

**DC Ranch  
Preliminary Plat  
Parcel 1.1 Project Narrative**

**INTRODUCTION**

Planning Unit I at DC Ranch is located at the southeast corner of Union Hills Drive and Pima Road, extending east to the Reata Pass Wash and south of Palo Brea Road. There are various zoning categories and land uses proposed and developed within Planning Unit I, including an approximately thirty one (31) acre conceptually commercially zoned area. The mixed use area is located within the northwestern portion of Planning Unit I along the newly aligned Pima Road and is divided into Parcel 1.1 and Parcel 1.2

**LOCATION**

Parcel 1.1 is bounded by Pima Road to the west, Trailside View to the south, DC Ranch Parcel 1.2 to the east and Ironwood Village to the north.

**PRELIMINARY PLAT**

The preliminary plat is being processed in conjunction with the development of an integrated mixed-use center within Planning Unit I at DC Ranch. Parcel 1.1 is approximately eighteen (18) acres and will be subdivided into multiple parcels and tracts to allow the development of a mixed use center. The parcels vary in size and dimension depending on the layout of the proposed structure of the buildings. The tracts cover the private access ways, utility corridors and scenic corridor.

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**LOCATION and ACCESS**

The mixed use area of Planning Unit I is bounded by Pima Road to the west, Trailside View to the south, 91st Street to the east and Ironwood Village to the north. The western portion of the area is referred to as Parcel 1.1 and has been designed and will be developed in conjunction with the residential uses on Parcel 1.2 to the east. The primary access into the overall development is off of Pima Road. There are secondary entrances off of Trailside View to the south and Union Hills Drive to the north.

**ZONING**

The conceptual zoning for the commercial area of Planning Unit I consists of Planned Neighborhood Center (PNC), Industrial Park District (I-1) and Commercial Office (CO) with the Planned Community District overlay. In order to fully integrate commercial and residential uses within Planning Unit I and to develop a portion of the area with a specialty hotel, a request is simultaneously being made to relocate approximately two (2) acres of the R4-R zoning contemplated within DC Ranch to Planning Unit I. The hotel use is not a part of this Development Review Board application.

**REQUEST**

The request is for Development Review Board approval of building elevations, landscape plans and a site plan to allow the development of an integrated mixed use center with services, retail, office, and residential uses. Parcel 1.1 is the commercial portion of the development and Parcel 1.2 is the residential portion of the development.

**DEVELOPMENT**

Parcel 1.1 will be developed with approximately 60,650 square feet of retail uses including a bank, a grocery store, and restaurants with outdoor dinning. Additionally, approximately 68,650 square feet will be utilized for office uses, and there will be some residential units located north

of Union Hills Drive. The buildings and uses are clustered around courtyards as required in the PNC zoning district. Additionally, there are several central areas that are designed to encourage pedestrian activities and to fully integrate the commercial and residential uses.

The most dominant of these courtyards is the outdoor sitting and eating areas located at the southwest corner of the grocery store, the central park, and the twin residential and commercial plaza areas between the office building and the adjacent residential uses. The courtyard adjacent to the grocery store terraces down to the adjoining retail building and provides views from shaded seating areas to the central park. This courtyard has a strong open space connection across the parking lot to encourage pedestrian access between the retail buildings and the trail along Pima Road.

The central park located in the center of the parcel is the main entrance to the residential areas and is flanked by commercial buildings to the north and the south, and buffered from Pima Road by commercial buildings to the west. The central park is anticipated to be activated by a long, shallow reflecting pool up the center with water jets arcing from the sides into the middle of the pool. The twin plazas, between the office and residential uses, provide a combination of outdoor landscape and plaza areas. The area between the plazas transitions several feet of grade and includes a shaded outdoor dining area on the north end. The twin plazas and the central park are two (2) of the strongest community connection points, integrating the residential and commercial uses. These spaces are designed to activate various activities throughout the day and are anticipated to be the most active spaces in the development.

A third connection exists in the northern portion of Parcel 1.1. This simple mews provides a direct connection between the residential units and the grocery store. This connection is anticipated to be an often traveled and convenient pedestrian route throughout the development. The commercial uses are linked by a single-sided pedestrian colonnade running north-south. This major pedestrian and vehicular circulation route also connects the various courtyards within the development.

Surface parking will be provided based on the zoning district requirements of one (1) parking space for every 250 square feet of PNC gross floor area and one (1) parking space for every 300 square feet of CO gross floor area. If needed, a parking deck could be added at a future date to accommodate additional parking spaces.

A majority of the buildings will be single story structures with articulated roof lines and commercial facades. The office building will be four (4) levels above a partially sub-terrain parking structure. The building to be located at the northern edge of Parcel 1.1 will have a maximum of three (3) levels and will include residential uses above the first floor.

The architecture has been designed to complement both DC Ranch and Silverleaf, with modern accents to add a flare of high design. The architecture is predominately Spanish Mediterranean in character, complemented by large shaded overhangs on the west façade, and old world courtyards. This simple architecture will get its richness from the quality of the details. The office building is designed to include contemporary elements, much like that found in the

architecture of its sister commercial center, Market Street located further north on Pima Road. A simple classic structure has been given modern accents similar to the *on-going renovations* of classical buildings in historic urban settings. This will add life and interest to the mixed use center at night, and distinguish it from other Spanish themed commercial centers in the area.

# **DC Ranch Preliminary Plat Parcel 1.1 Project Narrative**

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# PROJECT NARRATIVE

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