

Anderson Farms – Phase 1B

Preliminary Plat Amendment Narrative (SUB21-12)

S/SEC of Bowlin Road and Hartman Road

1st Submittal: May 5, 2021

2nd Submittal: July 27, 2021

Developer

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Introduction

The subject site that is contained in the request is located in the City of Maricopa, south of the southeast corner of Bowlin Road and Hartman Road. This site consists of approximately 28.6 gross acres and is a portion of Pinal County Tax Assessor Parcel Numbers (APNs) 502-03-015H. A preliminary plat (SUB19-02) of 111 single-family residential lots was approved by the City of Maricopa's Planning and Zoning Commission on August 12, 2019. This request is to amend the Anderson Farms Phase 1B preliminary plat to modify some 50-foot-wide lots to 45 feet wide and increase the total lot count to 115.

Project Data	
A.P.N.	Portion of 502-03-015H
Current Land Use	Agricultural
Existing General Plan Land Use Designation	Master Planned Community
Current Zoning District	RS-5
Gross Area	+/- 28.65 Acres
Net Area	+/- 27.41 Acres
No. of Lots	
45' x 115'	27
50' x 115'	88
Total	115
Gross Density	4.0 DU/Acre
Open Space Tract Area	+/- 7.03 Acres (25.6% of Net Area)
Useable Open Space Area	+/- 4.52 Acres (64.3% of Total Open Space Area)
Internal Local Streets	Public

Current and Proposed Zoning

The Site is current zoned RS-5. This is a zoning district consistent with Land Use Map in the City of Maricopa's General Plan, which designates this site as a Master Planned Community with a maximum density of 10 du/ac. The RS-5 district is intended for medium density, single-family dwellings with a minimum lot size of 4,500 square feet.

Surrounding Land Uses

This development is proposed on agricultural land. It is surrounded by the existing Anderson Palmisano Farms on the north and east sides, and the future Anderson Farms Phase 1A single family subdivision to the south. The existing single family residential development of Sorrento Parcel is to the west of Hartman Road of the proposed development.

Surrounding Existing Use and Zoning Designations			
	Existing Land Use Classification	Existing Zoning	Existing Use
North	Master Planned Community	General Rural	Agricultural
South	Master Planned Community	RS-5	Future Anderson Farms Phase 1A
East	Master Planned Community	General Rural	Agricultural
West	Master Planned Community	CR-3	Sorrento Residential Development
Site	Master Planned Community	General Rural	Agricultural

Development Plan

A development plan has been submitted along with this application showing the conceptual layout of the proposed subdivision. The size, scale and environment of the site is appropriate for a single-family residential development. The development plan 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 amended preliminary plat consists of 115 residential lots of two different lot size of 45' by 115' and 50' x 115'. The overall gross density for the proposed development is approximately 4.0 dwelling units per acre. There is also an estimated 7.03 acres of open space within the proposed development which is approximately 25.6% of the project's net acreage, and 4.52 acres of the total open space is useable open space for the residents of the community.

Conclusion

This preliminary plat amendment process is the next 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 for to working closely with the City to gain all necessary approvals to build a successful project.