



**San Travasa PAD Amendment  
Case #'s ZON11-04 & PAD11-03  
Public Hearing**

March 4, 2014

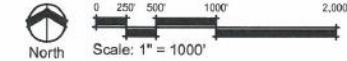


# Vicinity Map



## PAD Amendment Exhibit

Figure 4



### Legend

- PAD Amendment Boundary
- Single Residence Zone (CR-3)
- Multiple Residence Zone (CR-5)
- Transitional Zone (TR)
- General Business Zone (CB-2)
- Levee
- Proposed Drainage Channel

### Notes

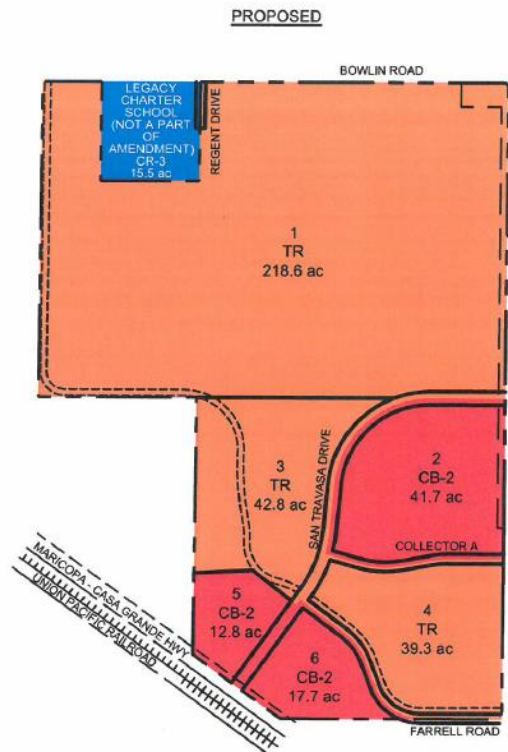
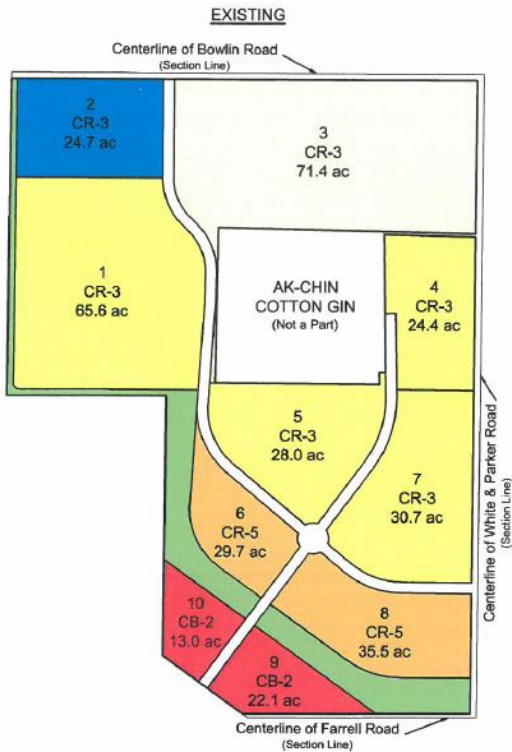
- Location, width, and alignment of drainage/open space corridor is subject to change through the design process.
- The FEMA approved levee that runs along the west side of White & Parker Road protects +/- 144 acres of the San Travasa PAD property from the North Santa Cruz Wash 100-year floodplain. Once the North Santa Cruz Regional Channel is constructed (specifically the channel section from the Maricopa-Casa Grande Highway north to Bowlin Road) and FEMA issues a Letter of Map Revision, the levee protection is no longer necessary and the levee can be removed. Widening the west side of White & Parker Road cannot occur until the levee is removed.

June 2012  
Project Number: 1014  
Project Manager: T. Borar, AICP  
Designed By: T. Borar, AICP  
Drawn By: DR

**hgartwison**  
REGISTERED PLANNERS-SURVEYORS

1901 S. CAMELBACK RD., STE. 270  
PHOENIX, ARIZONA 85016  
PH: 602-400-0025 FAX: 602-528-6161

U:\7000-01\p104\fig 4\Borars\Map\Map and PAD Overlay\PAD Amendment Exhibit\040212\fig 4 - PAD Amendment Exhibit.dwg



PAD COMPARISON						
EXISTING PAD		DIFFERENCE			PROPOSED PAD	
ZONING	AREA (ac)	(ac)	(ac)		ZONING	
CR-3	229.3	-229.3	0.0		CR-3	
CR-5	65.2	-65.2	0.0		CR-5	
TR	0.0	300.7	300.7		TR	
CB-2	35.1	37.1	72.2		CB-2	
<b>PAD Total<sup>(1)</sup> (without Charter School)</b>	<b>329.6</b>	<b>49.3</b>	<b>372.9</b>		<b>PAD Amendment Total<sup>(2)</sup></b>	
CB-3	15.5	0.0	15.5		CB-3	
<b>PAD Total</b>	<b>345.1</b>	<b>49.3</b>	<b>394.4</b>		<b>PAD Total<sup>(3)</sup></b>	

ACREAGE ADJUSTMENTS				
Ak-Chin Cotton Gin Property <sup>(1)</sup>	41.7	-41.7	0.0	Ak-Chin Cotton Gin Property <sup>(1)</sup>
Survey Adjustment	0.2	-0.2	0.0	Survey Adjustment
ROW - Bowlin, White & Parker Roads (dedicated per MCD for Smith Farms)	11.5	0.0	11.5	ROW - Bowlin, White & Parker Roads (dedicated per MCD for Smith Farms)
Roadway Easement - Farrell Road <sup>(1)</sup>	1.4	-1.4	0.0	Roadway Easement - Farrell Road <sup>(1)</sup>
<b>Total</b>	<b>399.9</b>	<b>0.0</b>	<b>399.9</b>	<b>Total</b>

<sup>(1)</sup> The 15.5-acre Charter School site is part of the PAD but not a part of the PAD Amendment.

<sup>(2)</sup> The Ak-Chin Cotton Gin Property was not a part of the existing PAD. This area is now part of the College campus and is zoned TR. The acreage is reflected in the PAD Amendment Total above.

<sup>(3)</sup> Farrell Road is a roadway easement located on the east side of the proposed development with the PAD.

EXISTING PLANNED AREA DEVELOPMENT				
PARCEL	AREA (ac)	ZONING	ZONING DESIGNATION	LAND USE
1	65.6	CR-3	SINGLE RESIDENCE ZONE	SINGLE FAMILY RESIDENTIAL
2	24.7	CR-3	SINGLE RESIDENCE ZONE	CHARTER SCHOOL
3	71.4	CR-3	SINGLE RESIDENCE ZONE	SINGLE FAMILY RESIDENTIAL
4	24.4	CR-3	SINGLE RESIDENCE ZONE	SINGLE FAMILY RESIDENTIAL
5	28.0	CR-3	SINGLE RESIDENCE ZONE	SINGLE FAMILY RESIDENTIAL
6	29.7	CR-5	MULTIPLE RESIDENCE ZONE	MULTIFAMILY RESIDENTIAL
7	30.7	CR-3	SINGLE RESIDENCE ZONE	SINGLE FAMILY RESIDENTIAL
8	35.5	CR-5	MULTIPLE RESIDENCE ZONE	MULTIFAMILY RESIDENTIAL
9	22.1	CB-2	GENERAL BUSINESS ZONE	COMMERCIAL GENERAL BUSINESS
10	13.0	CB-2	GENERAL BUSINESS ZONE	COMMERCIAL GENERAL BUSINESS
<b>TOTAL</b>	<b>345.1</b>			

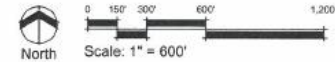
PROPOSED PLANNED AREA DEVELOPMENT				
PARCEL	AREA (ac)	ZONING	ZONING DESIGNATION	LAND USE
1	218.6	TR	TRANSITIONAL ZONE	COLLEGE CAMPUS
2	41.7	CB-2	GENERAL BUSINESS ZONE	COMMERCIAL/RESIDENTIAL
3	42.8	TR	TRANSITIONAL ZONE	MIXED USE/COMMERCIAL/RESIDENTIAL
4	39.3	TR	TRANSITIONAL ZONE	MIXED USE/COMMERCIAL/RESIDENTIAL
5	12.8	CB-2	GENERAL BUSINESS ZONE	COMMERCIAL RETAIL
6	17.7	CB-2	GENERAL BUSINESS ZONE	COMMERCIAL RETAIL
<b>TOTAL</b>	<b>332.9</b>			



City of Maricopa, Arizona  
Planned Area Development

Land Use Master Plan

Figure 7



Legend

- PAD Amendment Boundary
- Parcel Boundary
- Single Residence Zone (CB-3)
- Transitional Zone (TR)
- General Business Zone (CB-2)
- Conceptual Open Space Corridor/  
Drainage Channel
- Levee

\* Site plan dated 8/4/11 provided by Smithgroup, Inc.  
Notes

1. College Site Plan is conceptual and subject to change through the design process.
2. Location, width, and alignment of drainage/open space corridor is subject to change through the design process.
3. The FEMA approved levee that runs along the west side of White & Parker Road protects +/- 144 acres of the San Traversa PAD property from the North Santa Cruz Wash 100-year floodplain. Once the North Santa Cruz Regional Channel is constructed (specifically the channel section from the Maricopa-Casa Grande Highway north to Bowlin Road) and FEMA issues a Letter of Map Revision, the levee protection is no longer necessary and the levee can be removed. Widening the west side of White & Parker Road cannot occur until the levee is removed.

June 2012

Project Number: 1014  
Project Manager: T. Bonar, ACP  
Designed By: T. Bonar, ACP  
Graphics By:  
Drawn By: DR

**hiltgartwilson**  
ENGINEERS • PLANNERS • SURVEYORS

1051 E. CAMELBACK RD., SUITE 275  
PHOENIX, ARIZONA 85016  
PH: 602-490-0025 FAX: 602-325-0161

© 2012 Hiltgartwilson Associates and PAD Group/PAD Amendment and Submittal Figures 07/11/12 - Land Use Master Plan.doc  
07/18/2012 9:00am  
© 2012 Hiltgartwilson Associates 2012 - This plan document and all the data property of Hiltgartwilson. No alterations to these plans, other than adding "as-built" information, are allowed by anyone.



SITE DATA TABLE				
Zone Parcel	Zone District	Gross Area	ROW Area	Net Area
Parcel 1	TR	218.6	4.4	214.2
Parcel 2	CB-2	41.7	4.0	36.8
Parcel 3	TR	42.8	2.6	40.2
Parcel 4	TR	39.3	4.5	34.8
Parcel 5	CB-2	12.8	1.0	11.2
Parcel 6	CB-2	17.7	2.9	14.8
<b>Subtotal 2-6</b>		<b>154.3</b>	<b>16.5</b>	<b>137.8</b>
<b>Total All Parcels</b>		<b>372.0</b>	<b>20.9</b>	<b>352.0</b>





# Questions ?

