

housing proposed within Monterra will also provide the market base to support not only the future retail area designated in the General Plan at the southeast corner of Hunt Highway and Attaway Road, but also additional opportunities within the Town of Florence.

Monterra presents a well planned community that will reflect a "Gateway" to the Town of Florence that will be complementary to the Town and will establish a model for other developments to follow. The community of San Tan Heights, about 14 miles northwest along Hunt Highway at Gary Road, was developed by Miller Holdings, Inc. and is reflective of the quality standards that Miller Holdings, Inc. brings to their developments. Monterra will emulate the San Tan Heights quality community standards.

J. Residential Density

The density proposed for the residential component of Monterra is for a maximum of 4.5 units per acre. Reasoning for proposing this density is to provide for the housing opportunities described above. Being located at the intersection of Hunt Highway and Attaway Road and Attaway Road alignment being strongly considered as the connection route to Apache Junction, this location would possibly warrant consideration for inclusion of multi-family housing. As part of the Growing Smarter Legislation, emphasis was placed on the importance of communities attempting to provide housing that included all economic ranges, including lower incomes. Multi-family housing is one method employed in communities to try and provide for this need.

However, the desire to own a home continues to remain a predominant factor in the housing market. In lieu of implementing a multi-family housing element in Monterra, inclusion of the clustered/shared use easement housing is being proposed for this planned community, combined with a density of 4.5 du/acre, that would help to meet the Growing Smarter Legislation recommendations. As earlier noted, example housing elevations and lotting schematics for clustered housing that may be implemented in Monterra are provided at the end of this narrative.

Additional support for the request for the 4.5 du/acre is due to accommodations that are being made for the planned Apache Junction/Coolidge Corridor Road and to provide vehicular traffic connection from Attaway Road to the Gravel operation located on the east of Monterra. As noted above, the Attaway Road alignment is being planned as the alignment for the major road corridor that will run from Apache Junction (Highway 60) south to the Town of Florence, Coolidge and then west to Interstate 10. The lotting concept for Monterra has provided for the additional road right of way (1/2 road width) that has been projected that would be required to accommodate this major corridor, including a buffer area that would separate housing from traffic noise. Additionally, the developer/Owner of Monterra has been diligently working with the property owners east of Monterra to provide a road from Attaway Road to the east property line. This road would provide needed access for the gravel operations on the property to the east. Having gravel, concrete and asphalt trucks running adjacent to homes in Monterra is not a desirable activity for a residential development and greatly affects housing marketability near such traffic.