



Anderson Farms – Phase 2  
**Final Plat & Construction Documents**  
SE of SEC of Bowlin Road and Hartman Road

**Developer**

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**Introduction**

The subject site that is contained in the request is located in the City of Maricopa, southeast of the southeast corner of Bowlin Road and Hartman Road. This site consists of approximately 50.79 developable acres and is a portion of Pinal County Tax Assessor Parcel Numbers (APNs) 502-03-015N. This request is to initiate the final plat and construction document process for a single-family residential development.

As is shown on the Preliminary Plat, this next phase of Anderson Farms will be constructed in 3 different sub-phases – Phase 2A, 2B, and 2C. The construction documents are broken out separately for each of these phases, however, the entire Phase 2 will be mass graded all at once. The final plat is for all of Phase 2.

**Project Data**

<b>A.P.N.</b>	Portion of 502-03-015N
<b>Current Land Use</b>	Agricultural
<b>Existing General Plan Land Use Designation</b>	Master Planned Community
<b>Current Zoning District</b>	RS-5 PAD
<b>Gross Area</b>	50.79 Acres
<b>Lot Size</b>	35' x 85' & 35' x 100'
<b>No. of Lots</b>	372 Lots
<b>Gross Density</b>	7.3 DU/Acre
<b>Open Space</b>	+/- 8.96 Acres
<b>Internal Local Streets</b>	Public



### Surrounding Land Uses

This development is proposed on agricultural land. It is surrounded by the existing Anderson Palmisano Farms on the north, east, and south sides, and the existing Anderson Farms Phases 1A and 1B single family residential development to the west.

### Surrounding Existing Use and Zoning Designations

	Existing Land Use Classification	Existing Zoning	Existing Use
<b>North</b>	Master Planned Community	RS-5 PAD	Agricultural
<b>South</b>	Master Planned Community	RS-5 PAD	Agricultural
<b>East</b>	Master Planned Community	RS-5 PAD	Agricultural
<b>West</b>	Master Planned Community	RS-5	Anderson Farms Phases 1A & 1B
<b>Site</b>	Master Planned Community	RS-5 PAD	Agricultural

### Final Plat

A final plat and supporting onsite construction documents have been submitted along with this application showing the final layout of the proposed subdivision. The size, scale and environment of the site is appropriate for a single-family residential development. The final plat has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

The development consists of 372 residential lots which are a minimum lot size of 35' x 85'. The overall gross density for the proposed development is approximately 7.3 dwelling units per acre. There is also an estimated 8.96 acres of open space within the proposed development which is approximately 17.6 percent of the project's gross acreage.

### Conclusion

The final plat review process is the final step in the development process to put this site to a contributing use and will initiate the development of single-family residential development that is in compliance with the City's land use designation for the site. The proposed development provides an opportunity for the City to increase compatible single-family residential development to the area. We look forward to working with the City to gain all necessary approvals to build a successful project.