

2019 DECEMBER 19

To:  
City of Maricopa Planning Department Staff  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

From:  
RKA Architects, Inc.  
2233 East Thomas Road  
Phoenix, AZ 85016

RE: MC ESTATES - 42326 W. Farrell Road, APN: 510-12-017-D

**Project Narrative:**

This will be a an entirely new development on a currently vacant lot. The proposed use of this new development will be for high-end condominium recreation vehicle storage. Each individual condo storage unit shall have its own roll up garage door and an individual man door. These are intended as "Man Caves" that the recreation vehicle owner can use as a place to securely store their RV out of the sun, and as a gathering place for relaxation and the company of fellow RV'ers. To accommodate the owner's gathering needs for special occasions with family and friends, there will also be a very small (1,500 sqft) clubhouse \ meeting room on this property.

~~The proposed zoning change from GR (General Rural) to GC (General Commercial) will,~~  
if approved, allow the use of the property for personal storage associated with high-end recreational vehicle garage condos. All of these buildings will be single story, with the office being a maximum of 30 feet tall and the garage condo building being a maximum of 30 feet tall. The condo garage building is set as far to the East as possible so as not to visually impede on the possible future residents to the West. (4) of the large condos will have roof top access for a viewing deck that will only be on the West half of their respective garage condos.

Objective of our zoning change request is to allow the property owner to develop this parcel in a manner consistent with a highest, best use scenario which will be the most beneficial to the property owner, the neighbors, and the city in general. The intent is to create an aesthetically pleasing environment for the users, which will be screened by trees, for the possible future residential area to the West, as well as attractive open area landscaped transitions to the North and South edges of the property.

Feel free to email if you have any questions.

Regards,

Michael Keltz  
Architect  
mkeltz@rkaa.com

The proposed Minor General Plan Future Land Use change from Medium Residential (M) to Commercial (C) will support the rezone from General Rural (GR) to General Commercial (GC) that will support the proposal for the Development Review Permit (DRP20-03) to conform to on-site and off-site improvements according to the City's Zoning Code and other applicable City Code.



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