

Second Submittal:
15 August 2013
Revised December 4, 2013

Anderson Russell Property

Request Narrative

Anderson Russell Property

General Plan Amendment

Owner

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GENERAL PLAN AMENDMENT REQUEST NARRATIVE

For

Anderson Russell Property

843 Acres of Land along the Anderson Road Corridor from the
Maricopa Casa Grande Highway to Teel Road
Pinal County, Arizona

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Request Narrative

Anderson Russell Property

General Plan Amendment

1. Purpose of Request

In June of 2012, the City of Maricopa (the “City”) and the Applicant entered into a Pre Annexation Development Agreement (the “Agreement”) whereby the City agreed to process, and the Applicant agreed to apply for, a General Plan Amendment seeking to designate the land that is the subject of this Application as Master Planned Community (MPC) under the City’s General Plan. The intent of this request is to carry out the terms of the Agreement and complete the redesignation of this parcel as previously contemplated. Specifically, this Application seeks to alter the City of Maricopa General Plan for approximately 843.52 acres of Pinal County lands that are currently adjacent to the City (the “Property”). At the same time, the Applicant and the City are both working together under the terms of the Agreement to process an annexation request to bring the Property within the City’s municipal boundary. A portion of this Property lies west of Anderson Road and contains approximately 213.07 acres that are within the City’s Planning Area Boundary and designated as Employment Use. Another portion of the Property, east of Anderson Road, contains approximately 618.58 acres, that currently sit within the City of Casa Grande Planning Area Boundary. In keeping with the Agreement, the Applicant seeks to change the Property’s General Plan Designation to Master Planned Community (MPC) with a mix of uses to include Medium Density Residential use; Commercial use; Office/Employment use; and open space/parks.

The Property is located in sections 15, 22, 23, and 26 of Township 5S, Range 4E of Pinal County. It is bounded by Russell Road alignment on the east; by the Santa Cruz Wash and Teel Road or Woodruff Road alignment on the south; the Santa Cruz Wash, Anderson Road, State Lands, and the Ak-Chin Native American Community on the west; and the Maricopa Casa Grande Highway on the North. Anderson Road, a major north-south arterial, partly traverses the property and will serve as the primary access point to the property from the north and from the south. The arterial street alignments of Val Vista Blvd. and Teel Road or Woodruff Road will serve the property from the east and west. *(See Exhibit A – Aerial Photo of General Plan Amendment Property)*



2. Site Context

2a. Site Physical Character

The majority of the Property is currently in agricultural production with other small parcels currently vacant and unused and undeveloped. Ground cover consists of bare soil and a jojoba orchard area in the northern portion of the Property and fallow agricultural fields covered with low level weeds in the southern portion of the Property. A portion of the Property is classified within a regional floodplain related to the existing Santa Cruz Wash which traverses the property at various locations or runs along its borders in other locations. The floodplain is identified as being located within Zone X (un-shaded), which are areas determined to be outside the 500-year flood plain. An existing Union Pacific Railroad line is located along the northern boundary of the Property parallel to and south of the Maricopa Casa Grande Highway. In the same area there is also a large lined MSID irrigation canal and levee that runs along the northern boundary then turns south at the Russell Road alignment and continues along the property's eastern boundary. Along this canal there are some apparent old well sites and a pump station. As depicted on the United States Geological Survey(USGS) 7.5 Minute Series Topographical Map (Figure 2.1.1), the Property elevation appears to be approximately 1,260 to 1,285 feet above mean sea level (USGS)with a general downslope to the southwest at approximately 1% slope. *(See Exhibit A – Aerial Photo of General Plan Amendment Property)*

2b. Existing Land Uses

As previously stated, most of the proposed GPA Property is currently in agricultural production with other small parcels currently vacant, unused and undeveloped. The existing Pinal County land use designations for the property include Industrial/ Employment/Commercial uses along the Maricopa Casa Grande Highway zoned as CI-2, and Low Density Residential in the southeast zoned as GR. *(See Exhibit B – Existing Zoning Map of General Plan Property and Adjacent Lands)*

2c. Geological Constraints

Research of the USGS database reveals no evidence of the presence of fissures within the Property boundaries and there is no information indicating any other geological constraints on the site. The majority of the Property's soils in the northern portion of the site are classified as the Denure Sandy Loam with slopes in that area generally one (1) to three (3) percent. This deep somewhat excessively drained soil is formed in fan alluvium derived from mixed sources and is characterized by moderately rapid permeability, medium runoff and a slight erosion hazard. The southern portion of the Property is classified with three (3) types of soil, the Mohall Loam, the Mohall Clay Loam, and the Trix Clay Loam. These soils exhibit slopes that are zero (0) to one (1)



percent and are generally well drained types found on old alluvial fans and valley plains. These soils are characterized by moderately slow permeability, slow to medium runoff and a slight erosion hazard (USDA).

2d. Environmental Constraints

A Phase I Environmental Site Assessment was performed for the GPA Property in May of 2010 by Speedie and Associates and is available for staff review. The subsequent report concludes that no major environmental constraints or challenges exist on the Property, recommends no further investigation of the site, and suggests only minor site cleanup actions prior to development.

2e. Existing Utilities

- The proposed GPA Property is currently located within the City of Casa Grande DMA and the developer has preliminary agreements with Global Utilities for water service facilities available to serve the property.
- The developer with Global Utilities for wastewater services. Presently there are no wastewater services or facilities within the project site.
- The Property and others in this general area are currently serviced by APS within the Electrical District No. 3. There are above ground existing electric lines running along Anderson Road, Ruben Drive, and Teel Road. There appears to be adequate service capacity for this property and surrounding properties, however, new facilities, such as substations and additional 12Kv lines, may be required as the property develops.
- The property is presently serviced by Southwest Gas Corporation; however, there are no known gas services or facilities on the site.
- Currently Century Link Communications provides telephone service to this area and will provide service lines as the area develops.
- This property and surrounding areas are currently serviced for cable TV by Orbital Communications; however, there are no cable TV manholes or junction boxes currently existing.

2f. Historical Land Uses

There are no records or evidence indicating the presence of Historical Land Uses within the GPA Property nor are there any known sites on the property with significant historical backgrounds or historical credentials. Based on various aerial photographs

dating from 1996 to 2009, as well as other sources, the site has never utilized any use other than agricultural use.

2g. Surrounding Uses

- Adjacent to the Anderson Russell Property (to the south and southwest) is the “Santa Cruz Ranch” project containing approximately 1,900 acres lies within the proposed larger annexation boundary. This project was processed for entitlements as a residential and residential support use master planned community in Pinal County in 2005 but has since been delayed for development for various reasons and remains as vacant & undeveloped or agricultural use.
- Adjacent to the site to the west are undeveloped and vacant State Lands and the Ak-Chin Native American Community.
- To the north of the property, across the Maricopa Casa Grande Highway, there is an existing industrial storage site owned by Mobile Mini Inc.; a large lot residential subdivision called Saddleback Farms; and a small regional airport runway facility.
- West of the property is Agricultural and vacant/undeveloped lands. (See Exhibit C – One Mile Radius Surrounding Area Map)

Beyond the perimeter of the GPA Property:

- The nearest schools are the Santa Cruz Elementary School and the Desert Wind Middle School, both approximately 6.5 miles north of the site, within the City of Maricopa.
- Santa Rosa Ranchos, a large lot residential subdivision, and the Nissan Proving Grounds both are located several miles southwest of the site.
- Interstate 10 is approximately 11 miles east of the site and Interstate 8 is approximately 9 miles south of the site.
- Additional neighborhoods, parks, schools, major streets, and retail malls are located generally within the City of Maricopa to the north and northwest of the site. (See Exhibit D – Existing 300’ Adjacent Ownership Map)

2h. Existing Roadway & Circulation Conditions

Currently the Maricopa Casa Grande Highway exists as a major roadway at the north boundary of the GPA Property and has been designated as a 6 lane, high priority, Regionally Significant Route (RSR), Principal Arterial corridor as part of the areas



Regionally Significant Routes for Safety and Mobility (RSRSM) Report finalized in December of 2008.

Access is provided to the Property by the existing and improved Anderson Road. Anderson Road currently exists as a two lane paved arterial traversing the site from the Maricopa Casa Grande Highway south to State Highway 84. Anderson Road is also indicated as a future 6 lane, high priority, RSR Parkway, with 200-feet of full right-of-way. All other roadways are only partially improved or exist as dirt farm roads.

The east-west alignment of Val Vista Blvd. (called Val Vista Blvd. in Casa Grande but called Val Vista Road in Pinal County) is more or less through the approximate middle of the project. Val Vista Blvd. currently exists as a farm dirt road that dead-ends at the Ak-Chin Native American Community as it heads west. As a section line road the alignment of Val Vista Blvd. continues east of Maricopa Casa Grande Highway towards the City of Casa Grande, however, coming east from Casa Grande the roadway is improved and turns southwest to intersect with Maricopa Casa Grande Hwy. Val Vista Blvd. has also been designated as a future RSR Parkway but with a low priority.

At the south boundary of the site the east-west alignment of Teel Road west of the project dead-ends at the existing Nissan test track. The existing Pinal County Flood Control District's Santa Cruz Wash Channel exists along the eastern alignment of Teel Road east of Anderson Road.

One mile south of the site, the east-west alignment of Miller Road exists as a dirt road east of Anderson Road and as a two lane paved road to the west of Anderson Road. Miller Road is another roadway designated by the RSRSM as a future, high priority, RSR Principal Arterial.

It appears that the north-south alignment of Russell Road exists only as a dirt farm and maintenance road on the east boundary of the Property, most likely as a service road for the existing Maricopa Stanfield Irrigation District main north/south irrigation canal that is located along and within that alignment. There are no future improvement plans for Russell Road

A mile west of Anderson Road a small portion of the north-south alignment of Murphy Road exists as an unimproved dirt road that dead-ends into the Ak-Chin Native American Community.

Interstate 10 is located approximately 11 miles due east of the Property along the Val Vista Blvd alignment; Interstate 8 is located approximately 9 miles due south of the Property along the Russell Road alignment.



3. Land Use Analysis

3a. Proposed Amendment Description/Philosophy

As stated previously in Section 1 of this narrative, the applicant proposes to amend the General Plan for approximately 844 acres of Pinal County lands. The stated property is the subject of an annexation application currently being processed within the City of Maricopa (the City).

Currently only 213 acres of the approximately 844 acres lies within the City's General Plan, however: It is proposed that the entire property will be developed to include approximately 10% Commercial use, approximately 10% Employment use, and approximately 80% Residential use. The commercial and employment use will mostly be located along the Maricopa Casa Grande Highway corridor with a smaller portion located in a central location of the development along Anderson Road. The residential use is proposed mostly in the southern area of the development with a smaller portion proposed for the northeastern area of the plan. *(See Exhibit E-2 – General Plan Amendment Proposed Land Use Plan)*

The approximately 844 acre proposed development will be developed as a gateway to the larger future development areas to the south. As such a comprehensive mixed use core is proposed at the development's primary access point of Anderson Road and Maricopa Casa Grande Highway. This high activity use will then transition progressively into high density residential use and to, ultimately, a lower density traditional residential use.

While specifics regarding the projects infrastructure, amenities, open space, housing products, etc., will be addressed with the rezoning application, the applicant proposes that all elements of the development will meet the levels and requirements appropriate for a state of the art development and will most certainly comply with the City's current development standards and requirements.

3b. Proposed Land Use

Master Planned Community (MPC) is the requested General Plan Land Use Designation for the 843.52 acre Anderson Russell Property. With a net developable area of approximately 776 (excludes Maricopa-Casa Grande Hwy. and Railroad R.O.W.) acres, the MPC is preliminarily proposed to include approximately 45 acres or 10% Commercial use, approximately 110 acres or 10% of Employment use, and approximately 621 acres or 80% of various residential uses. Underlying zoning for the Property is undetermined at this time and will be addressed with the zoning application, but most likely the proposed zoning will encompass a range of districts including Single Family Residential CR-3, Multiple Family Zone CR-5, Local Business CB-1, General

Business Zone CB-2, Industrial Buffer Zone CI-B, Light Industrial Zone CI-1, Industrial Zone CI-2, and Planned Area Development PAD.

3c. Public Benefit of Proposed Amendment

The employment and commercial opportunities are most certainly a vital part of the City of Maricopa's vision, which is to create a vibrant mixed use core near the geographic center of this specific area of Maricopa.

Additionally, the land uses proposed in this request for a Major Map Amendment support the City's Strategic Plan elements of Economic Sustainability, Quality of Life and Managing the Future.

In addition Anderson Russell will provide a quality master planned community that will offer multi-family housing, employment, and shopping for residents of Maricopa. The site provides excellent transportation corridors to numerous existing and future employment centers including Maricopa, Casa Grande and Phoenix.

Anderson Russell will provide a substantial commercial component, serving the Maricopa and surrounding areas. The commercial component, in addition to the overall development, will provide a positive impact on the tax base for the City of Maricopa and, along with the employment uses, will provide an ideal work-and-home location for on-site residents and a balance of jobs and housing.

The proposed project will add to and extend the City's recreational amenities with additions of open space, parks, and pedestrian trails.

3d. Estimated Proposed Unit Count, Density, and Housing Mix

Residential unit count for the Anderson Russell Property is estimated in the range of 2100 to 3250 which is right in line with the MPC designation's recommended density. Housing products and mix have yet to be determined and will be addressed with the rezoning application however; there will most likely be a range of product types and lot sizes within both the multi-family development and the single family development. Product mix will be determined by market demands over time to project build out which will require an element of flexibility.

3e. Proposed Development Phasing

Phasing is a challenge to predict at this time considering the mix of uses and the inter-reliance of those uses to each other. It is likely that a residential element will be initiated at the outset of development to provide rooftops in support of any subsequent commercial development. It is also likely that an element of employment use may



be viable within an initial stage since it would not be in total reliance with on-site development but may find support from the Maricopa community in general. With those issues in mind it is likely that the first phase would include mostly residential elements with some employment use and a smaller but appropriate amount of commercial use and that additional phases would follow using the same development philosophy. With that being stated, the first phase would most likely include that part of the project at the southwest corner of Anderson Road and Maricopa Casa Grande Highway. The second phase would most likely include the southeast portion of that same intersection containing commercial and employment use and all the proposed residential development south from there to the Val Vista Blvd. alignment. The third phase would include the remaining residential development and the additional commercial and employment development on the east side of Anderson Road. (*See Exhibit F – Phasing Map*)

3f. Proposed Internal Circulation

As indicated on the Proposed Circulation Plan-Option 1 – Exhibit G-1, the internal vehicular circulation plan provides the project’s primary vehicular corridor within Anderson Road, a designated 6-lane RSR Parkway that extends south to I-8, and its primary access at Anderson Road and Maricopa Casa Grande Highway. From there a major and minor collector circulation system has been created conceptually for internal circulation and for transition to a local street system that will service the residential areas. A proposal for a collector connection has been indicated with this option, in what is presently considered Phase 2 of the development, between the northeast corner of the State Lands in that area and the existing MSID irrigation Canal and levee that runs along the northern border of the property parallel to the Union Pacific Railroad. Several options exist and are being researched for that connection with the goal of resolving the situation in a timely manner.

The Proposed Circulation Plan-Option 2 – Exhibit G-2 addresses the possibility of incorporating the proposed Val Vista RSR Parkway into the plan. If the indicated Parkway alignment location is chosen the applicant proposes an access interchange from the parkway to the proposed two collector loop roads north and south of the parkway alignment.

Pedestrian circulation is addressed in the Open Space Concept Plan.

3g. Open Space Concept Plan

As indicated on the Open Space Concept and Pedestrian Circulation Plan – Exhibit H, appropriate amounts of 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 Property in agreement with the applicant’s concept



of a quality master planned community and in compliance with the City's requirements and standards.

3h. Compatibility Issues and Solutions

Except for the Santa Cruz Ranch to the south & west and Saddleback Farms to the north. Saddleback Farms is buffered from the development by over 700-feet of distance that includes the Maricopa Casa Grande Highway, the Union Pacific Railroad track corridor, and the MSID irrigation canal and levee. The Santa Cruz Ranch project was processed for entitlements as a residential and residential support use master planned community in Pinal County in 2005 but has since been delayed for development for various reasons and remains as vacant & undeveloped or agricultural use. However, even if and when developed, Santa Cruz Ranch is proposed as a very similar type of development and could be considered as an extension of the Anderson Russell development, making it a compatible adjacent use. Other site conditions or adjacent uses that could generate compatibility issues are the Santa Cruz Wash at the project's south and east boundaries: the MSID irrigation canal at the project's north perimeter: and the State Lands adjacent to and west of the project. The Santa Cruz Wash and the MSID irrigation canal are proposed to be integrated into the project as buffers to adjacent properties and as proposed amenities once improved with landscaping and with the likely possibility of pedestrian trails adjacent to and parallel with these existing features. The State Lands present no compatibility issues since they are also in agricultural use or vacant and undeveloped. These lands, as part of the growth patterns in the area, also have the potential of becoming integrated with the Anderson Russell Property. The applicant and the City staff will be involved in ongoing discussions with the State Land Department on this possibility.

The Ak-Chin – Phoenix Regional Airport lies just north of the GPA site and the airport's flight approach area extends across a portion of the site as shown on Exhibit E-2 – General Plan Amendment Proposed Land Use. In this area, the proposed land uses will be designed in a manner so as to mitigate any potential adverse impacts that the airport may have on those proposed land uses and to preserve compatibility between the neighboring uses.

4. General Plan Compliance

(See General Plan 2006 City of Maricopa Section II.A.5.)

Maricopa citizens support a high rate of growth with the promise of the creation of achieving a full-service community. There is a strong preference for expanded commercial and employment-related land uses. Housing development should offer a variety of living options.



Maricopa’s land use goals and objectives envision a full-service, balanced community for the future. They stress the importance of retaining a distinctive identity as positive change is accomplished. The City’s image as an excellent place to live is promoted and expanded in the overall strategy for preserving, adding and blending compatible types of residential and nonresidential development.

This Major Map Amendment request supports the following Goals and Objectives.

Land Use

Goals and Objectives

Maricopa citizens support a high rate of growth with the promise of the creation of a full-service community. There is a strong preference for expanded commercial and employment-related land uses. Housing development should offer a variety of living options.

Maricopa’s land use goals and objectives envision a full-service, balanced community for the future. They stress the importance of retaining a distinctive identity as positive change is accomplished. The City’s image as an excellent place to live is promoted and expanded in the overall strategy for preserving, adding and blending compatible types of residential and non-residential development.

GOAL 1: Achieve a balance in the community between jobs and housing.

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

Answer: This request for a General Plan Land Use Map (GPLUM) amendment to new commercial, employment and residential uses improves the balance between housing and employment within the City limits.

Objective b: *Establish disbursed employment areas and Mixed Use activity centers.*

Answer: This request for a GPLUM amendment establishes a Mixed Use development with opportunity for public institutional, commercial and employment areas near the geographic center of the current Maricopa community.

Objective c: *Allow flexibility for mixed commercial and residential uses.*

Answer: The Anderson Russell development will provide mixed use commercial, employment, and higher-density residential uses under the integrated flexibility of a PAD overlay district.

Objective d: *Assure that sufficient infrastructure is in place or necessary improvements are adequately planned and funded.*

Answer: The developer has secured all the necessary commitments from area utilities and intends to provide all necessary the infrastructure required at the time of project development.

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

Answer: Not Applicable

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

Objective a: *Prepare a Housing Element for the General Plan that addresses community needs, diversity, design, housing stock and affordability.*

Answer: The Anderson Russell development will provide affordability and time and market sensitive diversity with the full range of housing opportunities including higher-density residential uses under the integrated flexibility of a PAD.

Objective b: *Identify and use available tools, including zoning and subdivision standards, to promote housing diversity in both type and lot size.*

Answer: The requested MPC land use designation and the proposed PAD zoning will provide the flexibility to promote housing diversity. The proposed development will include single family and multi-family of various types and multiple lot sizes.

GOAL 3: Reflect Maricopa's agricultural and western history in the design character of the community as it develops and expands.

Objective a: *Apply reasonable design guidelines and standards to new development.*

Answer: The development will utilize reasonable design guidelines and standards related to the existing design character of the community.

Objective b: *Identify Maricopa's desired design image(s), which should include but is not limited to agricultural and western character, to serve as themes and components to desired design guidelines and standards.*

Answer: The development will utilize design themes, guidelines and standards that reflect and are related to the existing image of the community.



Objective c: *Study the redevelopment and preservation potential of the Maricopa Old Town area.*

Answer: Not applicable

Objective d: *Utilize public and private sector grants and other resources to support redevelopment and historic preservation activities.*

Answer: Not applicable

Objective e: *Conduct detailed planning and design studies for the City's Special Planning Areas including Seven Ranches and the Volkswagen Test Facility.*

Answer: Not applicable

Objective f: *Establish cultural resource protection measures.*

Answer: Not applicable

GOAL 4: Minimize conflicts between land uses.

Objective a: *Address land use compatibilities and incompatibilities when considering zone changes and development approvals.*

Answer: The Anderson Russell project has and will address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As indicated in section 3h, all proposed land uses are compatible with and will not negatively impact the adjacent neighboring existing uses that include the Ak-Chin Native American Community and the State Land parcels among others.

Objective b: *Establish adequate buffers and transitions that include open space and landscaping between substantially different land uses.*

Answer: This project has and will establish adequate buffers and transitions that include open space and landscaping between substantially different land uses or existing incompatible features.

Objective c: *Based on noise, vibration and safety concerns, strongly discourage residential development adjacent to airports and railroad corridors.*

Answer: The MPC designation is the perfect tool to allow for development to be flexible enough to be compatible with surrounding uses. The proposed residential development will be outside and south of the Ak-Chin Airport approach area, and any residential development proposed near the existing Union Pacific Railroad Corridor will have the appropriate buffering to mitigate railroad noise.



Objective d: *Minimize air pollution impacts to residential areas and school from smoke, odors and dust generated by industrial land uses.*

Answer: This project will minimize air pollution impacts to the proposed college and the higher-density residential area, as well as the surrounding areas.

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

Answer: This project has and will adhere to and comply with the community development codes, including zoning, subdivision, and related regulations where applicable and required.

Objective f: *Seek appropriate buffers and land use transitions along Native American Community boundaries. Support lower density/intensity land uses along Native American Community boundaries.*

Answer: Lower density residential and open space buffers are proposed along common boundaries with the A-Chin Native American Community.

Objective g: *Consider scenic views and impacts to scenic resources in evaluating land use proposals including rezonings and subdivision plats.*

Answer: Scenic views and resources have been and will be addressed as the project develops.

Objective h: *Avoid conflicts between airport operations and nearby development with specific attention to incompatibilities of residential uses and airport noise and safety.*

Answer: See Objective c answer.

GOAL 5: *Coordinate land management and planning activities with neighboring Indian Communities, Federal, State and private interests.*

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

Answer: The Project will address land use compatibility and will discuss transportation issues for development of the Anderson Russell project as the project progresses toward development.

Objective b: *Communicate City general development priorities and goals in working with developers, landowners, Pinal County and State of Arizona officials.*

Answer: Not Applicable.

Objective c: *Monitor development applications in the unincorporated portions of the City's planning area.*

Answer: Not applicable.

Objective d: *Facilitate the coordinated planning and reasonable development of State Trust Lands in the Maricopa Planning Area.*

Answer: Not applicable.

Objective e: *Support the creation of functional master plans for regional systems including flood control and transportation.*

Answer: The applicant has and will address and support existing and proposed regional flood and transportation master plans.

Objective f: *Support the development of public information materials regarding respectful interaction and travel within nearby Native American communities.*

Answer: Not applicable.

GOAL 6: Pursue annexation of unincorporated areas in a logical, systematic and fiscally sound manner.

Objective a: *Systematically study costs, benefits and economic opportunities associated with annexations.*

Answer: Not applicable.

Circulation

Goals and objectives of the Circulation Element parallel priorities addressed by citizens participating in the General Plan and SATS workshops and public meetings. The vision for the City's transportation system includes cooperating with other agencies, tribal governments, residents and businesses, developing a hierarchy of freeways, arterials, collectors and local streets, creating a circulation system for bikes, pedestrians and equestrians and improving local and intra-city connections and transit services.

GOAL 1: Develop an efficient and safe transportation system, including a hierarchy of roadways, which meets the long-term needs of residents, businesses and visitors.

Objective a: *Implement the recommendations of the Maricopa Small Area Transportation Study and other City adopted transportation studies.*

Answer: The applicant has and will address implementation of all City adopted transportation studies.



Objective b: *Prepare a detailed Transportation Master Plan with a supporting Capital Improvement Program.*

Answer: A detailed transportation plan will be developed with this project as it progresses toward plan approvals.

Objective c: *Identify and improve major rail-crossings and deficient roadway intersections.*

Answer: The project has identified a major rail-crossing at Anderson Road and will address the required improvements to this crossing and to any other deficient roadway intersections related to its ultimate development.

Objective d: *Coordinate and cooperate with other jurisdictions and agencies including ADOT, Pinal County, Gila River Indian Community, Ak-Chin Community, utility providers such as ED3, Maricopa County and MAG, in planning, designing and constructing local and regional transportation improvements.*

Answer: The applicant is committed to coordination and cooperation with all jurisdictions, agencies, Native American communities, and utility providers that are potential stake holders in the development of this project.

Objective e: *Support neighboring jurisdiction efforts to implement regional roadway improvements.*

Answer: Agreed.

Objective f: *Identify and develop new roadway corridors to improve local circulation and regional connections.*

Answer: Agreed

Objective e: *Design transportation facilities in accordance with aesthetic expectations of the community.*

Answer: Any proposed transportation facilities within this project will be designed with the aesthetic expectations of the community.

GOAL 2: *Create a multi-modal circulation system, including transit, pedestrian, bicycle, and equestrian facilities.*

Objective a: *Prepare a bicycle and pedestrian master plan to provide non-vehicular facilities for pedestrians, cyclists and equestrians.*

Answer: A bicycle/pedestrian master plan is to be proposed for this project during the rezoning request process



Objective b: *Work with ADOT to improve pedestrian safety along and across John Wayne Parkway.*

Answer: Not applicable.

Objective c: *Encourage incorporation of bike and pedestrian facilities within and connecting all developments.*

Answer: Bicycle/Pedestrian trails will be incorporated within the project with connections to all other developments.

Objective d: *Enhance transit services connecting Maricopa with Phoenix, Casa Grande and Tucson.*

Answer: Applicable only in the required improvements to Anderson Road or in the potential for the proposed Val Vista Parkway that is planned to traverse the project site.

Objective e: *Connect planned community and regional commercial development to the Maricopa Trail System via bicycle lanes or public access multi-use trails.*

Answer: Any proposed project trail system will address connections to the Maricopa Trail System where appropriate and/or possible.

GOAL 3: *Improve access for emergency service vehicles to all occupied areas of the community.*

Objective a: *Establish street addressing and access standards for all residential, commercial and industrial properties.*

Answer: Not applicable.

Objective b: *Complete missing or incomplete links in section-line and local roadways to improve access to all neighborhoods and businesses.*

Answer: The proposed development will provide access to all neighborhoods and land uses with the necessary improvements to all appropriate roadways.

GOAL 4: *Ensure fair and adequate financing to meet transportation needs.*

Objective a: *Pursue dedicated funding sources, assistance from other levels of government and impact fees associated with new developments.*

Answer: Not applicable

Objective b: *Join with other jurisdictions and communities to seek increased state, regional, and federal sources of funding.*

Answer: Not applicable

GOAL 5: Maintain and expand local passenger and freight rail service in Maricopa.

Objective a: *Support continued Amtrak passenger service in Maricopa.*

Answer: Not applicable

Objective b: *Address development and circulation compatibility issues between the community and the UPRR rail corridor.*

Answer: Compatibility with the existing UPRR corridor will be an ongoing priority as the development of the community progresses toward completion.

Objective c: *Study the feasibility of establishing commuter rail service between Maricopa, greater Phoenix and Casa Grande.*

Answer: Not applicable

GOAL 6: Establish regular air freight and passenger service by significantly improving airport facilities and operations.

Objective a: *Support future expansion of air service through cooperative efforts to improve airport facilities and operations.*

Answer: Not applicable

Objective b: *Identify air service opportunities and improvements for the Maricopa area that tie into and support local economic development efforts.*

Answer: Not applicable

Economic Development

GOAL 1: Pursue a diverse, balanced and sustainable economic base for the Maricopa area.

Objective a: *Create a successful economic development program for Maricopa.*

Answer: One of the major benefits of this Property and this Amendment is that it permits the City of Maricopa to grow to the south and east of the City.

Without this Property in the City, the City would have no way of growing into this large growth area with huge economic development potential.

Objective b: *Establish and support a strong Economic Development Team to support the City's Planning and Economic Development Department's activities.*

Answer: Not applicable.

Objective c: *Investigate, identify and secure funding sources, including partnerships, grants and loans, to support economic development programs.*

Answer: Not applicable.

Objective d: *Improve the City's jobs-to-housing balance thereby lessening the "bedroom community" image.*

Answer: This project proposes the development of an appropriate balance of Employment/Commercial uses and Residential uses.

Objective e: *Create and support a marketing strategy and recruitment program for attracting desirable employers.*

Answer: Not applicable.

Objective f: *Promote and support special community events that serve to enhance Maricopa's visibility and reputation as desirable place to operate a business.*

Answer: Not applicable.

GOAL 2: *Promote the compatible development of new industries, institutions, businesses, homes and the expansion of existing businesses.*

Objective a: *Inventory, conserve and market future employment centers and locations.*

Answer: As stated previously, the project proposes the development of an employment center within its boundary.

Objective b: *Attract a hospital or medical center to serve the emergency service needs and support related medical uses.*

Answer: This type of facility would be a welcome use option for this project if it could be locally supported



Objective c: *Attract a variety of new commercial and industrial enterprises to reduce economic 'leakage' to other communities.*

Answer: As stated previously, this project requests and proposes commercial/employment/industrial land use and development.

Objective d: *Capitalize on rail and air access for industrial and commercial development.*

Answer: With the existing adjacent Union Pacific Railroad and Ak-Chin Airport as neighbors to this project there is potential and opportunity to capitalize on the utilization of these facilities in support of the proposed commercial/employment development on this property.

Objective e: *Develop programs to support existing and future local employers.*

Answer: Not applicable.

Objective f: *Support local businesses to the greatest degree practical.*

Answer: Not applicable.

GOAL 3: *Maintain economically vital and visually attractive activity centers including Old Town and newly developed commercial and employment centers.*

Objective a: *Prepare a redevelopment feasibility study to assess the potential of the Old Town area.*

Answer: Not applicable.

Objective b: *Identify and preserve viable historical resources in the Maricopa planning area.*

Answer: Not applicable.

Objective c: *Identify and develop distinct 'Maricopa' design theme(s) that can be marketed to and be built upon by the business community for both the Old Town area and the community at-large.*

Answer: Not applicable.

Objective d: *Establish regional, commercial destination attractions, such as sporting, cultural or recreational venues, with activities for all ages, especially youth and families and active adults.*

Answer: Applicable to this project if and when the opportunity presents itself

GOAL 4: Partner with Educational providers.

Objective a: *Partner with colleges and universities to build a higher education campus (or campuses) in Maricopa.*

Answer: See previous answer.

Objective b: *Support institutions and programs that contribute to expansion of an educated and trained labor force in the Maricopa area.*

Answer: Not applicable.

Objective c: *Partner with Maricopa Unified School District and local businesses to coordinate the training of needed workers.*

Answer: Not applicable.

Objective d: *Work cooperatively with Central Arizona College in providing job training and educational opportunities for all members of the community.*

Answer: Not applicable.

Parks, Recreation and Open Space

Parks, recreation and open space goals and objectives reflect citizen preferences for the near and longer term creation of an open space system.

GOAL 1: Develop a full service system of parks, recreational programs and open spaces, both public and private, which serves the needs of Maricopa's residents and visitors.

Objective a: *For all developments, establish suitable open space, buffering, landscaping, and pedestrian linkage requirements.*

Answer: Open space, buffering, landscaping, and pedestrian linkage will be thoroughly addressed with the Rezoning and Plat processes with the development of an open space and recreation master plan along with ongoing open space and landscaping details throughout the various planning and development stages of the project.

Objective b: *Adopt an Open Space and Recreation Master Plan.*

Answer: See "Objective a:" response

Objective c: *Identify facilities and establish priorities for meeting residents existing and projected future needs for recreation facilities and open spaces.*

Answer: See "Objective a:" response



Objective d: *Develop recreation centers that serve the range of needs of the very young to senior populations.*

Answer: See “Objective a:” response

Objective e: *Create and support youth programs for children of all ages and backgrounds.*

Answer: Not applicable.

Objective f: *Ensure parks and open spaces are safe for all users.*

Answer: See “Objective a:” response

Objective g: *Establish adequate landscaped, open space buffers to protect privacy and lessen the impacts of land use incompatibilities.*

Answer: See “Objective a:” response

Objective h: *Adopt an outdoor lighting ordinance that protects dark skies while improving community safety.*

Answer: Not applicable.

Objective i: *Provide adequate funding for acquisition and construction of new parks, trails, trailheads, recreation facilities and open space through bonds, development impact fees, grants and other means, consistent with the City’s budgetary needs and sound fiscal policies and practices.*

Answer: Not applicable.

Objective j: *Encourage community, public, and private organizations to support the maintenance and operation of existing and new recreational facilities.*

Answer: Not applicable.

Objective k: *Promote the development of performing arts programs and resources in Maricopa.*

Answer: Not applicable.

GOAL 2: *Ensure new developments include recreation and open space facilities and resources adequate to meet the needs of their new residents.*

Objective a: *Adopt community open space standards.*

Answer: Not applicable.



Objective b: *Establish minimum standards for all residential zoning districts and master planned developments.*

Answer: Not applicable.

Objective c: *Reserve adequate land for current and future park development.*

Answer: Not applicable.

Objective d: *Establish park location criteria to assure accessibility to all intended users.*

Answer: Not applicable.

GOAL 3: *Ensure trail connections between open spaces, City trail systems, parks, recreation facilities, schools, neighborhoods and business areas.*

Objective a: *Adopt a trails system master plan for the planning area.*

Answer: See “Goal 1, Objective a:” response

Objective b: *Adopt standards for trail types and related facilities.*

Answer: Not applicable.

Objective c: *Establish standards for bike lanes on arterial and collector streets.*

Answer: Not applicable.

Objective d: *Include equestrian trails in trail system designs and improvements.*

Answer: See “Goal 1, Objective a:” response

Objective e: *When practical, preserve historic equestrian trail routes.*

Answer: Not applicable.

Objective f: *Promote the preservation of the Vekol Wash as a riparian, open space and trail corridor.*

Answer: Not applicable.

GOAL 4: *Promote the development of shared recreational facilities with schools, churches and higher learning institutions.*

Objective a: *Partner with the Maricopa Unified School District and other school districts in planning and providing recreational opportunities for district and community residents.*

Answer: See “Goal 1, Objective a:” response

Objective b: *Negotiate with local school district to ensure public access to recreation facilities and classroom space.*

Answer: See “Goal 1, Objective a:” response

GOAL 5: *Promote agricultural heritage of Maricopa through various urban design and educational programs.*

Objective a: *Pursue the creation of a working, community farm that demonstrates Maricopa’s agricultural heritage and provides educational and recreational opportunities for residents and visitors.*

Answer: Not applicable.

Objective b: *Develop strong relationships with non-profit, service and social groups, (e.g., 4-H) to locate agricultural/horticultural resources in Maricopa.*

Answer: Not applicable.

Objective c: *Support urban fishing in appropriate areas.*

Answer: Not applicable.

Objective d: *Maintain a supportive relationship with the University of Arizona and USDA facilities and seek community educational opportunities related to agriculture and bio-industries.*

Answer: Not applicable.

Public Services & Facilities

The following Goals and Objectives reflect the community’s desired directions for the provision and financing of public services.

GOAL 1: *Ensure the provision of adequate emergency response and public safety services including police, fire and ambulance service.*

Objective a: *Establish acceptable minimum levels of service that are affordable to the community, including response times that approach or exceed national averages for public safety services.*

Answer: Not applicable.

Objective b: *Establish and maintain mutual aid agreements with nearby jurisdictions and service providers.*

Answer: Not applicable.



Objective c: *Assess the viability of forming city police and fire departments.*

Answer: Not applicable.

GOAL 2: *Coordinate City services with non-municipal utilities to ensure high- quality services to new development.*

Objective a: *Coordinate the planning of new facilities and corridors and the upgrade or expansion of existing facilities.*

Answer: This proposed development will address, coordinate, and consider all appropriate requirements for the development and/or expansion of needed services and facilities related to the project's successful completion.

Objective b: *Establish design, capacity and shared facility standards for privately constructed, public-serving infrastructure.*

Answer: Not applicable.

Objective c: *Cooperatively develop electrical distribution and transmission corridor siting criteria.*

Answer: Not applicable.

GOAL 3: *Ensure new development provides the resources to establish the infrastructure and services needed to serve that development.*

Objective a: *Establish programs, policies and fees that put infrastructure in place, in a timely manner, to meet the demands of new residents and visitors in Maricopa.*

Answer: Please reference the Staff report for Future infrastructure and Services Plan.

Objective b: *Ensure that development impact fees and other funding mechanisms are comprehensive and designed to require new growth to pay for itself.*

Answer: Not applicable.



GOAL 4: *Actively coordinate with local school districts, charter schools and institutions of higher learning in the planning, construction and rehabilitation of facilities.*

Objective a: *Ensure effective communication between the City, developers and schools districts.*

Answer: All interested citizens, City staff, and appropriate school districts are and will be provided any existing or developing information related to the proposed project as an ongoing practice by the applicant.

Objective b: *Promote shared facilities and efficiencies in public-funded improvements including the co-location of parks with schools including opportunities for aquatic centers and illuminated athletic fields.*

Answer: Not applicable.

GOAL 5: *Pursue regional coordination in planning and implementing regional infrastructure systems.*

Objective a: *Participate in committees or work groups with representative from other jurisdictions and agencies to address regional infrastructure issues.*

Answer: Not applicable.

Objective b: *Adopt functional plans for areas of regional concern: flood control, utility corridors, wastewater treatment, trail/ open space networks and others.*

Answer: Not applicable.

Objective c: *Study and respond to flooding and drainage concerns of the Gila River Indian Community related to the Santa Cruz Wash.*

Answer: All flooding and drainage concerns and mitigation related to the Santa Cruz Wash will not only be a priority but is considered crucial to the success of this development

Objective d: *The City of Maricopa seeks to facilitate productive cooperation between the school districts, fire district, utility providers, special districts, tribal communities, county and state agencies and the development community for the betterment of our citizens. It is imperative that growth be prevented from penalizing the quality of life of existing and future residents. Developers should ensure that the expansion of public facilities is adequate to maintain quality service levels, with appropriate exceptions when in the public interest. A lack of adequate fire facilities, police services, school facilities, roadway, utility infrastructure, drainage capacity, wash*

enhancements or open space could preclude development in certain areas of the city.

Answer: As stated previously, the proposed development will address, coordinate, and consider all appropriate requirements for the development, expansion and quality of all needed services and facilities related to the project's successful completion.

GOAL 6: Foster the creation of a range of higher learning institutions to serve the community.

Objective a: *Support Central Arizona College efforts to construct a community college campus in the Maricopa area.*

Answer: Not applicable.

Objective b: *Promote the location of a university campus and other higher educational facilities and services in the Maricopa area.*

Answer: Not applicable.

Objective c: *Identify and work to reserve suitable sites for higher education campuses and facilities, including a site where a cluster or group facilities can be master planned, within the City limits and the planning area.*

Answer: Not applicable.

GOAL 7: Expand existing City services and facilities into a permanent municipal complex that meets residents' present and future needs.

Objective a: *Program and construct adequate city hall space to accommodate current and reasonable future demands for city provided services.*

Answer: Not applicable.

Objective b: *Maintain and expand the City's library services to meet resident's needs.*

Answer: Not applicable.

Objective c: *Expand library services to provide public access to communications and information technology.*

Answer: Not applicable.



GOAL 8: Pursue the establishment of family-based services and programs.

Objective a: *Identify and work toward providing needed family-supporting services including child day care programs and facilities.*

Answer: Not applicable.

GOAL 9: Attract a range of health care facilities.

Objective a: *Actively promote the development of a hospital in Maricopa.*

Answer: Not applicable.

Objective b: *Encourage the location of medical services and facilities including medical offices, clinics and supporting services.*

Answer: Not applicable.

Conclusion

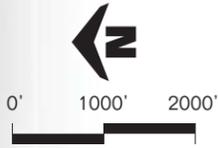
This request for a Major Map Amendment is consistent with the goals and objectives of the adopted 2006 General Plan for the City of Maricopa.

Anderson Russell Property

GENERAL PLAN AMENDMENT

Aerial Photo of General Plan Amendment Property

Exhibit A

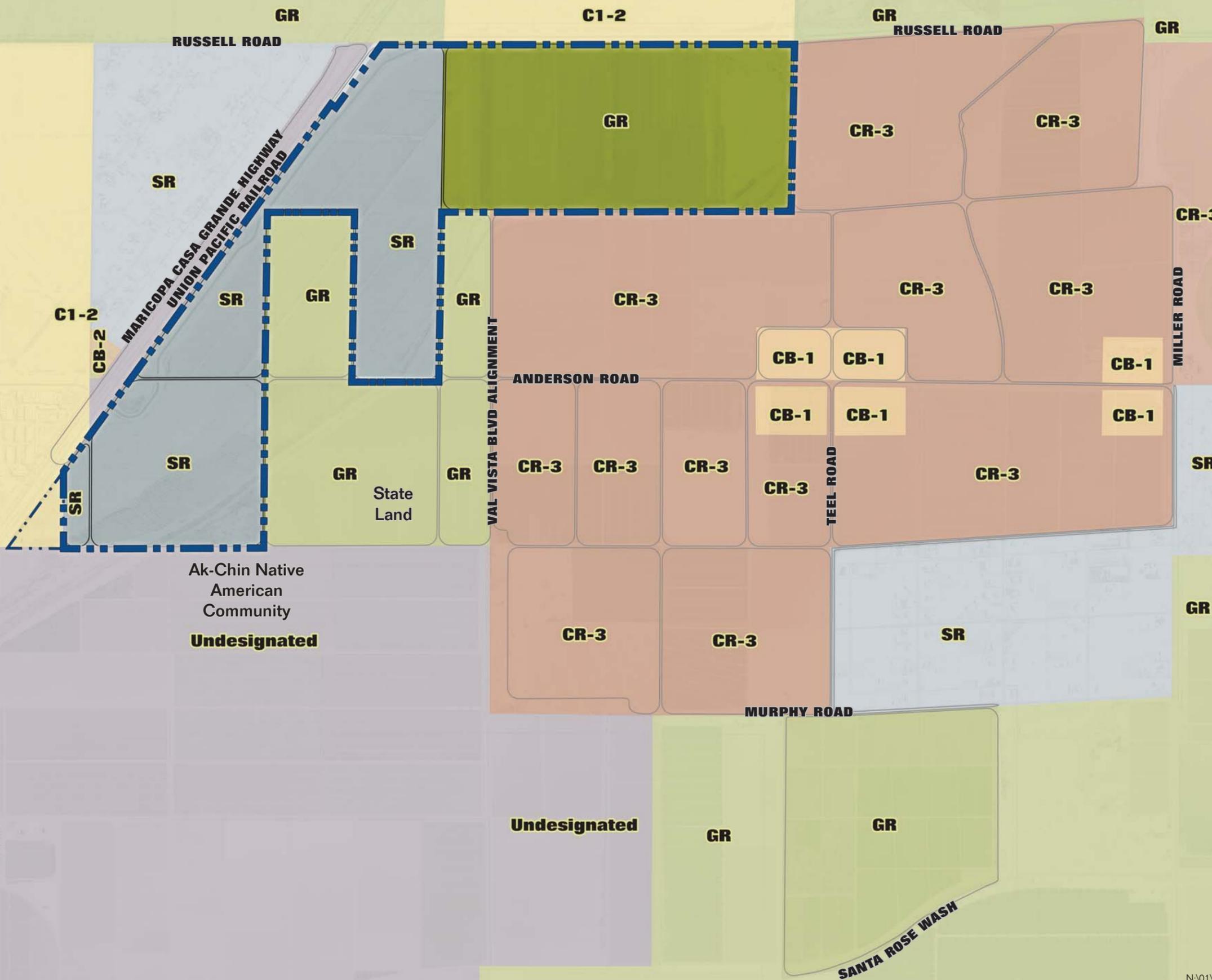


Anderson Russell Property

GENERAL PLAN AMENDMENT

Existing Zoning Map of General Plan Property and Adjacent Lands

Exhibit B



10 December 2013

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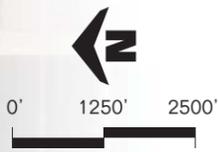
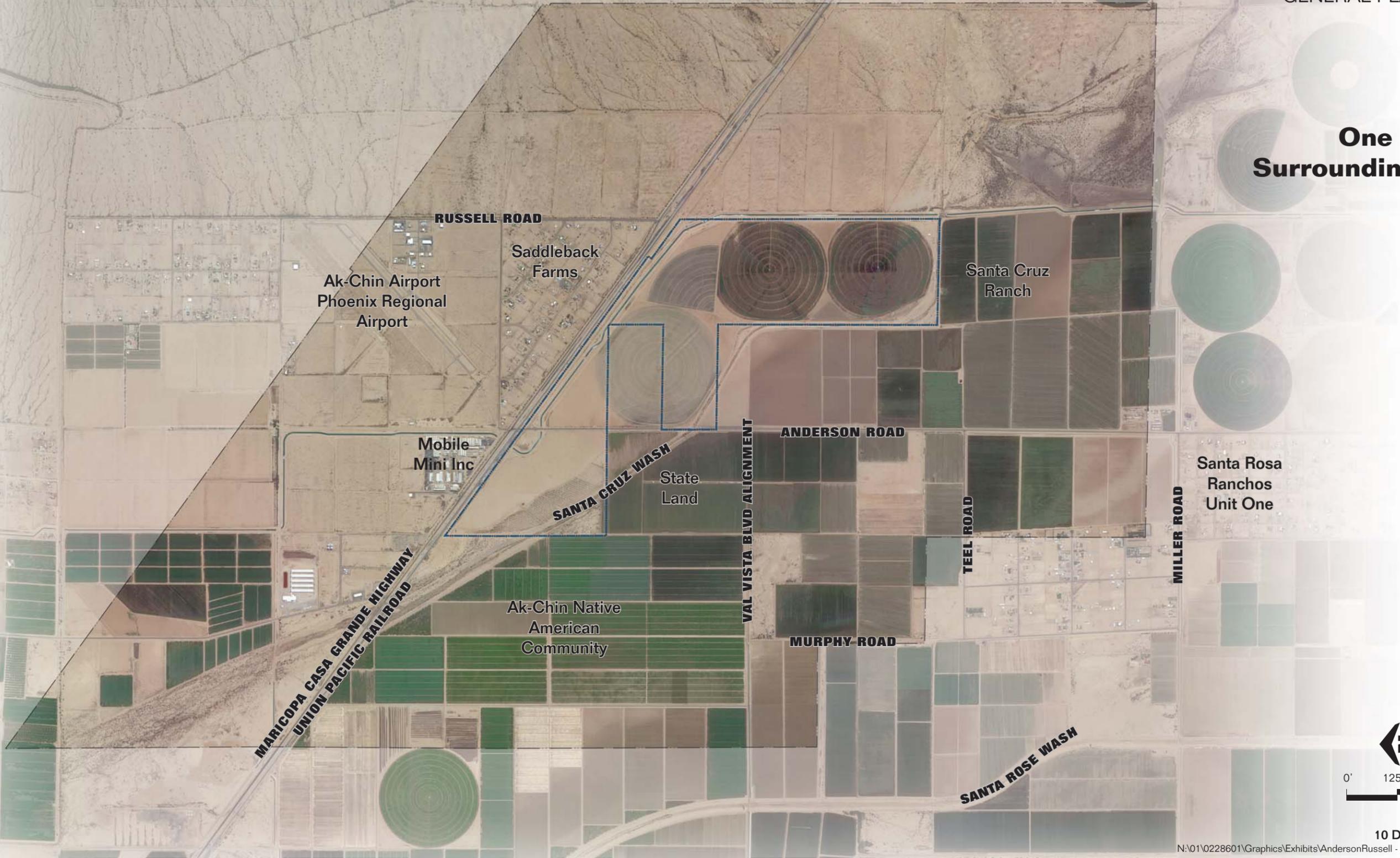


Anderson Russell Property

GENERAL PLAN AMENDMENT

One Mile Radius Surrounding Area Map

Exhibit C

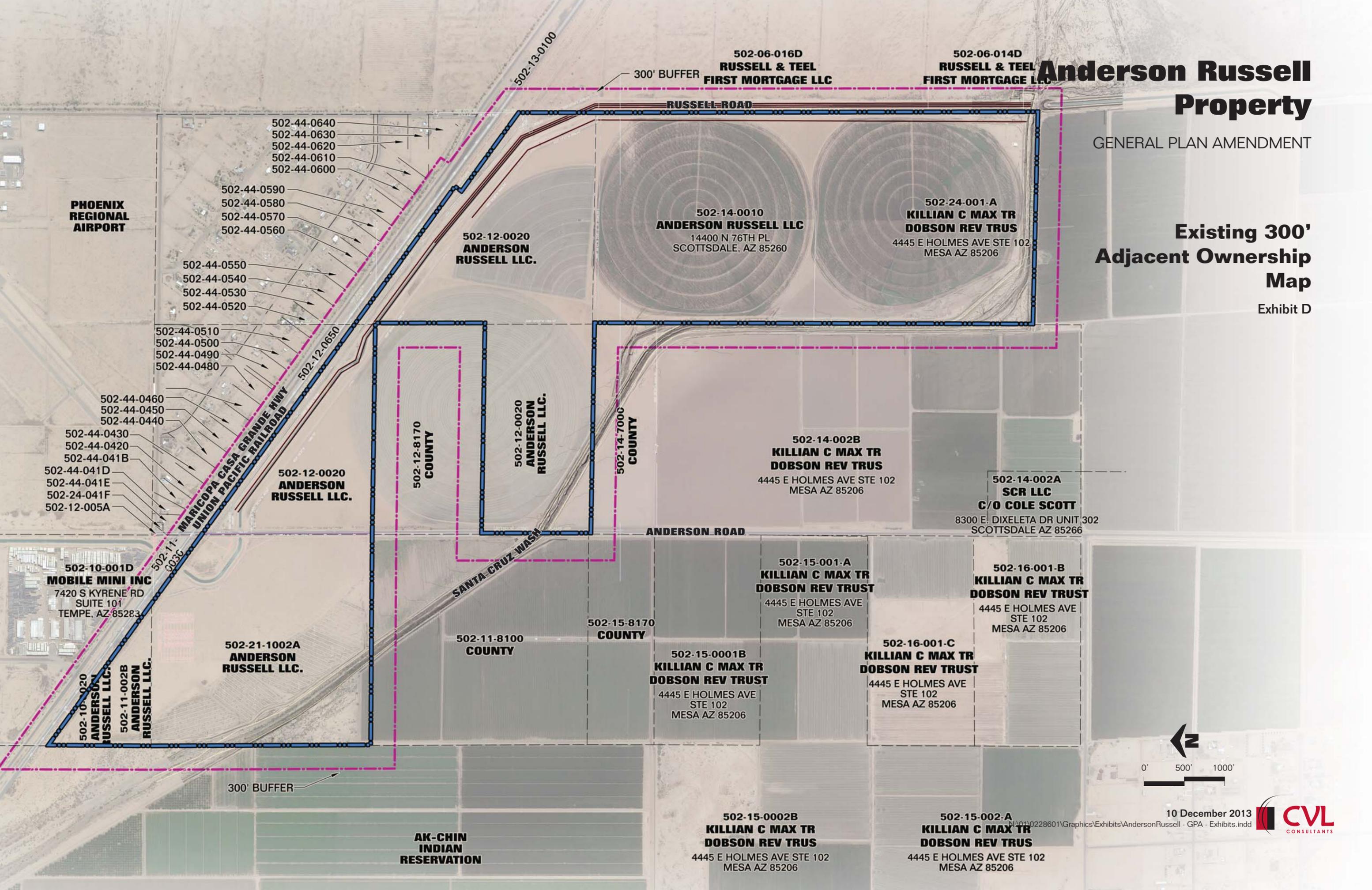


Anderson Russell Property

GENERAL PLAN AMENDMENT

Existing 300' Adjacent Ownership Map

Exhibit D



PHOENIX REGIONAL AIRPORT

- 502-44-0640
- 502-44-0630
- 502-44-0620
- 502-44-0610
- 502-44-0600

- 502-44-0590
- 502-44-0580
- 502-44-0570
- 502-44-0560

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- 502-44-0440

- 502-44-0430
- 502-44-0420
- 502-44-041B

- 502-44-041D
- 502-44-041E
- 502-24-041F
- 502-12-005A

502-10-001D
MOBILE MINI INC
7420 S KYRENE RD
SUITE 101
TEMPE, AZ 85283

502-21-1002A
ANDERSON RUSSELL LLC.

502-10-020
ANDERSON RUSSELL LLC.

502-11-002B
ANDERSON RUSSELL LLC.

300' BUFFER

AK-CHIN INDIAN RESERVATION

502-13-0100

300' BUFFER

502-06-016D
RUSSELL & TEEL FIRST MORTGAGE LLC

502-06-014D
RUSSELL & TEEL FIRST MORTGAGE LLC

RUSSELL ROAD

502-12-0020
ANDERSON RUSSELL LLC.

502-14-0010
ANDERSON RUSSELL LLC
14400 N 76TH PL
SCOTTSDALE, AZ 85260

502-24-001-A
KILLIAN C MAX TR DOBSON REV TRUS
4445 E HOLMES AVE STE 102
MESA AZ 85206

502-12-8170
COUNTY

502-12-0020
ANDERSON RUSSELL LLC.

502-14-7000
COUNTY

502-14-002B
KILLIAN C MAX TR DOBSON REV TRUS
4445 E HOLMES AVE STE 102
MESA AZ 85206

502-14-002A
SCR LLC C/O COLE SCOTT
8300 E. DIXELETA DR UNIT 302
SCOTTSDALE AZ 85266

ANDERSON ROAD

SANTA CRUZ WASH.

502-15-001-A
KILLIAN C MAX TR DOBSON REV TRUST
4445 E HOLMES AVE STE 102
MESA AZ 85206

502-16-001-B
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MESA AZ 85206

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COUNTY

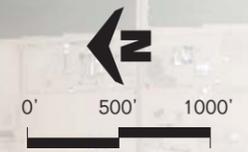
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MESA AZ 85206

502-15-0002B
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10 December 2013



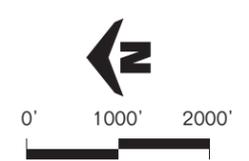
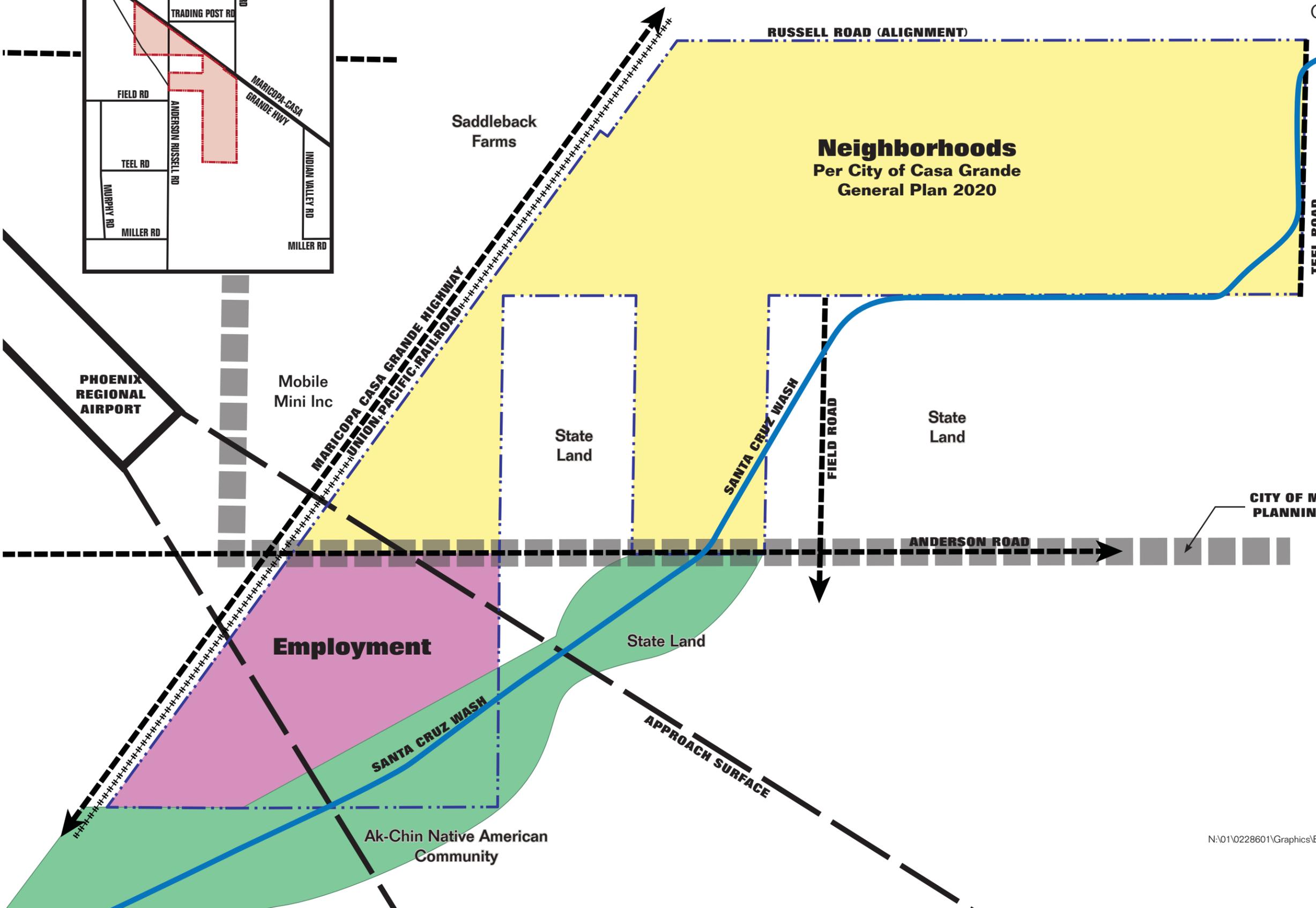
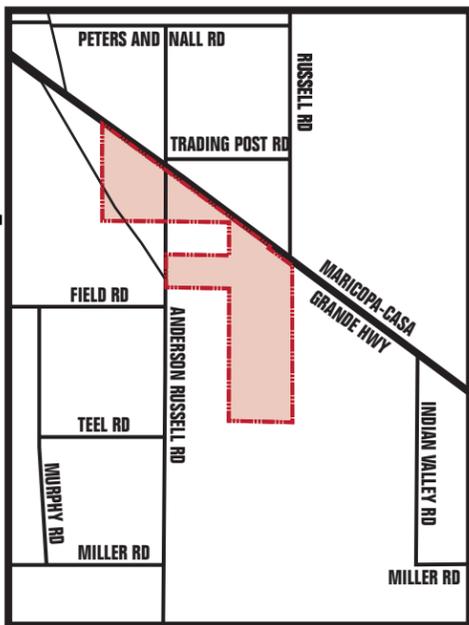
Anderson Russell Property

GENERAL PLAN AMENDMENT

GPA Existing Land Use Plan

Exhibit E-1

VICINITY MAP



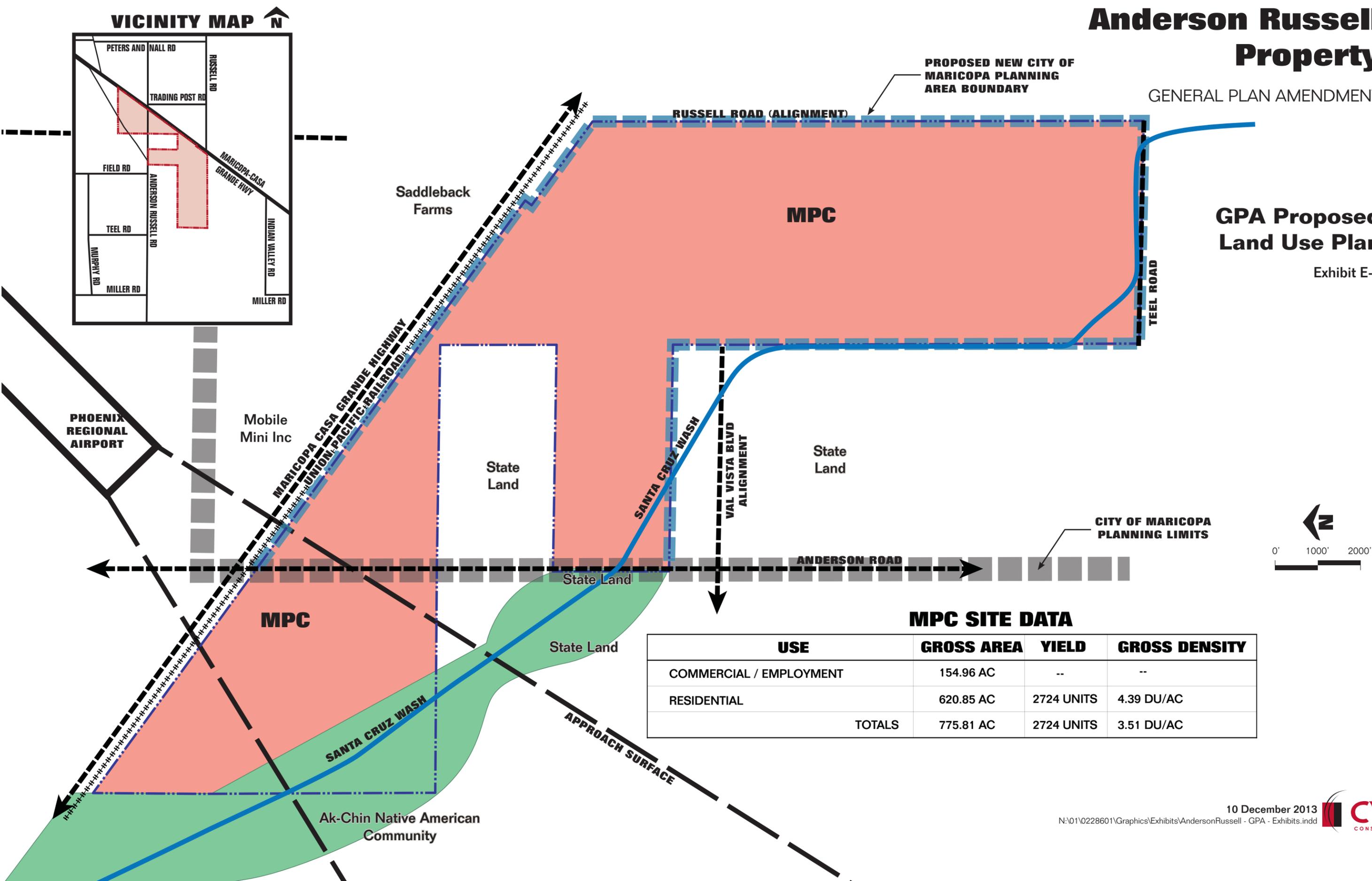
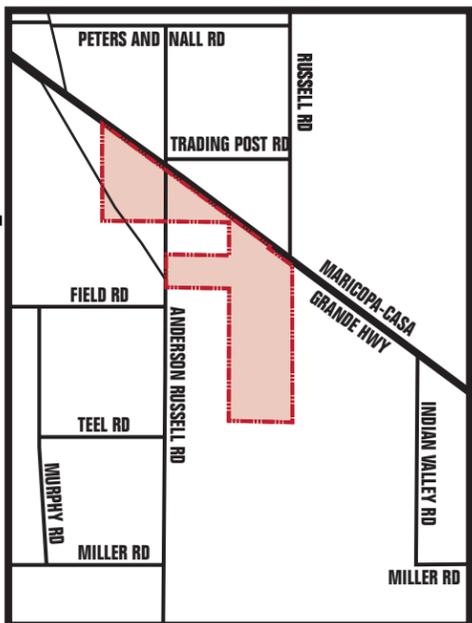
Anderson Russell Property

GENERAL PLAN AMENDMENT

GPA Proposed Land Use Plan

Exhibit E-2

VICINITY MAP



MPC SITE DATA

USE	GROSS AREA	YIELD	GROSS DENSITY
COMMERCIAL / EMPLOYMENT	154.96 AC	--	--
RESIDENTIAL	620.85 AC	2724 UNITS	4.39 DU/AC
TOTALS	775.81 AC	2724 UNITS	3.51 DU/AC



10 December 2013

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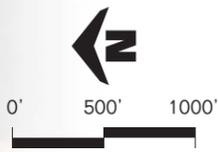
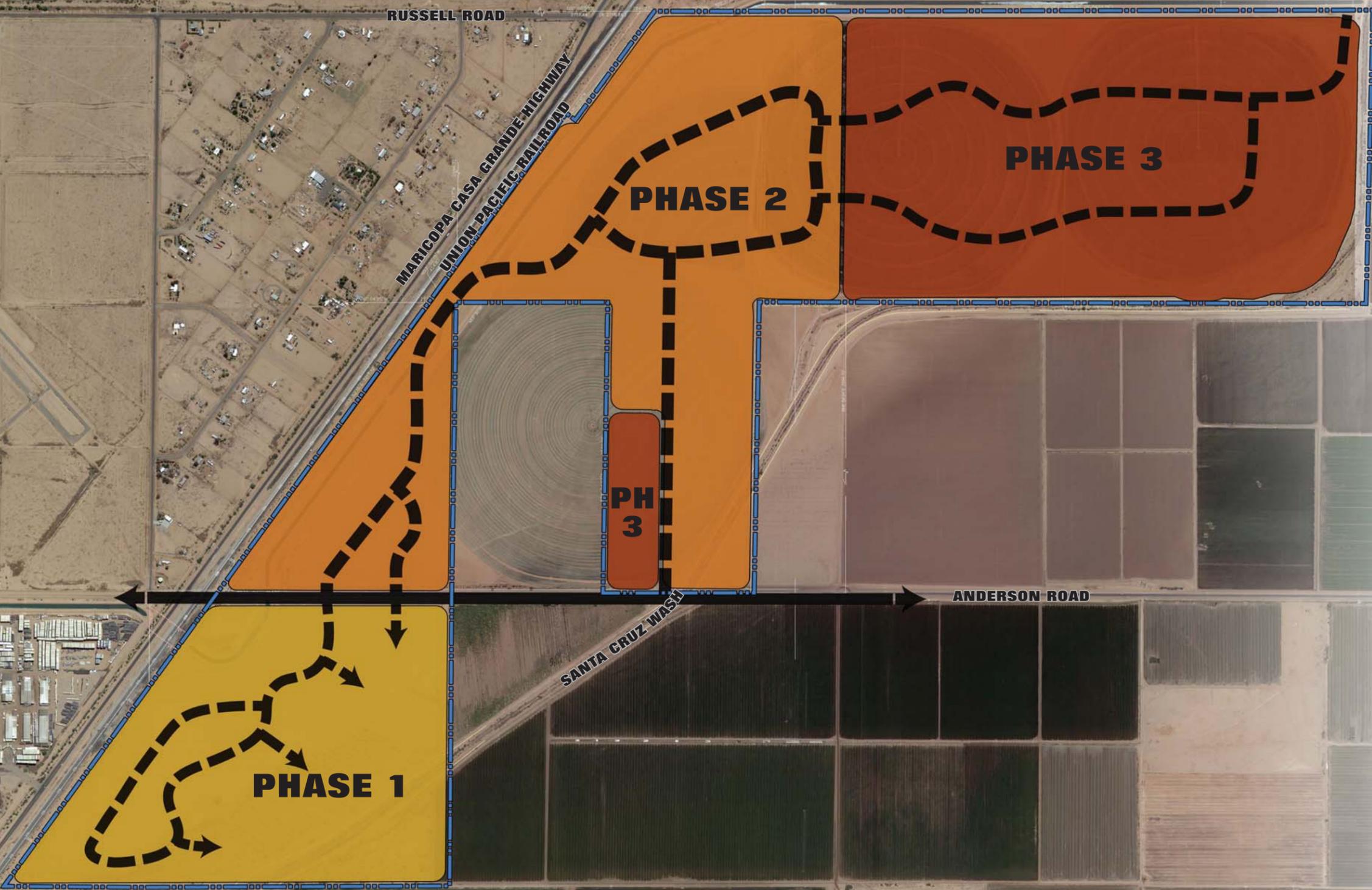


Anderson Russell Property

GENERAL PLAN AMENDMENT

Phasing Map

Exhibit F



Anderson Russell Property

GENERAL PLAN AMENDMENT

Proposed Circulation Plan - Option 1

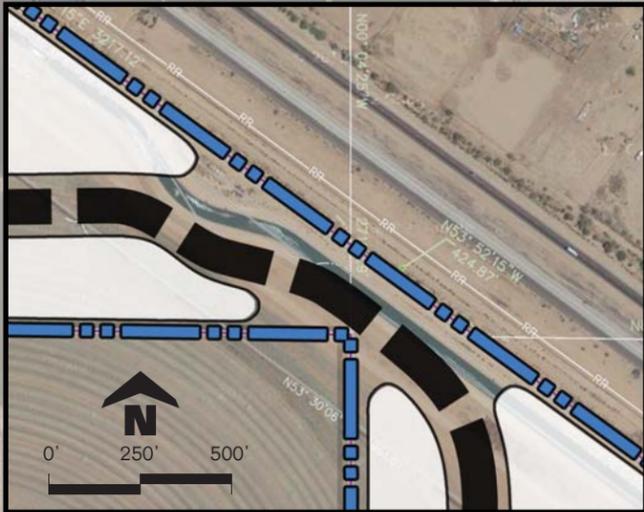
Exhibit G-1



Legend

On-Site

- Site Boundary
- Existing Arterial (Anderson Road)
- Proposed Collector



Detail at Canal Collector Connection

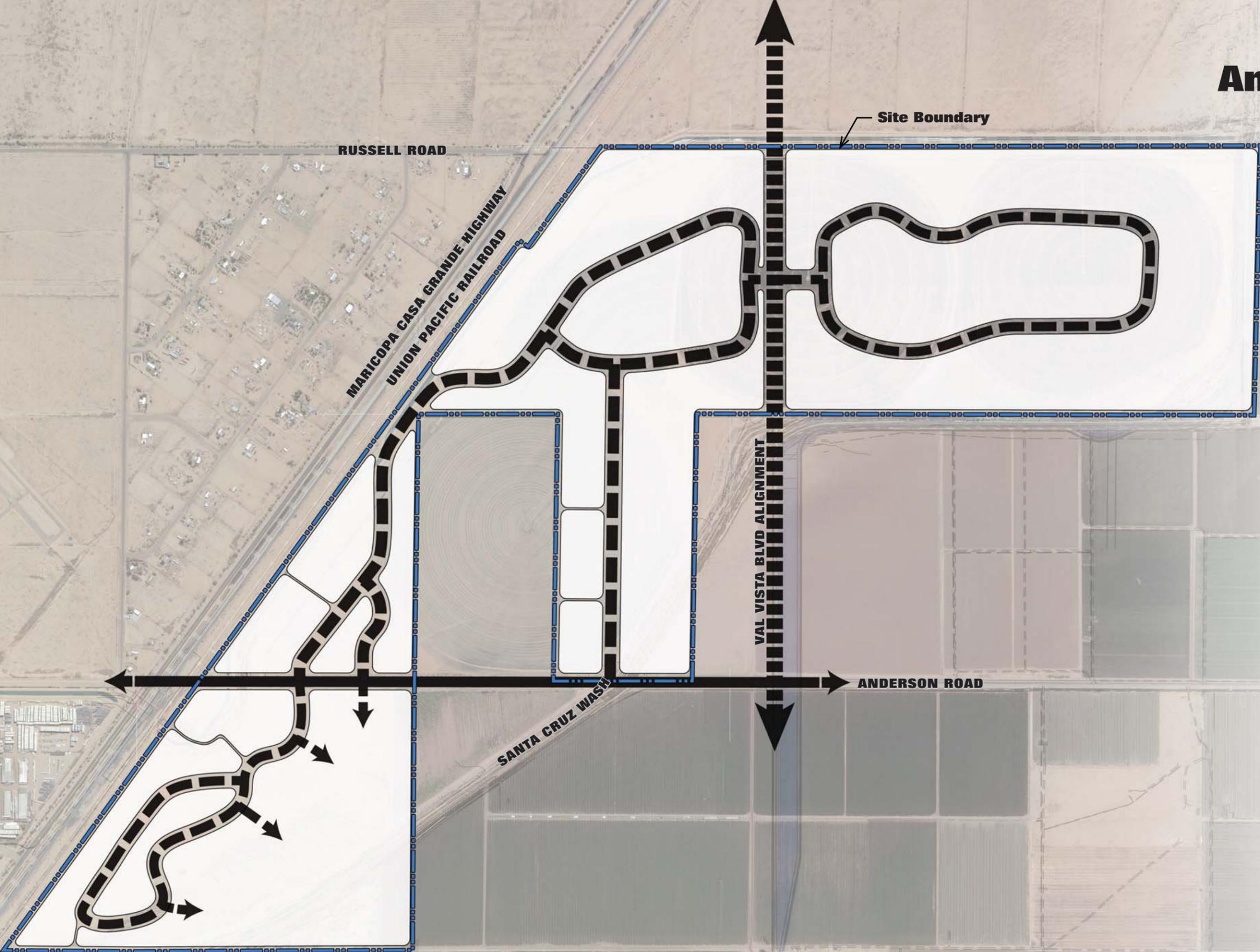


Anderson Russell Property

GENERAL PLAN AMENDMENT

Proposed Circulation Plan - Option 2

Exhibit G-2



Legend

- On-Site**
- Site Boundary
- Existing Arterial (Anderson Road)
- Proposed Collector
- Proposed Parkway Alignment



0' 500' 1000'