

# Bungalows on Bowlin

Hwy 347 & Bowlin Rd.

## Rezoning Application Narrative

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# Rezoning Narrative

## 1. Introduction

This Rezoning request seeks to modify the Zoning designation for the approximately 16.95-acre vacant property (“the Property” or “Site” or “Project”) located at Bowlin Road west of Maricopa Road in the City of Maricopa. The 16.95-acre Property is part of a larger 30-acre parcel (APN#510-27-016L), with the remaining 13+/- acres to maintain the existing CB-2 zoning for future commercial development. As such, this property is not included in this zoning amendment request. This request seeks to amend the Property’s current zoning designation from CB-2-Commercial to RM-Residential Multi-Family. The change is needed to create a more viable mix of uses for the 30-acre property and will fill a demand for much-needed alternative housing product in the City of Maricopa.

The proposed Zoning Map Amendment request will run concurrently with a Minor General Plan Amendment request to allow the land use designation to change from E-Employment to HDR-High Density Residential. Both applications are necessary to allow for the development of 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.

This request is an appropriate zoning designation for the property while maintaining a viable and marketable CB-2 commercial parcel on the eastern half of the property, with visibility and access to John Wayne Parkway as well as to Alterra Parkway and Bowlin Road, which is critical to commercial success. The proposed zoning request provides for a balanced mix of uses and transition between the single-family residential to the west and the future commercial development to the east along the perimeter roads. The proposed Project will provide a viable economic use while creating a unique residential product that is not offered elsewhere in the City.

## 2. Existing Conditions

### 2a. Property Location and Description

The Site is located on Bowlin Road approximately 360-feet west of N. John Wayne Parkway. The Site is part of a larger 30-acre parcel (APN#510-27-016L) and is located within the City of Maricopa in the Southeast Quarter of Section 28, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona. See **Figure 1: Vicinity Map** below for the location of the Site. The subject site is defined in **Appendix A, Legal Description and ALTA Survey**.



The Site is currently vacant and has a General Plan land use designation of E-Employment. The Employment designation allows for numerous types of development including office, industrial and commercial, allowing for a varying scale and intensity of land uses. While industrial, warehousing, manufacturing, processing and non-retail commercial activity is highlighted within the Employment designation, retail and wholesale uses are permitted as well.

See **Table 1** below and **Figure 2: Existing General Plan Land Use Map** for the current General Plan Land Use designation on the site and surrounding areas. These exhibits demonstrate that the land immediately surrounding the property to the north, south and west is designated as Medium Density Residential (MDR), with an appropriate parcel of Employment remaining after the proposed amendment to the General Plan. Directly east adjacent to HWY 347, is also MDR, thereby creating a predominantly residential character and feel surrounding the Project. The property to the west is immediately adjacent to the Site with no physical buffer between current uses.

Table1: Surrounding Existing Use and Zoning Designations			
Location	General Plan	Zoning	Land Use
Site	Employment	CB-2 (General Business)	Vacant
North	Employment & Medium Density Residential	CB-2 (General Business) & CR-3 (Single Family Residential)	Single Family Residential, Fire Station
South	Medium Density Residential	CR-3 (Single Family Residential)	Single Family Residential
East	Employment	CB-2 (General Business)	Vacant
West	Medium Density Residential	CR-3 (Single Family Residential)	Single Family Residential

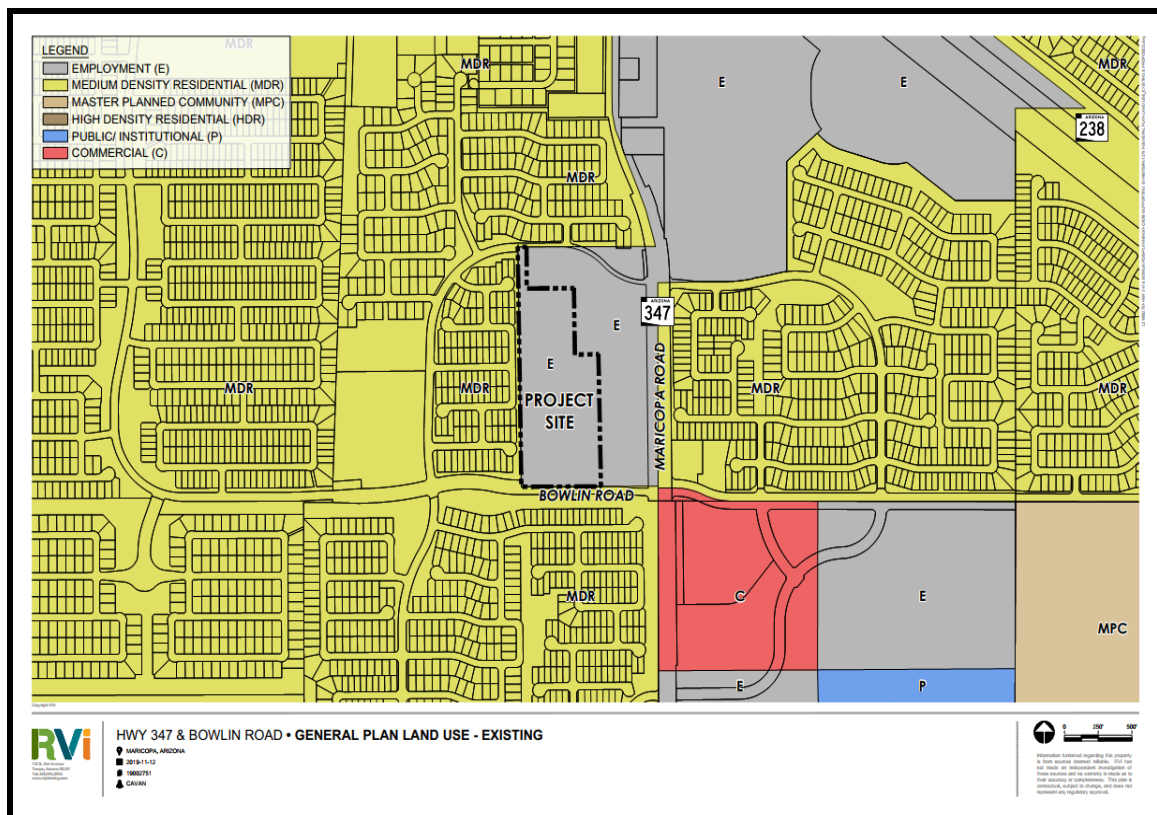


Figure 2: Existing General Plan Land Use Map



The Project area is currently zoned CB-2 General Business. The CB-2 zoning designation is intended to attract an end user that plans to develop a commercial center directly adjacent to N. John Wayne Parkway. CB-2 allows for a variety of commercial uses, light manufacturing or assembling incidental to retail sales from the premises, wholesaling, and offices. **Figure 3: Existing Zoning Map** shows the existing zoning for the Site and surrounding area. As the graphic depicts, residential zoning surrounds the Site on three sides.

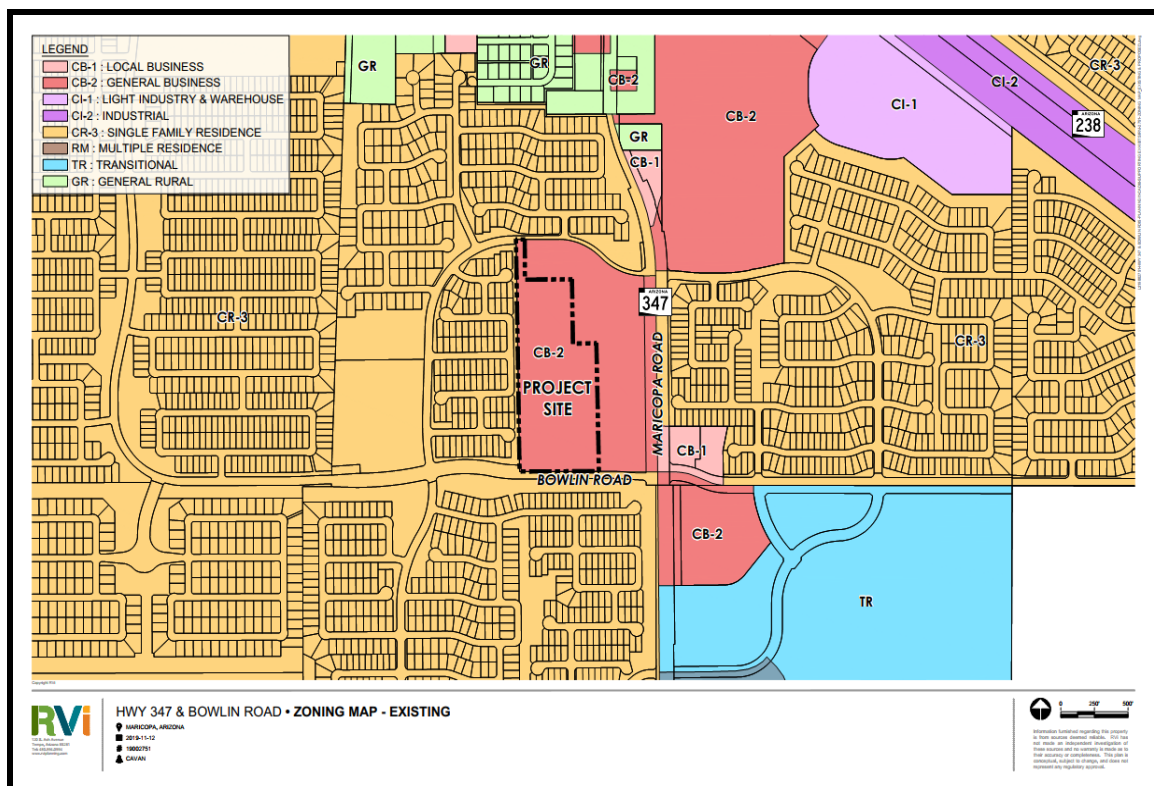


Figure 3: Existing Zoning Map

## 2c. Surrounding Developments, Facilities and Services

The Property is currently surrounded by the Alterra subdivision to the north, west and south. To the immediate north is an existing fire station that accessed directly onto Alterra Parkway, a collector road that connects from N. John Wayne Parkway at the northeast with Bowlin Road to the southwest. To the immediate south is W. Bowlin Road, a primary roadway separating the site from the Alterra subdivision. To the immediate west is the Alterra North subdivision, with an approximate 30 to 80-foot buffer between the residential lots and the subject Property. It is presumed that this separation was provided to buffer the residential development from the adjacent commercial/employment property to the east. To the east is the remaining vacant commercial/employment property that has direct frontage on Alterra Parkway, N. John Wayne Parkway, and Bowlin Road, providing excellent opportunities for future commercial uses to serve the residential population in the vicinity. Alterra subdivision is designated Medium Density Residential by the Maricopa General Plan and zoned Single Family Residential (CR-3). The remaining

undeveloped commercial parcel to the east is designated as Employment within the General Plan and is zoned CB-2 to allow for future commercial uses at this highly visible location.

### 3. Description of Request

#### 3a. Project Overview

Bungalows on Bowlin will be developed as a single-family detached and duplex luxury residential rental community. The residential zoning proposed for the property is RM-Residential Multi-Family. This District is ideal for this type of product, as it is intended for a variety of housing types on lots of varying sizes, subject to overall General Plan density standards (6-12 du/ac), with provisions for small-lot development subject to standards for clustering and open space. Types of dwelling units that are appropriate in this District include small-lot single residences, townhouses, condominiums, cluster housing and multiple residence housing.

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 generally consistent with the 6-12 du/ac density range permitted within the 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.

#### 3b. Proposed Land Use, General Plan Designation and Zoning

As mentioned previously, a concurrent proposal is being processed to amend the Site's land use designation from 16.95 acres of E-Employment to HDR-High Density Residential. The HDR-High Density Residential designation will allow for the density provided by the proposed development plan.

The eastern portion of the site will remain E-Employment and is large enough to accommodate a variety of commercial/employment development options as outlined above. See **Figure 4: Proposed General Plan Land Use Map**. As depicted in **Figure 4**, the mixture of High Density Residential and Employment at this location is a much more appropriate and compatible transition of land uses than a strictly Employment designation abutting the single-family residential development to the west. As the introduction of the Narrative mentions, the intent is to provide for commercial uses at the hard corner of N. 347 and Bowlin Rd. while providing for a unique, high-density, residential community that fits the character and needs of a developing area. The existing CB-2 zoning will remain intact for the eastern portion of the property.

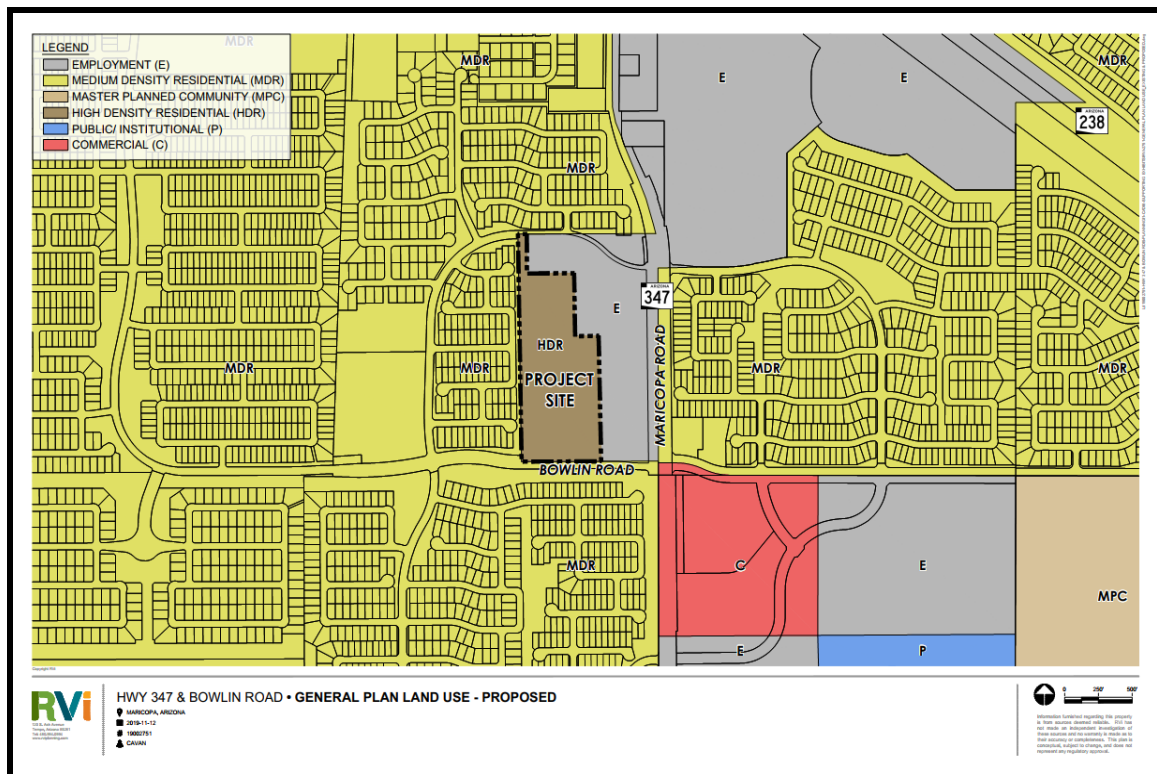


Figure 4: Proposed General Plan Land Use Map

The request to amend the General Plan Land Map from E-Employment to HDR-High Density Residential is consistent and compatible with the surrounding development and character. The surrounding Alterra subdivision and Desert Cedars adjacent to Highway 347 to the east are medium density single family neighborhoods. Based on recent market trends for commercial properties, the overall 30-acre site is larger than necessary to meet the market demand for the area, and a compatible mix of high-density residential and employment/commercial land uses is not only appropriate for the site and surrounding area, but will spur more immediate development of this vacant parcel, providing substantial benefits to the surrounding community and the City.

In conjunction with this submittal for a Minor General Plan Amendment, the Applicant is submitting a request to rezone the western portion of the parcel from CB-2 to RM (Multiple Unit Residential) and leave the eastern portion of the parcel as CB-2. RM perfectly suits the Bungalows on Bowlin Project, and is intended for a variety of housing types on lots of varying sizes with a density of 6-12 du/ac. As previously outlined, the Project is a single-family detached and duplex luxury residential rental community comprised with approximately 196 +/-single-story residential units. The eastern portion of the parcel will provide a more economically viable opportunity for appropriately-scaled commercial services and will satisfy the intent of the Zoning Ordinance and General Plan at this highly visible location. See **Figure 5: Proposed Zoning Map** for the location of the proposed zoning on the Site and surrounding area. **Figure 5** also shows how the RM and CB-2 zoning districts will be situated on the Site.



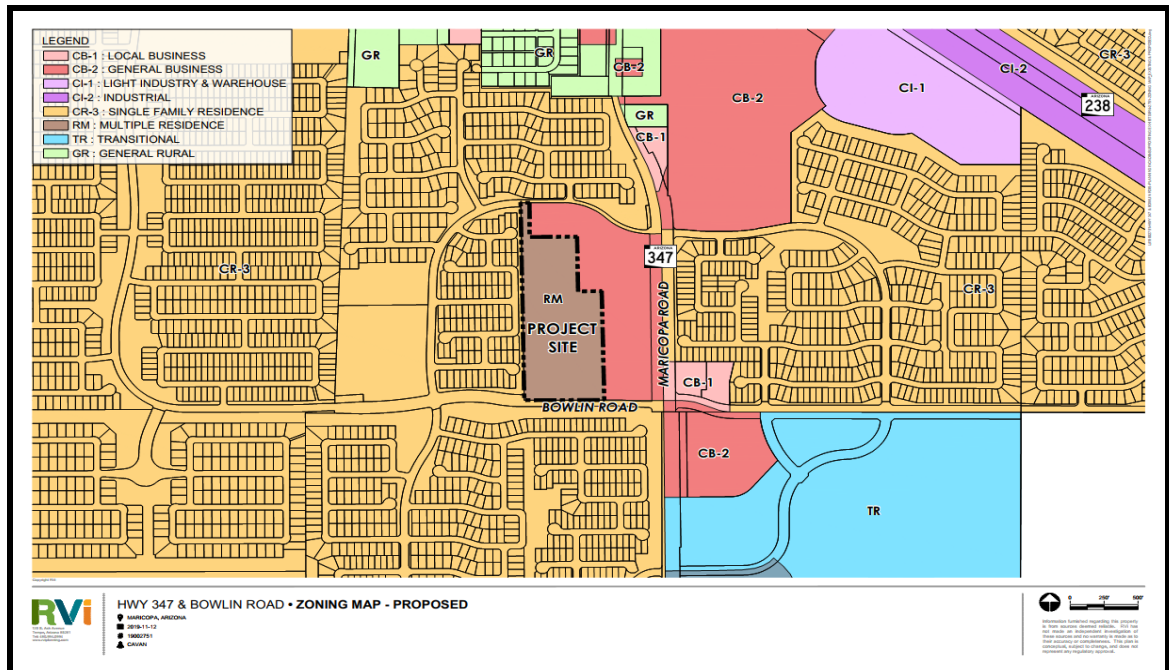


Figure 5: Proposed Zoning Map

### 3c. Residential Development Plan Concept

The Preliminary Site Plan and Rendering has been provided to graphically illustrate how the property will be developed, including roadway access and connectivity, relationship between buildings, parking, general location and size of open spaces and relationship between surrounding uses. Each residential home will include a small front porch and a private landscaped backyard to allow for private open space for each resident. The plan also provides for an abundance of common open space, including various active and passive amenities. Amenities will include a community clubhouse and leasing office, resort-style pool and spa, shaded gathering areas, fire pit, turf lawn, dog park, landscaped areas and/or other active and passive amenities for residents.

The proposed plan will include a prominent entry feature with a landscaped median that creates a sense of arrival into the development. The entry leads to a distinctive leasing office/clubhouse building that establishes the overall theme and character for the development. Branching out from the primary entry, gates will provide security and a luxury feel as residents enter the community into a looped private driveway with parking distributed throughout the development.

The residential units are designed in a cluster configuration, with typically 4-8 units clustered around a common connected pedestrian courtyard area. Common amenities and open spaces are provided in central locations, including a linear spine through the center of the community, providing easy access for residents to access the central amenity. Each unit also includes a private backyard with a shade tree for additional private outdoor space for residents. These backyards range from 8' deep to 20' deep and cover the entire length of each unit, providing a minimum of 200 square feet per unit.

### 3d. Circulation Plan

The property is approximately 360' west of Highway 347 also known as N. John Wayne Parkway. N. John Wayne Parkway is intersected by W. Bowlin Road at the southeast corner of the site. This is a full access, signalized intersection and both roads are improved. Highway 347 and W. Bowlin Road are both classified as Minor Arterial streets by the Maricopa Area Transportation Plan. N. Alterra Parkway provides access to the north, where it also connects directly to N. John Wayne Parkway with a full access, signalized intersection. Both adjacent roadways, Bowlin Road and Alterra Parkway, are fully improved with pavement, curb, gutter and sidewalk.

The Project will have two points of access. Primary access to the site will include a full-access driveway on Bowlin Road. This will require a median cut and left turn pocket into the development from Bowlin Road. A secondary exit only and emergency access driveway will be provided from Alterra Parkway at the northwest corner of the property.

In addition to the vehicular access along Bowlin Road, a pedestrian connection will be provided to the future commercial development so residents can easily access the commercial property without the need to get in their cars. The circulation and parking plan will comply with the applicable City of Maricopa requirements. The proposed parking plan will offer individual parking garages, covered space and open public parking that will adequately meet parking demand for residents and visitors. Each residential unit will have a minimum of one shaded parking space, either within a private garage or carport canopy.

It should be noted that this is planned as a private, gated residential community with private recreational amenities that are owned and maintained by a professional management company for the use and benefit of the residents. As such, public sidewalk connections through the development will not be provided; however, public sidewalks are provided along the perimeter on both Alterra Parkway and Bowlin Road to provide nearby Alterra residents access to the future commercial parcel. It should also be noted that when Alterra North was built to the east of the subject property, a solid 6' masonry wall was constructed along the entire property line from Bowlin Road to Alterra Parkway, with no intent for future connectivity between parcels. The eastern boundary of the Alterra subdivision was also developed with a linear retention basin between the perimeter wall and the adjacent homes along the entire distance between Bowlin Road to Alterra Parkway, physically preventing pedestrian access and connectivity to the east between the two properties (see **Figure 6: Alterra Existing Wall Photos** below). While we understand the desire for pedestrian connectivity between neighborhoods, with the immediate public pedestrian access on both Alterra Parkway and Bowlin Drive, we believe this adequately and appropriately provides pedestrian connectivity to the future commercial property from the west.

Figure 6: Alterra Existing Wall Photos



Photo 1 & 2: Aerial/Overhead



Photo 3: Bowlin Rd. looking north



Photo 4: Alterra Pkwy. looking south

### 3e. Open Space, Trails and Amenities Plan

The perimeter and internal open spaces, community amenity areas and internal trails planned for this community will encourage outdoor recreation and pedestrian interaction. The central amenity area will include a community clubhouse and leasing office, resort-style pool and spa, shaded gathering area, a fire pit and a dog park to serve the residents and their pets within the development. Residents will be able to walk to and from all community amenities through a series of connected trails/walkways. Each of the residential clusters will also include pedestrian connections within the individual clusters to the main amenities, but each cluster will not be connected to each other to provide for privacy within each cluster area.

A 20' wide perimeter building setback will be included in the rear of all units located along the perimeter of the development, with deeper backyards provided for these units. A 20' perimeter landscape setback along Bowlin Road, with wider setbacks at the corners of the property as an enhanced landscape element along the street to create a sense of openness

at the corners of the community. Overall, the property will provide approximately 28% of the site's developable area as open space, a 40% increase in open space requirements per City of Maricopa Code. See the Preliminary Landscape Plans for the conceptual design and location of all open spaces.

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. The eastern perimeter abutting the commercial parcel will include a 6' smooth face block dually wall.

### **3f. Drainage Master Plan**

The Project is bound by Alterra Parkway to the north, Maricopa Road to the east, and Bowlin Road to the south, and the Alterra residential community to the west. A fire station is located on the south side of Alterra Parkway immediately adjacent to the northern Project boundary.

Currently, the site is encompassed completely within the Federal Emergency Management Agency's (FEMA) Zone X. However, a recent drainage study was obtained from the Pinal County Flood Control District delineating updated floodplains in the vicinity. The floodplain evaluation reported in the City of Maricopa Floodplain Analysis of the City's Heritage District shows that a small area located at the northernmost portion of the site will be within a FEMA floodplain (Zone AE), as shown on the attached exhibit. As such, once approved by FEMA, it is anticipated that a floodplain use permit will be required prior to the commencement of construction, processed through the County.

From a regional drainage perspective, runoff approaches the Project draining from the southeast to the northwest. Vekol Wash, a major drainage way conveying offsite runoff south of Bowlin Road, intercepts flows approaching from the southeast and routes the stormwater west and away from the Project. East of the property, stormwater is routed to the north in an earthen channel on the east side of Highway 347, away from the Project.

Locally, the Project is situated where offsite flows generally drain away from the property. Runoff generated along the north side of Bowlin Road, south of the Project, are either captured in a catch basin and discharged directly into Vekol Wash or continue to drain west along the roadway. East of the Project, half street runoff generated along Maricopa Road is captured in a series of scuppers draining into the overall property boundary but do not impact the Project as the flows drain to the north, eventually overtopping Alterra Parkway. West of the Project, flows generated from the Alterra Community are concentrated in an earthen channel and conveyed north to a retention basin downstream of the site.

Overall, there appear to be no significant offsite impacts with the exception of the pending FEMA floodplain for the small area at the northern end of the site.

### 3g. Water & Sewer Master Plan

There is an existing 16-inch water line in Bowlin Road along the south frontage of the project. There is one fire hydrant near the southwest corner of the site, as well as an 8-inch stub extending to the property. There is an additional water stub and fire hydrant to the east near Highway 347. Alterra Parkway has an existing 12-inch water line. There is an existing stub to the east for the adjacent parcel. There are two fire hydrants along the south side of Alterra Parkway. There are no existing stubs to the property from Alterra Parkway. The primary connection for the fire loop and domestic services will be to the 8-inch stub in Bowlin Road. A secondary connection for the fire loop will require a cut into either Alterra Parkway or Bowlin road. Global Water Resources has provided a tentative confirmation of sufficient capacity in the area.

There is an existing 8-inch gravity sewer line (approximately 15 feet deep) in Bowlin Road along the south frontage of the project. This line begins at a stub to the eastern portion of the project site, then runs westward into the adjacent subdivision. There is an additional stub at the southwest corner of the project. There is a 10-inch sewer line along Alterra Parkway to the north of the parcel. This line begins at a stub in the eastern portion of the parcel and receives wastewater from the subdivision to the north and the fire station, then continues west and south along Alterra Parkway. There is currently no sewer stub or aligning manhole in Alterra Parkway. Based upon the configuration of the existing stub and manhole, the easiest sewer connection would be to the 8-inch sewer to the south in Bowlin Road. However, Bowlin Road is approximately four to five feet higher than the adjacent property. In order to provide adequate cover over the sewer line, it may be necessary to either reduce the onsite sewer slopes to 0.33%, or split the onsite wastewater flows between the sewer lines in Bowlin Road and Alterra Parkway.

## 4. Conclusion

This Zoning Map Amendment request seeks to amend the 16.95-acre property's current zoning designation from CB-2 Commercial to RM-Residential Multi-Family. As demonstrated throughout this Narrative, the proposed Amendment is an appropriate and compatible change to the City of Maricopa's Zoning Map. This request will ultimately allow the entire site to develop with a healthy mix of higher density residential development and neighborhood-scale commercial uses. Together these land uses will positively contribute to the economic viability and character of the area, providing a smooth transition between existing and future uses and preserving the unique quality and diversity of the City of Maricopa. This Amendment will advance the goals and objectives of the General Plan, specifically by providing a more diverse product mix of multi-family residential development and neighborhood-scaled commercial services to the residents of Maricopa.

The Bungalows on Bowlin development will bring a quality addition to the area and establish a unique, high quality residential development which will be a great benefit to the City of Maricopa and its residents.