

THE LOFTS ON EDISON

SWC Edison Road & Wilson Avenue

SUBDIVISION FINAL PLAT

APPLICATION NARRATIVE

SUBMITTED BY:

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ON BEHALF OF:

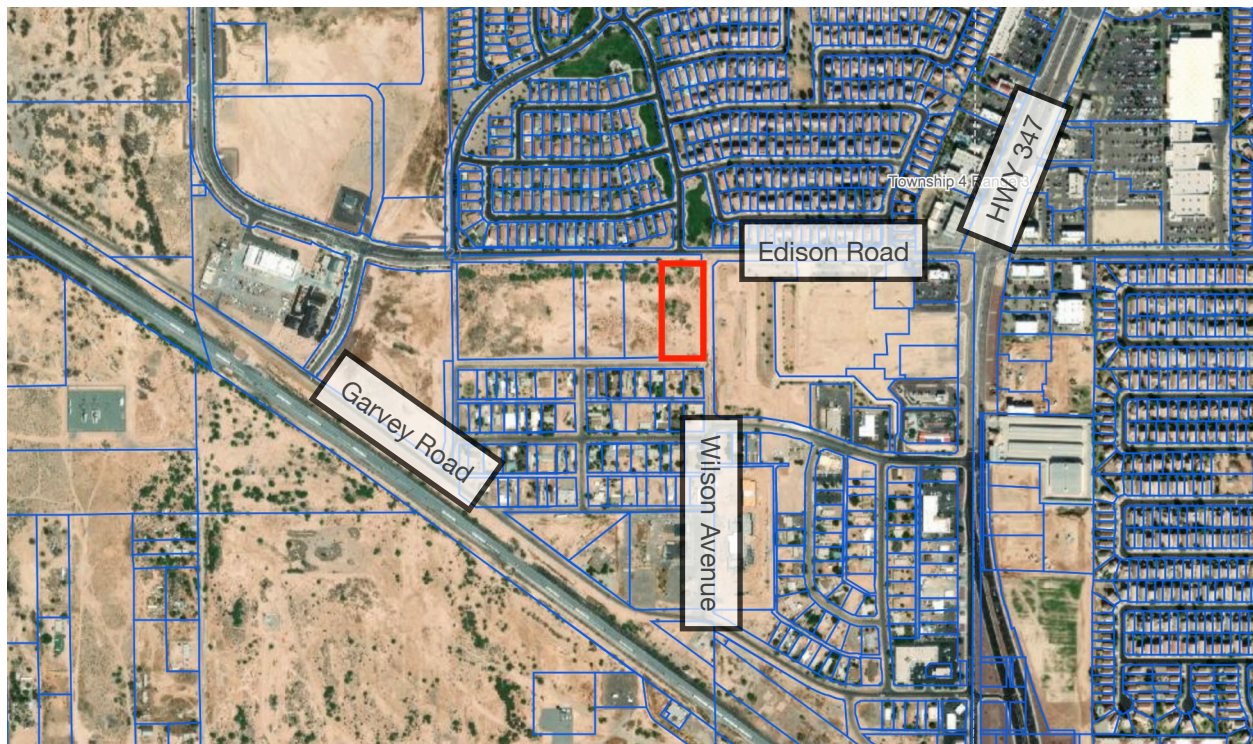
RDM Maricopa, LLC

May 8, 2023

Introduction

Welker Development Resources, LLC, on behalf of RDM Maricopa, LLC, is pleased to submit this Subdivision Final Plat application narrative and related exhibits for the commercial subdivision of approximately 2.24 net acres located at the southwest corner of Edison Road and Wilson Avenue in Maricopa (APN 510-20-0430, the "Property"). The site aerial is depicted in Figure 1 below with the site outlined in red.

Figure 1 - Site Aerial



Overview & Request

RDM Maricopa, LLC ("RDM") proposes to build an upscale attached residential community consisting of forty-three (43) rental units located on 2.24 acres. The proposed attached residential community would be located near the heart of Maricopa, supporting new development in the area. Our request is for a final subdivision plat to facilitate the development of the Property consistent with approval of Major Development Review DRP22-15.

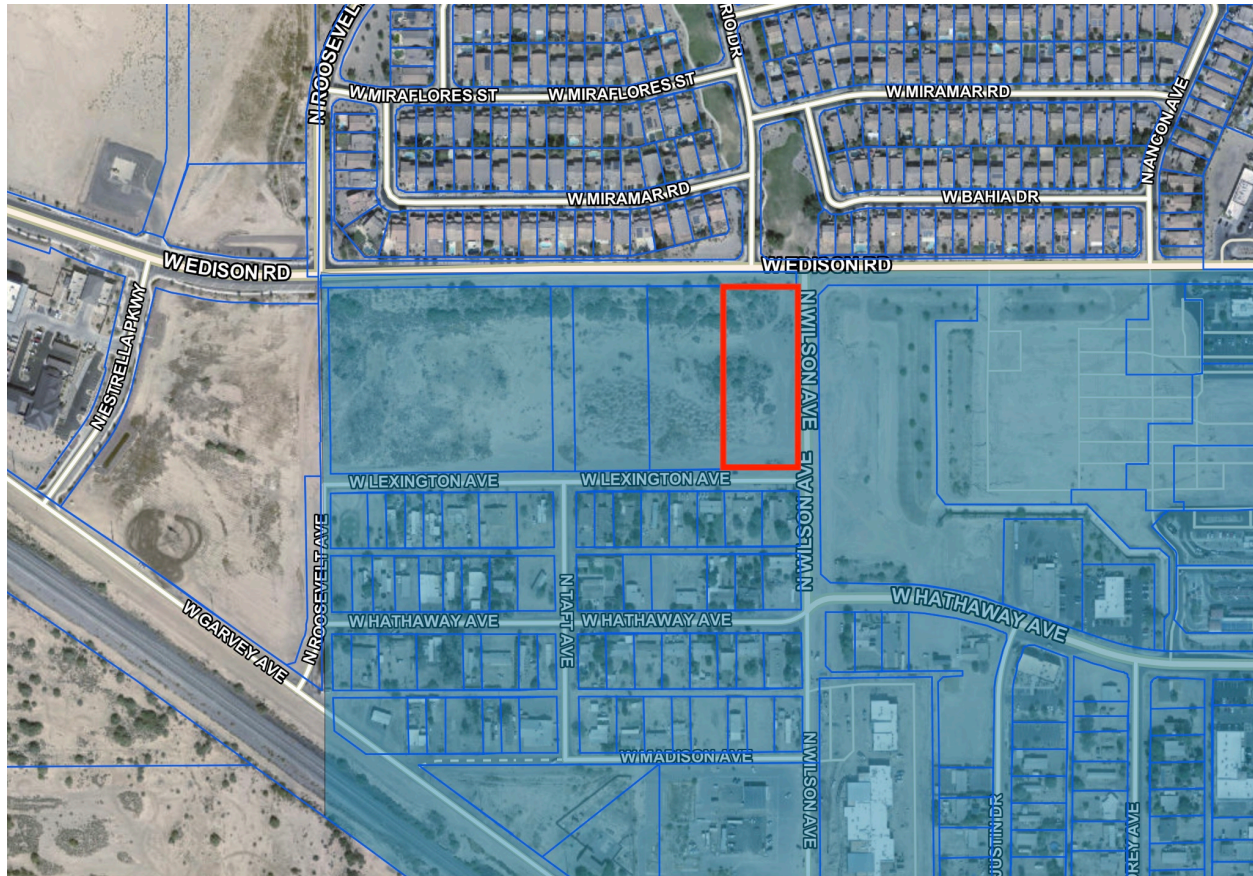
Existing General Plan and Zoning Classifications

The existing zoning overlay designates the site as Heritage Mixed Use (MU-H) which allows the proposed Multiple-Unit Dwelling use. The base zoning is General Rural (GR). The property is designated as Commercial in the City of Maricopa General Plan.

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The Property is also located within the Maricopa Growth Area which is an area where the City can leverage existing public infrastructure, such as water and sewer utilities and completed roadways, bridges, and intersections. The figure on the next page illustrates the Property's location within the MU-H zoning overlay with the MU-H area shown in blue and the site outlined in red.

Figure 2 - Existing MH-U Zoning Area



Existing Site Conditions and Relationship to Surrounding Properties

With the site located in an established residential area, including single family and attached residential. This proposed subdivision is clearly compatible with the surrounding land uses. The Lofts on Edison promises to raise the standard of the “for rent” residential communities in this area with a non-apartment style design.

The subject site is vacant with unremarkable terrain. Abutting the north property line is Edison Road, followed by the Acacia Crossing subdivision. To the east is Wilson Avenue and vacant land. South of the site is existing residential development. West of the site is vacant land that was recently approved for the Hampton Edison multi-family “for rent” development. Table 1, on the following page, provides additional information on surrounding properties.

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Table 1 - Existing and Surrounding Land Use Context

DIRECTION	GENERAL PLAN DESIGNATION	EXISTING ZONING	EXISTING USE
Project Site APN 102-37-008B	Commercial	General Rural (GR) with MU-H Overlay	Vacant
North Side of Project APN 512-30-746A	Medium Density Residential	Single Family Residence (CR-3)	Edison Road Single Family Detached
East Side of Project APN 510-19-2130	Commercial	General Business (CB-2) with MU-H Overlay	Wilson Avenue - Vacant
South Side of Project APN 102-45-101	Commercial	General Rural (GR) with MU-H Overlay	Single Family Detached
West Side of Project APN 510-20-015D & 510-20-0160	Commercial	General Business (CB-2) with MU-H Overlay	Approved Multi-Family

Project Description

This subdivision will provide a superior residential rental community - quality housing with amenities. The Lofts on Edison targets young professionals who work from home and desire the extra room/office which will facilitate their ability to work from home. Each unit will have three bedrooms. The project is defined by a central drive bisected by aesthetic plaza intersections and alleys feeding vehicular traffic to each unit's private, two (2) car garage. Pedestrian circulation is emphasized with a sidewalk system that facilitates access between units, the public streets, and the amenities.

The site will offer a pedestrian pathway, which integrates the landscaping as a feature as well as a gathering/pool area with a shaded structure, BBQ and seating areas. Creating a street level environment that accommodates the pedestrian is a high priority. Also designing a "community feel" by meandering the pedestrian walkways through a varied building scale giving further opportunity for interesting landscape features while providing a sense of privacy for each individual dwelling further enhancing the quality of living within the subdivision. Site lighting is carefully placed to allow safe movement throughout the site without "bleed over" on to adjacent properties. Shielded fixtures are proposed.

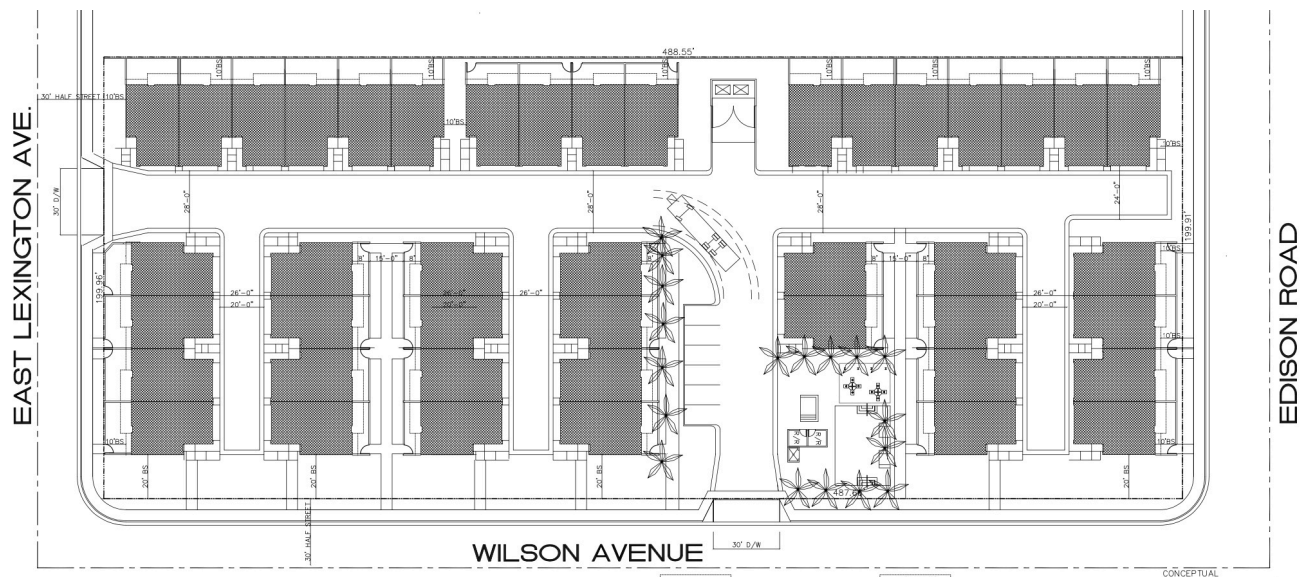
Refuse collections are located to minimize unsightly views and minimize odors and noise from the residents. They are screened with solid block walls with solid metal access gates - finished to match the building materials and color.

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Residents will each have attached 2-car garage parking which will reduce the number of cars viewed in the guest parking lot and provide an upscale amenity to residents. A conceptual site plan is shown in Figure 3.

Figure 3 - Conceptual Site Plan



Unique Concept

Many multi-residence communities have typical design features that often repeat. For example, perimeter parking lots, 12 to 20-unit buildings, and “institutional” style format. The Lofts on Edison is a welcomed departure from the norm. The City’s desire promote new development that is compatible with the best aspects of the architectural context of the Maricopa is a design priority. We have taken all possible measures to ensure The Lofts on Edison maintain a contemporary design consistent with the Heritage District Design Guidelines while providing much needed local residential rental housing. All forty-three units will have private backyards with patios that provide residents with generous private open space not typically found in most multi-residential “for rent” communities. In addition, the improvement of Lexington Avenue adjacent to the Property will extend and continue the pedestrian corridor that is critical to connecting residential and commercial uses.

Parking

Community parking is designed to encourage no on-street parking for residents and to reduce conflict between vehicular and pedestrian pathways, thus ensuring safety and convenience for the residents and guests. Well-placed entry drives with maximum visibility to Lexington and Wilson Streets provide safe visibility.

Careful placement of trees ensures screening of on-site paving and parking from public view and adjacent properties. Attached garages reduce requirement for surface paving and hardscape. Trees planned along walks provide shading and reduce the "heat island affect" of asphalt.

Building Design

Careful planning in design has resulted in maximizing the available open and recreation space on site. Much thought has gone into the orientation to maximize privacy for both residents and adjacent properties.

A variety of materials (i.e. rock, metal, stucco, etc) are incorporated consistent with the Heritage District Design Guidelines. The elevations include contrasting and warm colors that provide an attractive and high-quality built environment that reflects Western Contemporary architecture while at the same time offering a variety in aesthetics. Shaded porches, stone facades, and metal framing elements directly addresses the design goals and objectives for the Heritage District and help provide a distinct design. The building masses are simple in form and yet strong in geometry.

Each building will propose a multicolor pallet color scheme using rich colors. The buildings are predominately flat roof in design which minimizes the building height. Small roof portions are proposed with a low pitch to provide a rich material pallet. Roof design will also serve as screening for roof top mechanical units to minimize viewpoints and eliminate reliance on ground mounted units which are unsightly and noisy. Buildings on site are broken up to eliminate "row housing" appearance and reflect a residential community feel rather than a blunt visual of one continuous building.

Landscaping & Amenities

This Agrarian design allows residents seclusion from adjacent buildings with lush landscaping that provides both a visual buffer for privacy and also shades walkways during the heat of the day. Amenities include a fenced and shaded dog park, pocket park, BBQ and passive gathering areas with landscape.

Grading & Drainage

This development will retain the 100 year event as defined by the City of Maricopa standards. Grading design for primarily underground stormwater retention and the associated calculations will be shown on the Grading Plan as well as the Drainage Report. Overall, there appears to be no significant offsite impacts that will affect the site or be affected by the proposed improvements.

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Currently, the site does not reside within any special hazard flood areas and is entirely within FEMA flood zone designation "Flood Zone X". It is not anticipated that there will be any need for review or approval from FEMA, Pinal County, or the City of Maricopa for Flood Plain Permits. The site will be bounded by public roadway infrastructure and it is anticipated that the developer will be responsible to account for the grading and drainage of Edison Road, Wilson Avenue, and Lexington Avenue with their corresponding runoff.

Public Utility Providers

Table below provides information on the public utility providers for this site. "Will Serve" letters are in the process of being obtained..

Fire Protection Services	City of Maricopa Fire/Medical Department
Police Protection Services	City of Maricopa Police Department
Potable Water Service	Maricopa Domestic Water Co.
Wastewater Service	Global Water
Natural Gas Service	Southwest Gas
Refuse Services	Waste Management
Communication/Technology Services	Orbitel Communications

Public Street Improvements

In conjunction with this proposed development, half street improvements (curb, gutter, sidewalk, landscape, & street lights) will be constructed across the site's frontage on Wilson Avenue, Edison Road, and Lexington Avenue. All design for public street improvements will be consistent with Maricopa's engineering design standards.

Conclusion

The subdivision final plat is consistent with the site approvals already achieved with DRP22-15. Approval of the subdivision final plat will add great value to the Property and City of Maricopa. We look forward to working with City of Maricopa staff as we move forward with the development of this residential "for rent" Property in the City of Maricopa.