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STAFF ANALYSIS

CASE #SUB21-15

To: Honorable Mayor and City Council
 From: Byron Easton, Senior Planner
 Through: Rodolfo Lopez, Development Services Director
 Meeting Date: March 1, 2022

REQUESTS

Subdivision Final Plat SUB21-15 Lakes at Rancho El Dorado Parcel 55: Coe & Van Loo Consulting Inc., on behalf of Richmond American Homes of Arizona is requesting re-approval of final plat for Lakes at Rancho El Dorado subdivision, platting approximately 27.0 acres of land to be subdivided into 145 lots. Generally located at the northwest corner of White and Parker Road and Smith-Enke Road, also described as a subdivision of a part of Southeast Quarter of Section 13, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **DISCUSSION AND ACTION.**

APPLICANT

OWNER

Coe & Van Loo
 4550 N. 12th St.
 Phoenix, AZ 85014
 Contact: Krista Zinser
 Email: kzinser@cvlci.com

Richmond American Homes of Arizona
 16427 N Scottsdale Rd., Ste. 300
 Scottsdale, AZ 85254

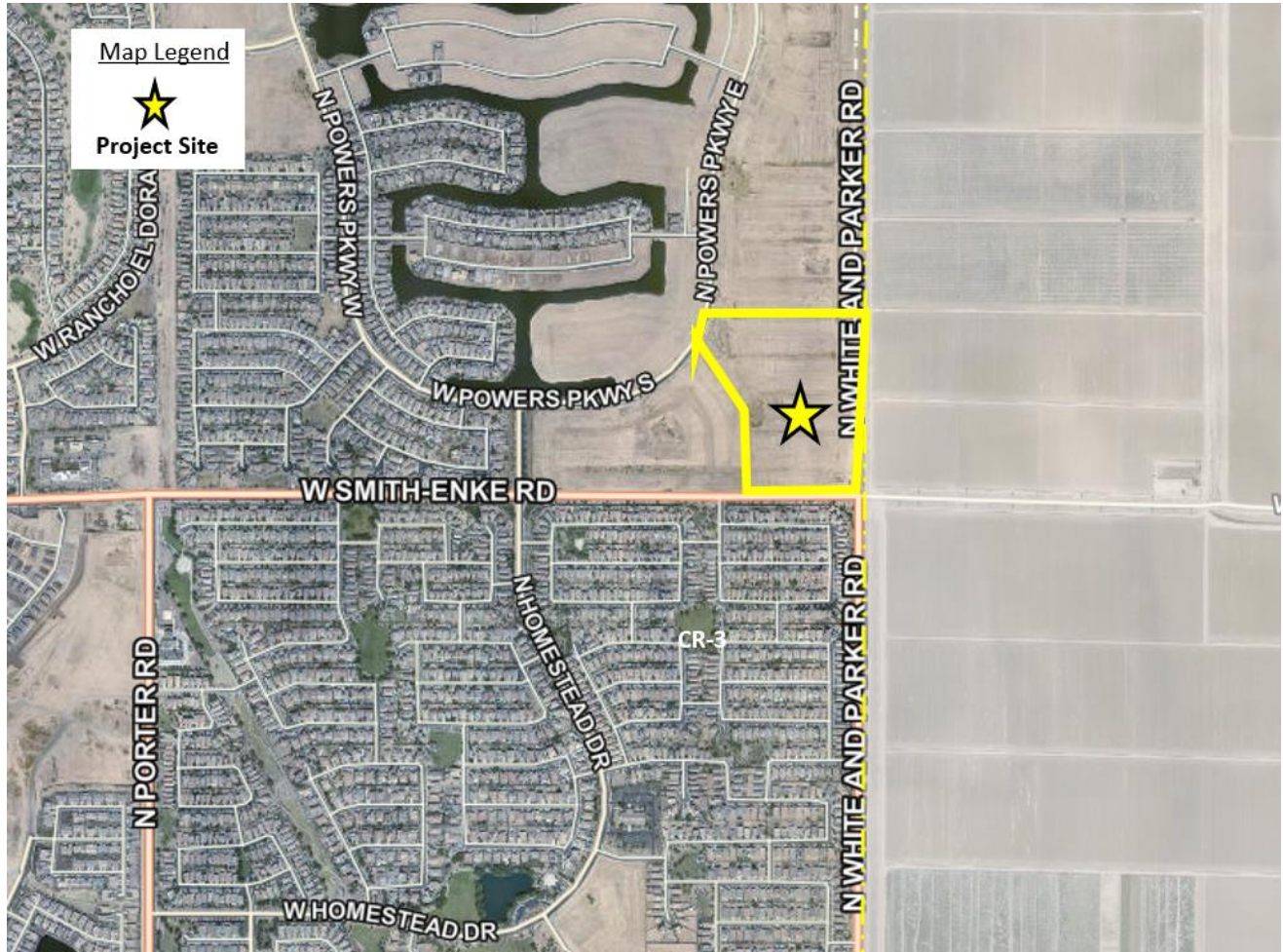
COUNCIL PRIORITIES CONSIDERED

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

SURROUNDING LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Residential (MDR)	Single Family Residence (CR-3 PAD)	Residential Subdivision
West	Residential (MDR)	Single Family Residence (CR-3 PAD)	Residential Subdivision
South	Residential (MDR)	Single Family Residence (CR-3 PAD)	Residential Subdivision
East	County	County	Vacant Land

SITE LOCATION MAP



STAFF ANALYSIS

Coe & Van Loo Consultants Inc., on behalf of Richmond American Homes of Arizona, requests re-approval of a master final plat for future developments of the Lakes at Rancho El Dorado subdivision, parcel 55. Lakes at RED subdivision was originally rezoned under the County’s jurisdiction in 1997 under case # PZ-030-97 and PZ-PD-030-97. In 2019, a Minor PAD Amendment (PAD20-09) was approved by the City which proposed changes to the development plan and clarified certain applicable development standards. Later in November 2020, an additional PAD amendment was approved by City Staff which further updated the development standards, development table, and parcel layout.

The modifications proposed within this Minor Amendment to the Lakes at RED PAD were applicable to the various parcels which also influenced the need to update Parcel 55, among others, based on the overall development plan changes. The following table describes the current approved development standards per the most recent approved PAD amendments. Parcel 55 allows for a total lot count of 154 lots as shown by the conceptual site plan which will continue to be met as the final lot count is 145 lots.

Table 1: Approved Development Standards

Development Standards	Approved PAD Standards CR-3/PAD - SF5 Land use
Minimum Lot Area	4,400 sf
Yard Requirements	
Front – Garage	18' (from back of sidewalk) ¹
Front - Livable	10' ²
Side	5' (13' corner lot)
Rear	15' ²
Minimum Lot Width (measured at building setback)	40' ⁴
Maximum Lot Coverage	Single-Story: 60%
	Two-Story: 55%
Minimum Bldg Separation	10'
Max Bldg Height	35' (two-story)
Parking Requirements	1.5 per unit
Detached Accessory Structure	40' minimum distance to front lot line

- 1) *Front setback may be reduced to 10' if garage is side entry or garage is set back a minimum of 18'. If private streets are used, minimum front yard may be reduced to 5' as long as ample parking allowances are made.*
- 2) *Allowed setback based on the RS-5 district standards within the City of Maricopa Zoning Ordinance.*
- 3) *13' corner lot setback to be comprised of an 8' public utilities easement and a 5' setback between the PUE and building elevation. Any perimeter fence will be located outside the 8'*



- PUE and no closer to the building elevation than 5'. If a common area or landscape tract is provided on a corner, then the side setback shall be 5'.*
- 4) *On corner lots and knuckles, dimensions may be reduced by 50%.*
 - 5) *Current City of Maricopa Zoning Ordinance Standard.*

Access to the subdivision will be from N Powers Parkway and secondary access will be added to connect directly to Parcel 54, adjacent to the west.

This was previously approved on November 2nd 2021, however there was an error with the first approval and a revised, final version of the plat is now attached (See Exhibit B). This Staff Report and subsequent City Council action will officially serve as a revision to the final plat that was approved on November 2, 2021.

Improvement plans such as the pavement plans, grading plans, and drainage plans have been granted approval and has obtained all required signatures and approval from all applicable agencies that include but are not limited to local utilities, state agencies, and the City Engineer, as prescribed in the City's Subdivision Code.

As part of the review of this plat request, all previously approved zoning application(s) were 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 were reviewed to assure adequacy with the City's Subdivision Design regulations for residential subdivisions:

1. Wall Boundary Design:

Proposed boundary wall design is being proposed along the perimeter of the development. The proposed wall design meets minimum requirements set forth in the City's Subdivision code.

2. Pedestrian Connectivity: The applicant is providing the required trail system and internally throughout the development satisfying the connectivity requirements as set forth in the City's Subdivision Code.

3. Landscape Plans:

Adequate landscaping is shown and meets the minimum landscape area required of 20% of the development.

4. 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.

5. Final Drainage Report:

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

6. Final Traffic Report:

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

STAFF RECOMMENDATION

Staff finds the submittal items of SUB21-15 to be substantially compliant with the city's Subdivision Code.

Staff recommends the re-approval of SUB21-15 subject to the following conditions:

1. 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.
2. 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.
3. 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.

4. 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.
5. 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.
6. Housing products shall be designed in accordance to current City of Maricopa standards and/or subsequent standards at the time of submittal.

List of Exhibits

1. Exhibit A – Narrative
2. Exhibit B – Lakes at RED Parcel 55 Final Plat