

Arizona Farms

PZ-PD-015-22

PZ-027-22

PZ-PD-014-22





El Dorado Holdings, Inc.

El Dorado Arizona Farms, LLC
7600 East Doubletree Ranch Road, Suite 300
Scottsdale, AZ 85258



IPLAN CONSULTING
Greg Davis
3317 S. Higley Road, #114-622
Gilbert, AZ 85297
V: (480) 227-9850
E: Greg@iplanconsulting.com



F2 GROUP
landscape architecture

F2 GROUP
Matt Franklin
3135 S. Price Rd. #115
Chandler, AZ 85248
V: (480) 752-0717
E: mfranklin@f2groupaz.com



**EPS
GROUP**

EPS Group
Daniel Auxier
1130 N. Alma School Rd. #200
Mesa, AZ 85251
V: (480) 503-2250
E: Dan.auxier@epsgruoinc.com

➤ Located in Northeast Pinal County – South of Arizona Farms Road at Attaway Road



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- Originally approved in 1998 for a ~3,000 acre mixed-use Master Plan Community.



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- Our site is 761 acres Zoned PAD with underlying: CB-1, CI-1, CR-2, CR-3, & CR-4.



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- Our site is 761 acres Zoned PAD with underlying: CB-1, CI-1, CR-2, CR-3, & CR-4.
- Proposed to be rezoned to PAD with underlying: C-2, MR, & R-7.



Land Use Summary Comparison:

Existing PAD:

Commercial	30 acres	0 units
Golf Course (commercial)	66 acres	0 units
Industrial	49 acres	0 units
MDR Residential	53 acres	456 units
MLDR Residential	563 acres	3,152 units
TOTAL	761 acres	3,608 units

Proposed PAD:

Commercial	38 acres	0 units
Golf Course (commercial)	0 acres	0 units
Industrial	0 acres	0 units
MDR (MR) Residential	54 acres	933 units
MLDR (R-7) Residential	669 acres	2,311 units
TOTAL	761 acres	3,244 units

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Proposing 8 additional acres of Commercial

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Proposing 1 additional acre of Multi-Family

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Proposing 106 additional acres of Single-Family

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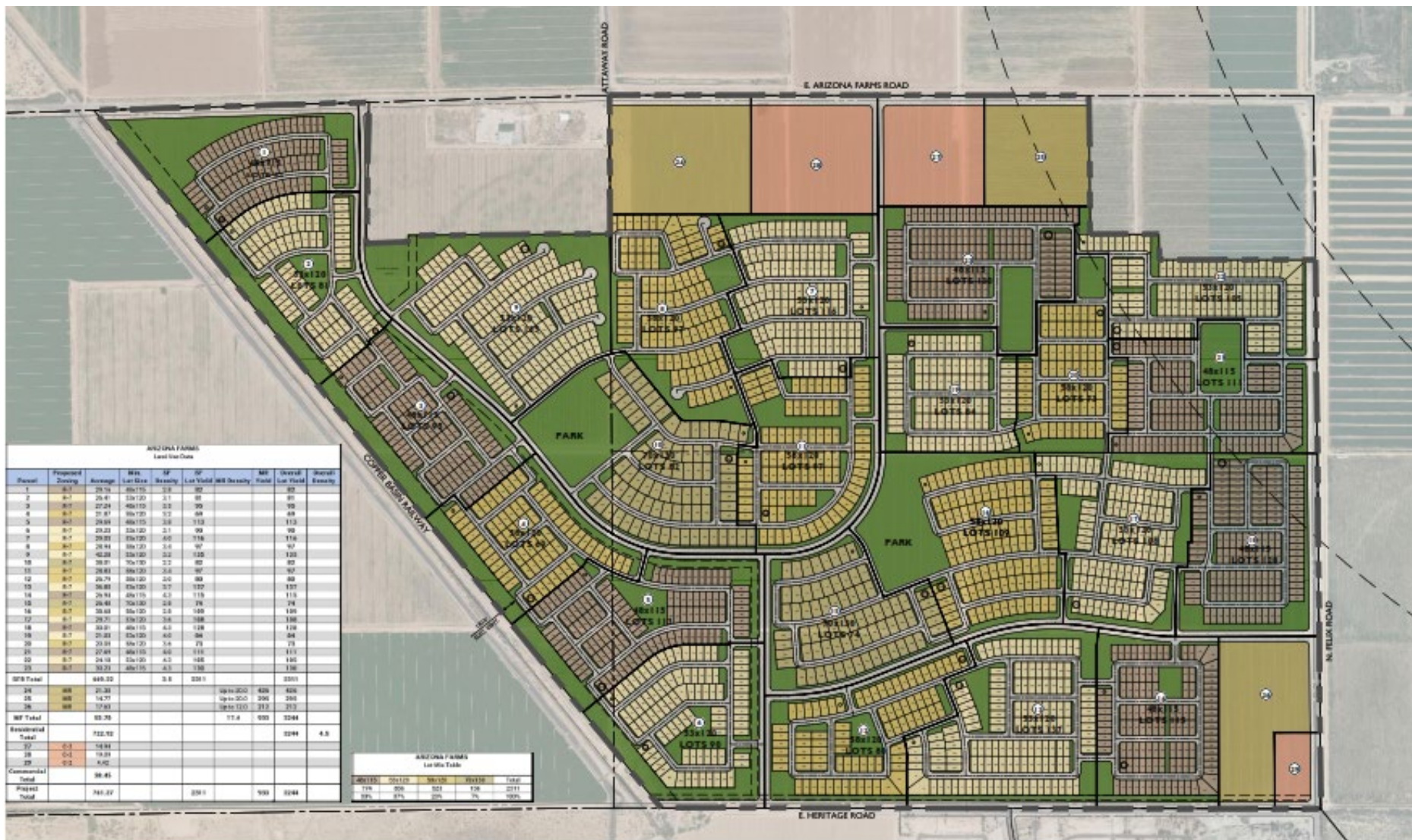
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3,608 units – 3,244 units = 364 units less

Proposed Development Plan



ARIZONA FARMS Lot Size Data									
Parcel	Proposed Density	Average	Min. Lot Area	SP Density	SP Lot Total	SP Density	SP Field	Overall Lot Yield	Overall Density
1	8-1	25.76	48x110	3.0	82			82	
2	8-1	25.41	12x120	3.1	81			81	
3	8-1	27.24	48x110	3.0	90			90	
4	8-1	25.41	88x110	3.2	84			84	
5	8-1	29.89	88x110	3.8	113			113	
6	8-1	29.23	12x120	2.1	90			90	
7	8-1	29.89	88x120	4.0	116			116	
8	8-1	28.94	88x120	3.5	97			97	
9	8-1	40.28	12x120	3.0	135			135	
10	8-1	39.91	78x120	3.2	82			82	
11	8-1	28.82	88x120	3.8	97			97	
12	8-1	26.74	88x120	2.0	80			80	
13	8-1	36.82	88x120	3.7	117			117	
14	8-1	29.94	88x115	4.2	119			119	
15	8-1	26.48	78x120	2.8	74			74	
16	8-1	30.48	88x120	2.8	100			100	
17	8-1	29.70	12x120	3.8	108			108	
18	8-1	30.91	88x115	4.2	118			118	
19	8-1	25.82	88x120	4.0	84			84	
20	8-1	23.03	88x120	3.4	73			73	
21	8-1	27.48	88x115	4.0	111			111	
22	8-1	24.18	12x120	4.2	102			102	
23	8-1	33.32	88x115	4.3	138			138	
SP Total		449.20		3.8	2311			2311	
24	8-1	21.38			426	426	426	426	
25	8-1	14.77			290	290	290	290	
26	8-1	17.93			312	312	312	312	
SP Total		54.08			1038	1038	1038	1038	
Residential Total		503.28			3349			3349	4.8
27	0-2	18.84							
28	0-2	18.03							
29	0-2	8.92							
Commercial Total		45.79							
Parked Total		348.27			2081	900	3044		

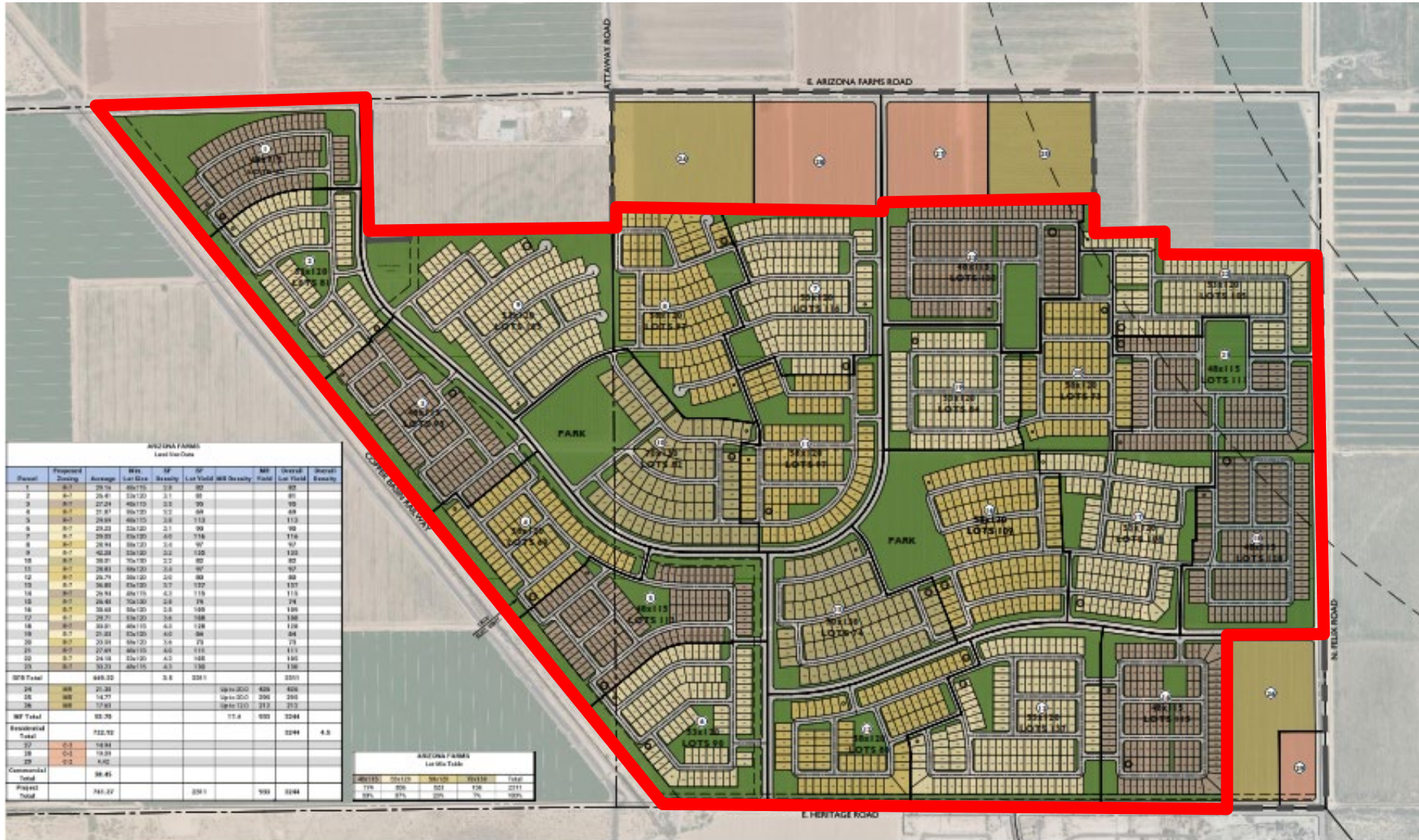
ARIZONA FARMS Lot Size Table				
48x110	78x120	88x110	88x115	12x120
7%	9%	5%	1%	21%
88%	84%	20%	7%	98%

ARIZONA FARMS
Land Use Data

Parcel	Proposed Zoning	Acreage	Min. Lot Size	SF Density	SF Lot Yield	MR Density	MR Yield	Overall Lot Yield	Overall Density
1	R-7	29.16	48x115	2.8	82			82	
2	R-7	26.41	53x120	3.1	81			81	
3	R-7	27.24	48x115	3.5	95			95	
4	R-7	21.87	58x120	3.2	69			69	
5	R-7	29.69	48x115	3.8	113			113	
6	R-7	29.25	53x120	3.1	90			90	
7	R-7	29.03	53x120	4.0	116			116	
8	R-7	28.94	58x120	3.4	97			97	
9	R-7	42.28	53x120	3.2	135			135	
10	R-7	38.01	70x130	2.2	82			82	
11	R-7	28.83	58x120	3.4	97			97	
12	R-7	26.79	58x120	3.0	80			80	
13	R-7	36.80	53x120	3.7	137			137	
14	R-7	26.94	48x115	4.3	115			115	
15	R-7	26.40	70x130	2.8	74			74	
16	R-7	38.68	58x120	2.8	109			109	
17	R-7	29.71	53x120	3.6	108			108	
18	R-7	30.01	48x115	4.3	128			128	
19	R-7	21.03	53x120	4.0	84			84	
20	R-7	20.05	58x120	3.6	73			73	
21	R-7	27.69	48x115	4.0	111			111	
22	R-7	24.18	53x120	4.3	105			105	
23	R-7	30.23	48x115	4.3	130			130	
SFR Total		669.22		3.5	2311			2311	
24	MR	21.30				Up to 20.0	426	426	
25	MR	14.77				Up to 20.0	295	295	
26	MR	17.63				Up to 12.0	212	212	
MF Total		53.70				17.4	933	3244	
Residential Total		722.92						3244	4.5
27	C-2	14.94							
28	C-2	19.09							
29	C-2	4.42							
Commercial Total		38.45							
Project Total		761.37			2311		933	3244	

Single Family: 669 acres
23 Parcels
2,311 units
3.45 Du/acre

SFD - Residential Areas



ARIZONA FARMS
Lot Size Data

Parcel	Proposed Dwelling	Average	Min. Lot Area	SF Density	SF Lot Yield	SF Density	SF Lot Yield	Max. Field	Overall Lot Yield	Overall Density
1	2-1	25.76	48x110	3.8	92				92	
2	2-1	25.41	13x120	3.1	91				91	
3	2-1	27.24	48x110	3.2	95				95	
4	2-1	25.41	88x110	3.2	84				84	
5	2-1	29.89	88x115	3.8	113				113	
6	2-1	29.23	12x120	2.1	90				90	
7	2-1	29.89	88x120	4.0	116				116	
8	2-1	28.94	88x120	3.6	97				97	
9	2-1	40.28	12x120	2.2	105				105	
10	2-1	29.89	78x120	3.2	92				92	
11	2-1	28.82	88x120	3.8	97				97	
12	2-1	26.71	88x120	2.0	88				88	
13	2-1	26.88	88x120	3.7	117				117	
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18	2-1	30.21	88x115	4.2	118				118	
19	2-1	25.82	88x120	4.0	84				84	
20	2-1	23.03	88x120	3.4	73				73	
21	2-1	27.48	88x115	4.0	111				111	
22	2-1	24.18	12x120	4.2	102				102	
23	2-1	33.32	88x115	4.3	138				138	
SF Total		649.22		3.8	231.1				231.1	
24	2-1	21.38			89x120		426		426	
25	2-1	14.77			89x120		200		200	
26	2-1	17.93			89x120		212		212	
SF Total		54.08			17.8	900	1044			4.3
Residential Total		703.30					1044			
27	2-2	18.84								
28	2-2	18.03								
29	2-2	8.92								
Commercial Total		35.81								
Final Total		739.11			249.1	990	1044			

ARIZONA FARMS
Lot Size Table

Lot Size	18x110	18x111	18x112	18x113	18x114
18x110	17%	9%	5%	1%	21%
18x111	22%	5%	2%	7%	64%

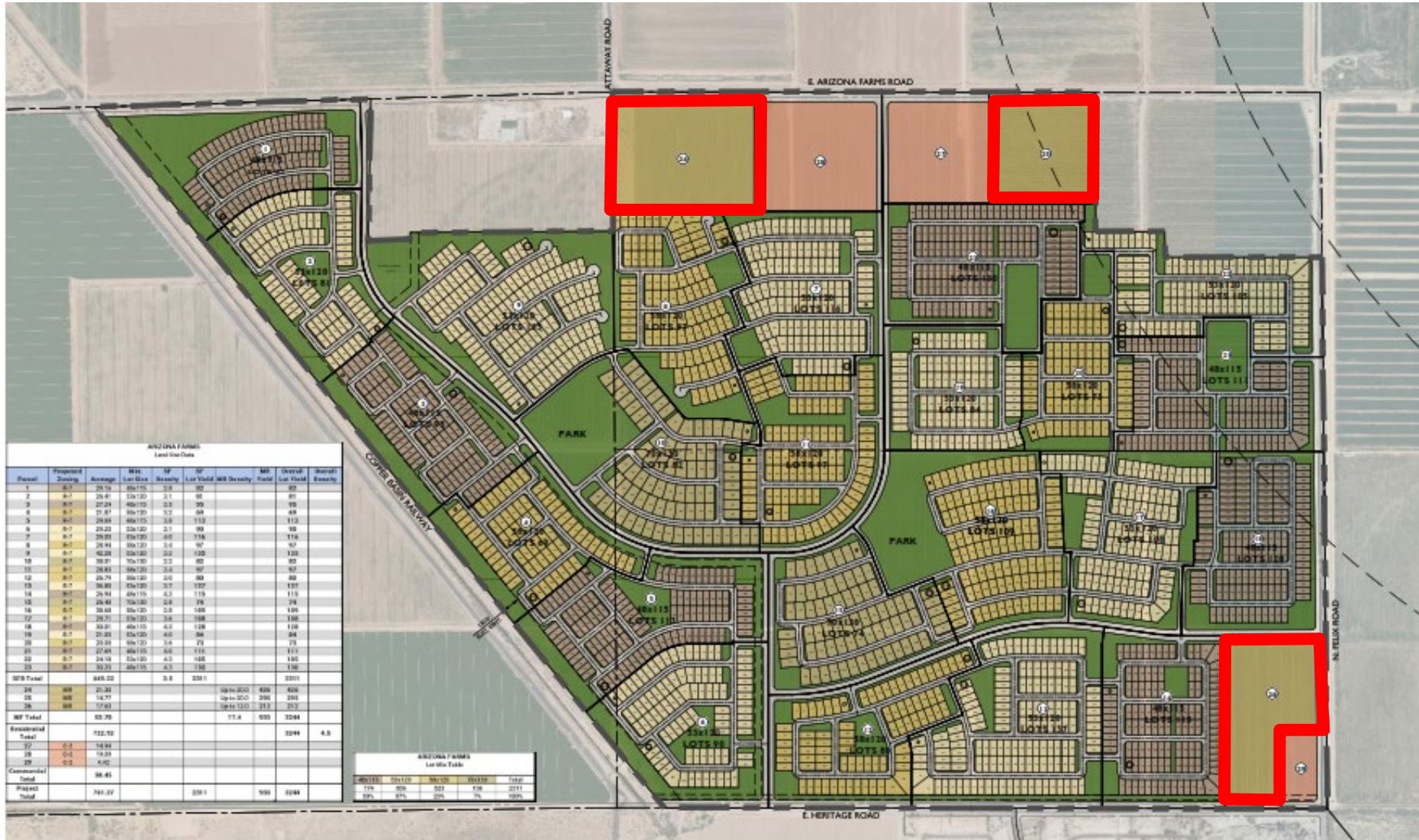
ARIZONA FARMS
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Single Family: 669 acres
23 Parcels
2,311 units
3.45 Du/acre

Multi-Family: 54 acres
3 Parcels
933 units
17.4 Du/acre (max.)

Multi-Family Residential Areas



ARIZONA FARMS
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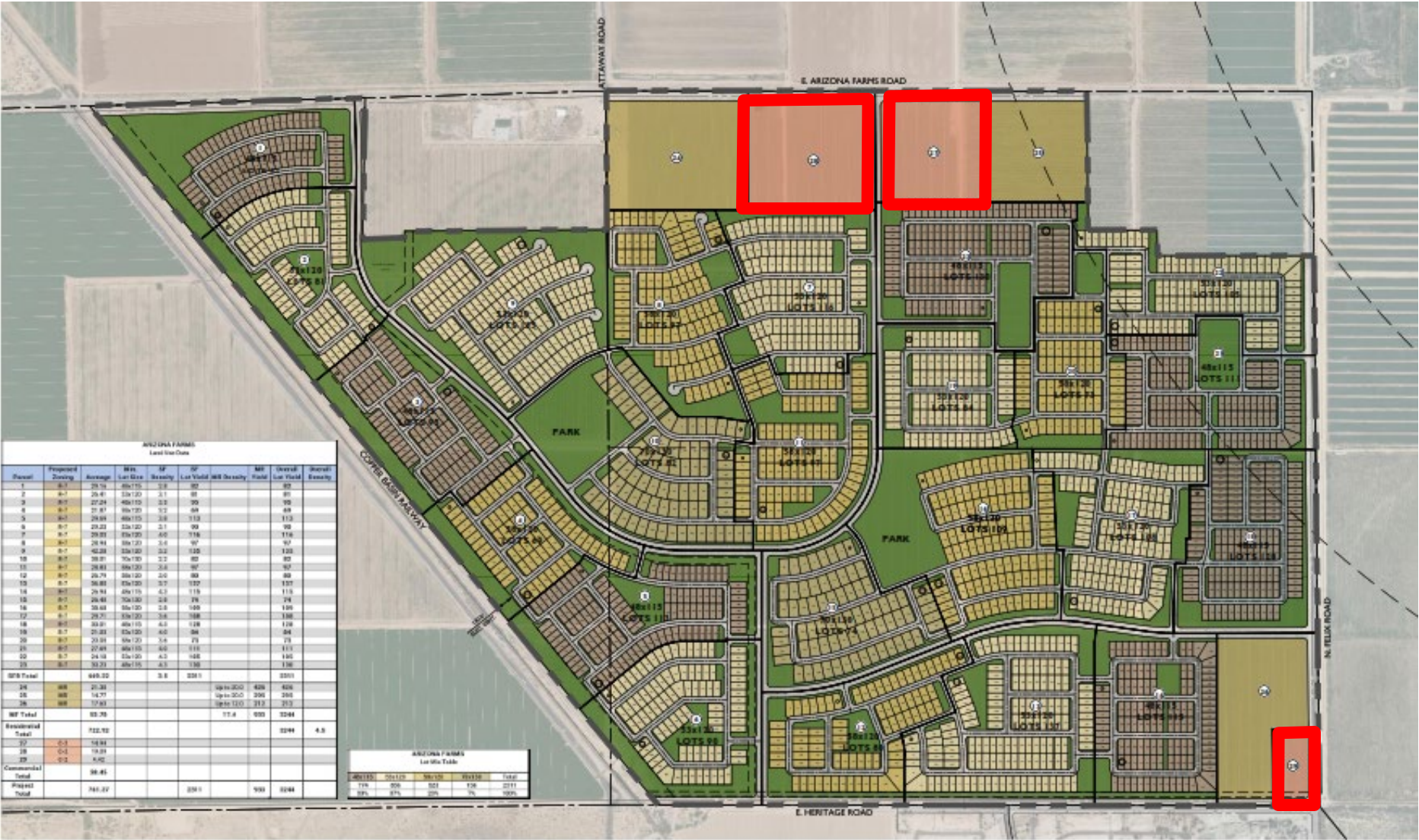
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933 units
17.4 Du/acre (max.)

Commercial: 38 acres
3 Parcels

Commercial Areas



ARIZONA FARMS
Lot Size Data

Parcel	Proposed Density	Average	Min. Lot Area	SP Density	SP Lot Total	SP Density	SP Lot Total	Overall Density	Overall Lot Total	Overall Density
1	8-7	25.76	48x175	3.0	92		92	8.0	368	8.0
2	8-7	25.41	128x120	3.1	91		91	8.0	364	8.0
3	8-7	27.24	48x175	3.2	90		90	8.0	360	8.0
4	8-7	25.41	88x175	3.2	88		88	8.0	352	8.0
5	8-7	29.89	88x175	3.8	113		113	8.0	452	8.0
6	8-7	29.23	128x120	2.1	90		90	8.0	360	8.0
7	8-7	29.89	128x120	4.0	116		116	8.0	464	8.0
8	8-7	28.94	88x175	3.5	97		97	8.0	388	8.0
9	8-7	40.28	128x120	3.2	105		105	8.0	420	8.0
10	8-7	39.91	78x175	3.2	92		92	8.0	368	8.0
11	8-7	28.82	88x175	3.8	97		97	8.0	388	8.0
12	8-7	26.71	88x175	2.0	88		88	8.0	352	8.0
13	8-7	36.82	88x175	3.7	117		117	8.0	468	8.0
14	8-7	29.94	88x175	4.2	119		119	8.0	476	8.0
15	8-7	26.88	128x120	2.8	78		78	8.0	312	8.0
16	8-7	30.48	88x175	2.8	109		109	8.0	436	8.0
17	8-7	29.72	128x120	3.8	108		108	8.0	432	8.0
18	8-7	30.91	88x175	4.2	118		118	8.0	472	8.0
19	8-7	25.82	88x175	4.0	88		88	8.0	352	8.0
20	8-7	23.93	88x175	3.4	78		78	8.0	312	8.0
21	8-7	27.88	88x175	4.0	112		112	8.0	448	8.0
22	8-7	24.18	128x120	4.2	108		108	8.0	432	8.0
23	8-7	33.22	88x175	4.2	108		108	8.0	432	8.0
SP Total		449.22		3.8	3311		3311			
24	8-8	21.38			426	426	426			
25	8-8	14.77			290	290	290			
26	8-8	17.93			312	312	312			
SP Total		54.08			1028	1028	1028			
Residential Total		503.30			4339	4339	4339			4.8
27	0-2	18.93								
28	0-2	18.93								
29	0-2	8.92								
Commercial Total		36.81								
Final Total		540.11			5367	5367	5367			

ARIZONA FARMS
Lot Size Table

Lot Size	SP Density	SP Lot Total	Overall Density	Overall Lot Total
48x175	3.8	3311	4.8	5367
128x120	3.2	1028	4.8	5367
88x175	4.0	1028	4.8	5367
78x175	3.2	1028	4.8	5367

Design Influences

10-20 year development timeline

No current demand for anything except SFD Homes

Design Influences

Growth of RSRSM Roads:

- Arizona Farms Road
- Felix Road



Design Influences

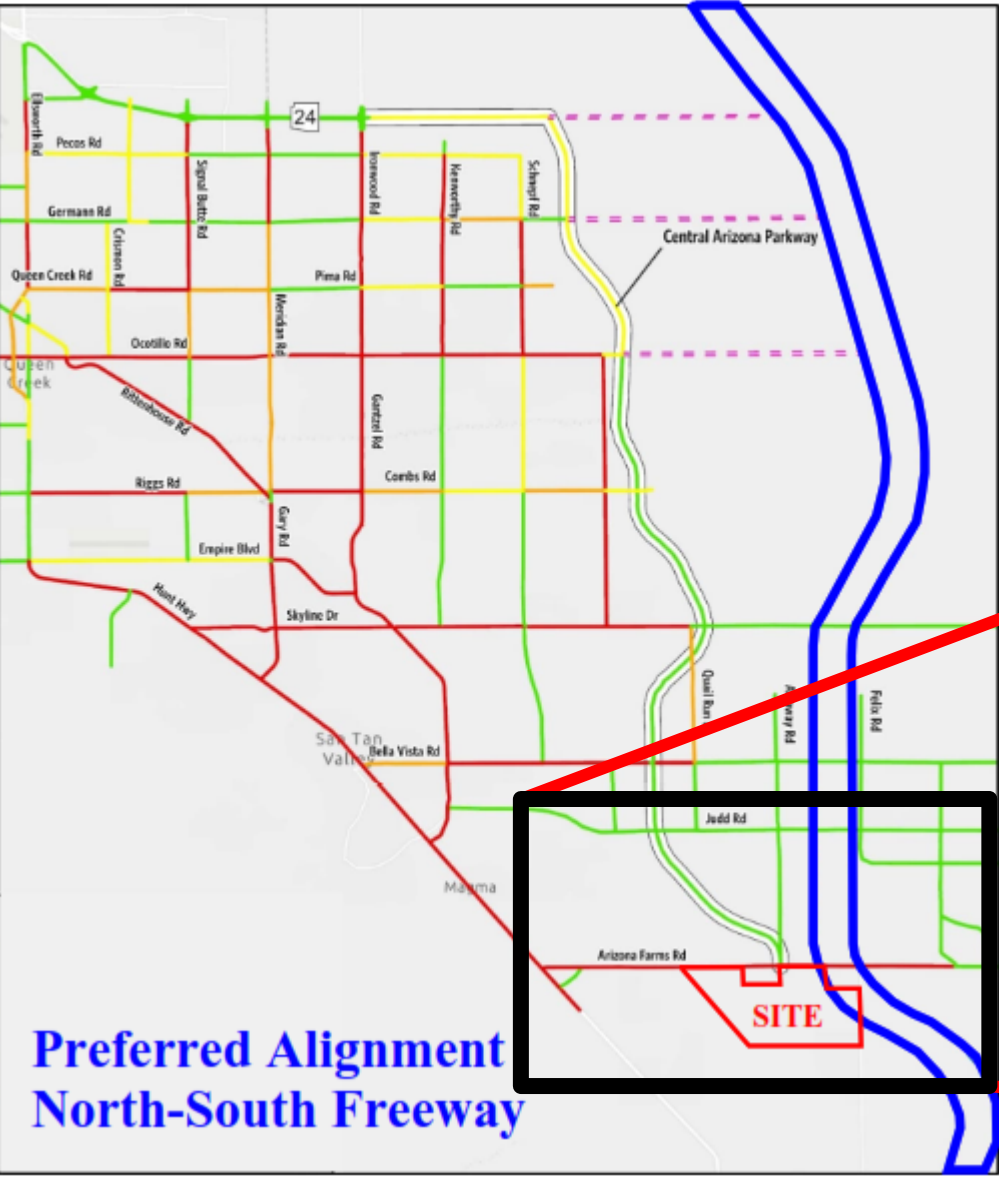
Pinal County's East Parkway:

- Tying State Route 24 to Arizona Farms Road



Design Influences

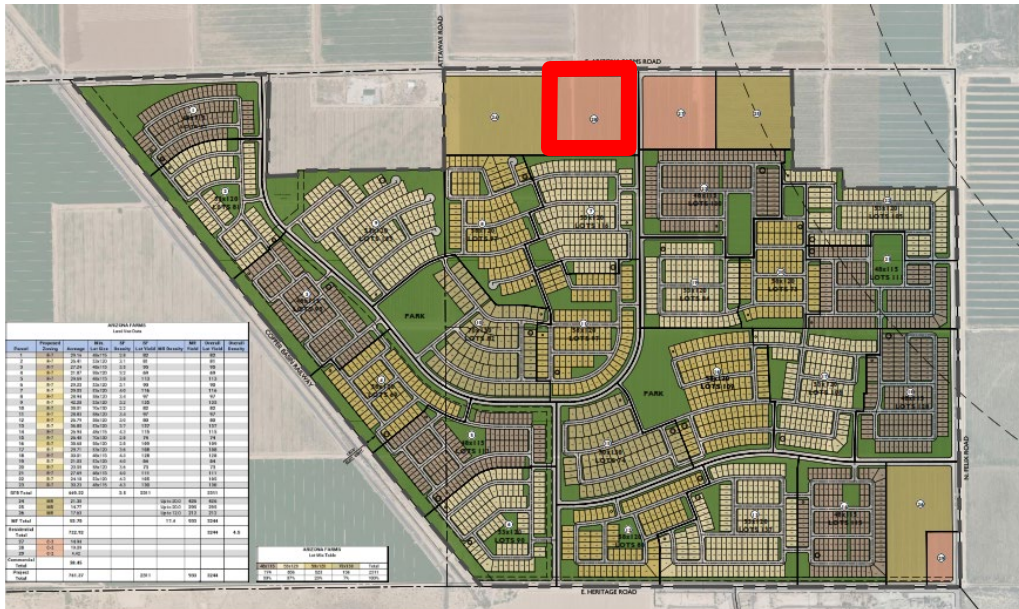
ADOT North-South Freeway
Tying U.S. 60 to I-10



Commercial Areas

Commercial Parcel 1

- 19 acres
- Large anchor w/in-line suites & multiple pads
- Typical Users include:
 - Larger Grocer
 - Small Hardware
 - Auto Services
 - Retail Shops
 - Restaurants



Development Standard	C-2 Code	C-2 PAD
Min. Lot Area	0 SF	0 SF
Min. Lot Width	0 Feet	0 Feet
Min. Front Setback	20 Feet	20 Feet
Min. Side Setback	15 Feet ¹	15 Feet ¹
Min. Distance Between Buildings	0 Feet	0 Feet
Min. Rear Setback	25 Feet	25 Feet
Max. Building Height	40 Feet	40 Feet ²

Note 1: Unless adjacent to non-residential land use, then 0-feet.
 Note 2: Except for non-livable architectural projections such as screening parapets, spires, tower elements, etc.

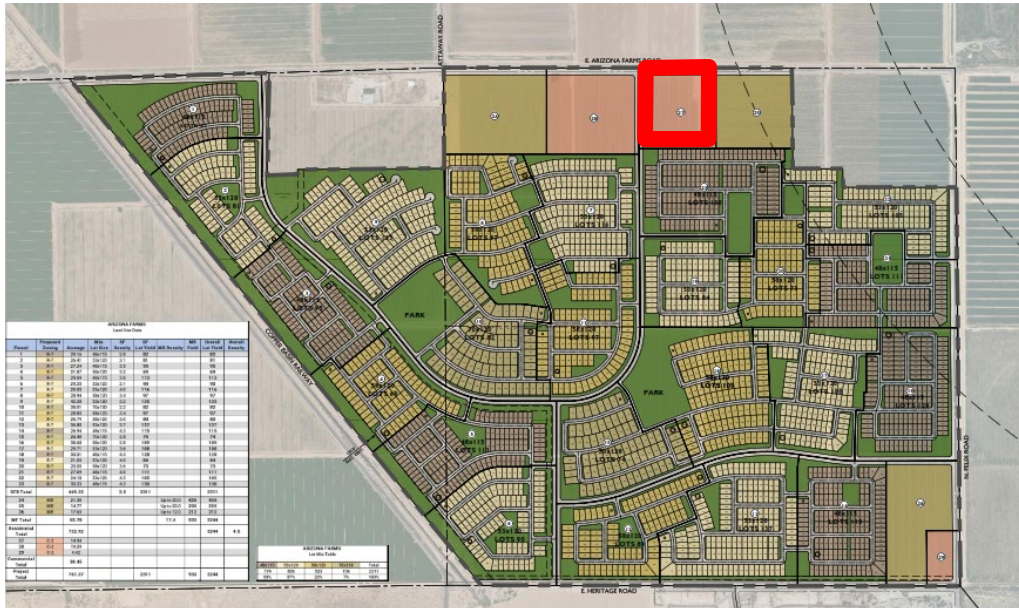
Commercial Areas

Commercial Parcel 1

- 19 acres
- Large anchor w/in-line suites & multiple pads
- Typical Users include:
 - Larger Grocer
 - Small Hardware
 - Auto Services
 - Retail Shops
 - Restaurants

Commercial Parcel 2

- 15 acres
- Small anchor w/in-line suites & multiple pads
- Typical Users include:
 - Small Grocer
 - Financial Institutions
 - Fuel Station
 - Retail Shops
 - Restaurants



Development Standard	C-2 Code	C-2 PAD
Min. Lot Area	0 SF	0 SF
Min. Lot Width	0 Feet	0 Feet
Min. Front Setback	20 Feet	20 Feet
Min. Side Setback	15 Feet ¹	15 Feet ¹
Min. Distance Between Buildings	0 Feet	0 Feet
Min. Rear Setback	25 Feet	25 Feet
Max. Building Height	40 Feet	40 Feet ²

Note 1: Unless adjacent to non-residential land use, then 0-feet.

Note 2: Except for non-livable architectural projections such as screening parapets, spires, tower elements, etc.

Commercial Areas

Commercial Parcel 1

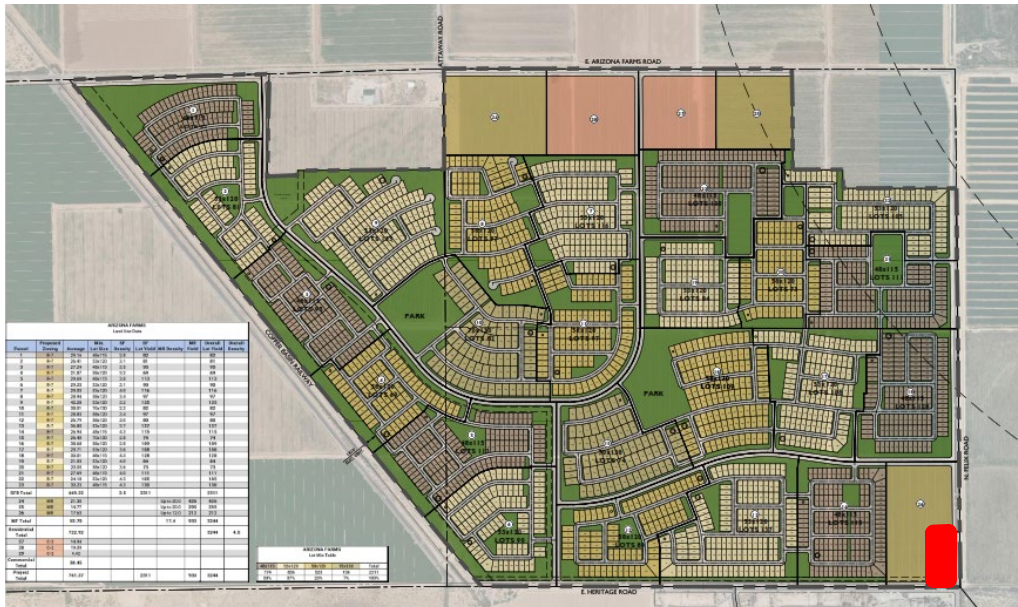
- 19 acres
- Large anchor w/in-line suites & multiple pads
- Typical Users include:
 - Larger Grocer
 - Small Hardware
 - Auto Services
 - Retail Shops
 - Restaurants

Commercial Parcel 2

- 15 acres
- Small anchor w/in-line suites & multiple pads
- Typical Users include:
 - Small Grocer
 - Financial Institutions
 - Fuel Station
 - Retail Shops
 - Restaurants

Commercial Parcel 3

- 4 acres
- In-line suites and/or 2-3 pads
- Neighborhood Compatibility
- Typical Users include:
 - Convenience Store
 - Boutique Retail Shops
 - Personal Services



Development Standard	C-2 Code	C-2 PAD
Min. Lot Area	0 SF	0 SF
Min. Lot Width	0 Feet	0 Feet
Min. Front Setback	20 Feet	20 Feet
Min. Side Setback	15 Feet ¹	15 Feet ¹
Min. Distance Between Buildings	0 Feet	0 Feet
Min. Rear Setback	25 Feet	25 Feet
Max. Building Height	40 Feet	40 Feet ²

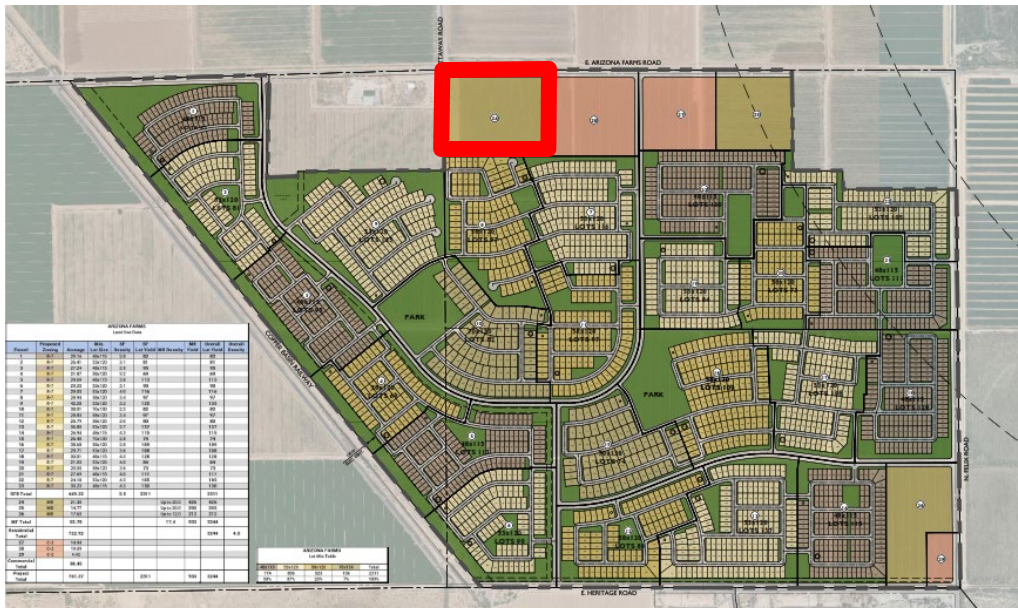
Note 1: Unless adjacent to non-residential land use, then 0-feet.

Note 2: Except for non-livable architectural projections such as screening parapets, spires, tower elements, etc.

Multi-Family Residential Areas

Multi-Family Parcel 1

- 21 acres
- Up to 20 DU/acre
- Walk-up Apartments
- 2 – 3 Story buildings.
- 100' buffering to SFD.



Development Standard	MR Code	MR PAD
Min. Lot Area	7,000 SF	7,000 SF
Min. Land Area Per Unit	1,750 Feet	1,750 SF
Min. Lot Width	50 Feet	50 Feet
Min. Perimeter Front Setback	25 Feet	25 Feet
Min. Perimeter Side Setback	10 Feet	10 Feet
Min. Distance Between Buildings	20 Feet	10 Feet ¹
Min. Perimeter Rear Setback	25 Feet	25 Feet
Max. Building Height	36 Feet	36 Feet ²

Note 1: 20-feet for three or more story buildings, otherwise 10-feet.
 Note 2: Except for non-livable architectural projections such as screening parapets, spires, tower elements, etc.

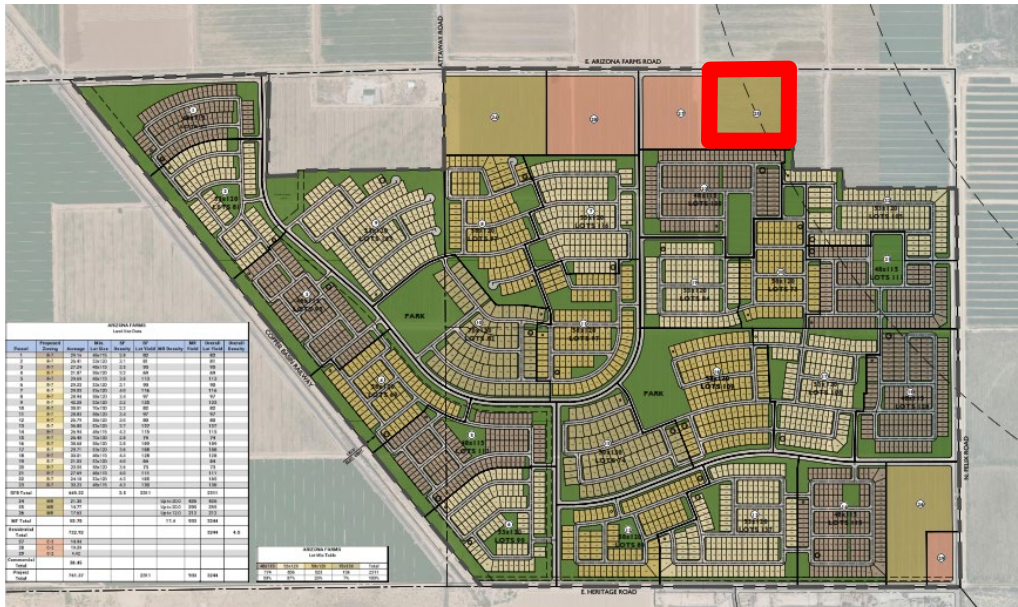
Multi-Family Residential Areas

Multi-Family Parcel 1

- 21 acres
- Up to 20 DU/acre
- Walk-up Apartments
- 2 – 3 Story buildings.
- 100' buffering to SFD.

Multi-Family Parcel 2

- 15 acres
- Up to 20 DU/acre
- Walk-up Apartments or Garden Style Apartments
- 1 – 3 Story Buildings.
- 100' buffering to SFD.



Development Standard	MR Code	MR PAD
Min. Lot Area	7,000 SF	7,000 SF
Min. Land Area Per Unit	1,750 Feet	1,750 SF
Min. Lot Width	50 Feet	50 Feet
Min. Perimeter Front Setback	25 Feet	25 Feet
Min. Perimeter Side Setback	10 Feet	10 Feet
Min. Distance Between Buildings	20 Feet	10 Feet ¹
Min. Perimeter Rear Setback	25 Feet	25 Feet
Max. Building Height	36 Feet	36 Feet ²

Note 1: 20-feet for three or more story buildings, otherwise 10-feet.
 Note 2: Except for non-livable architectural projections such as screening parapets, spires, tower elements, etc.

Multi-Family Residential Areas

Multi-Family Parcel 1

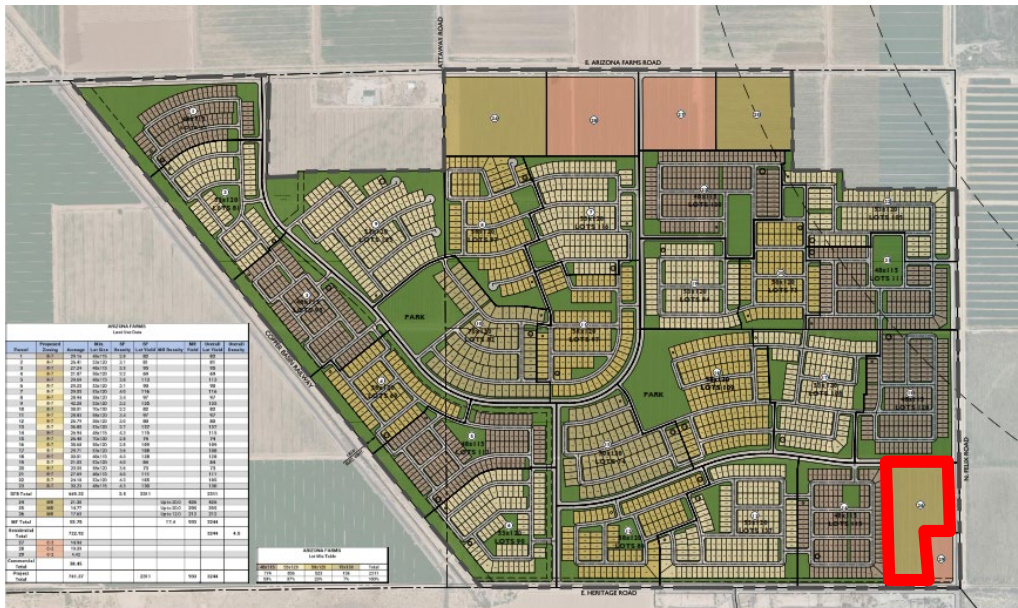
- 21 acres
- Up to 20 DU/acre
- Walk-up Apartments
- 2 – 3 Story buildings.
- 100' buffering to SFD.

Multi-Family Parcel 2

- 15 acres
- Up to 20 DU/acre
- Walk-up Apartments or Garden Style Apartments
- 1 – 3 Story Buildings.
- 100' buffering to SFD.

Multi-Family Parcel 3

- 17 acres
- Up to 12 DU/acre
- Garden Style Apartments or Patio Homes
- 1 – 2 Story Buildings.
- Compatible with SFD.



Development Standard	MR Code	MR PAD
Min. Lot Area	7,000 SF	7,000 SF
Min. Land Area Per Unit	1,750 Feet	1,750 SF
Min. Lot Width	50 Feet	50 Feet
Min. Perimeter Front Setback	25 Feet	25 Feet
Min. Perimeter Side Setback	10 Feet	10 Feet
Min. Distance Between Buildings	20 Feet	10 Feet ¹
Min. Perimeter Rear Setback	25 Feet	25 Feet
Max. Building Height	36 Feet	36 Feet ²

Note 1: 20-feet for three or more story buildings, otherwise 10-feet.

Note 2: Except for non-livable architectural projections such as screening parapets, spires, tower elements, etc.

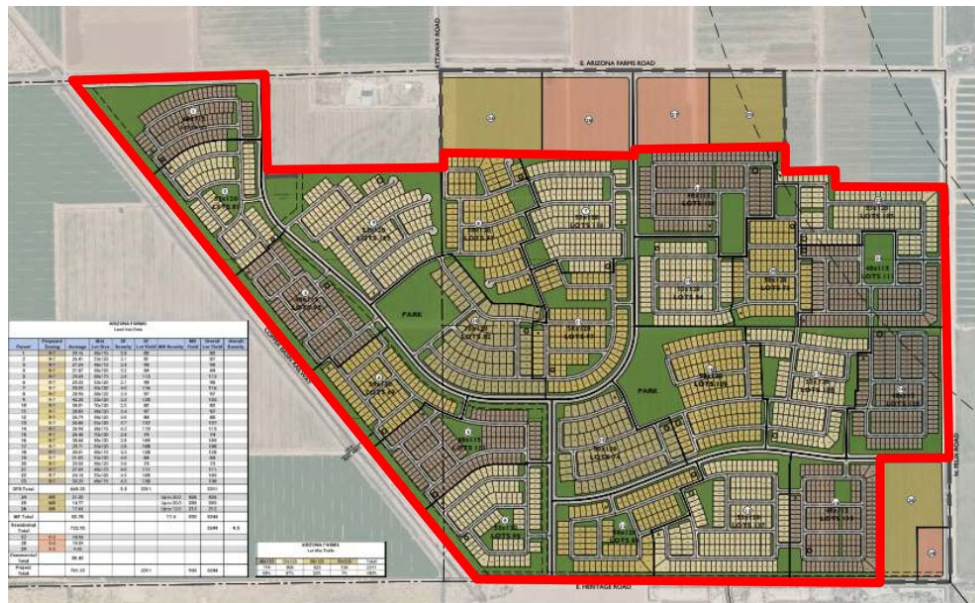
Multi-Family Residential Areas



Single-Family Residential Areas

- 2,311 lots spread over 23 parcels
- 3.45 DU/acre
- Range in size from 6,360 to 9,100 SF
- 20-foot setback for front facing garages

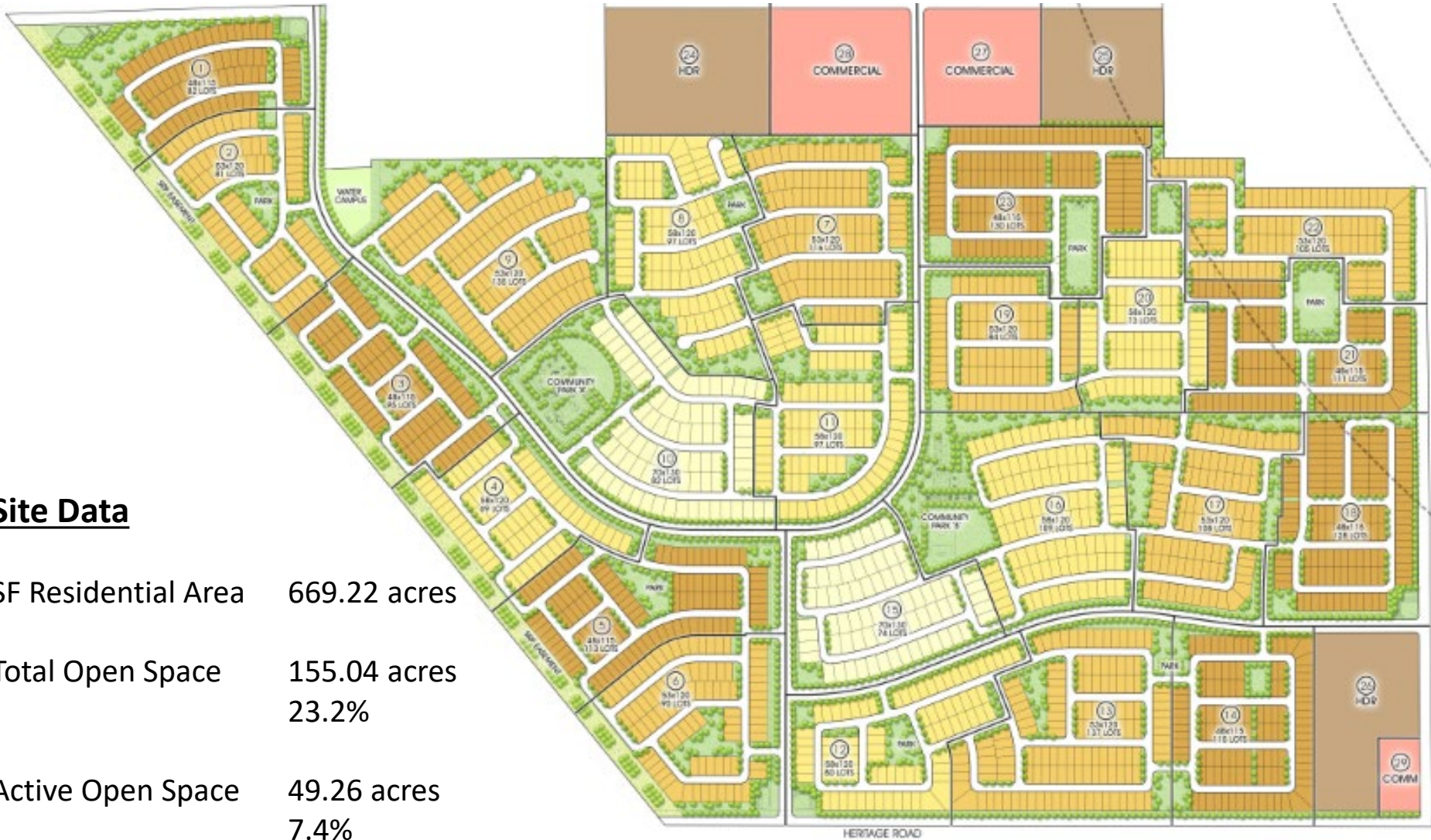
ARIZONA FARMS Lot Mix Table				
48x115	53x120	58x120	70x130	Total
774	856	525	156	2311
33%	37%	23%	7%	100%



Development Standard	R-7 Code	R-7 PAD
Min. Lot Area	7,000 SF	5,500 SF
Min. Lot Width	50 Feet	48 Feet
Min. Front Setback	20 Feet ¹	20 Feet ¹
Min. Side Setback	10 Feet	5 & 8 Feet
Min. Rear Setback	25 Feet	15 Feet
Min. Distance Between Homes	10 Feet	10 Feet
Max. Building Height	30 Feet	30 Feet

Note 1: 20-feet for front load garage, 15-feet for front porch, side entry garage, and/or living area.

Open Space & Recreation Plan



Site Data

SF Residential Area	669.22 acres
Total Open Space	155.04 acres 23.2%
Active Open Space	49.26 acres 7.4%

Open Space & Recreation Plan



Site Data

SF Residential Area	669.22 acres
Total Open Space	155.04 acres 23.2%
Active Open Space	49.26 acres 7.4%

Open Space & Recreation Plan



Community Park #2

- 9.3 Acres
- 90 Parking spaces

Amenity list

Soccer Field
Basketball Court
Pickleball Courts
Volleyball Court
Game Lawn Area
Playground Set
Shade Structure

Open Space & Recreation Plan



Neighborhood Parks

➤ 7 parks

Amenity list

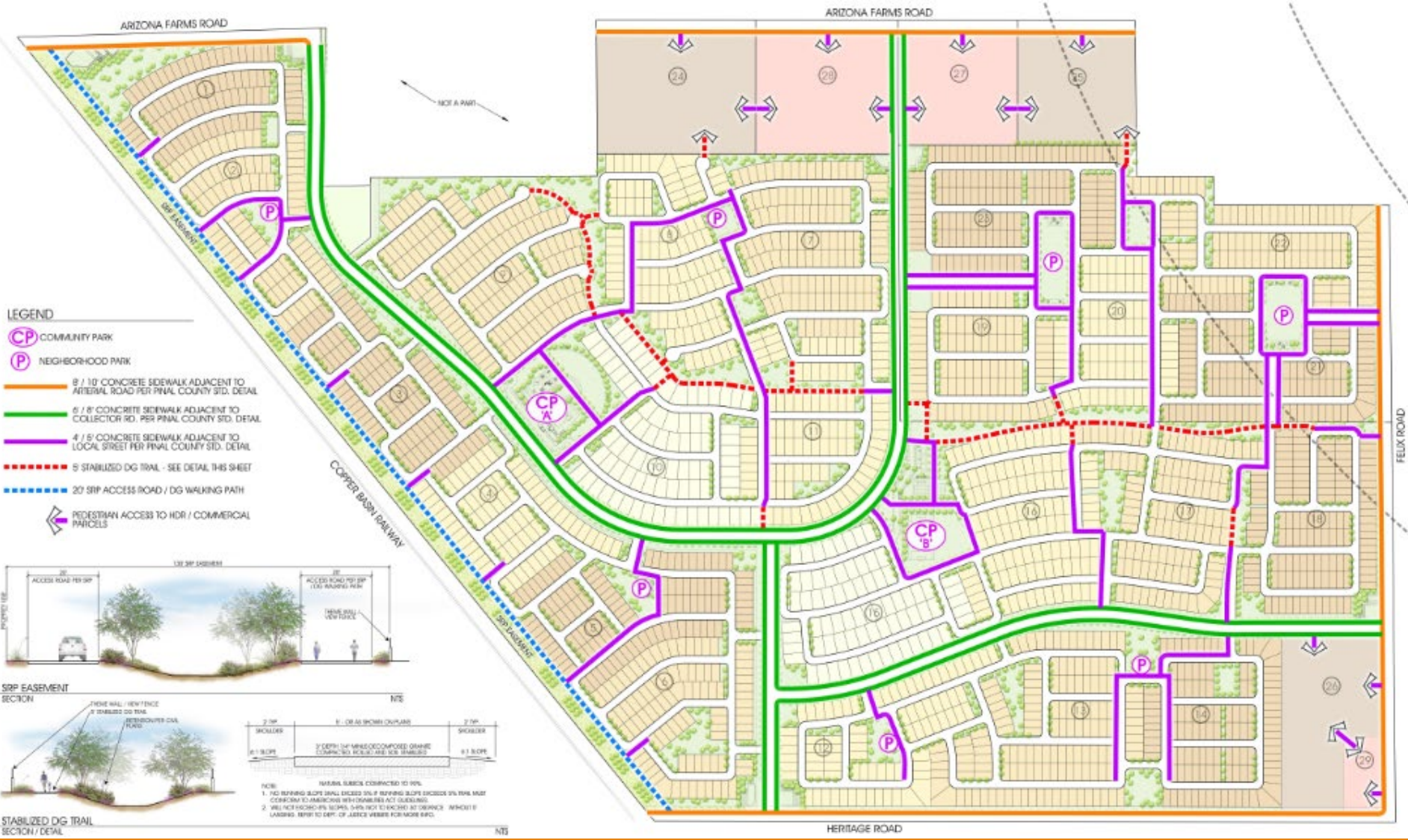
- Turf Play Area
- Playground Set
- Swing Set
- Shade Structure
- Picnic Table
- BBQ Grills
- Benches

LEGEND

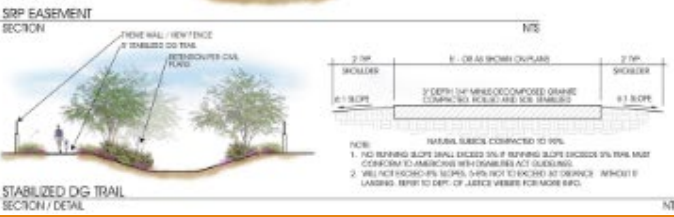
- (A)** NEIGHBORHOOD PARK TYPE 'A'
(5 TOTAL)
- (B)** NEIGHBORHOOD PARK TYPE 'B'
(2 TOTAL)



Open Space & Recreation Plan



- LEGEND**
- CP COMMUNITY PARK
 - P NEIGHBORHOOD PARK
 - 8' / 10' CONCRETE SIDEWALK ADJACENT TO ARTERIAL ROAD PER PINAL COUNTY STD. DETAIL
 - 6' / 8' CONCRETE SIDEWALK ADJACENT TO COLLECTOR RD. PER PINAL COUNTY STD. DETAIL
 - 4' / 5' CONCRETE SIDEWALK ADJACENT TO LOCAL STREET PER PINAL COUNTY STD. DETAIL
 - 9' STABILIZED DG TRAIL - SEE DETAIL THIS SHEET
 - 20' SRP ACCESS ROAD / DG WALKING PATH
 - ↔ PEDESTRIAN ACCESS TO HDR / COMMERCIAL PARCELS



Open Space & Recreation Plan



Buffering

Open Space & Recreation Plan



Buffering

- 130 feet along Railroad

Open Space & Recreation Plan



Buffering

- 130 feet along Railroad
- 30 feet along Heritage Road

Arizona Farms

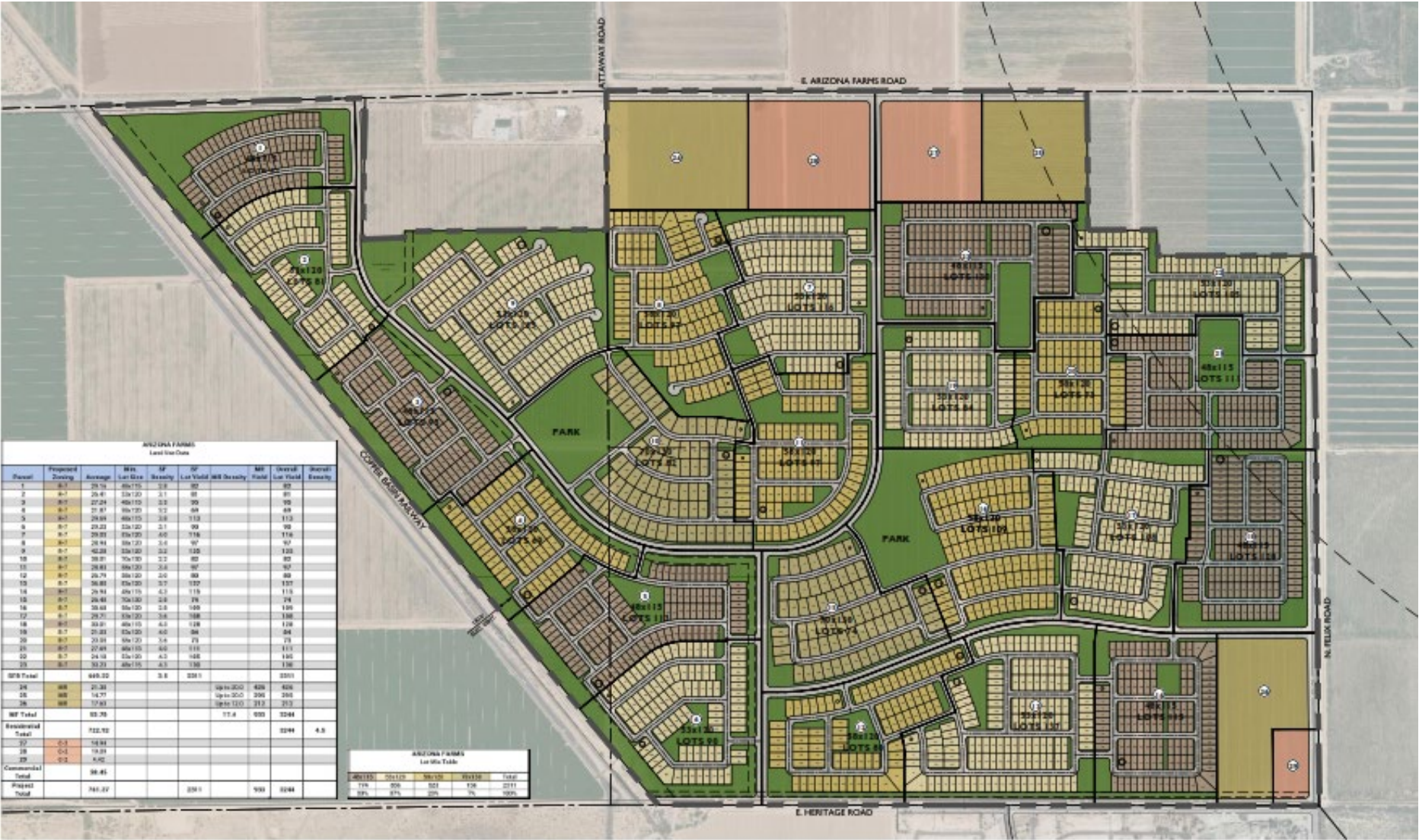
Summary:

- Amending an existing, approved PAD, reducing the residential density by 364 units.
- Exceeds Open Space Requirements in Area and Amenities.
- Takes advantage of future transportation corridors by incorporating the commercial and multi-family uses that will be needed in the future.
- ---

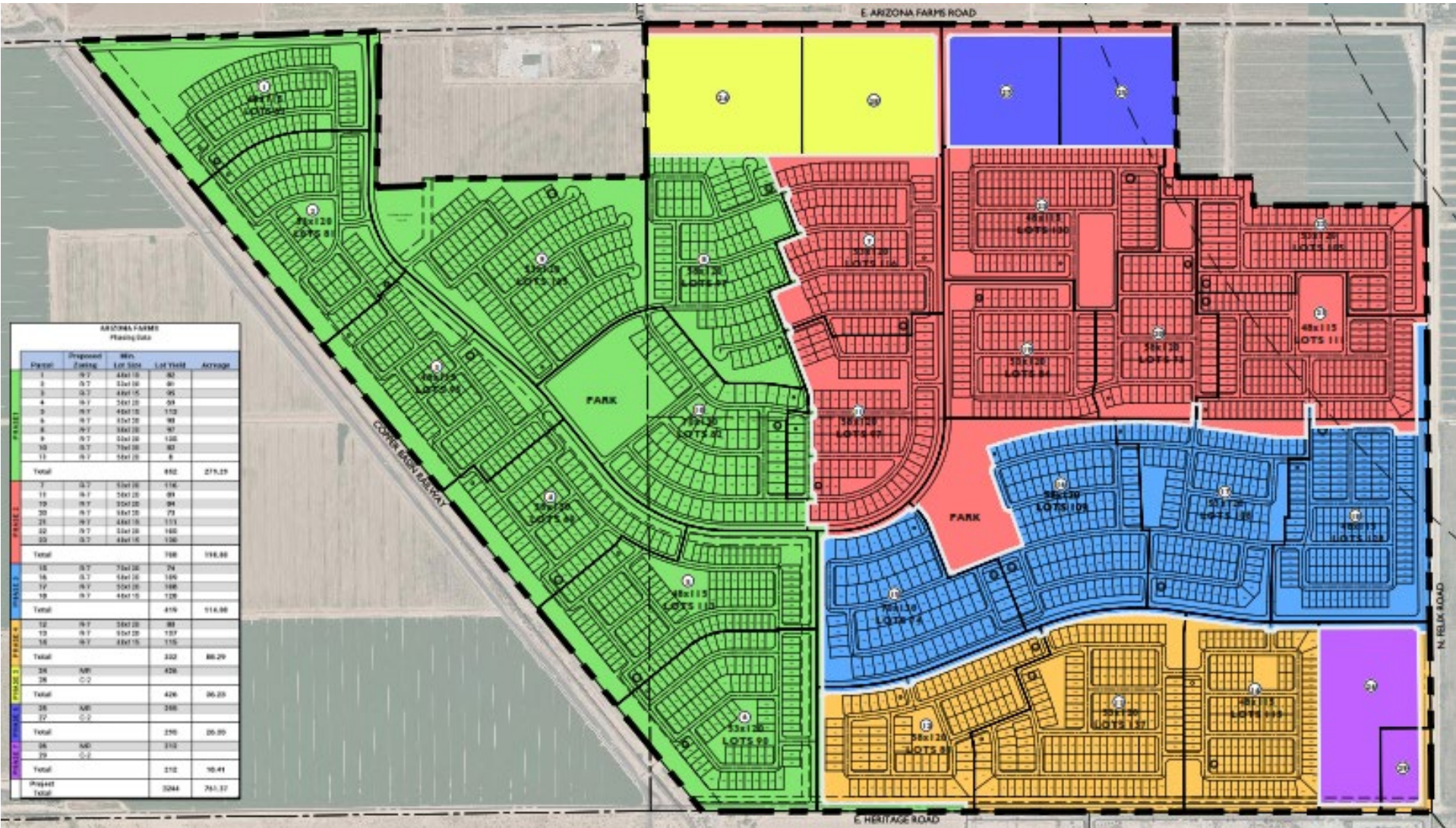
Compatible residential product/density with neighborhood to the south.
- Compliant with County's Comprehensive Plan.
- Supported by Staff and Planning Commission

Questions!

Arizona Farms



Arizona Farms



ARIZONA FARMS Planning Data				
Phase	Proposed Zoning	Min. Lot Size	Lot Yield	Average
1	R-7	48x15	82	
2	R-7	52x15	80	
3	R-7	48x15	85	
4	R-7	50x15	83	
5	R-7	48x15	112	
6	R-7	52x15	83	
7	R-7	50x15	87	
8	R-7	50x15	126	
9	R-7	50x15	83	
10	R-7	50x15	8	
11	R-7	50x15	8	
Total			892	279.25
PHASE 2				
7	R-7	50x15	116	
11	R-7	50x15	84	
19	R-7	50x15	84	
20	R-7	50x15	73	
21	R-7	48x15	113	
22	R-7	52x15	140	
23	R-7	48x15	150	
Total			788	178.88
PHASE 3				
18	R-7	75x15	74	
19	R-7	48x15	140	
24	R-7	50x15	148	
25	R-7	48x15	138	
Total			476	214.88
PHASE 4				
12	R-7	50x15	83	
13	R-7	50x15	117	
14	R-7	48x15	116	
Total			332	86.29
PHASE 5				
26	M-2		426	
28	C-2			
Total			426	90.85
PHASE 6				
30	M-2		246	
32	C-2			
Total			246	90.85
PHASE 7				
34	M-2		272	
35	C-2			
Total			272	90.41
Project Total			3044	763.37

Alternative Land Uses for Moderate Low Density Residential

A large portion of the planning area is designated as Moderate Low Density Residential. Therefore, to provide flexibility and promote mixed use concepts that will result in sustainable developments, alternative land uses may be allowed if certain guidelines are met. Within this land use, Medium and High Density Residential, Commercial, and Employment (office and light industrial) developments are all permitted to some extent without a Comprehensive Plan amendment. The following guide outlines how alternative land uses can be achieved within the Moderate Low Density Residential land use designation. The acreages shown for the various intersection types are designated to show the maximum for the entire intersection.

Commercial Uses

100 acres and above

- Allowed at the intersection of two proposed or existing enhanced parkways or higher roadway classification, or at a freeway interchange at least ¼ mile from platted or existing single family residential development, or
- Allowed as part of a 750 acre or larger master planned community with a land use transition to adjacent properties

High Density Residential Uses

100 acres and above

- Allowed at the intersection of two proposed or existing enhanced parkways or higher roadway classification, or at a freeway interchange at least ¼ mile from platted or existing single family residential development, or
- Allowed as part of a 750 acre or larger master planned community with a land use transition to adjacent properties