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STAFF REPORT

CASE # SUB21-38

To: Planning and Zoning Commission

From: Rick Williams, Planning and Zoning Manager

Meeting Date: May 9, 2022

REQUEST

Subdivision Preliminary Plat (SUB) 22-08 Anderson Farms Phase 2A: EPS Group Inc, on behalf of Lennar Homes, requests approval of the Anderson Farms Phase 2A subdivision preliminary-plat just south from the south east corner of Bowlin Rd. and Hartman Rd. **DISCUSSION AND ACTION.**

APPLICANT

EPS Group Inc.
 Contact: David Hughes
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 Phone: 480-503-2250
 Email: David.hughes@epsgroupinc.com

PROPERTY OWNER

Lennar Homes
 1665 W. Alameda Drive, Suite 130
 Tempe, AZ 85282

COUNCIL PRIORITIES CONSIDERED

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

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the proposed Preliminary Plat subject to conditions as stated in this staff report and as amended by the Planning and Zoning Commission.

PROJECT DATA

- Site Gross Acreage: 46.62 Gross Acres
- Parcel #: 502-03-015H
- Site Address: South of the SEC of Anderson Farms Blvd and Hartman Road.
- Existing Zoning: RS-5
- Overlay Zoning: None
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ±3.2 Dwelling Units per Acre (DU/AC)
- Allowed Density: 3.0 – 10.0 DU/AC

- Lot Size: 40' x 120', 50' x 120'.
- No. of Lots: 150

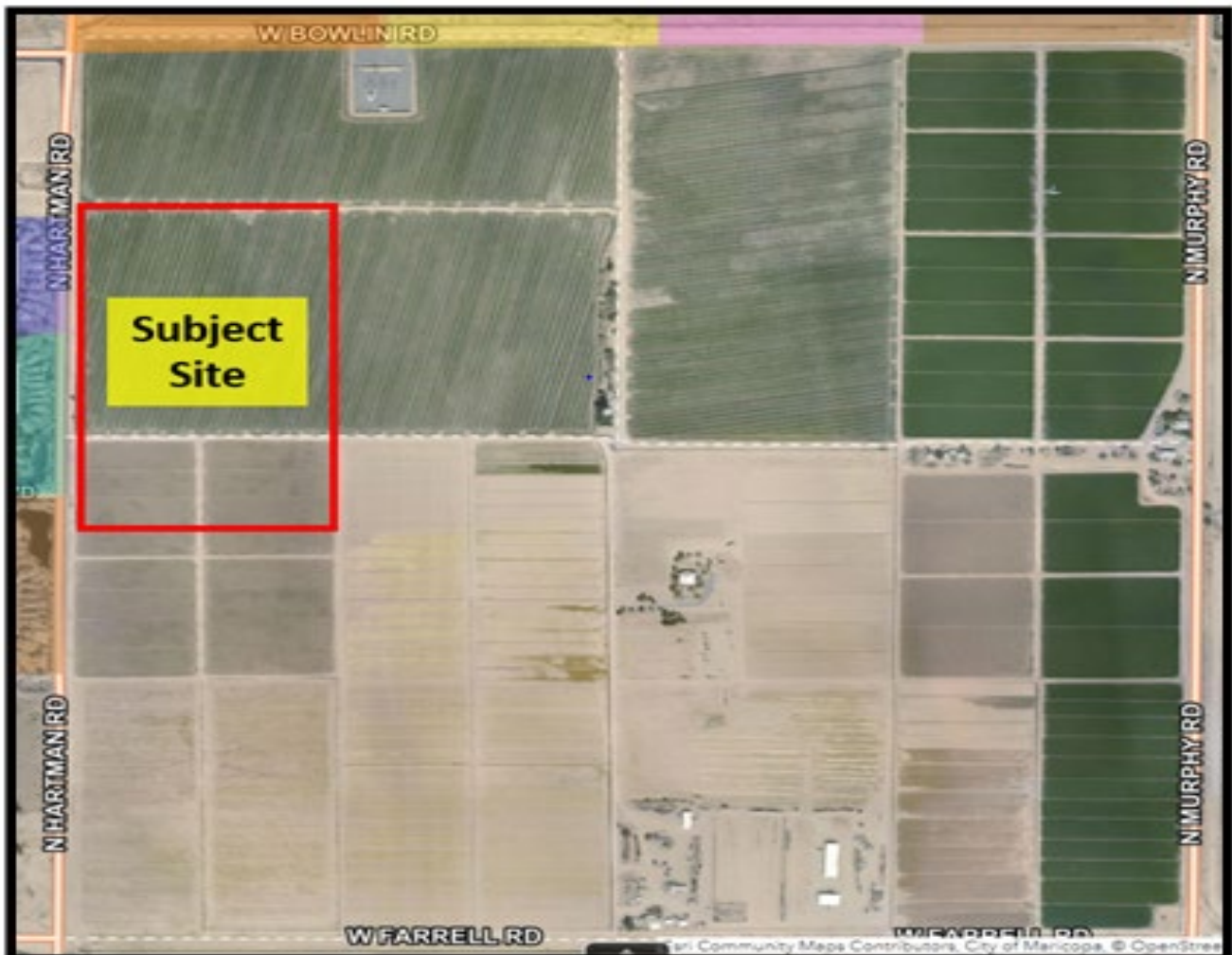
HISTORY

2018: City Approved ZON18-02 for Anderson Farms Phase 1A
 2019: Approved ZON19-01 Anderson Farms Phase 1A to RS-5 Medium Density Residential from GR General Rural
 2021: Council Approved Anderson Farms PAD, Case # PAD21-09

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	MPC	Anderson Farms PAD	Agricultural
East	MPC	Anderson Farms PAD	Agricultural
South	MPC	Anderson Farms PAD	Agricultural
West	MPC	Single Family Residence CR-3 PAD	Sorrento Residential Development

SUBJECT SITE



ANALYSIS

EPS Group Inc., on behalf of Lannar Homes, is requesting to subdivide a 46.62-acre parcel of land into a 150 lot residential subdivision. The portion of land is approximately 46.62 gross acres, with a density of 3.2 du/ac (based on gross acres). This is phase 2A of multi-phase development with the intentions of developing a Master Planned Community (MPC), per the General Plan. The MPC designation provides for large-scale (160 acres or more) master planned developments that include a variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches, and neighborhood facilities. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge, and overpass capacity, as applicable.

This particular request is for 46.62 acres with the intentions of developing the remaining section of land 343.24 acres of land as The Anderson Farms PAD. However, due to cost constraints beyond the applicant's control, a small subdivision development is being sought for as the initial phase to the area. The applicant has accepted the obligation to develop the remaining section of land as a master planned community to adhere to the City's General Plan Land Use map, which is reflected as a condition of approval, and to work in accordance with the recorded agreement before approval of the Final Plat.

The intent of the preliminary plat process is to address all major issues related to the land development in accordance to the city policies, standards, codes, and requirements. Granting approval does not grant acceptance of streets nor authorizes plat recordation or sale of lots. Preliminary plat authorizes the developer to proceed with the next required step within Chapter 17 of the City's Subdivision Ordinance. With approval of the preliminary plat, per Chapter 17 of the City's Subdivision Ordinance, the developer will have the opportunity to pursue subsequent development steps.



In reviewing the preliminary plat request, the following items were reviewed to assure adequacy with the city's development regulations for residential subdivisions:

1. Lot size, dimensions and setbacks:

The proposed lot size and dimensions meet minimum requirement as set forth in the Zoning Code, Section 18.35, Residential Districts, and the Residential Zoning District (RS-5) as approved in the Anderson Farms Planned Community District by City Council on August 7, 2019.

2. Wall Boundary Design:

Theme wall, view fence and standard wall designs is proposed. Wall design and features meet minimum design requirements set forth in the City's Subdivision Code, refer to Exhibit C.

3. Pedestrian Connectivity: The applicant/developer is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned per the City's Planning Maricopa General Plan. Satisfying the connectivity requirements as set forth in the City's Subdivision Code. Refer to Exhibit C, Landscape Plan

4. Residential Design Guidelines:

The applicant/developer is requesting that any product design review is deferred to the City's Single-family Residential Design Guidelines process and approval procedures, prior to construction of residential homes.

5. Conceptual Landscaping:

The landscaping currently proposed exceeds the minimum requirement of 20% satisfying minimum requirements set forth within the city's subdivision code. Refer to Exhibit C, Landscape Plan

6. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary report and is satisfied with the initial methods of retaining and maintaining drainage. Final drainage report and plans will be reviewed and approved as part of the next development step, final plat application.

7. Road Design:

Roadway design proposed in the preliminary plat (see Exhibit B) adheres to, or advances the intent of, the City's Roadway standards as specified in the City's Subdivision Ordinance.

8. Preliminary Traffic Report:

The Engineering Division has reviewed the Traffic Impact Analysis and found it acceptable to all operational and improvements necessary to provide an acceptable level of service (LOS), per the city's Subdivision Code.

CONCLUSION

Staff finds the submittal items of SUB21-38 Anderson Farms Phase 2A Preliminary Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, and other requirements set forth within the City Code.

Staff recommends **Approval of SUB21-38, Anderson Farms Phase 2B** subject to the following conditions:

1. Within 12 months (1 year) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application. This development shall be subject to the approved PAD, case #PAD21-09.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code and as determined by the Zoning Administrator. Per Subdivision Code, Section 17.20.050-A.2, "Approval of the preliminary plat is valid for a period of two (2) years from the date of Commission approval. An extension of the preliminary plat approval may be granted for an additional six (6) months upon reapplication and review by the Commission."
3. Final plat application improvement plans shall be subject to the City's Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
4. Any changes/amendment to the preliminary plat not approved with this case, and or, addressed during this review shall require separate review and approval from staff and, if required, the City Council.
5. All off-site improvements in Phase 2B shall be constructed concurrently with construction of any portion of the development, including open space. Phasing of off-site improvements shall not be permitted, unless approved by the City Engineer and Zoning Administrator or in accordance with a Development Agreement.
6. Developer shall create an HOA for the maintenance of all landscaping, street lighting within the arterial, collector and local rights-of-ways and open spaces, parks and/or tracts as shown on the Preliminary Plat.
7. CC&Rs shall be resubmitted at the time of final platting for final review and approval by staff.

8. 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.
9. The property owner, or representative/developer, shall uphold a separate agreement with the City of Maricopa that such property shall be built to conform to meet the intent of a Master Planned Community per the City’s voter-approved General Plan Land Use Plan, Planning Maricopa.

Transportation stipulations:

10. All public 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 City Engineer and installed by the developer.
11. With the improvement plans of the Final Plat, safety at crosswalks are required where streets intersect the planned trail system. Improvement plans shall provide curb extensions for improved pedestrian visibility and traffic calming as approved by the City Engineer.

Fire stipulations:

12. 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.
13. All residential local roads shall be restricted to parking on one side to allow for emergency vehicle flow. Location shall be determined during the final plat submittal stage and reviewed with the improvement plans.

ATTACHMENTS

Exhibit A – Anderson Farms Phase 2A Project Narrative

Exhibit B – Anderson Farms Phase 2A Preliminary Plat

Exhibit C – Anderson Farms Phase 2A Landscape Plan

-- End of staff report --

Anderson Farms Phase 2A

Preliminary Plat Narrative

S/SEC of Hartman Road and Anderson Farms Boulevard

1st Submittal: October 27, 2021

Developer

Lennar
1665 W. Alameda Drive, Suite 130
Tempe, AZ 85282
Tel: 602.921.6520
Contact: Todd Skoro

Consultant

EPS Group, Inc.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
Tel: 480.355.0616
Contact: David Hughes

Introduction

Anderson Farms Phase 2A is a proposed subdivision by the developer, Lennar, which is located on the southeast corner of Hartman Road and Anderson Farms Boulevard on approximately 75.22 gross acres in the Town of Queen Creek. Lennar requests the approval of the Preliminary Plat for the proposed single family residential community. The proposed preliminary plat has a total of 150 lots with two different lot sizes at a proposed density of 3.2 dwelling units per gross acre.

Anderson Farms Phase 2A Project Data	
A.P.N.	Portion of 502-03-015H
Current Land Use	Agricultural
Existing General Plan Land Use Designation	Master Planned Community
Existing Zoning District	General Rural (GR)
Proposed Zoning District	RS-5 PAD (PAD21-09)
Gross Area	46.62 Acres
Net Area	43.76 Acres
No. of Lots	
45' x 120'	91
50' x 120'	59
Total	150
Gross Density	3.2 DU/Acre
Open Space Tract Area	14.44 Acres (33.0% of Net Area)
Useable Open Space Area	3.12 Acres (21.6% of Total Open Space Area)
Internal Local Streets	Public

Current and Proposed Zoning

The subject site is current zoned General Rural (GR), but Lennar currently has an application in review with the City to rezone the property 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. The underlying RS-5 district of the PAD is intended for medium density, single-family dwellings with a minimum lot size of 4,500 square feet. The proposed development standards as a part of the Anderson Farms PAD are as follows:

Anderson Farms Development Standards (PAD21-09)	
Minimum Lot Area	4,500 S.F.
Minimum Lot Width	40'
Maximum Building Height	30'
Front Setback	15' ^{(1) (2)}
Interior Side Setback	5'
Street Side Setback	5'
Rear Setback	15'

1. Livable areas and side entry garages may have a minimum setback of 10 feet from the property line.
2. Street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk or to the back of curb, when a sidewalk is not provided

Surrounding Land Uses

This development is proposed on agricultural land. It is surrounded by the existing Anderson Palmisano Farms on the south and east sides, and the future Anderson Farms Phase 1A single family subdivision to the north. 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
South	Master Planned Community	General Rural	Agricultural
North	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.

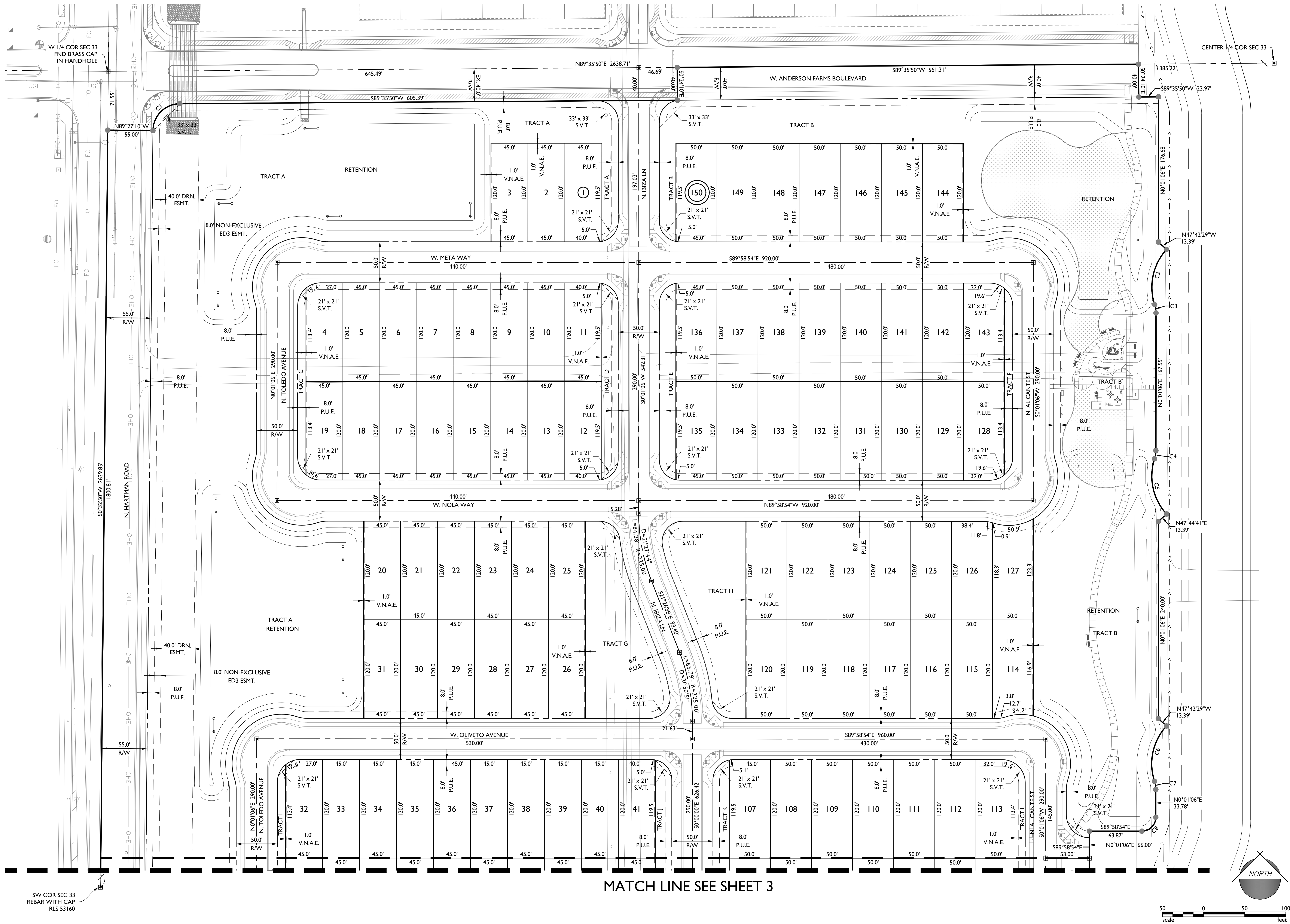
The amended preliminary plat consists of 150 residential lots of two different lot size of 45' by 120' (91) and 50' by 120' (59). The overall gross density for the proposed development is approximately 3.2 dwelling units per acre. There is also an estimated 14.44 acres of open space within the proposed development which is approximately 33.0% of the project's net acreage, and 3.12 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.

21-0141 - Anderson Farms Phase 2A

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Anderson Farms Phase 2A
City of Maricopa
Preliminary Plat

Project:

Revisions:

OCTOBER 27, 2021 - 1ST PRELIMINARY PLAT SUB.
JANUARY 19, 2022 - 2ND PRELIMINARY PLAT SUB.
MARCH 9, 2022 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.

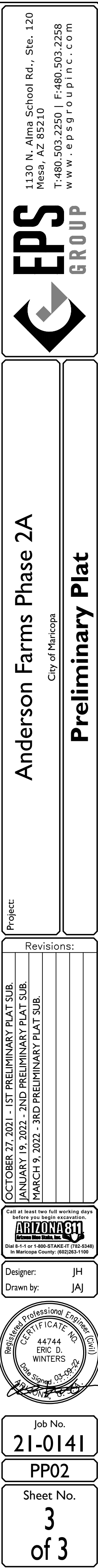
Dial 811 or 1-800-251-0000 or 1-800-251-0000 in Maricopa County (602)263-1100

Designer: JH
Drawn by: JAJ

Job No.
21-0141
PPOI

Sheet No.
2
of 3

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Anderson Farms - Phase 2A

Maricopa, Arizona



Preliminary Landscape Design Package

Submitted: October 27, 2021
Resubmitted: January 20, 2022

DEVELOPER:
LENNAR

1665 W. Alameda Drive #130
Tempe, AZ 85282
(602) 921-6520
Contact: Todd Skoro
todd.skoro@lennar.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Aliza Sabin, RLA, LEED AP
aliza.sabin@epsgroupinc.com

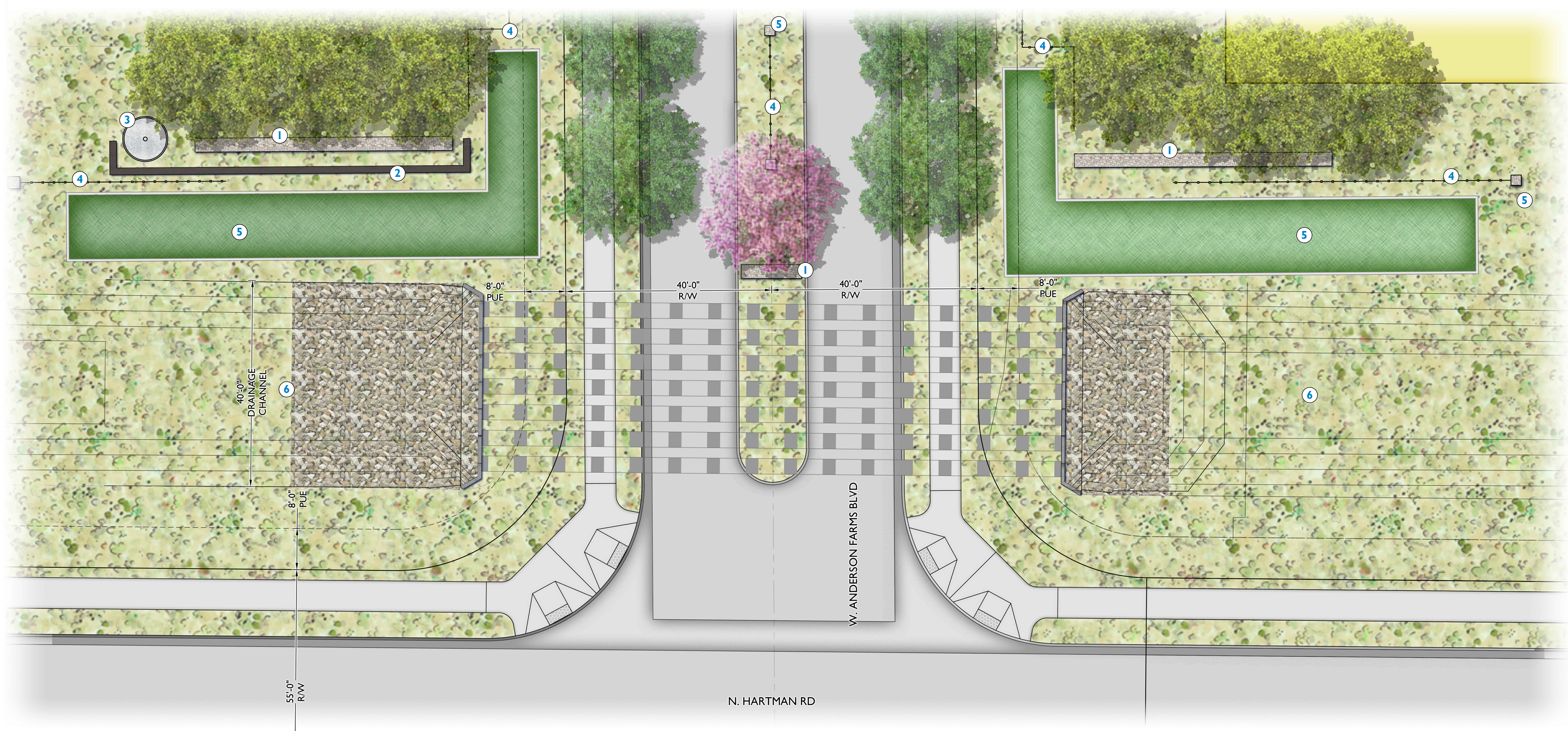
PLANNER:
EPS GROUP, INC.

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Josh Hannon
josh.hannon@epsgroupinc.com

CIVIL ENGINEER:
EPS GROUP, INC.

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Eric Winters, P.E.
eric.winters@epsgroupinc.com



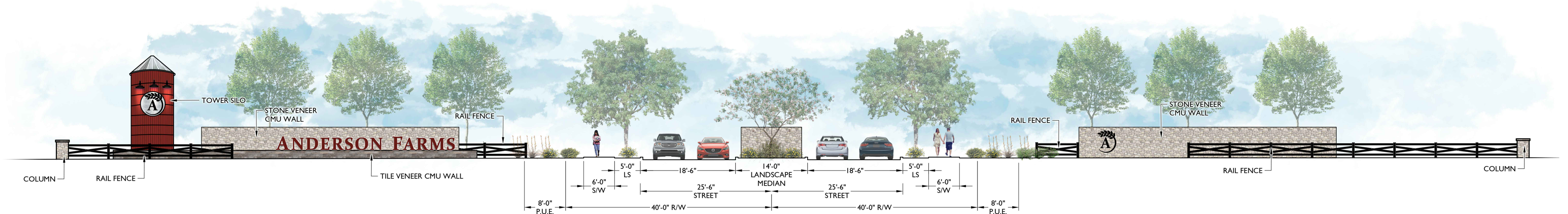
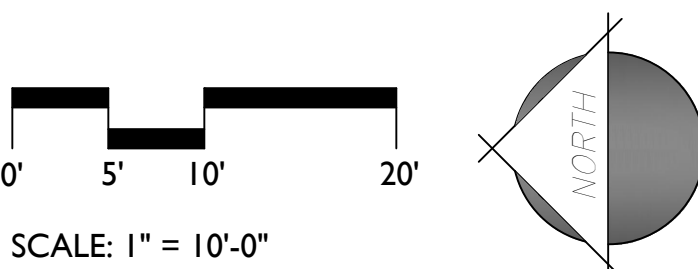


KEYNOTES

- ① STONE VENEER ENTRY WALL
- ② TILE VENEER WALL WITH ENTRY SIGN
- ③ TOWER SILO
- ④ RAIL FENCE
- ⑤ DECORATIVE COLUMN
- ⑥ TURF
- ⑦ DRAINAGE CHANNEL

NOTE:
SOUTH SIDE OF W. ANDERSON FARMS BLVD
IS INCLUDED IN PHASE 2A IMPROVEMENTS

1 ENTRY ENLARGEMENT PLAN
Scale: 1" = 10'-0"



2 ENTRY ENLARGEMENT ELEVATION
Scale: 1" = 10'-0"

143

128

N. ALCANTE ST

KEYNOTES

- 1 PLAY STRUCTURE (CLIMBING FOCUSED)
- 2 SHADE SAIL
- 3 ACTIVE TURF
- 4 LANDSCAPE BENCH
- 5 RAMADA WITH TABLES
- 6 PARK SIGN
- 7 BIKE RACK
- 8 TRASH CAN
- 9 RAIL FENCE
- 10 HOPSCOTCH



RAMADA (WITH STONE VENEER COLUMN)



PLAY STRUCTURE (CLIMBING FOCUSED)



HOPSCOTCH



TURF PLAY

PLANT LEGEND

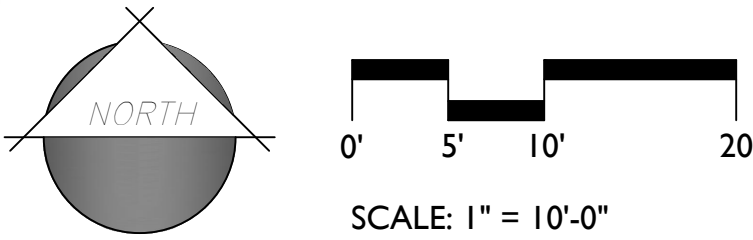
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga Acacia	24" Box
	Caesalpinia cacalaco	Cascalote-Smoothie	24" Box
	Eucalyptus Papuana	Ghost Gum	20' Matched
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

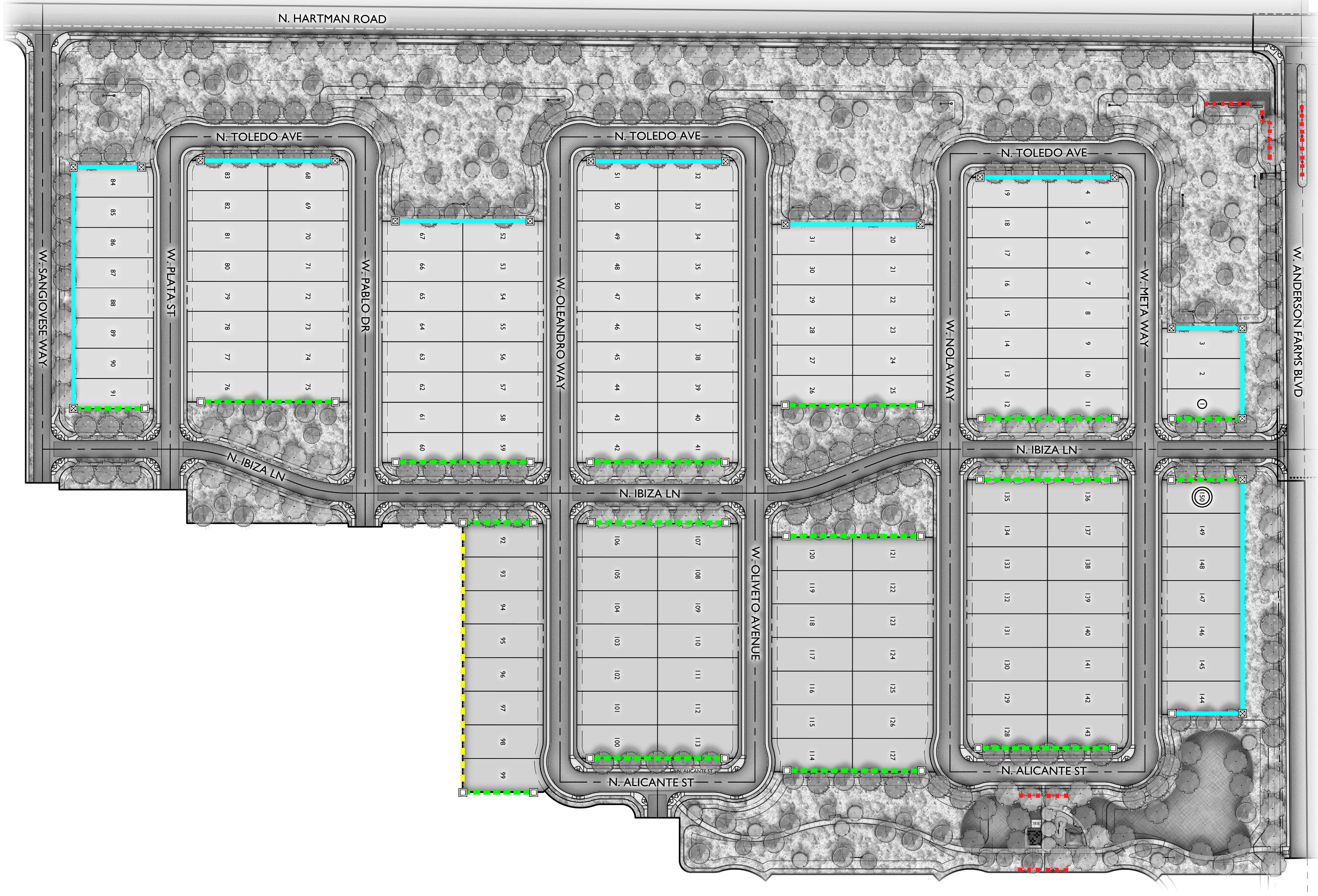
SHRUBS/ACCENTS	COMMON NAME	SIZE
	'La Jolla' Bougainvillea	5 Gal
	Baja Fairy Duster	5 Gal
	Red Bird of Paradise	5 Gal
	Little John	5 Gal
	Brittlebush	5 Gal
	Blue Bells	5 Gal
	Sandpaper Verbena	5 Gal
	San Marcos Hibiscus	5 Gal
	Giant Hesperaloe	1 Gal
	Chuparosa	1 Gal
	Dallas Red Lantana	5 Gal
	Rio Bravo Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	'Autumn Glow' Muhly	5 Gal
	Dwarf Myrtle	5 Gal
	Dwarf Pink Oleander	5 Gal
	Purple Ruella	5 Gal
	Coral Fountain	5 Gal
	Autumn sage	5 Gal
	Desert Cassia	5 Gal
	Joboba	5 Gal
	Compact Jojoba	5 Gal
	Sunrise Esperanza	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
	Prostrate Acacia	1 Gal
	Trailing Indigo Bush	1 Gal
	Bush Morning Glory	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Trailing Rosemary	1 Gal
	Yellow Dot	1 Gal

TURF & INERT MATERIALS		
	'Midiron' Hybrid Bermuda	Sod
	Apache Brown or Equal, 2" Depth Min.	

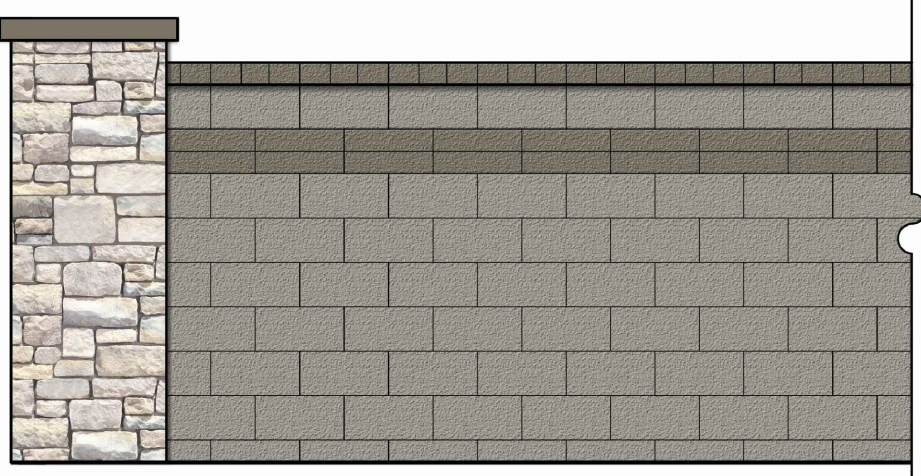
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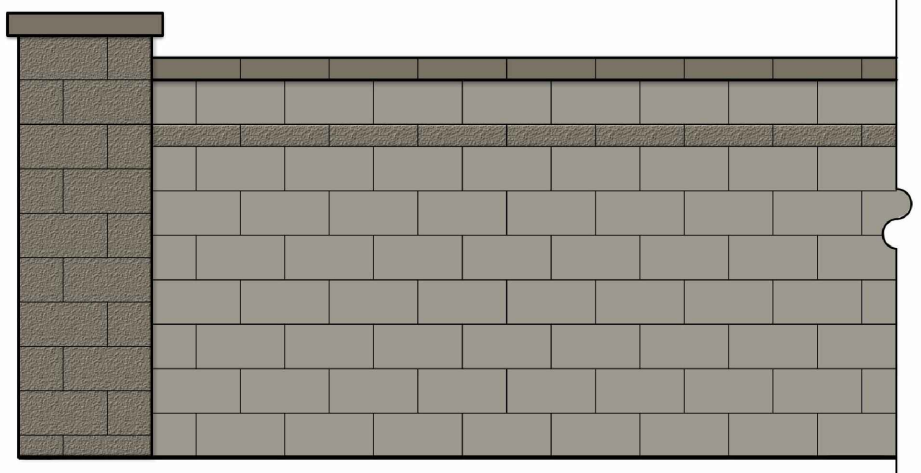


WALLS LEGEND

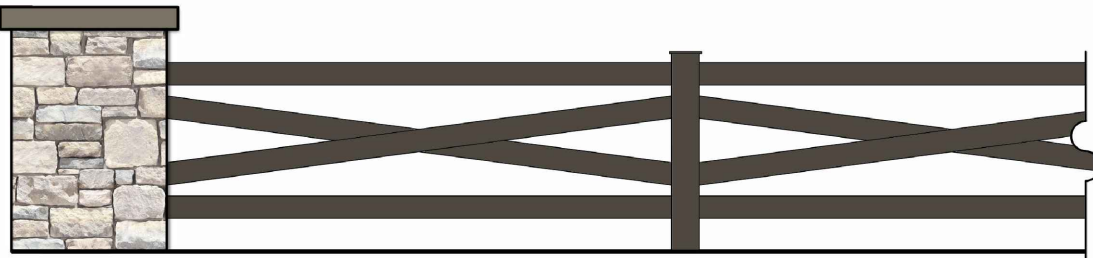
SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	DECORATIVE COLUMN 'TYPE B'
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	RAIL FENCE
	EXISTING BUILDER WALL TO REMAIN



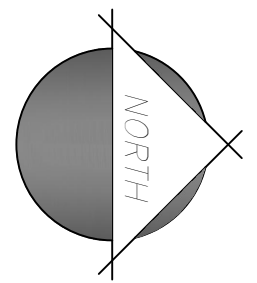
PRIMARY THEME WALL



SECONDARY THEME WALL

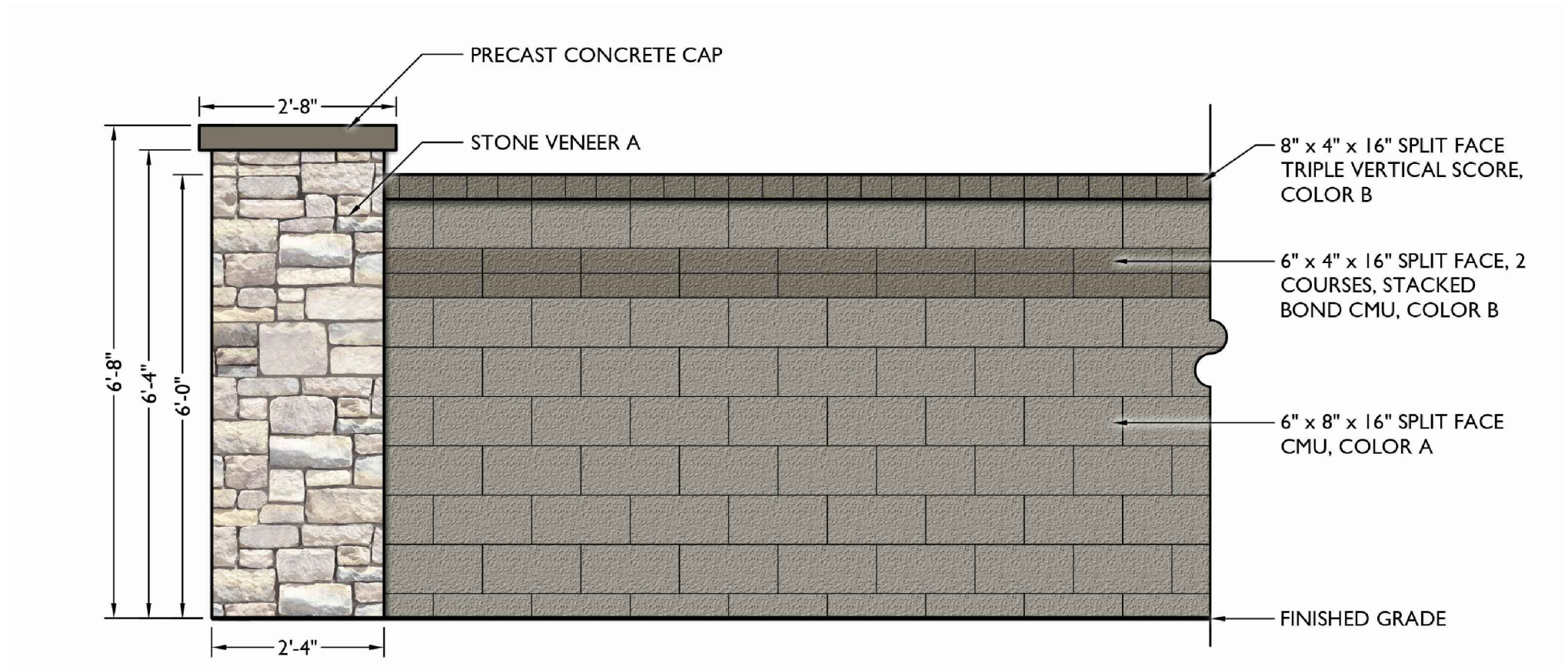


RAIL FENCE

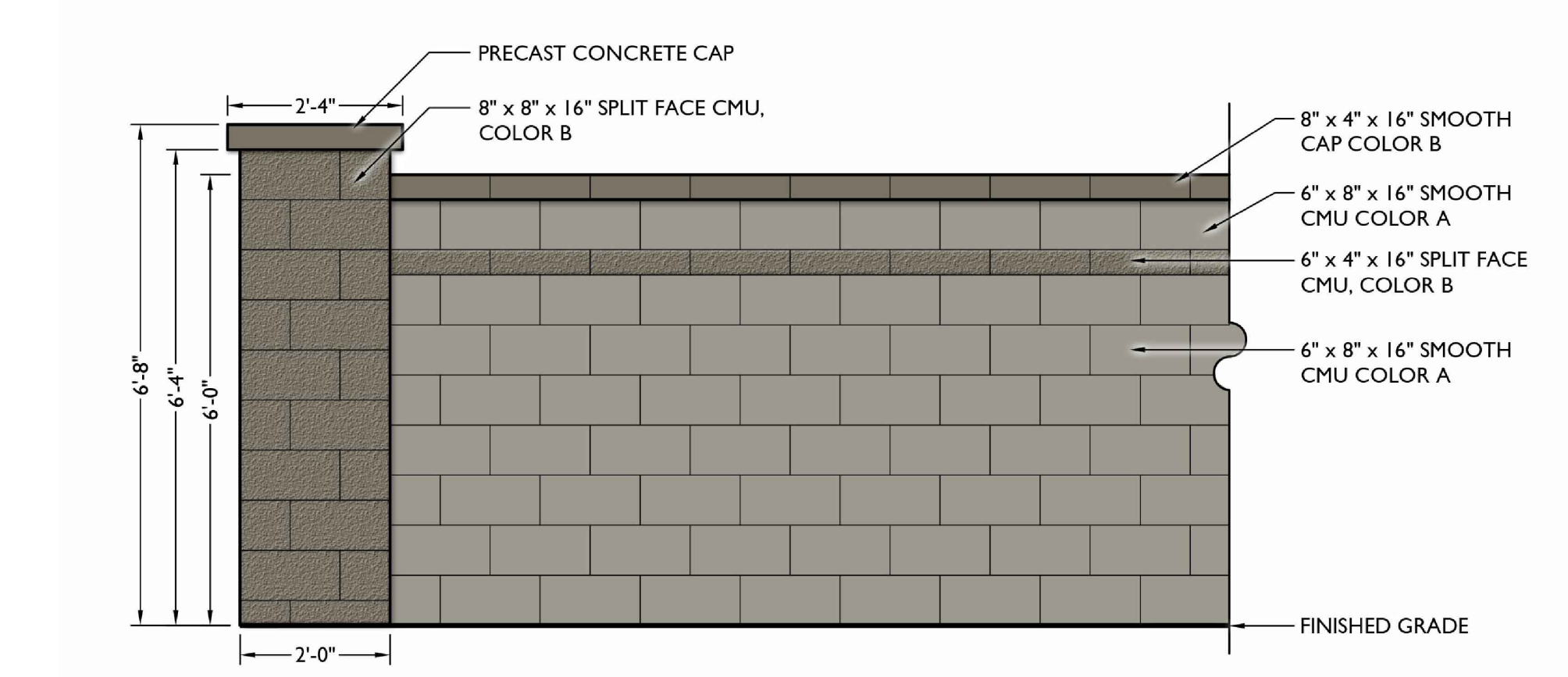


SCALE: 1" = 60'-0"





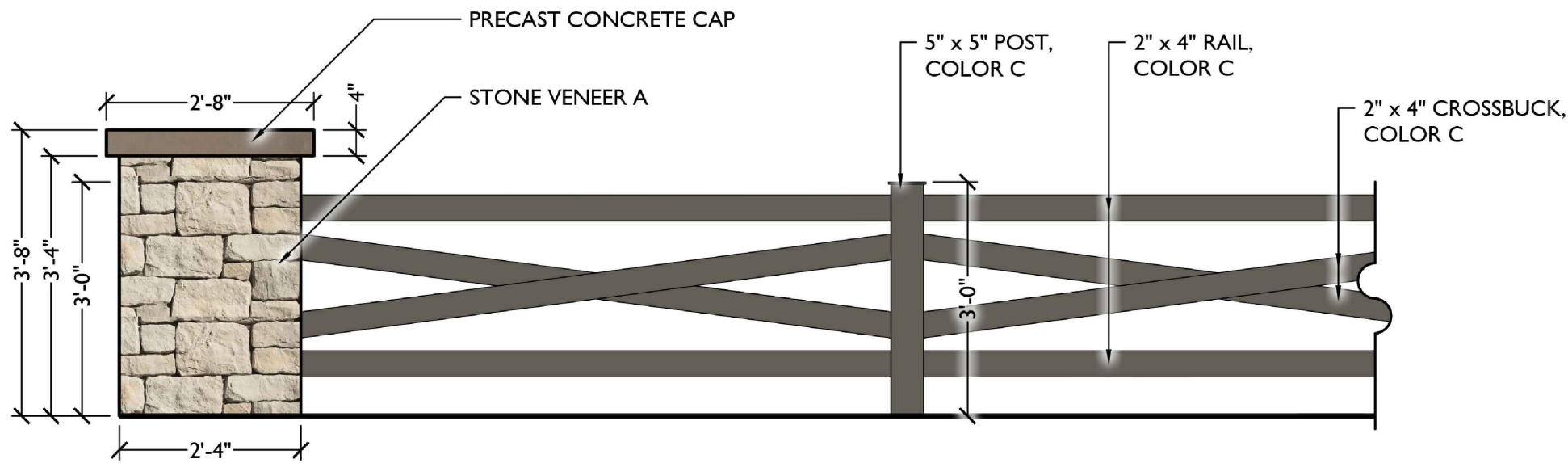
1 PRIMARY THEME WALL WITH 'TYPE A' COLUMN
Scale: 1/2" = 1'-0"



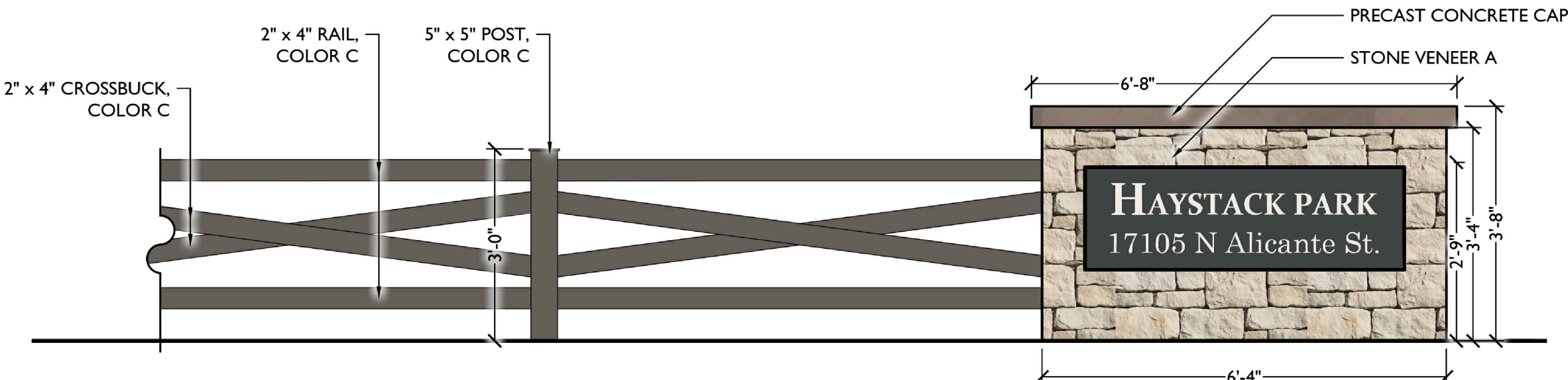
2 SECONDARY THEME WALL WITH 'TYPE B' COLUMN
Scale: 1/2" = 1'-0"

COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	COLOR: ACIER SW9170 BY SHERWIN WILLIAMS OAE
COLOR B (CMU)	COLOR: CARRIAGE STONE SW9614 BY SHERWIN WILLIAMS OAE
COLOR C (CMU)	COLOR: BLACK FOX SW7020 BY SHERWIN WILLIAMS OAE
COLOR D (CMU)	COLOR: STOLEN KISS SW7586 BY SHERWIN WILLIAMS OAE
WALL PRECAST CONCRETE CAP	COLOR: OSTRICH BY MESA PRECAST OAE.
STONE VENEER	ROUGH CUT - CASA BLANCA, BY CORONADO STONE, OAE.



3 RAIL FENCE
Scale: 1/2" = 1'-0"



4 PARK SIGN
Scale: 1/2" = 1'-0"

MATERIALS & COLOR BOARD



LANDSCAPE BENCH
Model: Rendezvous
Color: Grey, By Anova, OAE



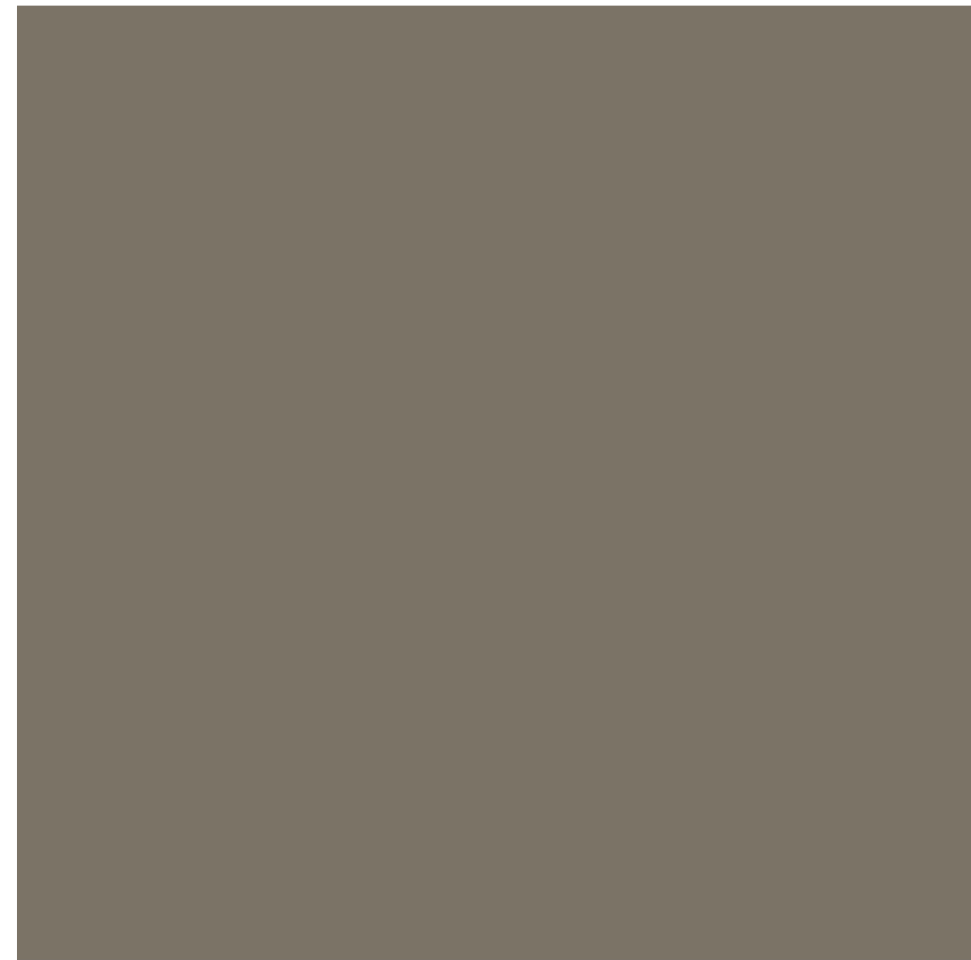
PICNIC TABLE
Model: Rendezvous
Color: Grey, By Anova, OAE



TRASH RECEPTACLE
Model: Rendezvous
Color: Grey, By Anova, OAE



COLOR A
Color: Sherwin Williams
SW9170 Acier OAE



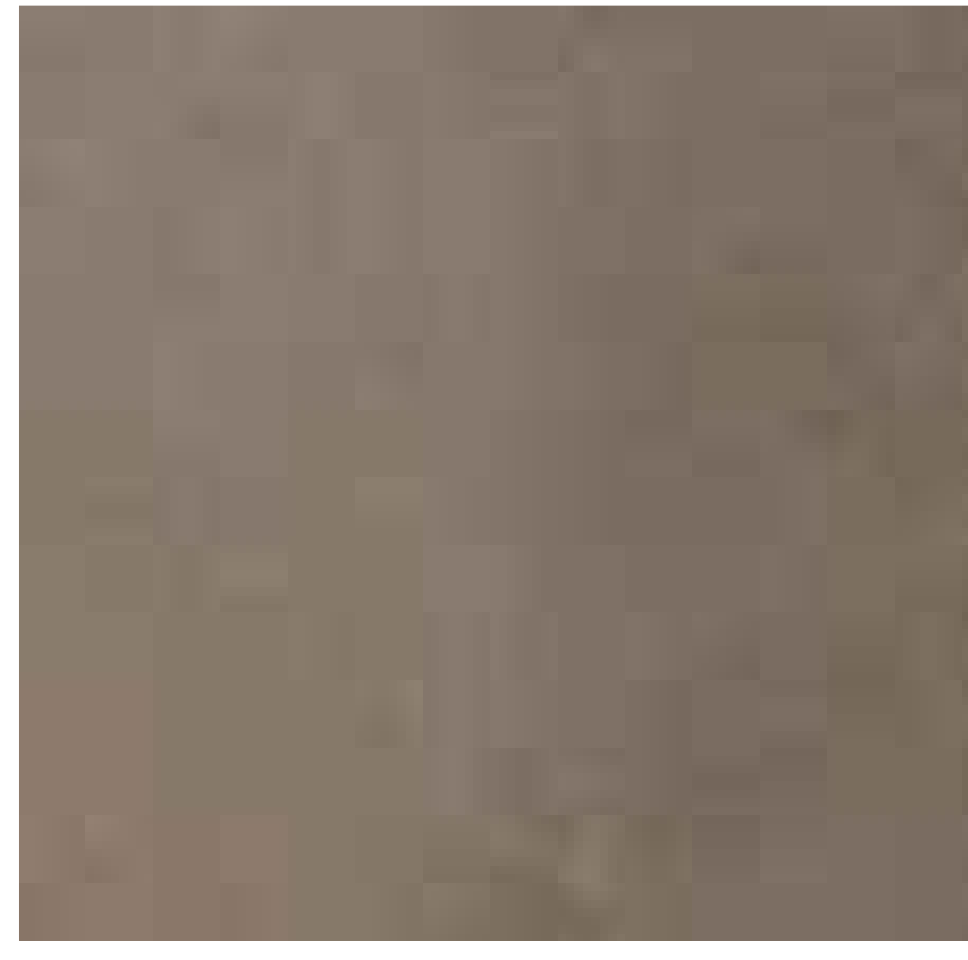
COLOR B
Color: Sherwin Williams
SW9614 Carriage Stone OAE



COLOR C
Color: Sherwin Williams
SW7020 Black Fox OAE



COLOR D
Color: Sherwin Williams
SW7586 Stolen Kiss OAE



CONCRETE CAP
Color: Ostrich by Mesa Precast OAE



STONE VENEER
Rough Cut, Color Casa Blanca
by Eldorado Stone OAE