

Revised 15 July 2020

# **Project Narrative**

## **Minor General Plan Amendment**

### **Maricopa Stonegate**



Pinal Co. Assessor's Parcel Numbers:

510-12-019E

510-24-001F

510-24-001P

510-24-001W

This Narrative is to be used to support this Minor General Plan Amendment. Future entitlement permits are to be attained for the various properties. A PAD Amendment to the original Stonegate PAD and a preliminary and final plat are to be obtained.

# Development Team

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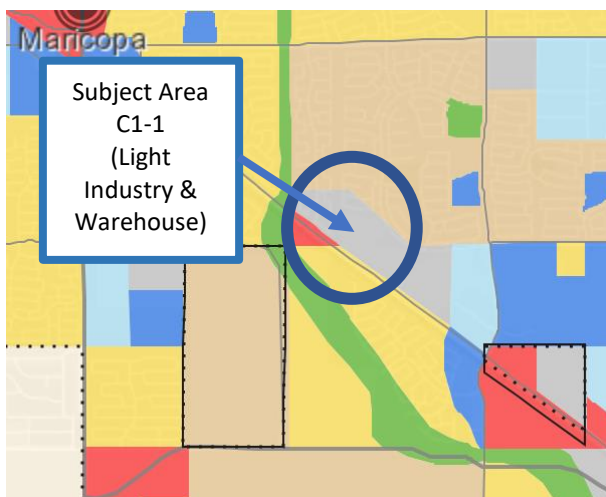
# Purpose of the Request



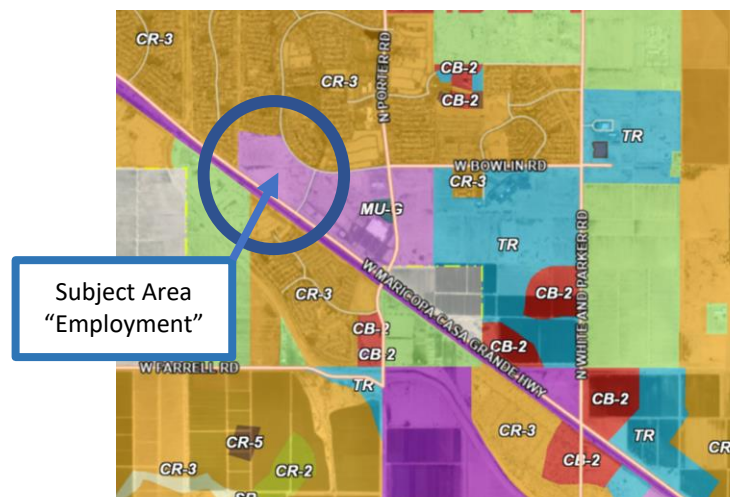
The purpose of this request is to combine the various parcels into a unified mixed-use development. The request is two-fold.

The General Plan identifies the subject area as “Light Industry and Warehouse”. According to the original PAD request of “Stonegate Center”, the current zoning of C1-1 was originally requested to combine CR-5 and C1-1 to a single zoning of C1-1. This combined the 54 original acres of dissimilar zoning to one zoning with PAD overlay and provide retail, commercial, and employment opportunities. **This request is to change the General Plan designation to” Mixed Use”**. Previously, the General Plan designated the subject area as “Employment”.

Separate from the minor general plan amendment, **a zoning request to change the zoning to “MU-N” Neighborhood Mixed Use will be submitted with a PAD Amendment**. The zoning will allow for a mixed use neighborhood “village” development. This development will have a single family and a multi-family component. Other uses may be entertainment, retail, offices, restaurants, hotel, and convenience store with gas. These uses may be wrapped into one zoning classification (MU-N) allowing flexibility and creating a “village” type development within existing master-planned communities. Previously, the property was zoned for Multi-family Residential. The land was subsequently rezoned to C1-1 for Light Industry and Warehouse Zone).



City of Maricopa – Zoning Map



City of Maricopa – General Plan

The following are supporting key points concerning the requested change to the General Plan. These key points are taken from the General Plan and outline its goals and objectives. Our narratives illustrate the main goals of Maricopa Stonegate and how it interfaces with the goals and objectives of the General Plan.

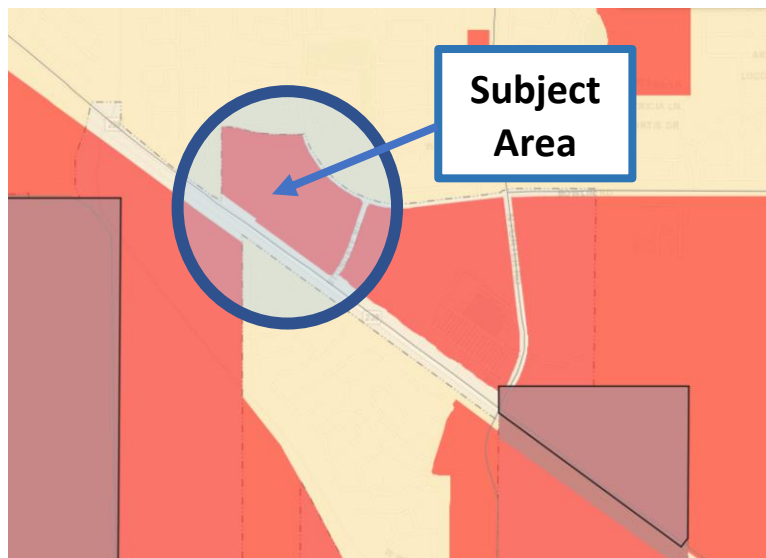
## General Plan Elements

This General Plan organizes these elements as follows:

1. Growth Area
2. Land Use
3. Environmental Planning
4. Safety
5. Circulation & Connectivity
6. Economic Development
7. Parks, Open Space & Recreation
8. Public Buildings, Services & Facilities

### 1. Growth Area:

- a. The subject area is designated as a “Growth Area” in the General Plan 2040.



### 2. Land Use Element:

- a. Development Pattern
  - i. Village Planning & Village Center Development Pattern: “ through the 2040 Vision Strategic Planning process, citizens envision Maricopa developing as a collection of multiple village areas each with mixed-use Village Center cores anchored with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries”.





The development, Maricopa Stonegate, follows the development pattern as stated above. The plan is organized with a core of mixed uses, restaurants, retail, entertainment, etc. to serve the surrounding master planned communities of Glennwilde, Senita, and Santa Rosa Springs. This “village” will also include single family small lot subdivision and high density housing. Together, Maricopa Stonegate will function as a village with housing, retail, restaurants, offices, etc. in a walkable, pedestrian friendly environment.

**b. Goals**

- i. Objective B1.1.2: Encourage certain areas of the City to rezone to mixed-use and higher density housing consistent with redevelopment plans and General Plan land uses.
- ii. Objective B1.1.3: Incorporate appropriate village center development within the various community Master Plans.

Maricopa Stonegate is a mixed-use center and the epicenter of 3 large master-planned communities: Glennwilde, Senita, and Santa Rosa Springs surrounding the development.

- iii. Objective B1.1.4: Develop a walkable community with commercial nodes and amenities for residents.

This mixed-use center is planned as a walkable and pedestrian friendly development. Bike lanes, and reduced vehicle traffic enhance the walkability. Starting at the Glennwilde master planned community, Maricopa Stonegate will link with the trail system ending at the intersection of Stonegate Road and Allen Stephens Parkway. Enhanced walkways will lead from the intersection south to the new access drive into the development. The pedestrian walkways will encourage walkability with wider sidewalks, enhanced landscaping, and will travel through the development. The trail system will also connect to the Senita master planned community. The southern boundary of Maricopa Stonegate has been planned to expand the trail system along the Maricopa / Casa Grande Highway along the drainage easement. Connectivity with the surrounding master planned communities and the single family and possible multi-family component will be strongly encouraged from the various developers.

- iv. Objective B1.1.5: Promote commercial and office development in close proximity to neighborhood nodes, along arterials, and other appropriate locations.

The planned uses for this mixed-use development would include commercial (both retail, restaurants, and entertainment) and possible live-work multi-family components. These are in close proximity to the existing master planned communities of Glennwilde, Senita, and Santa Rosa Springs. The development is located contiguous to the three arterials: Stonegate Road, Allen Stephens Pkwy., and Maricopa / Casa Grande Highway.

**Mixture of Uses:** Maricopa’s 2040 Vision encourages mixed-use development to integrate land uses, enhance connectivity between uses, and improve infrastructure efficiencies. Creating multi-modal access to goods and services in close proximity to homes and neighborhoods reduces reliance on the automobile and improves community health, social interaction, and preserves resources.

**c. Goals:**

- i. Objective B1.3.1: Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities. Implement 2014 Zoning Code provisions to encourage the infill of existing residential areas with neighborhood serving commercial uses.
- ii. Objective B1.3.2: Encourage developers to take advantage of opportunities provided by mixed-use standards especially within the designated redevelopment areas and along transit corridors.
- iii. Objective B1.3.3: Promote a variety of commercial and retail spaces to expand opportunities for small businesses.
- iv. Objective B1.3.4: Implement mixed-use and transit oriented zoning districts to permit developments with densities and building heights in appropriate locations to create a more sustainable and pedestrian-oriented urban form.

Maricopa Stonegate is creating a mixed-use, neighborhood commercial development adjacent to existing master planned communities. The goal for Maricopa Stonegate is to create a “village” where the needs of residents are met with a pedestrian friendly, walkable development easily accessible to the surrounding communities.

- v. Objective B1.3.5: Establish guidelines for the appropriate inclusion of green spaces, paths and other people- oriented amenities.
- vi. Objective B2.2.1: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD’s.
- vii. Objective B2.2.2: Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations.

The vision for Maricopa Stonegate is a “Main Street” concept. Walkability with wider sidewalks, bike lanes for bicycle circulation, and linkage to the City of Maricopa trail system will create a “people-oriented” development.

Included in this General Plan Amendment, Maricopa Stonegate promotes housing diversity with a small lot subdivision and a multi-family development. The development is located adjacent to transit corridors and is accessible to service the needs of the surrounding master-planned communities.

### **3. Environmental Planning & Resource Conservation Element**

- a. Objective C1.1.4: Encourage means to reduce auto ridership through the use of bicycling, telecommuting for City staff, local transit, and mass transit for Phoenix metro commuters.

Maricopa Stonegate is designed for easy connectivity within the mixed use area and easily accessible by bicycle and pedestrian methods. The integral residential components compliment the commercial area with pedestrian walkways, bike lanes, and open space.

### **4. Safety:**

- a. 2040 Vision: Maricopa is a safe and livable community in which citizen involvement supports and upholds the value of being safe and secure in one’s own community.

Maricopa Stonegate wants to create a mixed use development with neighborhoods and commercial development that provides integration and balance of uses. Semi-public areas will encourage community observation and interaction with well-lighted streets, parking lots, and building illumination. Crime Prevention through Environmental Design (CPTED) and Safescape principles will play a vital part in promoting a safe development with the emphasis on natural surveillance.

### **5. Circulation & Connectivity Element**

- a. Pedestrian & Bicycle Circulation
  - i. Create safe and functional pedestrian ways and bicycle routes as an alternate mode of travel throughout Maricopa.

Within Maricopa Stonegate, pedestrian circulation will be enhanced by connectivity to all facets of the development. Wide sidewalks, bike lanes, and perimeter trail system will create a village feel with areas to congregate, visit, and enjoy the development.

### **6. Economic Development**

- a. The City of Maricopa is a growing, vibrant community. “The General Plan recognizes the importance of retaining local business and fostering expansion. The community is under-served in most every industry group and currently experiences over \$280,000,000 in retail leakage.” In addition, the General Plan also states, “The 2014 Maricopa Citizen Attitude Survey (performed by Raymond Turco & Associates) identifies that the lack of retail/industry was far and away the most frequent response as to the most important issue facing Maricopa.”

Maricopa Stonegate will bring a diverse set of economic opportunities to this underserved area. While this development fosters smaller scale businesses, it will still have a major impact on the master-

planned communities surrounding this area. It is envisioned with restaurants, retail, theater, hotel, convenience store and gas station, convenience restaurants, multi-family, and single family support communities. All interconnected with pedestrian and bike linkages and easy accessibility to surrounding neighborhoods.

## **7. Parks, Recreation & Open Space Element**

- a. **“2040 Vision:** Provide areas of open space and facilities for parks, recreation and leisure that serve the population and its interests through flexible planning and responsiveness to the community.”

Maricopa Stonegate Master Plan endeavors to encourage diverse and sustainable land use supported by alternative transportation, such as pedestrian walkability, bike lanes and trail linkages. As stated in the General Plan, “When given options, residents are typically happier and healthier, [and] have a greater sense of community, and support local commerce and neighborhood-scale retail and services.” This is exactly what Maricopa Stonegate wants to create. In essence, a village that is interconnected and linked to the surrounding neighborhoods.

## **8. Public Buildings, Facilities & Services Element**

- a. **“2040 Vision:** Maricopa is a community where residents can gain a true hometown feel; a place where citizens can work and play together and share experiences unique to our City. The City is dedicated to servicing all families, at all ages and stages of life, with professional services and a sense of togetherness.”

The development goal is to bring together the surrounding master-planned communities. In addition, the goal is to bring together the single family tract and the multi-family area of Maricopa Stonegate and combine them with the retail, office, restaurants, and commercial components for a walkable, pedestrian centered mixed-use development.

