

# Maricopa Towne Center

## West Farrell Road and John Wayne Parkway

### Standards & Guidelines Report

April 11, 2025

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## I. PROJECT DESCRIPTION

The vision of the Maricopa Towne Center is a comprehensive framework that will coordinate regulatory standards with flexibility, establishing the emergence of a dynamic and iconic community within the City of Maricopa. Positioned to attract both Maricopa residents and visitors from neighboring areas, its strategic size, location, and accessibility builds a diverse array of compatible uses. The outlined provisions in this document will facilitate gradual development, accommodating residential neighborhoods of varying densities and product types, as well as non-residential activities to sustain increased density in the area.

The 184 net acre property (195.85 gross acres) is located at the highly accessible southeast corner of North John Wayne Parkway and West Farrell Road, less than three miles from the West Maricopa-Casa Grande Highway. The Maricopa Towne Center layout will benefit from the frontage along North John Wayne Parkway and Sonoran Desert Parkway.

Planning the Maricopa Towne Center within a Planned Area Development (PAD) framework offers numerous advantages, as the PAD provides orderly and efficient development tailored to the specific requirements of the area, adaptability allows for flexibility in shifting circumstances. The primary aim of the Maricopa Towne Center PAD is the creation of a diverse mix of land uses, encompassing office spaces, commercial ventures, retail outlets, entertainment venues, hospitality establishments, attached and detached single-family, vertical and horizontal multi-family, open space and other complementary uses, for an inviting environment conducive to living, working, shopping, and leisure activities.

Designed with inherent flexibility, the PAD is equipped to adjust to shifting demographic and market dynamics, is informed by comprehensive data related to transportation and accessibility, demographic trends, public facilities and services, land-use regulations, financial considerations, development constraints, and potential opportunities. This proposal is specific to the City of Maricopa, providing a development that will enhance the landscape now and for the future.

## II. PERMITTED USES

The Maricopa Towne Center PAD supports an underlying MU-G (General Mixed Use) zoning district. The PAD envisions a wide variety of commercial and residential uses developed to create a vibrant mixed use area where people can work, shop, live, gather, play, and receive essential services. The following list of uses described in **Table A - Permitted Uses**, is intended to define the permitted uses within the Maricopa Towne Center PAD, which are designated by the letter “P”. Uses designated with a “C” would require approval of a Conditional Use Permit. The table and associated footnotes are modeled on the permitted uses in the City of Maricopa Zoning Ordinance. The associated footnotes, standards in the “Additional Standards” column, and all other requirements applying to the Maricopa Towne Center PAD shall be those found in the version of the Zoning Ordinance existing at the time of approval of this PAD, except as modified by this PAD.

Table A: Permitted Uses

| Use                                                   | District   | Additional Standards                                                            |
|-------------------------------------------------------|------------|---------------------------------------------------------------------------------|
|                                                       | PAD (MU-G) |                                                                                 |
| Agricultural                                          |            |                                                                                 |
| Animal and Crop Production                            |            |                                                                                 |
| Urban Agriculture                                     | P          |                                                                                 |
| Residential                                           |            |                                                                                 |
| Single-Unit                                           | P          |                                                                                 |
| Single Unit Detached                                  | P          |                                                                                 |
| Single Unit Attached                                  | P          |                                                                                 |
| Multiple-Unit Dwelling                                | P          |                                                                                 |
| Senior and Long-Term Care                             | P          |                                                                                 |
| Day Care Facility                                     |            |                                                                                 |
| Small                                                 | P          | MCC <a href="#">18.120.080</a> , Day care facilities                            |
| Large                                                 | C          |                                                                                 |
| Group and Residential Care Home                       | P          | MCC <a href="#">18.120.240</a> , Residential and group care homes               |
| Supportive Housing                                    | C          | MCC <a href="#">18.120.270</a> , Transitional and supportive housing facilities |
| Transitional Housing                                  | C          |                                                                                 |
| Public and Semi-Public                                |            |                                                                                 |
| Community Assembly                                    | P          | MCC <a href="#">18.120.070</a> , Community assembly                             |
| Cultural Facilities                                   | P          |                                                                                 |
| Child Care Centers                                    | P          | MCC <a href="#">18.120.080</a> , Day care facilities                            |
| Government Buildings                                  | P          |                                                                                 |
| Hospitals and Clinics                                 |            |                                                                                 |
| Clinic                                                | P          | MCC <a href="#">18.120.130</a> , Hospitals and clinics                          |
| Parks and Recreation Facilities, Public               | P          |                                                                                 |
| Public Safety Facility                                | P          |                                                                                 |
| Social Service Facility                               | P          |                                                                                 |
| Commercial                                            |            |                                                                                 |
| Animal Sales, Care and Services                       |            |                                                                                 |
| Animal Sales and Grooming                             | P          | MCC <a href="#">18.80.030</a> , Animal keeping                                  |
| Small Animal Day Care                                 | P          |                                                                                 |
| Automobile/Vehicle Equipment Sales and Services       |            |                                                                                 |
| Automobile/Vehicle Washing, Automated or Self-Service | P          |                                                                                 |

| Use                                                | District   | Additional Standards                                                                                                                                                                  |
|----------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    | PAD (MU-G) |                                                                                                                                                                                       |
| Automobile/Vehicle Washing, Full Service           | P          |                                                                                                                                                                                       |
| Service Station                                    | P          |                                                                                                                                                                                       |
| Fueling Facility, Alternative                      | P          |                                                                                                                                                                                       |
| Automobile/Vehicle Repair, Major                   | P          |                                                                                                                                                                                       |
| Automobile/Vehicle Repair, Minor                   | P          |                                                                                                                                                                                       |
| Banks and Financial Institutions                   |            |                                                                                                                                                                                       |
| Banks and Credit Unions                            | P          |                                                                                                                                                                                       |
| Noninstitutional Banking                           | C          | MCC <a href="#">18.120.200</a> , Noninstitutional Banking                                                                                                                             |
| Business Services                                  | P          |                                                                                                                                                                                       |
| Commercial Entertainment and Recreation            |            |                                                                                                                                                                                       |
| Small-Scale Facility                               | P          |                                                                                                                                                                                       |
| Theaters                                           | P          |                                                                                                                                                                                       |
| Club or Lodge                                      | P          |                                                                                                                                                                                       |
| Eating and Drinking Establishments                 |            |                                                                                                                                                                                       |
| Bars and Lounges                                   | P          | MCC <a href="#">18.120.030</a> , Alcoholic beverage sales<br>MCC <a href="#">18.120.100</a> , Eating and drinking uses<br>MCC <a href="#">18.120.190</a> , Outdoor dining and seating |
| Restaurants, Full Service                          | P          | MCC <a href="#">18.120.030</a> , Alcoholic beverage sales<br>MCC <a href="#">18.120.100</a> , Eating and drinking uses<br>MCC <a href="#">18.120.190</a> , Outdoor dining and seating |
| Restaurants, Limited Service (including Fast Food) | P          | MCC <a href="#">18.120.030</a> , Alcoholic beverage sales<br>MCC <a href="#">18.120.100</a> , Eating and drinking uses<br>MCC <a href="#">18.120.190</a> , Outdoor dining and seating |
| Restaurant, Take-Out Only                          | P          | MCC <a href="#">18.120.030</a> , Alcoholic beverage sales<br>MCC <a href="#">18.120.100</a> , Eating and drinking uses<br>MCC <a href="#">18.120.190</a> , Outdoor dining and seating |
| Food and Beverage Sales                            |            |                                                                                                                                                                                       |
| Convenience Market                                 | P          | MCC <a href="#">18.120.030</a> , Alcoholic beverage sales<br>MCC <a href="#">18.120.280</a> , Food and beverage sales                                                                 |
| General Market                                     | P          |                                                                                                                                                                                       |
| Liquor Store                                       | P (1)      |                                                                                                                                                                                       |
| Specialty Food Sales and Facilities                | P          |                                                                                                                                                                                       |
| Instructional Services                             | P (2)      |                                                                                                                                                                                       |

| Use                                    | District                                                                                                                     | Additional Standards                                                                |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                                        | PAD (MU-G)                                                                                                                   |                                                                                     |
| Live/Work Quarters                     | P (2)                                                                                                                        | MCC <a href="#">18.120.140</a> , Live/work units                                    |
| Lodging                                |                                                                                                                              |                                                                                     |
| Hotels and Motels                      | P                                                                                                                            |                                                                                     |
| Maintenance and Repair Services        | P                                                                                                                            |                                                                                     |
| Mobile Merchants                       | P                                                                                                                            | MCC <a href="#">18.120.170</a> , Mobile merchants                                   |
| Office                                 |                                                                                                                              |                                                                                     |
| Business and Professional              | P                                                                                                                            |                                                                                     |
| Medical and Dental                     | P                                                                                                                            |                                                                                     |
| Walk-In Clientele                      | P                                                                                                                            |                                                                                     |
| Personal Services                      |                                                                                                                              |                                                                                     |
| General Personal Services              | P                                                                                                                            | MCC <a href="#">18.120.210</a> , Personal services and restricted personal services |
| Restricted Personal Services           | P                                                                                                                            |                                                                                     |
| Retail Sales                           |                                                                                                                              |                                                                                     |
| General Retail, Small-Scale            | P                                                                                                                            | (A); MCC <a href="#">18.120.250</a> , Restricted retail uses                        |
| General Retail, Large-Scale            | P                                                                                                                            |                                                                                     |
| Drive-in and Drive-Through Facilities  | P                                                                                                                            | Refer to Standards and Guidelines Report Section IV                                 |
| Industrial                             |                                                                                                                              |                                                                                     |
| Artist’s Studio and Production         | P                                                                                                                            |                                                                                     |
| Transportation, Communication, Utility |                                                                                                                              |                                                                                     |
| Bus/Rail Passenger Facility            | P                                                                                                                            |                                                                                     |
| Communication Facilities               |                                                                                                                              |                                                                                     |
| Antennas and Transmission Towers       | Subject to existing regulations, including a conditional use permit if certain standards are not met or thresholds exceeded. | Chapter <a href="#">18.130</a> MCC, Telecommunications Facilities                   |
| Facilities within Buildings            | P                                                                                                                            |                                                                                     |
| Utilities                              |                                                                                                                              |                                                                                     |
| Minor                                  | P                                                                                                                            |                                                                                     |

| Use                | District                                                                                                                                                     | Additional Standards |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                    | PAD (MU-G)                                                                                                                                                   |                      |
| Accessory Uses     | Subject to the same permitting requirements of the principal use unless additional review is established in MCC <a href="#">18.120.010</a> , Accessory uses. |                      |
| Temporary Uses     | Requires a temporary use permit, unless exempt; see MCC <a href="#">18.120.260</a> , Temporary uses                                                          |                      |
| Nonconforming Uses | Chapter <a href="#">18.100</a> MCC, Nonconforming Uses and Structures                                                                                        |                      |

1. Minimum 8,000 square feet in building area required
2. Nonresidential uses on ground floors only unless approved by the planning and zoning commission

#### *Outdoor Retail Sales and Merchandise Display.*

1. *Location.* Outdoor retail sales and merchandise displays shall not obstruct ingress and egress to a building, obstruct fire lanes, interfere with vehicular circulation or sight distance, or be located in landscaped areas. Outdoor retail sales and merchandise display areas shall be adjacent to the structure containing the business selling the merchandise.
  2. *Maximum Area.* Outdoor retail sales and merchandise displays shall not exceed five percent of the total gross floor area of the business, or 200 square feet, whichever is more.
  3. *Height.* Display merchandise shall not exceed a height of six feet above finished grade.
- With the evolution of residential and commercial trends, coupled with rapidly changing demographics and market needs, it is likely that the permitted uses currently contemplated in the Zoning Ordinance and this PAD may not be comprehensive to include unforeseen, new uses. As such, the list of uses is descriptive in nature and does not necessarily represent the full extent of uses allowed. All uses not specifically identified in the underlying land use categories within this PAD are prohibited. That said, if a specific use is not provided on the list, the property owner, developer, or developer's representative may request an interpretation from the Maricopa Planning Director who may determine that the use is similar to a use listed in **Table A - Permitted Uses**. If the use is similar, the Planning Director may administratively approve the use.

### **III. DEVELOPMENT STANDARDS**

The site's development standards will adhere to the directives outlined within the PAD, with any uncertainties addressed according to the Mixed-Use District standards of the City of Maricopa. These standards are customized to suit the distinct characteristics of this development to facilitate its success and ensure a well-organized layout of amenities and land uses. The envisioned standards will enable the project to thrive and maintain a balance of various residential, commercial, hospitality, mixed-use, and employment while integrating open space features and a pedestrian-friendly environment.

The specific development regulations prescribed for the PAD are delineated in **Exhibit G-2 – Non-Residential Development Standards** and **Exhibit G-3 – Residential Development Standards**. The overall maximum density is 2,113 dwelling units (11.48 dwelling units per acre). The residential and mixed-use development standards and design elements will guide the individual placement of residential developments. Each residential development is permitted a density up to 65 units/net acre subject to the Design Elements and Development Standards of the PAD. A maximum total of 1,000,000 square feet of gross floor area is allowed for non-residential development within the PAD.

Street standards are described in **Exhibit G-4 – Street Sections**. Specific building setback requirements for the Property perimeter are being established under **Exhibit G-5 – Building Height Setback Requirements**.

Certain modifications are proposed to the City of Maricopa Mixed Use Districts standards set forth in Chapter 18.45.030 of the Zoning Ordinance. The standards listed below are controlling with the standards of Chapter 18.45.030 used as the base reference. F. *Building Design and Signage*. The exterior design of all buildings, including all facades and all signage, shall be coordinated with regard to color, materials, architectural form, and detailing to achieve design harmony, continuity, and horizontal and vertical relief and interest. The design of all buildings and signage shall be compatible with the guidelines described in this PAD.

G. *Outdoor Living Areas*. As part of the open space required by MCC Title 18, Subdivisions, private or common areas for outdoor living shall be provided for upper-level residential units. Outdoor living areas include balconies, decks, common open space, and rooftop open space.

1. *Minimum Dimensions*.

- *Private Open Space*. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.
- *Common Open Space and Rooftop Open Space*. Common open spaces and rooftop open spaces with a minimum horizontal dimension of 20 feet shall count towards the open space calculation.

2. *Minimum Area Required – Private Open Space*: Fifty square feet per unit.

H. *Outdoor Storage*. Outdoor storage areas for nonresidential users shall be only for retail and live/work uses and shall comply with the following requirements:

1. *Area*. Five percent of the leasable area of the use or 200 square feet, whichever is more.
2. There shall be no limit to the hours for outdoor storage.

J. *Transparency on Ground Floor Frontages for Nonresidential Uses*. Windows, doors, or other openings shall be provided for at least 30 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Rear or sides of the building that do not face a public street are not required to meet these requirements. No wall may run in a continuous

plane for more than 100 feet without providing an opening. A wall plane step of at least two feet may be substituted for an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep.

1. *Exception for Structured Parking Facilities and Large-Scale General Retail.* Multi-level parking garages and individual retail uses over 10,000 square feet, where permitted, are not required to meet the ground-floor transparency requirement.

K. *Truck Docks, Loading, and Service Areas.* Truck docks, loading, and service areas are not permitted within 25 feet of the boundary of any residential use. To the greatest extent possible, such loading and service-areas should be located in areas that minimize exposure to a public street and are subject to review and approval by the Zoning Administrator. However, due to the nature of mixed-use development, which has roadways located on three sides of the PAD area and the Sonoran Parkway bifurcating the site, Truck Docks, Loading, and Service Areas may face a public roadway if mitigating measures are made such as utilizing screen walls, berming, and landscaping.

L. *Pedestrian Access.* For each site plan application submitted for development within the Maricopa Towne Center PAD, the following pedestrian access systems shall be connected within the particular site plan: a system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, to sidewalks, and to any on-site open space areas or pedestrian amenities. All buildings must provide ADA pedestrian walkways to a public street. Whenever feasible, direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security subject to the review and approval of the Zoning Administrator.

1. Walkways shall be ADA accessible paths, a minimum of six feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
2. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, stamped concrete, or similar method.

Modifications to the provisions outlined in the Maricopa Towne Center Standards & Guidelines may be made administratively by the Zoning Administrator to ensure alignment with the overarching objectives established within the PAD.

## **IV. DRIVE-THROUGH STANDARDS**

The drive-through standards set forth in Chapter 18.120.090 of the Zoning Ordinance shall apply to development within the Maricopa Towne Center PAD except as specific sections are modified below.

Drive-in and drive-through facilities, including fast-food facilities, shall be located, developed, and operated in compliance with the following standards:

- A. *General.* Drive-through facilities shall provide safe, unimpeded movement of vehicles at street access points, in travel aisles, and parking areas. Drive-through aisles shall be a minimum of 12 feet in width and 20 feet in length, or as otherwise required by **Table B – Drive-Through Facilities Stacking Space Requirements**, aisles shall have a minimum interior turning radius of 15 feet and an exterior turning radius of 30 feet.
- D. *Stacking.* Vehicular stacking areas shall be provided in accordance with **Table B – Drive-Through Facilities Stacking Space Requirements**.

Table B: Drive-Through Facility Stacking Space Requirements

| Use Classification                                    | Stacking Space Requirement                                                                                                      |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Banks and Financial Institutions                      | 5 spaces per teller or ATM drive-through                                                                                        |
| Eating and Drinking Establishments                    |                                                                                                                                 |
| Restaurants                                           | 3 spaces per window.                                                                                                            |
| Restaurants, Limited Service                          | 4 spaces from call box to end of queue and<br>10 spaces total from pick-up window to end of queue.                              |
| Retail Sales, General                                 |                                                                                                                                 |
| Dry Cleaning                                          | 2 spaces per window                                                                                                             |
| Pharmacy                                              | 2 spaces per aisle                                                                                                              |
| Photo Drop                                            | 1 space per window                                                                                                              |
| Automobile/Vehicle Equipment Sales and Services       |                                                                                                                                 |
| Automobile/Vehicle Washing, Automated or Self-Service | 4 spaces per bay                                                                                                                |
| Automobile/Vehicle Washing, Full Service              | 8 spaces minimum                                                                                                                |
| Use Classification                                    | Stacking Space Requirement                                                                                                      |
| Service Station                                       | 1 space on each end of each side of each fuel pump island (one-way facilities require 2 spaces on approach end of each island). |
| Fueling Facility, Alternative                         | 1 space on each end of each side of each fuel pump island (one-way facilities require 2 spaces on approach end of each island). |
| Automobile/Vehicle Repair, Major                      | 1 space per service bay                                                                                                         |
| Automobile/Vehicle Repair, Minor                      | 1 space per service bay                                                                                                         |

- F. *Site and Building Design.* The architecture of drive-through uses shall be compatible and harmonious with that of the shopping center motif or immediate neighborhood, in terms of building color, materials, mass, scale, and form.

## V. PARKING REGULATIONS

The on-site parking and loading requirements set forth in Chapter 18.105 of the Zoning Ordinance shall apply to development within the Maricopa Towne Center PAD except as provided in **Table**

**C - Parking Regulations** below. With regard to on-site parking and loading requirements, a “Master Planned Retail Shopping Center” is a unified development plan for an overall shopping center with more than 50,000 square feet of Retail, Eating and Drinking Establishments and Food and Beverage Sales Establishments that are part of the overall shopping center.

Table C: Parking Regulations

| Use                                                | Minimum Parking Requirement                                                                     |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Residential</b>                                 |                                                                                                 |
| Multiple-Unit Dwelling                             | Guest – 0.2 space per unit                                                                      |
|                                                    | Studio – 1 space per unit                                                                       |
|                                                    | 1 Bedroom – 1 space per unit                                                                    |
|                                                    | 2 Bedroom – 2 spaces per unit                                                                   |
|                                                    | 3 Bedroom – 2 spaces per unit                                                                   |
| Public and Semi-Public                             | 4 Bedroom – 3 spaces per unit                                                                   |
|                                                    |                                                                                                 |
|                                                    |                                                                                                 |
|                                                    |                                                                                                 |
|                                                    |                                                                                                 |
| <b>Commercial</b>                                  |                                                                                                 |
| Eating and Drinking Establishments                 | 1 space per 250 s/f of customer seating area (Required Outdoor Seating Area per Chapter 18.105) |
| Lodging (Hotels and Motels)                        | 1 space per room                                                                                |
| Master Planned Retail Shopping Center              | 4 spaces per 1,000 square feet (Including outdoor sales and seating areas)                      |
| <b>Industrial</b>                                  |                                                                                                 |
| Industrial Uses                                    | 2 spaces per 1,000 square feet                                                                  |
| <b>Transportation, Communication, Utility Uses</b> |                                                                                                 |
| Transportation, Communication, Utility Uses        | 4 spaces per 1,000 square feet                                                                  |

## VI. SIGNAGE

A Comprehensive Sign Plan for developments in non-residential areas shall be approved prior to sign installation on-site. This PAD approves conceptual signage locations for retail pylons (see **Exhibit G-6 – Conceptual Signage Plan**) which shall be considered during the Comprehensive Sign Plan review. This PAD modifies Maricopa Sign Code Chapter 18.115 including by removing the requirements of Section 18.115.070, namely, to allow future Comprehensive Sign Plans to modify the total aggregate sign area and dimensional requirements. Future comprehensive sign plans must be submitted but such submittals may be approved to deviate from the requirements governing the total aggregate sign area and sign dimensional requirements of the Zoning Ordinance subject to Comprehensive Sign Plan to be reviewed and approved by the City.

## VII. DESIGN ELEMENTS

This mixed-use area seeks to implement vibrant commercial, residential, and public communities that seamlessly blend indoor and outdoor environments and offer connectivity between all planned

elements. The PAD is focused on implementing market demand while providing a reliable framework and expectations for the public. It is designed to become a bustling residential, retail, entertainment, and community hub.

The PAD Design Elements described herein are intended to guide development and provide justification for the PAD. They are provided as other features, not specifically listed in the Maricopa Zoning Ordinance, but intended to elevate the future uses within the PAD and fully justify the PAD. The PAD Design Elements are general guidelines for development as specific site plans will be subject to future review by the Zoning Administrator.

Conformance with the standards enumerated under the **Table D – Design Elements** will be utilized by the City of Maricopa when it administratively reviews plans but each design element may not apply to each specific development plan brought forward within the PAD. Additionally, the imagery and elements provided in **Exhibit G – Architectural and Landscape Character** will govern the superior architecture and landscape design. Additional design principles will be applied to Property as it aspires to develop an iconic vibrant community within the City including by providing dynamic experiences, connectivity, and themed wayfinding. While each district within Maricopa Towne Center will maintain thematic consistency, variations will be incorporated to accommodate the diverse range of uses.

Table D: Design Elements

| General Design Element Requirements for Overall PAD Implementation – Residential and Nonresidential                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Emphasize walkability between varying uses.                                                                                                                                                                                                |
| Create a sense of place using unified signage.                                                                                                                                                                                             |
| Create a sense of place using unified colors and material themes.                                                                                                                                                                          |
| Provide appropriate transitions between building heights.                                                                                                                                                                                  |
| Required Elements for Individual Development Proposals – Residential                                                                                                                                                                       |
| Provide a sense of arrival utilizing landscaping, monumentation, decorative paving, etc.                                                                                                                                                   |
| Buffer the rear property lines for all lots backing onto an arterial street by 10 feet or more (no rear yard setback to be less than 20 feet for single-story and 30 feet for two-story).                                                  |
| Provide a minimum 30-foot landscape parkway from ROW line to fence in a common area when lots back onto an arterial street and five feet when backed to a local or collector street.                                                       |
| Where appropriate, provide staggers, accent paneling, horizontal offset of at least two (2) feet, decorative and capped columns, view fencing, or other visual breaks in perimeter fence walls at points no longer than 250-foot sections. |
| Provide irregular shaped retention basins, maximum 4:1 slope.                                                                                                                                                                              |
| Enhance entry features with elements such as community signage, wall themes, and distinct landscape design.                                                                                                                                |
| Provide detached sidewalks within local ROWs.                                                                                                                                                                                              |
| Utilize durable exterior materials and finishes on building architecture such as, but not limited to, brick, masonry, stone, or stucco.                                                                                                    |
| Conformance with the Architectural Character and Standards described in Exhibit G-1 – Architectural and Landscape Character.                                                                                                               |

| Conformance with the Exhibit G-3 – Residential Development Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Additional Required Elements for Individual Development Proposals – Single-Family Residential<br>(Must have Minimum of Three Points for every 25 net acres of proposed development)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Value |
| Provide a distinctive project theme that complements adjacent development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1     |
| Provide view fencing along arterial and collector streets when internal streets abut the perimeter property line adjacent to an arterial or collector street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1     |
| Provide detached sidewalks with robust landscaping, meandering sidewalk, or minimum 6 foot wide sidewalk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1     |
| Provide perimeter frontage that does not have walls or fencing for at least one half of the property frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1     |
| Provide an additional two percent of open space above the minimum required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1     |
| Provide staggers, accent paneling, horizontal offset of at least two (2) feet, decorative and capped columns, view fencing, or other visual breaks in perimeter fence walls at points no longer than 160-foot sections or every 3 residential lots, whichever is greater.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1     |
| Provide lot sizes which are materially different from other developments within the PAD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1     |
| Provide varying lot sizes on perimeter lots located along perimeter street frontages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1     |
| Provide varying lot sizes on 50% of lots.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1     |
| Provide a housing product (traditional, rear loaded alley, townhomes, duplex, cluster, etc.) which is different from other developments within the PAD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1     |
| Provide varying side setbacks on perimeter lots located along perimeter street frontages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1     |
| For one side of the property, provide perimeter frontage that does not have walls or fencing for at least one half of the property frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1     |
| Provide diversity on at least one of the perimeters of a development by utilizing at least one of the following: <ul style="list-style-type: none"> <li>• Single loaded streets (Slip street where an internal residential roadway is parallel with a perimeter street or open space and buffered with landscape to create a pedestrian friendly edge as well as promote architecture forward design. Minimum Block Length of the single loaded street must be no less than four (4) consecutive lots, or two hundred ten (210) feet from residential property line to residential property line, whichever is greater. Design is in conformance with imagery and plans shown on Exhibit G-1 – Architectural and Landscape Character)</li> <li>• Open Ended Cul-De-Sacs or Knuckles. The minimum width of the open-ended cul-de-sac or knuckle shall be thirty (30) feet.</li> <li>• Front Loaded Architecture. Where the neighborhood has architecture that is designed to have its primary elevation on the perimeter of the subdivision. This can be generally associated with alley-loaded product, single-family attached development, cluster product or other type of rear garage loaded architecture.</li> </ul> | 1     |
| Restrict homes along development perimeter frontage to single-story.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1     |
| Provide an additional five (5) feet of lot depth along perimeter frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1     |
| Provide twenty (20) foot driveways measured from back of sidewalk.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1     |
| Provide alternative garage locations (e.g., rear or side entry, off a private lane, etc.) for 10 percent of the houses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1     |
| Stagger front yard setback to achieve a range of six feet or more.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1     |

|                                                                                                                                                                                                                            |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Provide a minimum 20-foot total side yard setback width between homes for at least 50 percent of the total lots distributed throughout the subdivision.                                                                    | 1            |
| Provide alternate driveway surfaces, such as tire strips, patterns, colors, or textures etc.                                                                                                                               | 1            |
| Provide at least one pedestrian connection, through open space, between two (2) perimeter roadways or adjacent developments.                                                                                               | 1            |
| Incorporate architectural enhancements to community mailboxes for residents such as lighting, shade, bulletin board, etc.                                                                                                  | 1            |
| Commit to a formal street grid with no street greater than 1,600 linear feet in block perimeters.                                                                                                                          | 1            |
| Any other subdivision feature not listed as approved by the zoning administrator.                                                                                                                                          | 1            |
| <b>Additional Required Elements for Individual Development Proposals – Multi-Family Residential<br/>(Must have Minimum of Three Points for every 10 acres of proposed development)</b>                                     | <b>Value</b> |
| Provide a gated community with one side of the perimeter frontage not having walls or fencing for at least one half of the property frontage. Screen walls are exempt and may be provided.                                 | 1            |
| Provide enhanced decorative design at key pedestrian crosswalks utilizing measures such as, but not limited to, stamped asphalt, pavers, etc.                                                                              | 1            |
| Provide an additional two percent of open space above the minimum required.                                                                                                                                                | 1            |
| Provide at least one pedestrian connection, through open space, between two (2) perimeter roadways or adjacent development(s).                                                                                             | 1            |
| Provide shared parking between uses to reduce the required parking when justified by an approved Parking Analysis.                                                                                                         | 1            |
| Incorporate unique architectural and/or landscape elements at the pedestrian level.                                                                                                                                        | 1            |
| Provide enhanced architectural design where rear elevations are adjacent to an arterial or collector street or open space.                                                                                                 | 1            |
| Provide varied roof elements to break up the main ridgelines or roof horizons.                                                                                                                                             | 1            |
| Provide front building entrances accentuated by architectural elements, lighting and/or landscaping. All front doors that open to the outside are well lit and visible from the street, parking area or neighboring units. | 1            |
| Provide an enhanced pedestrian path that crosses the site to provide connectivity to adjacent development(s).                                                                                                              | 1            |
| Locate at least one building on each perimeter frontage with parking located internal to the development.                                                                                                                  | 1            |
| Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities.                                                                                                                | 1            |
| Provide a clubhouse which includes an outdoor recreation area and an indoor area for meetings, exercise, entertainment, etc.                                                                                               | 1            |
| Any other multifamily feature not listed as approved by the zoning administrator.                                                                                                                                          | 1            |
| <b>Required Elements for Individual Development Proposals – Nonresidential</b>                                                                                                                                             |              |
| Provide four-sided architecture especially for portions of building visible from arterial street.                                                                                                                          |              |
| Incorporate architectural and landscape elements at the pedestrian level.                                                                                                                                                  |              |
| Enhance rear elevations along arterial and collector streets and open spaces.                                                                                                                                              |              |
| Provide variety of roofing colors, textures, and shapes where available.                                                                                                                                                   |              |
| Utilize durable exterior materials and finishes on building facades such as, but not limited to, brick, masonry, stone, stucco,                                                                                            |              |

| etc.                                                                                                                                                                                                                       |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Provide at least one body color and two accent colors and/or accent materials for each commercial, office or industrial building.                                                                                          |       |
| Provide at least four building materials and finishes such as, but not limited to, brick, masonry, metal, stone, stucco, etc.                                                                                              |       |
| Break up the main ridgelines on roof slopes.                                                                                                                                                                               |       |
| Provide front building entrances accentuated by architectural elements, lighting and/or landscaping. All front doors that open to the outside are well lit and visible from the street, parking area or neighboring units. |       |
| Conform with the Architectural Character and Standards described in Exhibit G-1 – Architectural and Landscape Character.                                                                                                   |       |
| Conformance with the Exhibit G-2 – Non-Residential Development Standards.                                                                                                                                                  |       |
| Conformance with the City of Maricopa Nonresidential Design Guidelines.                                                                                                                                                    |       |
| Additional Required Elements for Individual Development Proposals – Nonresidential<br>(Must have Minimum of Three Points for every 15 acres of proposed development)                                                       | Value |
| Provide shared parking between uses to reduce the required parking when justified by an approved Parking Analysis.                                                                                                         | 1     |
| Provide enhanced design at key pedestrian crosswalks utilizing measures such as, but not limited to, stamped asphalt, pavers, etc.                                                                                         | 1     |
| Provide an additional two percent of open space above the minimum required.                                                                                                                                                | 1     |
| Provide at least one pedestrian connection, through open space, between two (2) perimeter roadways or adjacent development(s).                                                                                             | 1     |
| Provide an enhanced pedestrian path that crosses the site to provide connectivity to adjacent developments.                                                                                                                | 1     |
| Locate buildings on perimeter frontage with parking located internal to the development.                                                                                                                                   | 1     |
| Match the overall development theme but provide at least one primary color, a contrasting color, and two accent colors and/or materials.                                                                                   | 1     |
| Provide a minimum of 3,000 square feet of open space area for pedestrians with a minimum dimension of thirty (30) feet.                                                                                                    | 1     |
| Provide all front doors with one or more of the following usable entry transition elements attached or otherwise integrated: covered porches; arbors; pergola; low-walled, shaded front patio areas and courtyards.        | 1     |
| Incorporate meaningful variation in building height.                                                                                                                                                                       | 1     |
| Integrate commercial and light manufacturing in ways to foster local production and market.                                                                                                                                | 1     |
| Incorporate a public art installation.                                                                                                                                                                                     | 1     |
| Incorporate enhanced landscaping and shade along pedestrian pathways.                                                                                                                                                      | 1     |
| Incorporate alternative intermodal transportation parking such as roller blade lockers, skate board locks, bicycle racks, etc.                                                                                             | 1     |
| Incorporate a water feature in the common area.                                                                                                                                                                            | 1     |
| Incorporate drinking fountains in the common area.                                                                                                                                                                         | 1     |
| Any other nonresidential development feature not listed as approved by the zoning administrator.                                                                                                                           | 1     |

### *Walkability Connecting Commercial and Residential*

Developing walkability from residential areas to commercial zones through connected pathways utilizing open space and landscaped buffers are key strategies essential to wayfinding and establishing mixed-use developments. This facilitates shorter walking distances for residents to access essential services and amenities. Designing pedestrian-friendly streetscapes with wide sidewalks, ample crosswalks, and pedestrian crossings enhances safety and encourages walking. The Maricopa Towne Center incorporates green spaces and well-designed lighting to further promote a memorable experience for residents and visitors. Lastly, it will implement traffic calming measures which prioritize pedestrian safety and create an interconnected pathways allowing seamless connectivity between residential and commercial areas.

### *Unified Signage Throughout Commercial and Residential Zones*

Incorporating signage between commercial and residential areas requires a thoughtful approach to ensure clarity, accessibility, and an aesthetic in creating a sense of place. These signs should be clear, legible, and informative, providing information about nearby amenities and points of interest. Utilizing consistent design elements and branding across signage reinforces a cohesive visual identity throughout the Property. Signage will be permitted in accordance with the conceptual signage plan and a future Maricopa Towne Center comprehensive sign plan will be submitted prior to development.

### *Unified Color and Material Themes*

Unified color and material themes should be used in Maricopa Towne Center to create the benefit of a cohesive and visually appealing environment that enhances the overall aesthetic of the community. Consistent color schemes across buildings, streetscapes, and public spaces establish a sense of identity and belonging, constructing a stronger sense of community pride and cohesion among residents. Additionally, unified color and material themes can contribute to wayfinding and navigation, making it easier for residents and visitors to orient themselves within the community. Overall, unified color themes play a crucial role in shaping the character and livability promoting a sense of unity, coherence, and well-being among residents while enhancing the overall urban experience. Maricopa Towne Center can create appropriate theme zones that differentiate disparate areas yet unify the totality of the development.

### *Transitional Building Heights*

In the Maricopa Towne Center incorporating transitional building heights offers benefits including visual harmony, a balanced skyline, avoiding abrupt transitions between tall structures and low-rise developments. Gradual progression in building heights should be sought to enhance the overall aesthetics of the community and preserve views and natural light for residents. Additionally, transitional building heights facilitate a smoother integration of different land uses within the community. Specific building stepback requirements for the Property perimeter are being established under **Exhibit G-5 – Building Height Stepback Requirements**.

## **VIII. ADMINISTRATION**

Modifications to the provisions outlined in the Maricopa Towne Center Standards & Guidelines may be made administratively by the Zoning Administrator to ensure alignment with the overarching objectives established within the PAD.