



June 29, 2020

Narrative - General Plan Amendment Case #GPA20-02  
For O'Jon Terrace Apartments

A general plan amendment is being requested by Lesley Partch with Fun Form Architecture, pllc on behalf of the project developer: Chrystal and Kent O'Jon.

|                             |                        |
|-----------------------------|------------------------|
| Applicant                   | Owner/Developer        |
| Lesley Partch               | Kent & Chrystal O'Jon  |
| Fun Form Architecture, pllc | O'Jon Terrace, LLC     |
| Lpartch@FunForm.net         | Chrysallenojon@aol.com |
| 480-726-0595                | 615-569-9138           |

This request is for a change from the current Employment (E) land use designation to High Density Residential (HDR) for approximately 1.68 acres located south of Honeycutt Road and east of Porter Road.

The request is being made to accommodate development of new residential apartments with 14 units in phase 1 and an additional 13 units in phase 2 providing a total density of 16 units per acre. Access to the site will utilize an existing driveway entrance from Porter Road that is currently used as one of two access points for the Sunrise Preschool located southwest of the proposed new apartment development.

We believe this request for high density residential is appropriate for this location due to its proximity to adjacent commercially zoned property that will likely be developed in the near future with neighborhood services, office uses including medical, and light manufacturing, and warehouse uses. These types of uses will be compatible with apartment living and provide nearby services and employment opportunities to the residents. Also, the Central Arizona College campus is located 1.5 miles to the southeast, a short bicycle ride away from the proposed new apartments.

Directly to the south and east of the apartment project site, is Sequoia Pathway Academy. It is a junior and senior high school with activity fields that abut the O'Jon property. The proposed high density residential in our opinion is compatible with the existing school use and does not present any concerns. We are proposing a new 6'-0" high c.m.u. wall to replace the existing chain link fence along the O'Jon east and south property lines to maintain security and visual privacy. Sunrise Preschool is located West of the academy, abutting Porter Road. This use is complimentary to the proposed apartments because it is likely that some of the tenants will have young children that are enrolled in the preschool which is located within walking distance of the apartments.

Attached is an exhibit which shows future land use designation for the surrounding areas. The subject site is surrounded by the Employment use on all sides. Further to the east, at Whisker Rd., the land use designation changes to Mixed Use. South of Sequoia Pathway Academy and east of Porter Road, the designated use is Master Planned Community with existing single-family homes. North of Honeycutt Road the designation is Low Density Residential with existing single-family homes.

The goals of the General Plan are supported by the following:

1. Goal B1.4, minimize conflicts between land uses. The site for the O'Jon apartments is setback approximately 250 feet away from Porter Road which provides a noise buffer between the arterial street and the new housing units. A new 6 foot high c.m.u. wall is proposed along the south and east boundary of the apartment site to provide security and privacy between the existing Sequoia Pathway Academy and the new housing. Also, the site design places the parking and drive aisle between the units and the adjacent future employment uses to the north and east.
2. Diverse housing options are being provided through a mixture of 1 and 2 bedroom units and 1 and 2 story units. The number and type of units proposed are as follows: (8) one-bedroom / 1-story units, (17) two-bedroom / 2-story units, and (2) two-bedroom / 1-story units. Currently, there are not any apartment type living units provided in the City of Maricopa, but it is our understanding that a large complex of multi-family housing is planned as part of the Copper Sky Commercial District. Details on the type of units is not available to us at this time. We believe the proposed O'Jon apartment project will provide options to the city residents based on location within the city, and the scale of the complex.
3. Environmental stewardship is considered through incorporation of the following:  
Reduced energy consumption – a) The majority of windows and doors face north or south, and the majority of the south windows have shade canopies reducing the amount of heat gain into the dwelling units. b) Continuous insulation is used at the exterior walls and at roof. c) High solar reflecting roof. d) Exterior walls are a light color with high reflectance. e) Both exterior and interior lighting will be LED type fixtures. Dedicated electric vehicle parking spaces are incorporated. Covered parking spaces are provided to reduce heat island effect. Low water use landscape materials are being utilized. Renewable energy will be utilized by the incorporation of solar photovoltaic panels located on the roofs of the 2-story units. These panels will significantly reduce the amount of electrical energy required from the electrical power utility company, thus, reducing the project's long term carbon emissions and carbon footprint.
4. Circulation and Connectivity with the existing transportation system is provided through the vehicular and pedestrian connection provided from the project to Porter Road. Porter Road is a primary transit route for The Comet which circulates within the City of Maricopa connecting its residents to commercial and retail businesses and services. Also, Porter Road has existing dedicated bike lines allowing easy bicycle access to the Central Arizona College located approximately 1.3 miles away, to the nearby Pacana Park, located approximately 0.2 miles away, and to the Walmart store located approximately 1.3 miles away.
5. Parks, recreation, and open space are located within walking distance of the new O'Jon apartment project. Pacana Park is a 28 acre city park located 0.2 miles away and can be easily accessed by foot, or bicycle. The park provides a lake, large grass areas, walking paths, baseball fields, soccer fields, tennis courts and basket courts.

If you have any questions, or concerns regarding the proposed General Plan Amendment, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley Partch". The signature is written in a cursive style with a large, stylized initial "L" and "P".

Lesley Partch, Architect



June 19, 2020

## O' Jon Terrace Apartments Project Narrative

ZON20-01 is a request to amend the City Zoning Map from General Business (CB-2) to High Density Residential (RH) for 1.6859 acres as described below.

This submittal proposes a new development for residential apartments located on a vacant land parcel east of Porter Road and south of Honeycutt Road. The existing parent land parcel (APN 510-710-18A) fronts on Porter Road and is directly north of the existing Sunrise Preschool. A separate application has been submitted for a Minor Land Division that will divide the existing 4.5196 acre site into 2 lots. This submittal proposes new residential apartments to be constructed on Lot 2, which is 1.6859 acres, located in the southeastern portion of the existing parent parcel.

Access to the new parcel will utilize an existing driveway located on Porter Road north of the Sunrise Preschool property. A new drive aisle and sidewalk will extend from the existing driveway entrance eastward to the new parcel. A second emergency vehicle access is proposed at the north end of phase two via a 20 foot wide road with compacted A.B.C..

The new apartment land parcel abuts a sports field for Sequoia Pathway Academy along the east border. The boundary also contains an existing 4" water line in a 20-foot wide easement. The southern boundary also contains existing fields for Sequoia Pathway Academy. The west and north boundaries abut the remaining Lot 1 which is zoned CB-2 (General Business) and is anticipated to be developed in the future with commercial uses.

The proposed apartment development consists of 4 new buildings constructed in two phases. The first phase will have two buildings with a total of 14 apartments (4 one-bedroom units, and 10 two-bedroom units). All of the one-bedroom units will be single story as well as one of the two-bedroom units. The remaining two-bedroom units are two-story units with the bedrooms located on the second level.

All units have been designed to incorporate private outdoor yards at ground level, a portion of which is shaded by a roof canopy. The yards are enclosed by a combination of 6-foot high privacy fences constructed with steel framing with metal siding, and 6-foot high block walls.

The site design incorporates parallel parking spaces in front of the units that is intended for visitors and short-term parking. The remaining parking spaces intentionally face away from the units and include 1 covered space per unit. Vehicular parking required for Phase 1 is 26 spaces with 27 spaces provided. The vehicular parking required for Phase 2 is 24 spaces with 28 spaces provided. Three bicycle parking spaces are provided in phase 1 north of unit A-9. Four bicycle parking spaces are provided in phase 2 (north of unit D-1 and southwest of unit C-1).

Environmental considerations include the orientation of the units such that windows only face north and south, with the exception of Building C in phase 2. The majority of the south facing windows have roof coverings or shade canopies reducing the amount of direct sunlight entering these windows. Also, incorporation of solar photovoltaic panels is planned which will reduce electrical power demands being placed on the power grid. The photovoltaic panels will be located on the roof of the 2-story units. Low water plants are incorporated into the landscaping around the buildings and parking areas resulting in shade and visual softening with minimal water consumption. One covered parking space is provided per apartment, providing shade to vehicles and reducing the heat absorbed by the pavement.

The buildings have been designed with 1-story units flanking the ends of the 2-story units, resulting in a vertical step like transition. The architectural style is contemporary industrial utilizing slate gray corrugated metal wall panels at unit entrances and at other locations for horizontal plane transitioning. Light gray wall stucco has been selected as the primary wall material to provide a light, cool, appearance that contrasts the metal wall panels. Slate Gray color cornice treatment is proposed along with Bristol Blue prefinished metal accents at roof fascias. Entrance doors are to be a lighter blue (Sherwin Williams Adrift).

Please let me know if you have any questions, and if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley L. Partch". The signature is fluid and cursive, with a large initial "L" and a stylized "P".

Lesley L. Partch



June 19, 2020

## O' Jon Terrace Apartments Project Narrative

ZON20-01 is a request to amend the City Zoning Map from General Business (CB-2) to High Density Residential (RH) for 1.6859 acres as described below.

This submittal proposes a new development for residential apartments located on a vacant land parcel east of Porter Road and south of Honeycutt Road. The existing parent land parcel (APN 510-710-18A) fronts on Porter Road and is directly north of the existing Sunrise Preschool. A separate application has been submitted for a Minor Land Division that will divide the existing 4.5196 acre site into 2 lots. This submittal proposes new residential apartments to be constructed on Lot 2, which is 1.6859 acres, located in the southeastern portion of the existing parent parcel.

Access to the new parcel will utilize an existing driveway located on Porter Road north of the Sunrise Preschool property. A new drive aisle and sidewalk will extend from the existing driveway entrance eastward to the new parcel. A second emergency vehicle access is proposed at the north end of phase two via a 20 foot wide road with compacted A.B.C..

The new apartment land parcel abuts a sports field for Sequoia Pathway Academy along the east border. The boundary also contains an existing 4" water line in a 20-foot wide easement. The southern boundary also contains existing fields for Sequoia Pathway Academy. The west and north boundaries abut the remaining Lot 1 which is zoned CB-2 (General Business) and is anticipated to be developed in the future with commercial uses.

The proposed apartment development consists of 4 new buildings constructed in two phases. The first phase will have two buildings with a total of 14 apartments (4 one-bedroom units, and 10 two-bedroom units). All of the one-bedroom units will be single story as well as one of the two-bedroom units. The remaining two-bedroom units are two-story units with the bedrooms located on the second level.

All units have been designed to incorporate private outdoor yards at ground level, a portion of which is shaded by a roof canopy. The yards are enclosed by a combination of 6-foot high privacy fences constructed with steel framing with metal siding, and 6-foot high block walls.

The site design incorporates parallel parking spaces in front of the units that is intended for visitors and short-term parking. The remaining parking spaces intentionally face away from the units and include 1 covered space per unit. Vehicular parking required for Phase 1 is 26 spaces with 27 spaces provided. The vehicular parking required for Phase 2 is 24 spaces with 28 spaces provided. Three bicycle parking spaces are provided in phase 1 north of unit A-9. Four bicycle parking spaces are provided in phase 2 (north of unit D-1 and southwest of unit C-1).

Environmental considerations include the orientation of the units such that windows only face north and south, with the exception of Building C in phase 2. The majority of the south facing windows have roof coverings or shade canopies reducing the amount of direct sunlight entering these windows. Also, incorporation of solar photovoltaic panels is planned which will reduce electrical power demands being placed on the power grid. The photovoltaic panels will be located on the roof of the 2-story units. Low water plants are incorporated into the landscaping around the buildings and parking areas resulting in shade and visual softening with minimal water consumption. One covered parking space is provided per apartment, providing shade to vehicles and reducing the heat absorbed by the pavement.

The buildings have been designed with 1-story units flanking the ends of the 2-story units, resulting in a vertical step like transition. The architectural style is contemporary industrial utilizing slate gray corrugated metal wall panels at unit entrances and at other locations for horizontal plane transitioning. Light gray wall stucco has been selected as the primary wall material to provide a light, cool, appearance that contrasts the metal wall panels. Slate Gray color cornice treatment is proposed along with Bristol Blue prefinished metal accents at roof fascias. Entrance doors are to be a lighter blue (Sherwin Williams Adrift).

Please let me know if you have any questions, and if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley L. Partch". The signature is fluid and cursive, with a large initial "L" and a stylized "P".

Lesley L. Partch