

ANDERSON FARMS PAD

1st Amendment

Submittal:

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INTRODUCTION

Lennar (“Applicant”), one of America’s leading homebuilders and a Fortune 500 company, intends to develop approximately 569 acres located at the northwest corner of Murphy Road and Farrell Road (“Property”) immediately west of the current Volkswagen proving grounds, in the City of Maricopa, AZ (“City”). The request is to amend an existing Planned Area Development (“PAD”) zoning district to introduce a new, smaller scale home and homesite to complement the current homes offered in the Community and add a neighborhood convenient commercial corner to serve the residents. Refer to **Exhibit A** for the Aerial Vicinity Map.

Purpose & Intent

The purpose and intent is to fulfill a need in the current community for families and individuals to attain the “American Dream” of homeownership. An additional purpose of this request is to add a commercial use to the PAD for a neighborhood scaled grocery store with ancillary commercial service providers. The Property currently consists of 2 developed parcels that are complementary with the proposed amendment. The future parcels will incorporate the same active and passive open spaces and trail connections as was approved in the PAD.

REQUEST

The request is to amend the current PAD and rezone a portion of parcel 502-03-015N from existing MU/HDR/MDR zoning within the PAD to General Commercial, GC. This land use change will allow for community and neighborhood uses that provide goods and services necessary to support the planned residential community and surrounding communities. We believe this change in land use is consistent with the General Land Use Plan. Refer to **Exhibit B** for the existing zoning map. The current size of the MU/HDR/MDR site is 15.02 acres. We propose expanding the size of the site to 28.36 acres to accommodate a neighborhood scale grocery store and ancillary service-oriented businesses and designate the site as Commercial. Refer to **Exhibit C** for the Conceptual Land Use Plan.

Furthermore, the PAD Amendment will introduce 2 new homesite sizes with two corresponding new home products. These new homesites are 35’ in width and 85’ deep (the “Dream Series”) and 35’ in width and 100’ in depth (the “Cottage Series”). The new home series plans are distinct from the approved homesites within the PAD. The Dream Series offers homes that are 740 square feet to 1,450 square feet and have no garage. The Cottage Series offers homes that are 967 square feet to 1,232 square feet, with the smallest Cottage home having a one car garage. Refer to **Exhibits G1 and G2**. (collectively the “Amendment”)

EXISTING CONDITIONS

Site Location & Conditions

The Property is located at the northwest corner of Murphy Road and Farrell Road immediately west of the current Volkswagen proving grounds. Portions of the Property are identified as being located within Flood Zone A. Refer to Exhibit D for floodplain map of the Property. The areas within the existing flood zone will be processed through FEMA as part of a future phase to remove them from the flood zone in a CLOMR/LOMR.

Anderson Farms Phase 1A and 1B have been developed and Lennar is currently building and selling homes. The entry and main collector road are built to the next phase. Hartman Road has also been improved and the overhead power lines removed from the street scape.

Legal Descriptions

The proposed Amendment to the Anderson Farms PAD does not change the overall size of the approved PAD. It is still approximately 566 acres. No additional property is being annexed into the PAD. The Property is identified on the Pinal County Assessor's map as parcels 502-03-015N. Please refer to **Exhibits E1 and E2** for the legal description of the PAD and the proposed commercial property, respectively.

Existing General Plan

A vast majority of the Property is designated as Master Planned Community. Approximately 15 acres at the northwestern corner of the Property are designated for Commercial use. Refer to **Exhibit F**, Existing General Plan Land Use Map. As stated earlier, the proposed PAD encompasses roughly 569 acres of land and is not annexing any additional land into the PAD. The current land use plan is consistent with City's land use map and places mixed-use land use categories at the northwest and southwest corners of the Property for conformance with the General Plan and the potential for non-residential land uses to provide future goods and services to the master planned community. The proposed rezone to commercial for the northwest corner is in alignment with the City's General Plan Land Use Map.

Surrounding Zoning & Land Uses

The Property is surrounded by primarily partially developed master planned communities, developed industrial property in Pinal County, or agricultural land. The neighboring parcel, located outside of the City limits to the east, is the Volkswagen proving grounds zoned CI-2 Industrial. That property abuts the entirety of the eastern property line of the existing PAD. A General Rural zone used for agriculture exists diagonally to the southeast. A portion of which was rezoned to PAD in 2021. To the south, a combination of CR-3 and CI-2 exists, but the primary use of those properties remains agriculture or vacant undeveloped lots. South of the PAD a new high school has been built and was opened for school year 2022-2023. The neighboring parcels to the west are certainly the most developed of all the adjacent parcels. CR-3 Single Family Residential homes in the Sorrento subdivision border to the west. Additionally, a portion of the neighboring parcels are comprised of CB-2 General Commercial lots which remain undeveloped for the time being and are currently vacant. Rancho Mirage, a large community to the northwest began land development in 2023. Finally, to the north is the Tortosa subdivision and a new community called The Trails, comprised of partially completed CR-3 single family residential houses.

GENERAL PLAN CONFORMANCE

Background

The land plan as part of our PAD places a majority of the neighborhoods within the existing area designated as Master Planned Community on the General Plan map. As required in the zoning ordinance for PAD's, a mixed-use land use component was designated at the northwest and

southwest corners of the Property. The proposed Amendment will remove the residential units that currently exist on the mixed-use northwest corner and increase the commercial designation to provide for a neighborhood scaled grocery-retail center. The current 15 acres designated as mixed-use will be increased by 13 acres and the residential units will be absorbed into land designated for Master Planned Community. By designating the commercial area on the land use map the proposal is consistent with the General Plan. The new homes and homesites will provide for more opportunities for homeownership in the community. Based upon the entire PAD amendment submittal, the amendment comports to the direction of the current General Plan.

General Conformance

The following are a few of the goals and objectives of the City's General Plan that support the rezoning of a portion of the Property to Commercial and the introduction of a new homesite:

Objective B1.1.3: Incorporate appropriate village center development within the various community Master Plans.

Anderson Farms PAD amendment: The amendment will allow for an appropriately sized village center that will serve Anderson Farms and surrounding communities.

Objective B1.3.1: Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities.

Anderson Farms PAD amendment: This community will be well served by a neighborhood scaled grocery store and ancillary businesses that may provide jobs along a major corridor into the City.

Objective B1.3.5: Establish guidelines for the appropriate inclusion of green spaces, paths, and other people-oriented amenities.

Anderson Farms PAD: This community has incorporated linear open spaces that follow the historical farm field geometric undertones while providing efficient and organized pedestrian/bicycle routes that lead to the central Anderson Farms Blvd collector road and central park.

Objective B1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Anderson Farms PAD: This community lies next to Tortosa and Sorrento master planned residential communities and will contribute to the suburban fabric with additional high quality residential communities where families of multiple demographics and generations will call home.

Objective G1.1.1: Work with HOAs to dedicate land or provide easements where planned trails cross or run adjacent to established communities.

Anderson Farms PAD: This community is a square mile and is bound with arterial roads on three sides. Anderson Farms envisions open space tracts adjacent to these rights of way with both public sidewalk and a trail system for our residents and the general public to use.

Objective G2.1.9: Support Economic Development goals with quality parks and recreation amenities to attract and retain high-skilled employers and employees seeking a full-service community.

Anderson Farms PAD: Due to its lack of proximity to the City Recreation Center, the Anderson Farms community envisions a robust HOA owned and maintained 10-acre park with robust amenities for the Anderson Farms residents to use and enjoy. Whether that be a swim and a “dive-in movie” at the community pool or fishing in the community lake and even a resident weekend tournament of pickleball on the community courts. This will be the place where the neighbors come together and create community and friendships.

Objective B2.1.1: Conduct a detailed citywide housing needs assessment that addresses community needs, diversity, design, housing stock and affordability.

Anderson Farms PAD amendment will introduce two new homesites, together with accompanying new home styles that provide the opportunity for homeowners to either begin their journey of homeownership in an affordable home or down-size to a smaller home with a smaller, more manageable homesite. Anderson Farms seeks to provide housing diversity for all ages and income levels as the PAD is developed fully.

Objective B2.2.2: 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.

Anderson Farms PAD will offer many different homesite sizes within the PAD. The amendment will provide an affordable opportunity for homeownership.

Permitted Uses & Development Standards

The PAD utilized the RS-5 District development standards for the initial residential subdivisions. The RS-5 district is intended to provide areas for medium-density residential neighborhoods. Housing types include single unit detached and attached housing generally on lots of at least 5,000 square feet. Up to twenty-five (25) percent of the lots in a subdivision may be below the minimum lot size. The Amendment proposes to provide more diversity in housing options by including two new lot sizes. The new homesite that is 35 feet wide and 85 feet deep is referred to as the Dream Series. The new homesite that is 35 feet wide by 100 feet deep is referred to as the Cottage Series. Each of these homesites are accompanied by a home that is scaled for the lot size. In addition to single unit homes, this district provides for uses such as parks that are appropriate in a residential environment. The remainder of the PAD will have the ability to utilize the commercial and mixed-use zoning development standards for true mixed-use development. Within the mixed-use portion of the community, there is opportunity for single and multi-family dwellings.

Permitted Uses – Phase 1

Phase 1A and 1B were developed with the permitted uses within the RS-5 zoning district of the City of Maricopa Zoning Code.

Permitted Uses – Phase 2

Phase 2 will develop according to the development standards set forth in the RS-5 PAD zoning category. This category allows for small-lot development.

Permitted Uses – Phases 3-8

Phase 3-8 will develop with the permitted uses within the RS-5 along with General Commercial (GC), and General Mixed-Use (“MU-G”) zoning districts of the City of Maricopa Zoning Code.

Proposed Amended Development Standards – Residential

The requested PAD requests to create two (2) different lot size categories within RS-5 zoning category of the PAD. They are as follows:

Category	Lot Sizes	# Lots	%
1	35x85	517	25%
2	35x100		
3	40x115		
4	45x120	1550	75%
5	50x120		
6	65x120		
Total:		2067	100%

Anderson Farms – Amended Development Standards Table

DEVELOPMENT STANDARDS TABLE				
	RS-5	RS-5 (DREAM)	RS-5 (COTTAGE)	MU-G
LOT STANDARDS				
MINIMUM LOT AREA (S.F.)	4,500	2,890	3,380	4,500
MINIMUM LOT WIDTH (FT.)	40	35	35	60
MAXIMUM DENSITY (UNITS/NET AC)	N/A	N/A	N/A	24
MAXIMUM LOT COVERAGE	N/A	N/A	N/A	N/A
MAXIMUM FAR	N/A	N/A	N/A	1.2
MAXIMUM BUILDING HEIGHT (FT.)	30	30	30	45
MINIMUM BUILDING HEIGHT (STORIES)	N/A	N/A	N/A	2
1 ST FLOOR CEILING HEIGHT, NON-	N/A	N/A	N/A	12
FRONT (FT.)	15 (1)(2)	12 (3)	18	10
INTERIOR SIDE (FT.)	5	5	5	5
INTERIOR SIDE TO RESIDENTIAL (FT.)	N/A	N/A	N/A	0
STREET SIDE (FT.)	5	5	5	10
REAR (FT.)	15	10	10	20
MAXIMUM FRONT SETBACK (FT.) *	N/A	N/A	N/A	20
OUTDOOR LIVING AREA (SF/UNIT)	N/A	N/A	N/A	120
OUTDOOR STORAGE	N/A	N/A	N/A	N
OPEN SPACE	N/A	N/A	N/A	N/A
TRANSITIONS	N/A	N/A	N/A	Y
TRANSPARENCY FOR GROUND-FLOOR FRONTAGES, NONRESIDENTIAL USES	N/A	N/A	N/A	Y

1. Livable areas and side entry garages may have a minimum setback of 10 feet from the property line.
2. Street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk or to the back of curb, when a sidewalk is not provided.
3. Front porches shall be no less than a distance of 9 feet to the front property line.
4. Commercial development will be pursuant to current Maricopa City Code.

Density Transfer and Dimensional Standard Flexibility

Within the PAD, there are different land use designations that demonstrate how the six (6) different lotting types will be developed throughout the community. Depending on the real estate market, shifts in density and lot sizes may be necessary throughout the development of the PAD. Therefore, in order to adapt to an ever-changing real estate market and demographics, the PAD shall allow for internal shifts in the proposed phase lines that do not conflict with infrastructure needs of the community or City. Also, the distribution in the total amount of each of the lotting categories in the above development standards table may be shifted by administrative review and approval. Any shift that increases the number of one lot size category lots that is less than twenty (20) percent of the total lot size category in the request shall be an administrative approval. Any shift in total number of lots within one lot size shall be deemed a minor amendment to the PAD. Any change to a development standard up to 15% of the total pertinent development standard of any of the internal zoning districts of the PAD shall be allowed via administrative approval.

PARKING REGULATIONS

Per City of Maricopa Code 18.105.040.C.1, which states: *Single-unit dwellings shall provide a minimum of two covered parking spaces per unit, one of which must be enclosed (a garage space)*, the proposed Amendment will allow for the Dream Series to provide two uncovered parking spaces per unit and at least one enclosed parking space and one uncovered parking space for the Cottage Series.

ARCHITECTURAL DESIGN GUIDELINES

The initial phases of the residential uses will comply with the City's Single Family Design Guidelines. The proposal is to honor the agrarian history of the property by creating several single family and multi-family residential designs based on the agrarian concept. The Anderson Farms PAD is designed to allow non-traditional residential home features that take into consideration growing families with multi-generations living under the same roof with a single address. This includes a separate fully amenitized living space for a family member(s) that can enjoy autonomy from the rest of the family, while still living close enough to participate in the family at-large. Some examples of this include boomerang children who have graduated college and have yet to get their career off the ground but still need to rely on the support of their parents. Another example is the aging parents of an adult son/daughter need to downsize and have fixed housing costs and decide to live with the adult son/daughter. The approved PAD allowed for full kitchens within the secondary space ("suite") with ovens, stoves, microwaves, refrigerators, sinks, etc. to facilitate the preparation and storage of food. Additionally, the Anderson Farms approved PAD allows RV garages that are incorporated into the home floor plans. Many families have "toys" in which they use for recreation. This includes RV's, boats, jet skis, kayak's, motorcycles, etc. and need a place to store these that is more affordable than an off-site facility. Many times, the RV space can be used as the ever popular "she-shed" or "man-cave" where residents work on crafts or hobbies in their downtime.

The following additional design elements from Table 18.60.060(C) will be implemented as part of the residential development within the PAD:

- Provide landscape open spaces visible from arterial street and residential street view (1)

- Single-story or combination 1 and 2 story homes on all corner lots (1)
- Incorporate architectural enhancements to community mailboxes for residents such as lighting, shade, etc. (1)
- Add additional amenities interior to the project (1)
- Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities (1)
- Building orientation that responds to climate and enables passive/active solar strategies and energy efficiency techniques (1)
- Maintain the site's natural topography and features (only applicable to sites with topography changes greater than 5% across the site) (2)

In addition to the above design guidelines, the PAD amendment will add a home with a single car garage and homes with no garage. Refer to **Exhibits G, G1-Dream and G2-Cottage** for the proposed exterior architectural single family residential designs. If approved as part of the PAD amendment, administrative design review is not required for housing product submittals that meet or exceed the designs attached. The PAD amendment will continue with the agrarian design themes and will be included with any of the proposed land uses allowed within the GC and MU designated land areas. Refer to **Exhibit H** for design examples for non-residential agrarian design themes.

LANDSCAPE & OPEN SPACE

Walls & Fences

Screen walls and/or vegetation screening will be placed in appropriate areas of the development. This PAD believes and envisions that homeowner's rear yards are private and has intentionally minimized the amount of view fence within the community in order to protect children who play in their private back yards. The approved entry monuments, wall themes, landscape palette and design have achieved a superior community design consistent with the intent and purpose of the PAD zoning district. Refer to **Exhibit I** for the design theme for the walls, entry features and landscaping. The PAD Amendment does not change any of the walls and fence designs and implementation that was approved in the original PAD.

Open Space Design

The approved PAD envisioned a new family-oriented community and features a network of walking paths and trails, connecting residents to centralized open spaces and amenities. The open space is designed to create an incredible sense of community that exceeds the City's typical PAD requirements.

A large ±10-acre centralized park and amenity area will feature a large turf play area, a resort-style community pool facility, dog park, seating areas, and trash cans. This primary amenity will be centrally located and will be constructed with Phase 4. Adequate shade will be provided. The amenity area will be owned and maintained by the property management. The Anderson Farms community has strong pedestrian connectivity through a system of paseos. Trails will be lit in certain areas by low bollards and at seating or activity nodes. Future site lighting will be added

for streets and other amenity areas at the time of preliminary and final plat submittals. These trail systems wind their way through neighborhood parks and activated green spaces that culminate with the beautiful main park amenity. This amenity is designed to be reminiscent of our earliest ties to the land and explores the homestead farm; its utilitarian structures as well as its ability to control water in order to thrive. The first view will be the open-air amenity structure complete with a red silo as you look across the lake. Its higher vantage point provides a focal point and a variety of interactive spaces as it terraces toward the lake. You can choose to interact with the water on a formal lake edge plaza, dining area, boardwalk or in naturalized area where you can relax with a view across the water. A farm themed tot lot with a zip line is in close proximity and as ones makes their way through the “orchard” and finds themselves at a large event lawn that pays tribute to the irrigated fields of our homestead. This lawn area is perfect for large gatherings, sports fields or a community movie night. This area also serves as a transition to the active sport complex area. The heart of the active amenity area is a large pool with restroom building, generous pool deck and gathering areas from trellis shade to chaise lounges. The pool complex offers views of the lake in the background through a naturalized “boulder” creek with informal picnic spots. A dog park with shade, seating, and separate large and small dog areas will be popular as it views the lake and is easy to access by the trail system. A full basketball court and two pickleball courts (with room for a third) have been provided in this area as well as a teen/adult area with cornhole and string lights. Parking lots with convenient drop-off zones and food truck areas flank the amenity to the east and west. This amenity will be a beautiful jewel in this park system and will provide years of interactive experience for all users young and old.

The PAD will also feature several active pocket park areas, which are anticipated to include a turf play area, ramadas, trash cans and picnic tables. The active pocket parks will also be centrally located, connected via pedestrian paths to the primary amenity area. Adequate shade will be provided in all areas and will also be owned and maintained by the property management. Refer to **Exhibit J** for the proposed PAD Open Space Plan.

SITE ACCESS & CIRCULATION

Circulation

The Maricopa-Casa Grande Highway is an east-west minor arterial highway accessible utilizing Hartman Road and is located a mere 1.69 miles south of the southwest corner of the Property. The Maricopa-Casa Grande Highway is also accessible via Farrell Road 2.38 miles west of the Property. Interstate 10 (I-10) is located northeast of the Property and is accessible from approximately 17.5 miles. Interstate 8 (I-8) is located approximately 25 miles south of the Property and provides access to San Diego and Southern California. The Property is located approximately 7 miles east of the John Wayne Parkway (SR 347), a major north-south state highway in central Arizona that provides access to the Phoenix metropolitan area approximately 20 miles north of Maricopa.

Access & Street Design

The proposed PAD will improve the major, contiguous half street frontages along the PAD on a phase-by-phase basis. As each phase is developed and contiguous to the major streets, the half-

street improvements will include the east half of Hartman Road, the west half of Murphy Rd., and the north half of Farrell Road. An internal collector road system will be established to provide direct access to the residential enclaves. Additionally, internal local streets are planned with 5' detached sidewalks while local streets in parcels with the new Dream and Cottage home products have 5' attached sidewalks. The 5' attached sidewalks along the frontages of the Dream and Cottage Series gives the smaller home sites the feel of a larger front yard. The proposed pedestrian trail and sidewalk network will provide residents and locals with safe and uninterrupted connections to the multiple planned parks, paseos, and street improvements. Further definition of the PAD's circulation plan will occur at the platting stage of development. Refer to **Exhibit K** for the PAD Circulation Plan.

PUBLIC UTILITIES & SERVICES

Existing Utilities & Services

The provision of infrastructure, utilities, and public services is key to the continuing success of Maricopa. The City and Global Water Company is in the process of expanding these services where needed to meet current and new development needs and create sustainable neighborhoods in the future.

Existing Water Facilities

The Property is located within the service area of Santa Cruz Water Company (SCWC), a subsidiary of Global Water Resources. SCWC has master planned and installed the majority of infrastructure to serve Maricopa's expansive growth. In total, SCWC has CC&N's covering approximately 30 square miles of property within Maricopa's city limits, of which, approximately 12 square miles has been developed. In accordance with a regional master water infrastructure plan, SCWC has constructed a substantial potable water system to support this area.

The onsite water infrastructure for Anderson Farms shall be designed to provide water efficiently, reliably, and safely to the development. The system shall convey water for both domestic and emergency uses. The onsite water infrastructure shall also be looped to provide redundancy and improve the system's performance, while also preserving water quality. There is an existing 16" water stub in Hartman Road that will provide the primary connection with a proposed 12" waterline to be constructed through Anderson Farms along the east-west mid-section line. The Project will connect to a proposed 16" water line in Farrell Road which will be constructed in the near future by the high school site to the south.

Existing Wastewater Facilities

Palo Verde Utilities Company (PVUC), a subsidiary of Global Water Resources, Inc. provides sanitary sewer services to the entirety of the Property. In accordance with the regional master plan, Global Water has constructed a substantial wastewater system to service the City of Maricopa including gravity and force-mains, lift stations, a reclaimed water facility, and an extensive recycled water distribution system.

The proposed onsite wastewater infrastructure for Anderson Farms will convey all wastewater to a proposed 15" gravity sewer line in Hartman which will connect to the existing 24" gravity sewer line at the Bowlin Road intersection.

Dry utilities in the area are Orbitel Communications/CenturyLink/Cox/HotWire-FisionX for cable TV/telephone, Electrical District Number 3 for electrical and Southwest Gas Corporation for gas service.

Drainage

The project site is subject to effective FEMA Special Flood Hazard Areas (SFHA) of floodplains of differing categories. The various floodplains are a result of the Santa Cruz Wash watershed and runoff from the 100-year event, though smaller storm events from the expanse of the Santa Cruz Wash watersheds are acknowledged to discharge flows to the development site. Portions of the Property along Murphy Road are in Flood Zone A (A mapped flood zone without base flood elevation). The majority of the Property is in either Zone Z Shaded (Areas of 0.2% annual chance flood; 1% annual chance flood with average depths less than 1') or Zone X (Areas determined to be outside the 0.2% annual chance floodplain). The flood zones are identified on Flood Insurance Rate Maps (F.I.R.M.) numbers 04021C0765F (Panel 765 of 2575), dated June 16, 2014. A CLOMR (Conditional Letter of Map Revision) and LOMR (Letter of Map Revision), based on effective conditions, will be required with development of the project site which will remove residential area from the Special Flood Hazards and relieve the proposed lots from requirements of flood insurance.

Design of the site will use best available data for offsite flowrates and other hydrologic and hydraulic existing conditions which have been developed in the City of Maricopa.

The development will conform to the requirements of storm water retention on-site, which is the 100-year 2-hour storm event. Additional detail will be provided with the Project's future preliminary plats and drainage reports.

Geological Constraints

Research of the USGS database reveals no evidence of the presence of earth fissures within the Property boundaries and there is no information indicating any other geological constraints on the Property.

According to the geotechnical report prepared by Epsilon Geotechnical & Material, LLC, the Property has three soil classifications— clayey sand, silty clayey sand, and sandy lean clay. The report states that from a geotechnical engineering viewpoint, the site is suitable for the proposed development.

Site constraints

The major challenge for the Property is the existing floodplain. Engineering design and coordination is continuing between the developer of Anderson Farms, other neighboring

proposed developments, and the City of Maricopa to construct a channel along the north side of Farrell Road which would remove Anderson Farms entirely from the floodplain and control/route offsite flow along the Project's southern edge.

Historical land uses

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.

Beyond the perimeter of the Property

The nearest high school is Desert Sunrise High School located approximately 1.7 miles southeast of the Property. Desert Wind Middle School located approximately .5 miles north of the Property, and Santa Cruz Elementary School located approximately 1.5 miles north of the Property.

Maricopa Fire Department Stations 572 is located within a .5-mile radius of the Property. Additional neighborhoods, parks, schools, major streets, and retail are located generally within the City of Maricopa to the west the Property.

DEVELOPMENT PHASING

The initial phase of this community is two (2) subdivisions located off Hartman Road. These two subdivisions, owned by Lennar, are a part of an additional seven (7) phases (eight (8) total phases) and the overall PAD design themes, along with pedestrian and roadway connections. The proposed phasing for this project is designed to allow the development of a majority of the residential community along with the major open space amenity. Further phases provide for trail connections and future mixed-uses. Refer to **Exhibit L** for the PAD Phasing Plan.

CONCLUSION

The PAD creates a residential venue within Maricopa that blends the agrarian lifestyle of the area with modern single-family living. The proposed design of the PAD amendment will incorporate characteristics of the region to preserve the nature and appeal of that the surrounding area was built upon. The location of the Property is at Hartman Road and Farrell Road is such that neighboring properties still maintain an accumulation of agriculture and revitalized residential development. The design of the PAD calls for green areas throughout the traversing roadways so that future residents have plenty of open space to explore the Property without any notion of feeling cramped. The proposed PAD amendment will provide for areas allowing for commercial developments along major arterials to sustain the future residents in Anderson Farms and the surrounding developing areas. The proposed PAD amendment is a logical extension of residential development within the City and fulfills a major goal of the City of Maricopa's Housing Needs Assessment and Housing Plan by providing diversity in home and lots sizes, as well as village sized community commercial hubs that serve the community and provide jobs.

A proposed hierarchical system of a single collector and internal custom local streets serving as a simplified and efficient roadway that will be designed to provide direct access for the new

residents to access the internal parks, neighborhoods, and trail system. The circulation design creates an internal street system within the PAD that requires no cul-de-sacs. The proposed PAD amendment will provide the necessary flexibility to adapt to current and future single-family residential markets and provides for multiple lot sizes with the flexibility not affecting the density or maximum number of dwelling units proposed for the Property. The addition of the commercial zoning provides opportunities for pedestrian and bicycle shopping and alleviates some of the traffic burden for shoppers destined for down town. The overall goal is to reach a sustainable density threshold that allows for the development of a first-class residential community with diversified homes, lots sizes and affordability.

EXHIBIT A

Exhibit A

Aerial
Vicinity
Map

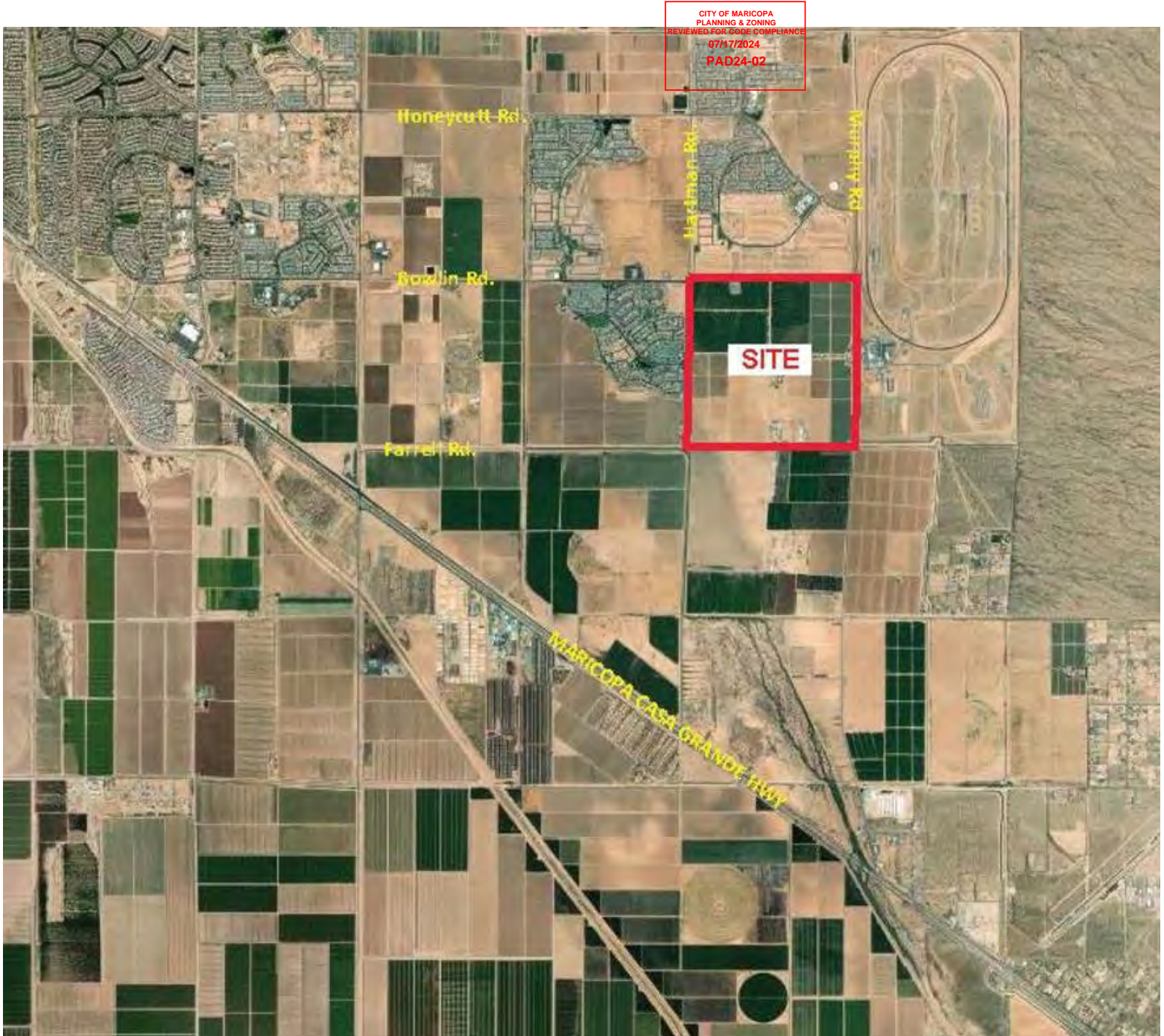


EXHIBIT B

EXHIBIT B 1ST AMENDMENT TO ANDERSON FARMS PAD

EXCERPT FROM CITY OF MARICOPA ZONING MAP

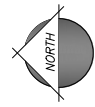
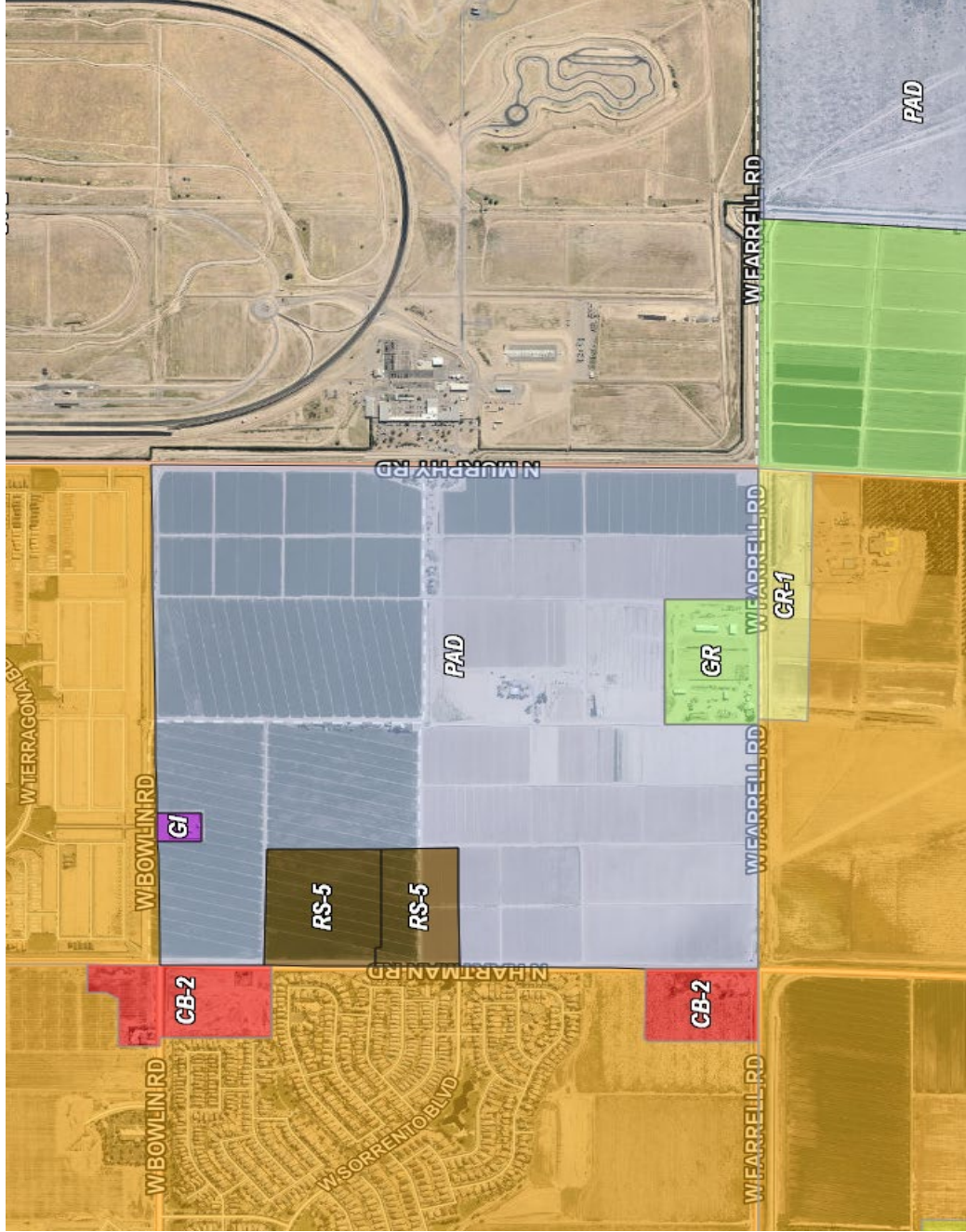
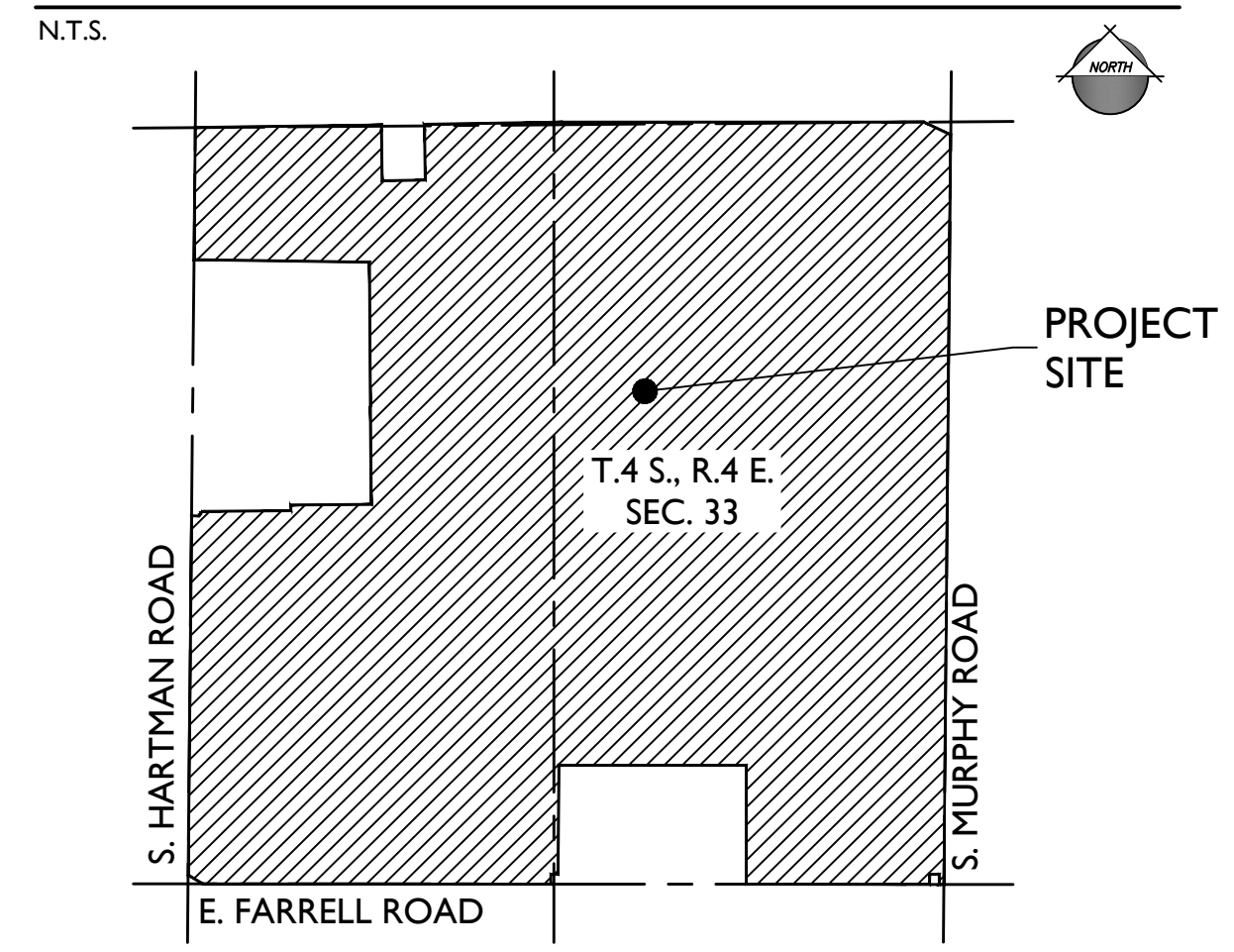


EXHIBIT C

CITY OF MARICOPA
 PLANNING & ZONING
 REVIEWED FOR CODE COMPLIANCE
 07/17/2024
 PAD24-02

VICINITY MAP



PROJECT TEAM

DEVELOPER:
 LENNAR ARIZONA INC
 1665 W. ALAMEDA DR, SUITE 130
 TEMPE, AZ 85282
 TEL: (480)-702-8766
 CONTACT: VICKEY MORRIS
 Vickey.Morris@lennar.com

ENGINEER:
 EPS GROUP, INC.
 1130 N ALMA SCHOOL RD., SUITE 120
 MESA, AZ 85201
 TEL: (480)-503-2250
 CONTACT: ERIC WINTERS, PE
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LANDSCAPE ARCHITECT:
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 Aliza.Sabin@epsgruoinc.com

PLANNER:
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 TEL: (480)-503-2250
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 Josh.Hannon@epsgruoinc.com

ATTORNEY:
 TIFFANY & BOSCO, P.A.
 2525 E. CAMELBACK RD., SEVENTH FLOOR
 PHOENIX, AZ 85016
 TEL: (602)-452-2712
 CONTACT: WILLIAM E. LALLY, ESQ.

TRAFFIC ENGINEER:
 CIVTECH
 10605 N. HAYDEN RD., SUITE 140
 SCOTTSDALE, AZ 85260
 CONTACT: DAWN CARTIER, P.E. PTOE

PROJECT DATA

A.P.N.	A PORTION OF 502-03-015H, 502-03-015F
CURRENT USE:	AGRICULTURAL
PROPOSED USE:	MASTER PLANNED COMMUNITY
EXISTING GENERAL PLAN LAND USE:	MASTER PLANNED COMMUNITY
EXISTING ZONING:	PAD
GROSS AREA:	± 566.36 ACRES
NET AREA:	± 538.22 ACRES (EXCLUDES ARTERIAL & COLLECTOR R/W)
ARTERIAL & COLLECTOR:	± 28.14 ACRES
NO. OF LOTS:	# %
35' x 85'	
35' x 100'	517 25%
40' x 120'	
45' x 120'	
50' x 120'	1550 75%
65' x 120'	
TOTAL	2067 100%
GROSS DENSITY:	± 3.64 DU/AC
OPEN SPACE AREA:	± 132.12 ACRES (24.5% OF NET)

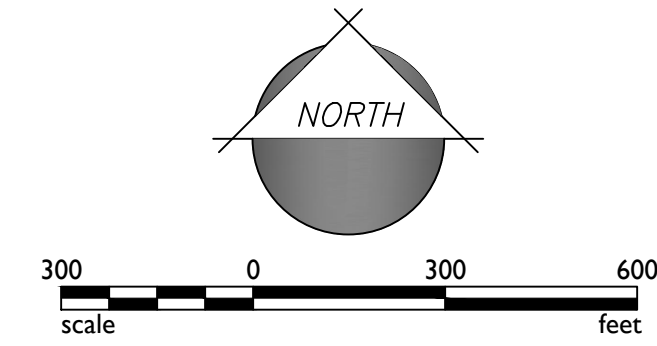
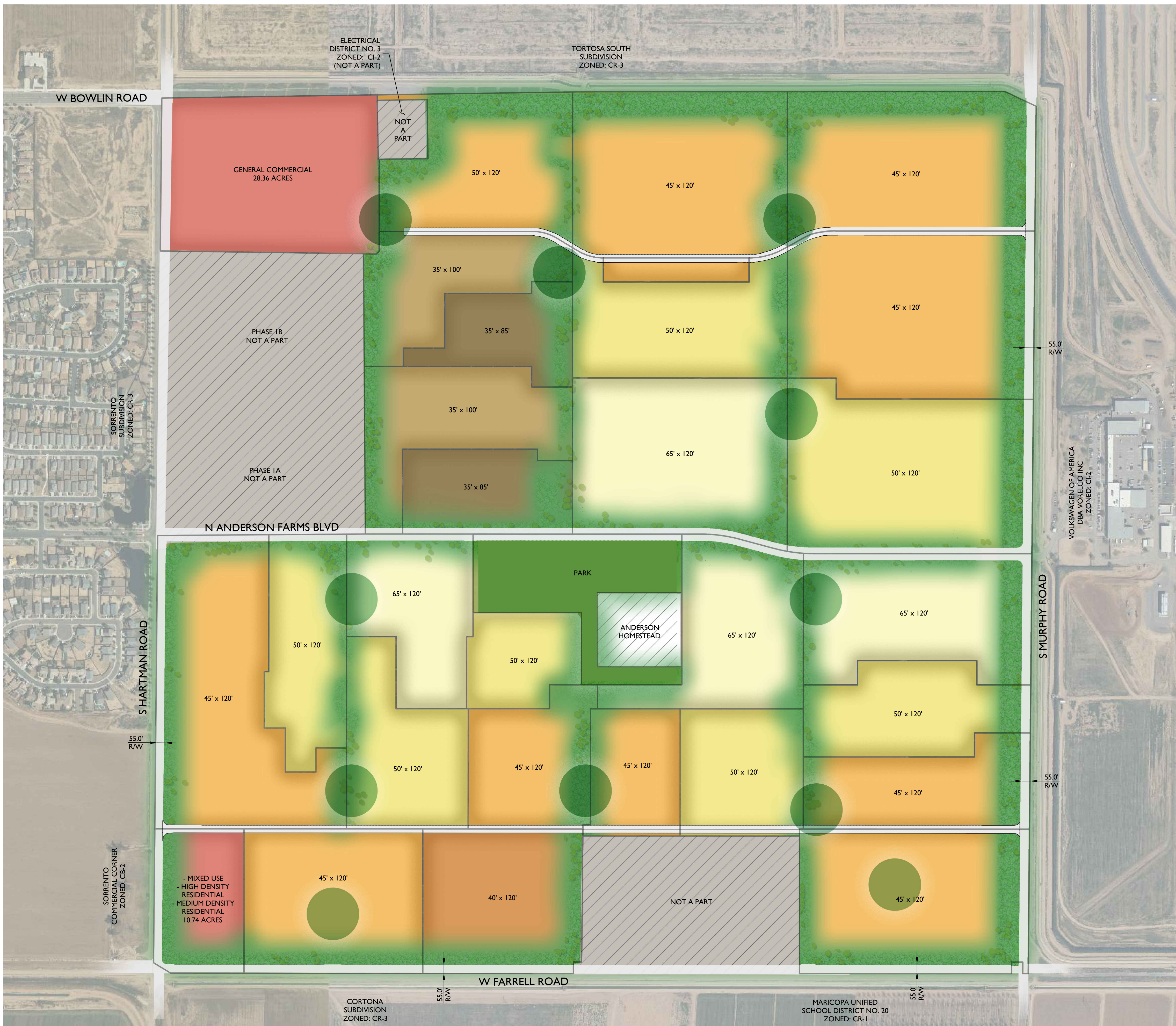
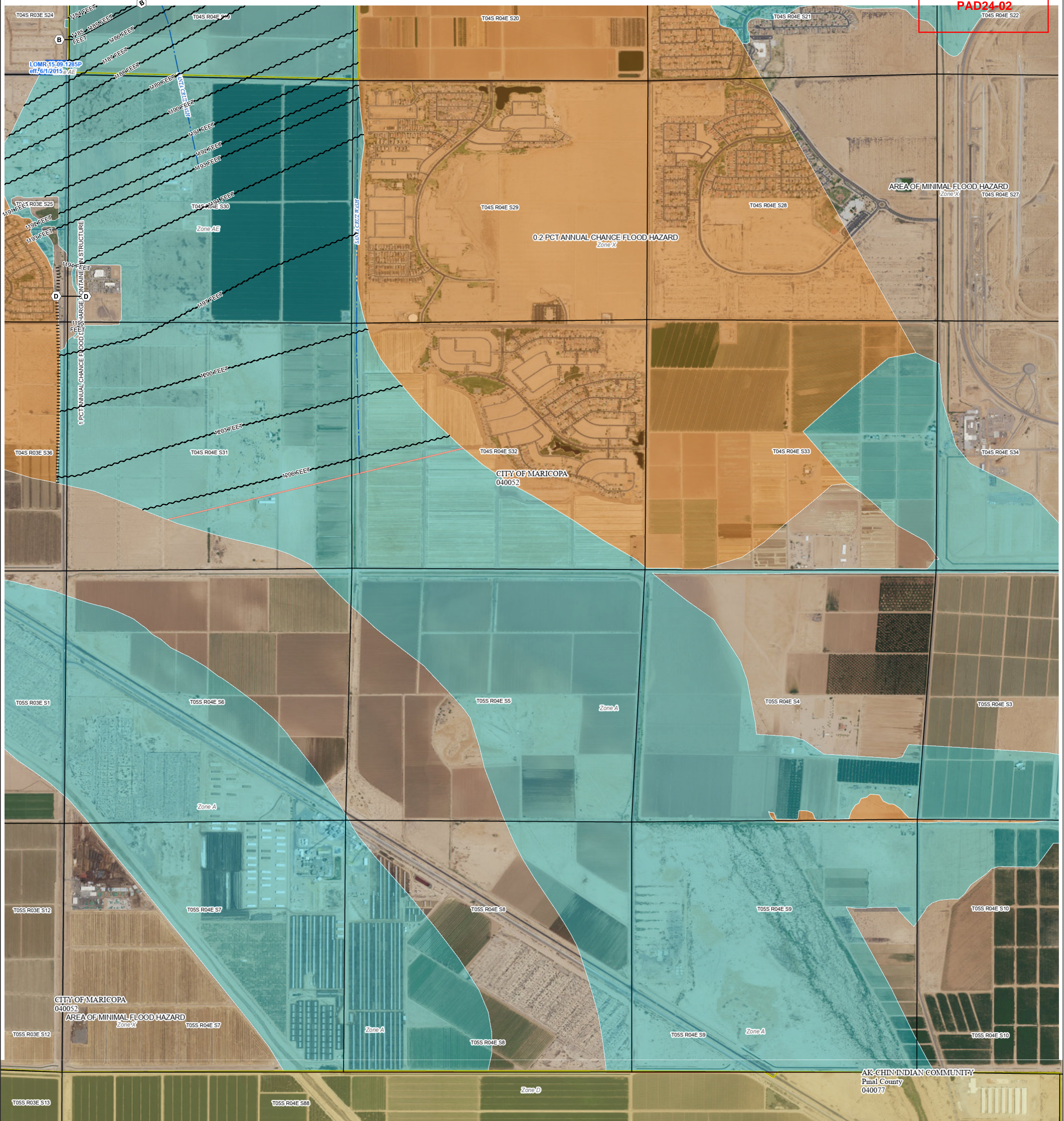


EXHIBIT D



FLOOD HAZARD INFORMATION

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

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	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
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	20.2 Cross Sections with 1% Annual Chance
	17.5 Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-6227) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

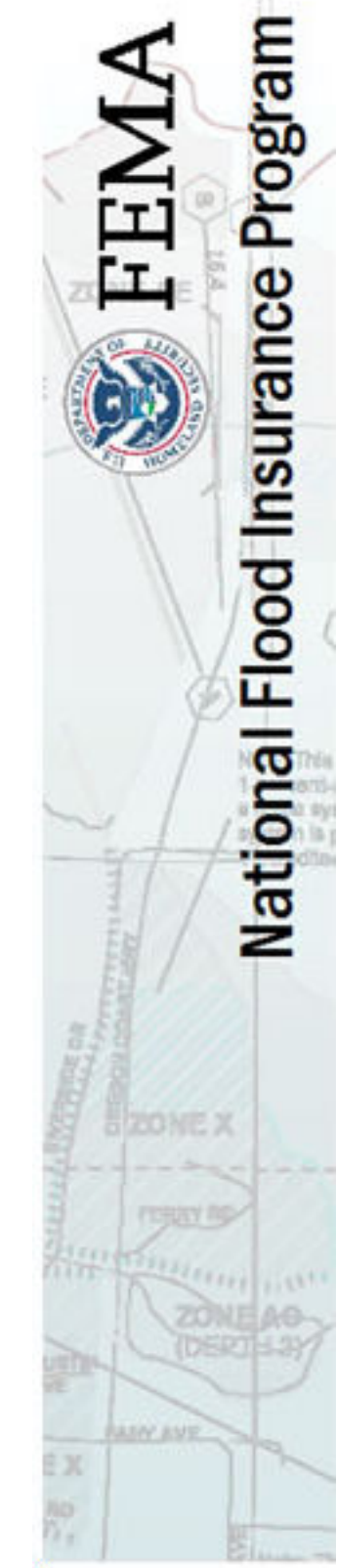
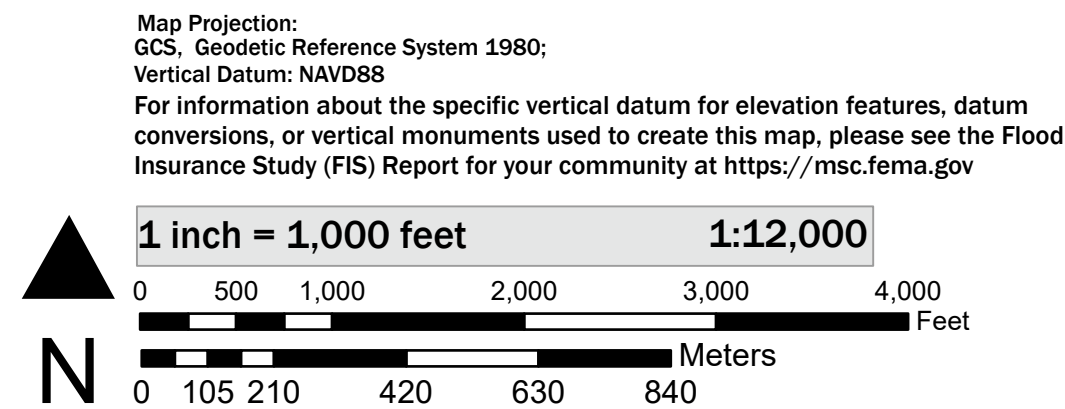
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery, Last refreshed October, 2020.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 12/20/2023 3:25 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. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/118418>

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. 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.

SCALE



**NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP**

PANEL 765 OF 2575

Panel Contains:

COMMUNITY	NUMBER	PANEL
CITY OF MARICOPA	040052	0765
PINAL COUNTY UNINCORPORATED AREAS	040077	0765

EXHIBIT E1



CITY OF MARICOPA
PLANNING & ZONING
REVIEWED FOR CODE COMPLIANCE
07/17/2024
PAD24-02

**Legal Description
Anderson Farms
PAD**

Job No. 21-0141

8/18/2021

ALL OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THOSE PORTIONS DESCRIBED IN EXCLUSION FOR THE MARICOPA-STANFIELD IRRIGATION AND DRAINAGE DISTRICT AS SET FORTH IN QUIT CLAIM DEED RECORDED DOCKET 2037, PAGE 70; AND

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED IN FEE NO. 2008-111730 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33 FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 89°08'55" EAST, 2638.58 FEET;

THENCE NORTH 89°08'55" EAST, ALONG AND WITH THE NORTH LINE OF SAID SECTION 33, 1299.97 FEET;

THENCE SOUTH 00°51'05" EAST, 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BOWLIN ROAD AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89°08'55" EAST, ALONG AND WITH SAID RIGHT OF WAY LINE, 300.00 FEET;

THENCE SOUTH 00°51'05" EAST, DEPARTING SAID RIGHT OF WAY LINE, 357.00 FEET;

THENCE SOUTH 89°08'55" WEST, 300.00 FEET;

THENCE NORTH 00°51'05" WEST, 357.00 FEET TO THE TRUE POINT OF BEGINNING;
AND

EXCEPT A PROPOSED EXCEPTION FOR FARMSTEAD DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33, BEING MARKED BY A REBAR WITHOUT ID, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION



33, BEING MARKED BY A REBAR WITHOUT ID, BEARS NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 2639.05 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, NORTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 56.12 FEET TO THE SOUTHEAST CORNER OF THAT MARICOPA-STANFIELD IRRIGATION & DRAINAGE DISTRICT RIGHT-OF-WAY AS CONVEYED IN DOCKET 1538, PAGE 561 AND DOCKET 1479, PAGE 740 OF PINAL COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID RIGHT-OF-WAY AND THE NORTHERLY PROLONGATION THEREOF, NORTH 0 DEGREES 31 MINUTES 24 SECONDS EAST, 829.98 FEET;

THENCE ALONG A LINE 830.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, 1307.00 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 06 SECONDS WEST, 830.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, 1258.20 FEET TO THE POINT OF BEGINNING; AND

EXCEPT A PROPOSED EXCEPTION FOR PHASE 1A PLAT DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 33, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 33, BEARS NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2,639.89 FEET;

THENCE NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 735.10 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 195.01 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 50.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 1046.31 FEET;



THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 685.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, ALONG SAID SOUTH LINE, 561.31 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 605.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 33.00 FEET;

THENCE SOUTHWESTERLY 51.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89 DEGREES 03 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 27 MINUTES 10 SECONDS WEST, 55.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE NORTH 0 DEGREES 32 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 71.55 FEET TO THE POINT OF BEGINNING; AND

EXCEPT A PROPOSED EXCEPTION FOR PHASE 1B PLAT DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, SAID POINT BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 33, SAID POINT BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH 00 DEGREES 32 MINUTES 46 SECONDS EAST, A DISTANCE OF 2639.89 FEET;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, 735.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, 982.46 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 22 SECONDS EAST, 1225.32 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 1006.38 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 1046.31 FEET;

THENCE NORTH 0 DEGREES 24 MINUTES 10 SECONDS WEST, 50.00 FEET;



CITY OF MARICOPA
PLANNING & ZONING
REVIEWED FOR CODE COMPLIANCE
07/17/2024
PAD24-02

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 195.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 24,670,657 SQUARE FEET OR 566.3604 ACRES, MORE OR LESS.



EXCEPTION PER
DKT 2037, PG 70, PCR

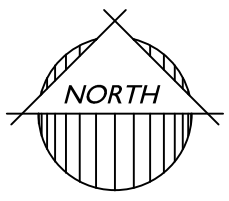
EXCEPTIONS
(NOT-A-PART)

EXCEPTION PER
FEE NO. 2008-111730, PCR

BOWLIN RD
(ALIGNMENT)

PROPOSED EXCEPTION
FOR PHASE 1B PLAT

PROPOSED EXCEPTION
FOR PHASE 1A PLAT



SCALE: 1"=1000'

SEC 33
T4S
R4E

PROPOSED EXCEPTION
FOR FARMSTEAD



FARRELL RD

EXCEPTION PER
DKT 2037, PG 70, PCR

EXCEPTION PER
DKT 2037, PG 70, PCR

SEE SHEET 2 OF 2 FOR AREA BREAKDOWN

Aug 18, 2021 3:16pm S:\Projects\2021\21-0141\Land Survey\Legals\21-0141_LD05_PAD.dwg

21-0141

Anderson Farms
PAD

Exhibit

SHEET 1 OF 2



1130 N Alma School Rd
Ste 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

AREA BREAKDOWN

	SECTION 33, T4S, R4E	28,081,222 SF±	644.6562 AC±
(NOT-A-PART)	EXCEPTION (DKT 2037, PG 70, PCR)	73,595 SF±	1.6895 AC±
	EXCEPTION (FEE NO. 2008-111730, PCR)	107,100 SF±	2.4587 AC±
	EXCEPTION (FARMSTEAD)	1,087,845 SF±	24.9735 AC±
	EXCEPTION (PHASE 1A PLAT)	894,215 SF±	20.5284 AC±
	EXCEPTION (PHASE 1B PLAT)	1,247,810 SF±	28.6458 AC±

	PAD AREA	24,670,657 SF±	566.3604 AC±



Aug 18, 2021 3:16pm S:\Projects\2021\21-0141\Land Survey\Legals\21-0141 LD05 PAD.dwg

21-0141

Anderson Farms
 PAD

Exhibit

SHEET 2 OF 2



1130 N Alma School Rd
 Ste 120 Mesa, AZ 85201
 T:480.503.2250 | F:480.503.2258
 www.epsgroupinc.com

EXHIBIT E2



**Legal Description
Anderson Farms
General Commercial Parcel**

Job No. 21-0141

February 6, 2024

A portion of the Northwest Quarter of Section 33, Township 4 South, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona, and more particularly described as follows:

BEGINNING at a City of Maricopa brass cap in a hand hole at the northwest corner of said Section 33, from which a City of Maricopa brass cap in a hand hole at the west quarter corner of said Section 33, bears South 0 degrees 32 minutes 46 seconds West (basis of bearing), 2,639.89 feet;

thence along the North line of said Northwest Quarter, North 89 degrees 08 minutes 55 seconds East, 1299.97 feet;

thence leaving said North line, South 0 degrees 51 minutes 05 seconds East, 390.00 feet;

thence North 89 degrees 08 minutes 55 seconds East, 6.36 feet;

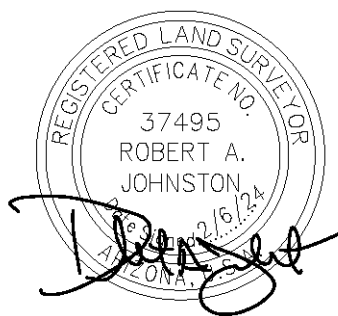
thence South 0 degrees 01 minutes 06 seconds West, 553.83 feet;

thence South 48 degrees 17 minutes 00 seconds West, 24.55 feet;

thence North 89 degrees 11 minutes 22 seconds West, 1302.40 feet;

thence along the West line of said Northwest Quarter, North 0 degrees 32 minutes 46 seconds East, 922.33 feet to the **POINT OF BEGINNING**.

Containing an area of 1,235.391 square feet or 28.3607 acres, more or less.



Feb 06, 2024 8:26am S:\Projects\2021\21-0141\Land Survey\Legals\21-0141 LD13 Anderson Farm Mixed Use Parcel.dwg

HARTMAN ROAD

S0°32'46"W 2,639.89' (BASIS OF BEARING)

922.33'

POINT OF BEGINNING
 NORTHWEST CORNER
 SECTION 33, T4S, R4E
 CITY OF MARICOPA BRASS
 CAP IN HAND HOLE

BOWLIN ROAD (ALIGNMENT)

S89°08'55"W 2,638.58'

1,299.97'

NORTH QUARTER CORNER
 SECTION 33, T4S, R4E
 2" ALUMINUM CAP
 ILLEGIBLE, 1.6 DOWN

1,338.61'

L1

L2

S00°01'06"W 553.83'

L3

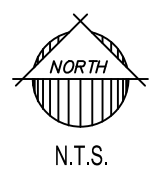
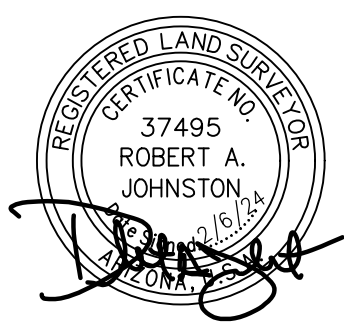
N89°11'22"W 1,302.40'

1,717.56'

WEST QUARTER CORNER
 SECTION 33, T4S, R4E
 CITY OF MARICOPA BRASS
 CAP IN HAND HOLE

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°51'05"E	390.00'
L2	N89°08'55"E	6.36'
L3	S48°17'00"W	24.55'



N.T.S.

21-0141

Anderson Farms
 General Commercial Parcel

EXHIBIT



1130 N. Alma School Rd.
 Ste. 120 Mesa, AZ 85201
 T:480.503.2250 | F:480.503.2258
 www.epsgroupinc.com

EXHIBIT F

FUTURE LAND USE

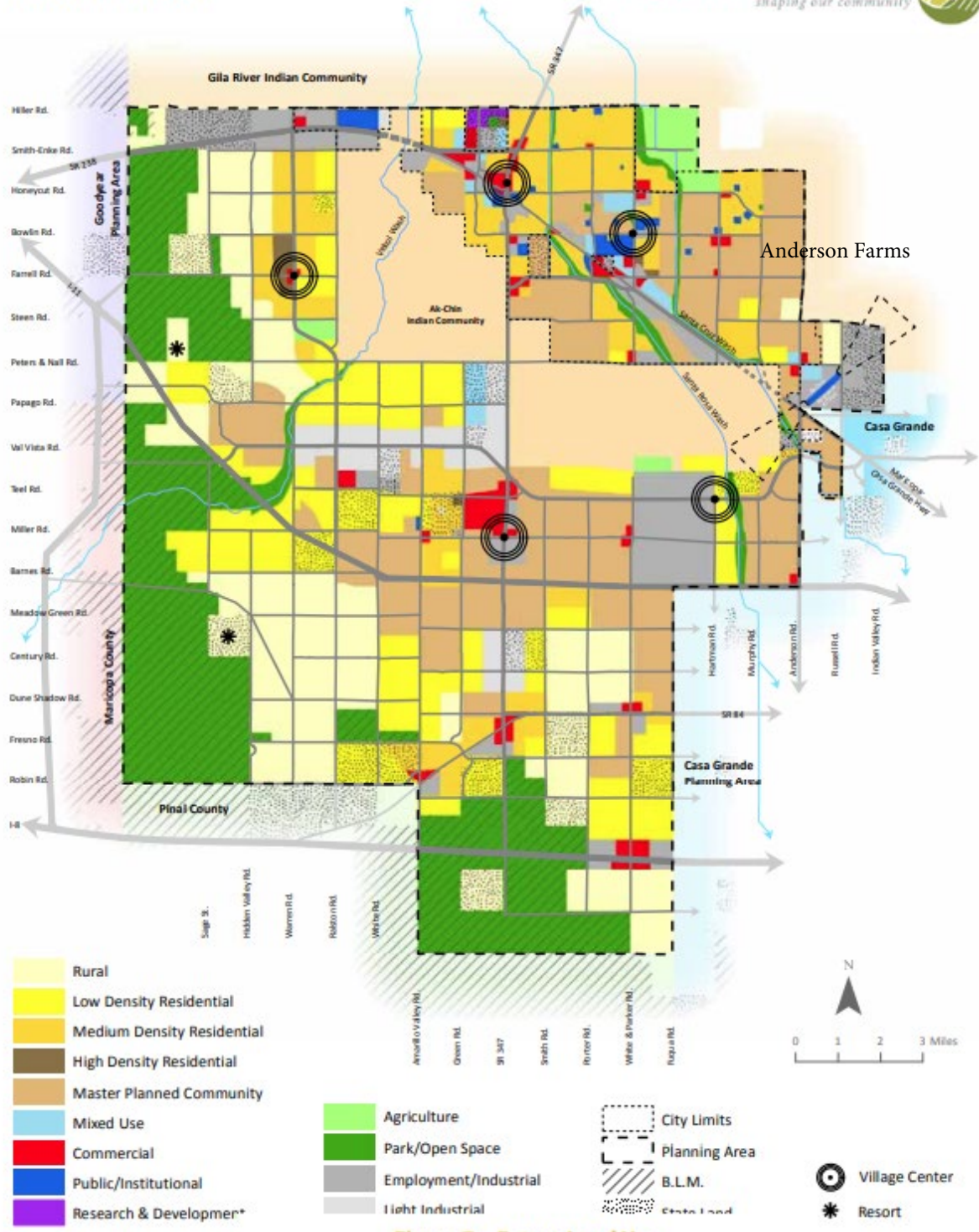


Figure 7. Future Land Use

EXHIBIT G

Aster | Plan 2725 | Approx. 2,580-2,592 sq. ft.
4 Bedrooms | Den | 2.5 Baths | 2-Bay Garage



Elevation F | French Country



Elevation A | Spanish Colonial



Elevation C | Craftsman



EVERYTHING'S
INCLUDED®

LENNAR®

Aster | Plan 2725 | Approx. 2,580-2,592 sq. ft.
 4 Bedrooms | Den | 2.5 Baths | 2-Bay Garage



EVERYTHING'S
 INCLUDED®

LENNAR®

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Renderings are conceptual in nature and merely an artist's rendition. These renderings are solely for illustrative purposes and should never be relied upon. Garage size may vary from home to home and may not accommodate all vehicles. No offer to sell or lease may be made or to purchase or lease may be accepted prior to issuance of an Arizona Public Report. A Public Report is available at the State Real Estate Department website www.azre.gov. Broker Lennar Sales Corp. Lennar Arizona, Inc. dba Lennar Homes ROC# 232731, Lennar Arizona Construction, Inc. ROC# 228129, Lennar Communities Development, Inc., ROC# 137295, US Home of Arizona Construction Company ROC# 065983, Greystone Construction, Inc. ROC# 256680. Copyright © 2021 Lennar Corporation. All rights reserved. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo, NextGen and NextGen logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 1.26.21



Agave | Plan 3016 | Approx. 1,609 sq. ft.
3 Bedroom | 2 Baths | 2-Bay Garage



Elevation C | Craftsman



Elevation A | Spanish Colonial



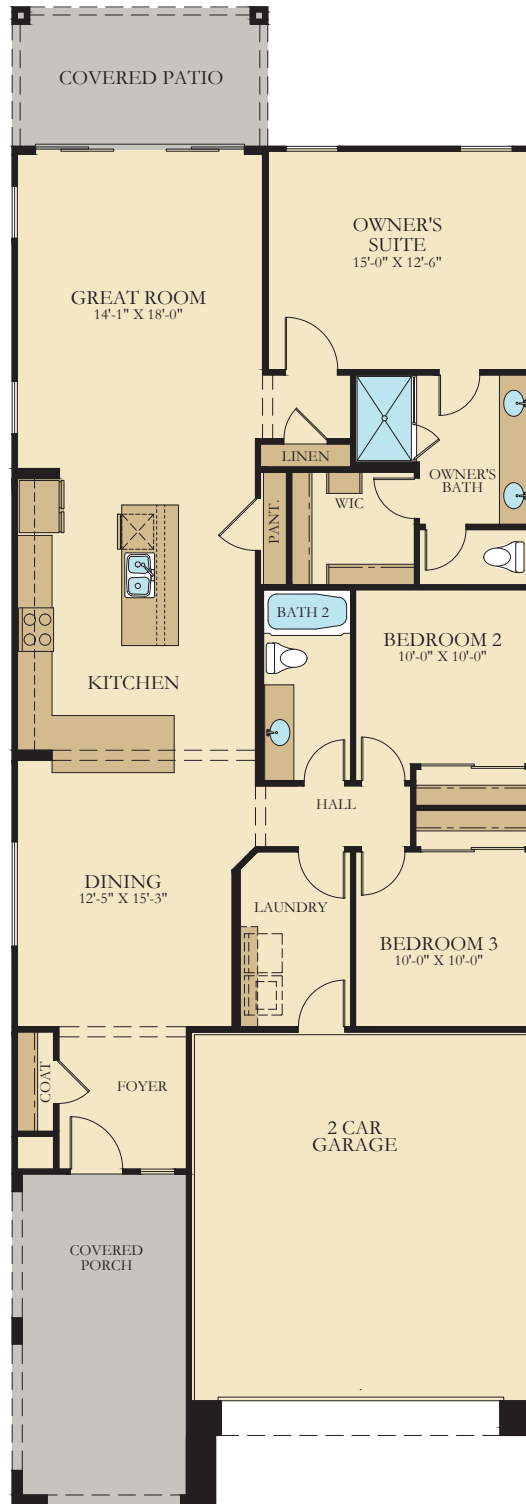
Elevation F | French Country



EVERYTHING'S
INCLUDED®

LENNAR®

Agave | Plan 3016 | Approx. 1,609 sq. ft.
 3 Bedroom | 2 Baths | 2-Bay Garage



EVERYTHING'S
 INCLUDED®

LENNAR®

without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Renderings are conceptual in nature and merely an artist's rendition. These renderings are solely for illustrative purposes and should never be relied upon. Garage size may vary from home to home and may not accommodate all vehicles. No offer to sell or lease may be made or to purchase or lease may be accepted prior to issuance of an Arizona Public Report. A Public Report is available at the State Real Estate Department website www.azre.gov. Broker Lennar Sales Corp. Lennar Arizona, Inc. dba Lennar Homes ROC# 232731, Lennar Arizona Construction, Inc. ROC# 228129, Lennar Communities Development, Inc., ROC# 137295, US Home of Arizona Construction Company ROC# 065983, Greystone Construction, Inc. ROC# 256680. Copyright © 2021 Lennar Corporation. All rights reserved. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo, NextGen and NextGen logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 1.26.21



Primrose | Plan 3070 | Approx. 2,442 sq. ft.
3 Bedroom | Loft | 2.5 Baths | 2-Bay Garage



Elevation F | French Country



Elevation A | Spanish Colonial



Elevation C | Craftsman



EVERYTHING'S
INCLUDED®

LENNAR®

Primrose | Plan 3070 | Approx. 2,442 sq. ft.
 3 Bedroom | Loft | 2.5 Baths | 2-Bay Garage



EVERYTHING'S
 INCLUDED®

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Orchid | Plan 3074 | Approx. 1,397 sq. ft.
3 Bedroom | 2 Baths | 2-Bay Garage



Elevation M | Cottage



Elevation H | Ranch Hacienda



Elevation A | Spanish Colonial



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INCLUDED®

LENNAR®

Orchid | Plan 3074 | Approx. 1,397 sq. ft.
 3 Bedroom | 2 Baths | 2-Bay Garage



EVERYTHING'S
 INCLUDED®

LENNAR®

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Ironwood | Plan 3518 | Approx. 1,943 sq. ft.
4 Bedrooms | 3 Baths | 2-Bay Garage



Elevation I



Elevation C



Elevation A



EVERYTHING'S
INCLUDED®

LENNAR®

Ironwood | Plan 3518 | Approx. 1,943 sq. ft.
 4 Bedrooms | 3 Baths | 2-Bay Garage



EVERYTHING'S
 INCLUDED®

LENNAR®

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Bisbee | Plan 3565 | Approx. 1,400 sq. ft.
3 Bedrooms | 2 Baths | 2-Bay Garage



Elevation M



Elevation A



Elevation H



EVERYTHING'S
INCLUDED®

LENNAR®

Bisbee | Plan 3565 | Approx. 1,400 sq. ft.
 3 Bedrooms | 2 Baths | 2-Bay Garage



EVERYTHING'S
 INCLUDED®

LENNAR®

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Barbaro | Plan 3570 | Approx. 1,800 sq. ft.
4 Bedrooms | 2 Baths | 2-Bay Garage



Elevation I



Elevation A



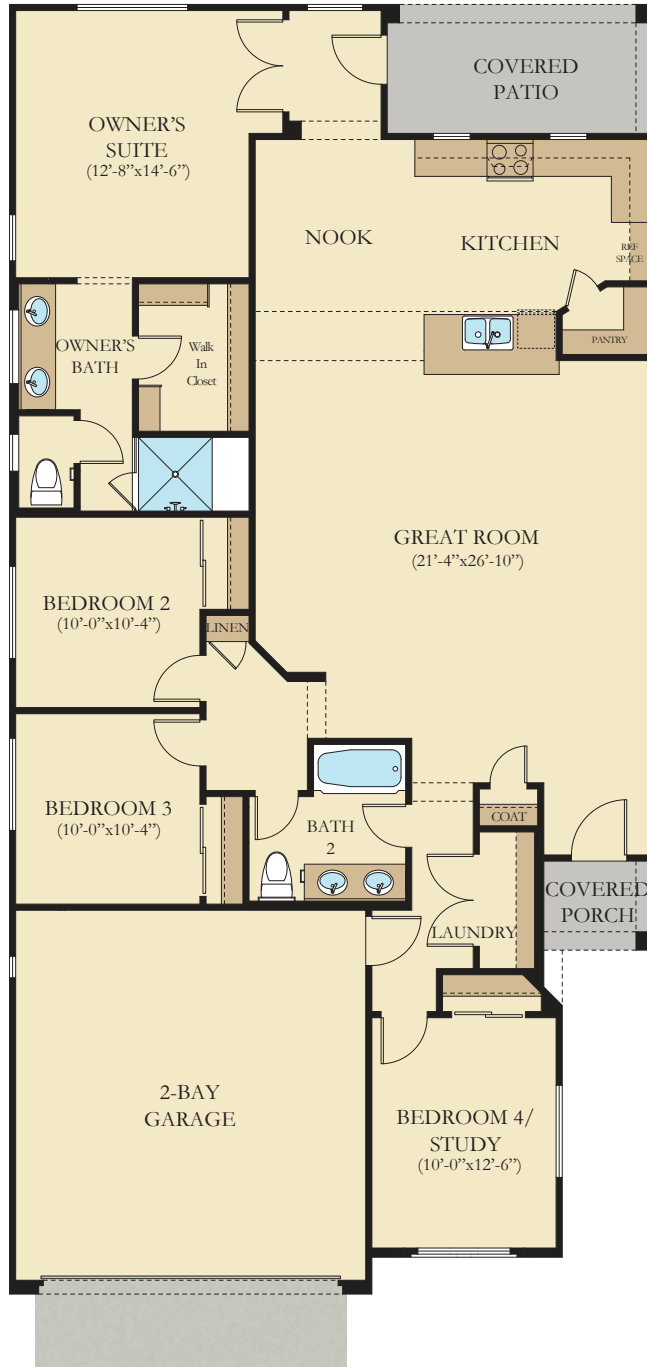
Elevation M



EVERYTHING'S
INCLUDED®

LENNAR®

Barbaro | Plan 3570 | Approx. 1,800 sq. ft.
 4 Bedrooms | 2 Baths | 2-Bay Garage



EVERYTHING'S
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LENNAR®

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Sage | Plan 4022 | Approx. 2,273 sq. ft.
4 Bedroom | 3 Bath | 2-Bay Garage



Elevation C



Elevation A



Elevation H



EVERYTHING'S
INCLUDED®

LENNAR®

Sage | Plan 4022 | Approx. 2,273 sq. ft.
 4 Bedroom | 3 Bath | 2-Bay Garage



FIRST FLOOR



EVERYTHING'S
 INCLUDED®

LENNAR®

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Revolution | Plan 4083 | Approx. 2,524 sq. ft.
4 Bedrooms | 3 Baths | 2-Bay Garage
Main Home 1,753 sq. ft. | Private Living Suite 771 sq. ft.



Elevation H | Ranch Hacienda



Elevation A | Spanish Colonial



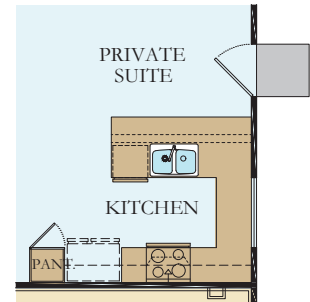
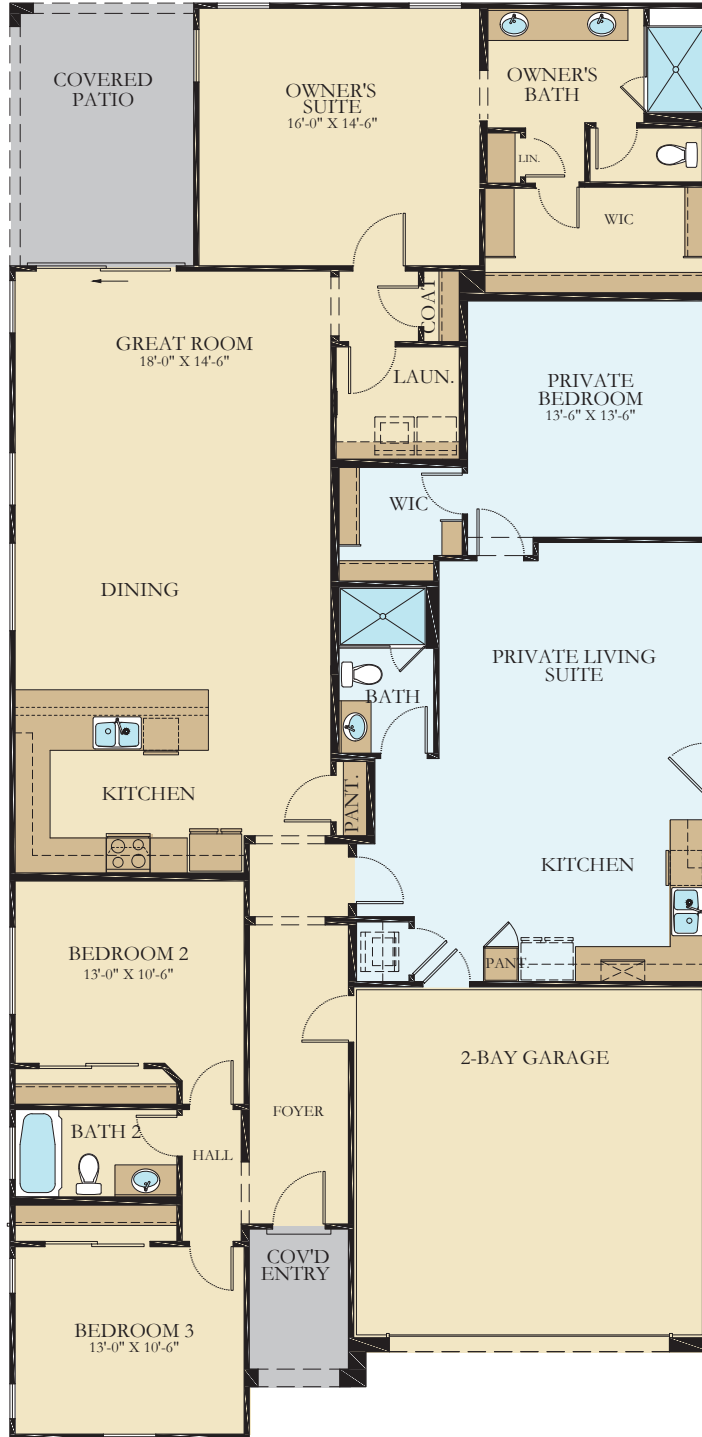
Elevation M | Cottage



EVERYTHING'S
INCLUDED®

LENNAR®

Revolution | Plan 4083 | Approx. 2,524 sq. ft.
4 Bedrooms | 3 Baths | 2-Bay Garage
Main Home 1,753 sq. ft. | Private Living Suite 771 sq. ft.



PLATINUM OPTION
PRIVATE SUITE KITCHEN



NEXTGEN[®]
THE HOME WITHIN A HOME[®]



EVERYTHING'S
INCLUDED[®]

LENNAR[®]

Aspen | Plan 4578 | Approx. 2,375 sq. ft.
4 Bedrooms | 3 Baths | Teen Room | 3-Bay Tandem Garage



Elevation F | French Country



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda



EVERYTHING'S
INCLUDED®

LENNAR®

Aspen | Plan 4578 | Approx. 2,375 sq. ft.
 4 Bedrooms | 3 Baths | Teen Room | 3-Bay Tandem Garage



EVERYTHING'S
 INCLUDED®

LENNAR®

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Juniper | Plan 4584 | Approx. 2,468 sq. ft.
4 Bedrooms | Den | 2.5 Baths | 3-Bay Tandem Garage



Elevation C | Craftsman



Elevation A | Spanish Colonial



Elevation L | Desert Prairie



EVERYTHING'S
INCLUDED®

LENNAR®

Juniper | Plan 4584 | Approx. 2,468 sq. ft.
 4 Bedrooms | Den | 2.5 Baths | 3-Bay Tandem Garage



EVERYTHING'S
 INCLUDED®

LENNAR®

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Trillium | Plan 4585 | Approx. 2,649 sq. ft.
4 Bedrooms | 3 Baths | 3-Bay Garage
Main Home 1,967 sq. ft. | Private Living Suite 682 sq. ft.



Elevation H | Ranch Hacienda



Elevation A | Spanish Colonial



Elevation C | Craftsman



EVERYTHING'S
INCLUDED®

LENNAR®

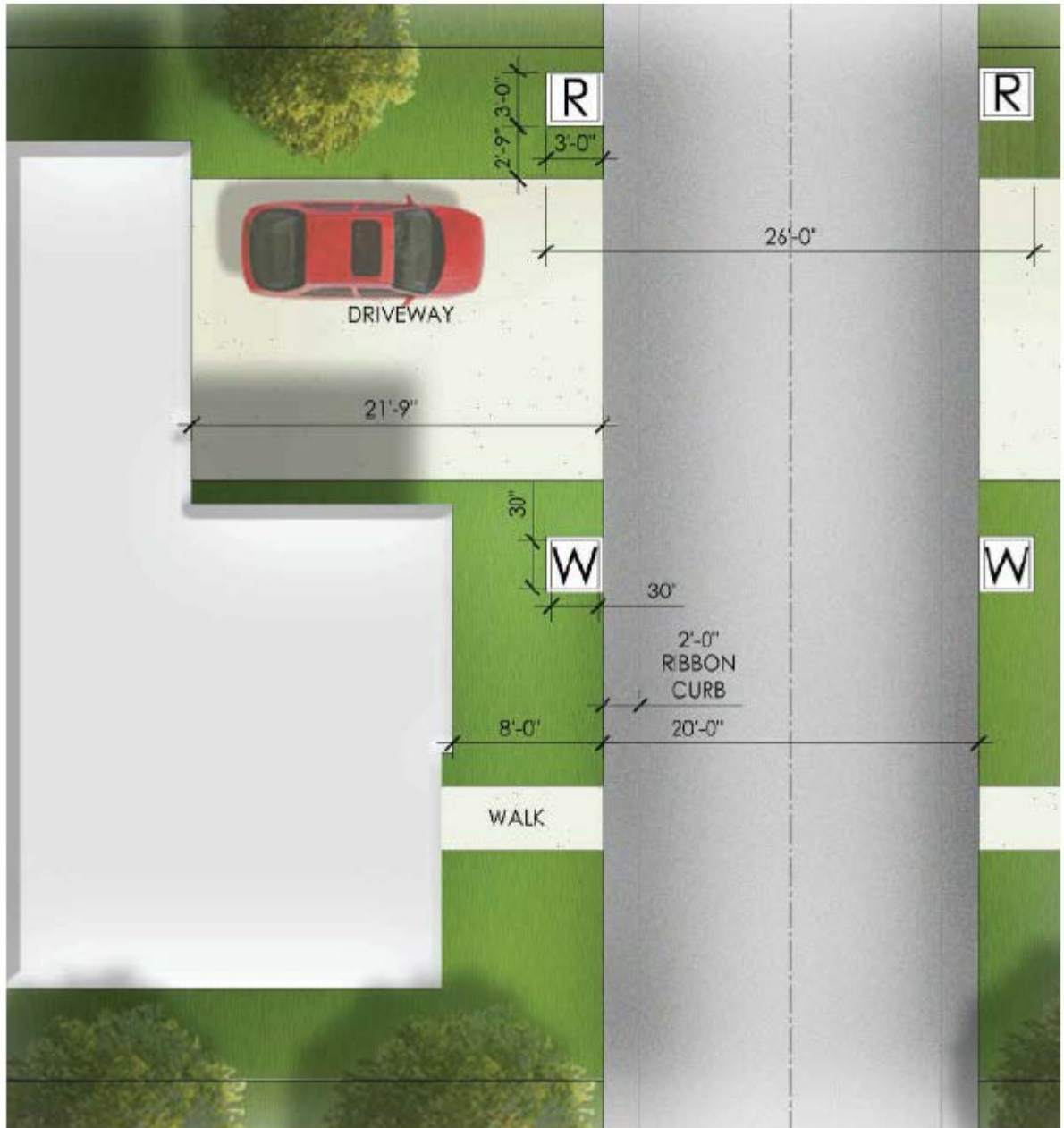
Trillium | Plan 4585 | Approx. 2,649 sq. ft.
 4 Bedrooms | 3 Baths | 3-Bay Garage
 Main Home 1,967 sq. ft. | Private Living Suite 682 sq. ft.



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Motor Court - Lot Enlargement



Motor Court "Pod" Enlargement

CITY
PLAN
REVIEWED P
0
P

30" x 30" RECYCLE BIN
ON 3' x 3' PAD (TYP.)

30" x 30" WASTE BIN
ON 3' x 3' PAD (TYP.)

SIDEWALK (TYP.)

63'-0"

16'-0"

R-35'-0"

(10) 9.5' x 19'
PARKING STALL (TYP.)

26'-3"

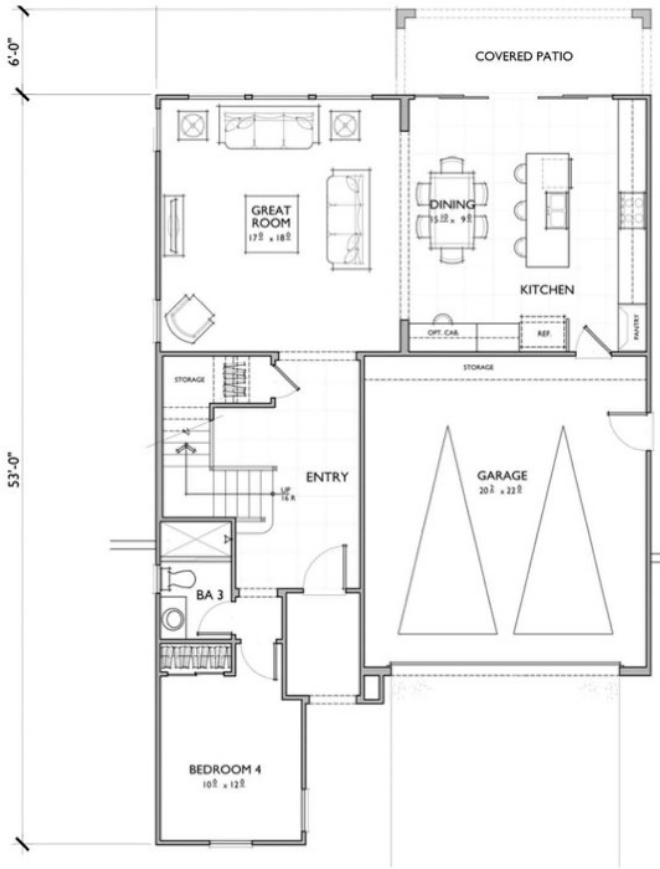
73'-0"

73'-0"

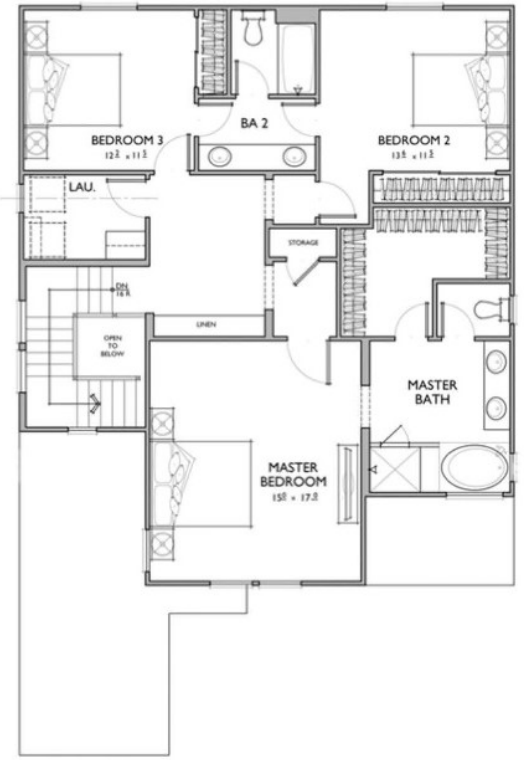


Casita Series

Floor Plan 3522 (2,246 sq. ft.)



FIRST FLOOR



SECOND FLOOR

Casita Series

Floor Plan 3522 (2,246 sq. ft.)



ELEVATION G - ITALIANATE



ELEVATION F - FRENCH COUNTRY

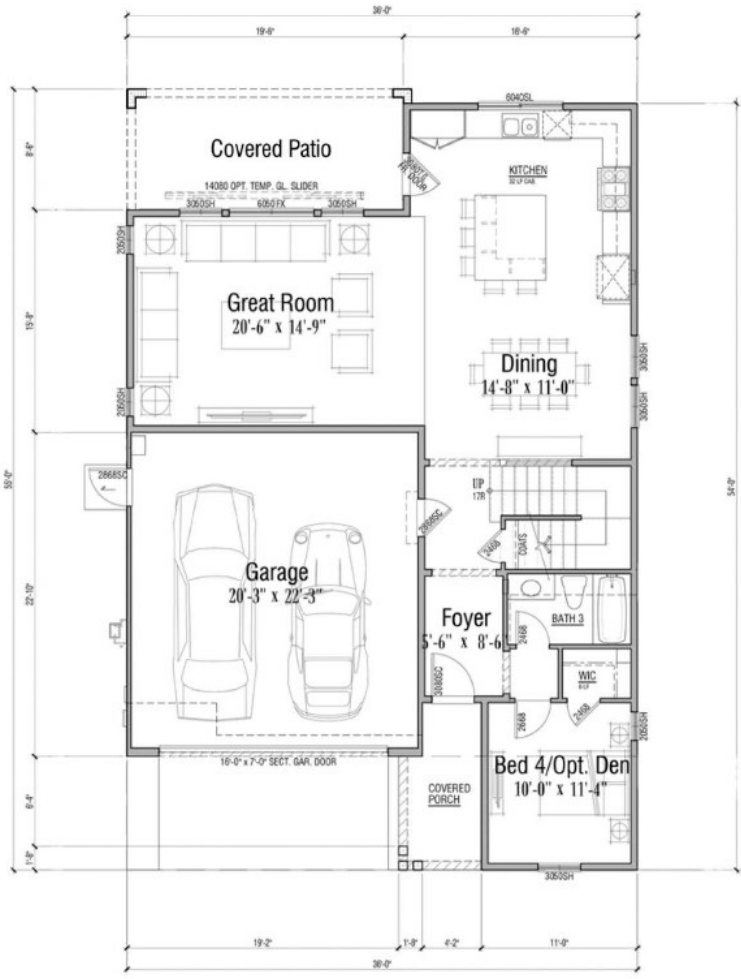


ELEVATION E - TUSCAN

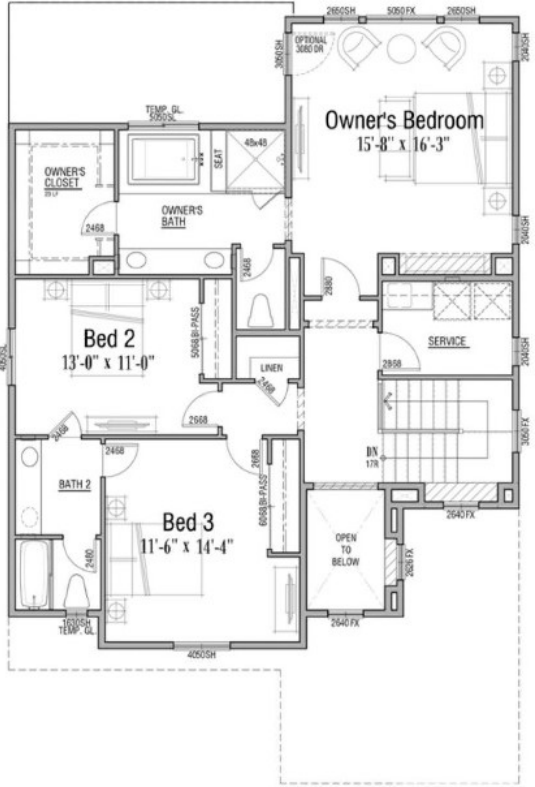
LENNAR®

Casita Series

Floor Plan 3623 (2,311 sq. ft.)



FIRST FLOOR



SECOND FLOOR

Casita Series

Floor Plan 3623 (2,311 sq. ft.)



ELEVATION K - FARMHOUSE



ELEVATION F - FRENCH COUNTRY

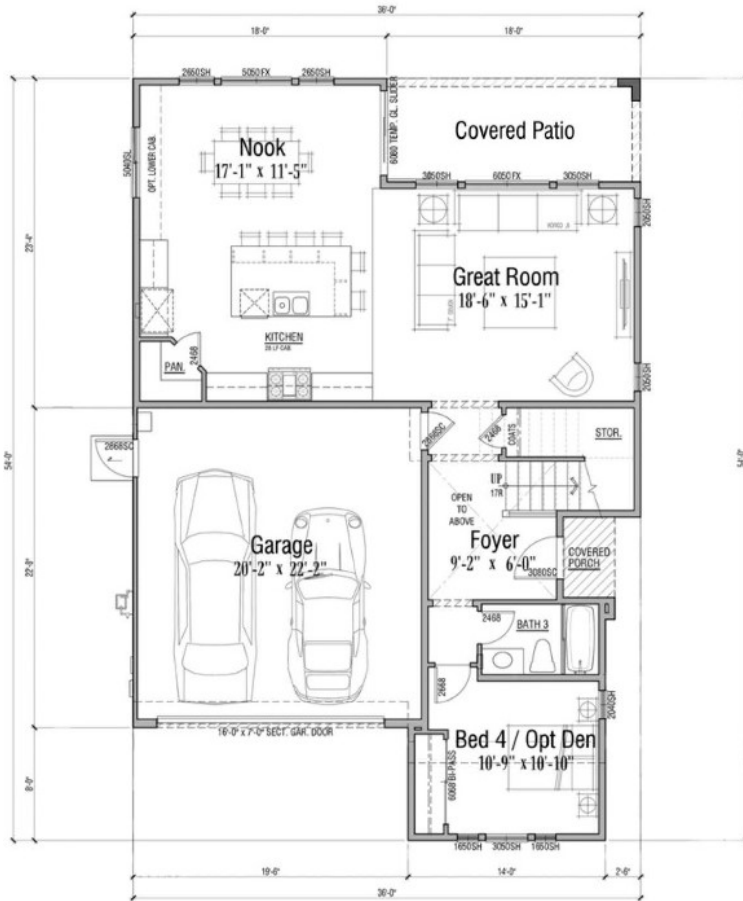


ELEVATION C - CRAFTSMAN

LENNAR®

Casita Series

Floor Plan 3624 (2,428 sq. ft.)



FIRST FLOOR



SECOND FLOOR

Casita Series

Floor Plan 3624 (2,428 sq. ft.)



ELEVATION D - MONTEREY



ELEVATION F - FRENCH COUNTRY

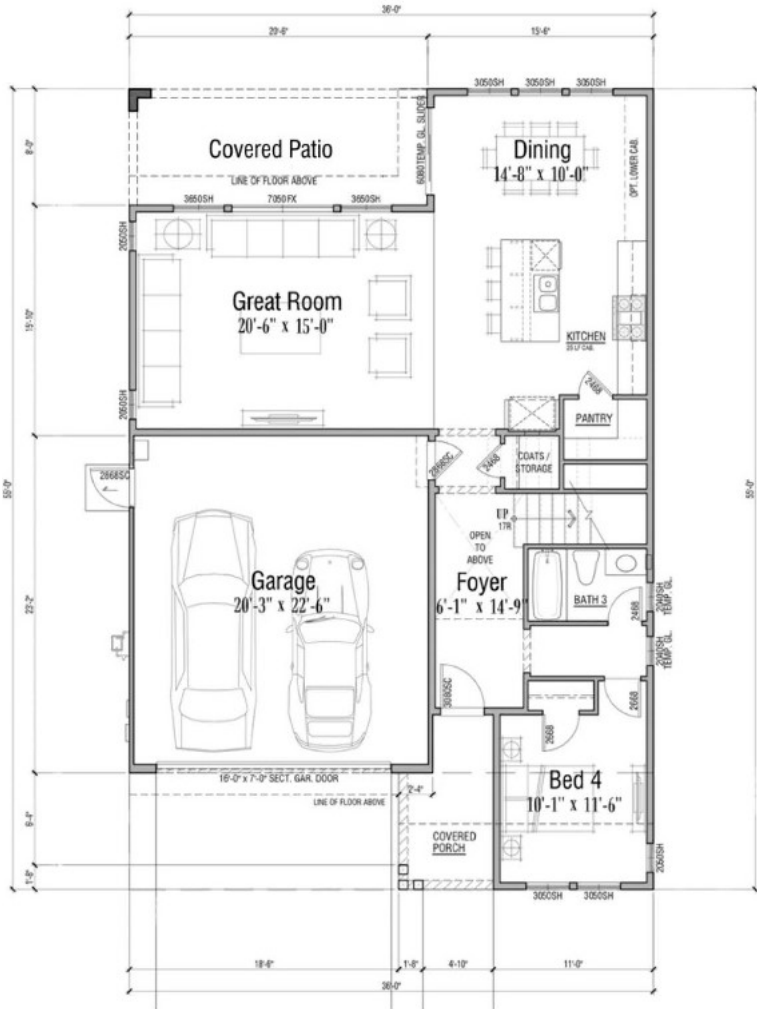


ELEVATION C - CRAFTSMAN



Casita Series

Floor Plan 3626 (2,659 sq. ft.)



FIRST FLOOR



SECOND FLOOR

Casita Series Floor Plan 3626 (2,659 sq. ft.)



ELEVATION K - FARMHOUSE



ELEVATION F - FRENCH COUNTRY



ELEVATION C - CRAFTSMAN



Motor Court

Floor Plan 4521 (2,101 sq. ft.)



2nd Floor



1st Floor

Motor Court

Floor Plan 4521 (2,101 sq. ft.)



Motor Court

Floor Plan 4522 (2,233 sq. ft.)



2nd Floor



1st Floor

Motor Court

Floor Plan 4522 (2,233 sq. ft.)



Motor Court

Floor Plan 4527 (2,593 sq. ft.)



2nd Floor



1st Floor

Motor Court

Floor Plan 4527 (2,593 sq. ft.)

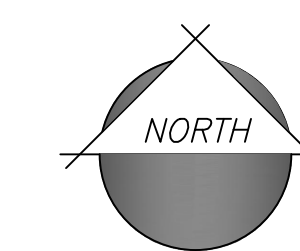


EXHIBIT G1

CITY OF MARICOPA
PLANNING & ZONING
REVIEWED FOR CODE COMPLIANCE
07/17/2024
PAD24-02



NOTE: FINAL TREE LOCATIONS WILL BE DETERMINED BY FINAL UTILITY DESIGN



20 0 20 40
Scale: 1" = 20' feet

CITY OF MARICOPA
PLANNING & ZONING
REVIEWED FOR CODE COMPLIANCE
07/17/2024
PAD24-02



PLAN 2256 M
1,109 S.F.

PLAN 2253 C
1,078 S.F.

PLAN 2241 A
814 S.F.

PLAN 2259 G
1,210 S.F.

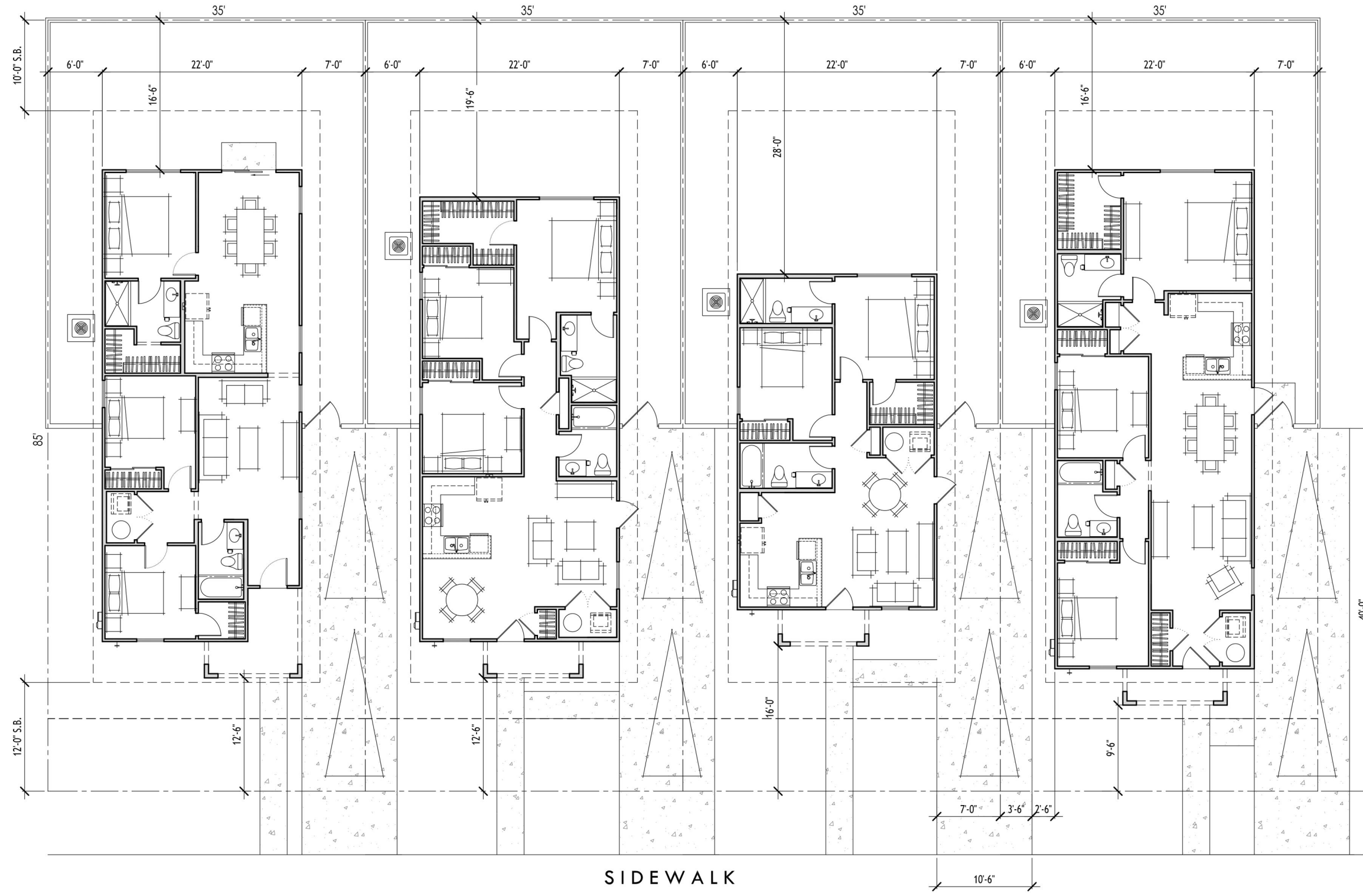
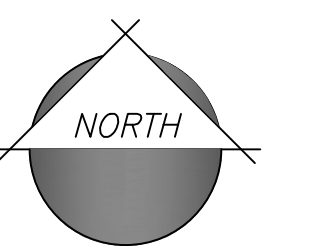


EXHIBIT G2



NOTE: FINAL SPECIES AND LOCATIONS WILL BE A PART OF THE FRONT YARD LANDSCAPE PACKAGE TO BE DETERMINED AT A FUTURE DATE. UTILITY LOCATIONS MAY IMPACT FINAL TREE LOCATIONS.



20 0 20 40
Scale: 1" = 20' feet

The Cottage Series will provide the following architectural enhancements:

- The single car garage home plan will have a single car driveway in front of the garage door. The pathway from the door to the sidewalk will be parallel to the driveway, unless there is a conflict with the utilities.
- Stone Veneer will be added to one of the exterior elevations of each plan.
- Coach lights of appropriate scale and size will be used.
- Garage doors will be varying in design and may contain windows on some elevations.
- No two single car garage home plans may be built with the same paint scheme or elevation next to each other.
- On the single car garage plans an extension of the front porch, such as a trellis or pergola shall be added to some elevations, but not added to the structural component of the home.
- Enhanced landscaping will be utilized between the pathway and the driveway in instances where the pathway is parallel to the driveway and meets the public sidewalk.



PLAN 2569 A
 1,232 S.F.

PLAN 2556 C
 967 S.F.

PLAN 2566 G
 1,177 S.F.



EXHIBIT H





900 x 486

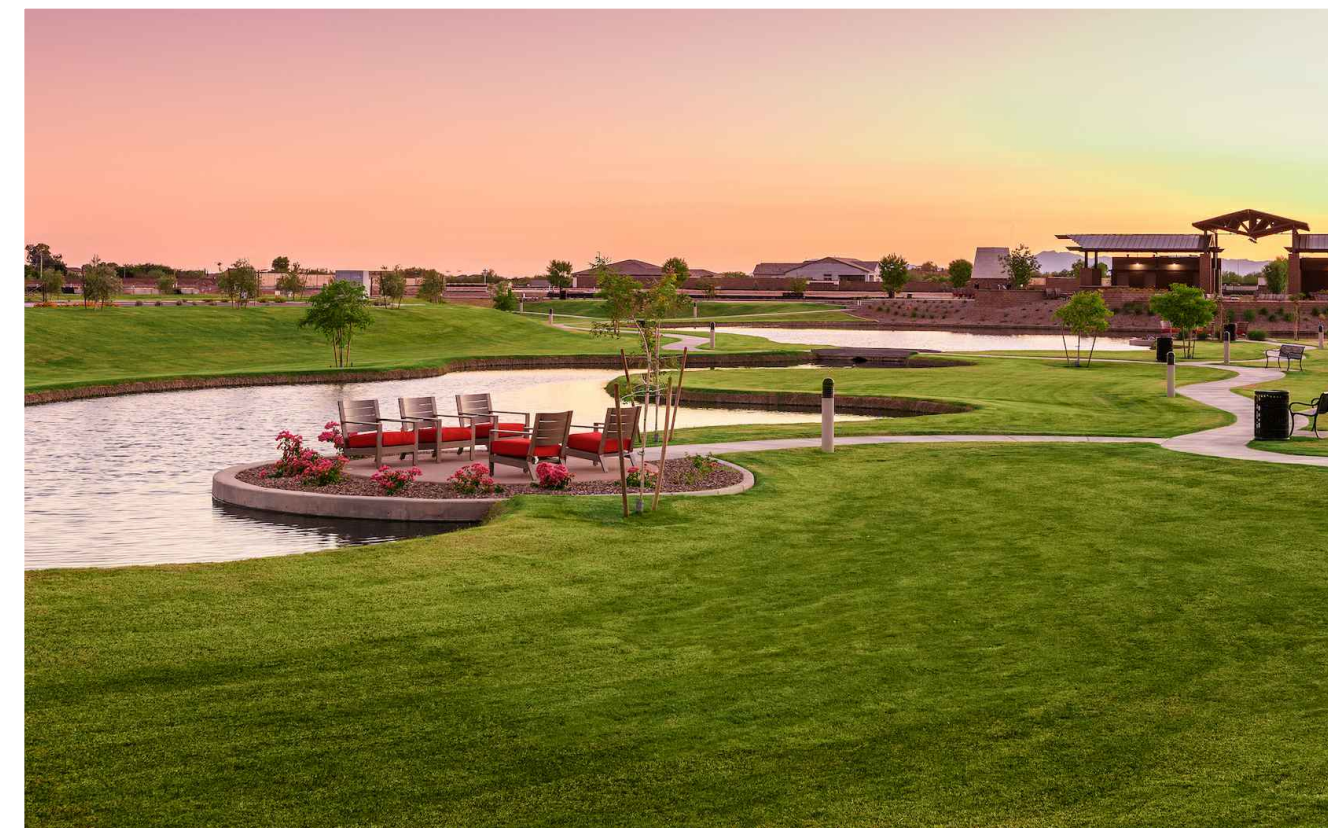
EXHIBIT I



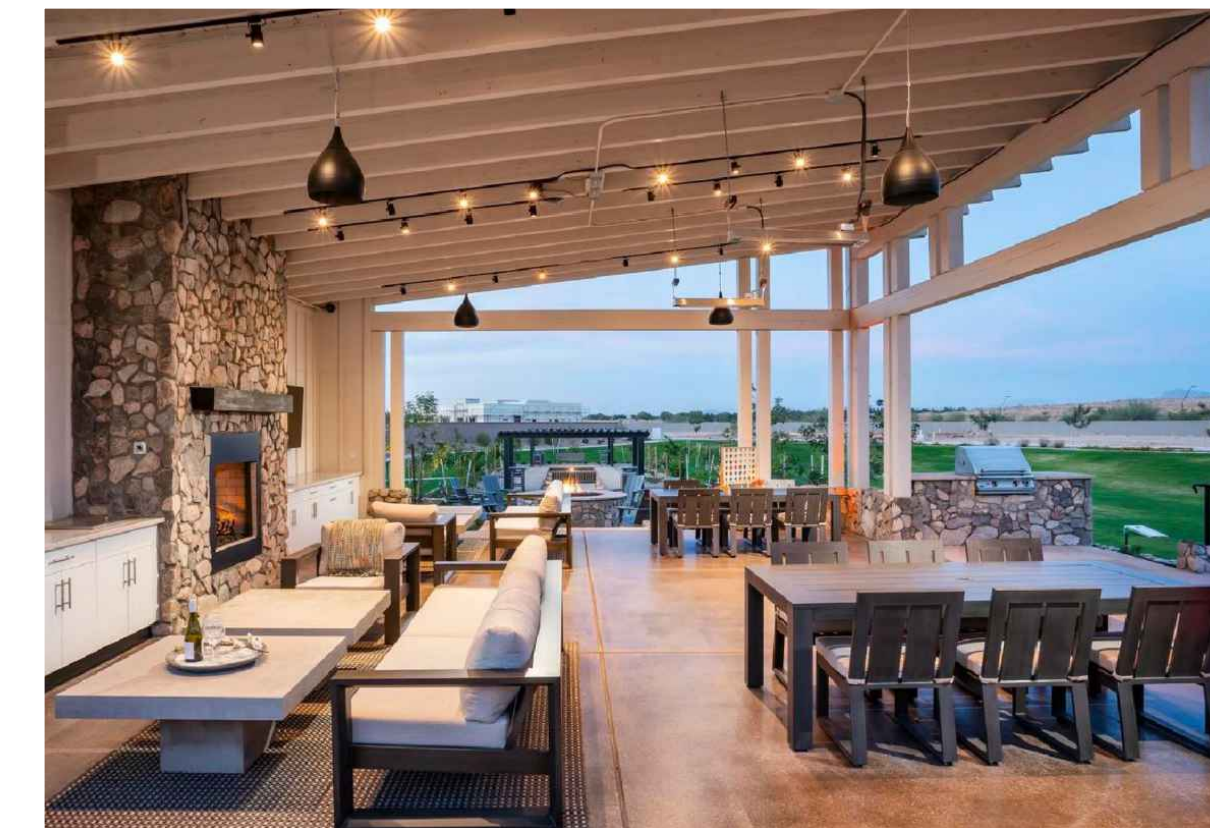
AMENITY BUILDING STYLE



GATHERING LOUNGE



LAKE EDGE PLAZA



OPEN AIR AMENITY



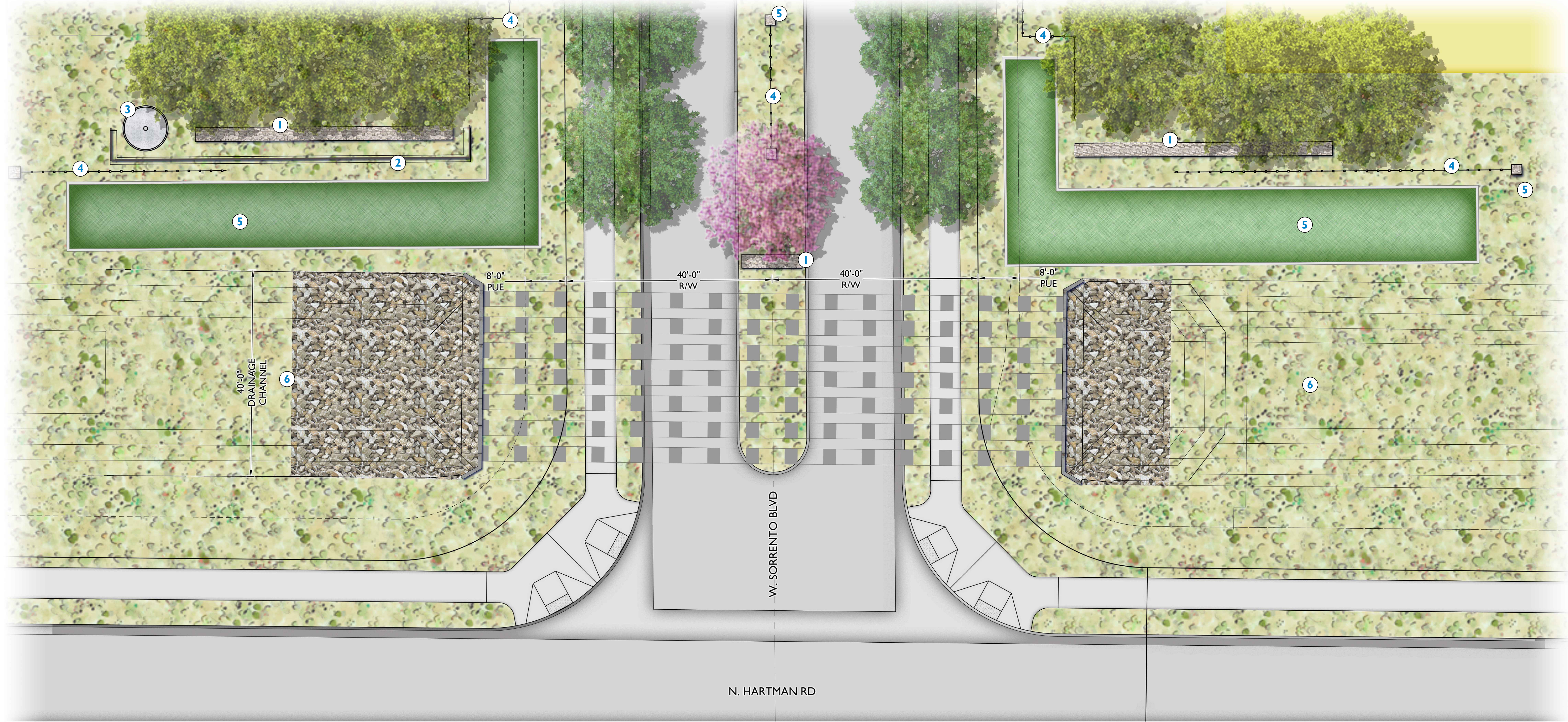
WALKING PATHS



POOL COMPLEX



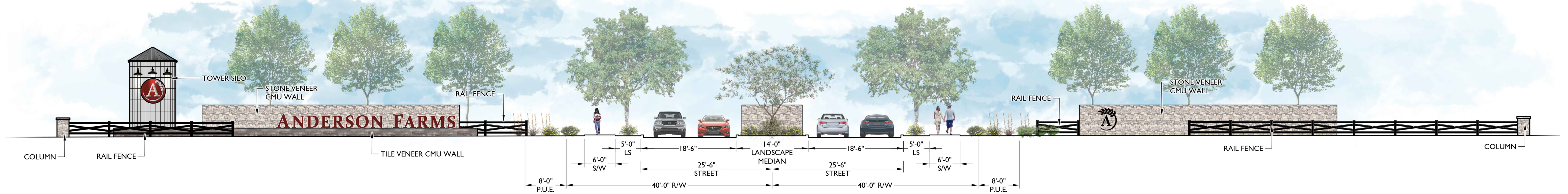
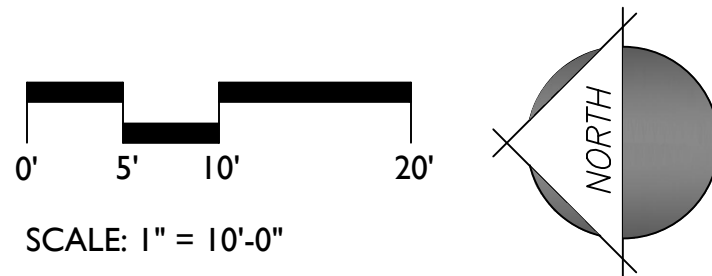
TOT LOT



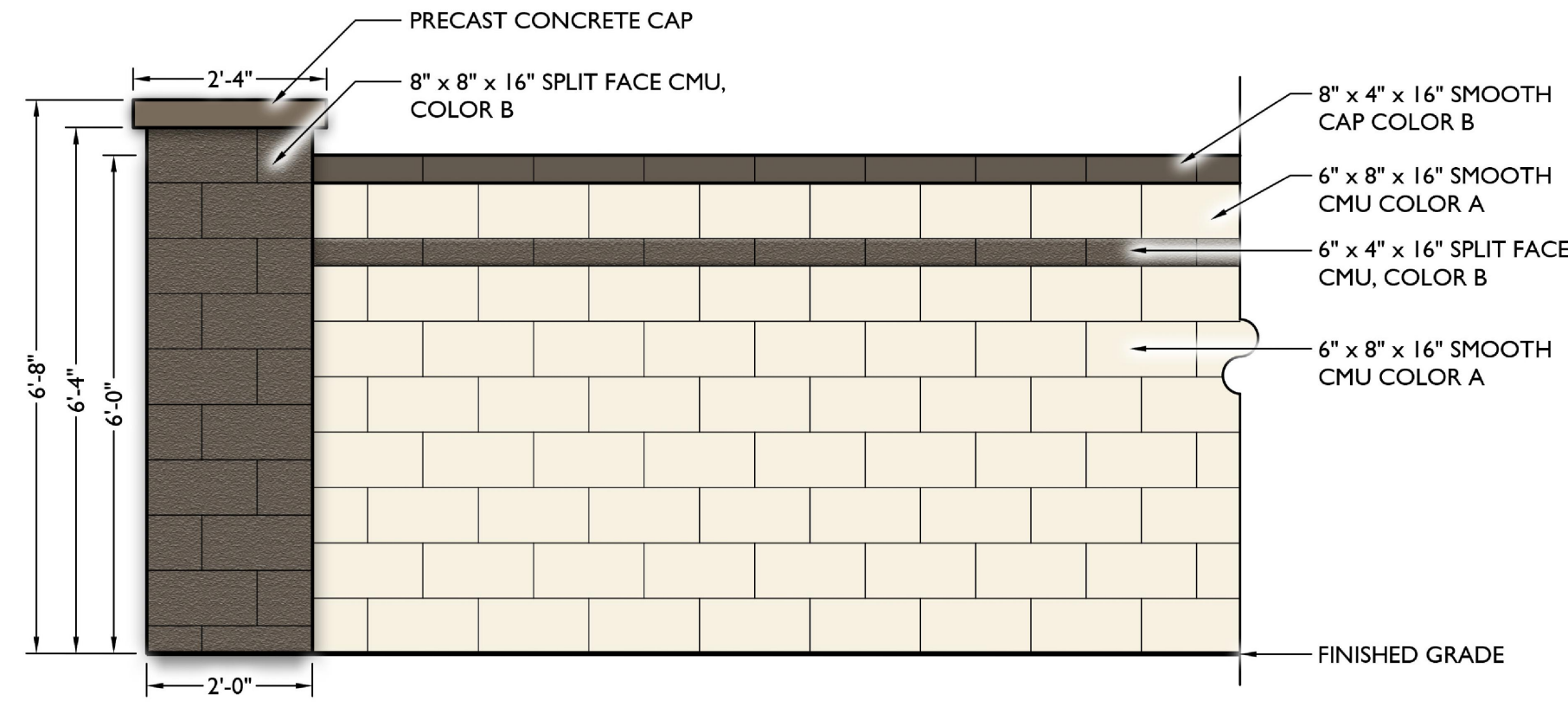
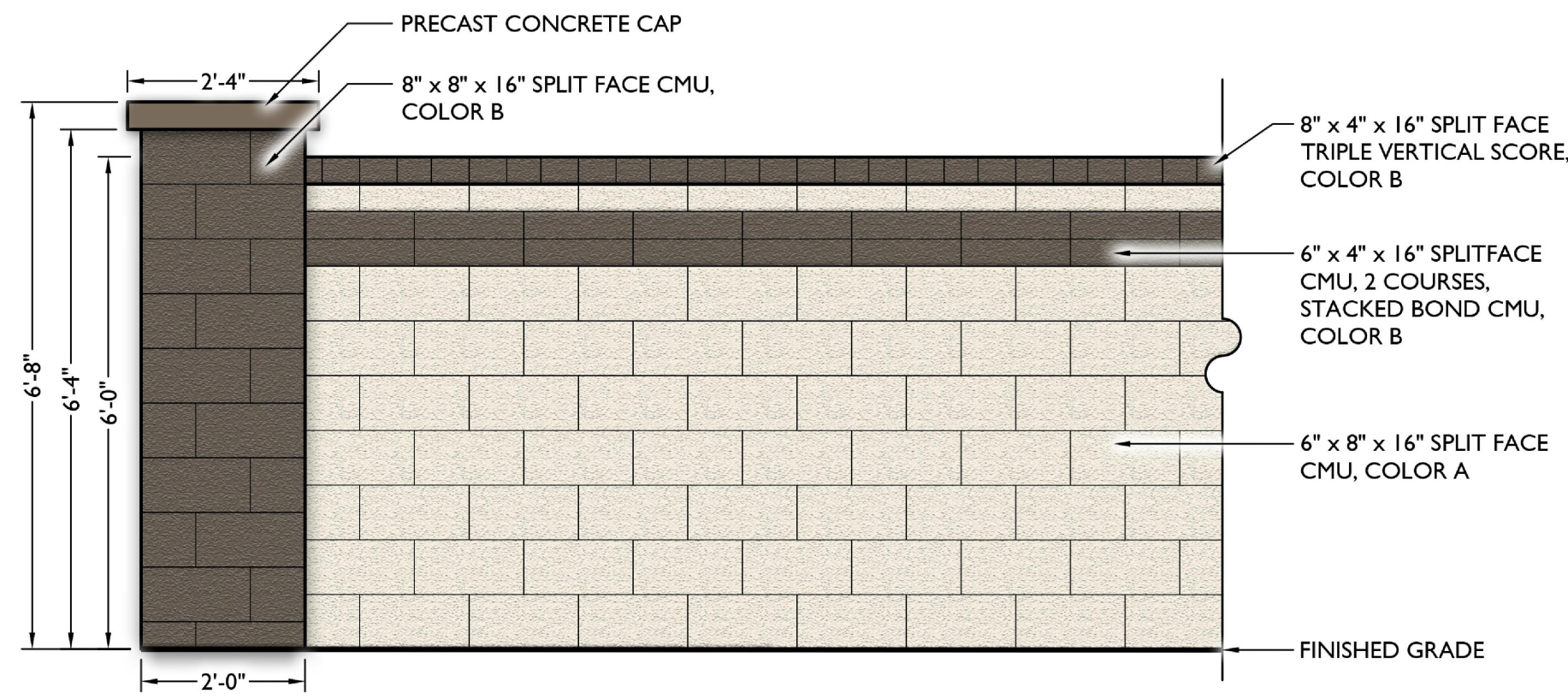
KEYNOTES

- ① STONE VENEER ENTRY WALL
- ② TILE VENEER WALL WITH ENTRY SIGN
- ③ TOWER SILO
- ④ RAIL FENCE
- ⑤ DECORATIVE COLUMN
- ⑤ TURF
- ⑥ DRAINAGE CHANNEL

1 ENTRY ENLARGEMENT PLAN
 Scale: 1" = 10'-0"

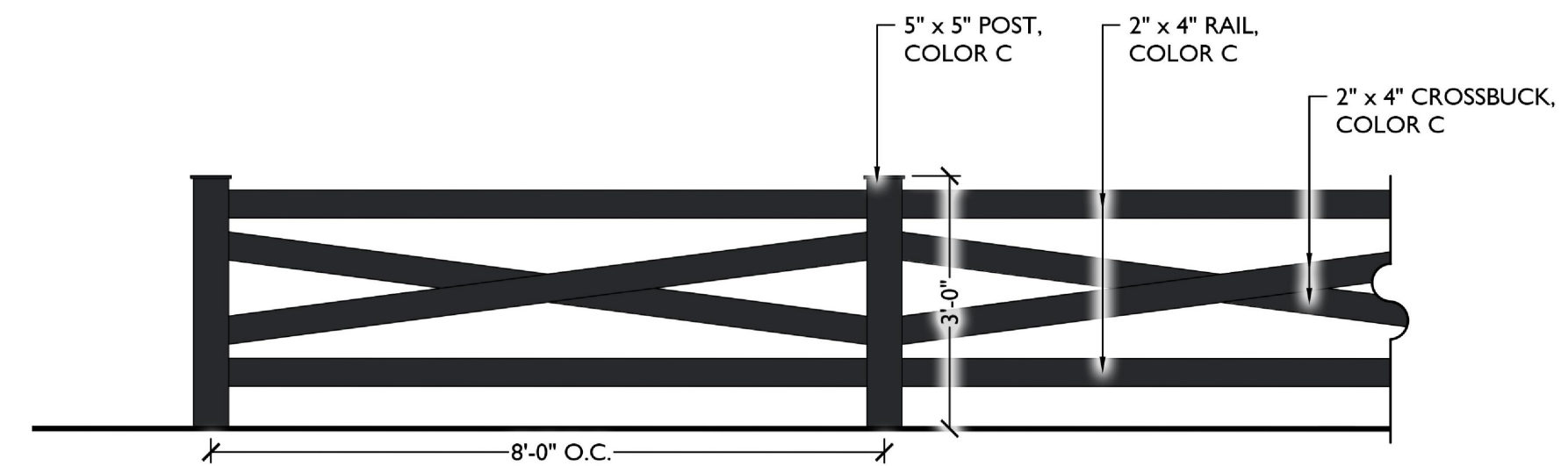
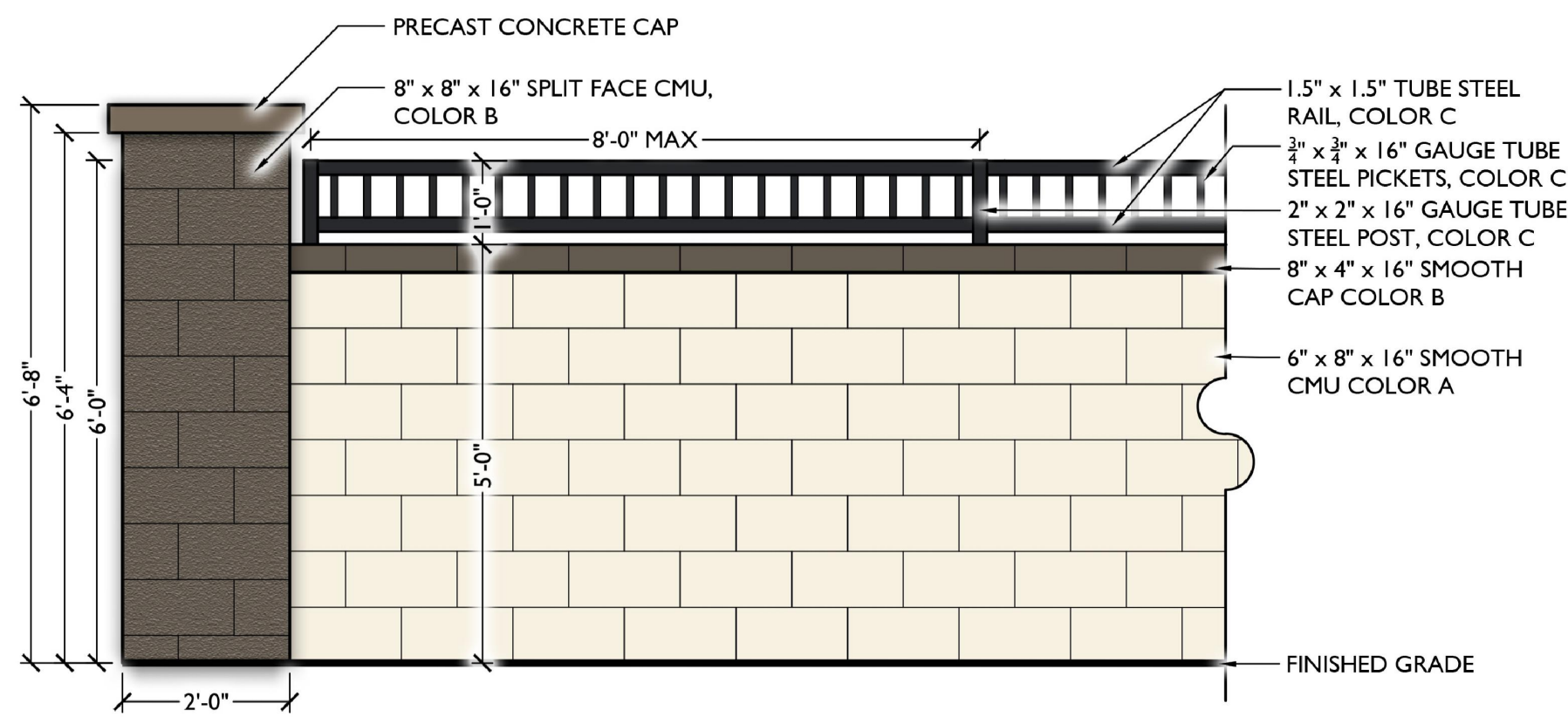


2 ENTRY ENLARGEMENT ELEVATION
 Scale: 1" = 10'-0"



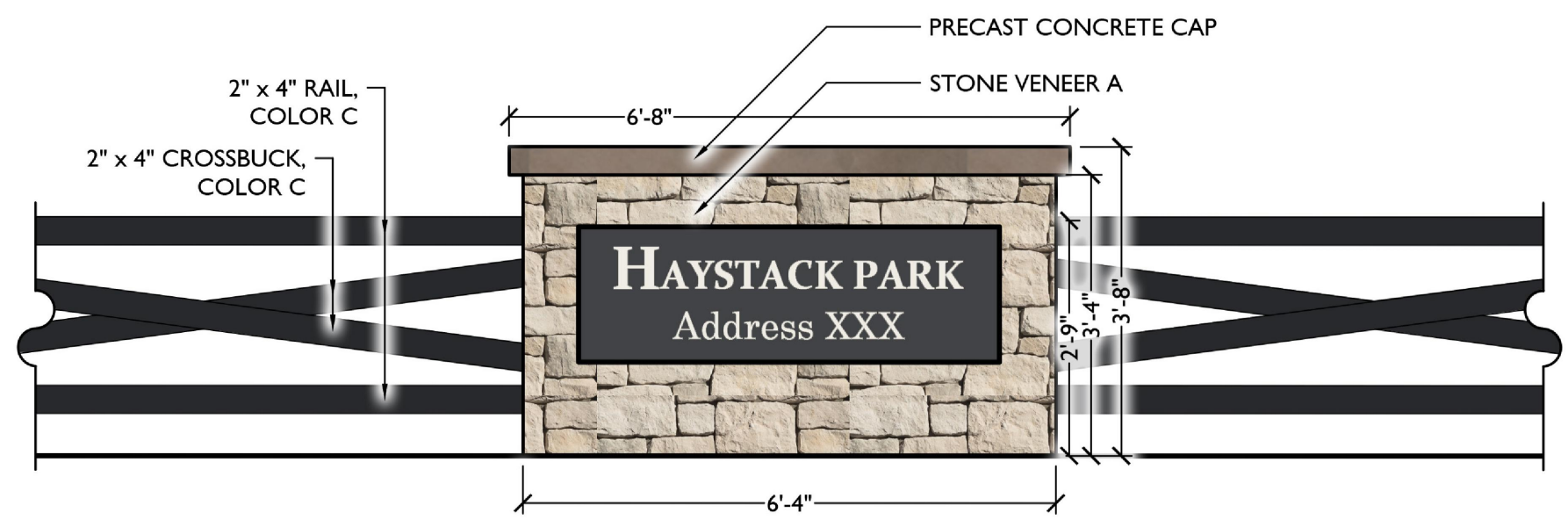
1 PRIMARY THEME WALL
 Scale: 1/2" = 1'-0"

2 SECONDARY THEME WALL
 Scale: 1/2" = 1'-0"

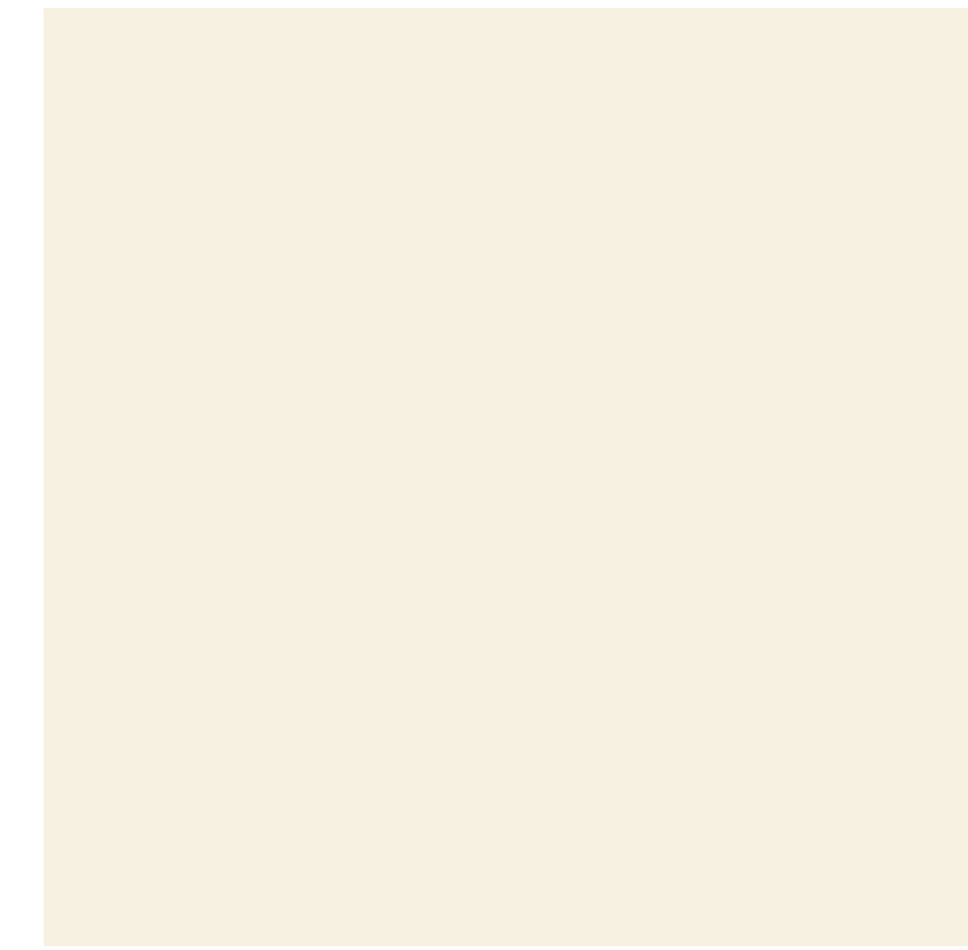


3 PARTIAL VIEW WALL
 Scale: 1/2" = 1'-0"

4 RAIL FENCE
 Scale: 1/2" = 1'-0"

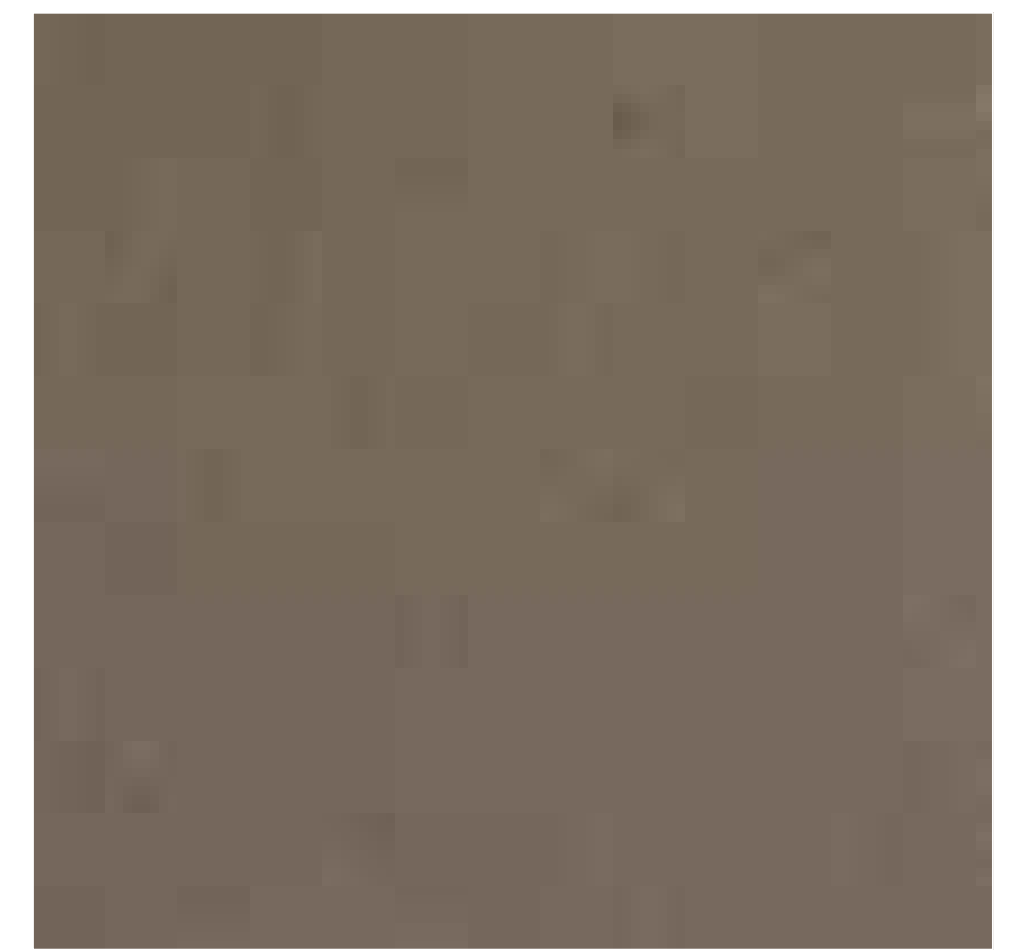


5 PARK SIGNAGE
 Scale: 1/2" = 1'-0"



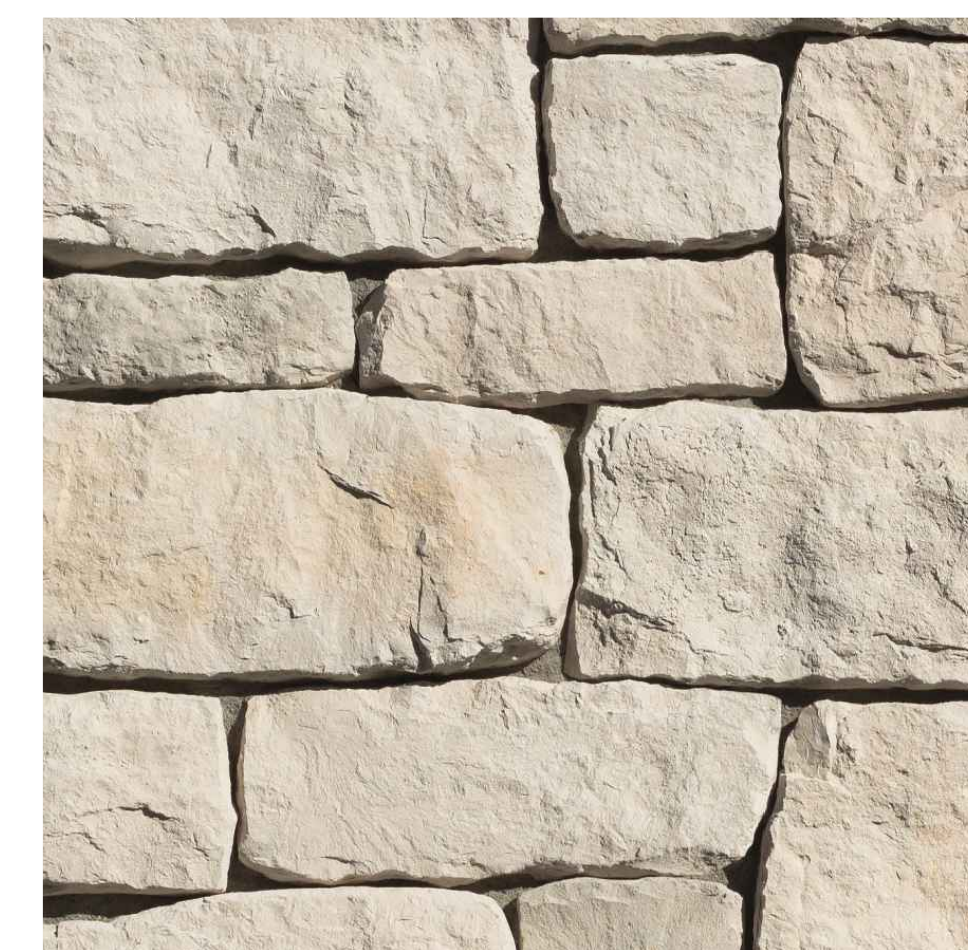
COLOR A (CMU)
 Color: Swan White (DEW346)
 By: Dunn Edwards, OAE

COLOR B (CMU)
 Color: Downing To Earth (DEW634)
 By: Dunn Edwards, OAE



COLOR C (STEEL)
 Powder coated to match RAL 9011 Graphite Black

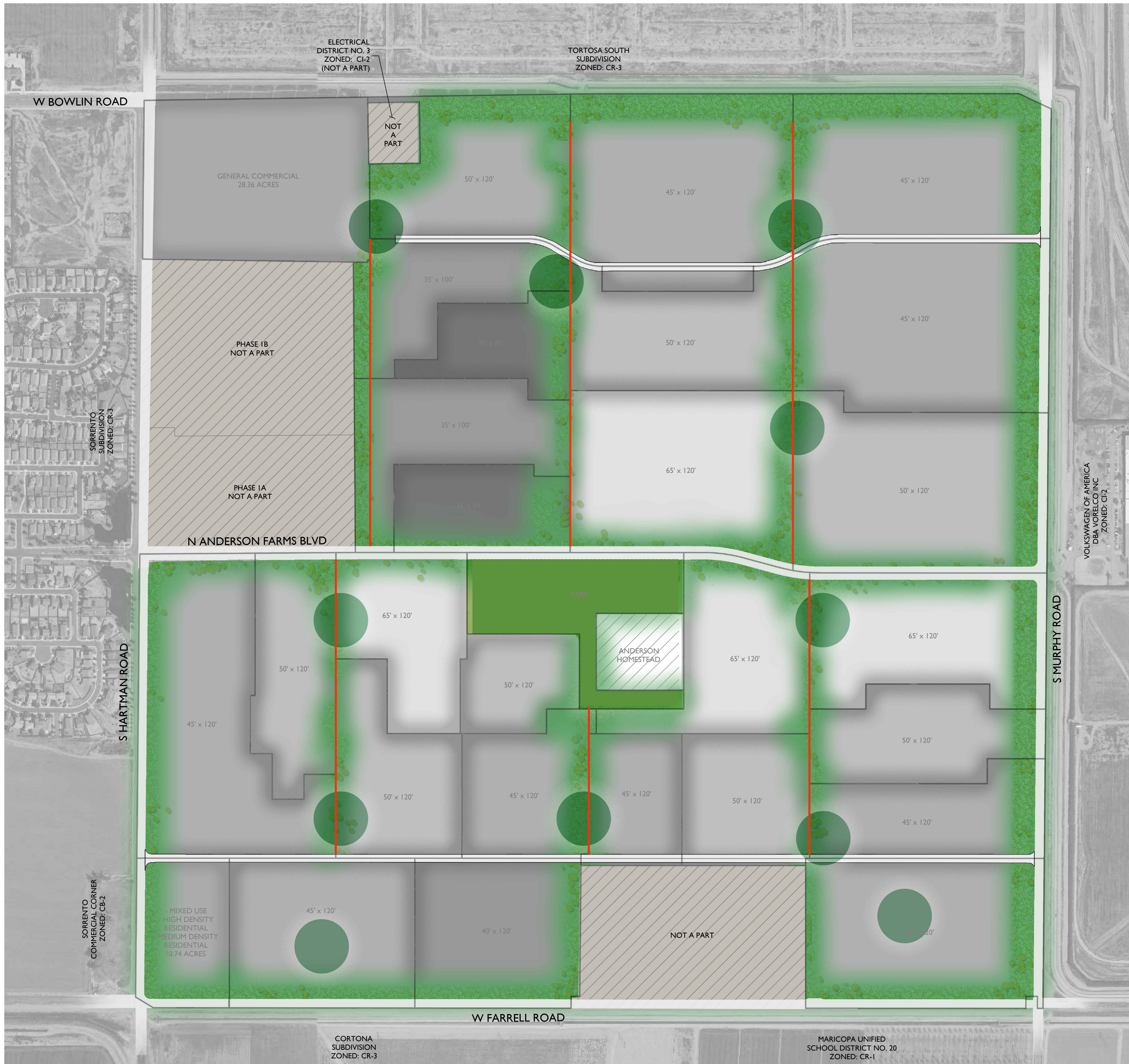
CONCRETE CAP
 Color: Portobello by Mesa Precast OAE



STONE VENEER
 Rough Cut, Color Casa Blanca
 by Eldorado Stone OAE

EXHIBIT J

CITY OF MARICOPA
 PLANNING & ZONING
 REVIEWED FOR CODE COMPLIANCE
 07/17/2024
 PAD24-02



I PEDESTRIAN PASEO ILLUSTRATIVE CROSS SECTION

- LEGEND**
- MAIN PARK AMENITY
 - NEIGHBORHOOD PARK
 - PEDESTRIAN PASEO

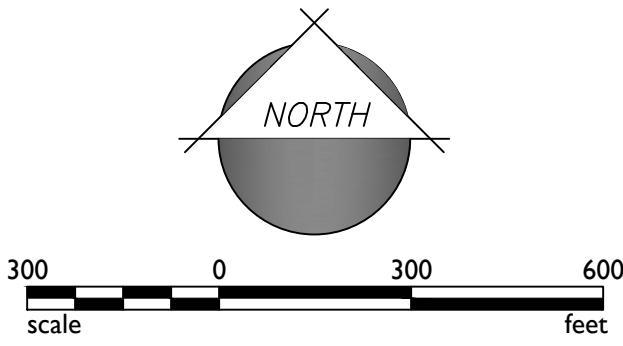
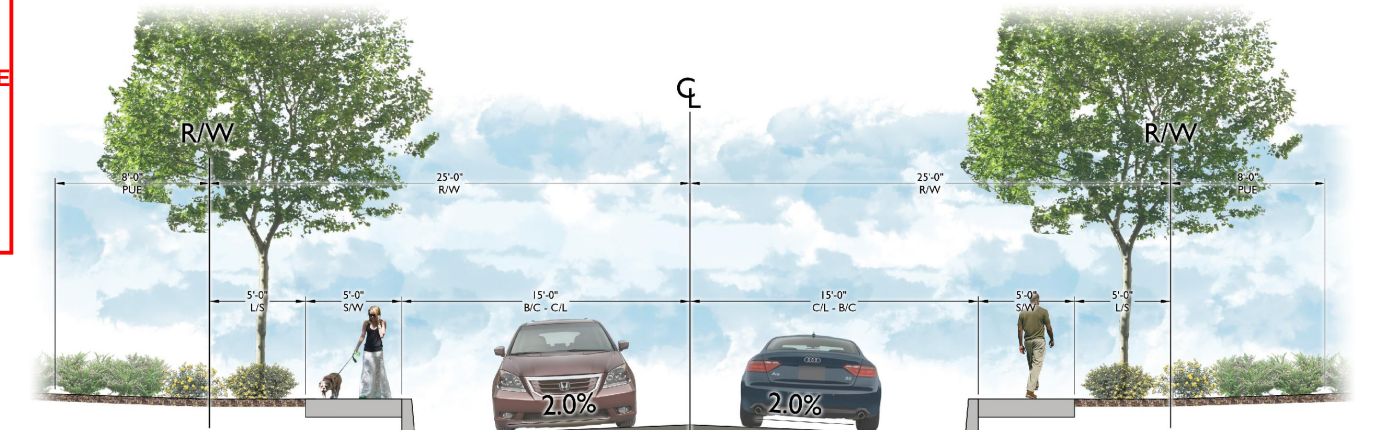
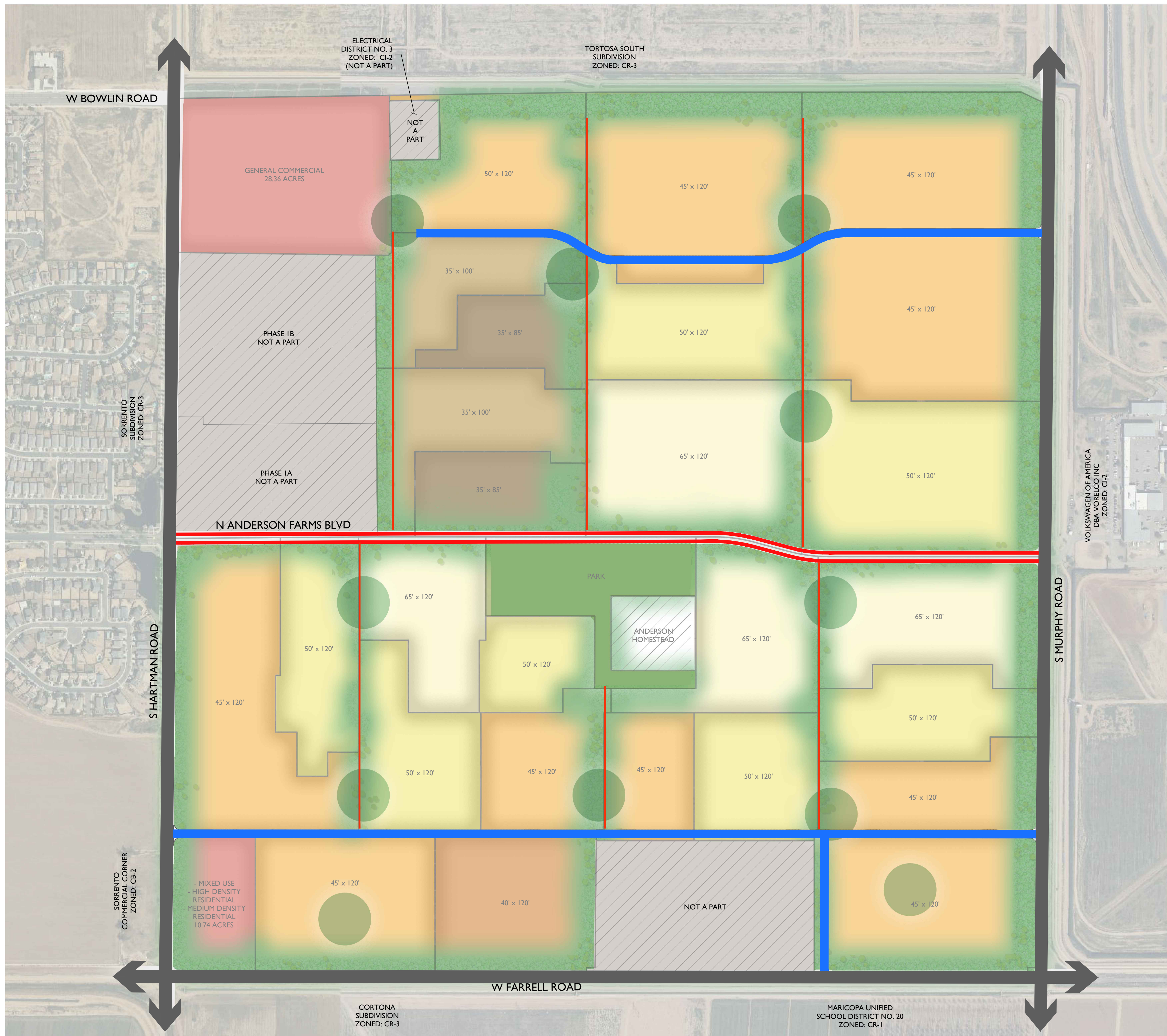
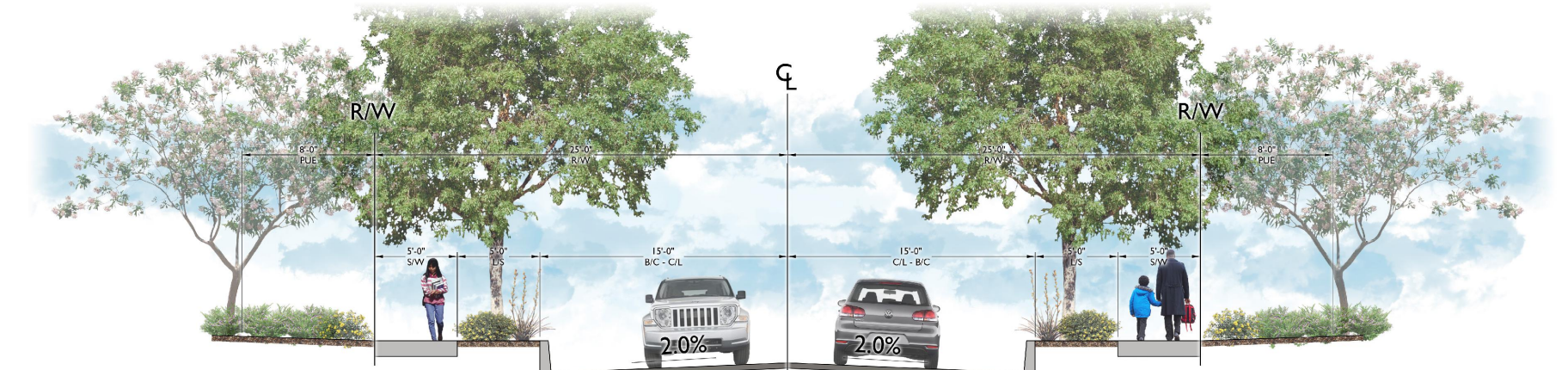


EXHIBIT K

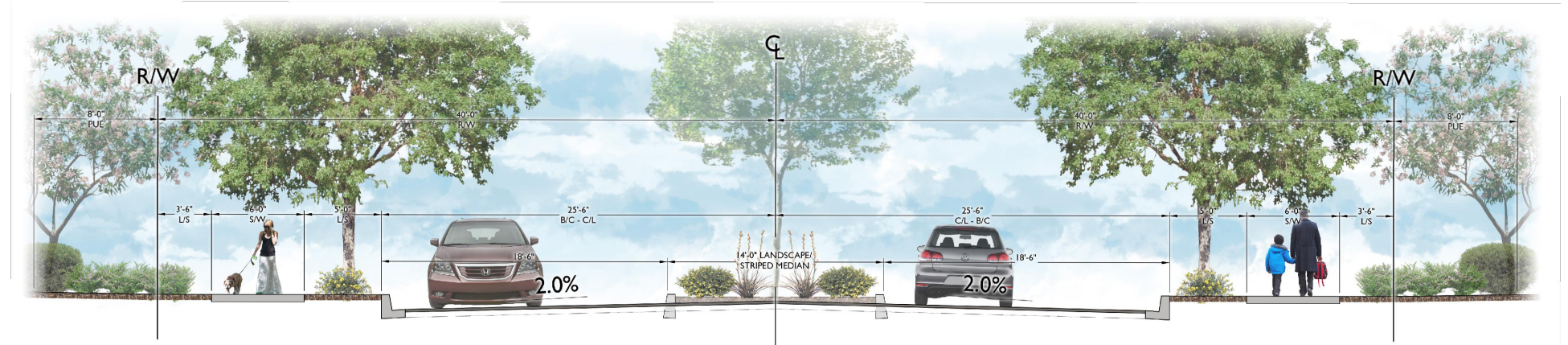
CITY OF MARICOPA
 PLANNING & ZONING
 REVIEWED FOR CODE COMPLIANCE
 07/17/2024
 PAD24-02



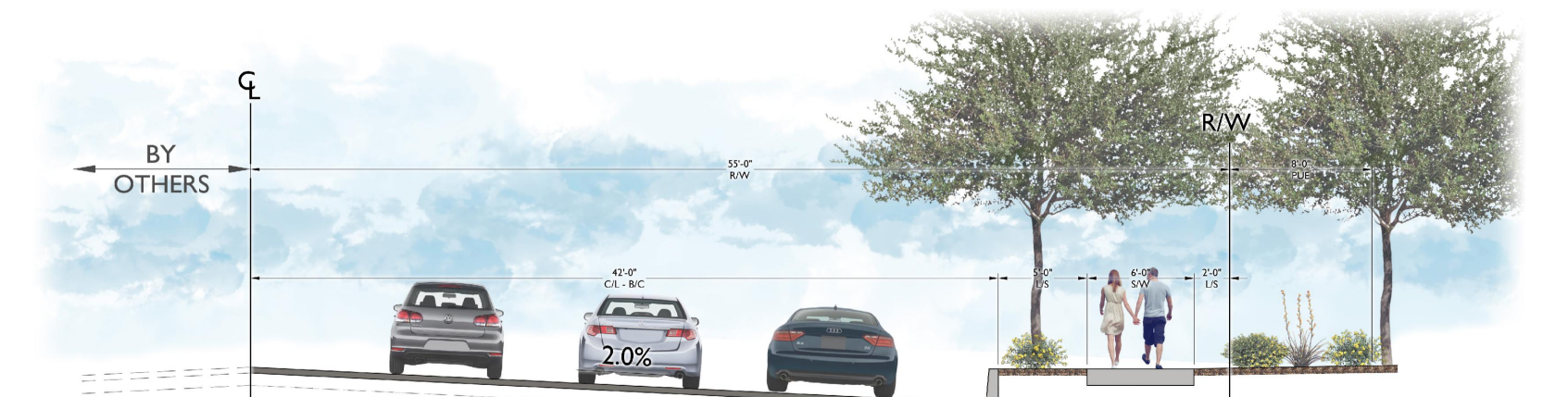
TYPICAL LOCAL STREET (35' WIDE LOT PARCELS)
 N.T.S.



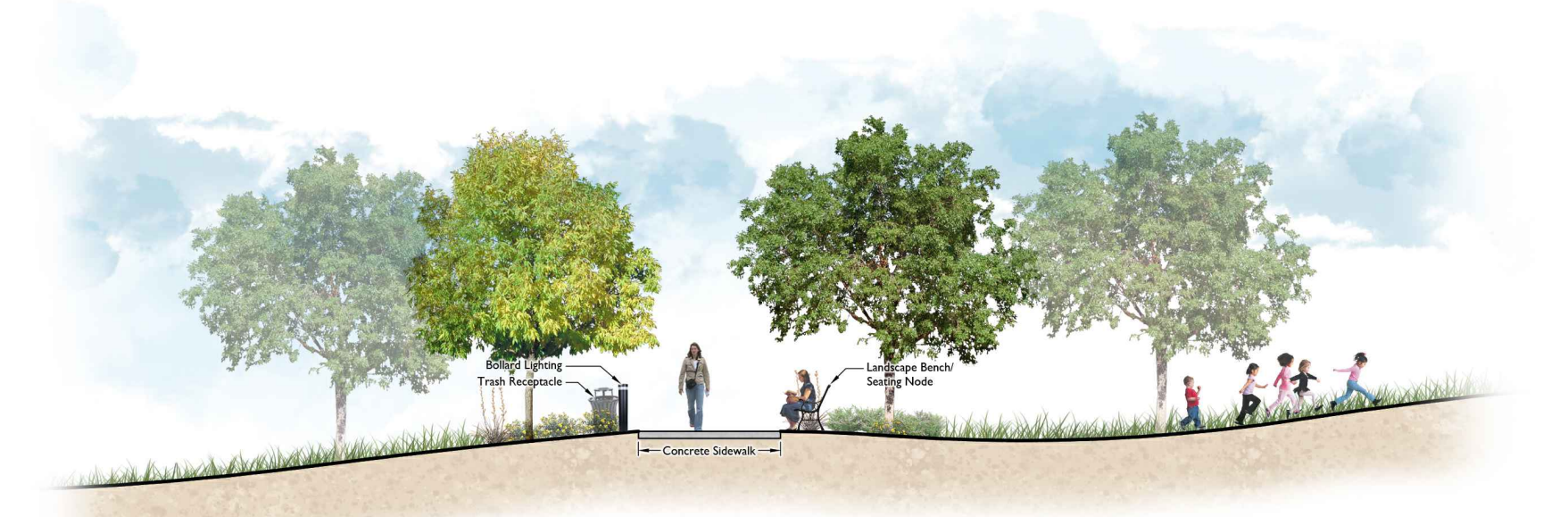
TYPICAL LOCAL STREET
 N.T.S.



COLLECTOR STREET (WITH & WITHOUT MEDIAN)
 N.T.S.



MINOR ARTERIAL STREET
 N.T.S.



PEDESTRIAN PASEO
 N.T.S.

LEGEND

- MINOR ARTERIAL STREET (DETACHED SIDEWALK)
- COLLECTOR STREET (DETACHED SIDEWALK)
- LOCAL STREET
- PEDESTRIAN PASEO

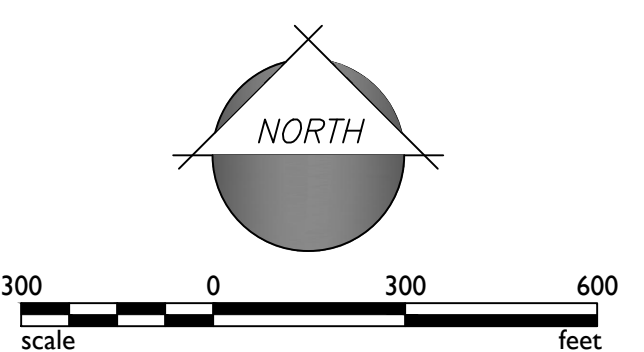


EXHIBIT L

CITY OF MARICOPA
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 PAD24-02



PHASING SUMMARY

PHASE 2	53.85 ACRES
PHASE 3	117.11 ACRES
PHASE 4	101.21 ACRES
PHASE 5	96.57 ACRES
PHASE 6	92.57 ACRES
PHASE 7	26.73 ACRES
PHASE 8	49.96 ACRES
PHASE 9	28.36 ACRES
TOTAL	566.36 ACRES

