determined.”

Wood Patel is currently preparing a regional floodplain solution that will remove the minor portion of the Property from the currently effective Zone A floodplain. A CLOMR has been submitted to FEMA by Wood Patel for review and comment. Once the CLOMR is approved, the regional solution will be constructed. Once constructed, the channelization efforts will be followed up with a subsequent LOMR which will be submitted to local agencies and FEMA for review and comment. As detailed in the attached drainage report, the off-site flows that currently impact the site will be intercepted and routed by the proposed Santa Cruz Wash channel as part of Wood Patel’s regional floodplain solution. Construction of the Santa Cruz and Santa Rosa Regional Drainage Channels are anticipated to remove the Zone A floodplain designation currently impacting the southeast corner of the Property.

The Property is protected from additional off-site flows from the east agricultural fields by the existing Murphy Road. Murphy Road will be improved adjacent to the proposed development, and the additional runoff generation will be captured and retained in on-site retention basins. Please refer to the attached drainage report for additional information.

Surrounding Uses

The properties surrounding the Property are as follows:

Direction	Use	Zoning	General Plan
North	Undeveloped agricultural land planned for Cortona, a master planned community.	CR-3 PAD	Master Planned Community
South	Single family residential and agricultural land.	CI-2	Low Density Residential
East	Single family residential and agricultural land.	GR	Master Planned Community
West	Single family residential and agricultural land.	CI-2	Low Density Residential

Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the significant growth planned in this area of Maricopa. The master planned communities in the immediate surrounding area are as follows:

Community	Direction	Zoning	General Plan
Cortona	Directly north and approximately 1/4 of one mile west of the Property.	CR-3 PAD	Master Planned Community
Red Valley Ranch	Approximately 1/2 of one mile northeast of the Property.	CR-3 PAD	Master Planned Community
Hartman Ranch	Approximately 1/2 of one mile to the southeast of the Property.	CR-3 PAD	Master Planned Community
Eagle Shadow - The Sanctuary	Approximately 1/4 of one mile south of the Property.	CR-3 PAD	Medium Density Residential

The nearest schools are Desert Wind Middle School and Santa Cruz Elementary School, located within an approximately 2-3 mile radius of the Property. Maricopa High School is located approximately 9 miles from the Property. Maricopa High School No. 2 is proposed to be developed in July 2022 on the southwest corner of Murphy and Farrel Roads, approximately 1/2 of one mile from the Property.

The Maricopa Police Department and Maricopa Fire Department Station 572 are located within an approximately 2 mile radius of the Property.

Additional neighborhoods, parks, schools, community centers, and retail are readily available nearby within the City of Maricopa located to the northwest of the Property (Exhibit G, Proximity Exhibit).

Existing Roadway & Circulation Conditions

Maricopa 40 proposes two new access points on Murphy Road, a minor arterial located along the eastern boundary of the Property. High Desert Trail and La Brea Road are existing dirt roads that run east-west along the northern and southern boundaries of the Property.

Given the proposed development location it is expected that the majority of traffic will access the Property from the Maricopa-Casa Grande Highway. Some traffic destined to Maricopa's City Center might travel north and access Maricopa using Honeycutt Road. The Maricopa-Casa Grande Highway ("MCGH") is an east-west road located approximately 2 miles south of the Property. The Arizona Department of Transportation ("ADOT") federal functional system classifies MCGH as a minor arterial that serves as a direct route from Gila Bend to Maricopa where it terminates at its junction with John Wayne Parkway ("SR 347"), a principal arterial, that provides access to the Phoenix metropolitan area approximately 20 miles north of Maricopa. MCGH can be accessed via Murphy Road heading south from Maricopa 40.

Interstate 10 ("I-10") is located approximately 16 miles northeast of the Property. Interstate 8 ("I-8") is located approximately 25 miles southwest of the Property and provides access to San Diego and Southern California (Exhibit F, One Mile Radius Surrounding Area Map).

4. Existing Zoning and General Plan Land Use

The Property is currently within the Maricopa General Plan's Low Density Residential land use category which allows for a density of up to 2.0 du/ac. A concurrent Minor General Plan Amendment is in progress to amend the existing land use designation to Medium Density Residential (2-6 du/ac) and Commercial to facilitate the proposed development (Exhibit C, Existing General Plan; Exhibit C, Proposed General Plan).

The Property is zoned Industrial Zone (CI-2). Rezoning to PAD is requested in order to allow for flexibility regarding the proposed land uses and applicable development standards detailed below to facilitate the proposed development.

5. Service Information

Water Facilities

The Property is located within the water service area of Global Water Resources. The closest existing waterline is a 16-inch line at the intersection of Farrell Road and Hartman Road that will be extended to the development. A proposed off-site water system will connect the proposed on-site system of 8-inch lines to the existing waterline at the intersection of Farrell Road and Hartman Road. Details for the proposed off-site water system are being discussed with Global Water Resources to determine the appropriate line size to serve this development and other proposed adjacent developments. Final off-site waterline sizes will be outlined during final design. Please refer to the attached preliminary water report for additional information.

Wastewater Facilities

The Property is located within the wastewater service area of Global Water Resources. The closest existing sewer line is a 24-inch at the intersection of Farrell Road and Hartman Road about 1.8 miles away. Within Maricopa 40, a system of 8-inch line is proposed to direct sewer flows from the west of the project to the east (Murphy Road). Within Murphy Road, flows will continue north to Farrell Road then west in Farrell Road to the existing sewer line located at the intersection of Hartman Road and Farrell Road. Sizing for the off-site sewer system is ongoing with Global to determine the appropriate size line to serve this project and other adjacent proposed projects and will be completed during final design.

The wastewater systems have been designed according to the Global Water Resources' design standards for wastewater collection systems. Please refer to the attached preliminary wastewater report for additional information.

Utilities Table

The following outlines the utility service providers:

Utility	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District Number 3
Gas	Southwest Gas Corporation

6. Land Use Analysis

Proposed Minor General Plan Amendment

As stated above, this request updates the community's land use from Low Density Residential (up to 2.0 du/ac) to a combination of Medium Density Residential (2-6 du/ac) and Commercial in order to provide a combination of land uses that meet the desires of current and future homebuyers while remaining consistent with the existing and planned uses in the area.

It is proposed that the entire Property will be developed to include approximately 38.93 acres or (96%) Medium Density Residential use with the remaining approximately 1.5 acres (4%) proposed as Commercial. The Commercial area is planned for future retail development at the southeast corner of the Property along Murphy Road and will include a shared primary entry monument with ample landscaping and pedestrian connection to provide a sense of place and connectivity between the retail use and the residential portion of the community (Exhibit D, Proposed General Plan).

Proposed Land Use

The residential unit count for the community is estimated at approximately 190 lots for an estimated residential density of 4.88 du/ac, which is well within the 2-6 du/ac density range permitted within the Medium Density Residential category. The finalized lot yield and housing products 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. Emmerson Enterprises is proposing a single family residential and retail 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 Minor 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 Property to Medium Density Residential and retail is a significant improvement over the prior industrial use. The Property is located adjacent to the Cortona master-planned community directly to the north and its position approximately 1/2 of one mile from the future Maricopa High School No. 2 to be located on the southwest corner of Murphy and Farrel Roads. This location 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 schools 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. The Property is very well suited for residential use, due to its location near Maricopa High School No. 2, and its location adjacent to the Cortona 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

Maricopa 40 provides a mixture of residential housing styles and supporting retail 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 Maricopa 40. The community will provide a pedestrian friendly design that provides accessibility to services, recreational amenities and retail opportunities while allowing for a range of housing types.

To create a well-planned development that supports the community goals for a diverse and livable community, Maricopa 40 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 Maricopa 40, as established by the above-mentioned design elements, will enhance the appearance and features of the Property and surrounding environment. The community will provide a distinct upscale living environment for residents to enjoy.

7. Landscaping, Open Space and Pedestrian Circulation

As indicated in the PAD, large amounts of open space related to entrance features, retention and drainage facilities, park, tot lot, recreation and amenity areas, buffers, and pedestrian circulation trails, are proposed throughout the community. The development will provide detached sidewalks with tree-lined streets and decorative street lights to further enhance the distinct upscale living environment of the Maricopa 40 community in agreement with the applicant's concept of a quality PAD and in compliance with the City's requirements and standards.

Maricopa 40 proposes a variety of amenitized open space areas, including a park and amenity areas with significant recreational facilities and neighborhood play areas. The landscape design concept for Maricopa 40 is intended to exceed the City's design expectations by providing a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees. Landscaped retention basins will be included and will be accessible via meandering sidewalks that will connect directly to internal detached roadway sidewalks.

Trails and community sidewalks throughout the community provide efficient pedestrian access to the various open space areas and the main amenity area under the comfort of groupings of shade trees. The majority of programmed amenities are located in a central amenity area to encourage social gathering within the community.

This park area includes useable open space with various amenities such as pedestrian walking paths, picnic ramada structures with tables and seating, BBQs, turf areas, and/or tot-lot areas with useable play equipment. The proposed amenities utilize a variety of durable building materials, and have been developed to establish a unified and balanced palette of colors and textures.

Landscape tracts will be included outside of corner lots that side to the street, with a typical width of 10', providing ample room for plant materials. Large landscape buffers are provided along Murphy Road. Aesthetic walls, view fencing and the primary entry monument will incorporate a harmonious range of colors and finishes to complement the development's architectural style. The primary entry monument offers ample landscaping and pedestrian connection designed to provide a sense of place and connectivity between the retail use and the residential portion of the community.

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).

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 framework 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 Minor General Plan Amendment is to enable this undeveloped property the ability to bring together a new and attractive single-family residential and retail neighborhood with high value quality homes in a cohesively planned setting. The Minor General Plan Amendment (GPA) seeks to update the community's land use from Low Density Residential (up to 2.0 du/ac) to a combination of Medium Density Residential (2-6 du/ac) and Commercial in order to provide a combination of land uses that meet the desires of current and future homebuyers while remaining consistent with the existing and planned uses in the area.

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

Land Use

9. Goals and Objectives

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 Minor General Plan Amendment (GPA) to residential use with a portion of retail 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 Minor GPA 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 Minor GPA evaluates the General Plan, 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: Maricopa 40 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 the 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 Residential 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: Maricopa 40 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 along Murphy Road.

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.

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 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.

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 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.

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

10. *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: Maricopa 40 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 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 Maricopa 40 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.

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 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 adhere to all pedestrian circulation safety standards and requirements.

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 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: Maricopa 40 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.

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

11. *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.

12. Conclusion

The Maricopa 40 community complements the development planned in the surrounding area while activating this undeveloped Property as a new and attractive residential community with the flexibility to allow for creative design solutions to accommodate the proposed mix of land uses, street pattern, amenity areas, and large centrally located open space corridors. The smaller lot sizes will help create more

diverse and affordable single-family housing in close proximity to a future nearby school, Maricopa High School No. 2 and, as stated previously, the retail site is permitted to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area.

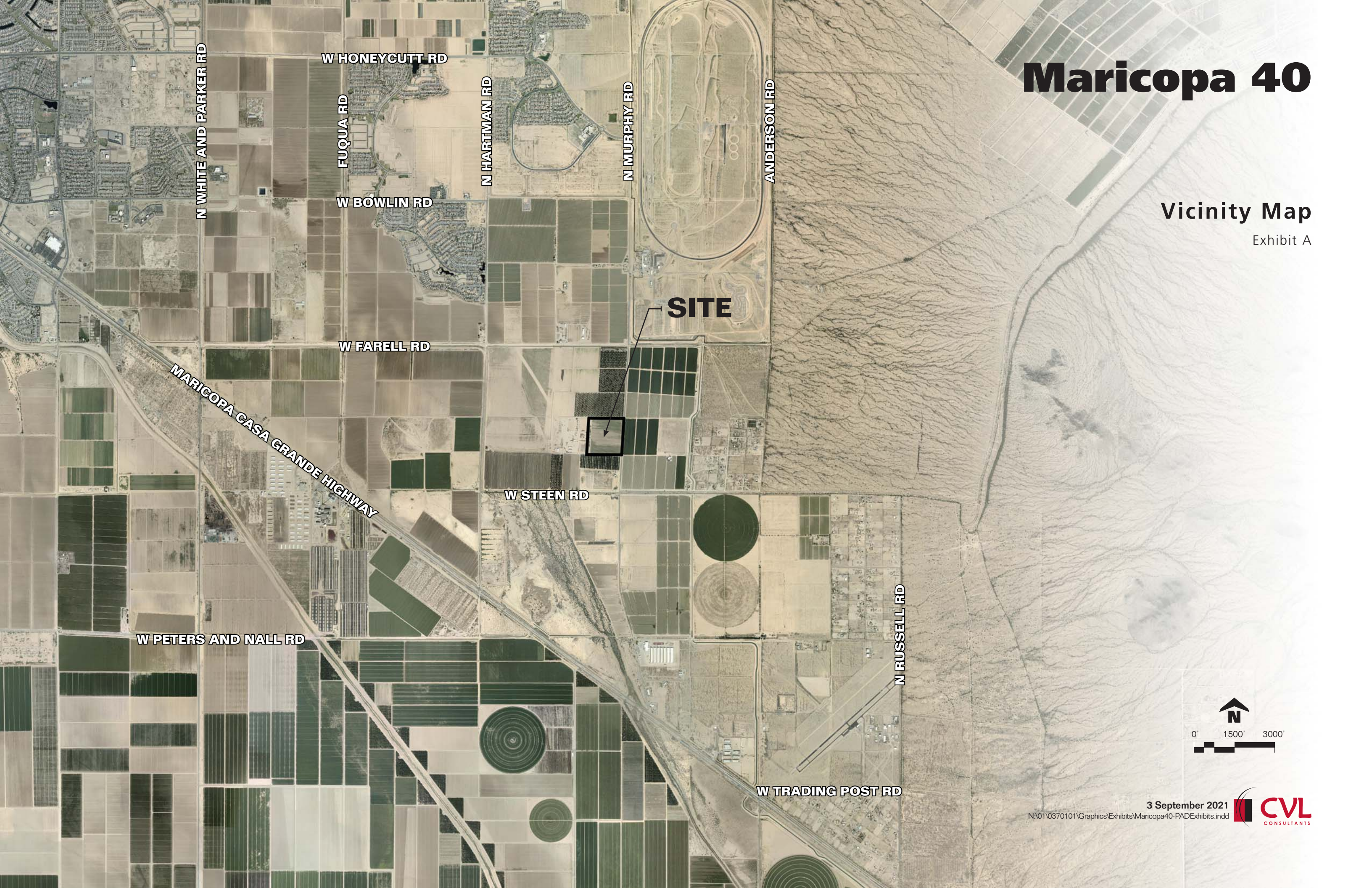
The Maricopa 40 community provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the Property and a positive contribution to the City.

As demonstrated above, this request for a Minor General Plan Amendment and PAD rezone is consistent in substance and location with the required findings of the Planned Area Development zoning district and the goals and objectives of the adopted General Plan for the City of Maricopa. We look forward to our continued coordination with staff in the processing of Maricopa 40.

Maricopa 40

Vicinity Map

Exhibit A



N WHITE AND PARKER RD

W HONEYCUTT RD

FUQUA RD

N HARTMAN RD

N MURPHY RD

ANDERSON RD

W BOWLIN RD

SITE

W FARELL RD

MARICOPA CASA GRANDE HIGHWAY

W STEEN RD

N RUSSELL RD

W PETERS AND NALL RD

W TRADING POST RD



3 September 2021

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Maricopa 40

Conceptual Land Use Plan

Exhibit B

HIGH DESERT TRAIL (ALIGNMENT)

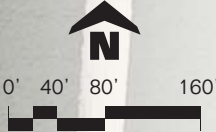
N MURPHY ROAD



Conceptual Site Data

Gross Area	40.43 acres
Residential Area	38.81 acres
Future Retail Area	1.62 acres
Lot Mix	
Single Family - 40' x 115'	± 119 lots
Single Family - 45' x 120'	± 71 lots
Total Yield	190 lots
Residential Density	4.90 du/ac
Residential Open Space (min. 20%)	± 8.12 acres
Note: This plan is for illustrative purposes only. Final lot mix, layout, street pattern and open space arrangement to be determined during the preliminary plat process.	

Minimum 30' Landscape Buffer is Provided Along Murphy Road



3 September 2021

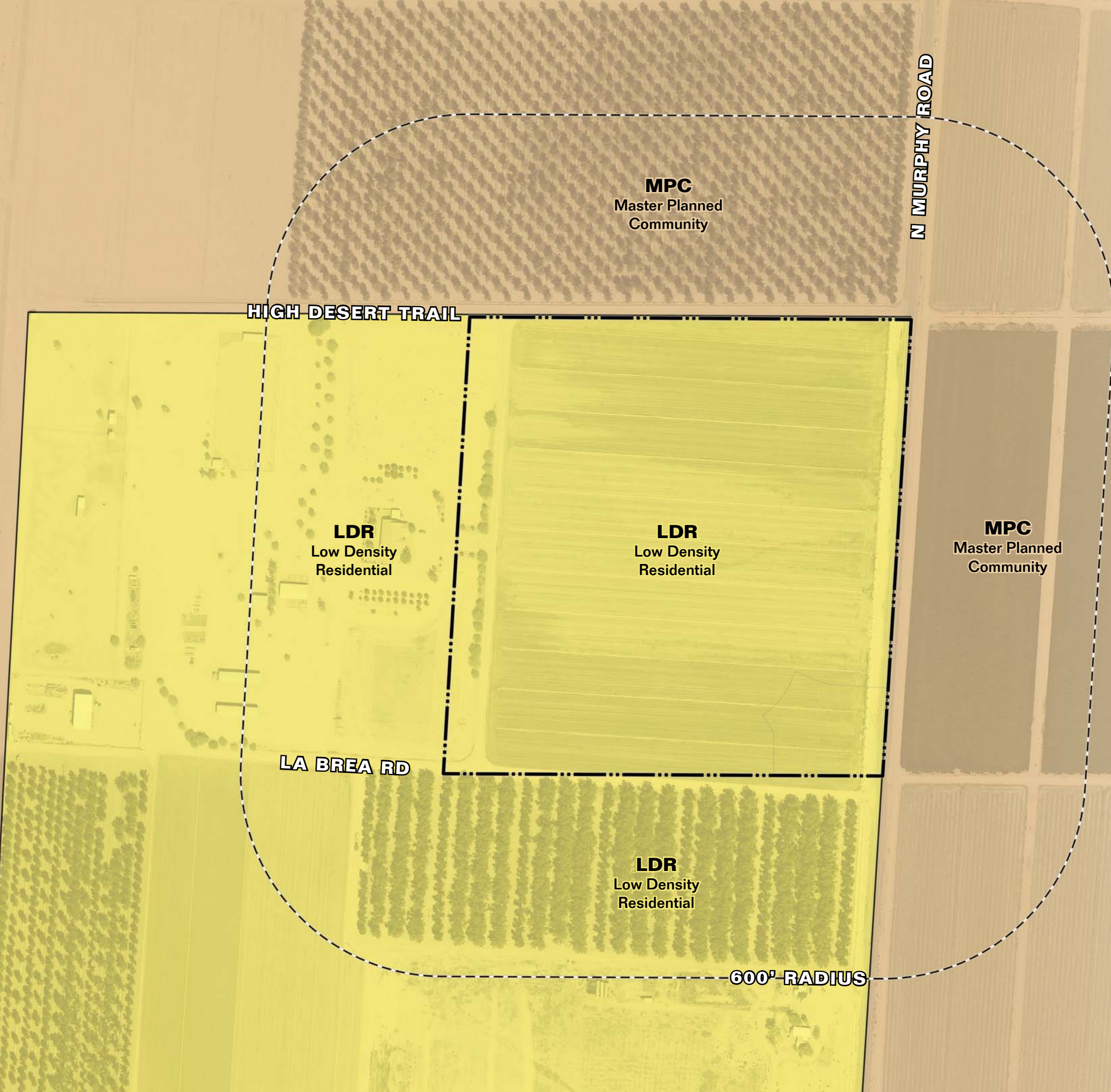
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Maricopa 40

Existing General Plan

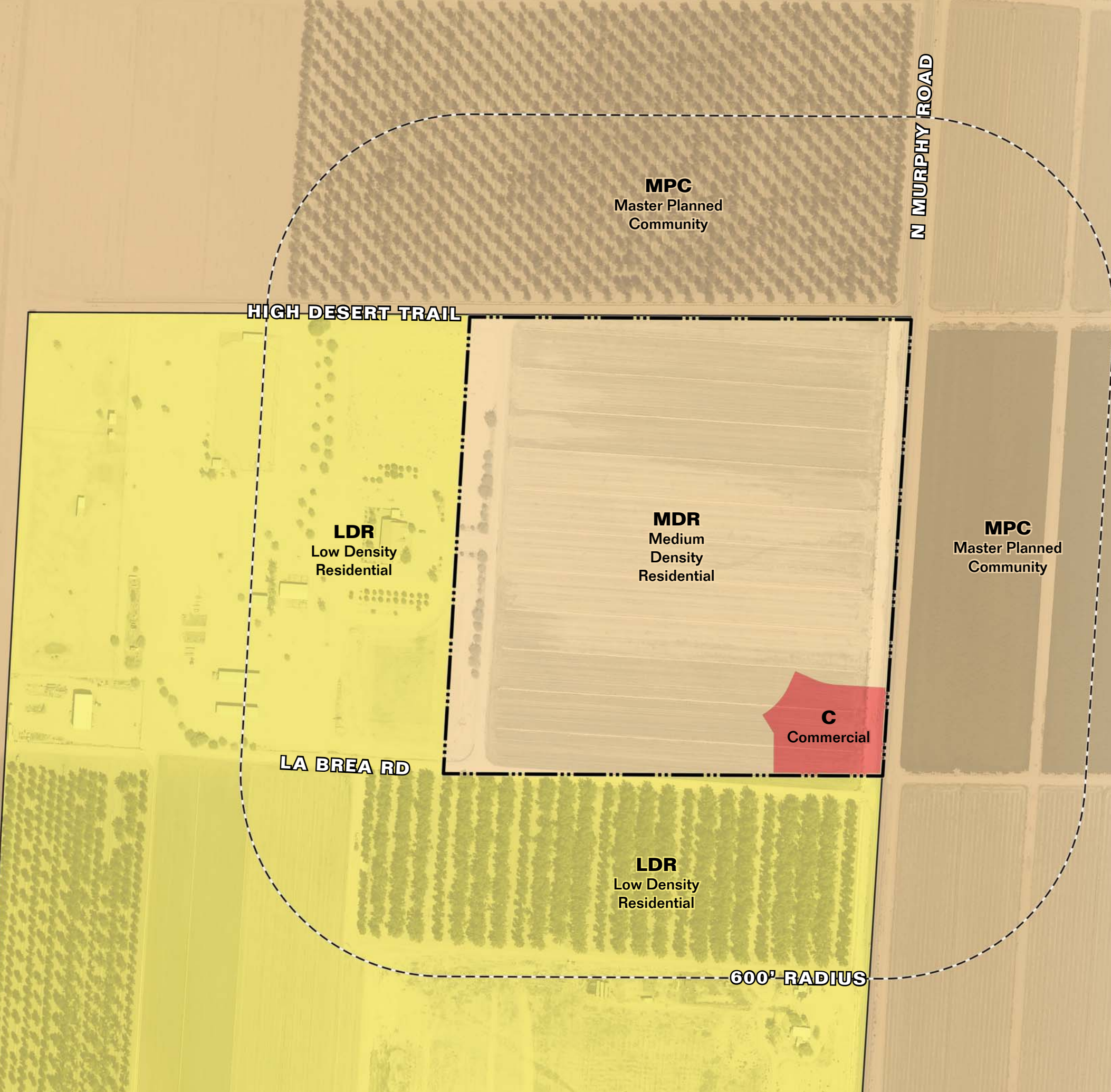
Exhibit C



Maricopa 40

Proposed General Plan

Exhibit D



Maricopa 40

Existing 600' Adjacent Ownership Map

Exhibit E

HIGH DESERT TRAIL

N MURPHY ROAD

LA BREA RD

50206035C
MARICOPA 240 LLC

502060420
HALL GARY L & SHIRLEY

50206035B
MARICOPA 40 LLC

50207002T
HBE FARMS LLC

502060400
HALL GARY L &
SHIRLEY

502060410
HALL GARY L & SHIRLEY

50207002F
ECHEVERRIA RUDOLPH LEE
& R RAMSEY TRS

600' RADIUS



3 September 2021

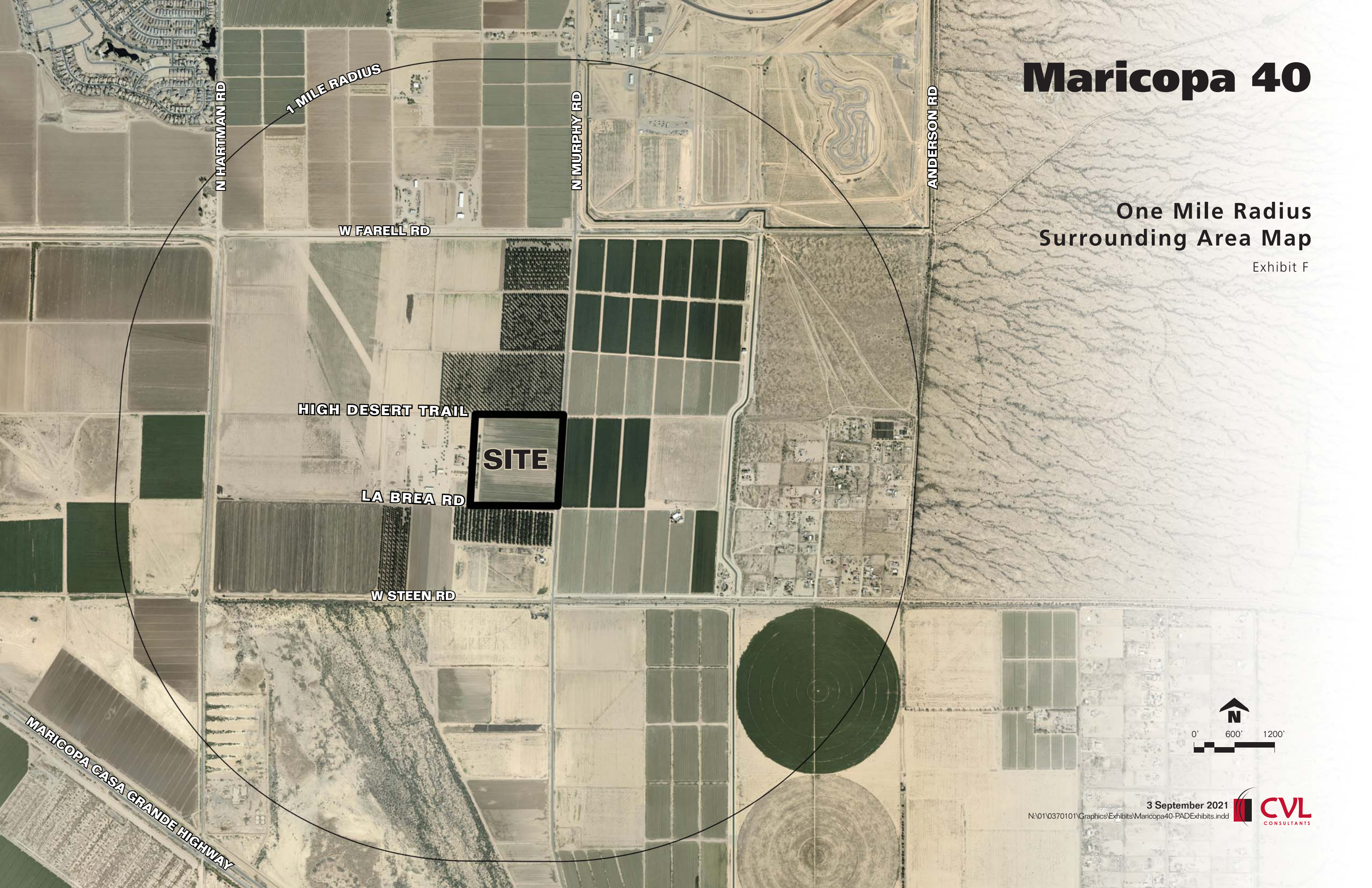
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Maricopa 40

One Mile Radius Surrounding Area Map

Exhibit F



3 September 2021

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MARICOPA CASA GRANDE HIGHWAY

N HARTMAN RD

1 MILE RADIUS

W FARELL RD

N MURPHY RD

ANDERSON RD

HIGH DESERT TRAIL

SITE

LA BREA RD

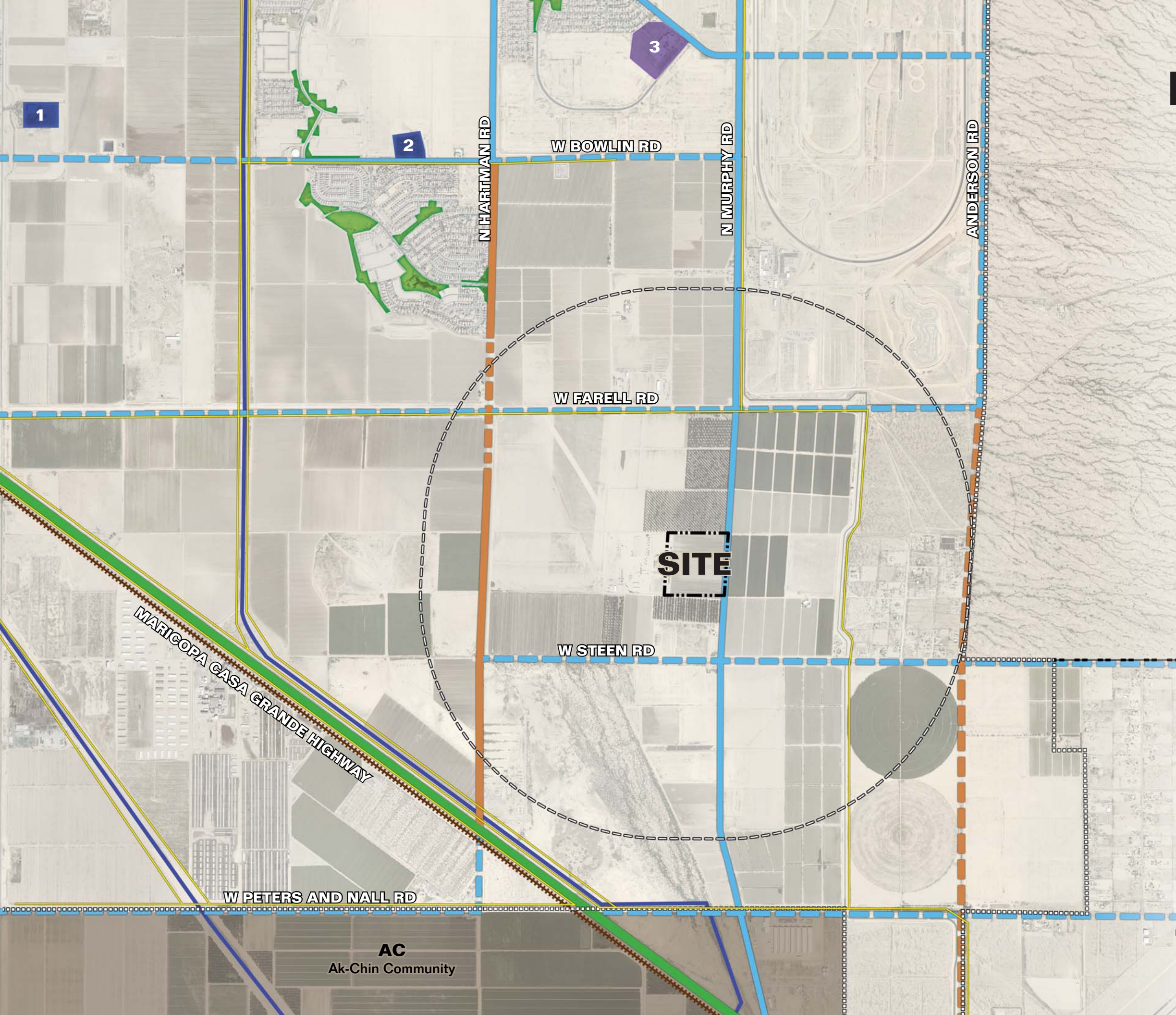
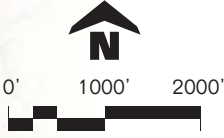
W STEEN RD

Maricopa 40

Proximity Exhibit

Exhibit G

Legend	
	Maricopa Police Department
	Maricopa Fire Department Station 572
	Desert Wind Middle School
	Private Parks and Open Space
	1 Mile Radius
	Project Boundary
	Parkway
	Principal Arterial
	Principal Arterial (Unpaved)
	Minor Arterial
	Minor Arterial (Unpaved)
	Proposed/ Existing Trail System
	Wash
	Railroad
	City Boundary



AC
Ak-Chin Community

National Flood Hazard Layer FIRMette



Maricopa 40

111°57'10"W 33°1'24"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect
	Base Flood Elevation Line (BFE)	Limit of Study
	Jurisdiction Boundary	Coastal Transect Baseline
	Profile Baseline	Hydrographic Feature
	Site Boundary	

OTHER FEATURES	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

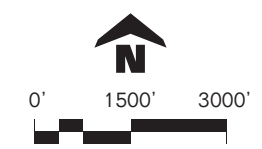
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/14/2021 at 9:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Flood Insurance Rate Map

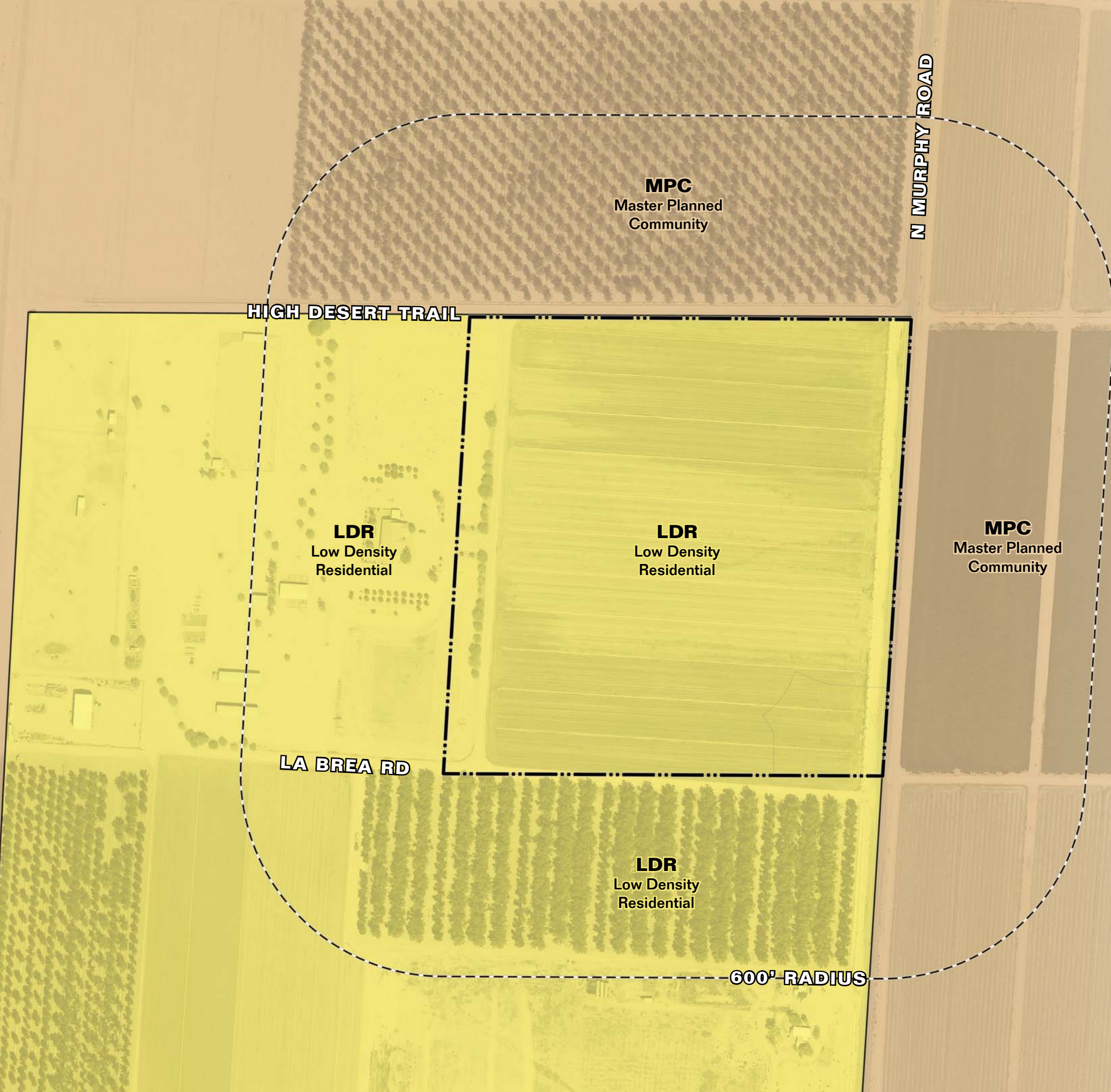
Exhibit H



Maricopa 40

Existing General Plan

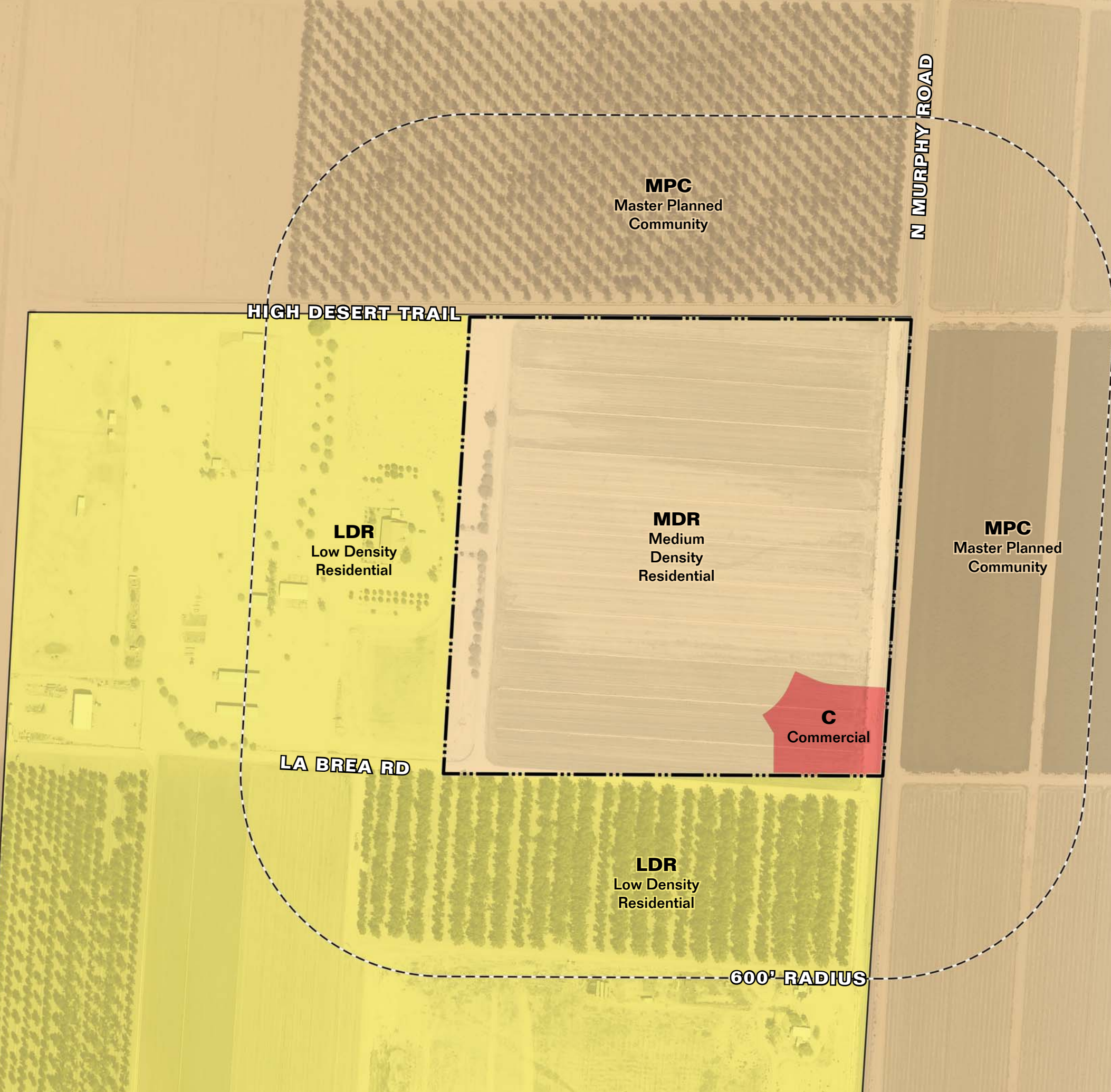
Exhibit C



Maricopa 40

Proposed General Plan

Exhibit D



October 11, 2021

Maricopa 40

Located southwest of High Desert
Trail and Murphy Road
City of Maricopa, Arizona

Citizen Participation Final Report

Case Numbers: GPA21-06 & PAD21-08



4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-01-03701-01

Citizen Participation Final Report

for Maricopa 40

October 11, 2021

Developer

Emmerson Enterprises

14555 N. Scottsdale Road #330
Scottsdale, AZ 85254
Attn: Chase Emmerson

Planning/Civil Engineering Consultant:

CVL Consultants

4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Julie Vermillion
602-285-4765
jvermillion@cvlci.com

Case Numbers: GPA21-06 & PAD21-08

Contents

1. Project Summary	1
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Exhibits

Vicinity Map	Exhibit A
Conceptual Land Use Plan	Exhibit B
Notification Letter & School Notification Letter	Exhibit C
Newspaper Notice	Exhibit D
Sign Posting	Exhibit E
Sign Posting Locations	Exhibit F
Existing 600' Adjacent Ownership Aerial Map & Generated Map	Exhibit G
600' Notification Mailing List & Labels	Exhibit H
Neighborhood Meeting Summary	Exhibit I

This report outlines the details of the process used by the applicant to involve the public in pursuit of Planned Area Development and Minor General Plan Amendment applications pursuant to the City of Maricopa’s (“City”) Zoning Code Article 502, “Common Procedures.”

1. Project Summary

On behalf of Emmerson Enterprises, CVL Consultants is pleased to submit this request for Maricopa 40, a new single family residential community planned for approximately 190 single-family homes, two typical lot sizes with opportunities for additional housing product options, a ±1.5-acre retail site, and quality open space and amenities on an undeveloped approximately 40.43-acre parcel at the southwest corner of High Desert Trail and Murphy Road (the “Property”) in Maricopa, Arizona (the “City”). This unique community meets the desires of current and future homebuyers while reflecting the area’s historic agricultural character and providing an appropriate land use solution for this undeveloped site in a growing area of Maricopa.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment (“GPA”) to change the existing LDR (“Low Density Residential - up to 2.0 dwelling units per acre”) land use designation to the MDR (“Medium Density Residential 2.0-6.0 dwelling units per acre”) land use designation with ±1.5-acres of Commercial land use.

The second companion request seeks to rezone the overall approximate 40.43 acre property from the current CI-2 (“Industrial Zone”) zoning to PAD (“Planned Area Development”) zoning. Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area. The Property is well suited for its majority single-family residential use, due to its location adjacent to the Cortona master-planned community directly to the north and its position approximately 1/2 of one mile from the future Maricopa High School No. 2 to be located on the southwest corner of Murphy and Farrell Roads. This location 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 schools 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. As described above, the proposed residential community with a small portion designated for future retail development is significantly more compatible with the surrounding area.

Through these two requests, Emmerson Enterprises seeks to bring a beautiful residential neighborhood to the City, with lot sizes that meet the desires of current and future homebuyers in the area. Emmerson Enterprises has designed the community after the pattern it used successfully in nearby communities like McDavid Estates, located on McDavid Road and Loma Drive. Maricopa 40 will be another quality community based on these principles and will be developed as a high-quality single family residential and retail neighborhood through these concurrent PAD and Minor GPA applications.

Description of Development

Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The community incorporates a minimum 30' wide landscape tract along the property's frontage on Murphy Road with additional open space at each entry to provide a beautiful external aesthetic to the community. This tract provides additional buffering to the project's lots that back to the adjacent roadway, as well as the proposed retail site.

The residential lots may consist of a typical lot mix of 40' x 115' and/or 45' x 120' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, 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 ±1.5 acre retail parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future retail use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location. Internal circulation to the community will be provided by a primary entrance from Murphy Road to the east with an internal collector road providing access to local streets and access for the existing single family residence to the west. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

The site plan has been designed to create two main active open space areas in the community (both on the north and the south) with various open space areas located throughout. As a consequence, all homes in the community are in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with a centrally located park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and/or picnic tables.

The community provides 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 throughout the entire community.

Furthermore, the proposed 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, as well as other required site improvements. 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. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in the formal PAD document 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 executed for the project and the associated dates:

Notification	Date
Newspaper Publication in the Casa Grande Dispatch	September 11, 2021
Newspaper Publication in the Maricopa Monitor	September 17, 2021
Notification Letter	September 22, 2021
Sign Posting	September 22, 2021
Neighborhood Meeting	October 7, 2021
Citizen Participation Report Submitted	October 11, 2021
Planning and Zoning Commission Hearing	October 25, 2021
City Council Hearing	November 16, 2021

A mailing list and notification map of the notified individuals is attached along with the letters, exhibits and affidavits for each notification mailing, site posting and newspaper publication. In addition, the sign-in sheet and minutes from the neighborhood meeting are provided with this report.

4. Summary of Public Notification Techniques

The notification letter was mailed on September 22, 2021 to all landowners within a minimum 600' radius of the site and the Maricopa Unified School District (Exhibit C, Notification Letter & School Notification Letter).

Notice of the meeting was published in the Casa Grande Dispatch on September 11, 2021 and the Maricopa Monitor on September 17, 2021 (Exhibit D, Newspaper Notices).

A sign was posted on the site with the similar notification information on September 22, 2021. Photos of the posted sign are attached to this report (Exhibit E, Sign Posting and Exhibit F, Sign Posting Locations).

5. Notification Map & Mailing List

A map indicating the area of notification (Exhibit G, Existing 600' Adjacent Ownership Aerial Map & Generated Map) and the list of property owners that were notified (Exhibit H, 600' Notification Mailing List & Labels) are provided for reference.

All property owners within the area of notification and the Maricopa Unified School District were sent a notification letter with the neighborhood meeting and public hearing information on September 22, 2021. The notification area map and the property owner list meet all City ordinance requirements and are provided in this report.

6. 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 was determined with the cooperation of City planning staff prior to time of posting and publication.

The newspaper notice was published in the Casa Grande Dispatch on September 11, 2021 and in the Maricopa Monitor on September 17, 2021. The sign was posted on September 22, 2021. Exhibits detailing the sign posting and the notice along with the affidavit certifying publication are provided in this report.

7. Neighborhood Meeting Minutes

A neighborhood meeting was held at 6:00 pm on Thursday, October 7, 2021 at the Copper Sky Recreation Complex location at 44345 M.L.K. Jr. Boulevard, Maricopa, Arizona 85138. The sign-in sheet and meeting minutes are provided with this report (Exhibit I, Neighborhood Meeting Summary).

Two members from the public were in attendance, Joe and Lori Stuart. Joe and Lori Stuart did not provide comments or concerns. Lori Stuart has made it known that she is in full support of this project.

The applicant will continue to inform City staff of the status of the citizen participation efforts through to ordinance adoption by the City Council.

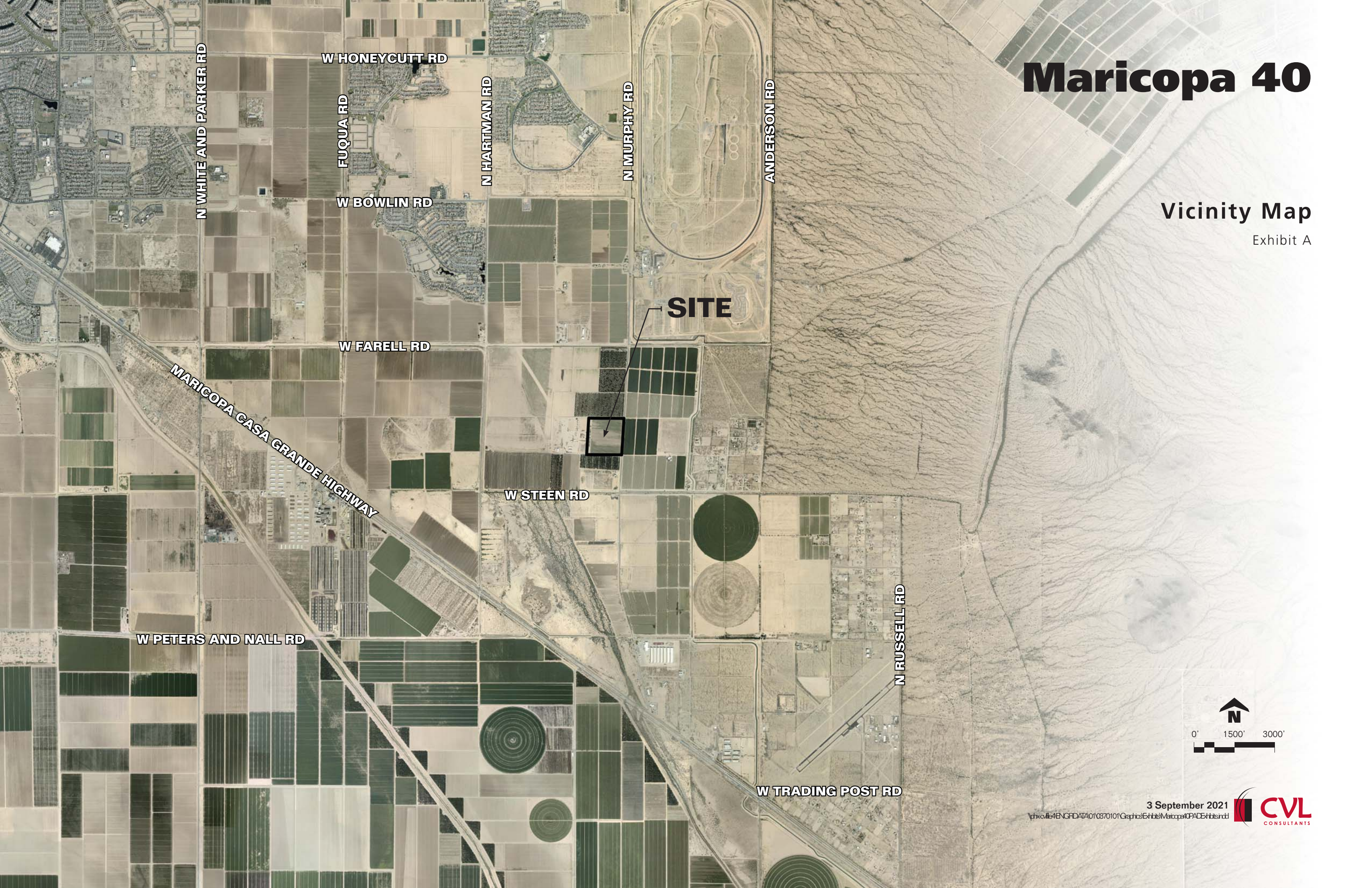


Exhibit A
Vicinity Map

Maricopa 40

Vicinity Map

Exhibit A



N WHITE AND PARKER RD

W HONEYCUTT RD

FUQUA RD

N HARTMAN RD

N MURPHY RD

ANDERSON RD

W BOWLIN RD

SITE

W FARELL RD

MARICOPA CASA GRANDE HIGHWAY

W STEEN RD

N RUSSELL RD

W PETERS AND NALL RD

W TRADING POST RD



3 September 2021

\\pxc014\ENG\FDATA\010370101\Graphics\Exhibits\Maricopa\PA\Exhibit A





Exhibit B

Conceptual Land Use Plan

Maricopa 40

Conceptual Land Use Plan

Exhibit B

HIGH DESERT TRAIL (ALIGNMENT)

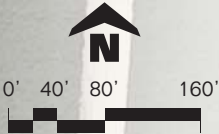
N MURPHY ROAD



Conceptual Site Data

Gross Area	40.43 acres
Residential Area	38.81 acres
Future Retail Area	1.62 acres
Lot Mix	
Single Family - 40' x 115'	± 119 lots
Single Family - 45' x 120'	± 71 lots
Total Yield	190 lots
Residential Density	4.90 du/ac
Residential Open Space (min. 20%)	± 8.12 acres
Note: This plan is for illustrative purposes only. Final lot mix, layout, street pattern and open space arrangement to be determined during the preliminary plat process.	

Minimum 30' Landscape Buffer is Provided Along Murphy Road



3 September 2021

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Exhibit C

**Notification Letter &
School Notification Letter**

September 22, 2021

Subject: Maricopa 40 - Planned Area Development and Minor General Plan Amendment Request (Case #s GPA21-06 & PAD21-08). This +/- 40 acre site is generally located at the southwest corner of High Desert Trail and Murphy Road within the City of Maricopa incorporated limits.

Dear Neighbor:

The purpose of this letter is to inform you that Planned Area Development (PAD) and Minor General Plan Amendment (GPA) applications have been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Enterprises. The applications are to amend the current zoning for the +/- 40 acre site known as Maricopa 40 located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).

Maricopa 40 is the proposed PAD and minor GPA area containing approximately 40 acres of land located in Section 4, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by High Desert Trail on the north; Murphy Road on the east; the La Brea Road alignment on the south; and a combination of vacant land and unsubdivided residential property on the west. Please see the attached existing and proposed zoning and general plan maps for an illustration of the proposed request.

According to the Pinal County Assessors records, you are a property owner within 600 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**
October 7, 2021 at 6:00 pm
Multipurpose Room A, Copper Sky
Recreation Complex
44345 M.L.K. Jr. Boulevard
Maricopa, Arizona 85138
- **City Council**
November 16, 2021 at 7:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
- **Planning & Zoning Commission**
October 25, 2021 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 and minor GPA 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 Corin Hooper, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Corin.Hooper@maricopa-az.gov with the subject: Case #s GPA21-06 & PAD21-08, Project Name: Maricopa 40 - Planned Area Development and Minor General Plan Amendment.

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

Sincerely,



Julie Vermillion
Assistant Project Manager
CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

September 22, 2021

Subject: Maricopa 40 Minor General Plan Amendment and Planned Area Development Request
Case #s GPA21-06 & PAD21-08

Project Narrative

On behalf of Emmerson Enterprises, CVL Consultants is pleased to submit this request for Maricopa 40, a new single family residential community planned for approximately 190 single-family homes, two typical lot sizes with opportunities for additional housing product options, a ± 1.5 -acre retail site, and quality open space and amenities on an undeveloped approximately 40.43-acre parcel at the southwest corner of High Desert Trail and Murphy Road (the “Property”) in Maricopa, Arizona (the “City”). (See Exhibit A, Vicinity Map). This unique community meets the desires of current and future homebuyers while reflecting the area’s historic agricultural character and providing an appropriate land use solution for this undeveloped site in a growing area of Maricopa.

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment (“GPA”) to change the existing LDR (“Low Density Residential - up to 2.0 dwelling units per acre”) land use designation to the MDR (“Medium Density Residential 2.0-6.0 dwelling units per acre”) land use designation with ± 1.5 -acres of Commercial land use. (Refer to Exhibits B and C, Existing General Plan and Proposed General Plan).

The second companion request seeks to rezone the overall approximate 40.43 acre property from the current CI-2 (“Industrial Zone”) zoning to PAD (“Planned Area Development”) zoning. (Refer to Exhibits D and E, Existing Zoning and Proposed Zoning). Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area. The Property is well suited for its majority single-family residential use, due to its location adjacent to the Cortona master-planned community directly to the north and its position approximately 1/2 of one mile from the future Maricopa High School No. 2 to be located on the southwest corner of Murphy and Farrell Roads. This location 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 schools 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. As described above, the proposed residential community with a small portion designated for future retail development is significantly more compatible with the surrounding area.

Through these two requests, Emmerson Enterprises seeks to bring a beautiful residential neighborhood to the City, with lot sizes that meet the desires of current and future homebuyers in the area. Emmerson Enterprises has designed the community after the pattern it used successfully in nearby communities like McDavid Estates, located on McDavid Road and Loma Drive. Maricopa 40 will be another quality community based on these principles and will be developed as a high-quality single family residential and retail neighborhood through these concurrent PAD and Minor GPA applications.

Description of Development

Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The community incorporates a minimum 30' wide landscape tract along the property's frontage on Murphy Road with additional open space at each entry to provide a beautiful external aesthetic to the community. This tract provides additional buffering to the project's lots that back to the adjacent roadway, as well as the proposed retail site.

The residential lots may consist of a typical lot mix of 40' x 115' and/or 45' x 120' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, 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 ±1.5 acre retail parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future retail use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location. Internal circulation to the community will be provided by a primary entrance from Murphy Road to the east with an internal collector road providing access to local streets and access for the existing single family residence to the west. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

The site plan has been designed to create two main active open space areas in the community (both on the north and the south) with various open space areas located throughout. As a consequence, all homes in the community are in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with a centrally located park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and/or picnic tables.

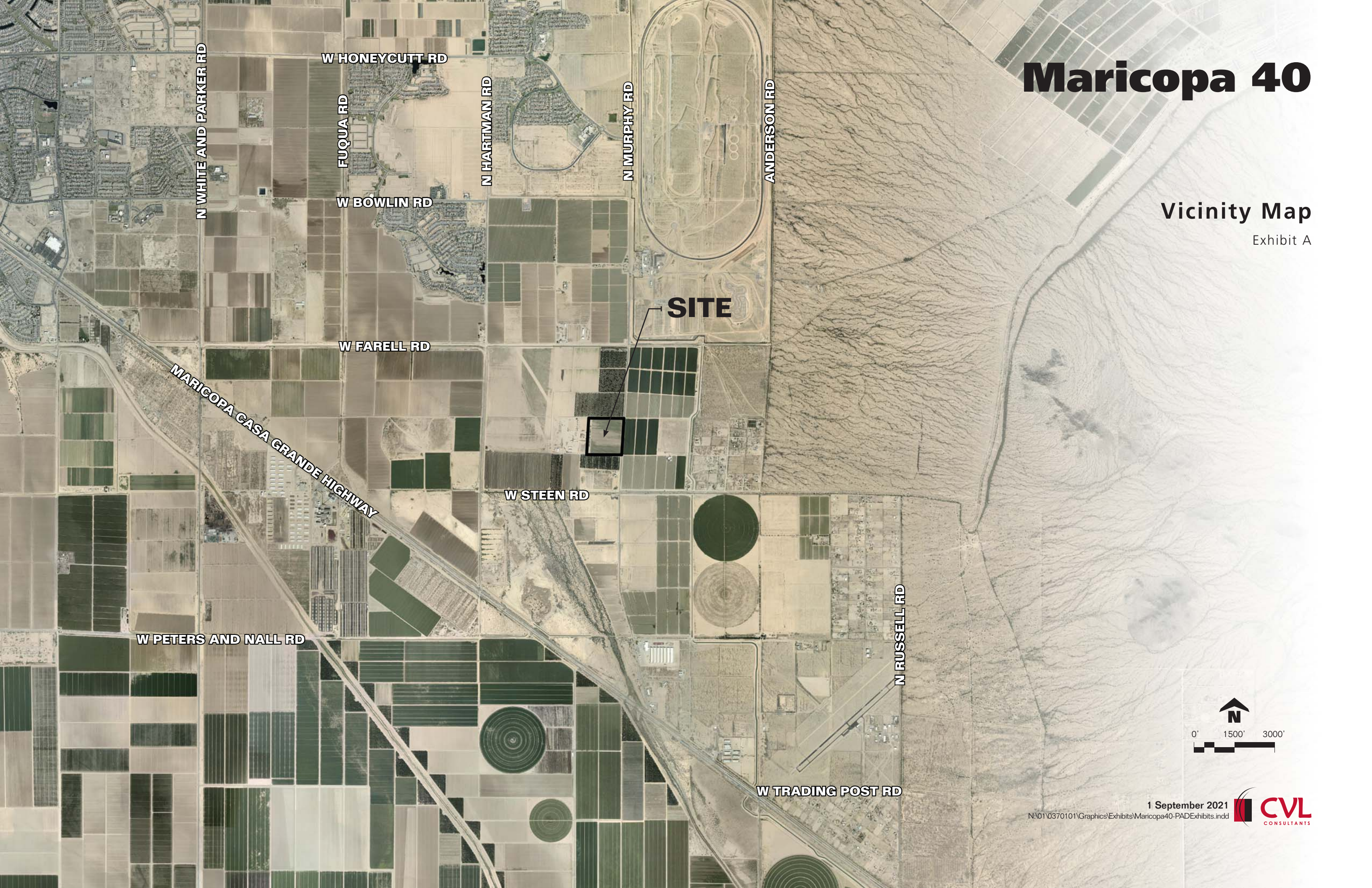
The community provides open space for off-site drainage flows, on-site retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. The proposed community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by 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 throughout the entire community.

Furthermore, the proposed 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, as well as other required site improvements. 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. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in the formal PAD document to ensure the development of a high quality neighborhood and overall design compatibility to the area.

Maricopa 40

Vicinity Map

Exhibit A



SITE



1 September 2021

N:\01\0370101\Graphics\Exhibits\Maricopa40-PADExhibits.indd



Maricopa 40

Existing General Plan

Exhibit B

N MURPHY ROAD

MPC
Master Planned
Community

HIGH DESERT TRAIL

LDR
Low Density
Residential

LDR
Low Density
Residential

MPC
Master Planned
Community

LA BREA RD

LDR
Low Density
Residential



Maricopa 40

Proposed General Plan

Exhibit C

N MURPHY ROAD

MPC
Master Planned
Community

HIGH DESERT TRAIL

LDR
Low Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community

C
Commercial

LA BREA RD

LDR
Low Density
Residential



Maricopa 40

Existing Zoning

Exhibit D

N MURPHY ROAD

CR-3
Single Family
Residence

HIGH DESERT TRAIL

CI-2
Industrial Zone

CI-2
Industrial Zone

GR
General Rural
Zone

LA BREA RD

CI-2
Industrial Zone



Maricopa 40

Proposed Zoning

Exhibit E

N MURPHY ROAD

CR-3
Single Family
Residence

HIGH DESERT TRAIL

CI-2
Industrial Zone

PAD
Planned Area
Development

GR
General Rural
Zone

LA BREA RD

CI-2
Industrial Zone



September 22, 2021

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

Subject: Maricopa 40 - Planned Area Development and Minor General Plan Amendment Request (Case #s GPA21-06 & PAD21-08). This +/- 40 acre site is generally located at the southwest corner of High Desert Trail and Murphy 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) and Minor General Plan Amendment (GPA) applications have been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Enterprises. The applications are to amend the current zoning for the +/- 40 acre site known as Maricopa 40 located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).

Maricopa 40 is the proposed PAD and minor GPA area containing approximately 40 acres of land located in Section 4, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by High Desert Trail on the north; Murphy Road on the east; the La Brea Road alignment on the south; and a combination of vacant land and unsubdivided residential property on the west. Please see the attached existing and proposed zoning and general plan maps for an illustration of the proposed request.

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

- **Neighborhood Meeting**
October 7, 2021 at 6:00 pm
Multipurpose Room A, Copper
SkyRecreation Complex
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Maricopa, Arizona 85138
- **City Council**
November 16, 2021 at 7:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
- **Planning & Zoning Commission**
October 25, 2021 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 and Minor General Plan Amendment. You may reach me at the contact information provided below, or you may contact Corin Hooper, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Corin.Hooper@maricopa-az.gov with the subject: Case #s GPA21-06 & PAD21-08, Project Name: Maricopa 40 - Planned Area Development and Minor General Plan Amendment.

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

Sincerely,



Julie Vermillion
Assistant Project Manager
CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

September 22, 2021

Subject: Maricopa 40 Minor General Plan Amendment and Planned Area Development Request
Case #s GPA21-06 & PAD21-08

Project Narrative

On behalf of Emmerson Enterprises, CVL Consultants is pleased to submit this request for Maricopa 40, a new single family residential community planned for approximately 190 single-family homes, two typical lot sizes with opportunities for additional housing product options, a ± 1.5 -acre retail site, and quality open space and amenities on an undeveloped approximately 40.43-acre parcel at the southwest corner of High Desert Trail and Murphy Road (the “Property”) in Maricopa, Arizona (the “City”). (See Exhibit A, Vicinity Map). This unique community meets the desires of current and future homebuyers while reflecting the area’s historic agricultural character and providing an appropriate land use solution for this undeveloped site in a growing area of Maricopa.

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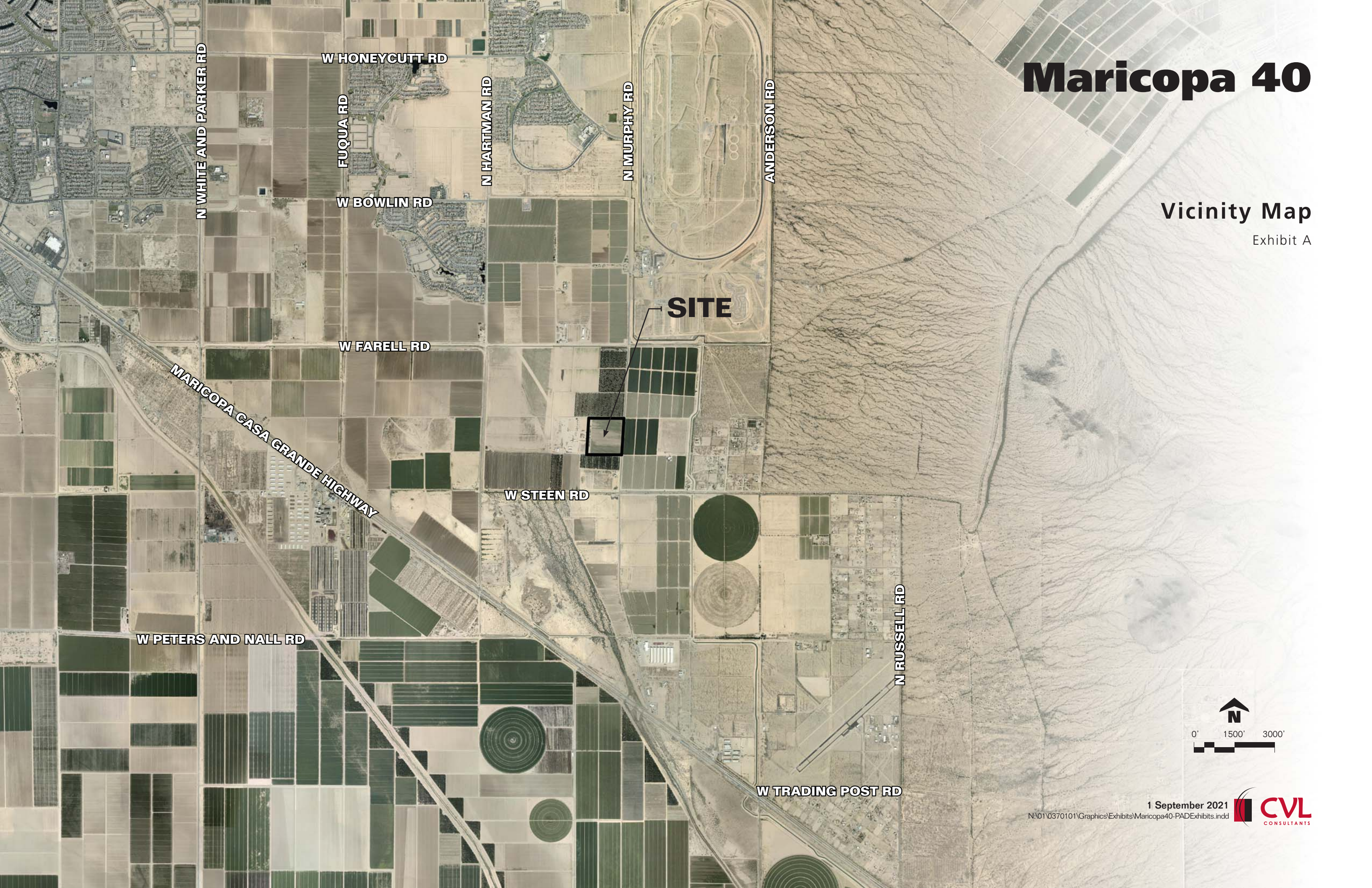
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Maricopa 40

Vicinity Map

Exhibit A



N WHITE AND PARKER RD

W HONEYCUTT RD

FUQUA RD

N HARTMAN RD

N MURPHY RD

ANDERSON RD

W BOWLIN RD

SITE

W FARELL RD

MARICOPA CASA GRANDE HIGHWAY

W STEEN RD

N RUSSELL RD

W PETERS AND NALL RD

W TRADING POST RD



1 September 2021

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Maricopa 40

Existing General Plan

Exhibit B

N MURPHY ROAD

MPC
Master Planned
Community

HIGH DESERT TRAIL

LDR
Low Density
Residential

LDR
Low Density
Residential

MPC
Master Planned
Community

LA BREA RD

LDR
Low Density
Residential



Maricopa 40

Proposed General Plan

Exhibit C

N MURPHY ROAD

MPC
Master Planned
Community

HIGH DESERT TRAIL

LDR
Low Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community

C
Commercial

LA BREA RD

LDR
Low Density
Residential



Maricopa 40

Existing Zoning

Exhibit D

N MURPHY ROAD

CR-3
Single Family
Residence

HIGH DESERT TRAIL

CI-2
Industrial Zone

CI-2
Industrial Zone

GR
General Rural
Zone

LA BREA RD

CI-2
Industrial Zone



Maricopa 40

Proposed Zoning

Exhibit E

N MURPHY ROAD

CR-3
Single Family
Residence

HIGH DESERT TRAIL

CI-2
Industrial Zone

PAD
Planned Area
Development

GR
General Rural
Zone

LA BREA RD

CI-2
Industrial Zone





Exhibit D

Newspaper Notice

**CASA GRANDE VALLEY
NEWSPAPERS INC**

200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period 09/2021		2 Advertiser/Client Name COE & VAN LOO CONSULTANTS, INC	
23 Total Amount Due 64.13		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 09/09/21	6 Billed Account Number 9892 CHRIS.	7 Advertiser/Client Number 9892

8 Billed Account Name and Address COE & VAN LOO CONSULTANTS, INC. ATTN: JULIE VERMILLION 4550 N. 12TH STREET PHOENIX AZ 85014		Amount Paid: Comments: Ad #: 119619
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Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
09/11/21	119619 PCG	PAD21-08 MINOR AMENDME NOTICE OF PUBLIC MEETI 09/11 CGCG CGIT AZ TPT TAX	1.0X 7.26 7.50	1 63.00	63.00	64.13
	AZTPT			1.13		

PAID

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 64.13
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CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 119619	25 Billing Period 09/2021	Advertiser Information			
		6 Billed Account Number 9892	7 Advertiser/Client Number 9892	2 Advertiser/Client Name COE & VAN LOO CONSULTAN	

STATE OF ARIZONA
COUNTY OF PINAL } ss.

Affidavit of Publication

NOTICE OF PUBLIC MEETING AND HEARING for Planned Area Development Case # PAD21-08 & Minor General Plan Amendment Case # GPA21-06 Neighborhood Meeting Neighborhood Meeting October 7, 2021 at 6:00 pm Multipurpose Room A, Copper Sky Recreation Complex 44345 M.L.K. Jr. Boulevard Maricopa, Arizona 85138 Planning and Zoning Commission October 25, 2021 at 6:00 pm City Hall, 39700 West Civic Center Plaza Maricopa, Arizona 85138 City Council November 16, 2021 at 7:00 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 zoning for the +/- 40 acre site known as Maricopa 40 located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08). 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 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 a written form to the City of Maricopa Development Services Department, Attention, Corin Hooper, 39700 West Civic Center Plaza, Maricopa, Arizona 85138. Please include name, address, telephone number and signature. Dated: September 2, 2021 No. of publications: 1; date of publication: Sep. 11, 2021.

Ruth A. Kramer, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the 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 ONE issues. The publications thereof having been on the following dates:

09/11/2021

CASA GRANDE DISPATCH


By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 13th

day of September A.D., 2021

[Signature]

Notary Public in and for the County of Pinal, State of Arizona

 Catherine Ortiz
Notary Public
Pinal County, Arizona
My Comm. Expires 07-13-22
Commission No. 549730

**CASA GRANDE VALLEY
NEWSPAPERS INC**

200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1] Memo Bill Period 09/2021		2] Advertiser/Client Name COE & VAN LOO CONSULTANTS, INC	
23] Total Amount Due 64.26		*Unapplied Amount	3] Terms of Payment
21] Current Net Amount Due .00		22] 30 Days .00	60 Days .00
4] Page Number 1		5] Memo Bill Date 09/09/21	6] Billed Account Number 9892
		7] Advertiser/Client Name CHRIS.	8] Advertiser/Client Number 9892

8] Billed Account Name and Address COE & VAN LOO CONSULTANTS, INC. ATTN: JULIE VERMILLION 4550 N. 12TH STREET PHOENIX AZ 85014		Amount Paid: Comments: Ad #: 119625
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Please Return Upper Portion With Payment

10] Date	11] Newspaper Reference	12]13]14] Description-Other Comments/Charges	15] SAU Size 16] Billed Units	17] Times Run 18] Rate	19] Gross Amount	20] Net Amount
09/17/21	119625 PNMAR AZTPT	PAD21-08 MINOR AMENDMENT NOTICE OF PUBLIC MEETING 09/17 CGIT CGM3 AZ TPT TAX	1.0X 7.26 7.50	1 63.00 1.34	63.00	64.26

PAID

Statement of Account - Aging of Past Due Amounts

21] Current Net Amount Due	22] 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23] Total Amount Due
0.00	0.00	0.00	0.00		64.26

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24] Invoice		25] Advertiser Information			
1] Billing Period	6] Billed Account Number	7] Advertiser/Client Number	2] Advertiser/Client Name		
119625	09/2021	9892	9892	COE & VAN LOO CONSULTANTS, INC	

Maricopa Legal

NOTICE OF PUBLIC MEETING AND HEARING

for
Planned Area Development Case
PAD21-08
& Minor General Plan Amendment
Case # GPA21-06
Neighborhood Meeting
Neighborhood Meeting
October 7, 2021 at 6:00 pm
Multipurpose Room A, Copper
Sky Recreation Complex
44345 M.L.K. Jr. Boulevard
Maricopa, Arizona 85138
Planning and Zoning Commission
October 25, 2021 at 6:00 pm
City Hall, 39700 West Civic
Center Plaza
Maricopa, Arizona 85138
City Council
November 16, 2021 at 7:00 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 zoning for the +/- 40
acre site known as Maricopa 40
located at the southwest corner
of High Desert Trail and Murphy
Road from Industrial Zone to PAD
and for a minor amendment to the
general plan land use designation
from Low Density Residential to
Medium Density Residential and
Commercial. The intention is to
allow for development of a single
family residential community
with a portion of land planned for
retail use (Case #s GPA21-06 &
PAD21-08).

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 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 a written form to the City of
Maricopa Development Services
Department, Attention, Corin
Hooper, 39700 West Civic Center
Plaza, Maricopa, Arizona 85138.
Please include name, address,
telephone number and signature.
Dated: September 2, 2021
No. of publications: 1; date of
publication: Sep. 17, 2021.



Exhibit E
Sign Posting

ZONING

City of Maricopa - Planning Division

Proposal: Maricopa 40 by CVL Consultants on behalf of Emmerson Enterprises:
A request to amend the current zoning for the +/- 40 acre site located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).

CURRENT ZONING: Industrial Zone CI-2

NEIGHBORHOOD MEETING

When: OCTOBER 7TH, 2021

Time: 6:00 P.M.

Location: Multipurpose Room A, Copper Sky Recreation Complex 44345 M.L.K. Jr. Boulevard Maricopa, Arizona 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT

CASE PLANNER: Corin Hooper, Planner II, at 520-316-6980 or Corin.Hooper@maricopa-az.gov

PLANNING & ZONING COMMISSION

When: OCTOBER 25, 2021

Time: 6:00 P.M.

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

CITY COUNCIL MEETING

When: November 16, 2021

Time: 7:00 P.M.

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

Posting Date: 9/22/2021

9/22/21 09:02:49

ZONING

City of Maricopa - Planning Division

Proposal: Maricopa 40 by CVL Consultants on behalf of Emmerson Enterprises:
A request to amend the current zoning for the +/- 40 acre site located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a single family residential community with a portion of land planned for retail use (Case #s GPA21-06 & PAD21-08).

CURRENT ZONING: Industrial Zone CI-2

NEIGHBORHOOD MEETING

When: OCTOBER 7TH, 2021

Time: 6:00 P.M.

Location: Multipurpose Room A, Copper Sky Recreation Complex 44345 M.L.K. Jr. Boulevard Maricopa, Arizona 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT

CASE PLANNER: Corin Hooper, Planner II, at 520-316-6980 or Corin.Hooper@maricopa-az.gov

PLANNING & ZONING COMMISSION

When: OCTOBER 25, 2021

Time: 6:00 P.M.

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

CITY COUNCIL MEETING

When: November 16, 2021

Time: 7:00 P.M.

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

Posting Date: 9/22/2021

9/22/21 09:12:53



Exhibit F

Sign Posting Locations

Maricopa 40

Sign Posting Locations

 Sign Location



600' RADIUS

600' RADIUS



Exhibit G

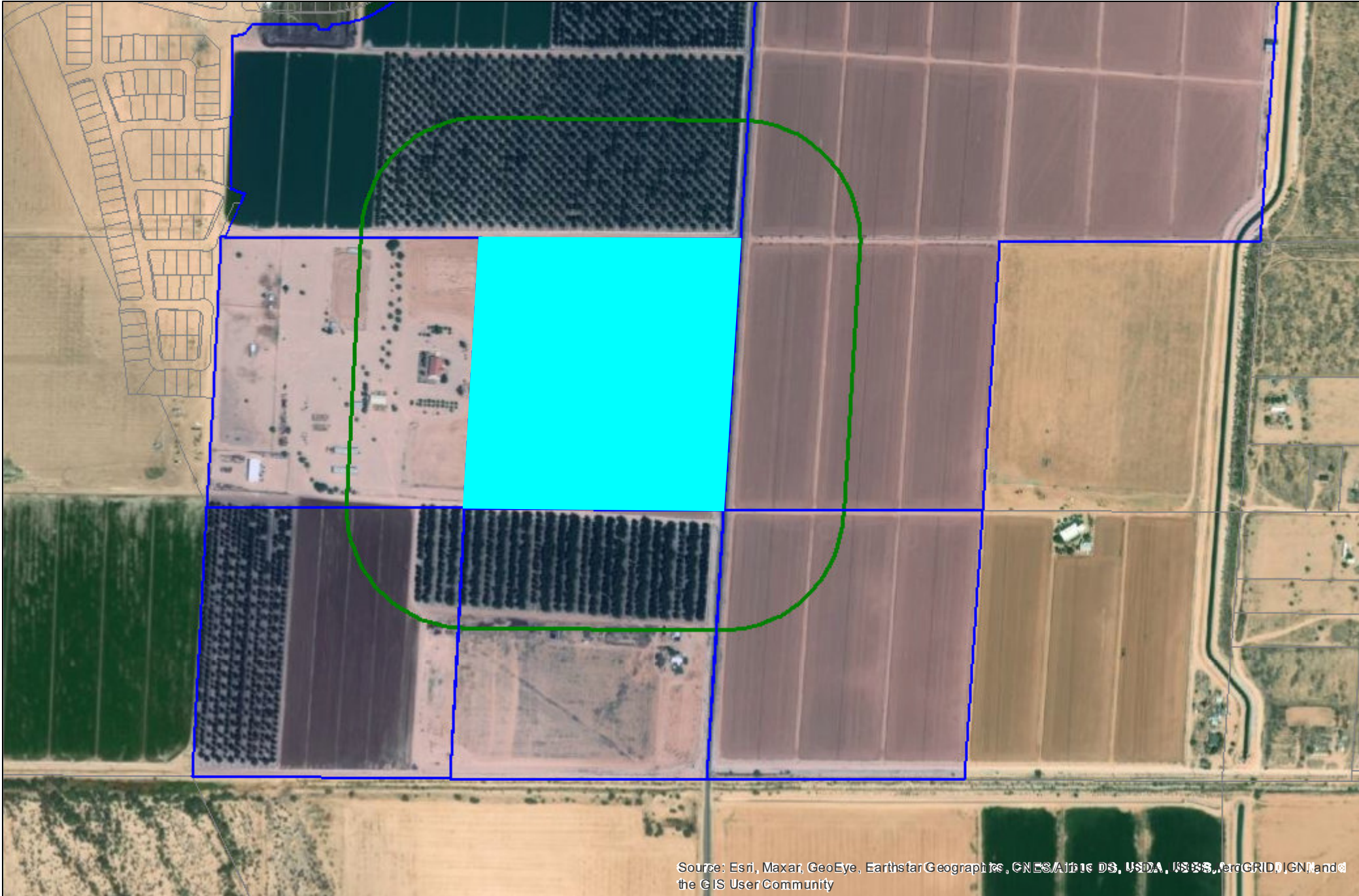
**Existing 600' Adjacent
Ownership Aerial Map
& Generated Map**

Maricopa 40

Existing 600' Adjacent Ownership Map

Exhibit G





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.



Exhibit H

**600' Notification Mailing List
& Labels**

600' Notification List		
Parcel Identification Number	Property Owner Name	Address
50206035B	MARICOPA 40 LLC	14555 N SCOTTSDALE RD STE 330, SCOTTSDALE, AZ 85254
502060420	HALL GARY L & SHIRLEY	15382 N MURPHY RD, MARICOPA, AZ 85139
502060410	HALL GARY L & SHIRLEY	15382 N MURPHY RD, MARICOPA, AZ 85139
50206035C	MARICOPA 240 LLC	14555 N SCOTTSDALE RD STE 330, SCOTTSDALE, AZ 85254
50207002F	ECHVERRIA RUDOLPH LEE & R RAMSEY TRS	34621 W LA BREA RD, MARICOPA, AZ 85138
502060400	HALL GARY L & SHIRLEY	39700 W CIVIC CENTER PLZ, MARICOPA, AZ 85138
50207002T	HBE FARMS LLC	34621 W LA BREA RD, MARICOPA, AZ 85138

ECHEVERRIA RUDOLPH LEE & ...
34621 W LA BREA RD
MARICOPA, AZ 85138

HALL GARY L & SHIRLEY
15382 N MURPHY RD
MARICOPA, AZ 85139

HALL GARY L & SHIRLEY
15382 N MURPHY RD
MARICOPA, AZ 85139

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

HBE FARMS LLC
34621 W LA BREA RD
MARICOPA, AZ 85138

MARICOPA 40 LLC
14555 N SCOTTSDALE RD STE 330
SCOTTSDALE, AZ 85254

MARICOPA 240 LLC
14555 N SCOTTSDALE RD STE 330
SCOTTSDALE, AZ 85254



Exhibit I

**Neighborhood Meeting
Summary**

MEETING MINUTES

October 7, 2021

Meeting: Maricopa 40 (GPA21-06 & PAD21-08) – Neighborhood Meeting
Location: Multipurpose Room A, Copper Sky Recreation Complex
44345 M.L.K. Jr. Boulevard, Maricopa, Arizona 85138
Date: Thursday, October 7, 2021
Start Time: 6:00 p.m. Estimated Ending Time: 7:00 p.m.
Attendees: Members of the Development Team in attendance:
Julie Vermillion – CVL Consultants
Members of the public in attendance:
Joe and Lori Stuart - 15382 North Murphy Road, Maricopa, Arizona 85138

The neighborhood meeting for the companion Planned Area Development (PAD) and Minor General Plan Amendment (GPA) applications currently in progress for the Maricopa 40 community was held at 6:00 pm on Thursday, October 7, 2021 at the Copper Sky Recreation Complex located at 44345 M.L.K. Jr. Boulevard, Maricopa, Arizona 85138.

As stated in the notification letter for this meeting, the above-mentioned applications are to amend the current zoning for the +/- 40 acre site known as Maricopa 40, located at the southwest corner of High Desert Trail and Murphy Road from Industrial Zone to PAD and for a minor amendment to the general plan land use designation from Low Density Residential to Medium Density Residential and Commercial. The intention is to allow for development of a 190-lot single-family residential community with a portion of land planned for retail use.

The meeting minutes are as follows:

1. The in person meeting at Copper Sky Recreation Complex opened to the public at 6:00 pm with a member of the development team available to share information related to the companion applications and answer any questions. Two members from the public were in attendance, Joe and Lori Stuart.
2. A Power Point presentation detailing the project contained open dialogue and opportunities for discussion between the representative and Joe and Lori Stuart throughout. Exhibits illustrating the conceptual site plan, circulation, character, landscaped areas, trails and amenities proposed by the community were displayed in the presentation. A copy of this presentation is attached for reference.
3. The presentation ended and a sign-in sheet with handouts were provided to Joe and Lori Stuart for the opportunity to write their questions, comments and concerns regarding the project if desired. A copy of the sign-in sheet is attached for reference.

Meeting Minutes

Re: Maricopa 40 (GPA21-06 & PAD21-08)

Neighborhood Meeting

October 7, 2021

Page 2 of 2

4. Joe and Lori Stuart left the meeting room at approximately 6:30 pm. The meeting was adjourned at 7:00 pm.
5. Joe and Lori Stuart did not provide comments or concerns. Lori Stuart made it known that she is in full support of this project.

END OF MINUTES

Prepared by: Julie Vermillion

Date Prepared: October 7, 2021

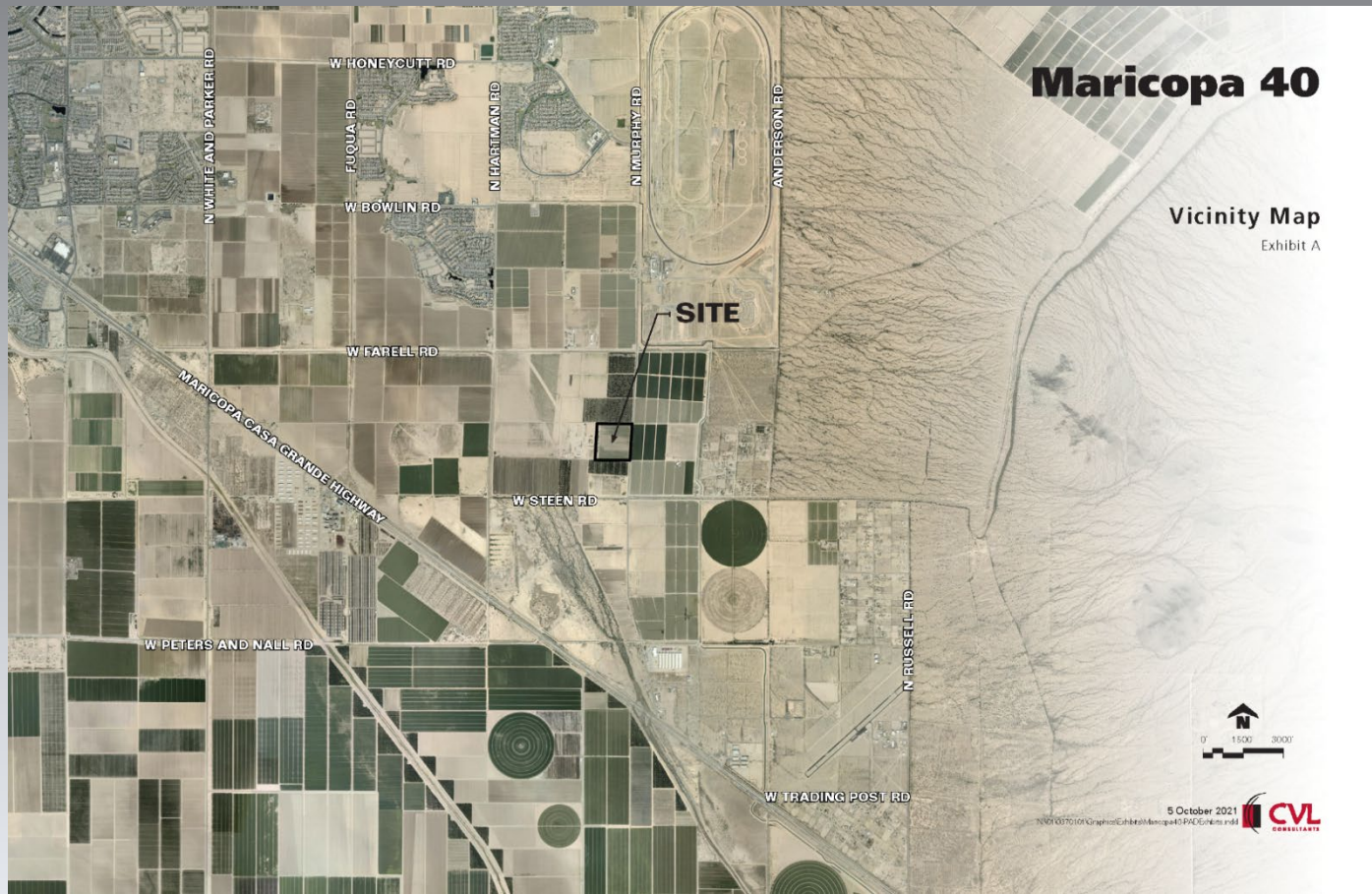
Attachments: Sign-In Sheet, Power Point Presentation.

Maricopa 40 Minor GPA & PAD

Neighborhood Meeting

October 7, 2021

6:00 pm – 7:00 pm



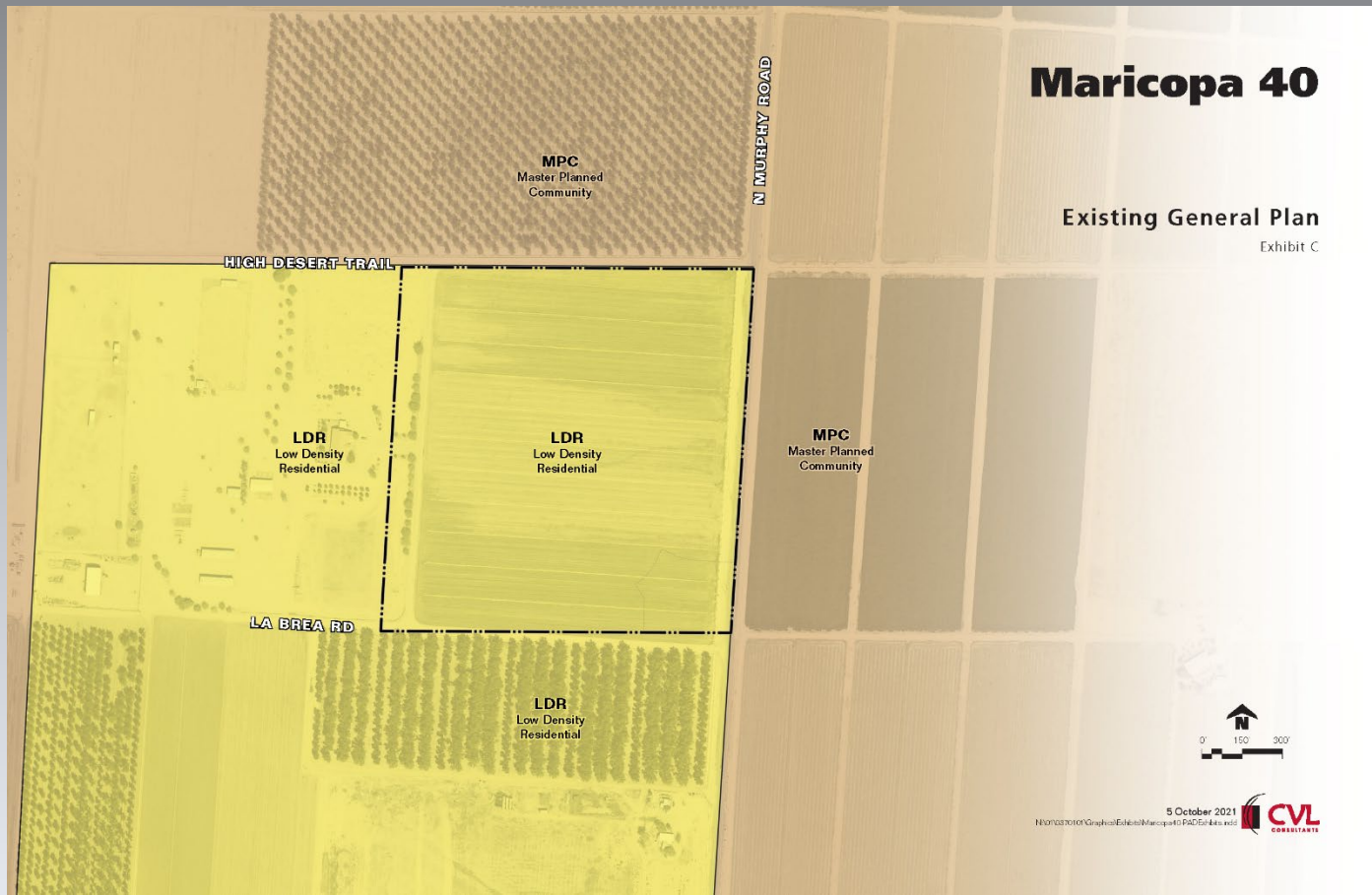
Vicinity Map

Located southwest of High Desert Trail & Murphy Road in the City of Maricopa, Arizona.



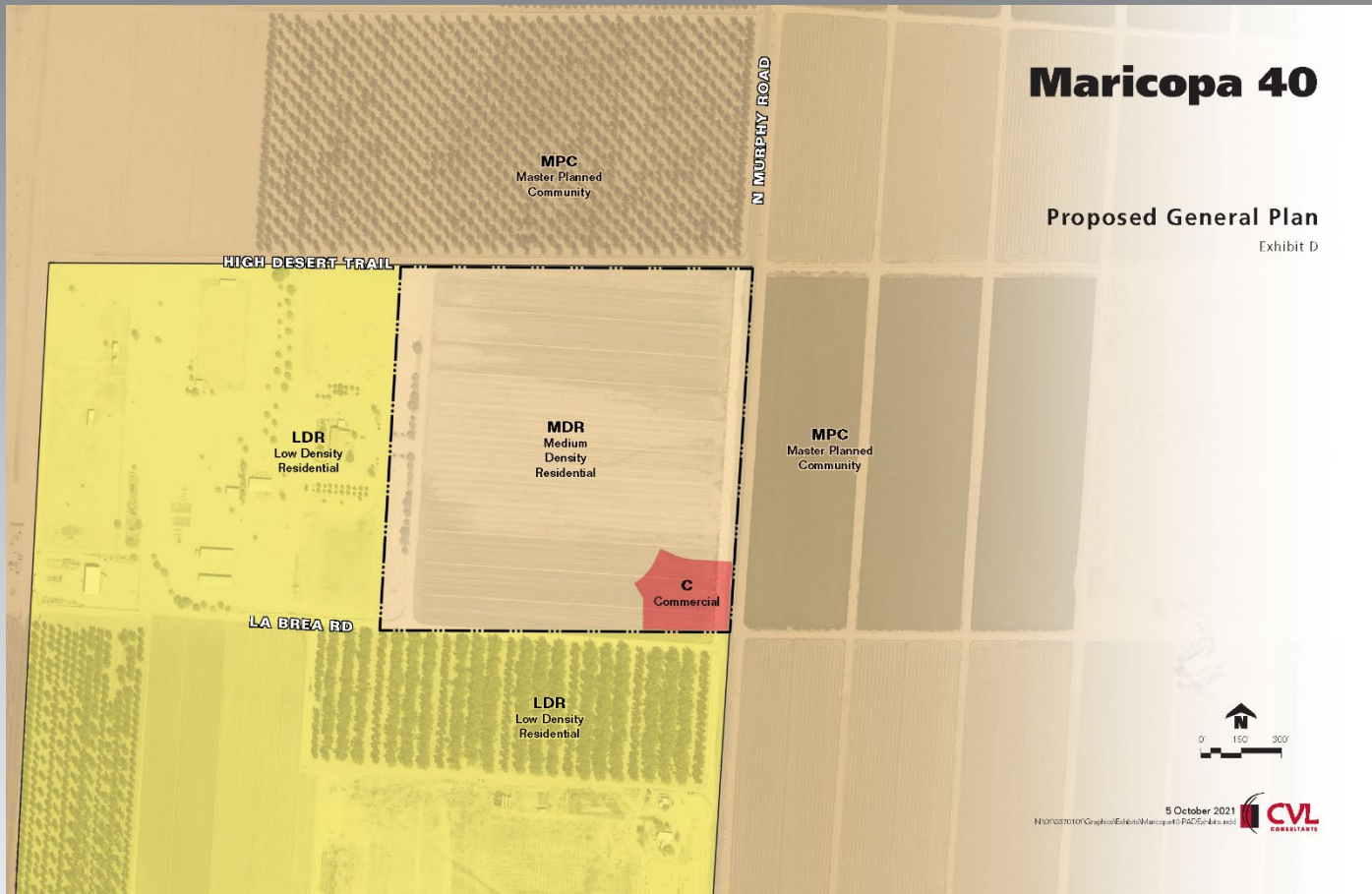
Aerial Map

Surrounding properties include a single family residence to the west, undeveloped land entitled for a master planned community to the north, and agricultural land to the east and south.



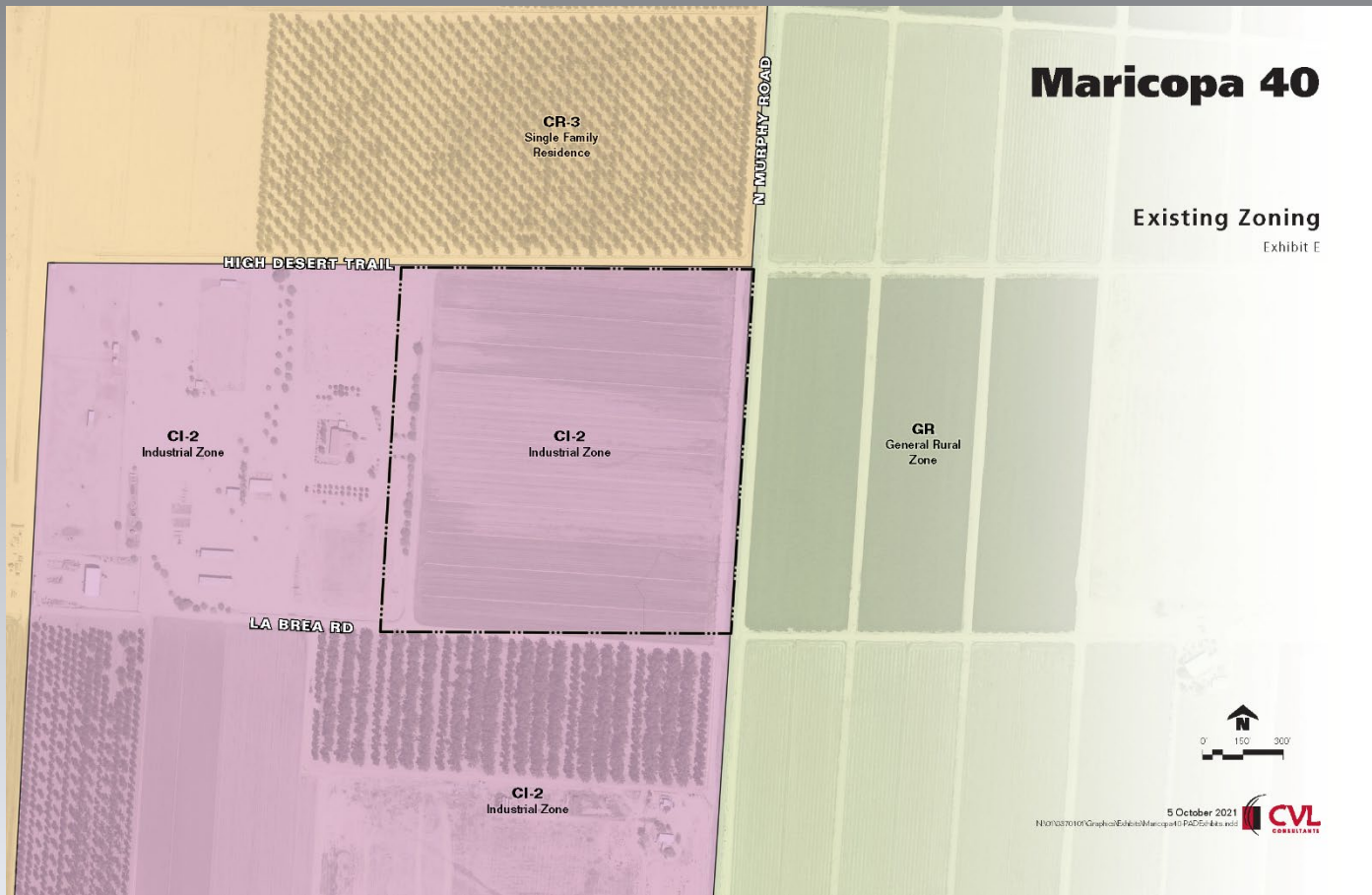
Existing General Plan

Existing Land Use: Low Density Residential



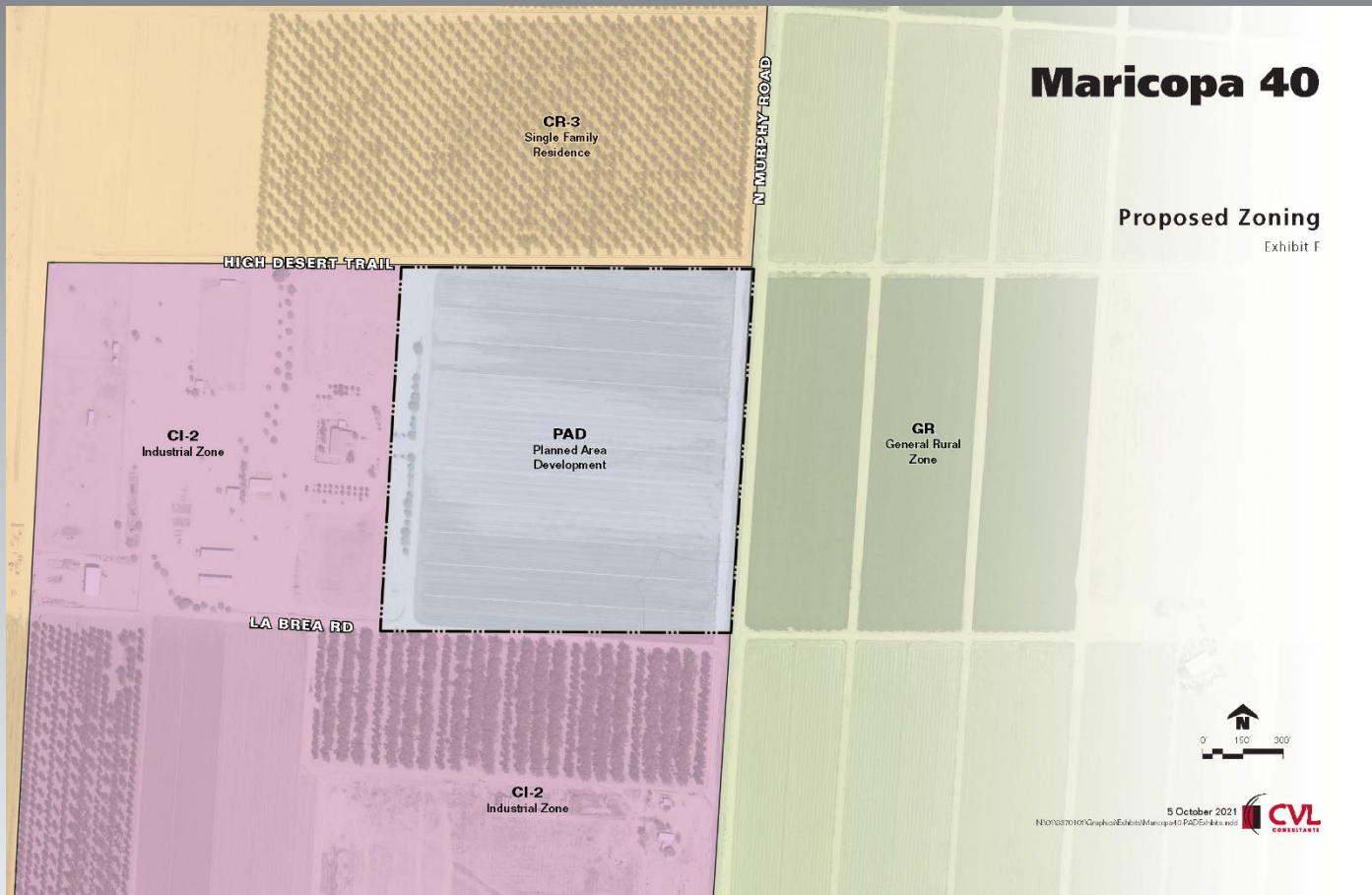
Proposed General Plan

Proposed Land Use: Medium Density Residential and Commercial



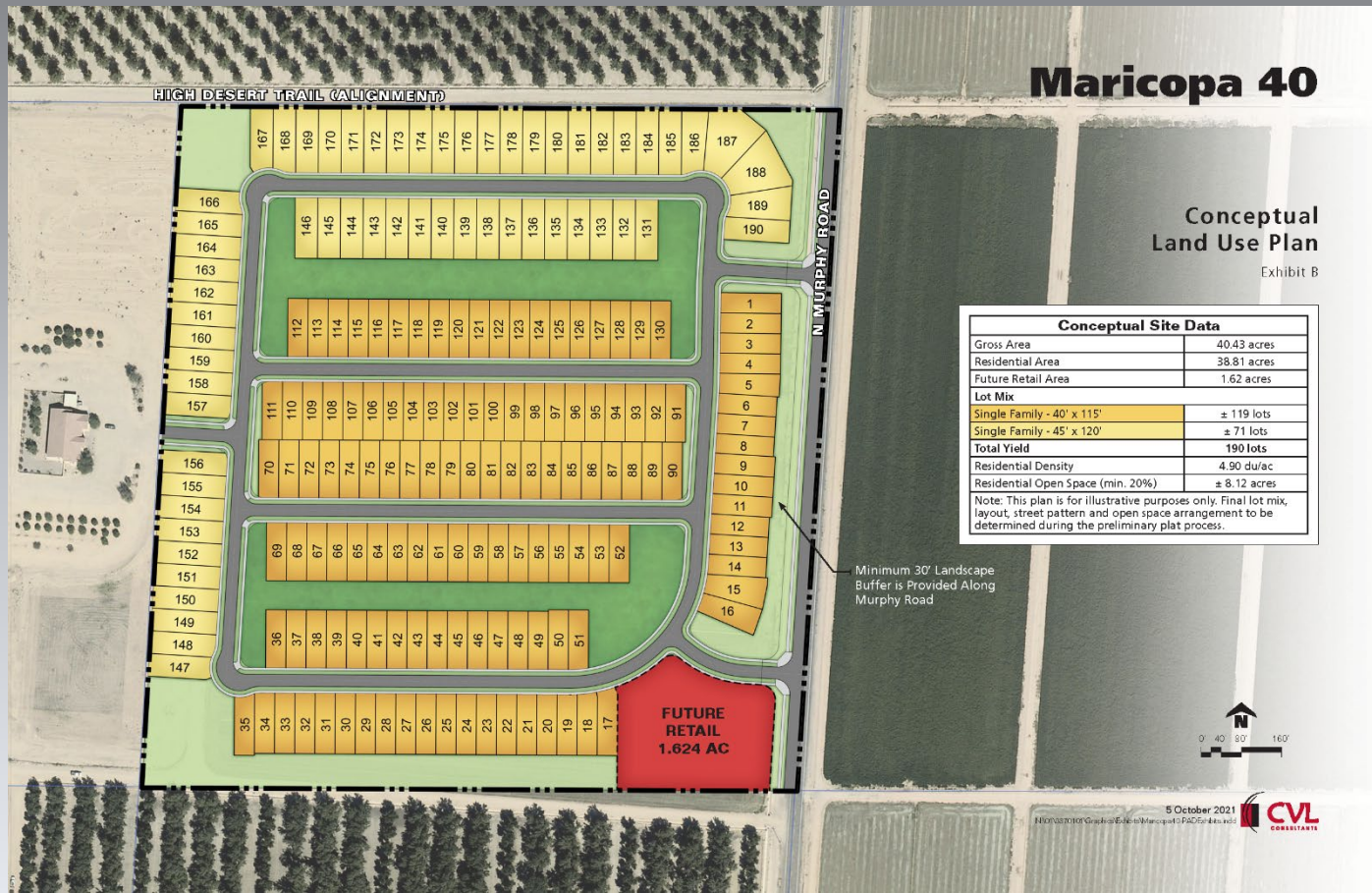
Existing Zoning

Existing Zoning: Industrial (CI-2)



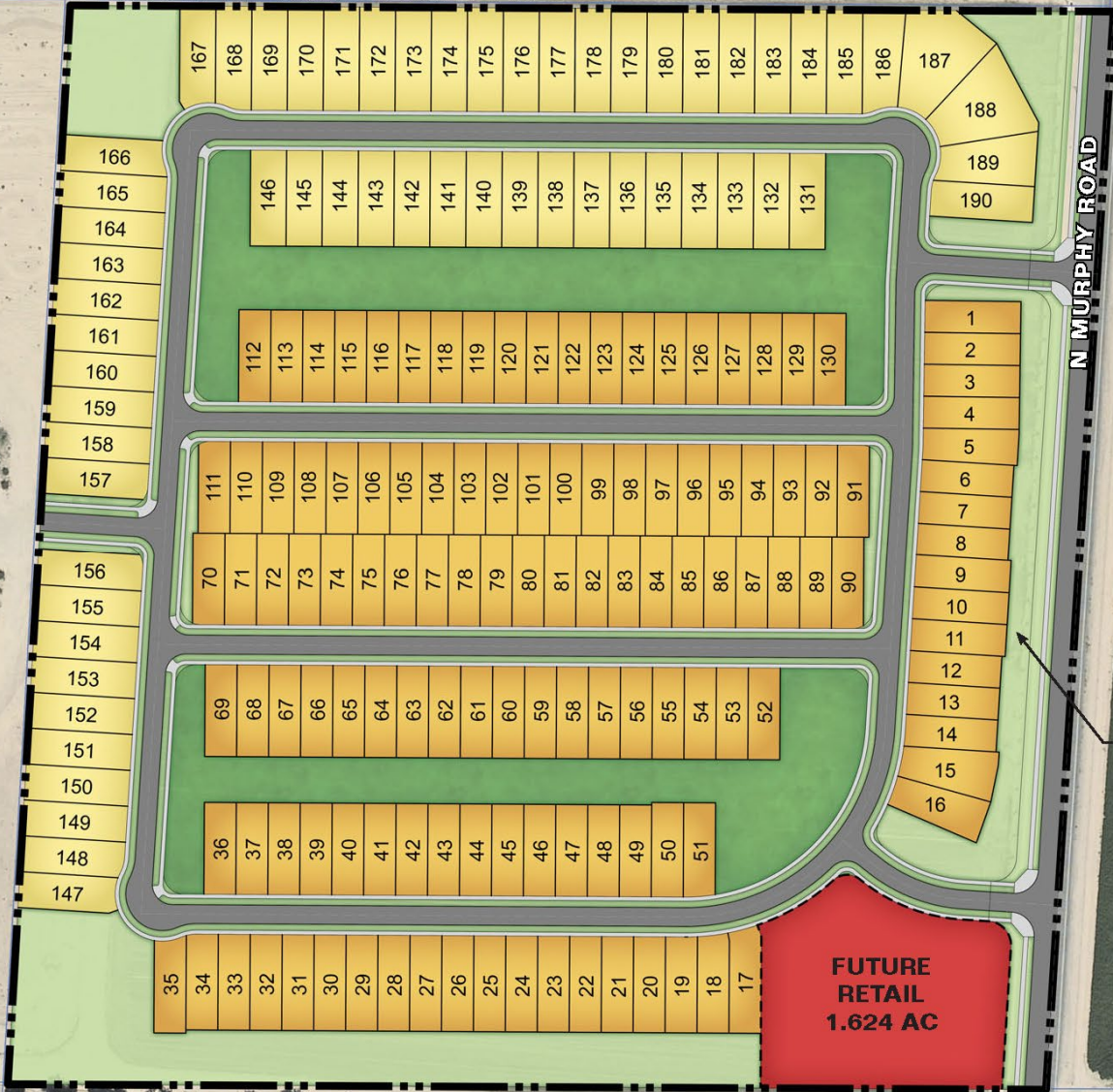
Proposed Zoning

Proposed Zoning: Planned Area Development (PAD) for development of a residential community with retail corner.



Land Use Plan

HIGH DESERT TRAIL (ALIGNMENT)



Conceptual Site Data	
Gross Area	40.43 acres
Residential Area	38.81 acres
Future Retail Area	1.62 acres
Lot Mix	
Single Family - 40' x 115'	± 119 lots
Single Family - 45' x 120'	± 71 lots
Total Yield	190 lots
Residential Density	4.90 du/ac
Residential Open Space (min. 20%)	± 8.12 acres
Note: This plan is for illustrative purposes only. Final lot mix, layout, street pattern and open space arrangement to be determined during the preliminary plat process.	

Minimum 30' Landscape Buffer is Provided Along Murphy Road



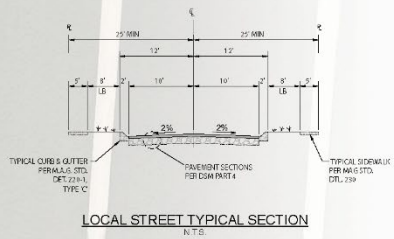
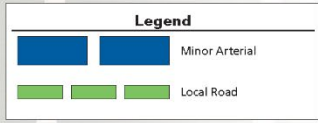
Maricopa 40

HIGH DESERT TRAIL (ALIGNMENT)



Proposed Circulation Plan

Exhibit K



5 October 2021
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CVL
CONSULTANTS

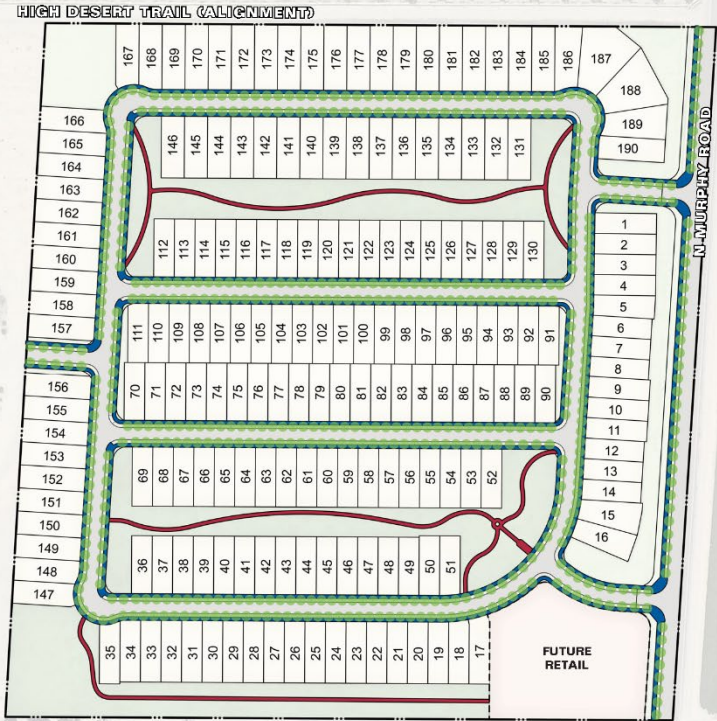
Circulation Plan



Maricopa 40

Proposed Pedestrian Circulation Plan

Exhibit L



Legend

- Detached Sidewalk Along Road
- Street Tree Canopy*
- Paved Trail

*** Street Tree Canopy Notes**
Shade Canopy at Lots
 Minimum 2 canopy-type shade trees of 15 gallon size or greater for each lot (Either within a front yard landscape easement or within the right-of-way between the back of curb and the sidewalk)
Shade Canopy not at a Lot
 Minimum 1 Tree shall be planted every 25 feet, located between back of curb and the sidewalk or trail.



5 October 2021
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Pedestrian Circulation Plan



Maricopa 40

Open Space Master Plan Exhibit M



Legend

- A Entry Monument**
 - Monument Sign Wall with Signage and Planter
 - Turf Panels
 - Arbor with Logo
- B Main Park ***
 - Playground
 - Shade Ramada with Picnic tables and BBQ
 - Freestanding Walls with Decorative Light Sconces and Planter
 - Steps into Basin
- C Walking Trail**
 - Shade Trees
- D Mini Park ***
 - Shade
 - Picnic Tables with BBQ
- E Overlook with Arbor**

* Park names will be determined by the end user.



5 October 2021
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CONSULTANTS

Open Space Master Plan





Open Space Master Plan – Detail 1 of 2

A: Entry Monument Sign Wall with Signage and Planter, Arbor with Logo, and Turf Panels.

B: Main Park with Playground, Shade Ramada with Picnic Tables and BBQ, Decorative Sconces and Planter, Steps into Basin with Turf Play Area.

C: Walking Trails with Shade Trees

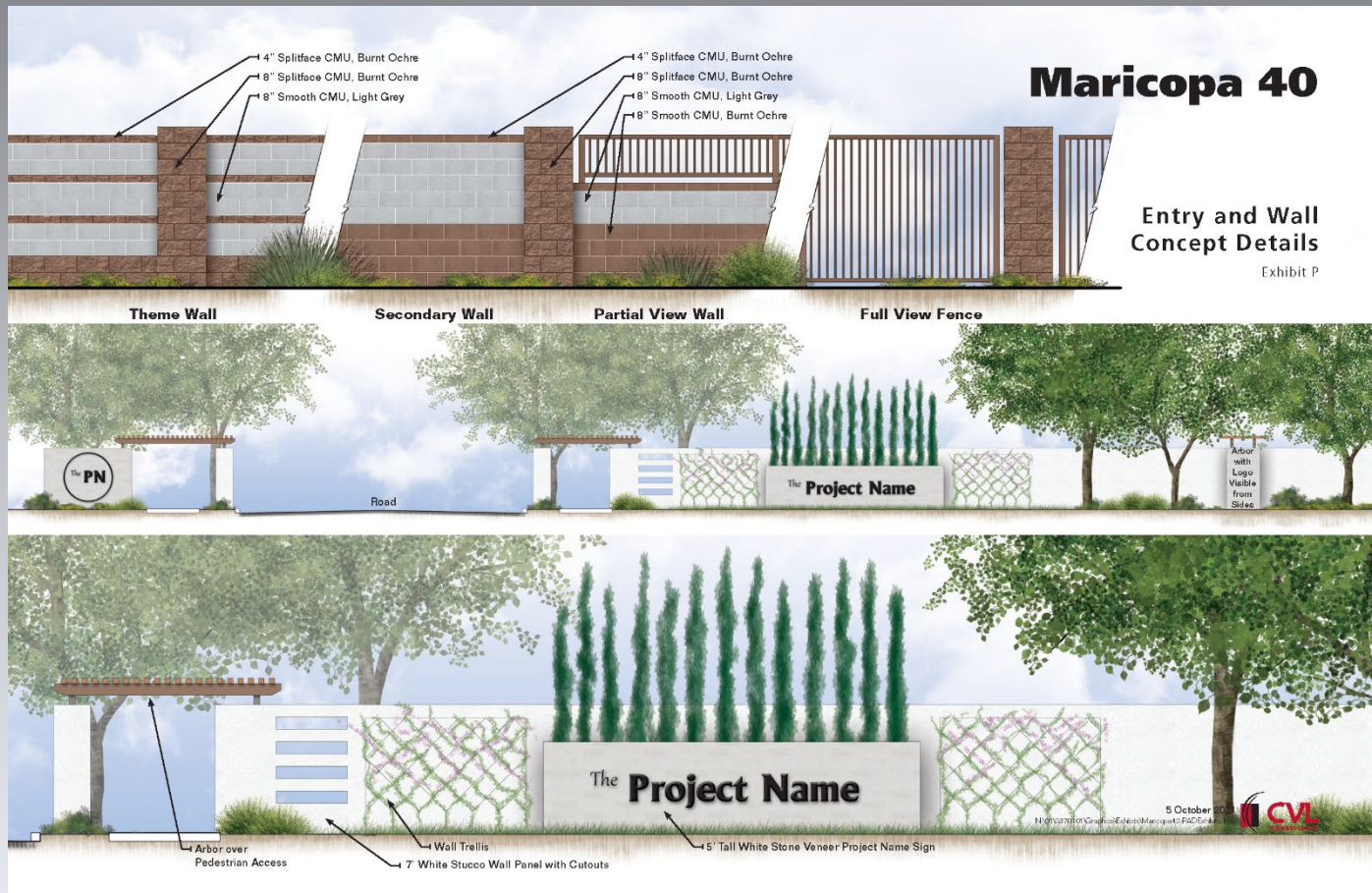


Open Space Master Plan – Detail 2 of 2

C: Walking Trail with Shade Trees

D: Mini Park with Shade, Picnic Tables, and BBQ

E: Overlook with Arbor, Walking Trail with Shade Trees



Entry and Wall Concept Details

Maricopa 40

Perspective Entry Monument

Exhibit Q



5 October 2021
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Perspective View of Entry



Questions?