

Bungalows on Bowlin

Hwy 347 & Bowlin Rd.

Site Plan/Design Review Narrative



Submitted by:

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On Behalf of:

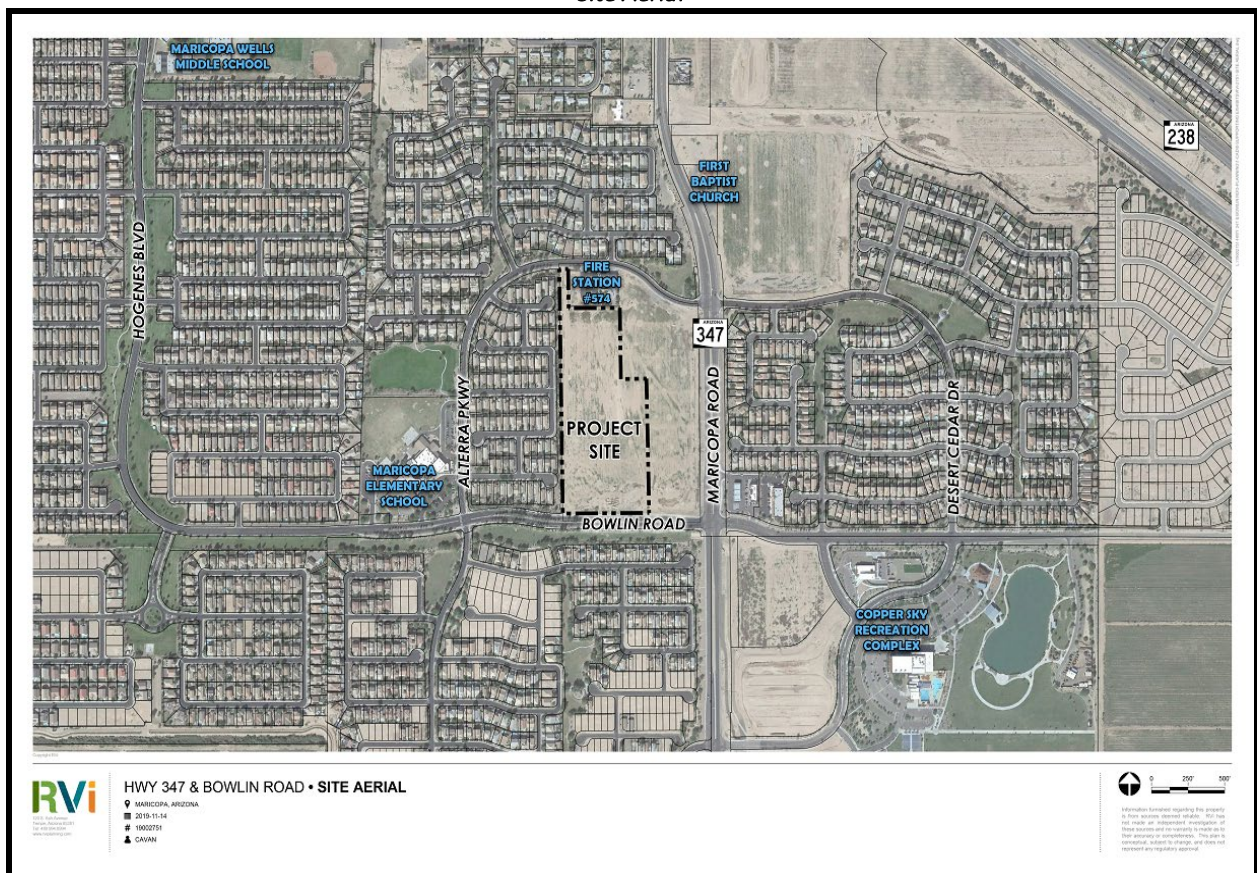


December 2019

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RVi Planning + Landscape Architecture, on behalf of Advanced Acquisition, LLC (an affiliate of Cavan Companies) is pleased to submit this Site Plan and Narrative for an approximate 16.95 gross acre property located at Bowlin Road west of Maricopa Road in the City of Maricopa. The property is currently vacant and is part of a larger 30-acre parcel (APN#510-27-016L). This Site Plan review is to run concurrently with a proposed Zoning Map Amendment and Minor General Plan Amendment request. An aerial photograph of the property is provided below.

Site Aerial



The site plan is proposed as a professionally managed, single family detached and duplex gated residential community with one-story rental homes designed in a cluster configuration on a single lot. The proposed development will incorporate various lifestyle amenities and a lush landscape and open space plan that will provide for a luxury residential rental community to support the growing local population.

The Bungalows on Bowlin will be comprised with approximately 196 single-story residential homes with a mix of 1, 2 and 3-bedroom units with an overall gross density of 11.6 du/ac and a net density of 12.1 du/ac. This is consistent with the 6-12 du/ac density range permitted within the R-M Zoning District and the HDR-High Density Residential General Plan Land Use designation. The one-

bedroom units are duplexes while the two and three bedroom units are detached and separated by a minimum of 10 feet from each other. Each residential unit includes a private outdoor patio in addition to an abundance of common open space throughout the community. The proposed mix of units includes 60 one-bedroom units, 88 two-bedroom units and 48 three-bedroom units. Each residential unit provides for a minimum of 10 feet of separation to allow for privacy, sidewalks, underground utilities and landscaping between units. A total of 426 parking spaces (including 9 accessible) will be provided, satisfying the City of Maricopa requirements ((1.5 space per 1-bedroom units, 2 spaces per 2-bedroom units, 2.5 spaces per 3-bedroom units, and .2 visitor spaces per unit). This includes a mix of uncovered surface parking, covered parking and enclosed garages. There will be 60 garages provided and with some included to select adjacent units and some available for rent.

The community will be gated with the primary entry leading to the signature community “Farmhouse” building with distinctive architecture and a wrap-around porch setting the theme for the luxury residential community. The Farmhouse building will serve primarily as the leasing and property management office for the community. The community will also provide for a resort-style pool and spa with sun lounge areas and shade structure, an outdoor “living room” with multiple styles of seating and dining furniture, BBQ grilles and festoon lighting, outdoor picnic areas with shade structures, seating, outdoor lawn game area with designated “bag toss” lanes over an open lawn space, dog park with shade ramada and two separate fenced areas, informal tree lined lawn areas with seating, landscaped areas using a lush desert planting palette, and sidewalk connectivity to the amenities and community open space. The open spaces are all centrally located for easy access to all residents, including a central linear open space “spine” through the center of the community. In total, up to 34% of the gross site area (approximately 251,203 square feet) will be provided as common open space, far exceeding the required 20% per the City of Maricopa. This does not include the private outdoor patios provided with each residential unit within the development, which provides for additional private outdoor open space for residents for a total of approximately 89,552 feet of additional outdoor open space. When combining the public and private outdoor open space, the project provides for approximately 46.3% total open space!

The perimeter of the property will include a 6’ decorative perimeter theme wall along W. Bowlin Rd. and N. Alterra Parkway. The theme wall will include a combination of solid decorative block and tubular steel view fencing in select areas to provide visual variety along the street. In addition, they will showcase split face block and stone veneer columns with urbane bronze masonry caps. The theme walls are depicted in Preliminary Landscape Plans. Along the western perimeter, the existing perimeter wall on the property line will be utilized with the addition of a smooth face block dually wall for increased privacy. The eastern perimeter abutting the commercial parcel will include a 6’ smooth face block dually wall.

The community “Farmhouse” and primary entry drive will invite visitors and residents into the site. The entry drive along Bowlin Road will include a large community monument sign at the entry, providing community identity and an additional focal point along Bowlin Road as residents and visitors enter the community. A rendering of the entry monument is provided with the other submittal documents.

As mentioned above, the primary community entry is located at the south of the site where a median break and left turn pocket will be constructed, allowing for full-turn access into and out of the property. Visitors and prospective residents can enter the community and use the visitor parking and access the “Farmhouse” building outside the gated area, with two sets of gates on either side for resident access. A secondary exit only and emergency access driveway location is provided on Alterra Parkway near the northwest portion of the site. Within the development, a looped drive aisle is provided with parking on both sides to serve residents. Parking will include a combination of covered spaces, enclosed garages, and uncovered spaces. Parking and drive aisles will meet Maricopa requirements in terms of size dimensions and number of spaces provided as follows:

- Parking Space Dimensions: 9’ wide by 18’ deep
- Drive Aisle Width: 24’

The perimeter of the property will include building setbacks that meet City of Maricopa standards and will include perimeter landscaping and a decorative perimeter theme wall along Bowlin Rd. and Alterra Parkway. The theme wall will include a combination of solid decorative block with varying finishes, stone veneered columns and partial view fencing in select areas to provide visual variety along the street. The theme walls are depicted on the Preliminary Landscape Plans provided with the Design Review Application. The landscape theme for the project is consistent with the area and will include native, adapted and low water plant materials in conformance with City of Maricopa requirements. All roadways accessing the site are improved.

Utilities, including water and sewer will be provided and connected to the existing City system. Grading and drainage will be provided in accordance with the City’s standards and will include a combination of surface retention facilities and underground storage facilities. The proposed plan is reflected in the Grading and Drainage Plan and Drainage Report included with the Design Review submittal package.

In addition to the Farmhouse building, the building architecture for the individual residential homes will include high quality materials and details in a variety of colors and accents and four-sided architecture. Each of the residential unit types will include a different combination of colors, accept materials and rooflines, ensuring architectural variety throughout the community. Detailed building elevations for each building type is included with the design review application included with this narrative. Representative architectural imagery is also provided below.

Representative Architectural Imagery

