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STAFF REPORT

CASE # SUB22-18

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Alexander Bosworth, Planner
Meeting Date: July 16, 2024

REQUEST

Subdivision Final Plat (SUB22-18) Sorrento Parcel 8: A request by Coe & Van Loo Consultants, Inc., on behalf of AZALTA LLLP, requesting approval of the Sorrento Parcel 8 Final Plat. The property is generally located at the southwest corner of W. Bowlin Rd. and N. Hartman Rd.
DISCUSSION AND ACTION.

APPLICANT

Coe & Van Loo Consultants, Inc.
4550 N. 12th St.
Phoenix, AZ 85014
[Email: dchubin@cvlci.com](mailto:dchubin@cvlci.com)

PROPERTY OWNER

AZALTA LLLP
7735 N. Shadow Mountain Rd.
Paradise Valley, AZ 85253

COUNCIL PRIORITIES CONSIDERED

- Transportation Connectivity
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

- **Parcels:** Parcel 8 (23.75 acres)
- **Existing Zoning:** Planned Area Development.
- **General Plan Land Use:** Master Planned Community (MPC)
- **Proposed Density:** Single-family Residential – 3.92 du/ac
- **Allowed Density:** 2.0 – 6.0 DU/AC
- **Lot Size:** 55’ x 125’ and 55’ x 145’
- **No. of Lots:** 93 lots

HISTORY

- 2004 – The Sorrento PAD was approved by Pinal County (PZ-001-04 & PZ-PD-001-04)
- 2020 – Preliminary Plat was approved by the City of Maricopa (SUB20-07)

SURROUNDING USES

Direction	Existing Zoning	General Plan Designation	Existing Use
North	Sorrento PAD	Master Planned Community	Single Family Residential
South	Sorrento PAD	Master Planned Community	Vacant
East	Sorrento PAD	Master Planned Community	Single Family Residential
West	Sorrento PAD	Master Planned Community	Vacant

ANALYSIS

The approved Sorrento development consists of approximately 640 gross acres and is comprised of single family residential and commercial/retail land uses. The development of the property is in line with the General Plan future land use designation of the area. The General Plan Land Use designates the land as a Master Planned Community. The proposed land use distribution includes a total of +/- 607.56 acres for single-family residential, and +/-32.44 acres for commercial.

Primary access to the development is provided via W. Bowlin Rd. to the north, with secondary access existing to the east along N. Hartman Rd. One point of access is currently planned on W. Farrell Rd. to the south. All proposed and existing connections to the adjacent arterial roadways are full access.

Sorrento Parcel 8:

Parcel 8 is comprised of a 93 single-family residential lots on 23.75 acres of land. The minimum proposed lot size for Parcel 8 is 55’ x 125’ (6,875 sf) and 55’ x 145’ (7,975 sf), resulting in density of 3.92 du/ac. In addition to necessary rights-of-way, the final plat dedicates nine (9) open space, landscape tracts, and retention basins to maintained by the community HOA. All the lots and design elements of the Sorrento subdivision conform to the approved PAD and/or City of Maricopa Development Standards.

If granted approval of the final plat, the applicant will be responsible of obtaining required signatures and approval from all applicable agencies that includes but not limited to local utilities, state agencies and the City Engineer, as prescribed in the City’s Subdivision Code.

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

- 1. Lot size, dimensions:**
Lot size and width dimensions meet minimum requirement as set forth in the approved Planned Area Development and Preliminary Plat (SUB20-07)
- 2. Setbacks:**
Noted setbacks adhere to the Sorrento Planned Area Development District.
- 3. Pedestrian Connectivity:** The applicant/developer is proposing a well-connected pathway system through the subdivision that will tie into the developed Sorrento parcels to the north and east. This satisfies the connectivity requirements as set forth in the City’s Subdivision Code, Sec.
- 4. Final Traffic Report:**
Engineering Division has reviewed the traffic report for compliance with City’s analysis and design standards. The internal circulation network within the Sorrento subdivision as well as connections to the adjacent arterial roadways have been approved by the City Engineer.

CONCLUSION

Staff recommends approval of case SUB22-18, Sorrento – Parcel 8 Final Plat, subject to the conditions of approval stated in this staff report:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies.
2. 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.
3. In accordance to the City's Subdivision Code approval of the final plat is valid for a period of twelve (12) months from the date of City Council approval. If the developer fails to provide the required material or perform the necessary work that includes the required improvement plan approval within the twelve (12) month period, the final plat approval by City Council shall become null and void. Any further action on said plat, after the expiration of the approval, shall require a complete re-submittal of the plat.
4. 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 possesses, sells or transfers any human remains or funerary objects that are excavated or removed. In the event 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.
5. After recordation of the plat and Pinal County has assigned an assessor parcel number, the applicant shall be responsible of applying for an address request for all single-family residential lots.
6. Prior to recordation of the final the applicant shall record the proposed CC&R's and the recording number shall be noted within the approval final plat.
7. Public disclosure of potential noise impacts – constructive knowledge of potential railroads/agricultural/industrial impacts shall be made to future purchasers, mortgagees, renters, occupier and users of the property.
8. Prior to issuance of any building permits for model homes/sales office/buildings, the Developer/applicant shall provide evidence that the above disclosures have been included and disseminated to the best of their ability as notes on the final plat, or as a separated recorded document.
9. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
10. Prior to building permitting for any single-family homes, a Design Review application shall be submitted for the review and approval of the proposed housing products.
11. Housing products shall be designed in accordance with current City of Maricopa Single-family Residential Design Guidelines and/or subsequent standards at the time of submittal.

ATTACHMENTS

Exhibit A – Sorrento – Parcel 8 Final Plat

Exhibit B – Project Narrative

-- End of staff report --