

June 15, 2021  
Revised: September 3, 2021

# Maricopa 40

Located southwest of High Desert  
Trail and Murphy Road  
City of Maricopa, Arizona

## **Minor General Plan Amendment (GPA) Narrative**

Case Number : GPA21-06



4550 N 12th Street  
Phoenix, AZ 85014  
CVL Job No: 1-01-03701-01

# **Minor General Plan Amendment (GPA) Narrative**

## **for Maricopa 40**

**June 15, 2021**  
**Revised: September 3, 2021**

### **Developer**

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Existing 600' Adjacent Ownership Map. . . . .	Exhibit E
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# 1. Purpose and Intent

On behalf of Emmerson Enterprises, CVL Consultants is pleased to submit this request for Maricopa 40, a new single family residential community planned for approximately 190 single-family homes, two typical lot sizes with opportunities for additional housing product options, a  $\pm 1.5$ -acre retail site, and quality open space and amenities on an undeveloped approximately 40.43-acre parcel at the southwest corner of High Desert Trail and Murphy Road (the “Property”) in Maricopa, Arizona (the “City”). (See Exhibit A, Vicinity Map). This unique community meets the desires of current and future homebuyers while reflecting the area’s historic agricultural character and providing an appropriate land use solution for this undeveloped site in a growing area of Maricopa. (See Exhibit B, Conceptual Land Use Plan).

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment (“GPA”) to change the existing LDR (“Low Density Residential - up to 2.0 dwelling units per acre”) land use designation to the MDR (“Medium Density Residential 2.0-6.0 dwelling units per acre”) land use designation. (Refer to Exhibits C and D, Existing General Plan and Proposed General Plan.)

The second companion request seeks to rezone the overall approximate 40.43 acre property from the current CI-2 (“Industrial Zone”) zoning to PAD (“Planned Area Development”) zoning. Amended development standards are proposed to create specific standards to guide the development of the Property so that it fits seamlessly within the surrounding area.

The Property is well suited for its majority single-family residential use, due to its location adjacent to the Cortona master-planned community directly to the north and its position approximately 1/2 of one mile from the future Maricopa High School No. 2 to be located on the southwest corner of Murphy and Farrel Roads. This location precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near schools due to these safety concerns. Larger portions of commercial and multi-family residential uses would also generate more traffic than single-family residential uses, which could also pose a safety hazard for nearby students. As described above, the proposed residential community with a

small portion designated for future retail development is significantly more compatible with the surrounding area.

Through these two requests, Emmerson Enterprises seeks to bring a beautiful residential neighborhood to the City, with lot sizes that meet the desires of current and future homebuyers in the area. Emmerson Enterprises has designed the community after the pattern it used successfully in nearby communities like McDavid Estates, located on McDavid Road and Loma Drive. Maricopa 40 will be another quality community based on these principles and will be developed as a high-quality single family residential and retail neighborhood through these concurrent PAD and Minor GPA applications.

### **Description of Development**

Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The community incorporates a wide landscape tract along the property's frontage on Murphy Road with additional open space at each entry to provide a beautiful external aesthetic to the community. This tract provides additional buffering to the project's lots that back to the adjacent roadway, as well as the proposed retail site.

The residential lots may consist of a typical lot mix of 40' x 115' and/or 45' x 120' lots with the opportunity for the end user to incorporate a more diverse and innovative variety of housing types, such as alley loaded lots or z-lots for a portion of the community, if supported by market demand. A separate phase is planned for a  $\pm 1.5$  acre retail parcel at the southeast corner of the community to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area. The future retail use will be determined by the end user with the opportunity for various uses such as a farmer's market to adapt to the nearby agrarian surroundings or other neighborhood commercial development appropriate for its location.

Internal circulation to the community will be provided by a primary entrance from Murphy Road to the east with an internal collector road providing access to local streets and access for the existing single family residence to the west. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

The site plan has been designed to create two main active open space areas in the community (both on the north and the south) with various open space areas located throughout. As a consequence, all homes in the community are in close proximity to active open space areas. Residents will have ample opportunity for active and passive recreation with a centrally located park, trail corridors and recreation areas featuring amenities such as a playground, shade ramadas, shade nodes, BBQs and/or picnic tables.

The community provides open space for off-site drainage flows, on-site retention, landscape buffers from the adjacent right-of-way, and landscape tracts adjacent to all corner lots. The proposed community addresses the City of Maricopa's Single Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including monument signage, entry landscaping, and trail connectivity, and a high quality material and finish design for the theme walls and decorative fencing provided throughout the entire community.

Furthermore, the proposed site plan addresses all relevant site issues, constraints, challenges, and requirements. Including site access, site vehicular circulation and traffic impact, off-site and on-site drainage and retention, site utilities, site open space and walls, as well as other required site improvements. (Exhibit B, Conceptual Land Use Plan).

Design features, including the use of various complimentary building materials and architectural focal points will emphasize the project's western-agrarian theme inspired by Maricopa's Heritage District. Detached sidewalks will be provided throughout to further enhance the livability of the community. All architectural elements will tie together to provide a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. The community will implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa along with several other defining standards further identified in this proposal to ensure the development of a high quality neighborhood and overall design compatibility to the area.



## **2. Property Location**

The Property is located at the southwest corner of High Desert Trail and Murphy Road in the City of Maricopa, Arizona and consists of approximately 40 acres identified as Parcel Number 50206035B on the Pinal County Assessor's Map (Exhibit A, Vicinity Map).

### **Legal Description**

The parcel is described as; the Northeast quarter of the Southeast quarter of Section 4, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

## **3. Existing Conditions**

### **Property Physical Character**

Maricopa 40 is located north of La Brea Road, south of High Desert Trail and west of Murphy Road within the incorporated limits of the City of Maricopa. The Property consists of approximately 40 acres identified as Parcel Number 50206035B in Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona (Exhibit A, Vicinity Map).

The Property is currently undeveloped land that decreases in elevation from the northeast corner to the southwest corner of the parcel. The total elevation change is approximately 4 feet, dropping from 1,231 feet above mean sea level (MSL) near the southwest corner of the development to about 1,227 feet MSL at the northeast corner of the development.

### **Historical Land Uses**

Aerial photographs from HistoricAerials.com and Google Earth were reviewed, as well as other sources. These aerial photographs depicted the Property and adjacent properties as agricultural and native land. Single family residences were constructed on the adjacent property to the west in 2002 and on the adjacent property to the south in 1949. There are no records or evidence indicating the presence of Historical Land Uses within the Property nor are there any known sites on the Property with significant historical background or historical credentials.



## Geological Constraints

Research of the USGS database reveals no evidence of the presence of earth fissures within the parcel boundaries and there is no information indicating any other geological constraints on the Property. The United States Department of Agriculture, Natural Resource Conservation Service (NRCS) Soil Survey “Pinal County, Arizona, Western Part”, updated June 5, 2020, provides a reasonable overview of the general soils types that are anticipated to be predominant on the parcel. Per the NRCS Soil Survey, the predominant soil type for the Property is Casa Grande fine sandy loam. This soil has high risk of corrosion to concrete and corrosion to steel; with a low shrink-swell potential.

## Drainage

The Property is currently an undeveloped agricultural field and generally drains from the east to the west. The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014 (Reference 1), indicate the Property falls within Zone “X” and Zone “A”

- Zone “X” (shaded) is defined by FEMA as, “Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood.”
- Zone “A” is defined by FEMA as, “Areas subject to inundation by the 1-percent-annual-chance flood event. No Base Flood Elevations are determined.”

Wood Patel is currently preparing a regional floodplain solution that will remove the minor portion of the Property from the currently effective Zone A floodplain. A CLOMR has been submitted to FEMA by Wood Patel for review and comment. Once the CLOMR is approved, the regional solution will be constructed. Once constructed, the channelization efforts will be followed up with a subsequent LOMR which will be submitted to local agencies and FEMA for review and comment. As detailed in the attached drainage report, the off-site flows that currently impact the site will be intercepted and routed by the proposed Santa Cruz Wash channel as part of Wood Patel’s regional floodplain solution. Construction of the Santa Cruz and Santa Rosa Regional Drainage Channels are anticipated to remove the Zone A floodplain designation currently impacting the southeast corner of the Property.

The Property is protected from additional off-site flows from the east agricultural fields by the existing Murphy Road. Murphy Road will be improved adjacent to the proposed development, and the additional runoff generation will be captured and retained in on-site retention basins. Please refer to the attached drainage report for additional information.

## Surrounding Uses

The properties surrounding the Property are as follows:

Direction	Use	Zoning	General Plan
North	Undeveloped agricultural land planned for Cortona, a master planned community.	CR-3 PAD	Master Planned Community
South	Single family residential and agricultural land.	CI-2	Low Density Residential
East	Single family residential and agricultural land.	GR	Master Planned Community
West	Single family residential and agricultural land.	CI-2	Low Density Residential

Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the significant growth planned in this area of Maricopa. The master planned communities in the immediate surrounding area are as follows:

Community	Direction	Zoning	General Plan
Cortona	Directly north and approximately 1/4 of one mile west of the Property.	CR-3 PAD	Master Planned Community
Red Valley Ranch	Approximately 1/2 of one mile northeast of the Property.	CR-3 PAD	Master Planned Community
Hartman Ranch	Approximately 1/2 of one mile to the southeast of the Property.	CR-3 PAD	Master Planned Community
Eagle Shadow - The Sanctuary	Approximately 1/4 of one mile south of the Property.	CR-3 PAD	Medium Density Residential

The nearest schools are Desert Wind Middle School and Santa Cruz Elementary School, located within an approximately 2-3 mile radius of the Property. Maricopa High School is located approximately 9 miles from the Property. Maricopa High School No. 2 is proposed to be developed in July 2022 on the southwest corner of Murphy and Farrel Roads, approximately 1/2 of one mile from the Property.

The Maricopa Police Department and Maricopa Fire Department Station 572 are located within an approximately 2 mile radius of the Property.

Additional neighborhoods, parks, schools, community centers, and retail are readily available nearby within the City of Maricopa located to the northwest of the Property (Exhibit G, Proximity Exhibit).

## **Existing Roadway & Circulation Conditions**

Maricopa 40 proposes two new access points on Murphy Road, a minor arterial located along the eastern boundary of the Property. High Desert Trail and La Brea Road are existing dirt roads that run east-west along the northern and southern boundaries of the Property.

Given the proposed development location it is expected that the majority of traffic will access the Property from the Maricopa-Casa Grande Highway. Some traffic destined to Maricopa's City Center might travel north and access Maricopa using Honeycutt Road. The Maricopa-Casa Grande Highway ("MCGH") is an east-west road located approximately 2 miles south of the Property. The Arizona Department of Transportation ("ADOT") federal functional system classifies MCGH as a minor arterial that serves as a direct route from Gila Bend to Maricopa where it terminates at its junction with John Wayne Parkway ("SR 347"), a principal arterial, that provides access to the Phoenix metropolitan area approximately 20 miles north of Maricopa. MCGH can be accessed via Murphy Road heading south from Maricopa 40.

Interstate 10 ("I-10") is located approximately 16 miles northeast of the Property. Interstate 8 ("I-8") is located approximately 25 miles southwest of the Property and provides access to San Diego and Southern California (Exhibit F, One Mile Radius Surrounding Area Map).

## **4. Existing Zoning and General Plan Land Use**

The Property is currently within the Maricopa General Plan's Low Density Residential land use category which allows for a density of up to 2.0 du/ac. A concurrent Minor General Plan Amendment is in progress to amend the existing land use designation to Medium Density Residential (2-6 du/ac) and Commercial to facilitate the proposed development (Exhibit C, Existing General Plan; Exhibit C, Proposed General Plan).

The Property is zoned Industrial Zone (CI-2). Rezoning to PAD is requested in order to allow for flexibility regarding the proposed land uses and applicable development standards detailed below to facilitate the proposed development.

## 5. Service Information

### Water Facilities

The Property is located within the water service area of Global Water Resources. The closest existing waterline is a 16-inch line at the intersection of Farrell Road and Hartman Road that will be extended to the development. A proposed off-site water system will connect the proposed on-site system of 8-inch lines to the existing waterline at the intersection of Farrell Road and Hartman Road. Details for the proposed off-site water system are being discussed with Global Water Resources to determine the appropriate line size to serve this development and other proposed adjacent developments. Final off-site waterline sizes will be outlined during final design. Please refer to the attached preliminary water report for additional information.

### Wastewater Facilities

The Property is located within the wastewater service area of Global Water Resources. The closest existing sewer line is a 24-inch at the intersection of Farrell Road and Hartman Road about 1.8 miles away. Within Maricopa 40, a system of 8-inch line is proposed to direct sewer flows from the west of the project to the east (Murphy Road). Within Murphy Road, flows will continue north to Farrell Road then west in Farrell Road to the existing sewer line located at the intersection of Hartman Road and Farrell Road. Sizing for the off-site sewer system is ongoing with Global to determine the appropriate size line to serve this project and other adjacent proposed projects and will be completed during final design.

The wastewater systems have been designed according to the Global Water Resources' design standards for wastewater collection systems. Please refer to the attached preliminary wastewater report for additional information.

### Utilities Table

The following outlines the utility service providers:

Utility	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District Number 3
Gas	Southwest Gas Corporation

## **6. Land Use Analysis**

### **Proposed Minor General Plan Amendment**

As stated above, this request updates the community's land use from Low Density Residential (up to 2.0 du/ac) to a combination of Medium Density Residential (2-6 du/ac) and Commercial in order to provide a combination of land uses that meet the desires of current and future homebuyers while remaining consistent with the existing and planned uses in the area.

It is proposed that the entire Property will be developed to include approximately 38.93 acres or (96%) Medium Density Residential use with the remaining approximately 1.5 acres (4%) proposed as Commercial. The Commercial area is planned for future retail development at the southeast corner of the Property along Murphy Road and will include a shared primary entry monument with ample landscaping and pedestrian connection to provide a sense of place and connectivity between the retail use and the residential portion of the community (Exhibit D, Proposed General Plan).

### **Proposed Land Use**

The residential unit count for the community is estimated at approximately 190 lots for an estimated residential density of 4.88 du/ac, which is well within the 2-6 du/ac density range permitted within the Medium Density Residential category. The finalized lot yield and housing products will be addressed concurrent with the Preliminary Plat application and approval.

### **Public Benefit of Proposed Land Use**

Based on feedback from City residents as well as the Housing Plan, the City of Maricopa has a high demand for diverse and attainable housing within close proximity to the urban core of Maricopa. Emmerson Enterprises is proposing a single family residential and retail community consisting of single-level housing that may include 40'-45' wide detached traditional lots, alley loaded lots, z-lots or cluster housing which will be within walking distance to retail, education, employment, etc.

Market analysis has revealed that there is a lack of housing-units on smaller lots, and cluster developments which would be well-suited for families, single individuals, young people and/or seniors. Residential use in this location provides a natural transition between the commercial and adjacent single-family residential areas while providing more housing options for a mixture of economic classes.

Additionally, the land uses proposed in this request for a Minor General Plan Amendment support the City's Strategic Plan elements of Economic Sustainability, providing Quality of Life and Managing the Future.

Amending the designation of the Property to Medium Density Residential and retail is a significant improvement over the prior industrial use. The Property is located adjacent to the Cortona master-planned community directly to the north and its position approximately 1/2 of one mile from the future Maricopa High School No. 2 to be located on the southwest corner of Murphy and Farrel Roads. This location precludes large industrial uses, since heavy truck traffic would pose a safety hazard and certain industrial uses may also pose an environmental hazard for nearby students. Both federal and state school and transportation agencies and the EPA discourage heavy industrial development near schools due to these safety concerns. Larger portions of commercial and multi-family residential uses would also generate more traffic than single-family residential uses, which could also pose a safety hazard for nearby students. The Property is very well suited for residential use, due to its location near Maricopa High School No. 2, and its location adjacent to the Cortona master-planned community.

The proposed project will add to and extend the City's recreational amenities with additions of open space, parks, and pedestrian trails.

### **Community Character**

Maricopa 40 provides a mixture of residential housing styles and supporting retail development along with active and passive amenity areas. This proposal implements flexible land planning, allowing for single family lots while encouraging opportunities for innovative housing product and site design by the end user. This approach will provide potential diverse housing opportunities and create a remarkable community for the City of Maricopa and future residents of Maricopa 40. The community will provide a pedestrian friendly design that provides accessibility to services, recreational amenities and retail opportunities while allowing for a range of housing types.

To create a well-planned development that supports the community goals for a diverse and livable community, Maricopa 40 will focus on the following defining elements to establish the community's character:

- Maximize opportunities for views and access to community open spaces and amenities.
- Use of shape, colors, material selections, craftsmanship, and decorative details for building design and architectural themes.



- Thoughtfully planned to encourage pedestrian and non-motorized vehicular use while fully integrating the overall community.
- Beautifully landscaped areas planned with careful consideration to location, species, design and placement.
- Well thought out open space amenity areas using location, variety, and design concepts.
- Community signage, entry monumentation and amenities: location, design concepts, colors, and materials.
- Streetscape: including perimeter walls, view walls, and landscaping thoughtfully placed to maximize exposure of open space and common areas.

The character of Maricopa 40, as established by the above-mentioned design elements, will enhance the appearance and features of the Property and surrounding environment. The community will provide a distinct upscale living environment for residents to enjoy.

## **7. Landscaping, Open Space and Pedestrian Circulation**

As indicated in the PAD, large amounts of open space related to entrance features, retention and drainage facilities, park, tot lot, recreation and amenity areas, buffers, and pedestrian circulation trails, are proposed throughout the community. The development will provide detached sidewalks with tree-lined streets and decorative street lights to further enhance the distinct upscale living environment of the Maricopa 40 community in agreement with the applicant's concept of a quality PAD and in compliance with the City's requirements and standards.

Maricopa 40 proposes a variety of amenitized open space areas, including a park and amenity areas with significant recreational facilities and neighborhood play areas. The landscape design concept for Maricopa 40 is intended to exceed the City's design expectations by providing a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees. Landscaped retention basins will be included and will be accessible via meandering sidewalks that will connect directly to internal detached roadway sidewalks.

Trails and community sidewalks throughout the community provide efficient pedestrian access to the various open space areas and the main amenity area under the comfort of groupings of shade trees. The majority of programmed amenities are located in a central amenity area to encourage social gathering within the community.



This park area includes useable open space with various amenities such as pedestrian walking paths, picnic ramada structures with tables and seating, BBQs, turf areas, and/or tot-lot areas with useable play equipment. The proposed amenities utilize a variety of durable building materials, and have been developed to establish a unified and balanced palette of colors and textures.

Landscape tracts will be included outside of corner lots that side to the street, with a typical width of 10', providing ample room for plant materials. Large landscape buffers are provided along Murphy Road. Aesthetic walls, view fencing and the primary entry monument will incorporate a harmonious range of colors and finishes to complement the development's architectural style. The primary entry monument offers ample landscaping and pedestrian connection designed to provide a sense of place and connectivity between the retail use and the residential portion of the community.

The ownership, control and maintenance of landscaping, open space and recreation facilities will be conveyed to and held in common by homeowners association(s) (HOA).

## **8. Conformance to General Plan**

Maricopa's General Plan "Planning Arizona" is an expression of the preferences of residents and property owners, and provides guidance to citizens regarding the physical development of the community. Its purpose is to provide a framework for all of the interrelated functions of the City of Maricopa. It is a citizen-driven Conceptual Land Use Plan, which conforms both to the letter and spirit of "Growing Smarter Plus" legislation established by the State of Arizona to guide municipal planning and growth management.

The intent of this Minor General Plan Amendment is to enable this undeveloped property the ability to bring together a new and attractive single-family residential and retail neighborhood with high value quality homes in a cohesively planned setting. The Minor General Plan Amendment (GPA) seeks to update the community's land use from Low Density Residential (up to 2.0 du/ac) to a combination of Medium Density Residential (2-6 du/ac) and Commercial in order to provide a combination of land uses that meet the desires of current and future homebuyers while remaining consistent with the existing and planned uses in the area.

This proposed amendment will better meet the Goals and Objectives set forth in the City's General Plan. A selection of the General Plan goals being met are as follows:

## Land Use

### 9. Goals and Objectives

Maricopa's land use goals and objectives envision a full-service, balanced community for the future. They stress the importance of retaining a distinctive identity as positive change is accomplished. The City's image as an excellent place to live is promoted and expanded in the overall strategy for preserving, adding, and blending compatible types of residential and non-residential development.

#### ***GOAL 1: Achieve a balance in the community between jobs and housing.***

*Objective a: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.*

Answer: This request for a Minor General Plan Amendment (GPA) to residential use with a portion of retail improves the balance between housing and employment within the City limits by providing diverse and attainable housing to those looking to live, work and play in the City of Maricopa.

*Objective b: Assure that sufficient infrastructure is in place or necessary improvements are adequately planned and funded.*

Answer: The applicant will secure all the necessary commitments from area utilities and intends to provide all required infrastructure at the time of project development.

*Objective c: Encourage, through land use controls, the development of hospitality uses including hotels, resorts and restaurants.*

Answer: This request for a Minor GPA establishes a distinct and unique residential community with opportunity for commercial uses, near the geographic center of the current Maricopa community.

*Objective d: Evaluate and update the General Plan Land Use Map with a defined scope and objectives. Include an analysis of existing zoning and the various PAD planned land uses within the City and Planning Area, and outline recommendations for Land Use Map updates in support of this General Plan and the 2040 Vision*

Answer: This request for a Minor GPA evaluates the General Plan, provides scope and objectives, and includes an analyses of existing zoning and various planned land uses within the City.

**GOAL 2: Assure the development of a diverse housing stock in both dwelling type and density.**

*Objective a: 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.*

Answer: Maricopa 40 provides affordability and time and market sensitive diversity with the full range of housing opportunities including higher-density residential uses under the integrated flexibility of the companion PAD application.

*Objective b: Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations.*

Answer: The requested Medium Density Residential land use designation and companion PAD rezone provide the flexibility to promote housing diversity. The proposed development will include smaller single family lot sizes.

**GOAL 3: Minimize conflicts between land uses.**

*Objective a: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.*

Answer: Maricopa 40 has and will continue to address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As indicated in the narrative, all proposed land uses are compatible with, and will not negatively impact the existing adjacent neighboring uses.

*Objective b: Apply adequate buffers to establish transitions that include open space and landscaping between substantially different land uses.*

Answer: This project has and will establish adequate buffers and transitions that include open space and landscaping along Murphy Road.

*Objective d: Minimize air pollution impacts to residential areas and schools from smoke, odors and dust generated by industrial land uses and unimproved sites.*

Answer: This project has and will adhere to and comply with all environmental regulations to minimize air pollution.

*Objective e: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.*

Answer: This project has and will adhere to and comply with the community development codes, including zoning, subdivision, and related regulations where applicable and required.

*Objective f: Transition all property zoning designations from pre-existing zoning districts in a manner that best achieves the goals of the General Plan*

Answer: The companion request for a PAD rezone evaluates the goals of the General Plan and provides scope and objectives, and includes an analyses of how the proposed zoning helps to achieve the goals of the City's General Plan.

**GOAL 4: Coordinate land management and planning activities with neighboring Indian Communities, Federal, State and private interests.**

*Objective a: Participate in regular meetings with Ak-Chin and Gila River Indian Communities to address land use and transportation issues and concerns.*

Answer: The applicant will coordinate with Ak-Chin and Gila River Indian Communities to address any land use compatibility and/or transportation issues as the project progresses toward development.

*Objective b: Communicate City general development priorities and goals in working with developers, landowners, Pinal County and State of Arizona officials.*

Answer: The applicant will communicate City general development priorities and goals with the development team, Pinal County and State of Arizona officials as the project progresses towards development.

*Objective c: Monitor development applications in the unincorporated portions of the City's planning area.*

Answer: The team will coordinate with the City of Maricopa on any proposed developments in proximity to this site or unincorporated areas within proximity.

*Objective e: Support the creation of functional master plans for regional systems including flood control and transportation.*

Answer: The applicant has and will continue to address and support existing and proposed regional flood and transportation master plans.

## **Circulation**

Goals and objectives of the Circulation Element parallel priorities addressed by citizens participating in the General Plan, SATS workshops and public meetings. The vision for the City's transportation system includes cooperating with other agencies, residents and businesses, developing a hierarchy of freeways, arterials, collectors and local streets, creating a circulation system for bikes, pedestrians, equestrians, and improving local and intra-city connections and transit services. The circulation system is the backbone of the City, supporting the economy and serving and influencing land use patterns in a positive way.

### ***GOAL 1: Develop an efficient and safe intra-city network, including a hierarchy of roadways, which meets the long term vision of the citizens.***

*Objective a: Fully implement the recommendations of the Transportation Master Plan (and subsequently adopted transportation related plans) on roadways within the City, including the adoption and implementation of a Complete Streets policy and associated roadway and infrastructure standards.*

Answer: The applicant has and will continue to address and implement all City adopted transportation studies and infrastructure standards, including Complete Streets and Associated Roadway Policies.

*Objective d: Coordinate and cooperate with other jurisdictions and agencies including ADOT, Pinal County, Gila River Indian Community, Ak-Chin Community, utility providers such as ED3, Maricopa County and MAG, in planning, designing and constructing local and regional transportation improvements.*

Answer: The applicant is committed to coordination and cooperation with all jurisdictions, agencies, Native American communities, and utility providers which are potential stake holders in the development of this project.

*Objective e Accept all roadways within Maricopa currently under the jurisdiction of other agencies.*

Answer: Agreed.

*Objective f: Integrate monitoring and traffic flow control infrastructure to all signalized arterial intersections.*

Answer: Agreed.

*Objective e: Design, improve, and maintain existing and new transportation facilities within the Growth Areas in accordance with adopted codes, safety standards, and design details including landscaping and aesthetic standards.*

Answer: Any proposed transportation facilities within this project will be designed, and maintained with the adopted codes, design details, safety standards of the community, including landscaping and aesthetic standards.

***GOAL 2: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa***

10. *Objective a: Fully implement the recommendations of the Transportation Master Plan (and subsequent adopted bicycle and pedestrian related plans (Safe Routes to Schools Master Plan)) on roadways and paths within the City, including the adoption of a Complete Streets policy and roadway standards.*

Answer: Maricopa 40 has designed a pedestrian circulation plan which has been submitted with the accompanying PAD application.

*Objective b: Develop a bicycle and pedestrian master plan and wayfinding plan as an element of the PTOS Master Plan update to further analyze trail connectivity and create a strategy for improving a continuous bikeway network. The PTOS Master Plan update shall incorporate best practices for handicap accessibility and feasibility for a bicycle sharing program pursuant to the Transportation Master Plan.*

Answer: The applicant has developed a pedestrian and trails circulation plan which has been submitted with the accompanying PAD application.

*Objective c: Update the existing PTOS Master Trails Plan for the City and update the Trails CIP to develop pedestrian trails and bikeways connecting all development, parks, greenways, and commercial areas within the City. Incorporate the findings and recommendations of the Trails and Pathways Element of the Transportation Master Plan.*



Answer: Bicycle/Pedestrian trails will be incorporated within the project with connections provided to all other developments.

*Objective e: Update City codes and standards to create a bicycle friendly community and mitigate the physical and psychological barriers to bicycling. All new construction and site improvements should include completion of sidewalk networks serving the site, both on and off-site, where found reasonable to complete connectivity.*

Answer: Any proposed project trail system will address connections to the Maricopa Trail System where appropriate and/or possible.

*Objective f: Implement MAG “Toolkit” for pedestrian and bicycle improvement recommendations for improvements to address common transit system access issues characteristic of the hot, arid climate. Consider implementing a “Walk-ability” rating or metrics program to evaluate pedestrian access and comfort of sidewalks, trails, and gathering areas throughout the community.*

Answer: The MAG Toolkit for pedestrian and bicycle improvements recommendations has and will continue to be implemented.

***GOAL 3: Improve access for emergency service vehicles to all occupied areas of the community.***

*Objective a: Establish street addressing and access standards for all residential, commercial and industrial properties.*

Answer: The Project has and will continue to address street addressing and access standards as Maricopa 40 progresses toward development.

*Objective b: Complete missing or incomplete links in section-line and local roadways to improve access to all neighborhoods and businesses.*

Answer: The proposed development will provide access to all neighborhoods and land uses with the necessary improvements to all appropriate roadways.

**Parks, Recreation, and Open Space**

Parks, recreation and open space goals and objectives reflect citizen preferences for the near and longer term creation of an open space system.

***GOAL 1: Establish parks, trails, and open space amenity standards to meet the expectations of Maricopa residents.***



*Objective a: Evaluate need and consider best practices to incorporate ADA accessible and special needs playground equipment for inclusion in public and private park facilities.*

Answer: The applicant has and will continue to consider the needs of all citizens.

*Objective b: Update the minimum code requirements for open space and amenities to meet LOS identified in the PTOS Master Plan.*

Answer: The applicant has and will continue to meet or exceed all minimum code requirements including LOS standards identified in the PTOS.

***GOAL 2: Trails and open space design requires emphasis on walkability and connectivity across the property complete with connections to adjacent properties.***

*Objective b: Conduct targeted walkability studies and environmental design audits between likely pedestrian routes (existing or unrealized) in the developed areas of Maricopa.*

Answer: The applicant has and will continue to adhere to all pedestrian circulation safety standards and requirements.

*Objective d: Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways.*

Answer: Open Space, trails, recreation, and pedestrian linkage has been and will continue to be thoroughly addressed throughout the rezoning and preliminary plat processes with the ongoing development of open space and landscaping details throughout the various planning and development stages of the project.

**Public Services and Facilities**

The following Goals and Objectives reflect the community's desired directions for the provision and financing of public services.

***GOAL 1: Actively coordinate with local school districts, charter schools and institutions of higher learning in the planning, construction and rehabilitation of facilities***

*Objective a: Ensure effective communication between the City, developers and schools districts.*

Answer: The applicant has and will continue to communicate with the City and local school districts.

*Objective c: Assist schools with locating new sites and design considerations to provide greater access to schools from adjacent neighborhoods.*

Answer: The applicant will provide assistance if needed with locating new sites and design considerations.

*Objective d: Update and implement recommendations of the Safe Routes to Schools Master Plan.*

Answer: Maricopa 40 has and will continue to conform to the design standards in providing safe routes for pedestrians.

**GOAL 2: Maintain a community in which all residents, businesses and visitors are safe.**

*Objective a: Ensure all future development infrastructures include fiber-optic, proper ingress and egress for efficient public safety including bicycle paths and pedestrian crossings.*

Answer: The applicant is committed to conformance of all agency infrastructure and public crossing standards and requirements to ensure public safety.

**GOAL 3: Coordinate City services with non-municipal utilities to ensure high- quality services to new development.**

11. *Objective a: Coordinate the planning of new facilities and corridors and the upgrade or expansion of existing facilities.*

Answer: This proposed development will address, coordinate, and consider all appropriate requirements for the development and/or expansion of needed services and facilities related to the project's successful completion.

## **12. Conclusion**

The Maricopa 40 community complements the development planned in the surrounding area while activating this undeveloped Property as a new and attractive residential community with the flexibility to allow for creative design solutions to accommodate the proposed mix of land uses, street pattern, amenity areas, and large centrally located open space corridors. The smaller lot sizes will help create more

diverse and affordable single-family housing in close proximity to a future nearby school, Maricopa High School No. 2 and, as stated previously, the retail site is permitted to offer flexibility and diversity to the land plan and fulfill the City's intent for commercial development in the area.

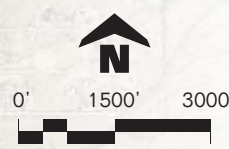
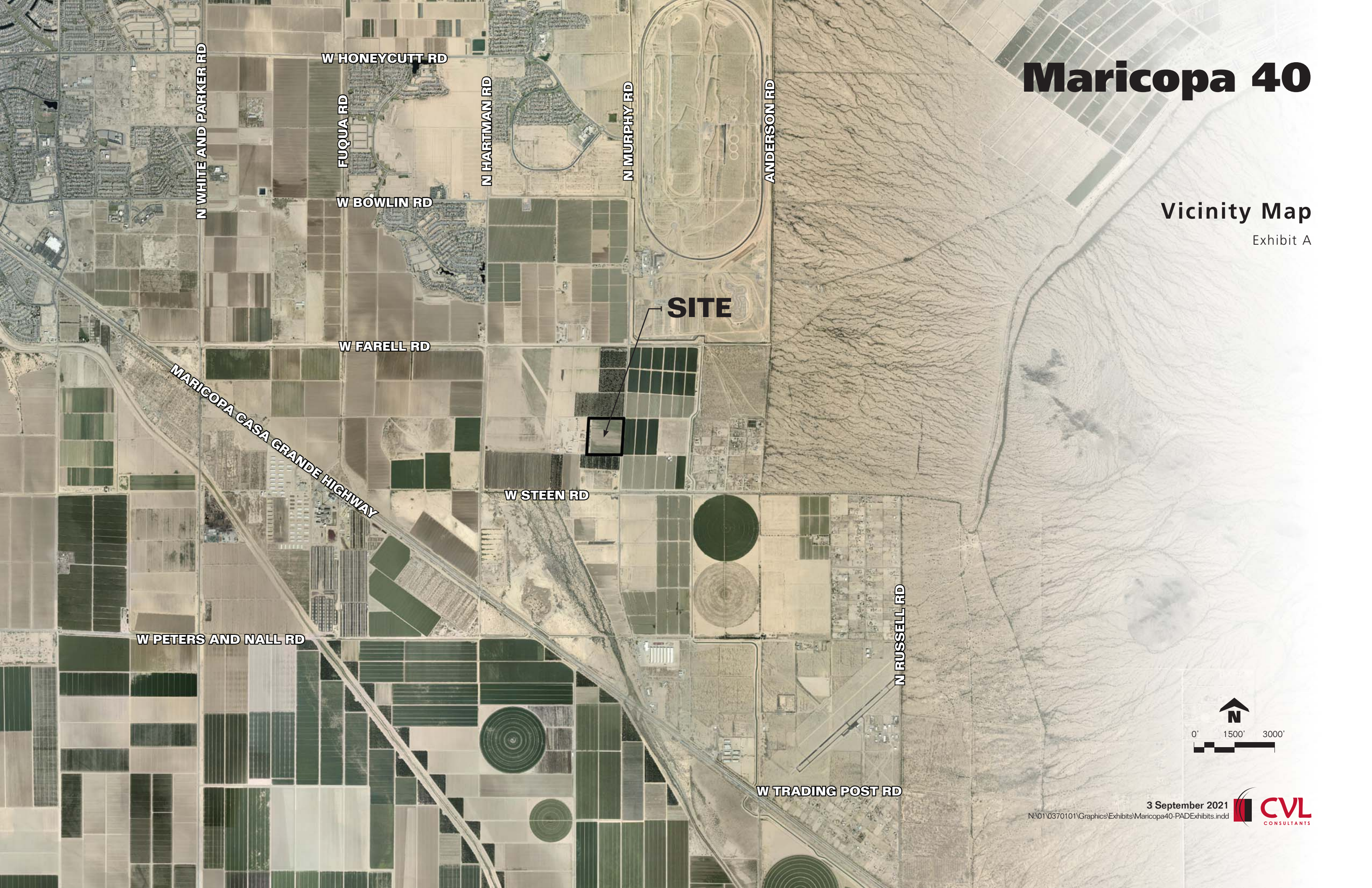
The Maricopa 40 community provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the Property and a positive contribution to the City.

As demonstrated above, this request for a Minor General Plan Amendment and PAD rezone is consistent in substance and location with the required findings of the Planned Area Development zoning district and the goals and objectives of the adopted General Plan for the City of Maricopa. We look forward to our continued coordination with staff in the processing of Maricopa 40.



# Maricopa 40

Vicinity Map  
Exhibit A

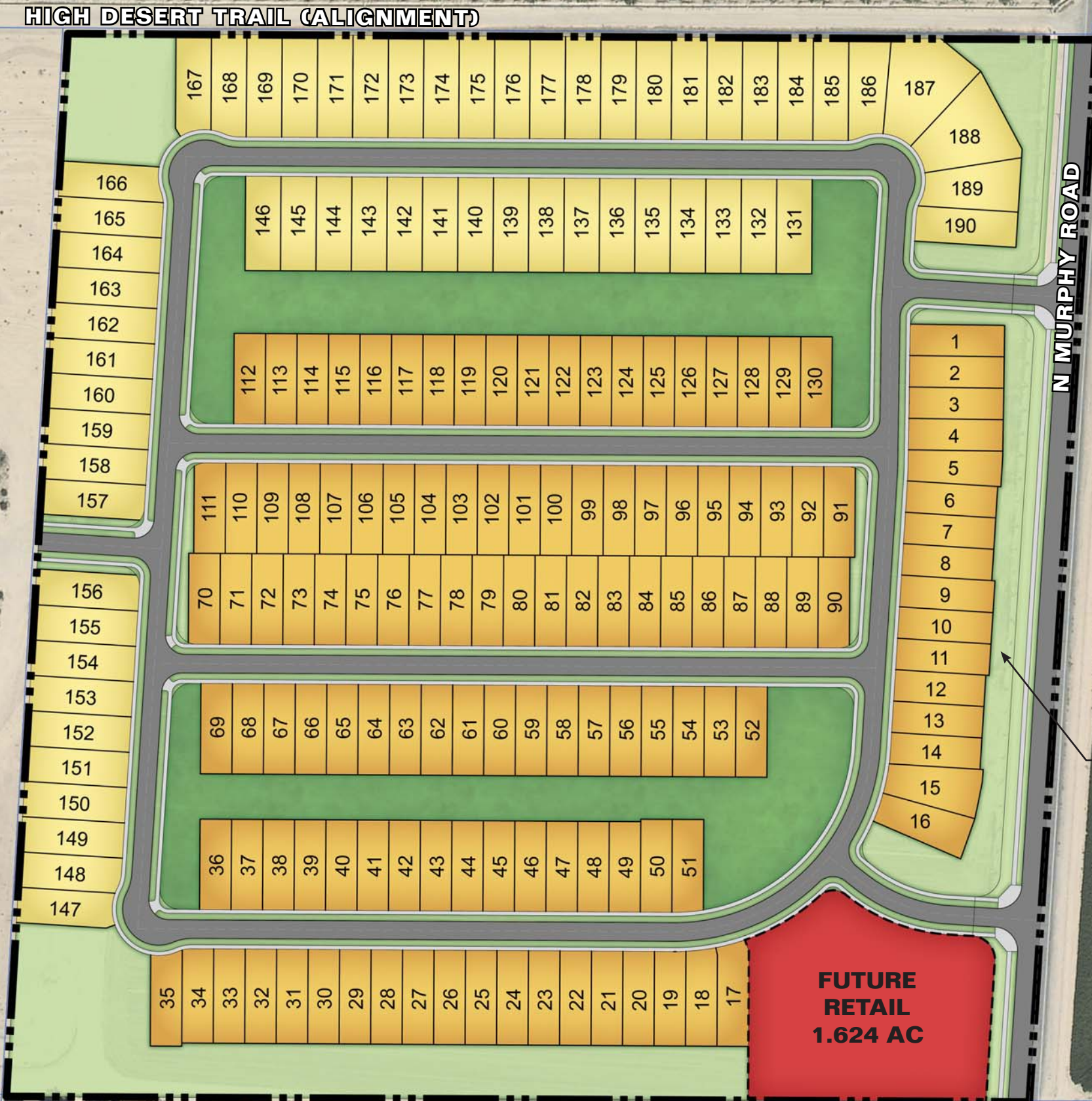




# Maricopa 40

## Conceptual Land Use Plan

Exhibit B



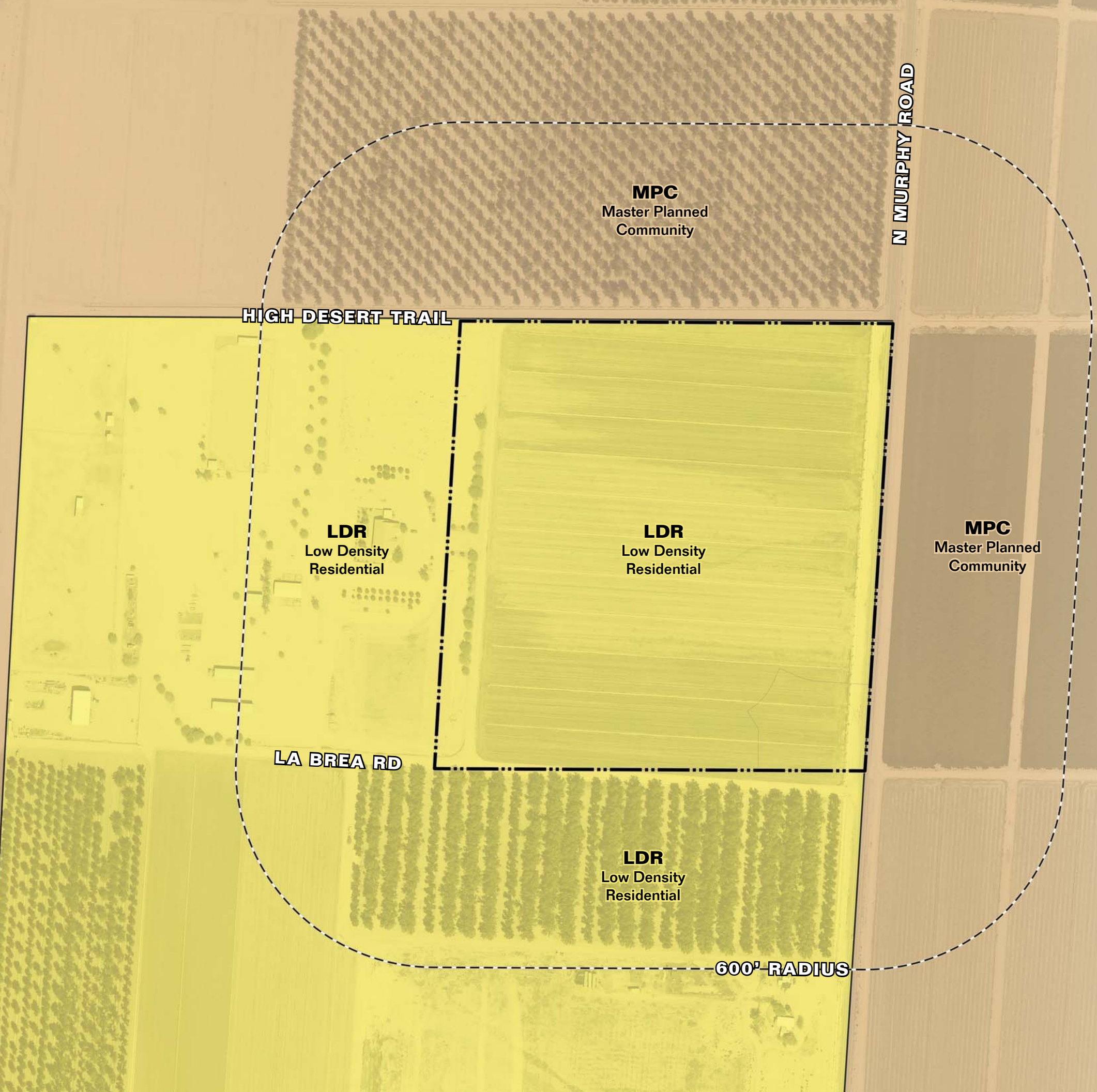
Conceptual Site Data	
Gross Area	40.43 acres
Residential Area	38.81 acres
Future Retail Area	1.62 acres
Lot Mix	
Single Family - 40' x 115'	± 119 lots
Single Family - 45' x 120'	± 71 lots
Total Yield	190 lots
Residential Density	4.90 du/ac
Residential Open Space (min. 20%)	± 8.12 acres
Note: This plan is for illustrative purposes only. Final lot mix, layout, street pattern and open space arrangement to be determined during the preliminary plat process.	



# Maricopa 40

## Existing General Plan

Exhibit C

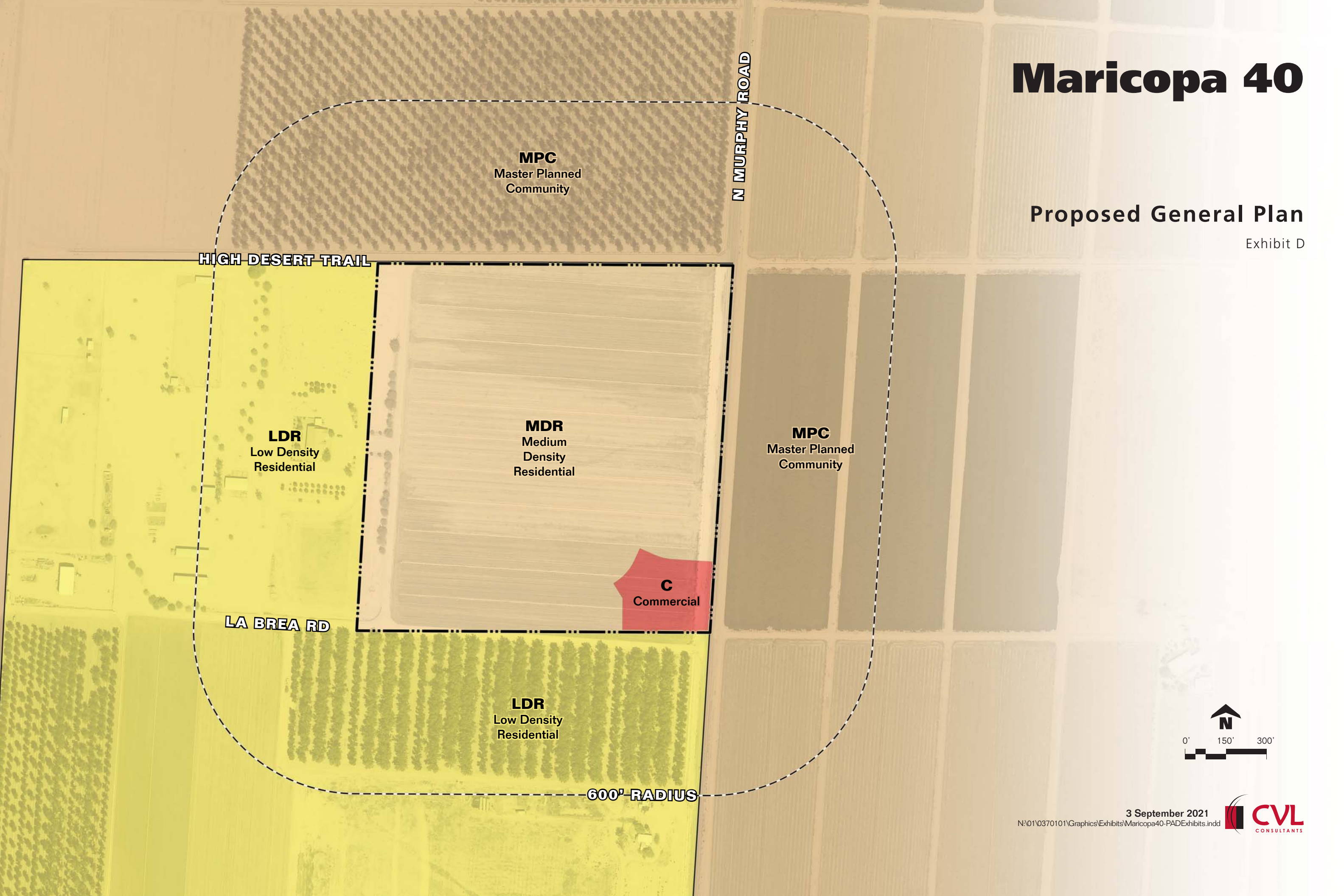




# Maricopa 40

## Proposed General Plan

Exhibit D





# Maricopa 40

## Existing 600' Adjacent Ownership Map

Exhibit E



HIGH DESERT TRAIL

N MURPHY ROAD

LA BREA RD

50206035C  
MARICOPA 240 LLC

502060420  
HALL GARY L & SHIRLEY

50206035B  
MARICOPA 40 LLC

50207002T  
HBE FARMS LLC

502060400  
HALL GARY L & SHIRLEY

502060410  
HALL GARY L & SHIRLEY

50207002F  
ECHEVERRIA RUDOLPH LEE  
& R RAMSEY TRS

600' RADIUS

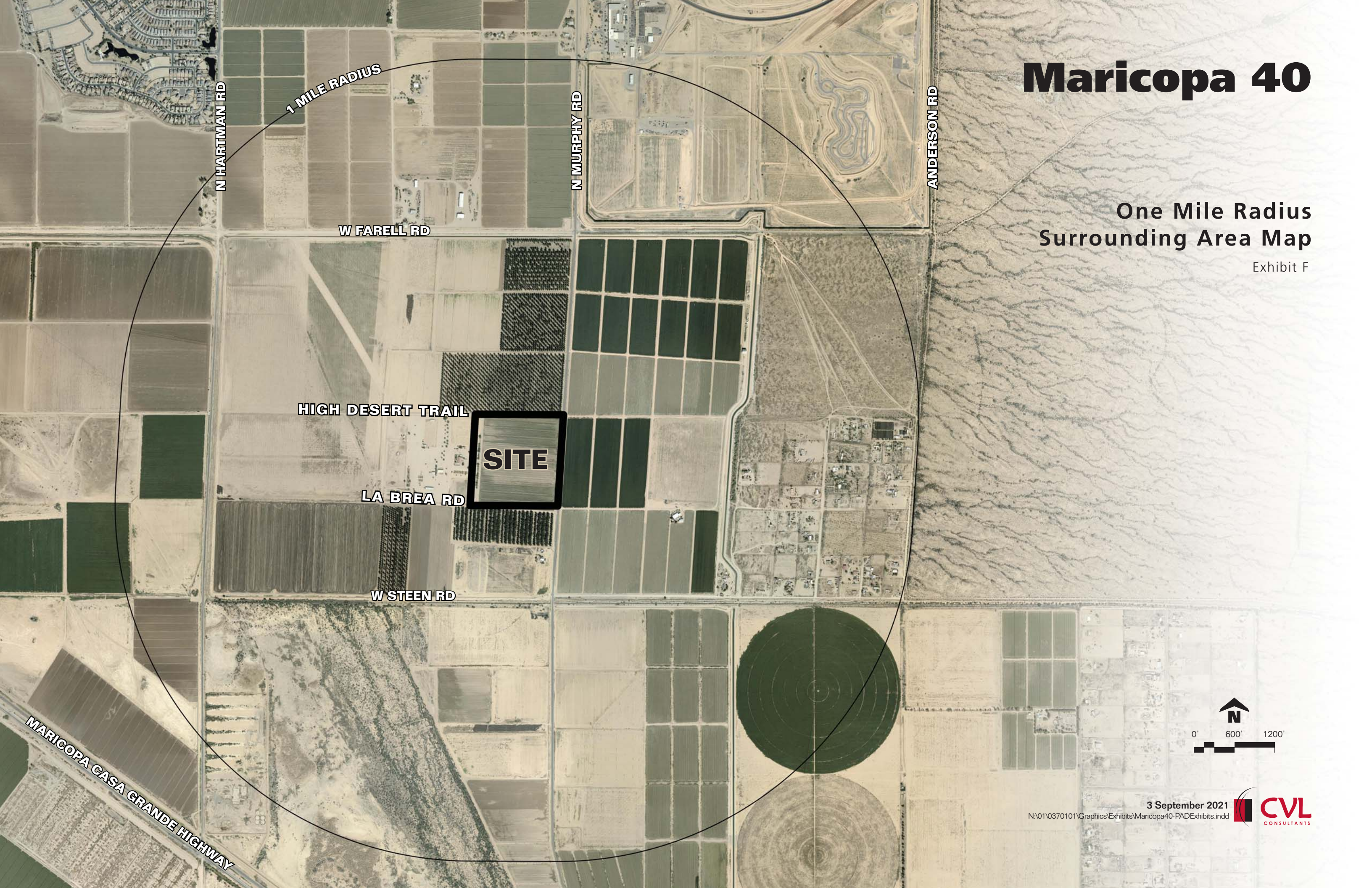




# Maricopa 40

## One Mile Radius Surrounding Area Map

Exhibit F

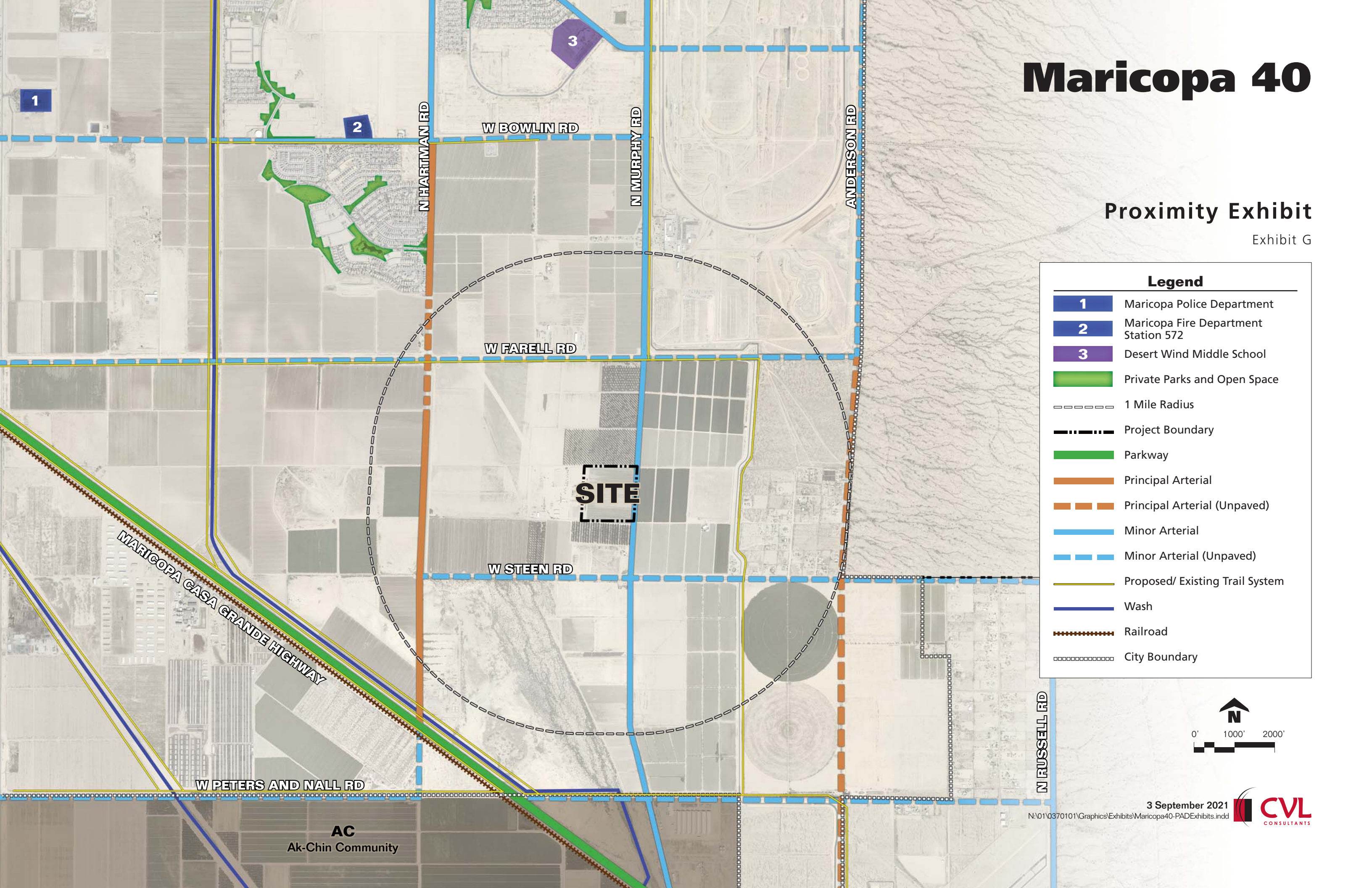




# Maricopa 40

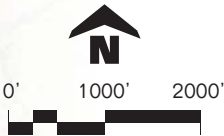
## Proximity Exhibit

Exhibit G



### Legend

- 1** Maricopa Police Department
- 2** Maricopa Fire Department Station 572
- 3** Desert Wind Middle School
- Private Parks and Open Space
- 1 Mile Radius
- Project Boundary
- Parkway
- Principal Arterial
- Principal Arterial (Unpaved)
- Minor Arterial
- Minor Arterial (Unpaved)
- Proposed/ Existing Trail System
- Wash
- Railroad
- City Boundary



3 September 2021

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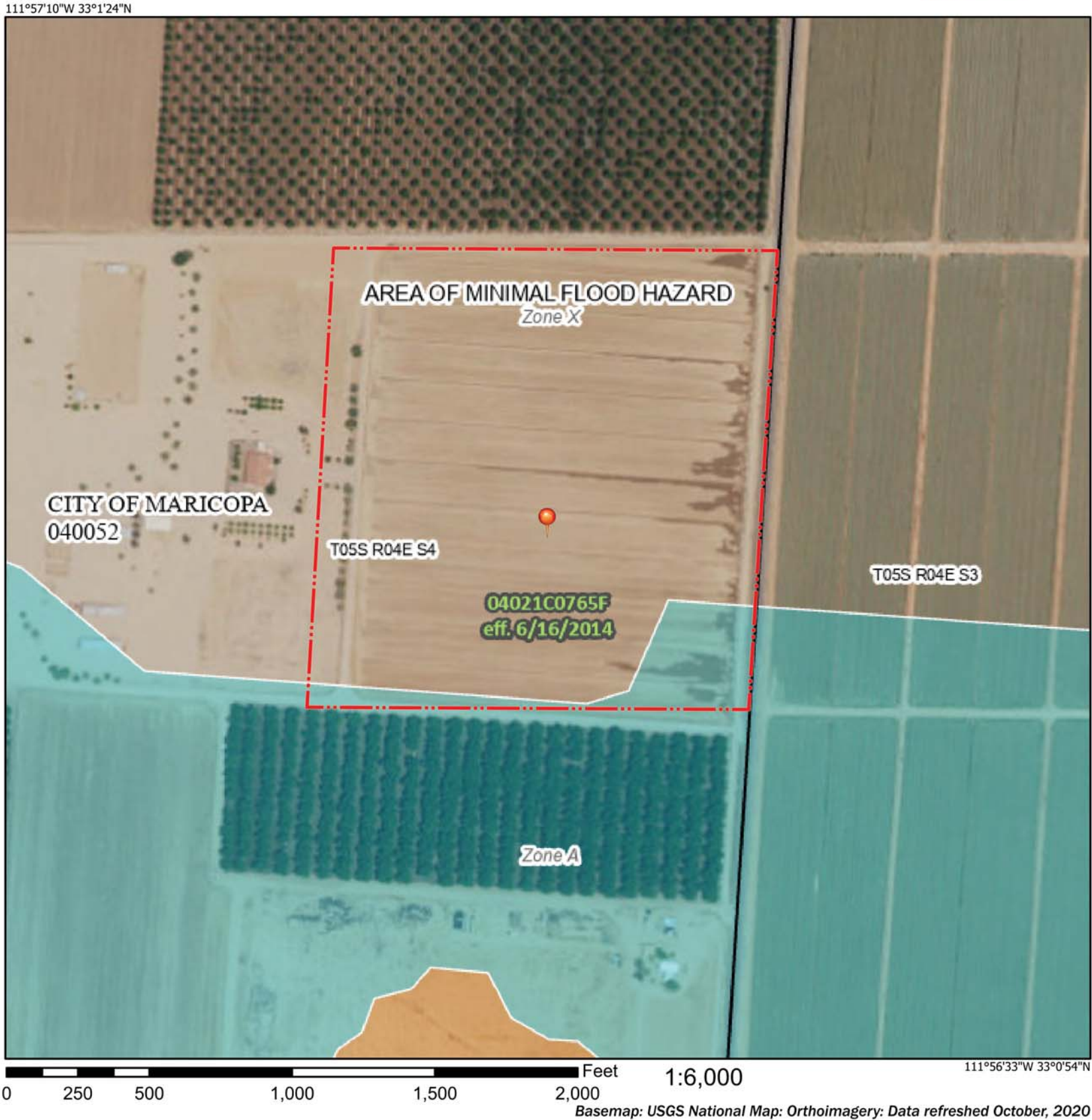
**AC**  
Ak-Chin Community



National Flood Hazard Layer FIRMette



Maricopa 40



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Site Boundary

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/14/2021 at 9:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Flood Insurance Rate Map

Exhibit H

