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March 9, 2024

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

Project Summary

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

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

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

Cortona Phase 2 supports the aforementioned goals while providing the opportunity for development of an appropriate land use solution for the site. Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided along all arterial and collector roadways to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community will implement several defining standards further identified in this proposal to ensure the development of a high quality neighborhood and overall design compatibility to the area.

February 13, 2024

Cortona Phase 2

Located at the northeast corner of
Steen Road and Hartman Road

City of Maricopa, Arizona

Planned Area Development (PAD) Zoning Narrative

Case #: PAD23-06

CVL CONSULTANTS

4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-03345-01

Planned Area Development (PAD) Zoning Narrative

for

Cortona Phase 2

Developer

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1. Introduction

On behalf of Emmerson Holdings, CVL Consultants (CVL) is pleased to submit this request for Cortona Phase 2 (the Project), an approximately 236-acre portion of the overall 486.74-acre master planned community of Cortona located at the northeast corner of Hartman Road and Steen Road in City of Maricopa (City). (See Exhibit A, Vicinity Map).

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

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

Cortona Phase 2 supports the aforementioned goals while providing the opportunity for development of an appropriate land use solution for the site. With the approval of the requested entitlements, the Project will be developed in a manner similar to the land use allocations identified on the Conceptual Land Use Plan provided as Exhibit B, and further described in this proposal.

As stated above, this request improves upon the existing entitlements in an effort to provide a thoughtfully designed and attractive community featuring a variety of desirable land uses. The Project supports the City's goals, objectives, and vision by providing a variety of land use options that are compatible with the current Maricopa General Plan land use designation of Master Planned Community (MPC). (Refer to Exhibit C, Existing General Plan.) This synergy of recreational amenities, housing, and commercial within the Project creates an ideal environment to live, work and play, contributing to reduced traffic and providing the opportunity for residents to both live and work in Maricopa.

2. Development Overview

Cortona Phase 2 will improve upon the previously approved theming and design elements to ensure the development of a high quality neighborhood and overall design compatibility to the surrounding area and the platted Cortona Phase 1. Cortona Phase 1 consists of primarily large lots without multi-family or higher density housing products. Cortona Phase 2 intends to increase housing diversity within the overall master-plan by proposing a diverse mix of residential uses, including but not limited to build for rent, auto-court villas, garden-style multi-family, alley-loaded product, or comparable alternative uses, as well as traditional single family detached lots, with a planned ±5-acre park area and parcels reserved for commercial corners at both the northern arterial intersection and the primary entry on Hartman Road.

The proposed neighborhoods are well suited for the site and will help meet rising demand for more diverse and affordable housing in the area, which is necessary to support new proposed employment uses within the City of Maricopa. Additionally, this diverse, affordable and high-quality housing is anticipated to attract workers who are employed in the western areas of Casa Grande but who would prefer to live in Maricopa, since the site is in close proximity to Maricopa-Casa Grande Highway and large employers in Casa Grande.

Internal circulation to the community will be provided by primary entrances from the adjacent arterials, Hartman Road and Steen Road, through internal collector roads and local streets. Hartman Road is a major arterial with easy access to Maricopa Casa Grande Highway and Honeycutt Road, and therefore is a logical location for higher density housing. Connectivity with the platted Cortona Phase 1 is provided with the continuation of the existing Milan Parkway from the northeast and future connectivity is provided to the planned Pecan Groves master planned community to the east with a planned local street connection. The design highlights efficient and safe traffic circulation with careful consideration of trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible with detached trails planned along collector and minor collector roadways and meandering pathways in open space corridors throughout the community.

Cortona Phase 2 features centrally located open space with areas planned for recreation amenities throughout the proposed neighborhoods. Landscape buffers are located along the perimeters of the community to foster land use compatibility with the adjacent properties and provide additional landscaped open space areas and an Urban Multi-Use Trail known as the Canal Trail is provided south of Farrell Road.

The site plan has been designed to create a centrally located main park containing active open space amenities with smaller pocket parks intended throughout the varied neighborhoods. As a consequence, all homes in the community will be in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with the centrally located main park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and picnic tables, to be detailed further in this proposal. A network of walking paths and trails link individual parcels and smaller pocket parks with the main park and surrounding area, providing an enhanced walkable community experience for all residents within Cortona Phase 2.

The proposed community addresses the City of Maricopa's Single Family Residential Design Guidelines, Multi-Family Residential Design Guidelines, and Zoning Code by proposing multiple enhancements and perimeter improvements, including but not limited to monument signage, entry landscaping, character shade trees, and trail connectivity, and a high quality material and finish design for the theme walls and decorative fencing provided throughout the entire community.

Design features, including the use of character trees, various complimentary building materials and architectural focal points will emphasize the project's theme. Detached sidewalks will be provided along all arterial, collector, and minor collector roadways to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community will implement several defining standards further identified in this proposal to ensure the development of a high quality neighborhood and overall design compatibility to the area.

3. Description of Request

This request seeks to rezone the overall approximately 236-acre property with a Planned Area Development (PAD) amendment to facilitate development of the Project. The Cortona Phase 2 PAD is intended to utilize the flexibility of the district to accommodate, encourage and promote a diverse mix of residential and commercial uses within a cohesive framework to form an attractive, harmonious project. The requested land uses, development guidelines, and permitted/non permitted uses set forth by this PAD are identified by this proposal to establish specific standards that will guide future development of the Property.

Subsequent to approval of this PAD, the applicant intends to submit preliminary plans detailing more specific design information for the Property, incorporating feedback received from the City, and providing detailed engineering, architectural, and site planning documents for review and approval.

Existing and Proposed Zoning

This request seeks to rezone the approximately 236-acre Property from the current zoning established by the Cortona PAD to an updated Planned Area Development for Cortona Phase 2. The Cortona PAD was originally approved in 2005 under cases PAD05-06 and ZON05-06 with underlying CR-3 zoning.

After nearly 17 years since the initial zoning approval, there is an opportunity to update the existing entitlements to better suit current market demand and to introduce diverse and innovative housing stock with a variety of land uses to support the City's current initiatives while bringing the design up to accommodate the new requirements and criteria for PAD communities recently established within Chapter 18.60 of the City Code. An amendment is requested to update the current development standards to reflect the current proposal, allowing for a well planned community that will contain residential densities which complement the surrounding areas. (Refer to Exhibits D and E, Existing Zoning and Proposed Zoning.)

Locations and alignments of local streets, interior parcel layouts, trails, walls, amenities and open space areas remain flexible to accommodate multiple land use scenarios within Cortona Phase 2; however, the intent for a quality development established by the Cortona PAD remains substantially unchanged.

As stated above, the Project supports the City's goals, objectives, and vision by providing a variety of land use options that are compatible with the current Maricopa General Plan land use designation of Master Planned Community (MPC). In keeping with the maximum overall residential density of 10.0 dwelling units per acre, the Conceptual Land Use Plan and its proposed land uses are consistent with and conform to the City's existing designation of MPC for the Property.

4. Existing Conditions

Cortona Phase 2 is located north of Steen Road, south of Farrell Road, and east of Hartman Road within the incorporated limits of the City of Maricopa. The Property is bounded to the northeast by land platted for future development of Cortona Phase 1 and to the east by land intended for the Pecan Groves master planned community. The Property consists of approximately 236-acres of primarily undeveloped agricultural land identified as Parcel Numbers 50206036A, 50206037A, 50206038A, 50206002J, 50206002K, and 50206002L in Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Historical Land Uses

Aerial photographs from HistoricAerials.com and Google Earth were reviewed, as well as other sources. These aerial photographs depicted the Property and adjacent properties as agricultural and undeveloped desert land. There are no records or evidence indicating the presence of Historical Land Uses within the Property nor are there any known sites on the Property with significant historical background or historical credentials.

Drainage

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014, indicates the site falls within Zone A and Zone X (shaded).

- Zone A is defined by FEMA as: "No base flood elevations determined."
- Zone X (shaded) is defined by FEMA as: "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

Wood Patel has prepared a CLOMR (Conditional Letter of Map Revision) for the Santa Cruz Wash Regional Flood Control Project for the City. Cortona Phase 2 is moving forward with an independent solution that mirrors Wood Patel's study with minor modifications. A CLOMR will be prepared by CVL for a proposed map revision of the effective Zone A. The proposed map revision will change the effective Zone A floodplain of the Cortona Phase 2 development to Zone X and to Zone AE within the proposed channels, which convey the offsite flow to the historical path.

The land plan has been designed to accommodate a drainage easement along the southern property line to collect and convey offsite drainage impacting the Project. The proposed channel systems will convey the off-site flow to the west and connect to the existing Santa Cruz Wash. Floodplain changes due to the Cortona Phase 2 development will be analyzed to verify that this project will not cause any adverse impact to the downstream side adjacent properties.

The hydraulic structures providing better drainage for the proposed conditions will be designed in the next phases for this project per the City of Maricopa and Pinal County drainage requirements. The annotated FIRM panel demonstrating the anticipated changes to flood hazard mapping and delineations can be found in the CLOMR excerpts presented in the Master Drainage Report. Refer to the Master Drainage Report for further details.

Surrounding Zoning and Land Use

The proposed development is an appropriate land use for this Property that will complement the significant growth planned in this area of Maricopa. The properties surrounding the Project are as follows:

Direction	Use	Zoning	General Plan
North	Undeveloped land planned for Anderson Farms, a master planned community.	PAD	Master Planned Community
East	Undeveloped land to the northeast platted for Cortona Phase 1 and land undergoing entitlements for the Pecan Groves master planned community.	CR-3 PAD; CI-2	Master Planned Community; Low Density Residential
West	Undeveloped land planned for Eagle Shadows, a master planned community.	PAD	Master Planned Community
South	Undeveloped land.	CI-2	Medium Density Residential

Cortona Phase 2 is composed of residential uses with a centrally located park and commercial parcels connected by an integrated network of open space and recreation facilities, as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the surrounding master planned communities listed in the proceeding table and the significant growth planned in this area of Maricopa.

The community is within the boundary of the Casa Grande Elementary and High School Districts. The schools designated to serve the subject area are Cottonwood Elementary School, Villago Middle School, and Casa Grande High School. The Maricopa Unified School District has schools in the immediate vicinity of the site which may lead to requests from future residents for open enrollment. Notice of this proposal has been provided to both the Casa Grande School District and Maricopa Unified School District for ongoing review and collaboration.

The Maricopa Police Department and Maricopa Fire Department Station 572 are located within an approximately 2-mile radius. Additional neighborhoods, parks, schools, community centers, and commercial are readily available nearby within the City of Maricopa located to the northwest of the Property.

Existing Roadway & Circulation Conditions

Cortona Phase 2 proposes one new access point on Steen Road located along the southern boundary of the Property and one access on Hartman Road which runs along the western boundary of the Property from Steen Road north to Farrell Road. Farrell Road to the north is not a part of Cortona Phase 2 and improvements will be provided by others. A landscape buffer and an Urban Multi-Use Trail known as the Canal Trail is proposed south of Farrell Road.

Connectivity with the platted Cortona Phase 1 is provided with the continuation of the existing Milan Parkway from the northeast and future connectivity is provided to the planned Pecan Groves master planned community to the east with a planned local street connection.

Given the proposed development location it is expected that the majority of traffic will access the Property from Hartman Road via the Maricopa-Casa Grande Highway. The Maricopa-Casa Grande Highway ("MCGH") is an east-west road located approximately one mile south of the Property. The Arizona Department of Transportation ("ADOT") federal functional system classifies MCGH as a minor arterial that serves as a direct route from Gila Bend to Maricopa where it terminates at its junction with John Wayne Parkway ("SR 347"), a minor north-south road that provides access to the Phoenix metropolitan area approximately 20 miles north of Maricopa.

Interstate 10 ("I-10") is located approximately 12 miles northeast of the Property. Interstate 8 ("I-8") is located approximately 15 miles south of the Property and provides access to San Diego and Southern California.

5. General Plan Conformance

The Project supports the City's goals, objectives, and vision by providing a variety of land use options that are compatible with the current primary Maricopa General Plan land use designation of Master Planned Community (MPC). The City's definition of the above-mentioned land use designation is provided below.

Master Planned Community

The Master Planned Community designation provides for large-scale (160 acres or more) master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches and neighborhood facilities. Overlay zoning in combination with comprehensive site planning provide for supporting infrastructure. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge and overpass capacity. The overall density is flexible to allow appropriate urban design for properties designated for Village Center. Overall densities for all residential dwellings in MPCs without a Village Center designation can range from 3.0 to 10.0 dwelling units per acre.

The total maximum number of dwelling units permitted for the Project provides an overall residential density of 10 dwelling units per acre (du/ac) which is consistent with the density permitted by the MPC general plan designation. This proposal complies with numerous provisions of the City of Maricopa General Plan, including those items highlighted below.

Growth Area Element

Goal A2: Achieve a balance in the community between jobs and housing.

Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.

Response: The Cortona Phase 2 PAD improves the balance between housing and employment within the City limits by providing the opportunity for commercial parcels and permitting multiple types of diverse and attainable housing to those looking to live, work and play in the City of Maricopa.

Objective A2.2: Assure that sufficient infrastructure is in place or necessary improvements are adequately planned and funded (i.e. remove from Vekol Wash, floodplain, adequate sanitary sewer and water supply).

Response: The applicant will secure all the necessary commitments from area utilities and intends to provide all required infrastructure at the time of project development.

Objective A2.3: Encourage, through land use controls, the development of hospitality uses including hotels, resorts and restaurants.

Response: This request for a PAD amendment establishes a distinct and unique residential community with opportunity for commercial uses near the geographic center of the current Maricopa community.

Land Use Element

Goal B1.1.: Identify and implement policies to develop multiple mixed-use village core areas with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries.

Objective B1.1.3: Develop a walkable community with commercial nodes and amenities for residents.

Response: The Cortona Phase 2 PAD provides the opportunity for commercial parcels, open space, and a variety of amenity areas to promote a walkable community.

Objective B1.1.4: Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

Response: The Cortona Phase 2 PAD provides commercial parcels on Hartman Road which are identifiable using best planning practices as the most appropriate location on the site for commercial use.

Goal B1.4.: Minimize conflicts between land uses.

Objective B1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Response: Cortona Phase 2 will continue to address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As indicated in the narrative, all proposed land uses are compatible with, and will not negatively impact, the existing adjacent neighboring uses.

Objective B1.4.2: Apply buffer codes to establish transitions that include open space and landscaping between substantially different land uses.

Response: This project has established adequate buffers and transitions that include open space and landscaping along all perimeter roadways.

Objective B1.4.3: Based on noise, vibration and safety concerns strongly discourage residential development adjacent to high capacity roadways, airports, and railroad corridors.

Response: The Cortona Phase 2 community was thoughtfully planned to provide commercial parcels on Hartman Road which serve as a buffer for the residential portions of the community.

Objective B1.4.4: Minimize air pollution impacts to residential areas and school from smoke, odors and dust generated by industrial land uses and unimproved sites.

Response: This project has and will adhere to and comply with all environmental regulations to minimize air pollution.

Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

Response: The Project has and will adhere to and comply with the community development codes, including zoning, subdivision, and related regulations where applicable and required.

Goal B1.6: Coordinate land management and planning activities with neighboring Indian Communities, Federal, State and private interests.

Objective B1.6.1: Participate in regular meetings with Ak-Chin and Gila River Indian Communities to address land use and transportation issues and concerns.

Response: The applicant will coordinate with Ak-Chin and Gila River Indian Communities as needed to address any land use compatibility and/or transportation issues, where applicable, as the project progresses toward development.

Housing Element

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

Objective B.2.2.1: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's.

Response: The Cortona Phase 2 PAD provides the opportunity for commercial areas and multiple types of diverse and attainable housing, along with time and market sensitive diversity with the full range of housing opportunities including higher-density residential uses under the integrated flexibility of the requested PAD zoning.

Objective B2.2.2: Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations.

Response: Cortona Phase 2 PAD promotes housing diversity with the inclusion of higher density uses.

Circulation & Connectivity Element

Goal E2.1: Develop an efficient and safe transportation system providing multi-modal connectivity to other cities and regions.

Objective E2.1.4: Plan for roadway corridors to improve local circulation and regional connections, such as north/south travel routes in addition to SR-347, and high capacity east/west regional travel routes. Implement policies, such as the Transportation Corridor Overlay Zoning District and incentives to encourage compatible land uses along these corridors at appropriate locations.

Response: The applicant has and will continue to address and implement all City adopted infrastructure standards and policies. Any proposed transportation facilities within this project will be designed, and maintained with the adopted codes, design details, safety standards of the community, including landscaping and aesthetic standards.

Parks, Recreation, and Open Space Element

Goal G1.c.1: Trails and open space design requires emphasis on walkability and connectivity across the property complete with connections to adjacent properties.

Objective G1.c.1.4: Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways

Response: Open Space, trails, recreation, and pedestrian linkage has been and will continue to be thoroughly addressed throughout the rezoning and development processes with the ongoing development of open space and landscaping details throughout the various planning and development stages of the project. The applicant has and will continue to adhere to all pedestrian circulation safety standards and requirements.

Goal H2.c.4: Create and maintain a system of recreational opportunities throughout the City.

Objective H2.c.4.2: Foster and maintain relationships with private and public entities to provide multi-use recreational facilities that promote fitness and activity.

Response: Design options for entrance features, park, recreation and amenity areas are identified in this narrative to be owned and maintained by an HOA. Proposed open space will contain open space corridors, common amenity areas and trail connections to promote recreational activity throughout the Project.

The Cortona Phase 2 PAD achieves the aforementioned goals while providing the opportunity for development of an appropriate land use solution for this property in a growing area of Maricopa.

6. Development Land Use Categories

The design for Cortona Phase 2 reflects the existing conditions of the Property and neighboring land by proposing a gradual transition from west to east, establishing higher intensity development along Hartman Road and progressing to traditional single-family residential use near the platted Cortona Phase 1 to the northeast and planned Pecan Groves to the east. The proposed combination of development land use categories are detailed below and demonstrated on the Conceptual Land Use Plan provided as Exhibit B.

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

As detailed on the Conceptual Land Use Plan, the maximum residential unit count for the community is 2,363 units for a maximum residential density of 10 du/ac, as permitted by the Master Planned Community land use designation for the Property.

In response to market conditions and buyer demands, shifts in acreage and reallocation of land uses may be necessary. In order to accommodate changing real estate market and demographic conditions, specific locations and quantities of the proposed land use categories are identified for conceptual purposes to be refined by the end user(s) of the Property, subject to the maximum unit count and maximum density approved by this PAD.

Residential

Cortona Phase 2 intends to provide the opportunity for a mixture of housing products designed to meet the needs of the diverse population within the City, meeting the goal of providing a range of housing opportunities for all lifestyles and economic needs. The Residential category is intended to provide the opportunity for general residential uses, including but not limited to multi-family, single-family, and alternative housing products, to be provided in suitable and appropriate quantities and locations for the community.

Development standards and use regulations for the Residential category are designed to promote compatibility with the surrounding area and meet the market demand for housing in the City of Maricopa. Approximately 182.1 acres are proposed for Residential to serve as the primary use within Cortona Phase 2. As stated above, a gradual transition is intended, establishing higher intensity development along Hartman Road to the west and progressing to traditional single-family residential use to reflect the existing planned developments to the east.

Cortona Phase 2 will provide a diverse, affordable and high-quality housing solution to the lack of housing diversity that is especially found in the eastern portion of the City of Maricopa, where it is especially needed given that is the logical employment hub and its proximity to Casa Grande and the future transportation corridor of Sonoran Desert Parkway to I-10.

In conformance with the City's MPC land use designation, an overall density of up to 10 dwelling units per acre is permitted for the overall Residential portion of the PAD.

Commercial

The Commercial category is intended to provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within one-half-mile to one-mile radius. Typical uses include, but are not limited to, retail stores, small grocery and drug stores, specialty food sales and services, restaurants and cafes, neighborhood dry cleaners, personal services, small gas stations, and convenience stores. Other compatible uses include small-scale medical and professional offices as well as public and semi-public uses and other comparable uses appropriate for the area. Approximately 18 acres are proposed for Commercial to serve as commercial corners generally located at the two intersections on Hartman Road.

Development standards and use regulations for the Commercial category are designed to ensure that structures complement the surrounding development pattern while providing for a broad range of applicable activities within this category.

As demonstrated above, this PAD offers a wide range of permitted uses, thus allowing for the flexibility that can satisfy market conditions and meet the needs of present and future residents and business owners in the City at the time of development. As such, the land use categories established in the preceding tables apply to Cortona

Phase 2 overall and are not tied to individual parcels. The final delineation of land use categories will be established through subsequent site plan and design review submittal(s) that will further refine this proposal in addressing site design and relevant requirements such as site access, vehicular and pedestrian circulation, landscaping, architecture, public services, and other required site improvements. All site plan and design review submittal(s) for the Project are to remain in conformance with the requirements of the City Code, as modified by this proposal.

7. Use Regulations

Permitted uses within Cortona Phase 2 will conform to the uses allowed pursuant to the City of Maricopa Zoning Code, Table 18.35.020 "Land Use Regulations – Residential Districts" for the comparable RS-5, RM and RH districts and Table 18.40.020 "Land Use Regulations – Commercial Districts" for the comparable NC district as modified below.

Commercial

The commercial portion of the community will be designed in accordance with the NC permitted uses as described in the City of Maricopa Zoning Code, but will permit retail uses over 25,000 sq. ft. for the necessary flexibility to accommodate potential grocery stores or other similar 'neighborhood commercial' type uses that may build larger than the limit of the NC district.

8. Development Standards

The tables below identify the site data and prescribe the development standards for this PAD. The development standards regulations for each of the proposed land use categories are rooted in the standards set forth by the City Code for the comparable zoning districts of RS-5, RM, RH, and NC. Any deviations from comparable districts within the City Code serve a necessary role in facilitating development of the land use plan.

Unless otherwise specified herein, all development within the Project shall conform to all ordinances, codes, policies and regulations of the City. The standards established in this section shall assist in focusing on those elements of design producing creative solutions while promoting enhanced aesthetic qualities, preservation of property values, and general public health, safety and welfare, while limiting land use incompatibilities. In the event there is a conflict between the PAD and the City Code, the PAD shall prevail.

PAD Site Data	
Gross Area	± 236.3 acres
Residential Area (Gross)	± 218.2 acres
Residential Area (Net)	± 199.7 acres
Commercial Area (Net)	± 18.1 acres
APNs	50206037A, 50206036A, 50206002L, 50206038A, 50206002K, 50206002J
Existing Land Use	Undeveloped agricultural land
Existing Zoning	CR-3 PAD
Proposed Zoning	PAD
Residential Density (Max. Overall)	10.0 du/ac
Residential Unit Count (Max. Overall)	2,363 units
Open Space (Min. 20% Overall)	± 47.25 acres
Useable Open Space (Min. 30% of OS)	±14.18 acres

An overall density of 10.0 du/ac is permitted for a maximum unit count of 2,363 units. Final parcel acreages, product types, unit counts, lot mix/variation, and open space calculations are subject to change and will be determined during the Preliminary and Final Plat processes.

Single Family

Development Standards - RS-5 PAD Single Family		
Standards (1) (2) (3)	**RS-5 (Code)**	**RS-5 PAD (Proposed)**
Lot Density Standards		
Min. Lot Area	5,000 sf	**3,200 sf**
Min. Lot Width	50’	**40’**
Maximum Lot Coverage		
One Story	55%	**60%**
Two/Three Stories	50%	**60%**
Building Standards		
Maximum Building Height	30’	30’
Setbacks		
Front	15’; 10’ to livable; 18’ to face of garage	15’; 10’ to livable; 18’ to face of garage
Interior Side	5’	5’
Street Side	5’	5’
Rear	15’	15’

(1) Livable areas and side entry garages may have a minimum setback of 10 feet from the property line. Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.

(2) Detached garages shall be located in the rear half of the lot. The zoning administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the district where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.

(3) A minimum 10-foot landscape tract or no-build easement must be provided adjacent to the street side of the lot, in addition to the minimum interior side setback required.

Alternative Housing Product / Clustered Development

Development Standards - RS-5 PAD Alternative Housing Product / Clustered Development Standards		
Standards [1]	**RS-5 Clustered Development Standards (Code)**	**RS-5 PAD (Proposed)**
Site Development		
Maximum Lot Coverage	50% (of site)	50% (of site)
Maximum Number of Units in an Individual Cluster	8 for a cluster with a single access point	8 for a cluster with a single access point
Setbacks		
Project Site	The perimeter of the project site is subject to the setback requirements of the base zone.	The perimeter of the project site is subject to the setback requirements of the base zone.
Individual Lot Setbacks		
Front	10 ft.; 7 ft. to porch	10 ft.; 7 ft. to porch
Side	5 ft. or as approved by PAD	**5' or 0' (attached)**
Rear	15 ft.; 0' for detached garage on alley or private autocourt [1]	15 ft.; 0' for detached garage on alley or private autocourt [1]
Minimum Building Separation	International Residential Code	International Residential Code
[1] A 3' setback for maneuvering and pedestrian safety may be required adjacent to alley. See MCC Title 17, Subdivisions, for minimum alley dimensions.		

Clustered Development

Clustered development may be approved subject to the standards set forth in the proceeding table and as additionally regulated by the City Code Table 18.35.030.D.

Multi Family

Development Standards - RM PAD	
Standards [1] [2] [3]	**RM (Code)**
Lot Density Standards	
Min. Lot Area	7,000 sf
Min. Lot Width	60’
Maximum Lot Coverage	50%
Maximum Density (units/net acre)	12
Building Standards	
Maximum Building Height	36’
Setbacks	
Front	20’
Interior Side	5’
Street Side	20’
Rear	20’
Building Separation	10’

[1] Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.

[2] Walkways shall be a minimum of five feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.

[3] Private Outdoor Living Area: The amount of outdoor living area provided for individual units may vary based on unit size and location within a project, as long as the average area per unit is 50 square feet.

Development Standards - RH PAD	
Standards [1] [2]	**RH (Code)**
Lot Density Standards	
Min. Lot Area	7,000 sf
Min. Lot Width	60’
Maximum Lot Coverage	50%
Maximum Density (units/net acre)	24
Building Standards	
Maximum Building Height	42’
Setbacks	
Front	20’
Interior Side	5’
Street Side	20’
Rear	20’
Building Separation	10’

[1] Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.

[2] Walkways shall be a minimum of five feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.

[3] Private Outdoor Living Area: The amount of outdoor living area provided for individual units may vary based on unit size and location within a project, as long as the average area per unit is 50 square feet.

Commercial

The commercial portion of the community will be designed in accordance with the comparable zoning district of NC Neighborhood Commercial as described in the City Code, with respect to development standards, engineering design standards, open space requirements and other site and building design standards.

Development Standards - NC PAD	
Standards	**NC (Code)**
Perimeter Building Setbacks [1]	
Front	10’
Side	0’
Street Side	10’
Rear	20’
Area and Bulk Requirements	
Min. Lot Area	5,000 sf
Min. Lot Width	25’
Max. Height	40’
Max. 1st Floor Ceiling Height	12’
Max. Density	20 du/ac

Note: All future subdivision of the commercial parcel will be subject to 0’ interior building setbacks. Building separation shall be per the Unified Building Code.

Lot Size Variation

Lot size variation for all applicable residential subdistricts will be determined by the end user during the preliminary and final plat processes. A mix of lot sizes is encouraged within the Cortona Phase 2 community and no single lot size is to exceed 60% of the lot mix in accordance with City code.

Architectural Design

All development within the Project shall be subject to the City's design review process, as required. Administrative Design Review submittal(s) will be made with architectural floor plans and elevations to be provided at the time of review. Elevations shall provide for architectural features that meet or exceed City Code requirements and fit within the character of the PAD as proposed.

All new home plans, and additions to existing standard home plans, shall be reviewed for compliance with the "City of Maricopa Single-Family Residential Design Guidelines" and "City of Maricopa Multi-Family Residential Design Guidelines."

Additional Standards

Any development standard regulation not noted in this document but listed in the City Code shall default to the regulation(s) of the most current Code.

9. PAD Design Elements

Significant considerations and well-intentioned design elements are being provided beyond the standards identified above to provide the desired design element points for PAD zoning required by Chapter 18.60 of the City Code.

Cortona Phase 2 is designed to accomplish the required PAD Design Element criteria for rezoning to a new PAD district. At approximately 236 acres, the Project is required to provide a minimum of 7 Design Element Points, with additional points required for reducing development standards as detailed in the table below. The design elements and associated points listed below are taken from Table 18.60.060(C) of the City Code and featured within Cortona Phase 2.

PAD Design Elements	
Design Elements Required	**Value**
PAD Development Size (201 – 499 Acres)	7 points
Residential Lot Coverage Increase	4 points
Residential Lot Area & Setbacks Reduction	4 points
Total	**15 points**

PAD Design Elements Provided

Architecture, Landscaping & Open Space	
Residential Land Uses	
Additional Design Elements	**Value**
Provide landscape open spaces visible from arterial street and residential street view.	1 point
Design and improve retention areas to be usable and ADA accessible.	2 points
Add additional amenities interior to the project.	2 points
Non-Residential Land Uses	
Additional Design Elements	**Value**
Vegetative screening, in addition to walls and fencing, when a residential subdivision is adjacent to a neighborhood commercial development.	1 point
Subtotal	**6 points**

Streets, Connectivity and Parking	
Residential Land Uses	
Additional Design Elements	**Value**
Provide street patterns that minimize the impact of sequential garages, e.g., cul-de-sac, short block lengths, eyebrows, etc.	2 points
Commit to a formal street grid with no greater than 1,600 linear feet in block perimeters.	2 points
Subtotal	**4 points**

Community	
Residential Land Uses	
Additional Design Elements	**Value**
Provide a variety of mixed residential uses such as apartments, town homes, detached and attached single-family residential, auto courts, green courts, and other residential types.	3 points
Designate mixed housing land use types including multifamily units with attention to affordability.	3 points
Subtotal	**6 points**

Total	**16 points**

10. Architectural Design Guidelines

Development within Cortona Phase 2 shall comply with City requirements and provide cohesive architectural colors and materials to establish a unified theming for the development. The use of four-sided architectural design and quality materials shall be incorporated into each facade. The common architectural theme encourages flexibility for individual expression while creating a cohesive, distinctive character for Cortona Phase 2.

Architectural design, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment. Specific product types and elevations will be provided during the City's architectural design review process. The end user(s) of Cortona Phase 2 will provide a high quality architectural product and land planning that will complement the City's land use goals.

Residential

The development will have the flexibility to provide a mixture of housing products designed to meet the needs of the diverse population within the City, providing the framework for a range of housing opportunities for all lifestyles and economic needs. Single-family residential home product design will comply with the City's Single Family Residential Design Guidelines while multi-family residential product design will comply with the City's newly established Multi Family Residential Design Guidelines. The guidelines established by the City allow for quality design features and the product diversity needed to establish distinct neighborhoods within Cortona Phase 2. The City's design guidelines will complement the community character and theming of Cortona Phase 2 to create a cohesive development.

Commercial

Architecture included as part of the commercial areas is intended to appear as an integrated part of the overall Property design concept and buildings will complement the architectural style of the Cortona Phase 2 community. Commercial areas within the development shall be designed to positively contribute to the overall character of Cortona Phase 2 through intentional use of massing and scale, colors and materials, architectural design, building orientation, and façade articulation. These areas should provide a pleasant and accessible environment, contribute to the identity of the development, coexist appropriately with adjacent uses both internal and external to this PAD, and adhere to the design guidelines listed below.

- Development within commercial areas should be designed to minimize potential visual impacts due to scale, location of mechanical equipment, and outdoor storage. These visual impacts shall be mitigated through the placement and design of buildings, screen walls, and landscaping, as needed.
- Buildings, entries, windows and other prominent design features should face streets and public areas, where appropriate.
- Architectural enhancements, special landscaping and hardscape treatments and other design features that will provide visual interest should be concentrated in areas visible from public view and public areas within the site where possible. This includes views from streets, freeways, and the public areas of adjacent properties.
- All elevations of a building shall incorporate similar related materials, textures, details and colors.
- Offsets or change of roof planes are required to provide visual relief. A mix of slope roof and flat roof forms are encouraged.
- Awnings, windows and entrances are encouraged, and shall be comprised of consistent form, material, color, and mounting arrangement for structures utilized on one or more buildings. Color of awnings shall complement the character.
- Architectural styles should draw from local or regional design influences with an overall effect of cohesiveness and a high-quality built environment.
- Ensure quality development that provides consistency with the residential portions of the development and appear as an integrated part of the overall Cortona Phase 2 design concept.

11. Development Phasing

Phasing of the Project will be dictated by the economic market. If applicable, a phasing schedule will be provided to the City for review and approval once vertical development opportunities are known. Thematic elements will remain consistent throughout each phase of the Project.

12. Landscape and Open Space

The proposed Landscape and Open Space standards for the Cortona Phase 2 property shall comply with the City Code and design standards for each of the various land use categories proposed in this PAD. The landscape character, materials, and style of the Cortona Phase 2 project shall be complimentary between all land uses and shall not create a defined line of land use boundary. For the overall community, entry signage and landscaping will be provided to provide a sense of arrival for all land uses and 30' landscape buffers will be provided along perimeter roads.

Open space related to entrance features, retention and drainage facilities, park, tot lot, recreation and amenity areas, buffers, and pedestrian circulation trails, are proposed throughout the individual parcels of the community, to be defined and detailed during the preliminary design stage. The development will provide tree-lined streets and decorative street lights to further enhance the distinct upscale living environment of the Cortona Phase 2 community in agreement with the applicant's concept of a quality PAD and in compliance with the City's requirements and standards.

Open space areas within Cortona Phase 2 will conform to the City of Maricopa Zoning Code, Chapter 17.30.040 "Open space and recreation requirements." This PAD is in accordance with the City's requirement that every PAD shall provide 20 percent open space and that 7 acres of parks shall be developed for every 325 lots. The community provides 20% open space (± 47.25 acres), which includes amenity areas proposed within the individual parcels in addition to the featured 5-acre centrally located park. Park space calculations on a per lot basis will be determined during the preliminary design stage and identified on the preliminary plans as development of this PAD progresses. Each park will be located in a separate tract with its own address and park name to be determined by the end user. The open space areas shall be located such that there is no more than one-sixth of a mile or 880 feet of pedestrian travel between any one lot or unit with an entrance area allowing residents to enter or view the open space area.

Trails and community sidewalks throughout the development provide efficient pedestrian access to the various open space areas and the main amenity area under the comfort of groupings of shade trees. The majority of programmed amenities will be located in central amenity areas to encourage social gathering within the community. Amenity areas will include useable open space with various amenities including but not limited to pedestrian walking paths, picnic ramada structures with tables and seating, turf areas, and tot-lot areas with useable play equipment, or comparable amenity options. All proposed amenities will utilize a variety of durable building materials, and will be developed to establish a unified palette of colors and textures.

Parks and Useable Open Space

Parks and useable open space areas shall have at least 2 of the items listed below, or comparable items of similar quality, in order to be classified as a destination for residents to gather and socialize.

- Park bench, with pet waste station or trash receptacle
- Shade structure
- Open turf area with flat bottom

- Play ground/tot lot amenity
- Fitness stations, or exercise equipment
- 6'-0" multi use paved path
- Picnic tables with shade (tree or built shade)
- Outdoor game tables

Centrally Located 5-Acre Park

The featured 5-acre Park will be owned and operated by the HOA and will include at least 5 of the following items, or comparable items of similar quality:

- Shade structure
- Park bench with pet waste station or trash receptacle
- Picnic tables with shade
- Playground/tot lot (ages 2-5)
- Playground/tot lot (ages 5-12)
- Outdoor game tables
- 6'-0" multi use paved path
- Outdoor game tables
- Shade canopy
- Bean bag toss fields
- Bocce courts
- Basketball courts
- Tennis/pickle ball courts
- Fishing lake
- Recreation building
- Amphitheater
- Sports fields
- Soccer
- Baseball
- Disc golf course

Commercial

Open space areas within the commercial portion of Cortona Phase 2 will conform to the City of Maricopa Zoning Code. Chapter 18.90. "Landscaping" defines the requirements for commercial sites including but not limited to, required landscape buffers, parking lot landscaping, and 10% minimum open space required for commercial sites 20 acres or less in size.

Streetscape Standards

- Internal Collector Streets. 15' landscape buffer along collector streets.
- Peripheral Frontage. 30' landscape buffer along perimeter arterial roads.

Landscape Design

The landscape design concept for Cortona Phase 2 is intended to exceed the City's design expectations by providing a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees. Landscaped retention basins will be included and will be accessible where possible via meandering sidewalks that will connect directly to internal roadway sidewalks.

Landscape tracts within the single-family parcels will be included outside of corner lots that side to local streets, with a typical width of 10', providing ample room for plant materials. Aesthetic walls, view fencing and the primary entry monument will incorporate a harmonious range of colors and finishes to complement the development's architectural style. Monument entry signage and enhanced landscape treatments with design elements featuring the community's character are provided at the primary entries as a thoughtful design element to provide a sense of arrival into the community and connectivity between the commercial and residential portions (Exhibits I, Wall Elevations; J, Ramada Elevations; and K, Entry Monument Elevations).

All shrub material to be on the ADWR low water use plant list or on the approved Cortona Phase 2 plant list to be determined during the preliminary and final design process.

Maintenance and Ownership of Common Areas

The ownership, control and maintenance of landscaping, open space and recreation facilities, including the detached portion of sidewalks, will be conveyed to and held in common by homeowners' association(s) (HOA).

13. Project Signage

All signage within the Cortona Phase 2 property shall conform to the standards in Chapter 18.115 of the City Code. Permanent project signage will be located at multiple points of entry to each of the proposed land uses. Signage locations and quantities will vary based on the selected land use allocations and City Code requirements.

In addition to the City's specifications, the lettering and sign copy area is to be no larger than 48 square feet. The lettering and sign copy area does not include anything that the letters are attached to. If needed, the height of the overall sign feature is to be measured from the adjacent grade at the sign, not the top of the roadway curb.

Entry monuments are designed to be the first element to welcome residents and visitors to the project. The landscape planned at the entry monuments shall complement the built structure using grounding plant materials blended with transitional ornamental materials. This allows for the visual impact of color to be introduced, in mass, in the foreground of the entry monuments (Exhibits I, Wall Elevations; J, Ramada Elevations; and K, Entry Monument Elevations).

14. Public Utilities and Services

All proposed utility systems and plans will be accessed and designed per the standards of the City and utility company to be submitted for review and approval during the development process. A list of the anticipated utility providers is provided below.

Service	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District #3 (ED3)
Communications	CenturyLink, Orbitel, or Hotwire Communications
Gas	Southwest Gas Corporation

Water and Wastewater

The Project has an Infrastructure Coordination Agreement in place with Global Water that obligates Global Water to provide water and wastewater service to the Project. A will serve letter request was sent to Global Water Resources and they responded that the Property is within their jurisdictional boundaries. A will serve letter has been obtained from Global Water – Palo Verde Utilities Company, Inc. and Global Water – Santa Cruz Water Company, Inc. confirming water and wastewater service for the Project.

Dry Utilities

Will serve letter requests were sent to Electrical District #3 (ED3), CenturyLink, and Southwest Gas Corporation. They responded that the Property is within their jurisdictional boundaries and have provided will serve letters confirming service for the Project. Orbitel and Hotwire Communications were also contacted.

15. Conclusion

Cortona Phase 2 is ideally situated for the proposed uses and will provide an environment that promotes a flexible and dynamic combination of land uses to support the City in providing diverse housing stock with opportunities for affordable housing and meaningful employment. The synergy of recreational amenities, housing, and commercial within the Project creates an ideal environment to live, work and play, contributing to reduced traffic and providing the opportunity for residents to both live and work in Maricopa. This request makes good land use sense for this property, maintains compatibility with the surrounding neighborhood, and will be an attractive presence in the area.

Thank you for your consideration and we respectfully request your approval of this plan intended for the development of the highest and best land use solution for the property.

Cortona

PHASE 2

Vicinity Map

Exhibit A

BOWLIN RD

WHITE AND PARKER RD

HARTMAN RD

MURPHY RD

ANDERSON RD

FARRELL RD

SITE

STEEN RD

MARICOPA CASA GRANDE HWY

29 November 2023

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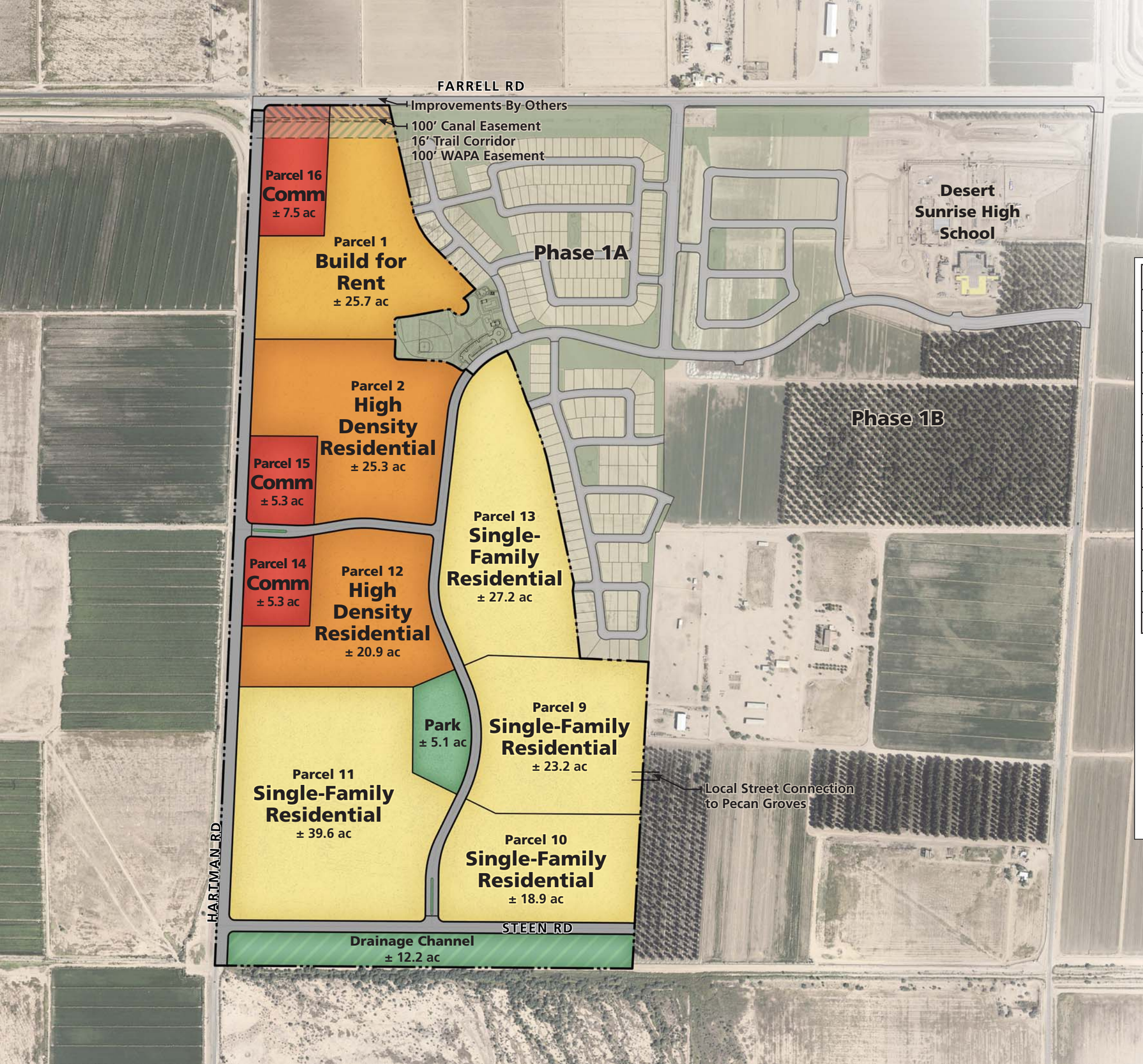
PHASE 2

Conceptual Land Use Plan

Exhibit B



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

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

Note:

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

N

0' 300' 600'

29 November 2023

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PHASE 2

Existing General Plan

Exhibit C

C
Commercial

FARRELL RD

MPC
Master Planned
Community

SITE

MPC
Master Planned
Community

MPC
Master Planned
Community

LDR
Low Density
Residential

MDR
Medium Density
Residential

C

MDR
Medium Density
Residential

C

HARTMAN RD

STEEN RD

MDR
Medium Density Residential

MPC
Master Planned Community

N

0' 300' 600'

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PHASE 2

Existing Zoning

Exhibit D

PAD
Planned Area Development

GR
General Rural Zone

PAD
Planned Area Development

FARRELL RD

CR-1
Single Family Residence

CR-3
Single Family Residence

SITE

CR-3
Single Family Residence

CR-3
Single Family Residence

CI-2
Industrial Zone

PAD
Planned Area Development

HARTMAN RD

PAD
Planned Area Development

STEEN RD

CI-2
Industrial Zone

PAD
Planned Area Development

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29 November 2023
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PHASE 2

Proposed Zoning

Exhibit E

PAD
Planned Area Development

GR
General Rural Zone

PAD
Planned Area Development

FARRELL RD

CR-1
Single Family Residence

CR-3
Single Family Residence

SITE

PAD
Planned Area Development

CR-3
Single Family Residence

CI-2
Industrial Zone

PAD
Planned Area Development

HARTMAN RD

PAD
Planned Area Development

STEEN RD

CI-2
Industrial Zone

PAD
Planned Area Development

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29 November 2023
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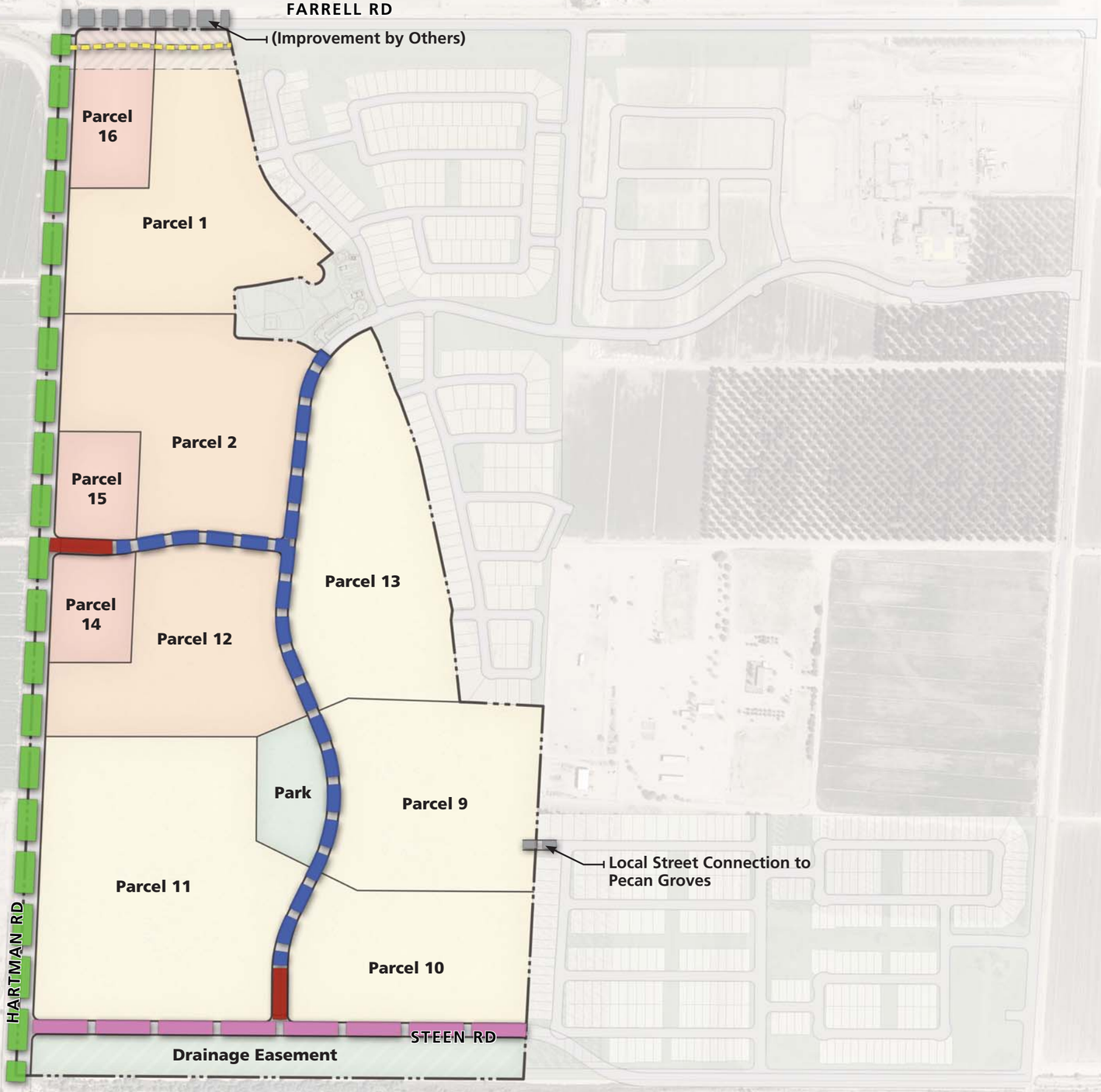
PHASE 2

Proposed Circulation Plan

Exhibit F



LEGEND

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

N

0' 300' 600'

29 November 2023

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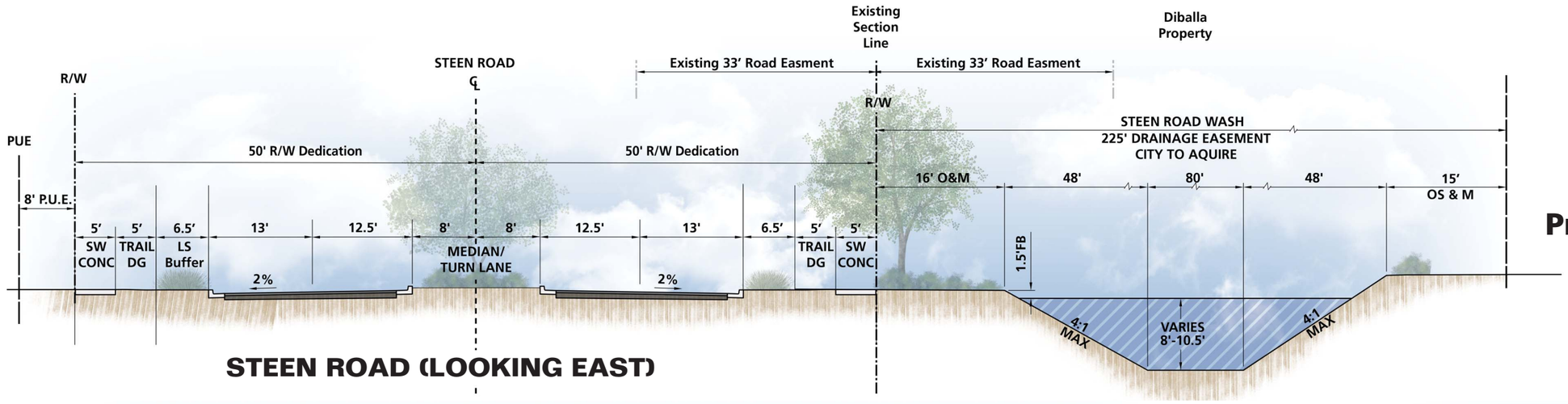
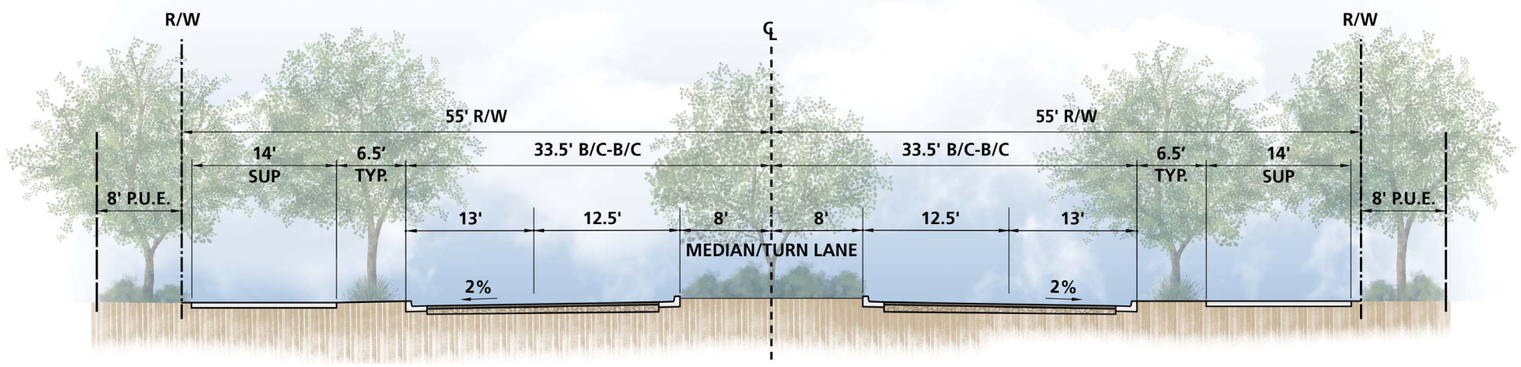
PHASE 2

Proposed Street Sections

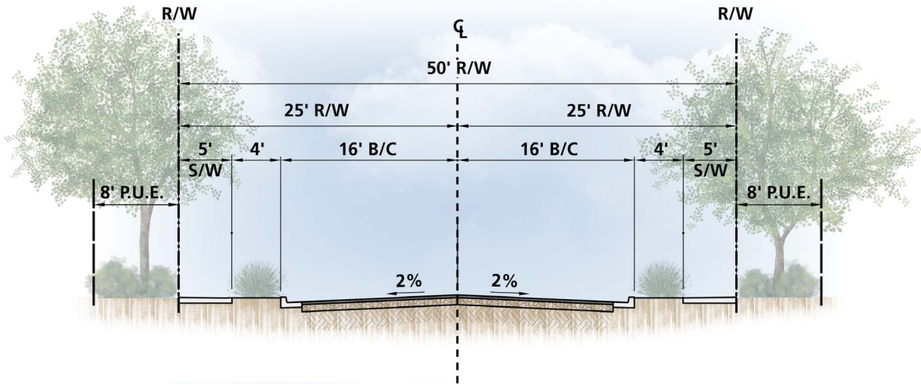
Exhibit G



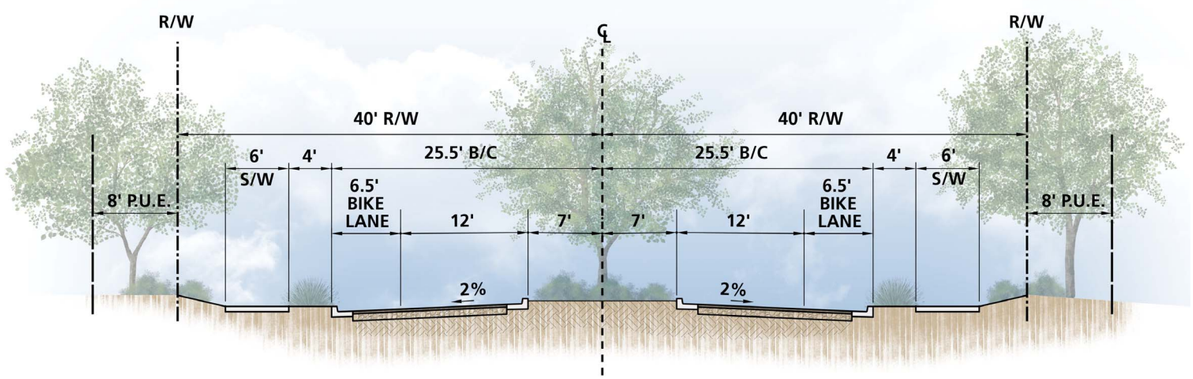
STEEN ROAD (LOOKING EAST)



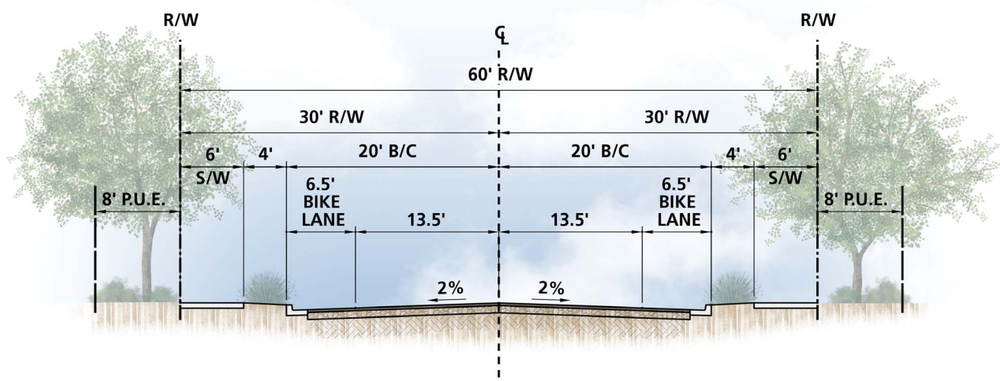
HARTMAN ROAD (LOOKING NORTH)



LOCAL STREET



COLLECTOR WITH MEDIAN



MINOR COLLECTOR

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

7 February 2024

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PHASE 2

Proposed Sign Plan

Exhibit H

N

0' 300' 600'

29 November 2023

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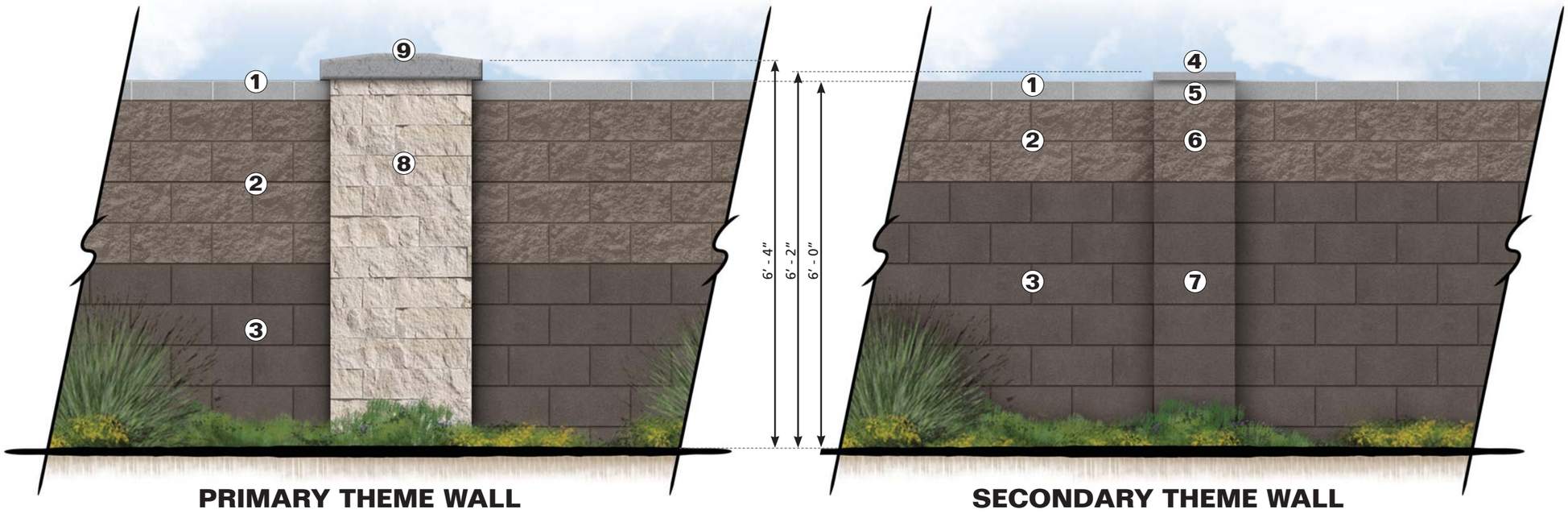
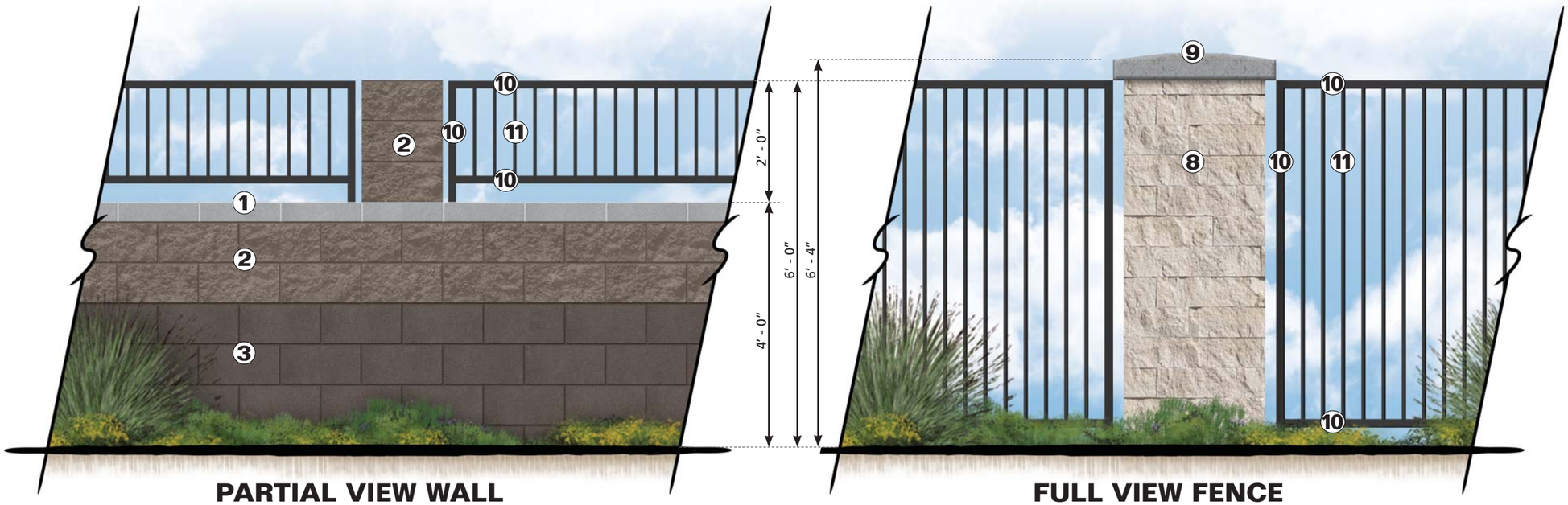
PHASE 2

Wall Elevations



PRIMARY THEME WALL

SECONDARY THEME WALL



PARTIAL VIEW WALL

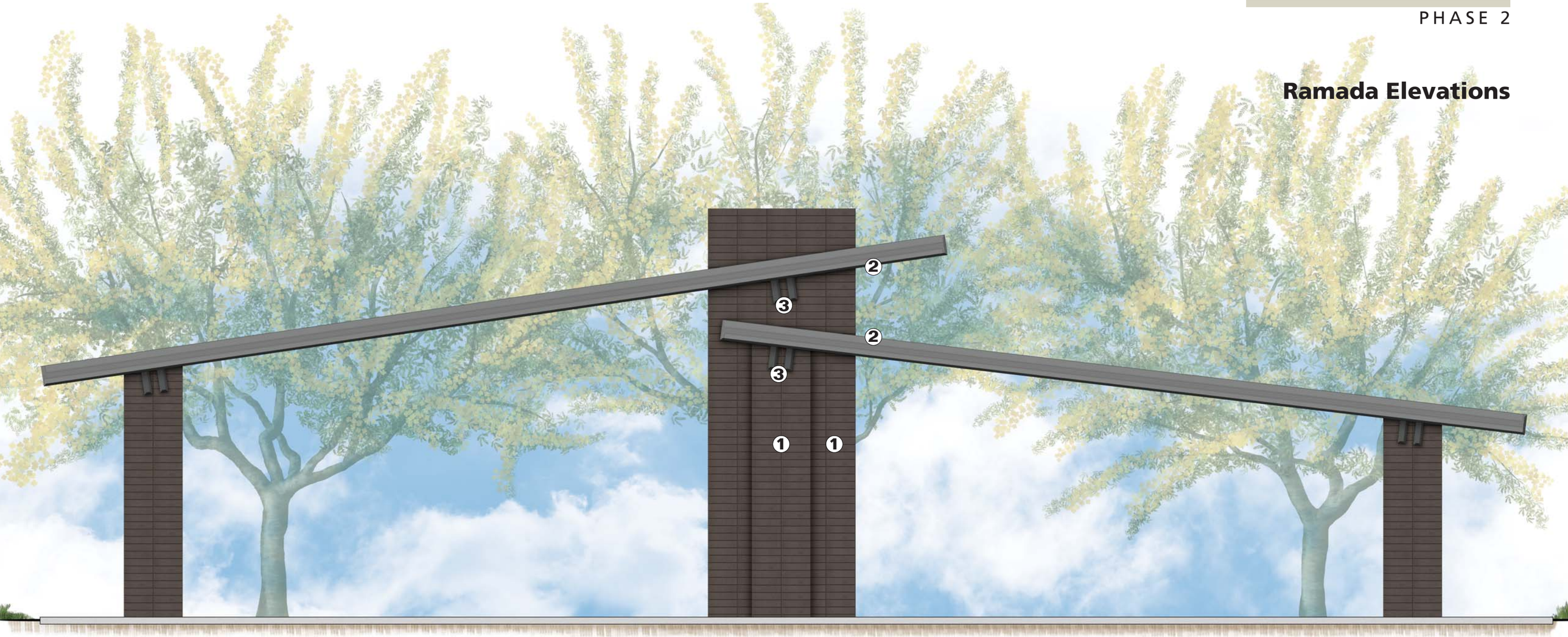
FULL VIEW FENCE

LEGEND	
1	6"x4"x16" CMU Cap Block Painted
2	6"x8"x16" Split Face CMU Block Painted
3	6"x8"x16" Smooth Face CMU Block Painted
4	8"x2"x16" CMU Cap Block Painted
5	8"x4"x16" CMU Block Painted
6	8"x8"x16" Split Face CMU Block Painted
7	8"x8"x16" Smooth Face CMU Block Painted
8	Stone Veneer 6" Cut Limestone; Light
9	Column Cap Painted
10	2"x2'x¼" Square Tube
11	½"x½" Picket

Cortona

PHASE 2

Ramada Elevations



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

RAMADA

29 November 2023

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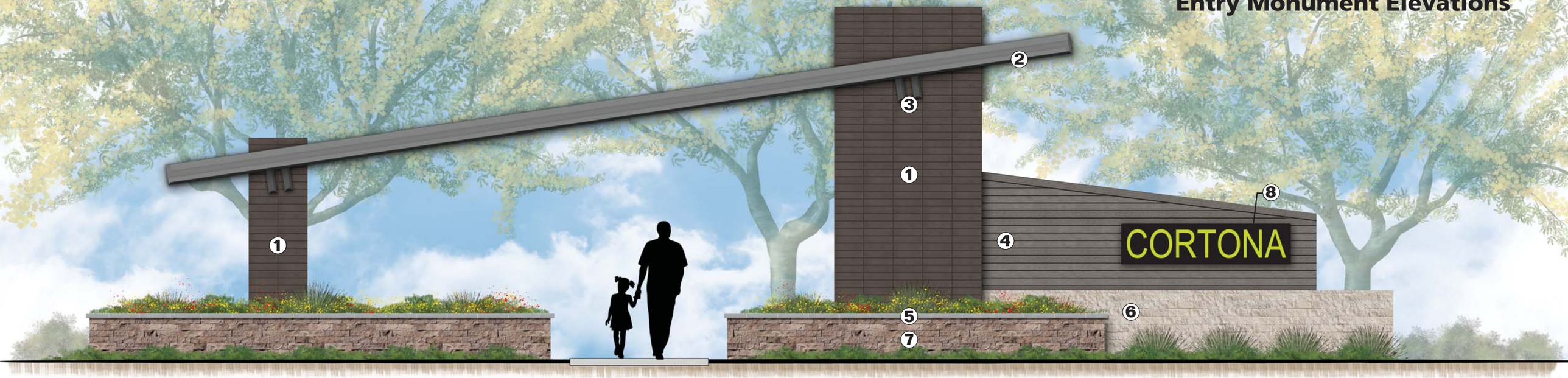
Cortona

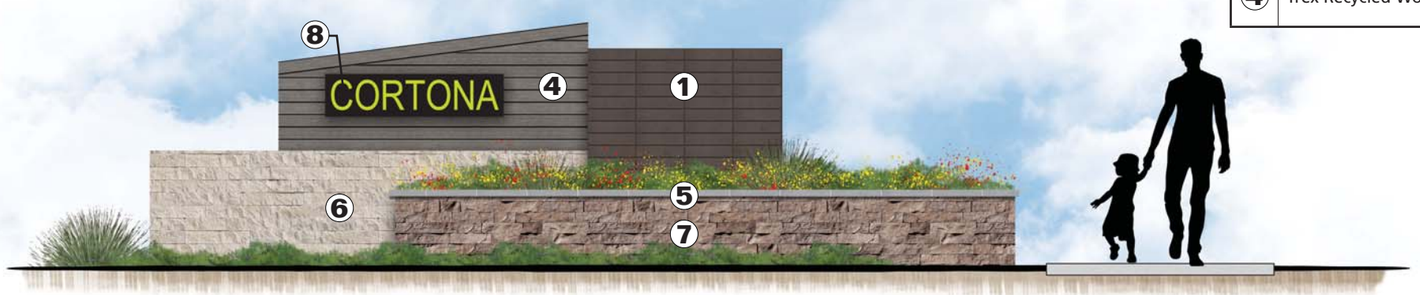
PHASE 2

Entry Monument Elevations

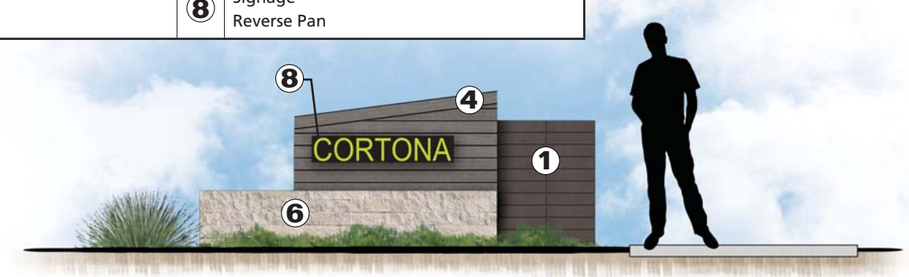


PRIMARY ENTRY MONUMENT

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



SECONDARY ENTRY MONUMENT



TERTIARY ENTRY MONUMENT

Note: Signage to be approved under separate permit.

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