

Revised 15 July 2020

Site Context Study

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.

Site Context Study



Property Description:

The property comprising Maricopa Stonegate is located along the northern side of the Maricopa-Casa Grande Highway, northwest of Porter Road and east of Stonegate Road and bordered by Allen Stephens Parkway to the northeast.

Current Use of Site:

The site is currently vacant and has historically been used for agriculture, especially at the north end of the property. There are few remnants of the native flora left on the property. Due to the property's agricultural history, the topography of the site is relatively level and there are no existing site conditions that adversely impact the development of this property. The property is located in Flood Zone "X".

Surrounding Area:

The surrounding master planned communities include:

- North: Glennwilde
- East: Commercial Development and Desert Passage master planned community
- South: The Maricopa-Casa Grande Highway and the Santa Rosa Springs master planned community
- West: Senita master planned community

Except for the commercial development directly east across Stonegate Road, the property is surrounded by residential communities.

History:

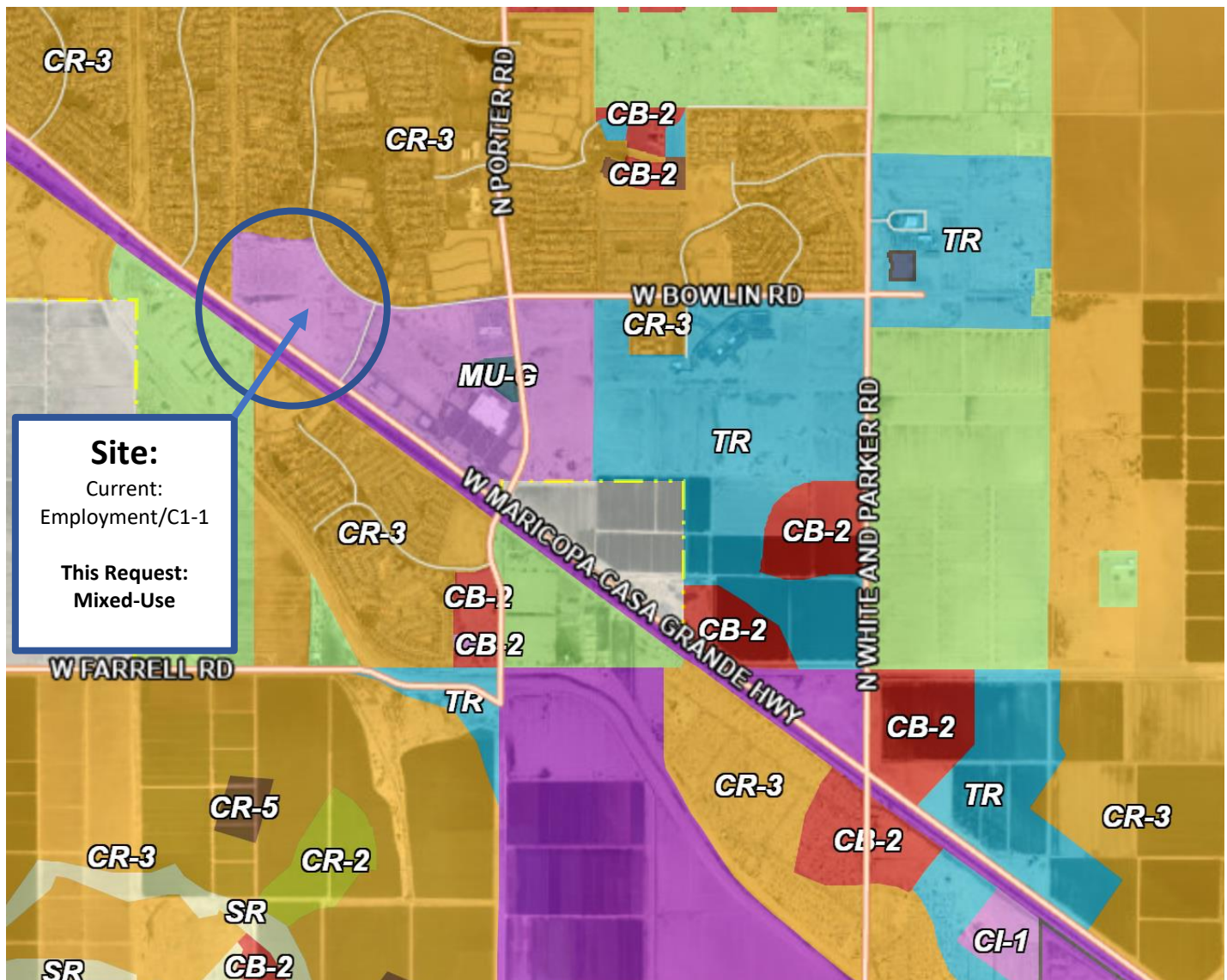
The original zoning for this property was residential and high-density residential. In the mid-2000s, a General Plan Amendment, and PAD overlay were put in place for Industrial / Warehouse development.

General Site Conditions:

The subject site is located at the Northwest corner of Maricopa-Casa Grande Highway and Stonegate Road. The site is bordered by three public streets: West Casa Grande Highway along the southwesterly border, Stonegate Road along the southeasterly border and Allen Stephens Parkway along the northeasterly border. The subject

property currently consists of a net developable area of 46.30 acres. The site is currently vacant. The subject site has a relative flat slope from southeast to northwest at an average slope of 0.36 percent. The site has single family residential bordering its northwesterly side and across the Allen Stephens Parkway, its northeasterly border. The development currently exists on the east side of Stonegate Road. The **STONEGATE** Master Plan proposes a wide variety of uses which include: Large Box Retail, Office/retail, multiple full service and drive-thru restaurants, hotel, gas station/convenience store and medium to high density residential.

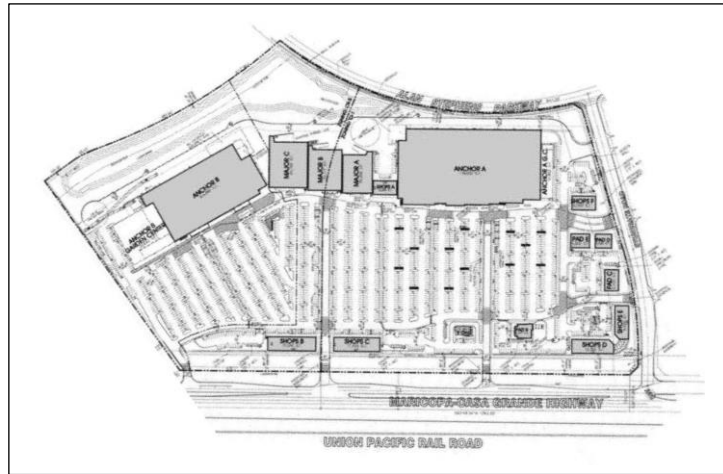
Land Use Designations:



Existing and Proposed Land Use Plan:

The existing PAD has a land use designation of "Employment". Maricopa Stonegate proposes a "Mixed-Use" designation. The following exhibit is the previously approved land use. Two large "big-box" anchors with

smaller retail users in a typical “shopping center” configuration. Along Stonegate Road and Maricopa-Casa Grande Highway are located small “pads” the miscellaneous uses. Parking is in one large conglomerate. Both the residences to the north and along the east side of Allen Stephens Parkway, the backs of large building are displayed to the detriment of the residences and which do not allow for any integration or buffering of the employment uses, except for designated retention and some landscaping.



The proposed land use of “Mixed-Use”.



The arrangement of the various uses is conceptual only and show the intent of the new “Mixed-Use” land use. This allows for a variety of uses and more of an integration with the surrounding master-planned communities to the north and east. This will impact the surrounding residential areas much less than the previous “Employment” designation. Single family lots are proposed on the north which will buffer the existing master planned community with a like use. Multi-family residences are planned along Allen Stephens Parkway with two story building facing the road and the backs of residences on the other side of Allen Stephens Parkway. 3 story buildings are stepped further back close to Maricopa Stonegate’s commercial area. The large box is conceptual and represents a larger scale use such as a movie theater, or indoor recreational use. The remainder of the site will border the Maricopa-Casa Grande Highway and Stonegate Road with small commercial, office, and retail uses all of which are closer to the high traffic arterials and regional roads. Parking is mostly interior or to the back of the designated uses.

The following photographs are for conceptual visualization of the possible “flavor” of the Mixed-Use designation. Each parcel designation is conceptual and will have future entitlement permits after the initial overall Mixed-Use designation is approved.

