

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Planner II

Through: Rick Williams, Planning and Zoning Manager

Date: August 26, 2024

RE: **DRP24-07: Roers Stonegate – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a proposed multi-family development located west of the southwest corner of N. Stonegate Road and W. Alan Stephens Parkway. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Greg Davis of iPlan Consulting, on behalf of future property owner and developer Roers Companies, to develop a multi-family residential product on an approximately 9.56 ac. site on APN # 512-41-7270. The site is located west of the southwest corner of N. Stonegate Road and W. Alan Stephens Parkway.
2. The development will consist of the following elements:
 - a. Seven (7) 3-story residential buildings housing 216 residential units on approximately 9.6-acres, with a residential density of 23.22 du/ac. The development will consist of a mix of 2-, 3-, and 4-bedroom units. Each unit will range between 964 – 1,368 square feet in size and feature private patio or balcony spaces.
 - b. 2.7-acres of open space (28% of the net site area) and various amenities that include a clubhouse, pool and sun deck, play turf areas, a tot lot, shade ramadas and bbq areas, as well as a dog park.
 - c. 404 vehicle parking spaces with an average of 1.87 spaces per unit are currently proposed; however, based on the proposed unit count/type 438 spaces are required utilizing the Sustainable Incentive parking reduction that the applicant is requesting. The applicant will work on providing the required spacing through the revision process.
3. The development as shown on Exhibit B – Site Plan will be developed under a single phase.
4. Main access to the development will off Maricopa-Casa Grande Highway as part of the development agreement with Home Depot. Secondary emergency only access will be

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provided off W. Alan Stephens Pkwy. A Traffic Impact Assessment has been submitted as part of the application and is currently under review by the City Engineer.

5. The applicant has conducted all required public notification required by the city's Zoning Ordinance. As of the writing of this memo, city staff has not received public comment regarding this application. Notification for this project included the following:
 - a. August 8, 2024 – Notices mailed to property owners within 600 feet of the site.
 - b. August 8, 2024 – Sign posting of the site.

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Floor Plan

Exhibit D – Color Elevations

Exhibit E – Color Landscape Plan

Exhibit F – Photometric Plan

