



Anderson Farms Phase 2
Preliminary Plat Narrative

E/NEC of Hartman Road and Anderson Farms Boulevard

1st Submittal: February 16, 2024

2nd Submittal: May 31, 2024

Developer

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Introduction

Anderson Farms Phase 2 is a proposed subdivision by the developer, Lennar, which is located east of the northeast corner of Hartman Road and Anderson Farms Boulevard on approximately 51 gross acres in the City of Maricopa. Lennar requests the approval of the Preliminary Plat for the proposed single family residential community. The proposed preliminary plat has a total of 372 lots with two different lot sizes at a proposed density of 7.3 dwelling units per gross acre.

Anderson Farms Phase 2B Project Data	
A.P.N.	Portion of 502-03-015N
Current Land Use	Agricultural
Existing General Plan Land Use Designation	Master Planned Community
Existing Zoning District	RS-5 PAD (PAD21-09 & PAD24-02)
Gross Area	50.79 Acres
Net Area	48.36 Acres
No. of Lots	
35' x 85' (Dream Series)	163
35' x 100' (Cottage Series)	209
Total	372
Gross Density	7.3 DU/Acre
Open Space Tract Area	8.95 Acres (18.5% of Net Area)
Useable Open Space Area	5.43 Acres (61% of Total Open Space Area)
Internal Local Streets	Public

Current and Proposed Zoning

The subject site is current zoned RS-5 PAD as a part of the overall Anderson Farms PAD (PAD 21-09). 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. There is currently a PAD Amendment (PAD24-02) in City review which includes the two lot size categories proposed in the Phase 2 preliminary plat, the Dream Series (35’ by 85’) and the Cottage Series (35’ by 100’). The proposed development standards as a part of the Anderson Farms PAD Amendment (PAD24-02) are as follows:



Anderson Farms Development Standards (PAD24-02)	
Dream Series (Lots 93-152, 164-184, 269-350)	
Minimum Lot Area	2,890 S.F.
Minimum Lot Width	35'
Maximum Building Height	30'
Front Setback	12' ⁽¹⁾
Interior Side Setback	5'
Street Side Setback	5'
Rear Setback	10'
Cottage Series (Lots 1-92, 153-163, 185-268, 351-372)	
Minimum Lot Area	3,380 S.F.
Minimum Lot Width	35'
Maximum Building Height	30'
Front Setback	18'
Interior Side Setback	5'
Street Side Setback	5'
Rear Setback	10'

1. Front porches shall be no less than a distance of 9 feet to the front property line.

Surrounding Land Uses

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

Surrounding Existing Use and Zoning Designations			
	Existing Land Use Classification	Existing Zoning	Existing Use
South	Master Planned Community	RS-5 PAD (PAD21-09 & PAD24-02)	Agricultural
North	Master Planned Community	RS-5 PAD (PAD21-09 & PAD24-02)	Agricultural
East	Master Planned Community	RS-5 PAD (PAD21-09 & PAD24-02)	Agricultural
West	Master Planned Community	RS-5	Anderson Farms Phase 1A & 1B
Site	Master Planned Community	RS-5 PAD (PAD21-09 & PAD24-02)	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 attached preliminary plat consists of 372 residential lots of two different lot sizes of 35' by 85' (163) and 35' by 100' (209). The overall gross density for the proposed development is approximately 7.3 dwelling units per acre. There is also an estimated 8.95 acres of open space within the proposed development which is approximately 18% of the project's net acreage, and 5.43 acres of the total open space is useable open space for the residents of the community.

Conclusion

This preliminary plat approval 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.