

STAFF ANALYSIS – SUB17-04

REQUEST

Subdivision Final Plat (SUB) 17-04 The Trails at Tortosa Phase 1A and 1B:

Communities Southwest is requesting final plat approval to subdivide 99.23 acres of land into a 353 single-family residential subdivision. The proposed development is generally located at the North West corner of Murphy Road and Honeycutt Road., within the incorporated limits of Maricopa. (DISCUSSION AND ACTION).

APPLICANT/OWNER

Communities Southwest
7001 N. Scottsdale Road, Suite 1015
Scottsdale, AZ 85253

Phone: 480-315-2699
Contact: Stefanie Crierie

SITE CONTEXT/AERIAL:



HISTORY

- 2004: County Board of Supervisors approves rezoning from General Rural (GR) to Single Family Residence (CR-3) and the designation of a Planned Area Development overlay for the

proposed Tortosa development, case # PZ-022-03 and PZ-PD-022-03.

- 2004: Pinal County approves Final Plat for Tortosa North West.
- 2006: City of Maricopa approves Final Plat for Tortosa South. City of Maricopa case #SUB05-31 to 05-40
- 2013: City of Maricopa approves Development Agreement with Communities Southwest that owns the North-East portion of Tortosa subdivision community.
- 2017: City of Maricopa approves preliminary plat for Tortosa Norther-East portion of Tortosa subdivision community.

SURROUND LAND USE AND ZONING:

Direction	Existing Zoning	Existing Use
North	N/A	Gila River Reservation
East	CI-2 Zoning	Volkswagen
South	GR – General Rural Zoning	Farmland
West	CR-3 Zoning PAD	Residential Subdivision

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Communities Southwest is requesting to subdivide the portion of land into a two parcel subdivision consisting of 353 lots. The area of land was initially zoned and entitled as a Planned Area Development in 2004 (Pinal County Jurisdiction, PZ-PD-022-003). The northwest and south portion of the Tortosa is a platted subdivision and is partially built. This request is solely for the development of the unplatted part of the north-eastern side of the community. Refer to Exhibit A for Narrative and Exhibit B Site Map.

A development agreement (DA) currently exist with the City and the applicant/developer, Communities Southwest. The agreement specifies conditions on what on and off-site improvements the applicant is responsible for improving. For example, the road improvements along Murphy Rd. (paved half street and multi-use trail) and flood mitigation improvement on the north-east corner of the subdivision. Also, through the DA, the development was granted an increase in lot coverage from 40% (base zoning district) to 50% for lots 50 feet wide or smaller. Another similar agreement is in place between the applicant/developer and Volkswagen (VW) as it relates to development encroachment to the VW site. The agreement requires a large 100-foot buffer area along the frontage of Murphy Rd. and restricting two-story homes within 233 feet of the eastern boundary (Murphy Rd., frontage).

Access is proposed by tying into the existing road network established by the Tortosa north-west subdivision. The main collector road will tie into the existing Costa Del Sol Boulevard, which will travel through the community proposed and connect to Honeycutt Road. The developer plans to build the development in three separate phases. As part of the review of the final plat for phases 1A and 1B, city staff has verified that at least two (2) separate and distinct accesses will be provided and improved per the City Engineering Standards for each phase (refer to Exhibit D Phasing Plan and Exhibit E Fire Access Plan).

The submittal of the final plat includes the plat map of the parcel, pavement plans, grading plans, drainage plans, and landscaping plans. If approved is granted, the applicant will be responsible for obtaining required signatures and approval from all applicable agencies that include but not limited to local utilities, state agencies, and the City Engineer, as prescribed in the City's Subdivision Code, Sec. 14-7-4.

As part of the review of this plat request, all previously approved zoning application(s) are verified for compliance. This includes the analysis of previously approved rezoning, plat, and PAD amendment request(s).

In reviewing the final plat request, the following items are considered to assure adequacy with the City's Subdivision Design regulations for residential subdivisions:

1. Lot size, dimensions:

The proposed lot sizes and dimensions meet minimum requirement as set forth in the approved Planned Area Development standards, Pinal County case # PZ-PD-022-003.

2. Setbacks:

Noted setbacks adhere to the approved Planned Area Development standards, Pinal County case # PZ-PD-022-003.

3. Wall Boundary Design:

Theme wall, view fence and standard wall designs is proposed. Wall design and features meet minimum design requirements set forth in the City's Subdivision Code, Sec. 14-6-5 (E).

4. Pedestrian Connectivity: The applicant/developer is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned per the City's Planning Maricopa General Plan. Satisfying the connectivity requirements as set forth in the City's Subdivision Code, Sec. 14-6-4 (C)(2).

5. Residential Design Guidelines:

The applicant/developer is requesting that any product design review shall be deferred to the City's Single Family Residential Design Guidelines process and approval procedures, prior to construction of residential homes.

6. Conceptual Landscaping:

Adequate landscaping has been provided and meets the minimum area required of 20% overall. The applicant/developer has demonstrated that within the 20% of the required open space, 60% of that will be usable open space.

7. Preliminary Drainage Report:

The Engineering Division has reviewed the final report and is satisfied with methods of retaining and maintaining drainage within phases 1A and 1B.

8. Road Design:

The Engineering Division has reviewed the proposed road designs and are acceptable to city standards.

9. Technical Advisory Committee Review:

The application was presented to the TAC on December 19, 2017. No major comment or concerns were made during the review.

CONCLUSION

Staff recommends approval of final plat application request Subdivision (SUB) 17-04 The Trails at Tortosa, phases 1A and 1B. Subject to the following conditions listed below.

1. CC&R's needs to be recorded with the County prior to recording.
2. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies and shall be completed within an agreed specific time period.
3. Changes/amendments not included with this application request and or addressed during the city's review shall require separate review and approval by staff and if deemed necessary, review and approval by the same approving body for this application as determined by the City Engineer and Zoning Administrator.
4. In accordance to the City's Subdivision Code, Sec. 14-4-6 (G), approval of the final plat is valid for a period of twelve (12) months from the date of City Council approval.
 - a. If the developer fails to provide the required material or perform the necessary work, as indicated in Sec 14-4-6 (G)(3), within this twelve (12) month period, the final plat approval by council shall become null and void.
 - b. Any further action on said plat, after the expiration of the approval, shall require a complete re-submittal of the plat.
5. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions", A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
6. An address permit for addressing of all 353 lots shall be submitted within 90 days of the City Council approval.

Transportation stipulations:

7. All roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are

developed by the City, as approved by City Engineer and installed by the developer.

Building stipulations:

8. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
9. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

Fire stipulations:

10. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

Exhibit A – Narrative
Exhibit B – Site Map
Exhibit C – Plat Maps
Exhibit D – Phasing Plan
Exhibit E – Access Plan

--End of Staff Analysis --