

June 15, 2021
Revised: September 3, 2021

Maricopa 40

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

Planned Area Development (PAD) Zoning Narrative

Case Number : PAD21-08



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

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Planned Area Development (PAD) Zoning Narrative

for Maricopa 40

June 15, 2021
Revised: September 3, 2021

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Exhibits

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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 ± 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

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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.

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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.

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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.

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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.

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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 I, Proximity Exhibit).

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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 highway 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 minor north-south highway 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 H, 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 (Exhibit E, Existing Zoning; Exhibit F, Proposed Zoning).

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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

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G. 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.

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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 (Exhibit M, Open Space Master Plan).

Proposed PAD Zoning

This request would rezone the overall 40.43-acre Property to the Planned Area Development ("PAD") zoning district. PAD zoning is requested to provide flexibility in design, establish distinct character, encourage variation, establish a sense of place, and promote efficient use of land within the community. The PAD zoning classification will facilitate development with a unique character that complements planned development in the immediate vicinity while allowing flexibility in lot area, dimensions, and other development standards.

Housing types may include single-family housing for the majority of the development 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. Flexibility is the key component to the successful integration of these housing product options in order to create a sustainable community that meets the future needs of the area. Approximately 1.5 acres of retail use is permitted 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

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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 (Exhibit F, Proposed Zoning).

In accordance with the City guidelines, the Maricopa 40 PAD will set forth several defining elements to ensure the development of a high quality neighborhood and overall design compatibility to the area:

- Implement design elements from the Heritage District Design Guidelines to reflect the rich culture and historical character of Maricopa;
- Encourage diverse, and attractive redevelopment to support a mix of residential, pedestrian, and neighborhood serving uses in order to achieve an active social environment within a revitalized streetscape while also respecting the existing character;
- Encourage investment in adequate public facilities through quality redevelopment and improvements; and
- Ensure that new development and redevelopment are designed to minimize traffic, parking and impacts on surrounding residential neighborhoods, and create walkable environments.

Design standards and guidelines implemented to achieve the above-mentioned elements are detailed below in Sections 7. Development Standards; 9. Architectural Design Guidelines; and 10. Landscaping, Open Space and Pedestrian Circulation.

Required PAD Findings

As described in Section 510.04 of the City's Zoning Code, Maricopa 40 is designed to accomplish the five findings required for rezoning to the PAD district. An overview of each of these objectives is provided below.

The proposed development is consistent with the General Plan, the Subdivision Ordinance, and any applicable specific plan or master plan, including the density and intensity limitations that apply;

- Maricopa 40 is composed of residential lots with a small retail corner connected by an integrated network of open space and recreation facilities. The Property is currently within the Maricopa General Plan's Low Density Residential land use category (up to 2.0 du/ac) with the intent to amend the General Plan land use designation to Medium Density Residential (2-6 du/ac) with a portion of Commercial use at the southeast corner. 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 density range permitted within the

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Medium Density Residential category. This proposal furthers the implementation of many of the General Plan's goals and policies as described in the concurrent Minor General Plan Amendment case for Maricopa 40.

The Property is physically suitable for the type and intensity of the land use being proposed;

- The Property is undeveloped agricultural land that is mostly flat and is appropriate for residential development. Maricopa 40 will activate the long undeveloped Property with a mix of residential product consistent with the area's residential character while adding the opportunity for new housing options and retail use by utilizing the flexibility of the PAD zoning district. The community will be compatible with the existing and planned uses in the surrounding area.

Adequate transportation facilities and public services exist or will be provided in accordance with the conditions of PAD plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

- The proposed rezoning to PAD will permit Maricopa 40 to activate this undeveloped Property with a variety of quality housing products, ample open space and connectivity that is consistent with the intent of the planned growth in the area and will not result in a detriment to public health, safety, or welfare.
- The Project will include the improvements needed to connect to existing infrastructure and service. Further, the efficient circulation pattern ensures reasonable street lengths to maintain a safe, residential traffic pattern from Murphy Road. Please refer to the attached traffic impact analysis for detailed information regarding the traffic levels of service and proposed improvements for the community.
- 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 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.

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The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;

- Impacts to neighboring properties and the surrounding neighborhood have been thoughtfully considered during the design of Maricopa 40. The City has requested that a street connection be designed through the community to provide neighbors to the west access to Murphy Road. By providing this access along with the half street improvements on Murphy Road, Maricopa 40 improves upon the existing street infrastructure, contributing to the circulation in the area while supporting the adjacent neighborhood for enhanced flow of pedestrian circulation and traffic.
- The proposed community constitutes greater public benefit than would otherwise be required or achieved through development under the existing CI-2 industrial zoning requirements set by the City's Zoning Code. The Property is well suited for its majority single-family residential use, due to its location adjacent to the Cortona master-planned community 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 existing and planned land uses in the area.

The development complies with applicable adopted design guidelines;

- Any development standard not listed within this PAD shall be regulated by the current City of Maricopa Zoning Code and shall be maintained or exceeded without deviation from any of the applicable City of Maricopa zoning, engineering, and subdivision standards, design review standards, requirements or provisions for the proposed PAD district.
- In addition to the above-mentioned development standards, the Maricopa 40 PAD will set forth the enhanced design standards detailed throughout this proposal to ensure the development of a high quality neighborhood and overall design compatibility to the area.
- The single family homes will include plans that exhibit high quality materials and architectural features. The architectural diversity proposed for the community

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is distinct and deliberate, adhering to the standards and guidelines detailed in Sections 7. Development Standards and 9. Architectural Design Guidelines.

The proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and Property design greater than that which could be achieved through the application of the base district regulations.

- The end user of Maricopa 40 will provide a high quality housing product to suit the proposed land planning and complement the City's land use goals. By utilizing the opportunities provided by the PAD district, the community will have the flexibility to provide a mixture of housing products designed to meet the needs of the diverse population within the City, meeting the community's goal of providing a range of housing opportunities for all lifestyles and economic needs.
- The community provides attractive common areas planned for recreation amenities and trail connectivity throughout. The design brings forth a pedestrian environment that encourages walkability by providing amenities such as shade, seating and a variety of recreational facilities with a connected trails network and open spaces that create opportunities for public gathering and social interaction between all proposed land uses. Perimeter landscaping buffers are also integrated along perimeter streets to improve the quality and livability of the neighborhood and surrounding area.
- The single family homes will include plans that exhibit high quality materials and architectural features. The architectural diversity proposed for the community is distinct and deliberate, adhering to the standards and guidelines detailed in Sections 7. Development Standards and 9. Architectural Design Guidelines.

Based upon the analysis provided above, we believe the proposed community is consistent with the findings identified by the City's Zoning Code for PAD zoning and, as such, will be beneficial to the surrounding area. The proposed amendment does not adversely impact any portion of the planning area and will create an excellent community that complements the overall mix of housing and land uses planned for the area.

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7. Development Standards

The Property’s development standards in the comparison table below shall apply in the proposed PAD zoning district.

Development Standards						
Proposed Zoning District	Min. Lot Area	Min. Lot Width	Max. Lot Coverage	Max. Density	Max. Building Height	1st Floor Ceiling Height
PAD for Single-Family Residential	3,200 SF	40'	60%	6 du/ac	30'	–
PAD for Retail	None	None	–	20 du/ac	40'	12'

Proposed Zoning District	Min. Setbacks			
	Front*	Interior Side	Street Side	Rear
PAD for Single-Family Residential	10'*	5'	5'	15'
PAD for Retail	10'	None	10'	20'

Notes:

* Street facing garage entrances shall be no less than a distance of 18 feet from the garage door to the property line.

The following development standards and requirements shall be maintained or exceeded without deviation from any of the applicable City of Maricopa zoning, engineering, and subdivision standards, design review standards, requirements or provisions for the proposed PAD district. Any development standard not listed within this PAD shall be regulated by the current City of Maricopa Zoning Code.

- Accessory Use Standards
- Lighting Standards
- Roadway Standards
- Parking Requirements
- Signage Standards
- Landscape Requirements

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In addition to the above-mentioned development standards, the Maricopa 40 PAD will set forth the following enhanced design elements to ensure the development of a high quality neighborhood and overall design compatibility to the area:

- Sense of arrival utilizing landscaping, monumentation and decorative paving;
- A distinctive project theme;
- View fencing along arterial and collector streets when internal roadway abuts the property line;
- A minimum 30-foot landscape parkway from right-of-way to property line where lots back onto Murphy Road and 5 feet where lots back onto a local collector road.
- Staggers or other visual breaks in perimeter walls along Murphy Road at points no longer than 250-foot sections.
- Irregular shaped retention basins;
- Community signage, wall themes, and distinct landscape design;
- Detached sidewalks within local ROWs;
- Formal street grid no greater than 1,600 linear feet in block perimeters; and
- High level of connectivity, internal and external, to promote multi-modal efficiency and improve public health by encouraging physical activity.

Significant considerations and well-intentioned design elements are being provided beyond the standards identified above to provide the desired design element points for PAD zoning required by a recent amendment to Sections 207.05 and 207.06 of the City's Zoning Code. The following design elements and associated points are taken from Table 207.05.C of the City's amended Zoning Code and featured within Maricopa 40:

- Provide landscape open spaces visible from arterial street and residential street view. (1 point)
- Add additional amenities interior to the project. (2 points)
- Provide street patterns that minimize the impact of sequential garages, e.g. culs-de-sac, short block lengths, eyebrows, etc. (2 points)
- Commit to a formal street grid with no greater than 1,600 linear feet in block perimeters. (1 point)
- Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities. (1 point)

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The following enhanced design standards apply to the retail portion of the development:

- Four sided architecture especially for portions of building visible from arterial street;
- Architecture and landscape elements at the pedestrian level;
- Enhanced rear elevations along arterial and collector streets and open spaces;
- Variety of roofing colors, textures and shapes;
- Durable exterior materials;
- At least 1 body color and 2 accent colors and/or accent materials for each commercial;
- At least 4 building materials and finishes;
- Front building entrances accentuated by architectural elements, lighting and/or landscaping; and
- Break-up the main ridgelines on roof slopes.

In addition to the above-mentioned retail design standards, the following design elements and associated points are taken from Table 207.05.C of the City's amended Zoning Code and featured within the retail portion of the community:

- Along streets, maximize the experience of the pedestrian by providing fifty percent 50% shade along walkways, upgrading the walkway surface with decorative pavement, or using distinctive landscaping that integrates changes in grade, boulders, and accent flowering shrubs and ground covers. (3 points)
- Provide all front doors with one or more of the following usable entry transition elements attached or otherwise integrated: covered porches; arbors; pergola; low-walled, shaded front patio areas and courtyards. (2 points)

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8. Permitted Uses

The table below prescribes the land use regulations for the Maricopa 40 PAD. The regulations are established by letter designations as follows:

“P” designates permitted uses.

“A” designates use classifications that are permitted after review and approval of an Administrative Use Permit.

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning & Zoning Commission.

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table.

“X” designates uses that are not permitted.

Permitted Uses		
Uses	Proposed PAD for Single-Family Residential	Proposed PAD for Retail
Agricultural		
Animal and Crop Production		
<i>Urban Agriculture</i>	P	X
Residential		
Single Unit		
<i>Single Unit Detached</i>	P	X
<i>Single Unit Attached</i>	P	X
Guest Quarters	P	X
Multiple Unit Dwelling	X	A
Group and Residential Care Homes	A	X
Family Day Care		
<i>Small</i>	A	X
Senior and Long-term Care	X	X
Mobile Home Parks	X	X
Supportive Housing	C	X
Transitional Housing	C	X
Public and Semi-Public		
College and Trade Schools, Public and Private	C	X
Community Assembly	C	X
Cultural Facilities	X	A
Day Care Facility	C	P
Educational Facility, Public/Private	C	A
Government Buildings	X	P(6)

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Hospitals and Clinics		
<i>Hospital</i>	X	X
<i>Clinic</i>	X	A
Parks and Recreation Facilities, Public/ Private	P/C	P
Public Safety Facility	P	P(6)
Social Service Facility	X	A
Religious Facility	C	X
Commercial		
Adult Oriented Business	X	X
Animal Sales, Care and Services		
<i>Animal Sales and Grooming</i>	X	P
<i>Kennels</i>	X	X
<i>Small Animal Day Care</i>	X	P
<i>Veterinary Services</i>	X	X
Automobile/Vehicles Sales and Services		
<i>Automobile Rentals</i>	X	X
<i>Automobile / Vehicle Repair, Minor</i>	X	C
<i>Automobile / Vehicle Repair, Major</i>	X	X
<i>Automobile / Vehicle Sales and Leasing</i>	X	X
<i>Automobile / Vehicle Washing and Services</i>	X	X
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	X	X
<i>Service Station</i>	X	C
Banks and Financial Institutions		
<i>Banks and Credit Unions</i>	X	P
<i>Non-Institutional Banking</i>	X	X
Building Materials Sales and Service	X	X
Business Services	X	P
Commercial, Entertainment and Recreation		
<i>Banquet and Conference Centers</i>	X	X
<i>Golf Courses and Resorts</i>	C	C
<i>Small Scale Facility</i>	X	A
<i>Large Scale Facility</i>	X	X
<i>Theaters</i>	X	X
<i>Club or Lodge</i>	X	P
Commercial Kitchen	X	X
Eating and Drinking Establishments		
<i>Bars and Lounges</i>	X	A(2)
<i>Restaurants, Full Service</i>	X	P

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<i>Restaurants, Limited Service (including Fast Food)</i>	X	P
<i>Restaurant, Take Out Only</i>	X	P
Food and Beverage Sales		
<i>Convenience Market</i>	A(1)	P
<i>General Market</i>	X	P(4)
<i>Liquor Store</i>	X	C
<i>Specialty Food Sales and Facilities</i>	X	P
Funeral Parlors and Mortuaries	X	P
Instructional Services	X	P
Live-Work	X	P(1)
Lodging		
<i>Hotel and Motels</i>	X	X
Maintenance and Repair Services	X	P(3)
Medical Marijuana Uses		
<i>Dispensary Facilities</i>	X	X
Mobile Food Vendor	X	A
Nurseries and Garden Centers	X	X
Office		
<i>Business and Professional</i>	X	P(1)
<i>Medical and Dental</i>	X	P
<i>Walk-In Clientele</i>	X	P
Parking Facility, Public and Private	X	A
Personal Services		
<i>General Personal Services</i>	X	P
<i>Restricted Personal Services</i>	X	X
Outdoor, Temporary, and Seasonal Sales	X	P
Off-Track Betting	X	X
Retail Services		
<i>General Retail, Small Scale</i>	X	P
<i>General Retail, Large Scale</i>	X	X
<i>Restricted Retail Uses</i>	X	X
Industrial		
Artists Studio and Production	X	P(3)
Research and Development	X	X
Storage and Warehouse		
<i>Indoor Warehousing and Storage</i>	X	A
<i>Personal Storage</i>	X	A
Transportation, Communication, Utility		
Bus/Rail Passenger Facilities	X	C
Communication Facilities		

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<i>Antennas and Transmission Towers</i>	Subject to existing regulations, including a Conditional Use Permit if certain standards are not met or thresholds exceeded.	P
<i>Facilities within Buildings</i>	X	P
Recycling Facility		
<i>Recycling Collection Facility</i>	X	C
Utilities		
<i>Minor</i>	P	P
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in Section 410.01, Accessory Uses	
Temporary Uses	Require a Temporary Use Permit, unless exempt; see Section 410.26, Temporary Uses	
Nonconforming Uses	Article 406, Nonconforming Uses & Structures	

Note:

1. Upper floors only if available.
2. Wine and beer sales only.
3. Small-scale, less than 1,500 square feet.
4. Less than 40,000 square feet.
5. Permitted as an accessory use. See Section 410.01, Accessory Uses.
6. Outdoor storage yards are not permitted.

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.

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- 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. Architectural Design Guidelines

The City of Maricopa Housing Plan has shown a need for more diverse housing product within the city. This project area lends itself well to providing for this need. The product type is to conform to the needs expressed in City of Maricopa Housing Plan. Specific product type and elevations will be provided at the time of Preliminary Plat submittal and approval process.

The end user of Maricopa 40 will provide a high quality housing product and land planning that will compliment the City's land use goals. The community will have the flexibility to provide a mixture of housing products designed to meet the needs of the diverse population within the City, meeting the community's goal of providing a range of housing opportunities for all lifestyles and economic needs. Housing could range from the smaller 40' lots to a blended neighborhood with more innovative housing products that could include alley loaded lots, cluster homes, z-lots, and others based on market demand. With goals to provide a quality housing product and careful land planning, the ultimate design will compliment and enhance the surrounding area.

The intent of the Maricopa 40 architecture design guidelines is to promote diversity and provide flexibility by offering a variety of architectural styles, materials, and color palettes. To implement this goal, a minimum of five (5) standard floor plans with two (2) roof materials, (4) roof colors, two (2) roof styles, ten (10) color scheme combinations, and four (4) different elevations per floor plan shall be provided.

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Building Form

- Two-story houses shall, utilize offset massing (vertical articulation) to achieve distinction between stories and building mass. Design of creative private outdoor spaces is highly encouraged to achieve this objective.
- The second-story portion of the dwellings on corner lots shall have a distinctive building mass (vertical articulation).
- Two-story dwellings located on corner lots shall include a window or a projection, offset, or recess of the building wall on the facade facing the side street.
- High quality architecture that is characteristic of Western, Agrarian or Spanish styles or architecture that follows innovative architectural trends.
- Orientation of homes should consider solar access, as well as climatic and other environmental conditions.
- Visually interesting homes containing variations in building form, volume, massing, heights, roof styles and color and materials.
- Front yard staggered setbacks are encouraged for appealing horizontal articulation.



Garages and Driveways

- A mix of garage orientations (i.e. significantly recessed front facing, side-entry, tandem) shall be considered to de-emphasize garage dominance.
- If a front-facing garage projects out from the porch or livable areas of the dwelling, the applicant shall provide portals, low courtyard walls with pilasters, or other de-emphasizing techniques for approval by the City, that extend forward of the garage face.
- Lighting shall be placed at the front face of the garage or other appropriate location for security.
- Utilizing non-conventional sectional garage door style is encouraged to provide additional diversity and to better enhance the architectural themes.



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- Side-loaded garages shall provide windows or other architectural details that mimic the features of the living portion of the dwelling on the side of the garage facing the street.
- Homes are encouraged to have garage forward of livable or covered porch.



Covered Patios and Porches

- Covered patios and porches shall be incorporated into residential architecture wherever utilized.
- Patio and porch columns must be constructed of same materials as the rest of the home, including the roof tile and roof slope or designed in a manner that compliments the existing architecture of the home.
- In the event a rear patio cover is not provided, the home builder should position the home on the lot in a manner that could allow a minimum eight-foot deep patio cover for a future addition.
- The design of front porches and building additions must match the scale and architectural detail of the dwelling.
- Courtyard walls shall not exceed three and a half feet in height in the front or street side yard adjacent to the driveways to create useable gathering areas.

Location

- If proposed, two-story dwellings backing onto arterial and collector roads should provide additional articulation and staggered setbacks to create visual interest from the roadway.
- The same front elevation and color palette cannot be used on adjoining dwellings or dwellings that face each other or across the street.
- Avoid building more than three two-story plans in a row.



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Windows and Doors

- Deep-set, pop-out, or distinct architectural treatment around windows and doors along with other architectural projections and recesses shall be required on all sides of the building.
- Front doors shall be visible from the front or street side lot line.
- Windows and doors should be aligned and sized to bring order to the building façade.
- Windows and doors should be sufficiently recessed to create façade patterns that add variety and interest to the design of the home.
- The front elevation shall feature a pedestrian scaled entry.



Colors and Materials

- As a standard feature, stone, brick, or accent facade material shall be provided on at least one elevation for each floor plan.
- Architectural details related to color, type and application of materials and building form should be coordinated for all elevations of a home to achieve harmony and continuity of design.
- A change in building material on a structure should reflect a change in the plane of the structure.
- Materials applied to any building elevation should wrap around onto adjoining walls of the structure to a visually appropriate terminating point so as to provide design continuity and a finished appearance.
- A variation of colors in roof and façade treatment in residential development is encouraged, provided the color variations maintain harmony and consistency with the overall continuity.
- The use of bright or intense primary colors should be moderated, and permitted only in areas where their use would not overwhelm surrounding development or create an uncoordinated or cluttered looking development.



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- Color should be used to accent entry-ways and special architectural features of a home.

Roof Architecture

- New residential development shall provide a variety of building and roof forms and ridgelines. Elevations shall be structurally different, with different roof types facing the street.
- When appropriate to the style of a home, a variety of simple roof forms, including gable, shed and hip, used alone or in combination, are encouraged for all new development in order to add visual interest and diversity to the City’s “roof horizon” and to avoid the repetitive roof styles.
- Chimneys, roof flashings, rain gutters, downspouts and other roof protrusions should be painted and finished to match the color of the roof surfaces, unless being used expressly as a trim or accent element.
- Solar panels on rooftops are encouraged to be consistent with the roof pitch and to appear as an integral part of overall roof design.
- Distinct roofing materials shall be provided for each standard plan and elevation.
- Roof mounted HVAC and evaporative cooler equipment shall be prohibited and such equipment shall be properly screened from public view. Vents and flues should be located to occur on the least prominent side of the ridgeline whenever possible and shall be painted to match the color of the roof.



Architectural Features

- All home model designs shall provide a similar level of architectural detailing on all sides.
- The design of front porches and building additions must match the scale and architectural detail of the dwelling.

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Crime Prevention through Environmental Design

- Front building entrances should be accentuated by architectural elements, lighting and/or landscaping. All front doors that open to the outside should be well lit and visible from the street, parking area or neighboring units.
- Buildings should be sited so that the windows and doors of one unit are visible from another. All four facades should have windows.

Retail Development

- Ensure quality development that provides consistency with the residential phases of the community.
- All architecture included as part of the retail parcel is intended to appear as an integrated part of the overall Property design concept and buildings will compliment the architectural style of the Maricopa 40 community.



Note: Images included in this proposal are referenced from public documents for illustrative purposes only. Housing product will be determined by the end user.

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8. Landscaping, Open Space and Pedestrian Circulation

As indicated on the Open Space Master Plan (Exhibit M), 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 (Exhibit L, Pedestrian Circulation Plan; Exhibit M, Open Space Master Plan).

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 (Exhibit Q, Prospective Entry Monument).

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

9. 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.

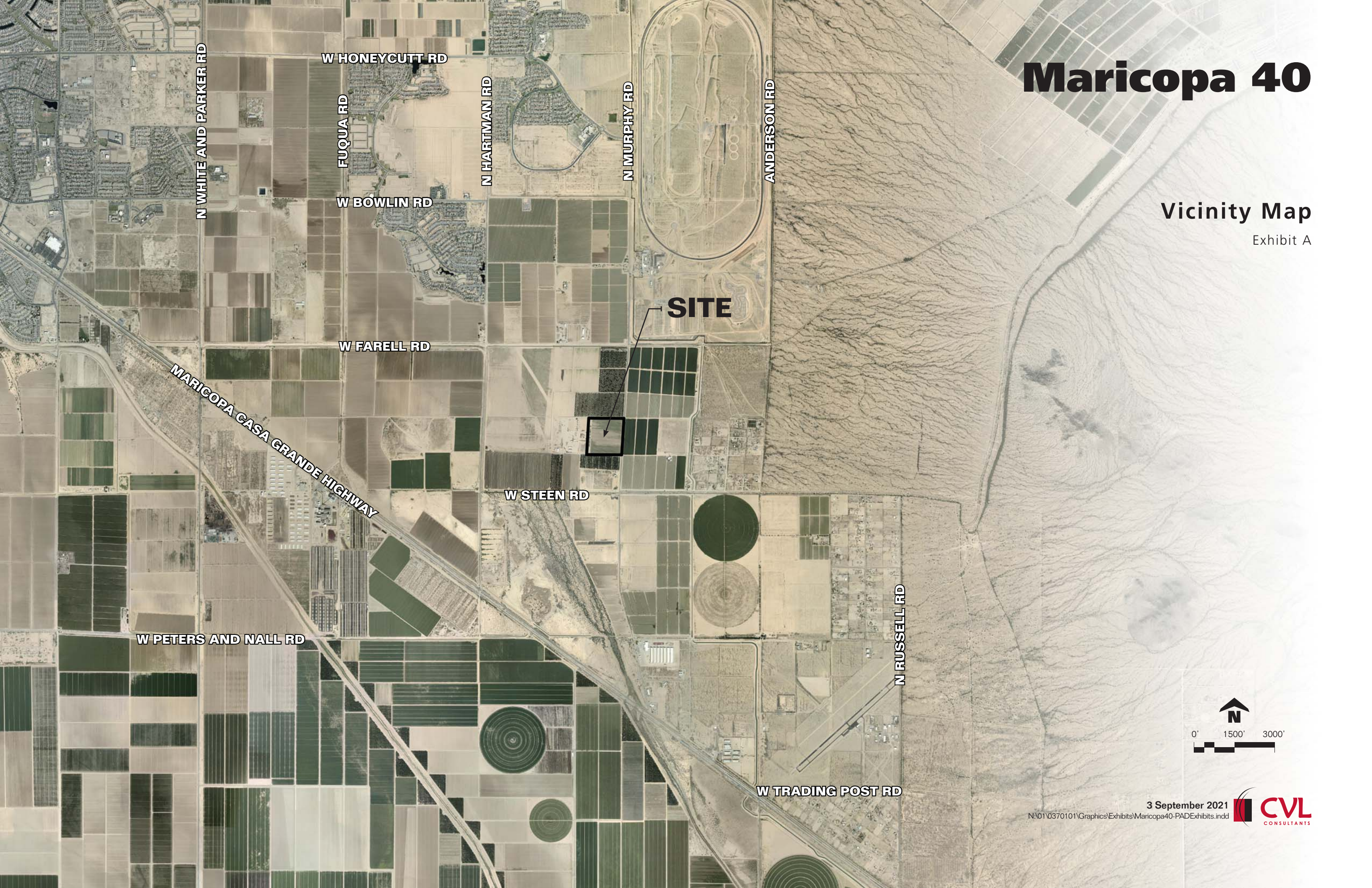
The Maricopa 40 community upholds the intent of the existing land use designated for the area while providing a new and attractive residential community. This neighborhood provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives 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 area.

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



SITE



3 September 2021

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Maricopa 40

Conceptual Land Use Plan

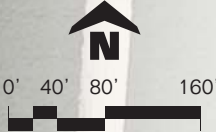
Exhibit B

HIGH DESERT TRAIL (ALIGNMENT)



Minimum 30' Landscape Buffer is Provided Along Murphy Road

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

N MURPHY ROAD

MPC
Master Planned
Community

HIGH DESERT TRAIL

LDR
Low Density
Residential

LDR
Low Density
Residential

MPC
Master Planned
Community

LA BREA RD

LDR
Low Density
Residential



Maricopa 40

Proposed General Plan

Exhibit D

N MURPHY ROAD

MPC
Master Planned
Community

HIGH DESERT TRAIL

LDR
Low Density
Residential

MDR
Medium
Density
Residential

MPC
Master Planned
Community

C
Commercial

LA BREA RD

LDR
Low Density
Residential



Maricopa 40

Existing Zoning

Exhibit E

N MURPHY ROAD

CR-3
Single Family
Residence

HIGH DESERT TRAIL

CI-2
Industrial Zone

CI-2
Industrial Zone

GR
General Rural
Zone

LA BREA RD

CI-2
Industrial Zone



Maricopa 40

Proposed Zoning

Exhibit F

N MURPHY ROAD

CR-3
Single Family
Residence

HIGH DESERT TRAIL

CI-2
Industrial Zone

PAD
Planned Area
Development

GR
General Rural
Zone

LA BREA RD

CI-2
Industrial Zone



Maricopa 40

Existing 600' Adjacent Ownership Map

Exhibit G



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



3 September 2021

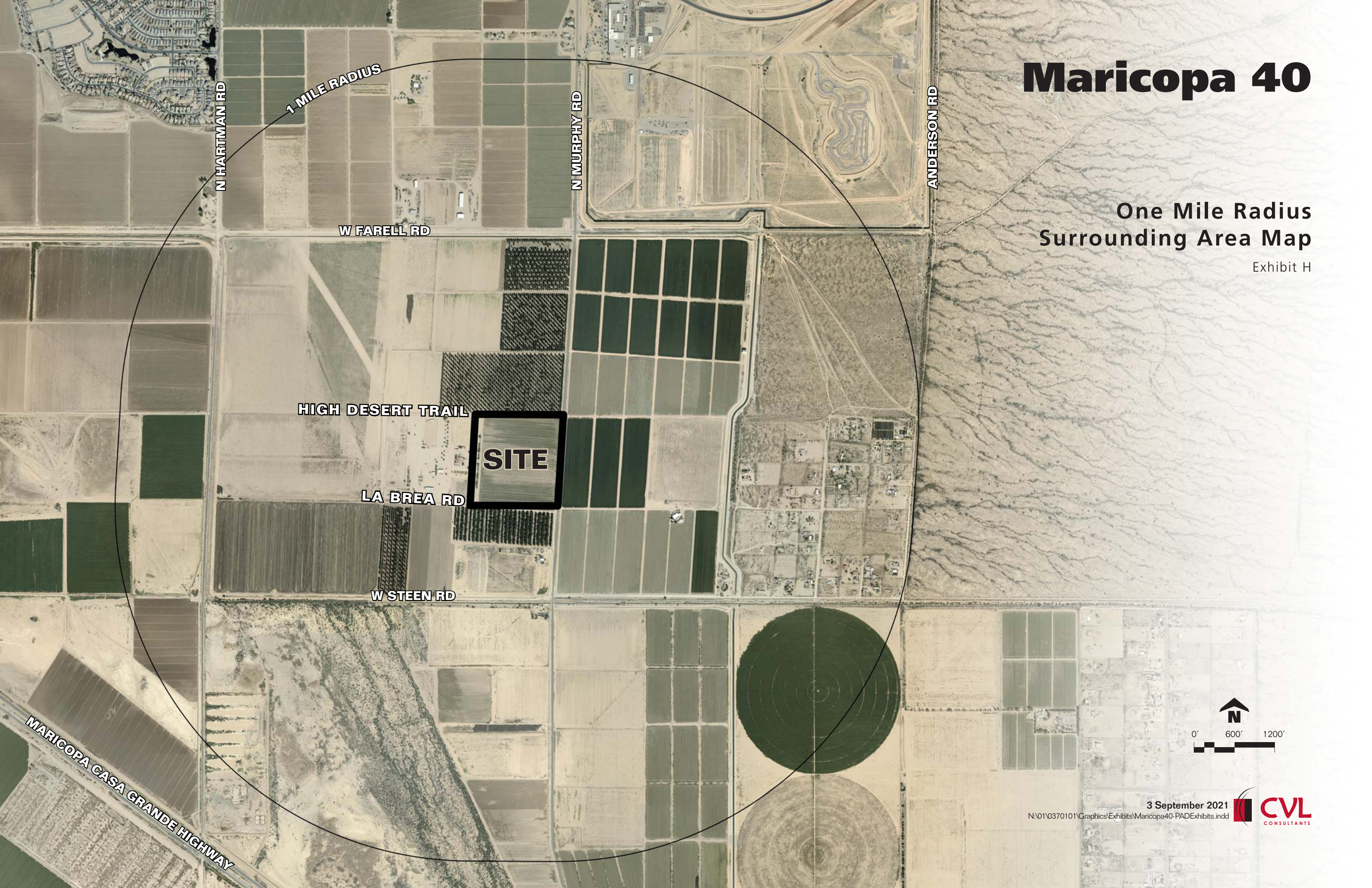
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Maricopa 40

One Mile Radius Surrounding Area Map

Exhibit H



1 MILE RADIUS

N HARTMAN RD

W FARELL RD

N MURPHY RD

ANDERSON RD

HIGH DESERT TRAIL

SITE

LA BREA RD

W STEEN RD

MARICOPA CASA GRANDE HIGHWAY

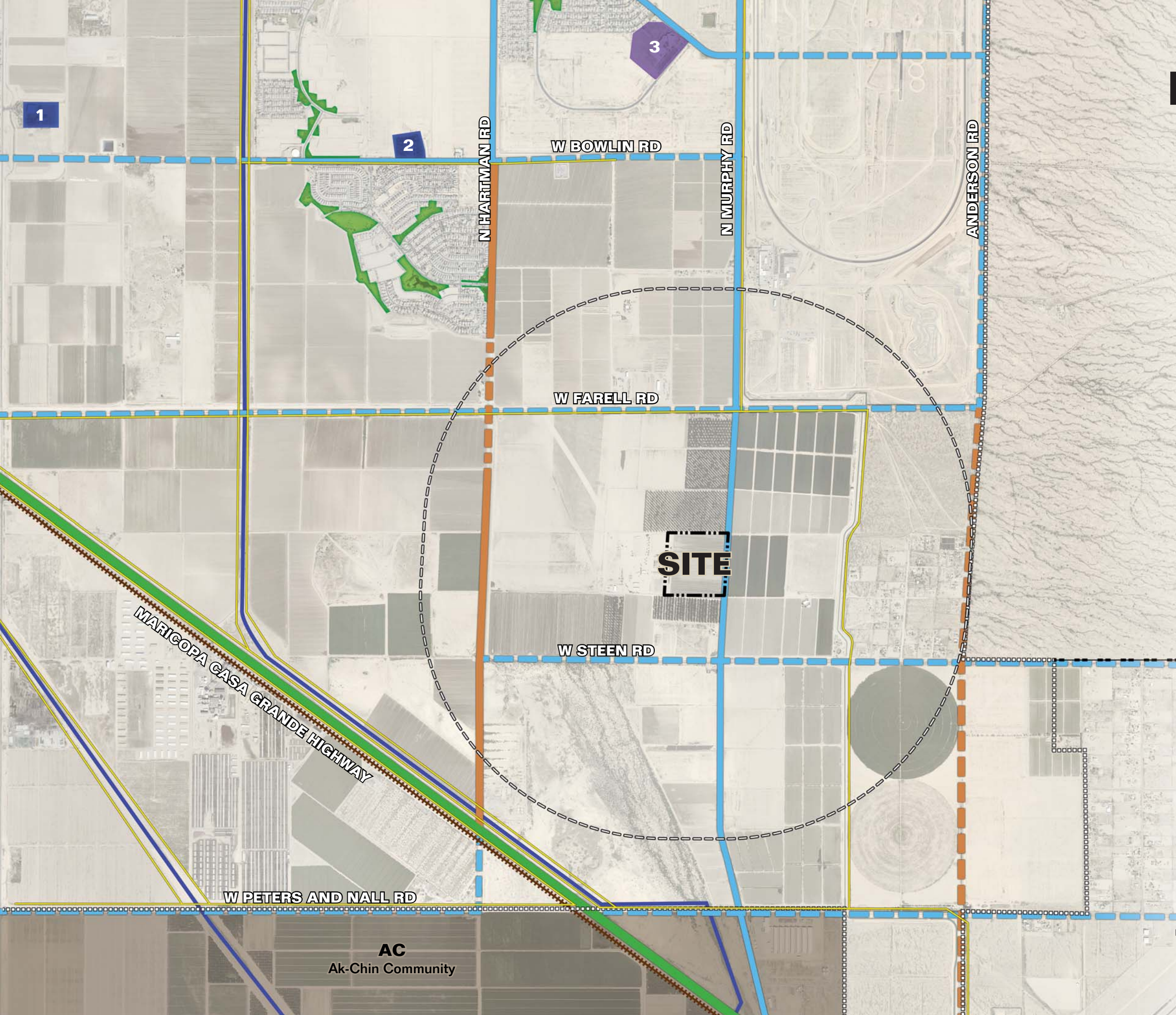
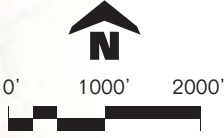


Maricopa 40

Proximity Exhibit

Exhibit I

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



AC
Ak-Chin Community

National Flood Hazard Layer FIRMette



Maricopa 40

111°57'10"W 33°1'24"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020
 111°56'33"W 33°0'54"N

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
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

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.

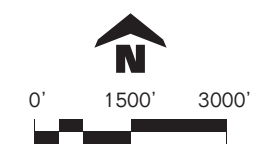
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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.

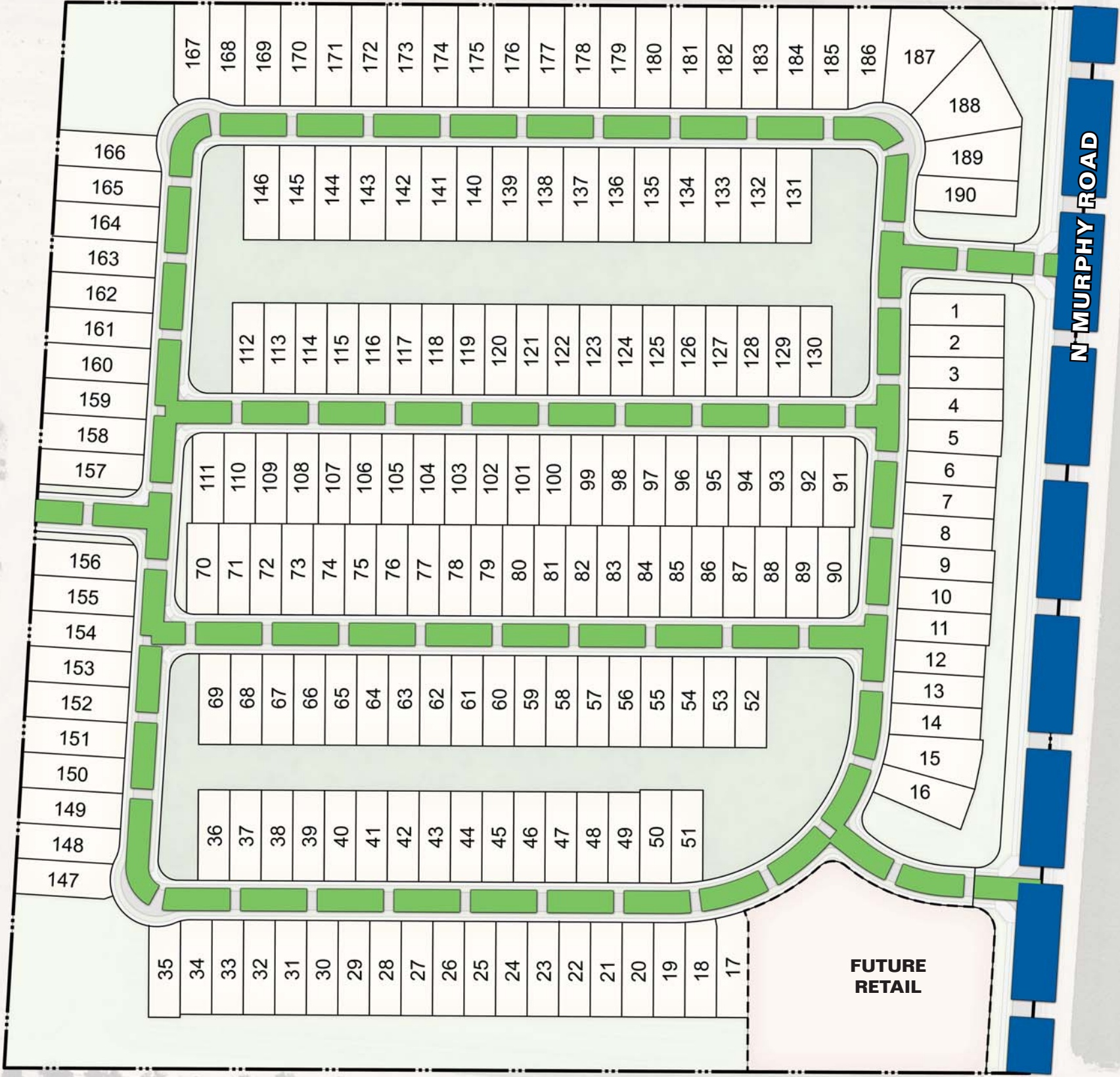
Flood Insurance Rate Map

Exhibit J



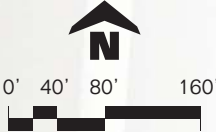
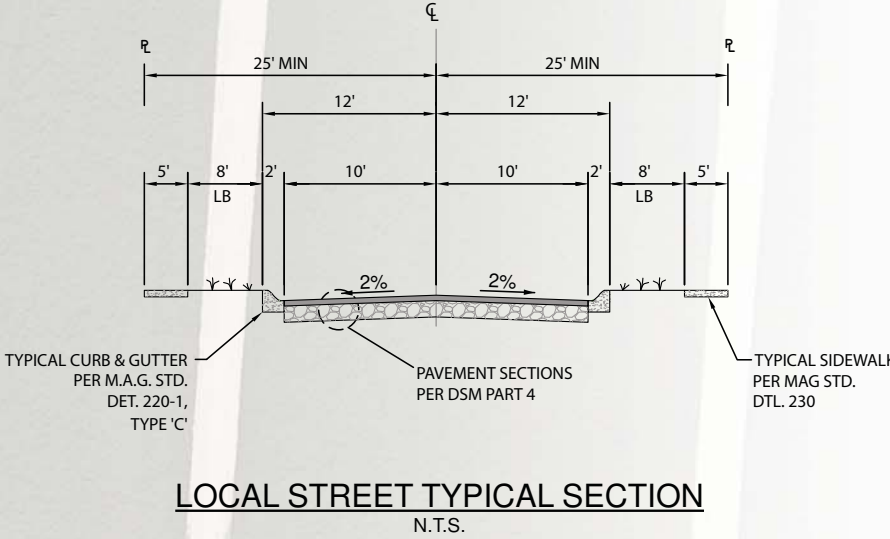
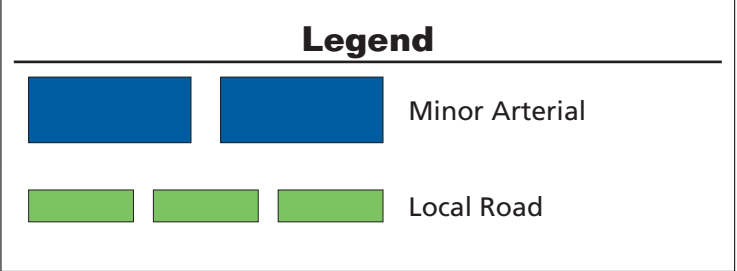
Maricopa 40

HIGH DESERT TRAIL (ALIGNMENT)



Proposed Circulation Plan

Exhibit K

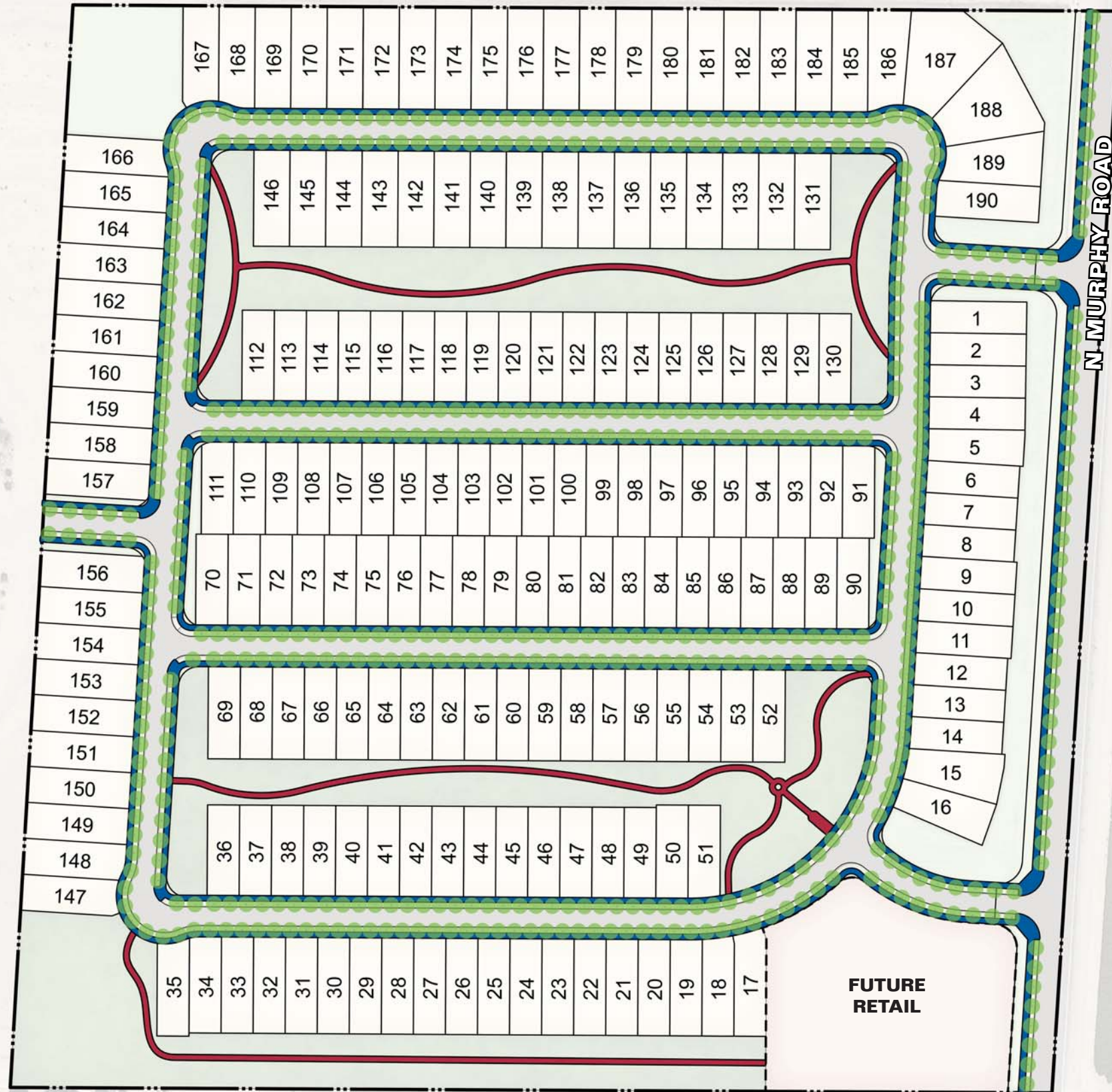


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Proposed Pedestrian Circulation Plan

Exhibit L

HIGH DESERT TRAIL (ALIGNMENT)



Legend

-  Detached Sidewalk Along Road
-  Street Tree Canopy*
-  Paved Trail

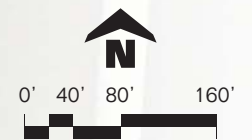
* Street Tree Canopy Notes

Shade Canopy at Lots

Minimum 2 canopy-type shade trees of 15 gallon size or greater for each lot (Either within a front yard landscape easement or within the right-of-way between the back of curb and the sidewalk)

Shade Canopy not at a Lot

Minimum 1 Tree shall be planted every 25 feet, located between back of curb and the sidewalk or trail.



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Open Space Master Plan

Exhibit M

HIGH DESERT TRAIL (ALIGNMENT)



Legend

A Entry Monument

- Monument Sign Wall with Signage and Planter
- Turf Panels
- Arbor with Logo

B Main Park *

- Playground
- Shade Ramada with Picnic tables and BBQ
- Freestanding Walls with Decorative Light Sconces and Planter
- Steps into Basin

C Walking Trail

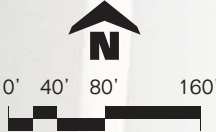
- Shade Trees

D Mini Park *

- Shade
- Picnic Tables with BBQ

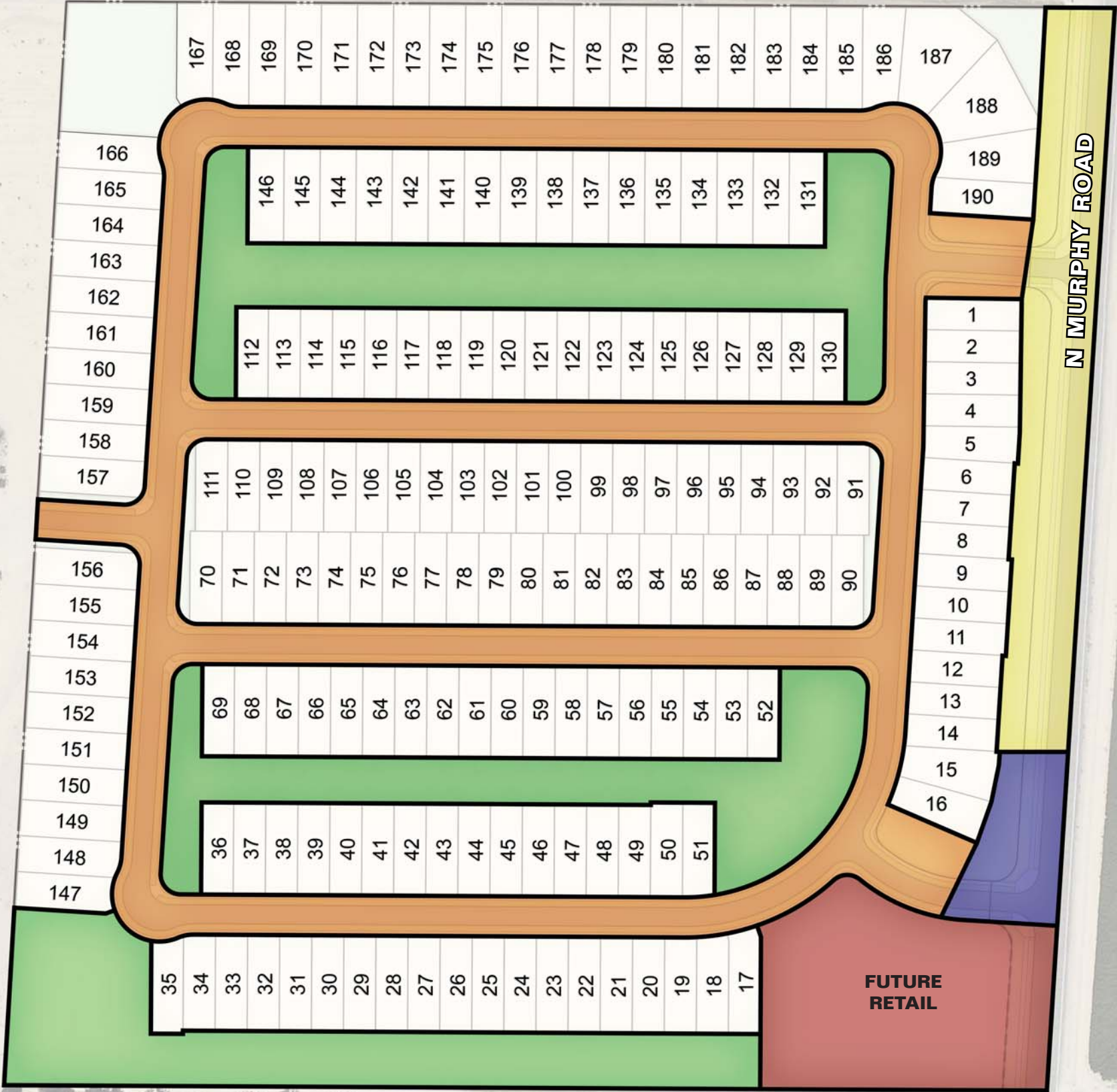
E Overlook with Arbor

* Park names will be determined by the end user.



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HIGH DESERT TRAIL (ALIGNMENT)

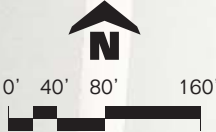


Open Space Lighting Plan

Exhibit N

Legend

- 
Commercial Lighting Zone
Medium/High Light Intensity
 - Lit Signage
 - Pole Mounted Area Lighting
- 
Entry Zone
Medium Light Intensity
 - Monument Sign Lighting
 - Landscape Lighting
 - Bollard Lighting Along Entry
- 
Open Space Zone
Low Level Pedestrian Scale Lighting
 - Bollards Along Path When Outside Of Retention
 - Accent Lighting (Wall Scones, Landscape Lighting)
- 
Residential Light Zone
Low Light Intensity
 - Shielded, Low Voltage Pole Lights
- 
No Lighting Along Roadway
 - (Except Street Lights If Provided)



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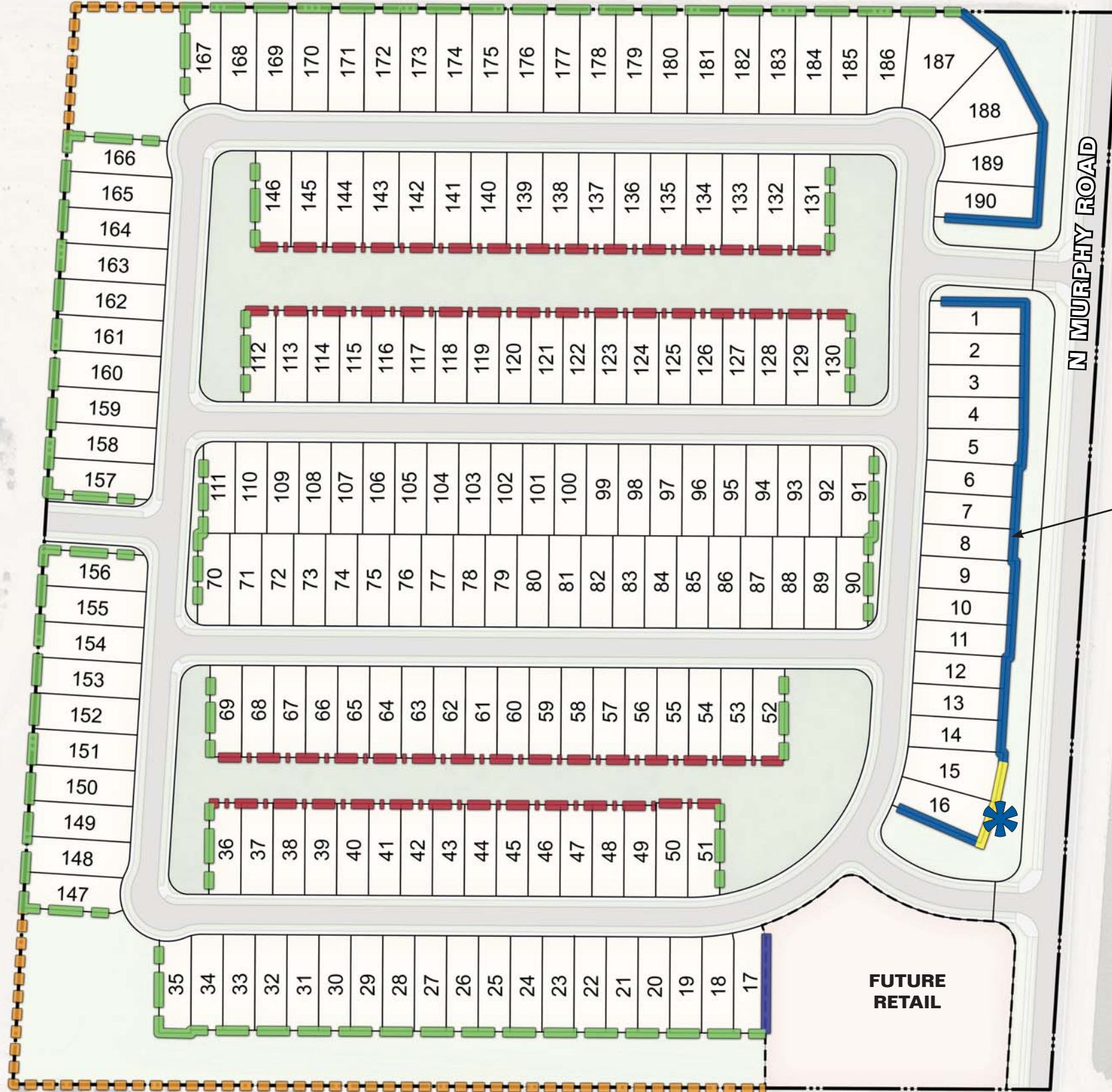


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Sign, Entry and Wall Plan

Exhibit O

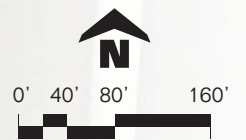
HIGH DESERT TRAIL (ALIGNMENT)



Legend

-  Theme Wall
-  Secondary Wall
-  Partial View Wall
-  Full View Wall
-  Entry Accent Wall
-  Entry Monument

Wall Stagger is to be Provided Every 250' Along Murphy Road



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Entry and Wall Concept Details

Exhibit P



Theme Wall

Secondary Wall

Partial View Wall

Full View Fence



Arbor over Pedestrian Access

7' White Stucco Wall Panel with Cutouts

5' Tall White Stone Veneer Project Name Sign

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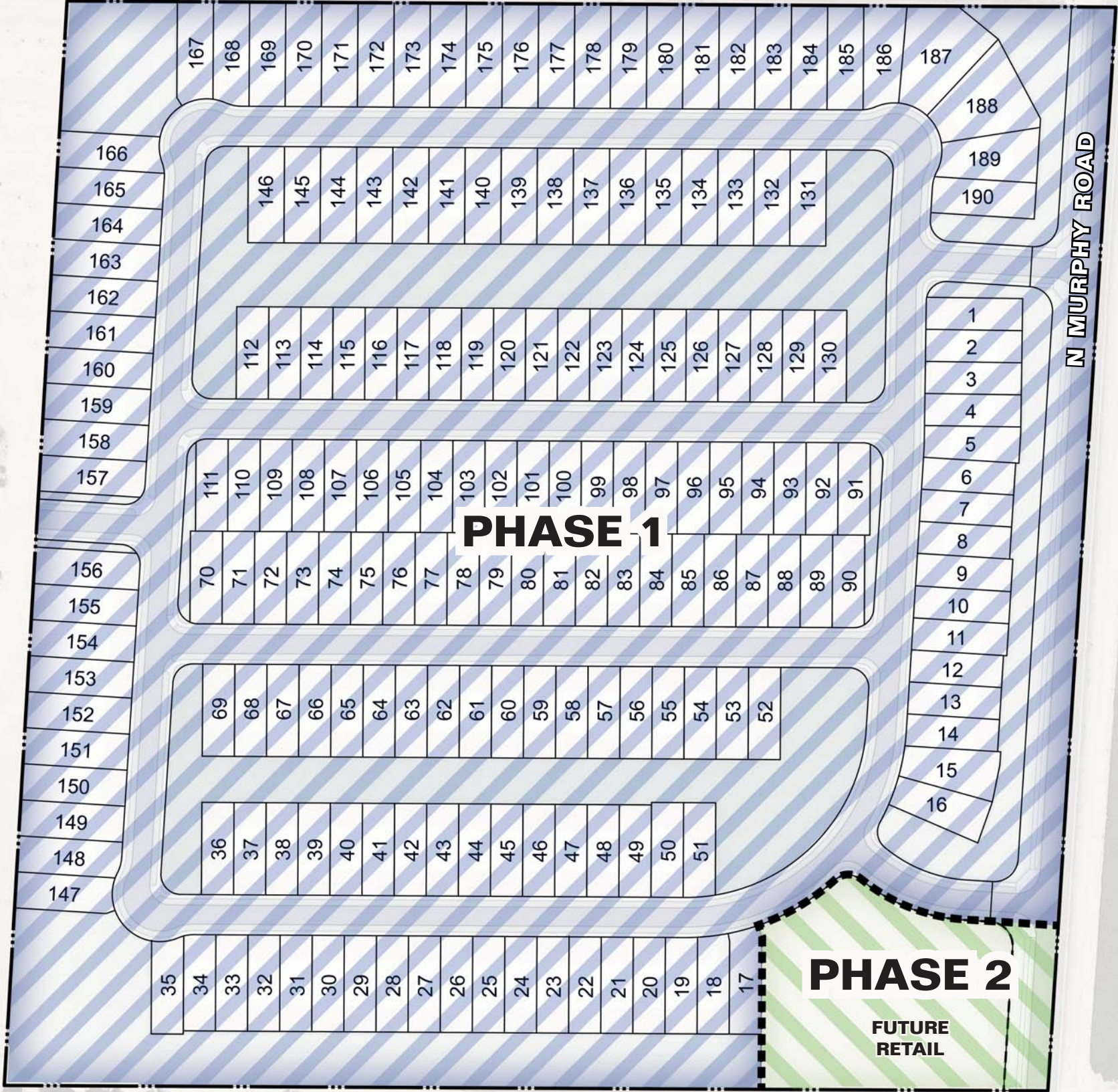
Perspective Entry Monument

Exhibit Q



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HIGH DESERT TRAIL (ALIGNMENT)



Phasing Plan

Exhibit R

