



Venida

LGI Homes

APN 510-52-0020 & 510-25-0030

Pinal County

TODAY

OVER 45,000 FAMILIES MOVED-IN

The 10th Largest Homebuilder in the United States



19 STATES | 35 MARKETS | 110+ ACTIVE COMMUNITIES



Venida

NEIGHBORHOOD
NOTIFICATION

Vicinity Map

Exhibit A

Palomino Ranch
2,102 single family homes
12-acre elementary school
14-acre junior high school

Amarillo Creek
2,149 single family homes
12-acre elementary school
14-acre junior high school

VILLAGE AT PALOMINO RANCH

AMARILLO CREEK

FUTURE FIRE STATION #1
PECAN WOODS

PECAN WOODS

SITE

TRESANA

Pecan Woods
581 single family homes

Tresana
1,140 single family homes
7-acre school

HUNTERS HOLLOW

HANFORD HOLLOW

AK-CHIN INDIAN COMMUNITY

WINDY HOLLOW

WESTWOOD

FUTURE FIRE STATION #3
MELAN RANCH

MELAN RANCH






















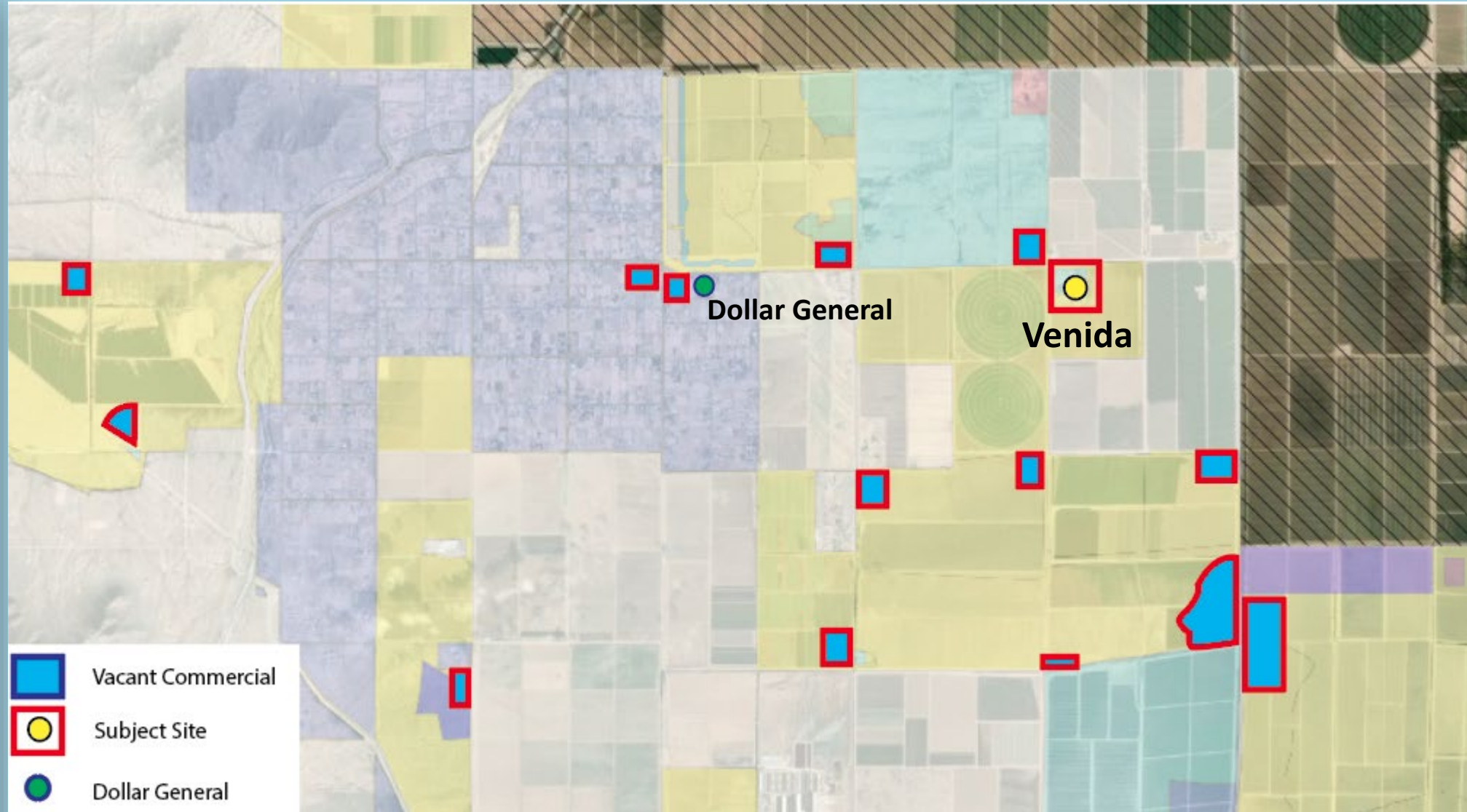
27 August 2021



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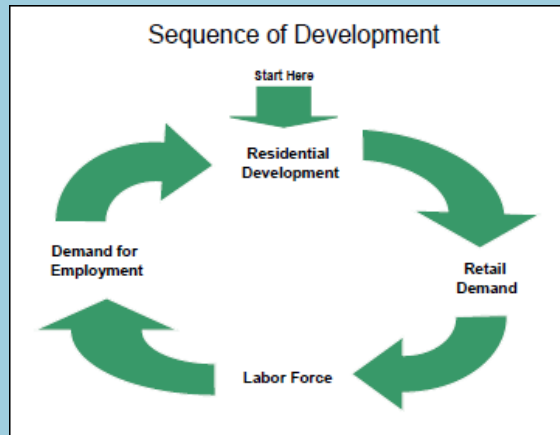
Zoning

| General Zoning | |
|---|-------|
|  | CR-1A |
|  | CR-1 |
|  | CR-2 |
|  | CR-3 |
|  | CR-4 |
|  | CR-5 |
|  | SR |
|  | SH |
|  | CAR |
|  | GR |
|  | MH |
|  | RV |
|  | MHP |
|  | RVP |
|  | TR |
|  | CB-1 |
|  | CB-2 |
|  | CI-B |
|  | CI-1 |

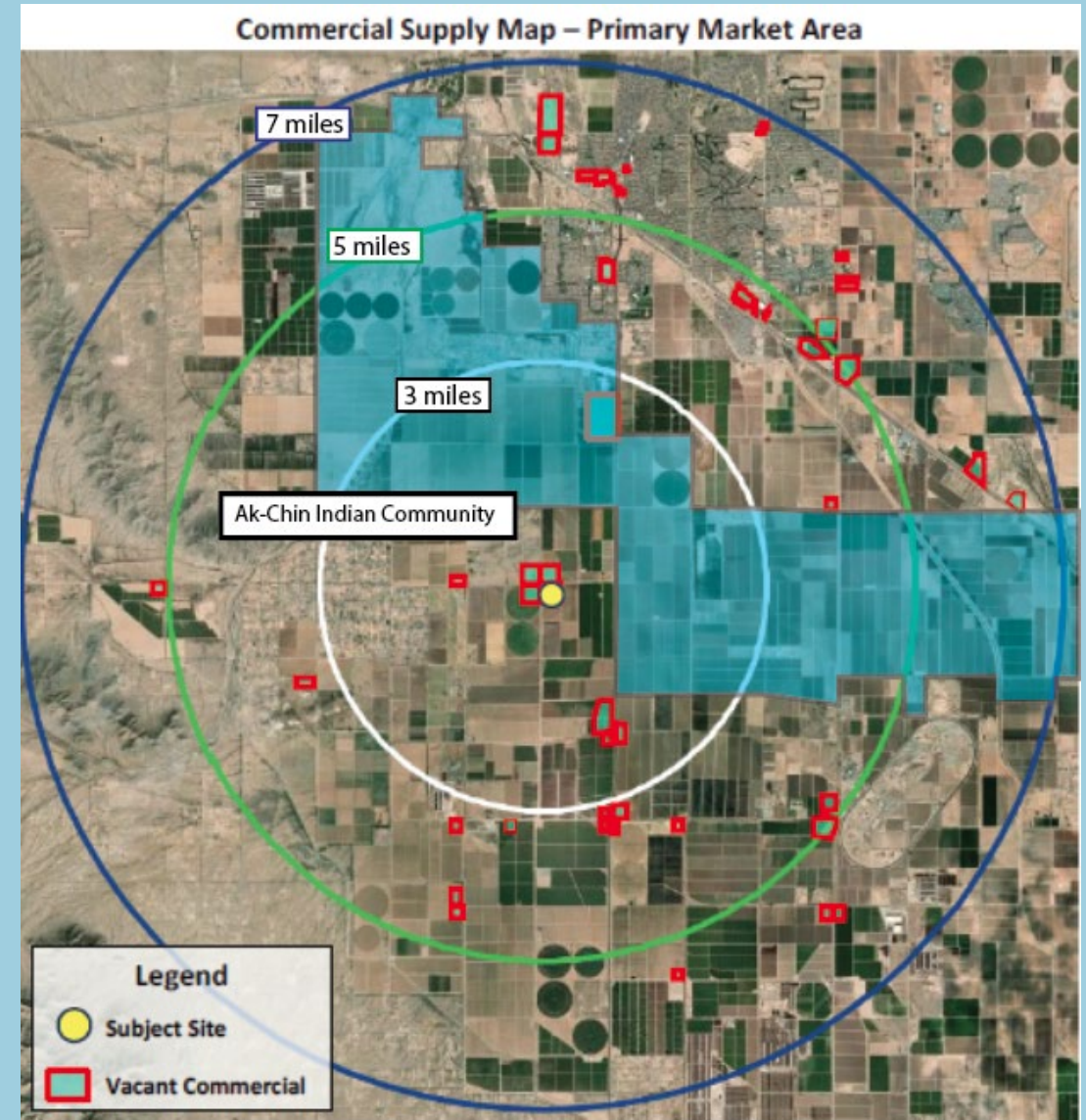


Economic Study Conclusions

- Declining retail footprint across the board since 2008
- 35 parcels/912 acres of vacant commercial land within 7-mile radius

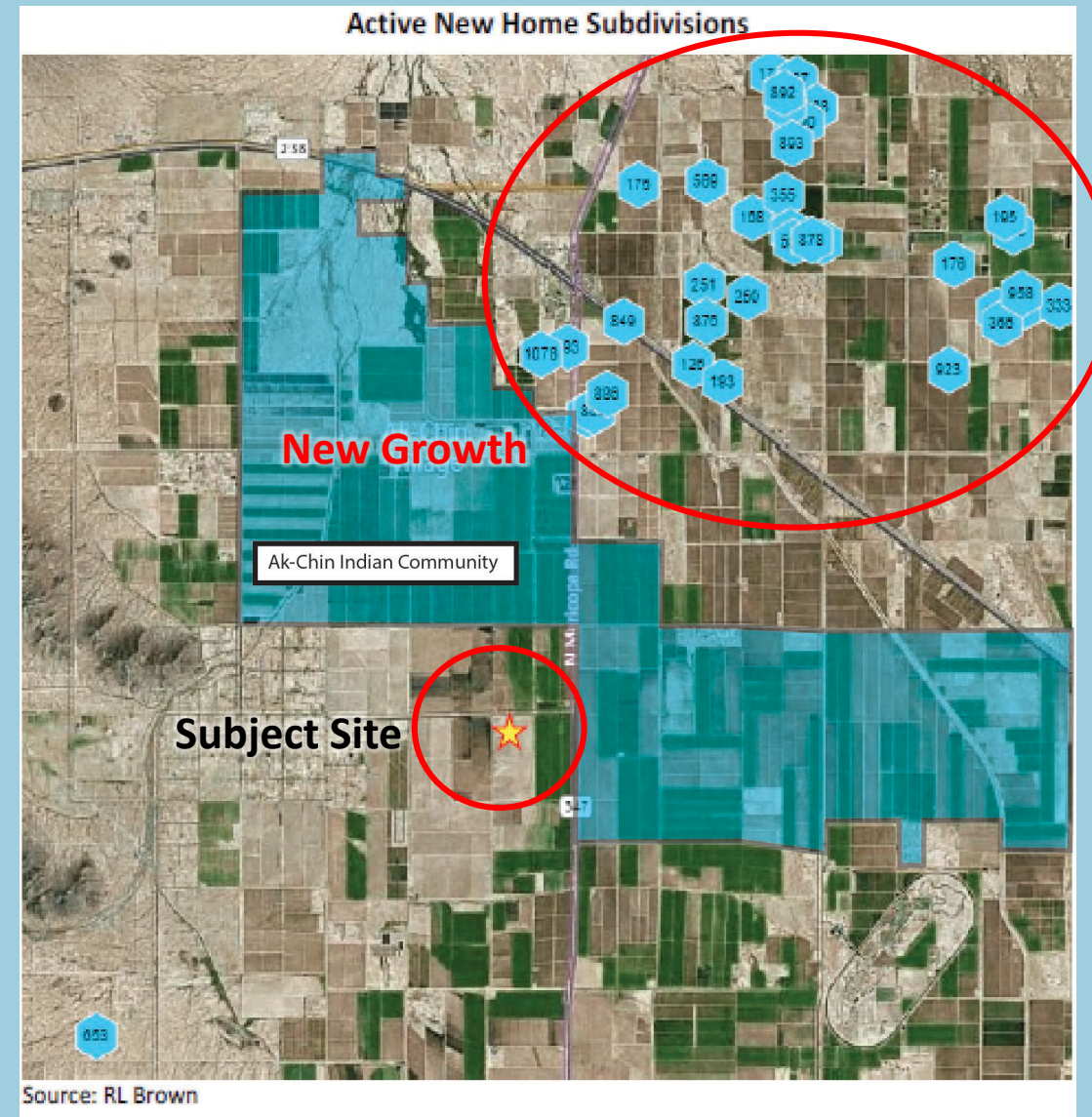


- **OVERSUPPLY OF COMMERCIAL BY 816 ACRES OVER THE NEXT 35 YEARS-** in other words, with the expected population growth, only 96 acres of commercial property will be supported



Population Growth

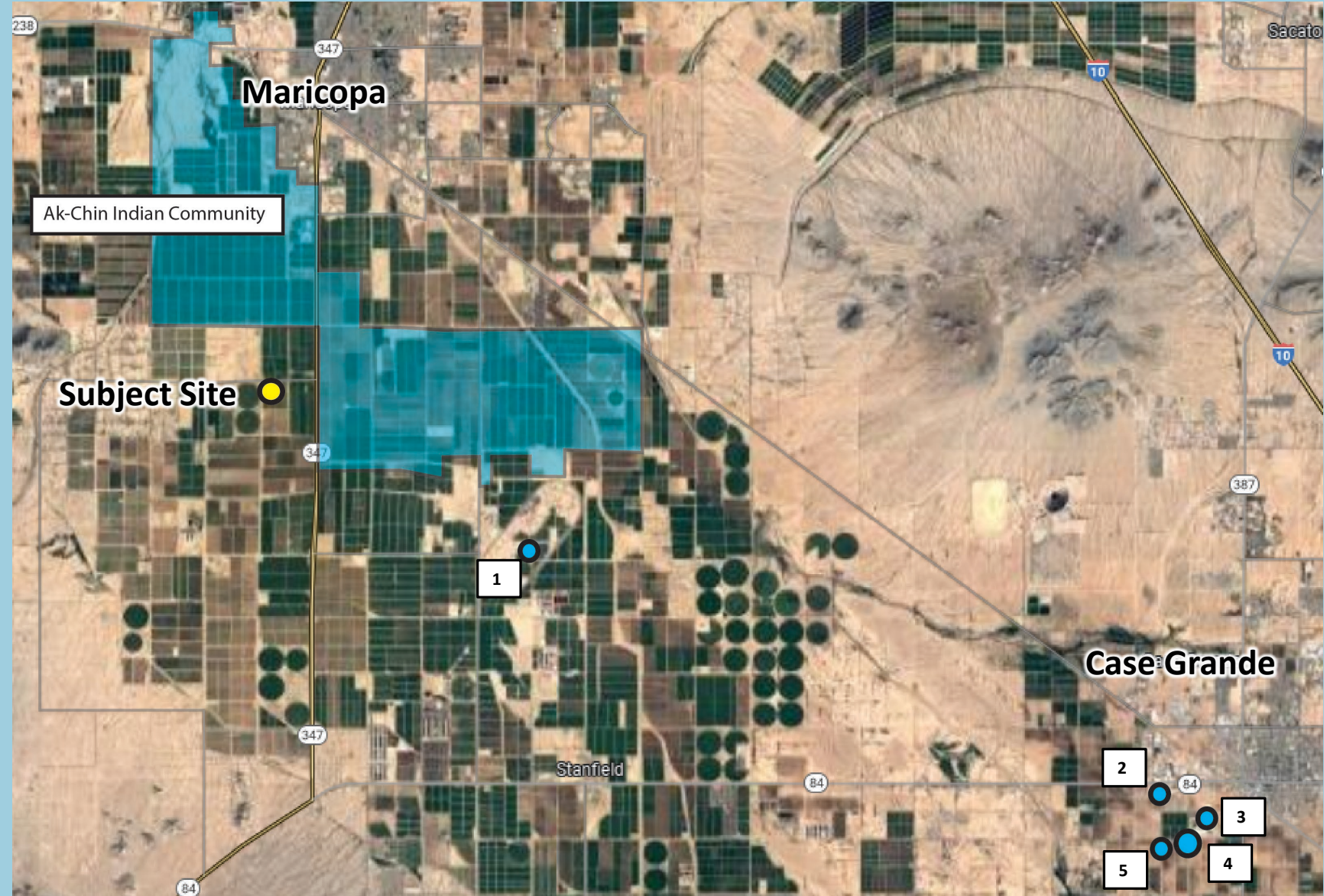
- Ak-Chin Indian Community limits development around subject site
- New residential growth concentrated in northern portion of Primary Market Area (PMA)
- Lack of retail inventory and existing population between 3–5 mile radius.



Growing Employment Corridor


















Nearby Major Employers

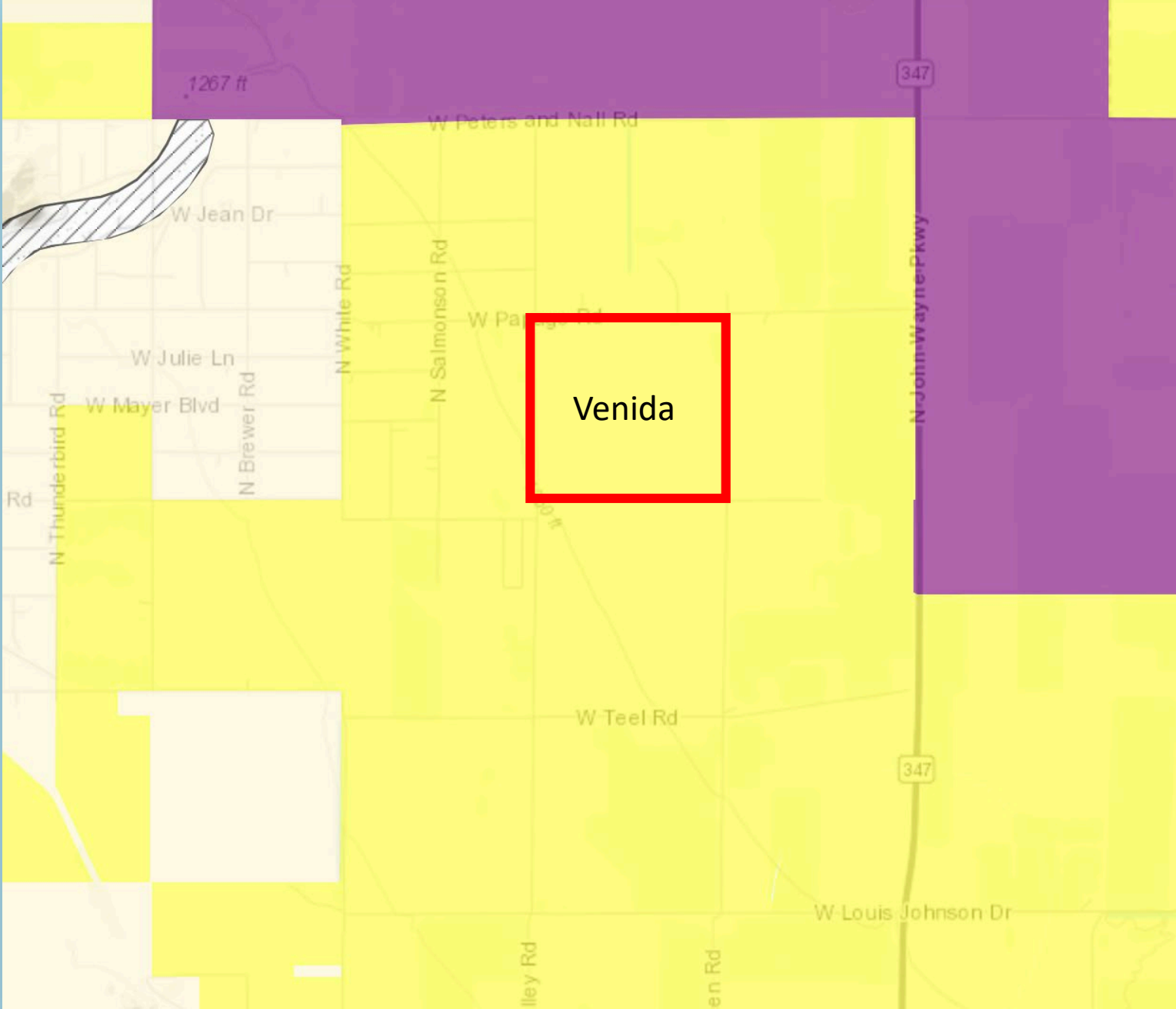
1. Nissan Proving Grounds
2. National Vitamin Co.
3. Walmart Distribution Center
4. Lucid AMP
5. Tractor Supply Co.



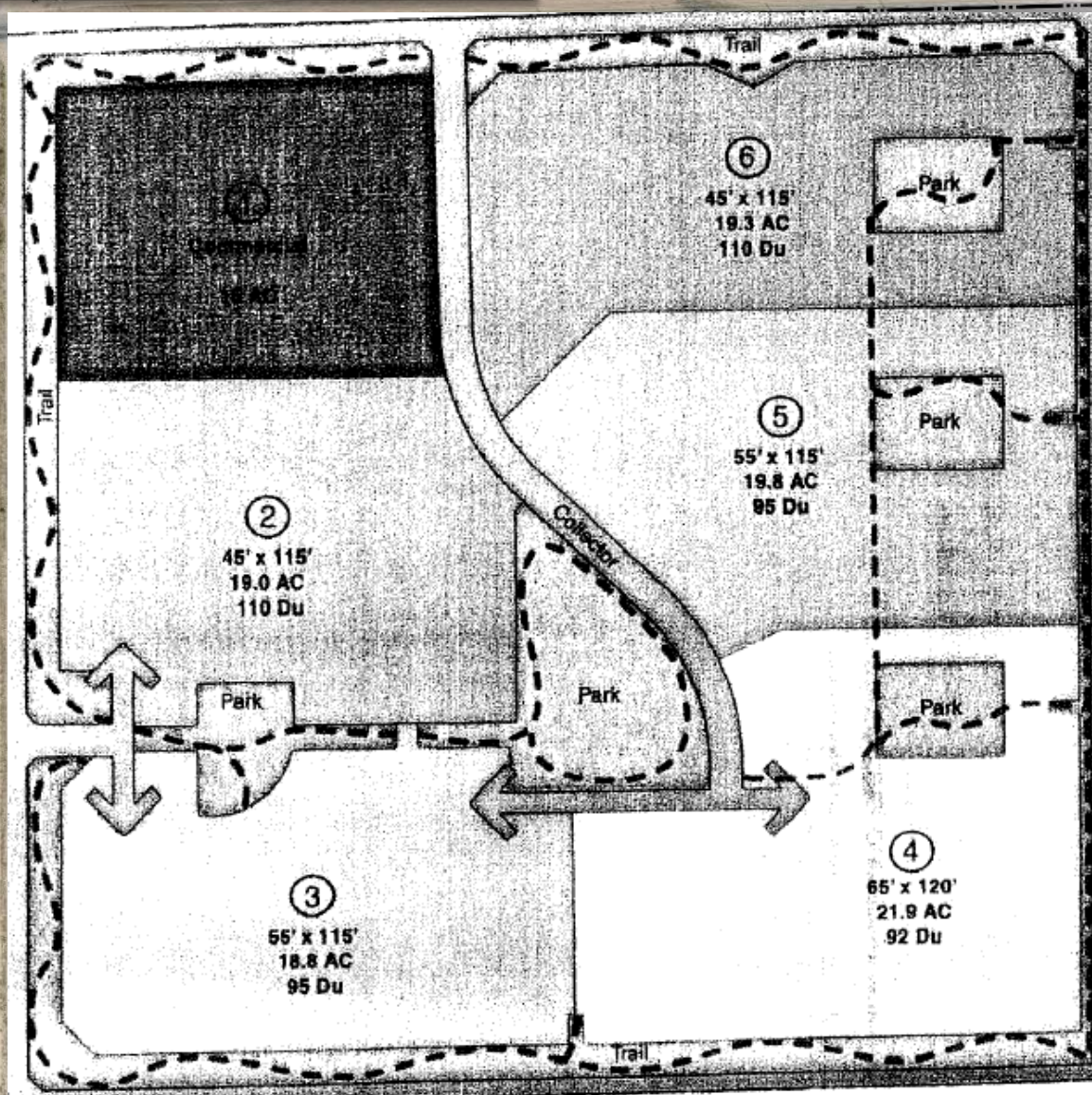
Pinal County Comprehensive Plan

Land Use Categories

-  Ranchette Residential (0-0.3 du/ac)
-  Rural Residential (0-0.5 du/ac)
-  Very Low Density Residential (0-1 du/ac)
-  Low Density Residential (0-2 du/ac)
-  Moderate Low Density Residential (1-3.5 du/ac)
-  Medium Density Residential (3.5-8 du/ac)
-  High Density Residential (8-24 du/ac)
-  Mixed Use-Residential Focused
-  General Commercial
-  Agriculture
-  Aviation Based Commerce Center
-  Employment
-  Airport Reserve
-  Noise Sensitive Area
-  Recreation/Conservation
-  Major Open Space (or 1 du/ac)
-  Restricted Use Open Space



Current Venida PAD



| Use | Area |
|---------------|-----------------|
| Single Family | 104.8 AC |
| Commercial | 15.0 |
| Open Space | 21.5 |
| Roads | 17.2 |
| Total | 158.5 AC |

Density = 3.5 Du/AC
 Residential Area = 143.5 AC
 Dwelling Units = 502

Open Space (15% Residential Area)
 Required 143.5 ● 15% = 21.5 AC
 Provided 21.5 AC

Legend

- Single Family Residential (45' Lots)
- Single Family Residential (55' Lots)
- Single Family Residential (65' Lots)
- Commercial
- Open Space
- Trails



Proposed Venida PAD



Proposed Site Plan

Exhibit H

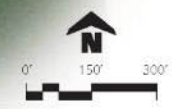


LEGEND

- 55' x 120'
- 45' x 120'
- Open Space
- Trails

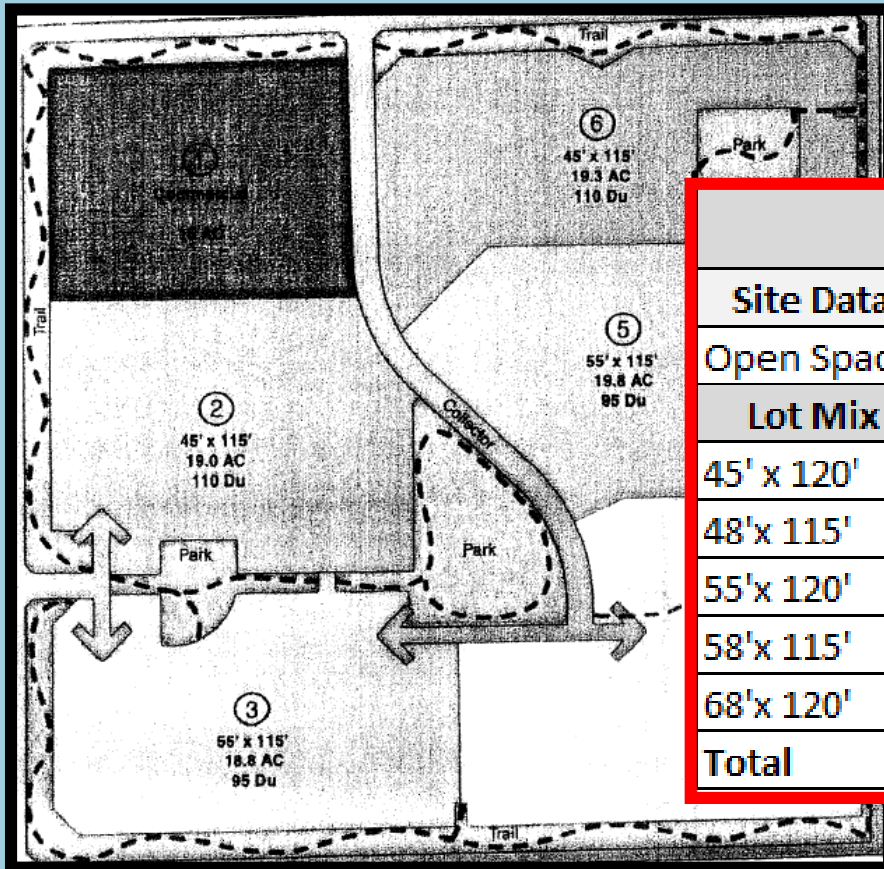
| SITE DATA | | |
|------------------------------|---------------|-------------------|
| Gross Area | 158.25 acres | |
| Zoning | R-7/PAD | |
| Max. Density Permitted | 3.50 du/ac | |
| Approximate Density Provided | ± 3.44 du/ac | |
| Approximate Number of Lots | 45' x 120' | ± 388 lots |
| | 55' x 120' | ± 156 lots |
| | Total | ± 544 lots |
| Open Space Required | ± 28.48 acres | ± 18% |

Note: Final lot counts, density, open space, and individual parcel data are subject to change, to be finalized during the Tentative Plat and Final Plat processes.

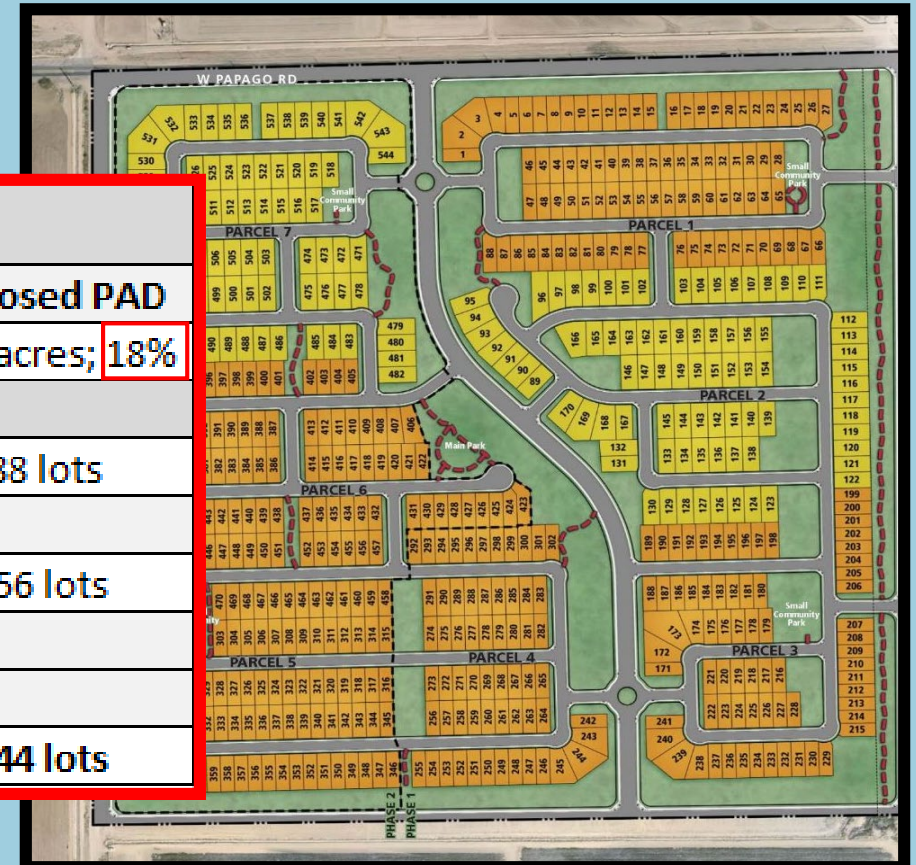


PAD Comparison

Existing PAD



Proposed PAD

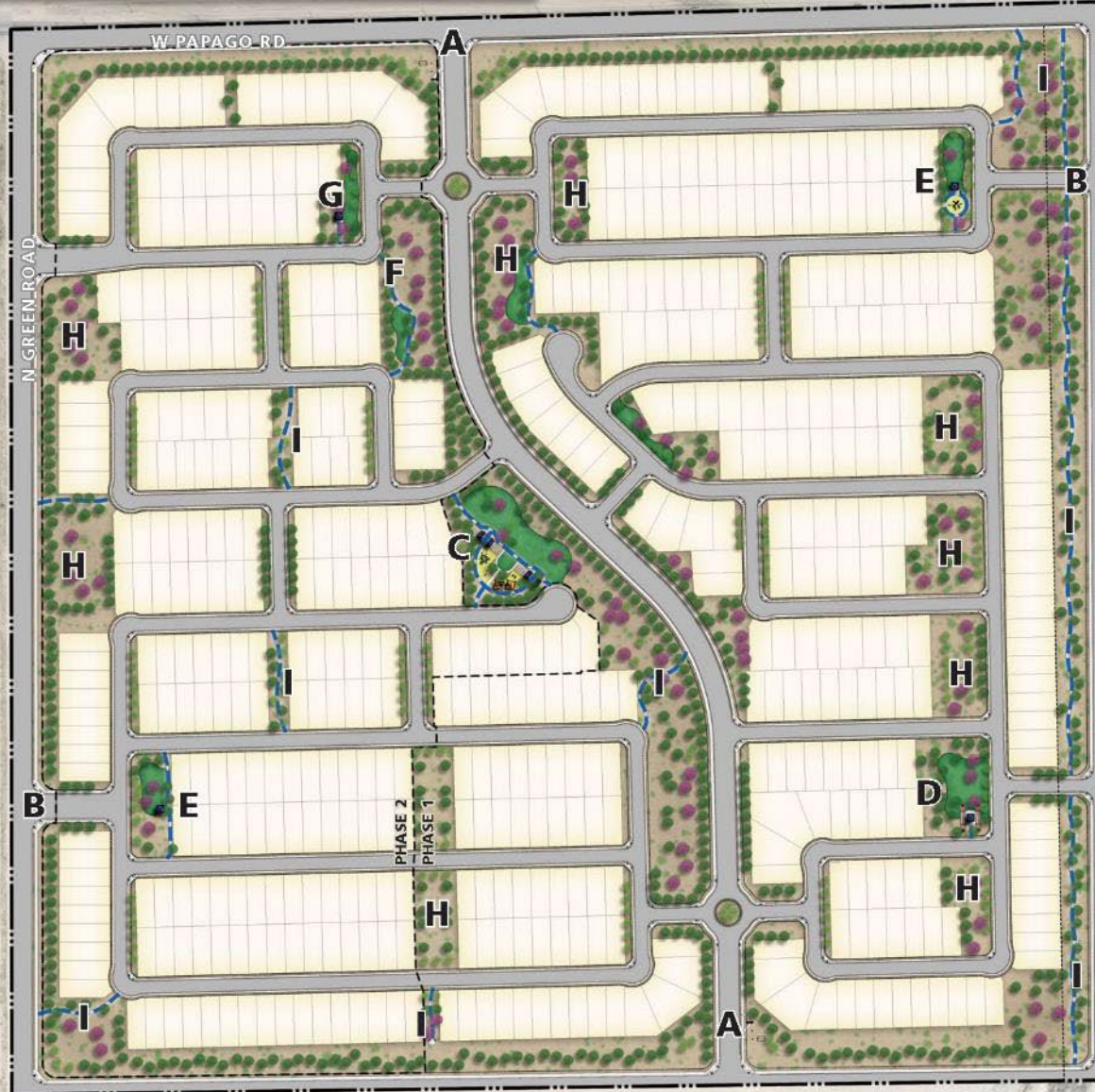


| Site Comparison | | |
|-----------------|------------------|------------------|
| Site Data | Existing PAD | Proposed PAD |
| Open Space | 21.53 acres; 15% | 28.48 acres; 18% |
| Lot Mix | | |
| 45' x 120' | | 388 lots |
| 48' x 115' | 220 lots | |
| 55' x 120' | | 156 lots |
| 58' x 115' | 190 lots | |
| 68' x 120' | 92 lots | |
| Total | 502 lots | 544 lots |

Open Space Plan

Open Space and Amenities Plan

Exhibit J



LEGEND

- A** Primary Entry Monument
- B** Secondary Entry Signage
- C** Main Park
 - Play Structure
 - Two Large Ramada / Picnic Areas
 - Multi-Use Fields
 - Lighting at Amenities
- D** Small Community Park
 - Corn Hole
 - Ramada / Picnic Area
- E** Small Community Park
 - Play Structure
 - Ramada / Picnic Area
- F** Garden Walk
 - Pollinator Garden
 - Hardscape and Benches
- G** Picnic Area
 - Pickleball
 - Ramada / Picnic Area
- H** Planted Open Space
- I** Planted Open Space with Pathway

Primary Entry Elevation

Exhibit O



PRIMARY ENTRY MONUMENT ELEVATION

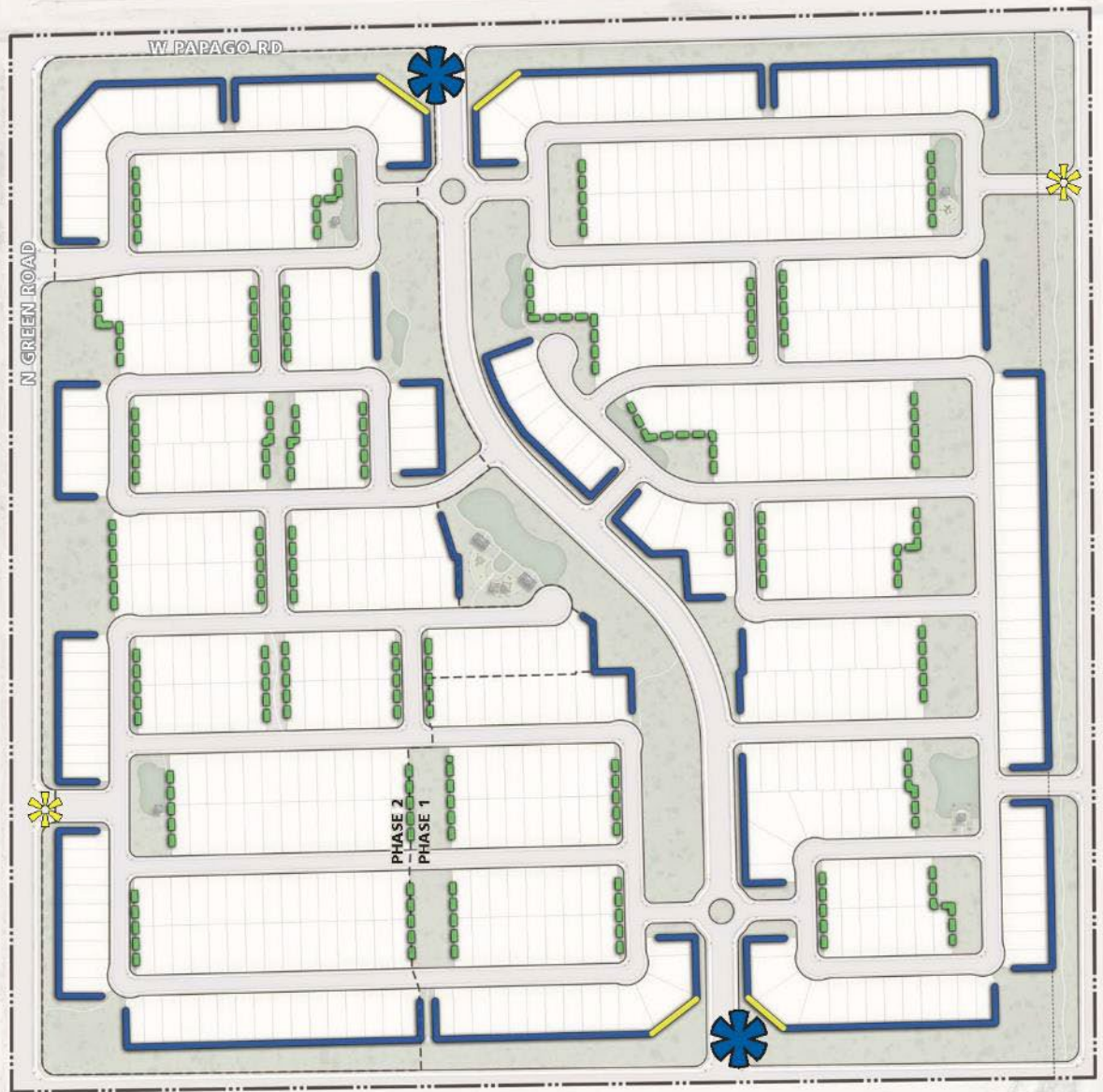


ENTRY ACCENT WALL ELEVATION






- Decorative Planter Set On CMU Plinth With Integral Irrigation
- Row Lock CMU Column Cap
- Splitface CMU
- Freestanding Stone Veneer Wall With Pin Mount Lettering
- Raised Planter At Grade Smooth CMU

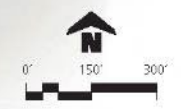
Wall & Signage Plan

Exhibit K



LEGEND

-  Primary Entry Monument
-  Secondary Entry Accents
-  Theme Wall at Entry
-  Theme Wall
-  Secondary Wall



Lot Details

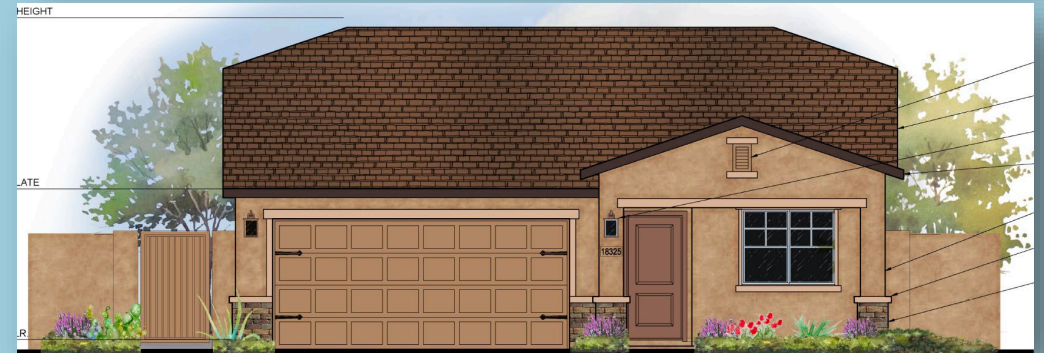


- Extended depth
- 4-6 different plans per community
- 1,540 SF – 2,487 SF of livable area

Architectural diversity

Cimarron

Bisbee





Thank You!

LGI Homes

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Pinal County

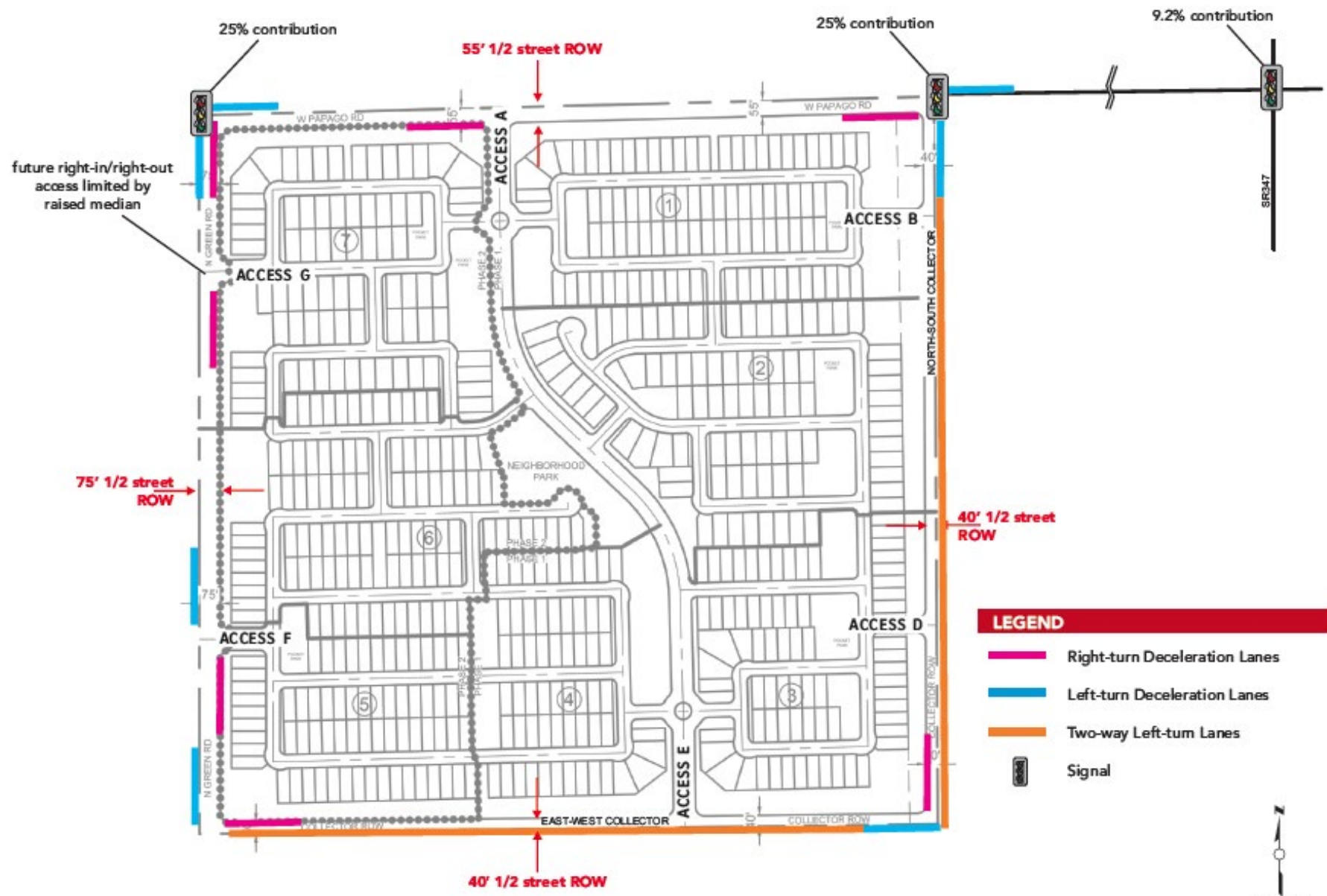
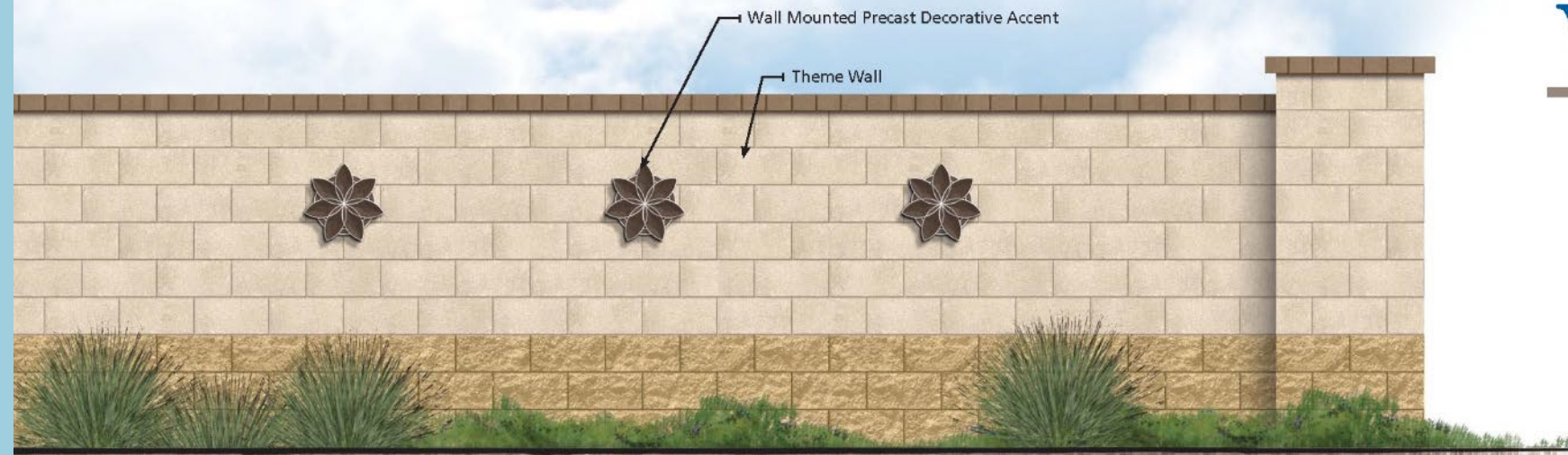


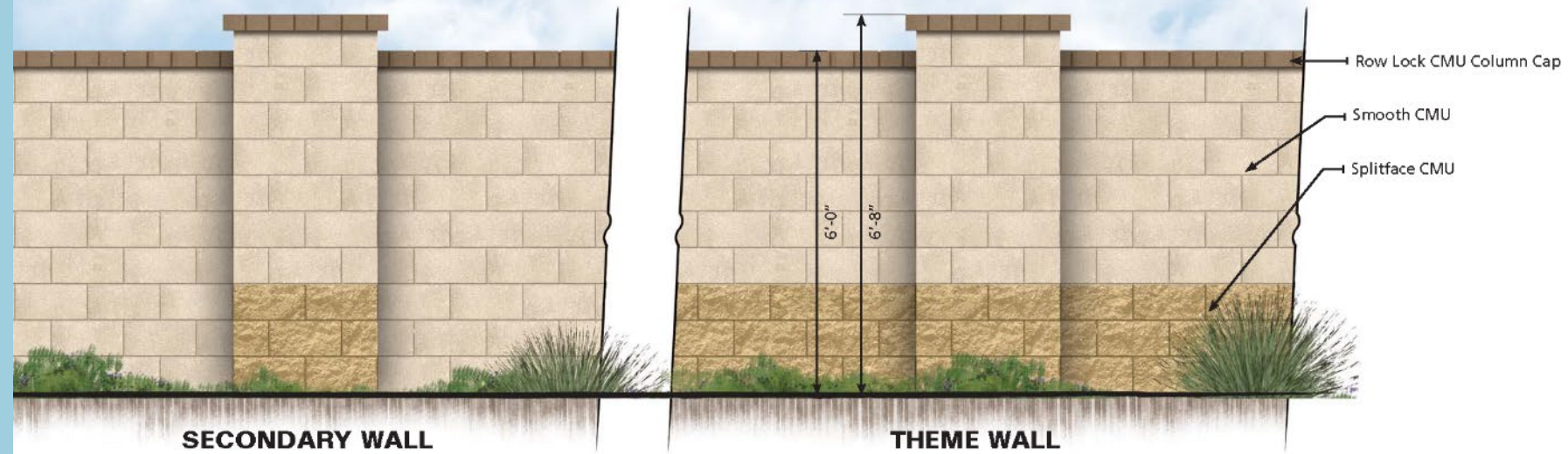
Figure 14: Recommendations

**Secondary Entry and
Wall Elevations**

Exhibit L

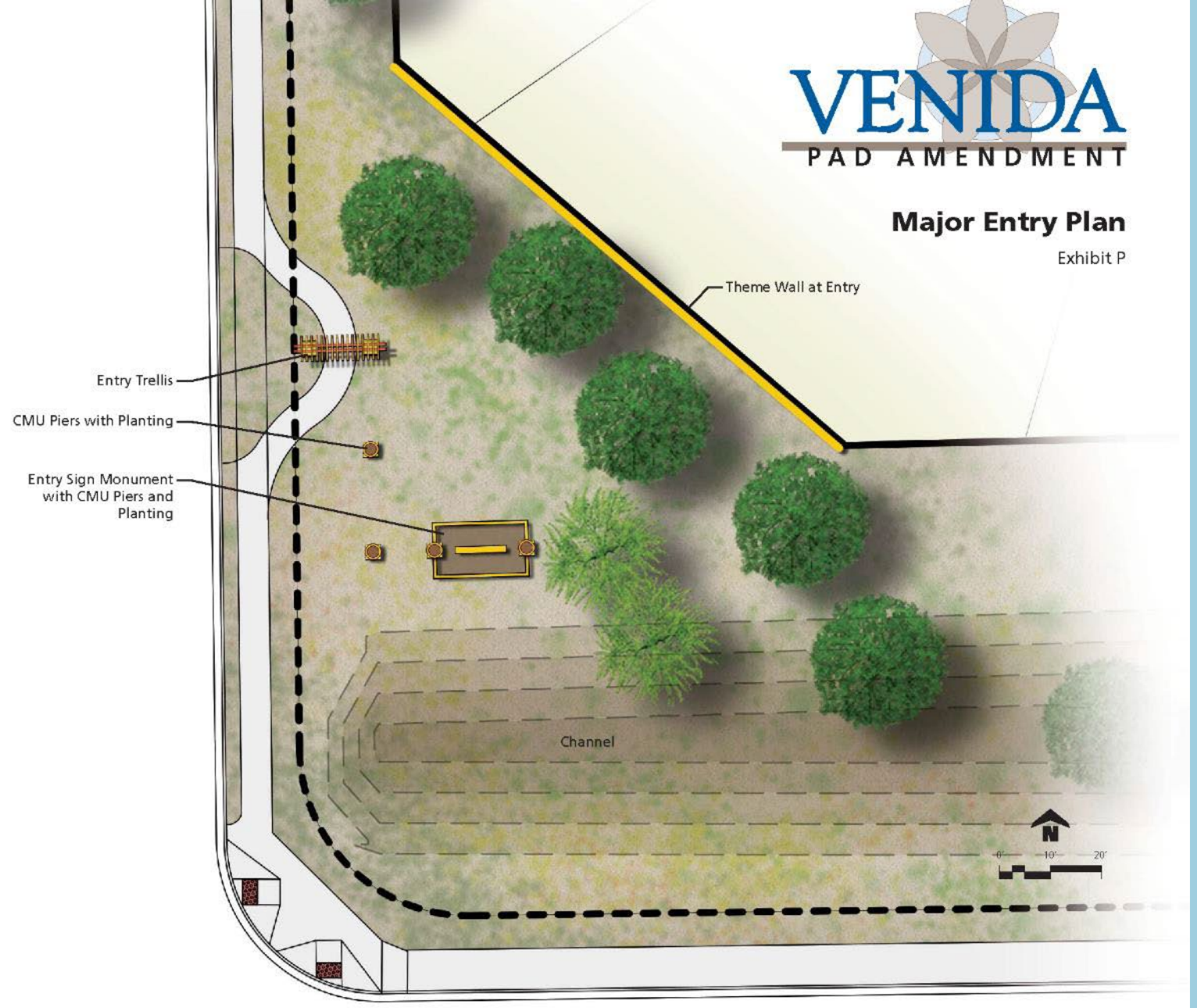
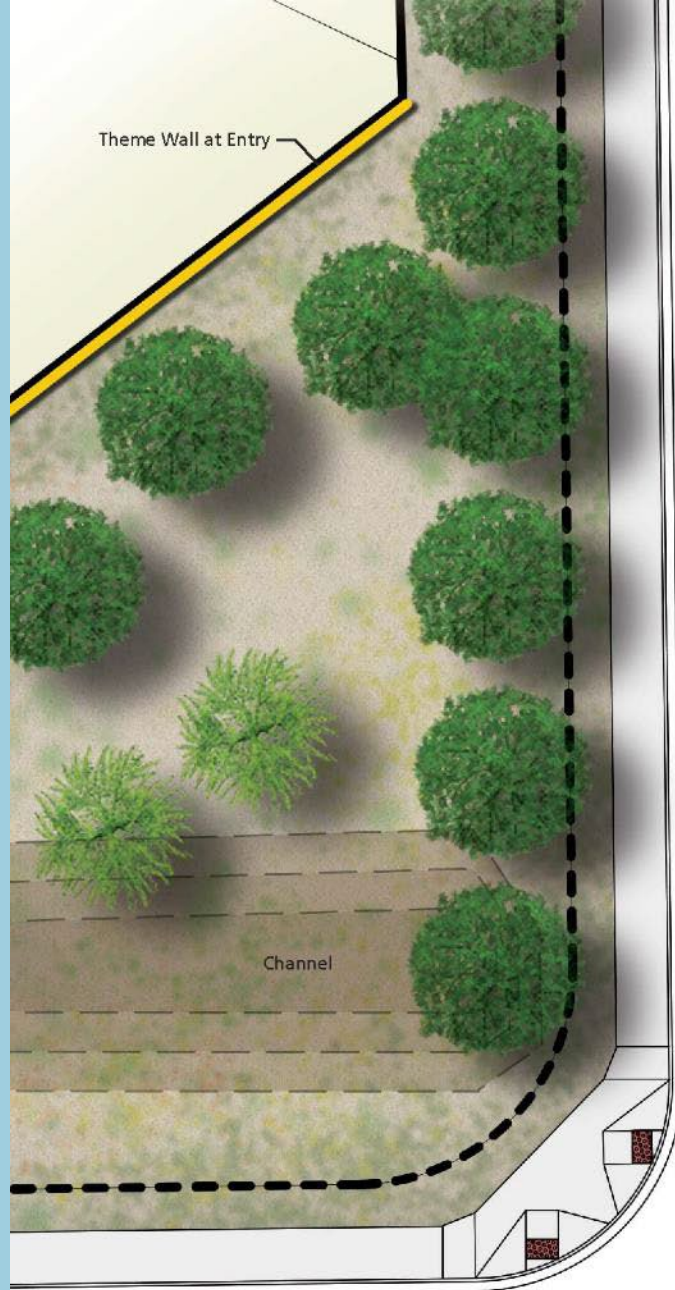


SECONDARY ENTRY ACCENTS



Major Entry Plan

Exhibit P



**Main Park
Conceptual
Landscape Plan**

Exhibit Q



Zillow Listings

Highlighted Zillow Findings

| Address | Listing Price | Bd/Ba | Distance to Site | Type | Year built |
|------------------------|---------------|-----------|------------------|--------|------------|
| 51190 W Mayer Blvd | 424K | 5 bd 2 ba | 3.1 miles | SFR | 2001 |
| 49887 W Mockingbird Ln | 250K | 3 bd 2 ba | 2.4 miles | MFH | 2001 |
| 13191 N Breezeway | 524K | 3 bd 2 ba | 3.4 miles | SFR | 2003 |
| 52490 W Papago Rd | 440K | 3 bd 2 ba | 3.9 miles | MFH | 1974 |
| 52421 W Foothill Trl | 390K | 3 bd 2 ba | 3.8 miles | MFG/MH | 2001 |
| 12288 N Ralston Rd | 319K | 3 bd 2 ba | 3.1 miles | MFG/MH | 2000 |
| 52200 W Foothill Trl | 1.25M | - | 3.7 miles | SFR | 2021 |

Zillow Listing Links

- https://www.zillow.com/homedetails/51190-W-Mayer-Blvd-Maricopa-AZ-85139/8710831_zpid/
- https://www.zillow.com/homedetails/49887-W-Mockingbird-Ln-Maricopa-AZ-85139/8710321_zpid/
- https://www.zillow.com/homedetails/13191-N-Breeze-Way-Maricopa-AZ-85139/8710452_zpid/
- https://www.zillow.com/homedetails/52490-W-Papago-Rd-Maricopa-AZ-85139/8710487_zpid/
- https://www.zillow.com/homedetails/52421-W-Foothill-Trl-Maricopa-AZ-85139/8710484_zpid/
- https://www.zillow.com/homedetails/12288-N-Ralston-Rd-Maricopa-AZ-85139/8710399_zpid/
- https://www.zillow.com/homedetails/52200-W-Foothill-Trl-Maricopa-AZ-85139/111067378_zpid/

Area Map

