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STAFF ANALYSIS

REQUEST

Subdivision Final Plat (SUB) 13-02 Cortona Phase 1A: EPS Group Inc., on behalf of PMC Land Entitlement and Development representing Maricopa 240, LLC and Desert Sunrise, LLC is requesting final plat approval to subdivide 131.6 acres of land into a 258 single family lot subdivision. The property is generally located south of Farrell Road, west of Murphy Road, north of Steen Road and east of Hartman Road, within the incorporated limits of Maricopa. The site is zoned Single Residence Zone with a Planned Area Development Overlay (CR-3, CR-1 PAD). (DISCUSSION AND ACTION).

RECOMMENDATION

Staff recommends approval of final plat subdivision application number SUB13-02 Cortona Phase 1A, subject to the conditions of approval stated in this staff report.

COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

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

APPLICANT/OWNER

EPS Group – Joel Saurey
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 Mesa, Arizona 85020

PMC Land Entitlement and Development
 16 Spur Circle
 Tucson, Arizona 85741

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 Contact: Joel Saurey

Phone: 480-220-7393
 Contact: Kelly Hall

HISTORY

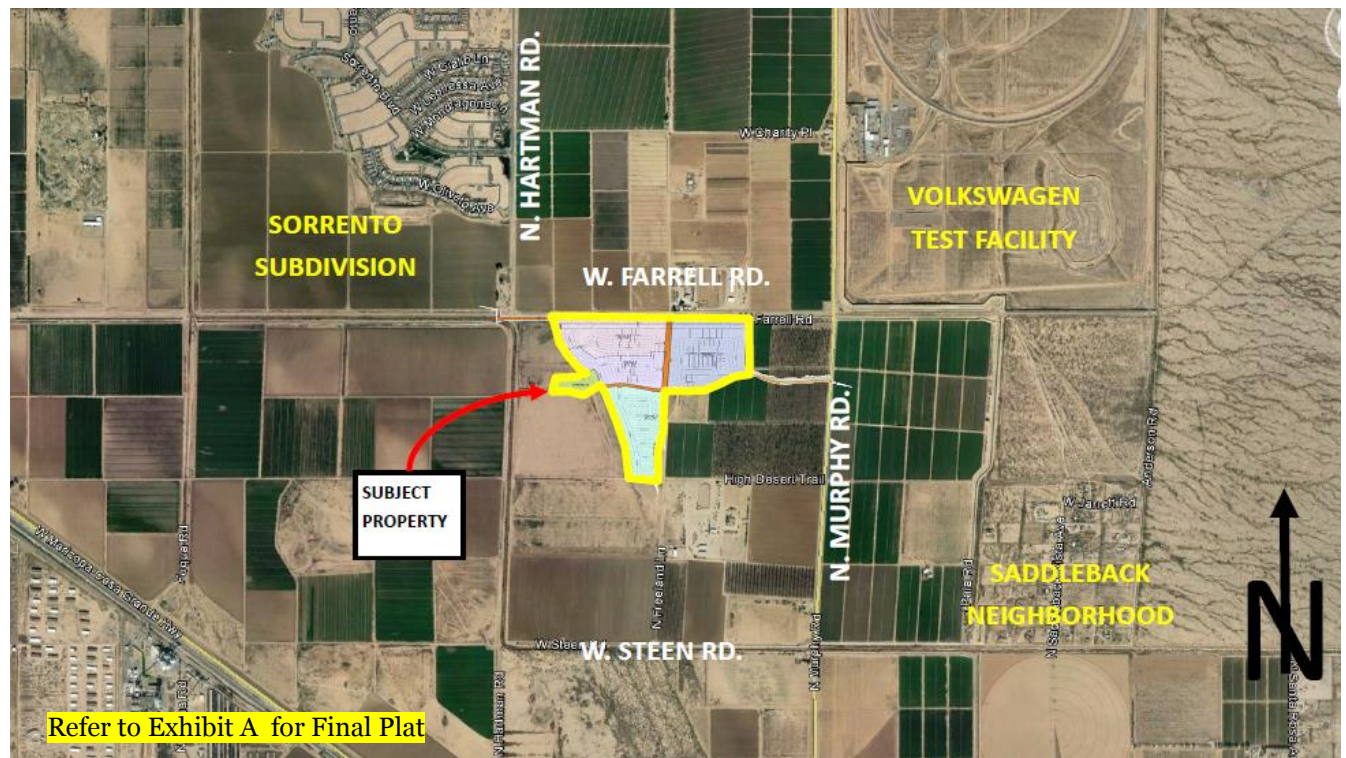
- December 20, 2005: The Cortona Planned Area Development was rezoned from General Rural (GR) to Single Residence Zone (CR-3, CR-1 with PAD overlay) under case numbers ZON05-06, PAD05-06 and Ordinance 05-16.
- December 4, 2007: The Council approves SUB06-10 Cortona preliminary plat.
- November 9, 2009: The Planning Commission extends Cortona preliminary plat (SUB06-10) for two (2) years with expiration due in 2011.
- November 1, 2011: The City Council approves Preliminary Plat extension agreement, Contract #11-60 to expire in November 2013.
- December 10, 2012: The City Council approves Preliminary Plat amendment that included a phasing plan, case # SUB12-05.

DEVELOPMENT DATA

Cortona Phase 1A Development Data:

Total Gross Acreage:	113.44 acres
Total Net Acreage:	99.55 acres
Total Landscape Acreage:	29.66 acres
Total Landscape Percentage:	26%
Total Number of Lots:	352 lots (Phase 1A)
Density:	3.10 dwelling units an acre (D/U)
Existing Zoning:	CR-3 and CR-1 (Single Family Zoning)
Existing General Plan Land Use:	Medium Density Residential
Flood Zone:	X

SITE CONTEXT/AERIAL:



SURROUND LAND USE AND ZONING:

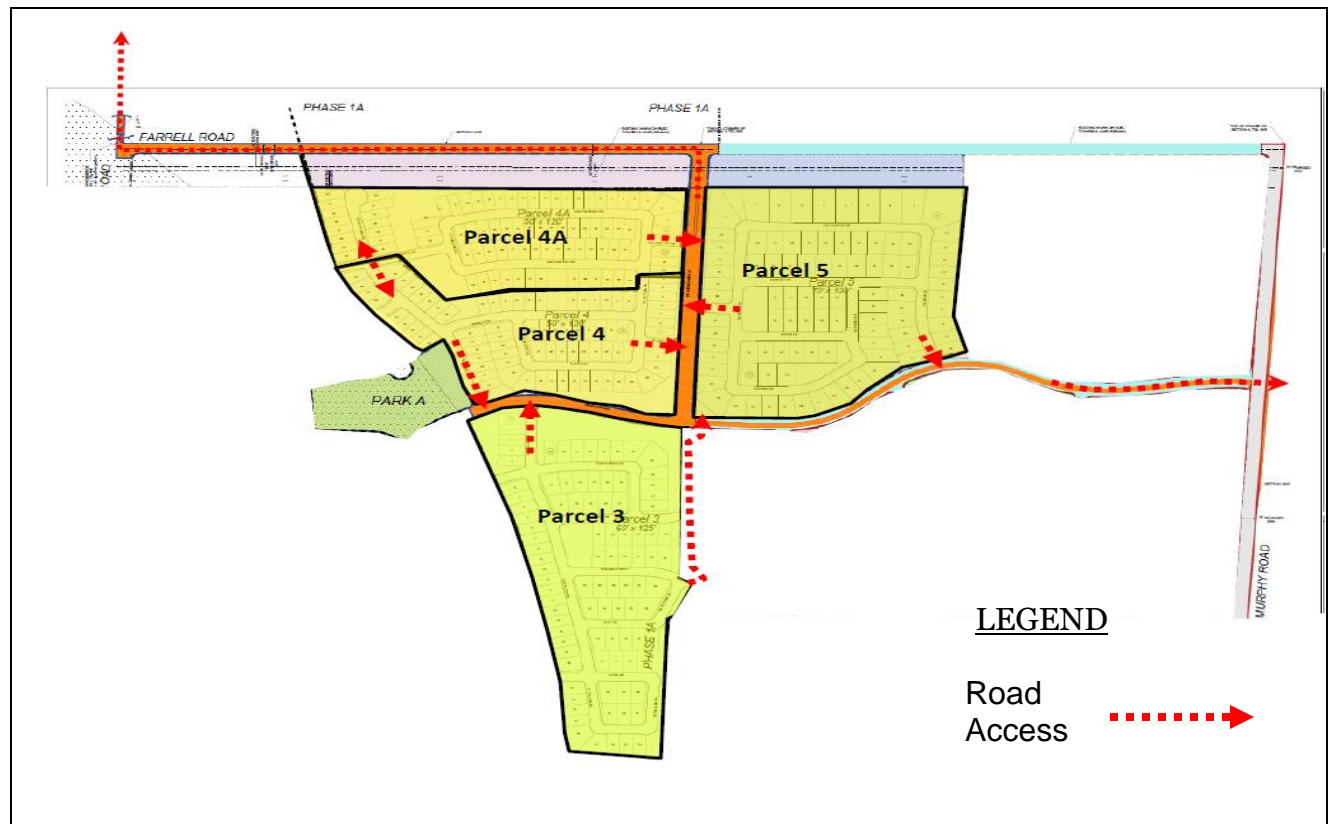
Direction	Existing Zoning	Existing Use
North	GR Zoning (General Rural)	Farm Land
East	CR-3 Zoning (Residential)	Undeveloped vacant land
South	CR-3 (Residential)	Undeveloped vacant land
West	CR-3 Zoning (Residential)	Undeveloped vacant land

STAFF ANALYSIS

The Cortona development was originally initiated through the City of Maricopa as a Planned Area Development that was approved in 2005. In 2007, the project received preliminary plat approval from City Council with entitlement duration of two (2) years to submit final plat application with required improvements plans such as water, sewer, paving, grading and drainage plans, etc. Since the original preliminary plat approval the applicant has requested two extensions of the plat and an amendment that phased the development in three parts; phase 1A, 1B and 2. Refer to pg. 1 of this document for history of the project and Exhibit B for Phasing Plan. This request is for the approval of the final plat for phase 1A only, which includes four residential parcels that equate to 352 lots. See table below for parcel/lot breakdown.

Parcel	Size	Number of Lots	Lot Type
3	29.62 Acres	93 Lots	60' wide lots
4	18.44 Acres	78 Lots	50' wide lots
4A	27.66 Acres	87 Lots	50' wide lots
5	37.72 Acres	94 Lots	100, 70, and 75' wide lots

Primary access to the site will be off of Farrell Rd. from Hartman Rd. and the secondary access point will be off of Murphy Rd. The individual parcels are also designed with two access points from separate roads assuring that adequate public safety access is provided. Refer to Exhibit C for road access layout.



The applicant is developing phase 1A in accordance to the approved phasing plan that was granted by City Council in 2012. The road improvements of phase 1A are listed below (refer to Exhibit B for full size exhibit):

- Half street improvement of Farrell Rd. from Freeland Ln. (main entrance of Cortona) to Hartman Rd.
- Full street improvement of Freeland Ln. from Farrell Rd. to Milan Pkwy.
- Pavement improvement (no curb, gutter, or sidewalk) of Milan Parkway from Freeland Lane to Murphy Road.

On Farrell Road, the development fronts a designated trail corridor as specified in the City's adopted General Plan and Parks, Trails, and Open Space Plan. The applicant is providing the required improvements to accommodate the City's standard for a multi-use trail that runs along Farrell Rd. In addition, an internal trail is also being provided that will connect to the main urban trail that will be interconnected throughout the development.

The submittal of the final plat includes the plat map of the parcel, pavement plans, grading plans, drainage plans, and landscaping plans. 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, 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 review of previously approved rezoning, plat, and PAD amendment request(s).

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:

The development proposes six (6) different lot sizes ranging from 50' to 100' wide. Lot size and width dimensions meet minimum requirement as set forth in the approved Planned Area Development standards, City of Maricopa case # PADO5-03.

2. Setbacks:

Noted setbacks adhere to the approved Planned Area Development standards, City of Maricopa case # PADO5-03.

3. Wall Boundary Design:

The boundary wall design is being proposed along the permitted of the development. The proposed wall design meets minimum requirements set forth in the City's subdivision code, sec. 14-6-5 (E).

4. Pedestrian Connectivity: The applicant is providing the required trail system on Farrell Road and internally throughout the development satisfying the connectivity requirements as set forth in the City's Subdivision Code, Sec. 14-6-4 (C)(2)

5. Landscape Plans:

The development is providing 26% of landscaping which meets the minimum landscape area requirement of 20% of the development (Refer to Exhibit D).

6. Civil Plans (Paving, Grading and Drainage):

Engineering Division has approved design plans contingent upon final review by local utilities and state agencies (ADEQ). A condition is proposed to this effect.

7. Final Drainage Report:

Engineering Division has reviewed the final report and is satisfied with methods of retaining and maintaining drainage within the parcel.

8. Final Traffic Report:

Engineering Division has reviewed the traffic report and is in support of the applicants Traffic Engineer's determination for required improvements.

9. Technical Advisory Committee (TAC) Review:

The application was forwarded to the TAC on July 7, 2015. No major comment or concerns was received.

CONCLUSION

Staff recommends **Approval** of **SUB13-02** Cortona Phase 1A Final Plat, subject to the following conditions:

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, Sec. 14-4-6 (G)(4), 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 as specified in Sec. 14-4-6, 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. Construction of all required improvements within the Cortona development shall be completed in accordance to the Council adopted phasing plan (refer to Exhibit B).
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. Prior to permitting the applicant/developer shall contact Ak-Chin Indian Community and submit letter received from State Historic Preservation Office (SHPO) about the archaeological study completed on this site.

7. 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.
8. Prior to recordation of the final plat a verification letter from Western Area Power Authority (WAPA) shall be submitted stating the use of their easement.
9. 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.
10. 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.
11. Additionally, some form of noise/sound attenuation measures shall be included in the building products prior to issuance of any building permits for City of Maricopa approval.
12. Prior to issuance of any building permits for model homes/sales office/buildings, the Developer/applicant shall provide evidence that the above disclosures has been included and disseminated to the best of their ability as notes on the final plat, or as a separated recorded document.
13. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
14. If amenity changes are made in the future for Park A (Milan Park) the applicant/developer shall consider the installation of a splash pad as recommended by the Community Services Department.
15. 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.
16. Housing products shall be designed in accordance to current City of Maricopa standards and/or subsequent standards at the time of submittal.

17. This development shall comply with remaining applicable City of Maricopa stipulations as approved under case number PAD05-06, SUB06-10, and SUB12-05.
18. This development shall comply with remaining applicable City of Maricopa stipulations as approved under case number PAD05-06, SUB06-10, and SUB12-05.

Transportation stipulations:

19. This project shall be developed in accordance with the approved Cortona Transportation Impact Analysis (TIA).
20. 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 the Director of Public Works or City Engineer and installed by the developer.

Building stipulations:

21. 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.
22. 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:

23. 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 – Final Plat

Exhibit B – Phasing Road Improvement Plan

Exhibit C – Access Road

Exhibit D – Open Space Plan

-- End of staff report --