

SEASON'S LIVING AT COPPER SKY PAD



44400 W. Martin Luther King Jr. Blvd.

PROJECT NARRATIVE

Season's Living at Copper Sky Commercial is a proposed Senior Living Facility located at the Southwest Corner of Martin Luther King Jr. Boulevard and Greythorn Drive adjacent to the Copper Sky Regional Park in the City of Maricopa.

The proposed development is a 3.82 Acre parcel of land located within APN 510-12-014H. The existing zoning is MU-G and the existing General Plan Classification is Mixed Use.

Season's Living at Copper Sky Commercial is part of a larger 20-Acre +/- Master Planned Urban Development that includes:

1. Senior Housing - 150 Units
2. A Mixed Use Project One – Approximately 300 Residential Units and 16,000 SF of Commercial
3. A Mixed Use Project Two - Approximately 300 Residential Units and 16,000 SF of Commercial
4. La Quinta Inn – 85 Suites
5. Improvements to Martin Luther King Jr. Blvd including a Plaza, bus stop, and on street parking

This Master Planned Urban Community takes the existing 20 acres and develops 4 commercial lots on approximately 17.5 Acres with the balance of the Land used for access easements and to increase and enhance the Martin Luther King Jr. Boulevard Right of Way (ROW). This additional ROW space will be used to develop a plaza for events and gatherings such as farmers markets, craft shows, vendor's shows and small live events. The space will also provide additional street parking, a bus stop, and pedestrian access to the existing recreational activities and the planned mixed-use residential and commercial development. This change in lot sizes, configuration and additional ROW for Martin Luther King Jr. Boulevard will be accomplished through a re-plat of the area. The re-plat is being concurrently processed. The additional Improvements to Martin Luther King Jr. Boulevard will be constructed by the developer and be completed concurrent with the construction of Mixed Use Project One.

The existing City of Maricopa's Zoning Ordinance does not have a zoning classification for an Urban Density Mixed Use. To accommodate the proposed mixed-use development, the 20 acres were rezoned by the City to Mixed Use – General (MU-G); the closest existing zoning category and the General Plan was amended to Mixed Use. At the time of the rezoning the Building Height Development Standard was changed to accommodate the anticipated 4-story mixed-use buildings. It was also anticipated that as each individual project moves through the Development Review Permit Process, additional Development Standards Modifications would be needed as well as a Conditional Use Permit for Senior Housing.

Senior Housing is an approved use within the existing zoning with the approval of a Conditional Use Permit through the Planning and Zoning Commission. That application a Planned Area Development rezoning is being processed concurrent with the Development Review Permit application and this zone Change to PAD will allow for modification of the baseline Development Standards of the MU-G Zoning District.

This project is a 150-unit senior care facility with all of the units located within a single two and three story building. The project will provide a variety of support levels from Independent Living to Assisted Living to Memory Care.

Project Data

Street Access

Direct Street Access from: Graythorn Drive
 Martin Luther King Jr. Boulevard

Density

Gross Lot Area 3.82 Acres
Units 146
Proposed Density 38.2 Units per Acre

Building Lot Coverage

Type of Construction VA
Total Building Area 61,522 SF
Net Lot Area 140,384 SF
Lot Coverage 43.8%

Open Space

Net Lot Area 140,384 SF
Open Space Provided 36,810 SF
Open space % provided 26.2%

Landscape Area

Net Lot Area 140,384 SF
Landscaped area provided 28,921 SF
Landscaped Area % Provided 20.6%

Parking Provided

Total Spaces Provided	(64 Covered)	108 Parking Spaces
ADA Parking Spaces Provided		6 Parking Spaces

SITE MAP



LEGAL DESCRIPTION

LOT 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 34, FROM WHICH THE WEST QUARTER OF SAID SECTION 34 BEARS SOUTH 00°06'47" EAST, A DISTANCE OF 2631.62;
THENCE SOUTH 89°54'45" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 128.86 FEET;
THENCE SOUTH 00°06'47" EAST, ALONG THE EAST RIGHT OF WAY LINE OF THE JOHN WAYNE PARKWAY (STATE ROUTE 347), A DISTANCE OF 708.46 FEET;
THENCE NORTH 89°24'54" EAST, A DISTANCE OF 372.75 FEET TO A POINT OF CURVATURE;
THENCE NORTHEASTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 3°44'25", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 13.06;
A RADIAL BEARING OF NORTH 04°19'31" WEST TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTHEASTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°30'20", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 158.84 FEET TO A POINT OF TANGENCY;
THENCE NORTH 40°10'09" EAST, A DISTANCE OF 302.29 FEET TO A POINT ON A NON TANGENT CURVE;
THENCE SOUTHEASTERLY THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°32'33", A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 145.36 FEET, A RADIAL BEARING OF NORTH 56°06'54" WEST;
THENCE SOUTH 04°56'53" EAST, A DISTANCE OF 23.09 FEET TO A POINT ON A NON TANGENT CURVE;
THENCE SOUTHWESTERLY THROUGH A CURVE TO THE LEFT HAVING A RADIAL BEARING OF SOUTH 55°45'55" WEST, A CENTRAL ANGLE OF 34°14'05", A RADIUS OF 512.00 FEET, AN ARC LENGTH OF 305.93 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 138.35 FEET;
THENCE SOUTH 89°19'29" WEST, A DISTANCE OF 164.64 FEET;
THENCE NORTH 00°40'31" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°19'29" WEST, A DISTANCE OF 169.93 FEET;
THENCE NORTH 00°40'31" WEST, A DISTANCE OF 244.51 FEET TO THE TRUE POINT OF BEGINNING.

DEVELOPMENT STANDARDS MODIFICATION

The following Development Standard Modification is being requested for Season's Living at Copper Sky.

Modifications to Development Standards

Zoning Code: Table 204.03

<u>Item</u>	<u>MU-G</u>	<u>Proposed Changes</u>
Maximum Density	24 Units /Acre	38.2 Units/Gross Acre
Minimum Setbacks		
Front	10'	7'
Interior Side	0'	0'
Street Side	10'	7'
Rear	20'	10'
Wall Containing Living Room	15'	10'
Maximum Front Set Back	20'	76'to front door
Outdoor Living Area (SF/Unit)	120 SF Average	See Unit Type Below
Independent Living Unit	120 SF Average	50 SF Minimum
Assisted Living Unit	120 SF Average	0 SF
Memory Care Unit	120 SF Average	0 SF
Minimum Dimension	6'	5'
Parking Stall per Island	8 spaces	10 Spaces

Any development standard not listed in this PAD, shall refer back to the City of Maricopa Zoning Code.

PROPOSED DEVELOPMENT PLAN



PROPOSED ELEVATIONS

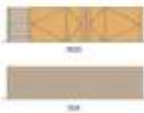
DATE	REVISION
01.01.2020	01.01.2020
01.01.2020	01.01.2020
01.01.2020	01.01.2020
01.01.2020	01.01.2020
01.01.2020	01.01.2020



WEST



EAST (VIEW ALONG MARTIN LUTHER KING JR. BLVD.)



TRASH REFUSE



SOUTH



RAMADA (TENSION SHADE CANOPY)



NORTH (GREYTHORN DR.)



MATERIAL
LEGEND

COLORED EXTERIOR ELEVATIONS
SEASONS LIVING at COPPER SKY
MARICOPA, ARIZONA

SCALE: 1/4" = 1'-0"

PRE-APP Mar 31, 2020



Seasons Living at
Copper Sky

MARICOPA, ARIZONA

Sheet 15-001 Date: AUGUST 2019 CEE