

June 15, 2021

**Subject: Maricopa 40 Minor General Plan Amendment and Planned Area Development Request
Project Narrative**

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 ± 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. (Refer to Exhibits E and F, Existing Zoning and Proposed 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 ± 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.