



STAFF REPORT

Case Number: SUB22-33

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Development Services Director

From: Alexander Bosworth, Planner

Meeting Date: May 2, 2023

REQUESTS

Subdivision Final Plat (SUB22-33) – Villas at Stonegate, A request by David Bohn of BFH Group requesting approval of the Villas at Stonegate subdivision final plat. The property is generally located at the southeast corner of North Stonegate Road and West Alan Stephens Parkway.

Discussion and Action.

APPLICANT

David Bohn
3707 E. Southern Ave.
Mesa, AZ 85206

Contact:
Phone: 480-734-1446
[Email: davidb@thebfhgroup.com](mailto:davidb@thebfhgroup.com)

DEVELOPER

CARPEVLO60 LLC
Mail Return Unknown

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	16.10 acres
Parcel #	510-12-054J; - 052 (a portion thereof)
Site Address	Address not yet assigned
Existing Site Use	Vacant
Proposed Site Use	High Density Residential
Existing General Plan, Land Use	High Density Residential (HDR) per GPA21-07
Existing Zoning	High Density Residential (RH) per ZON21-05
Lot Count	293 platted townhome (condo) units
Lot Size	(Type A)-21' x 49' – (Type B)-24' x 41'
Density	18.20 dwelling units per acre

HISTORY SUMMARY

- 1963 – Rezoned to CI-2 Zoning, Pinal County Case # PZ-7-63.
- 2003 – Rezoned to CI-1, Pinal County Case # PZ-PD-017-03

- 2022 – Rezoned to RH, City of Maricopa Case # ZON21-05
- 2023 – Preliminary Plat approved, City of Maricopa Case # SUB22-40

SURROUNDING ZONING/USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community	Single Family Residential (CR-3)	Single Family Residential
East	Mixed Use (MU)	Light Industry & Warehouse (CI-1)	Charter School
South	Employment (E)	Light Industry & Warehouse (CI-1)	Future Commercial
West	Employment (E)	Planned Area Development (PAD20-05)	Self-Storage Facility

ANALYSIS

The proposed Villas at Stonegate is an owner-occupied multi-family development located within a parcel of land that was rezoned to High Density Residential (RH) on May 3, 2022. The multi-family land use is a permitted use within the RH zoning district with an approved Development Review Permit (DRP), which was approved by the Planning and Zoning Commission on October 24, 2022. Furthermore, because the development is owner occupied, the applicant was also required to process a preliminary plat which obtained Planning and Zoning Commission approval on January 9, 2023.

The Villas at Stonegate is located on 16.10 acres at the southeast corner of W. Alan Stephens Pkwy. and N. Stonegate Rd. There are four access points for the development: two via N. Stonegate Road, one via W. Alan Stephens Parkway, and one access point to the future planned Commercial to the south.

The Villas at Stonegate development was thoroughly reviewed and approved through the Major Development Review Permit (DRP) process. During this stage of approval, the project's site, landscape, photometric, and elevation plans were approved by the Commission following a recommendation for approval by staff. Subsequently, the preliminary plat for the Villas at Stonegate development (case # SUB22-40) was reviewed for conformance with the City's subdivision code and was approved by the Planning and Zoning Commission subject to the conditions of approval within the staff report presented at the meeting.

In reviewing the final 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 are being processed as a condo plat and are thereby exempt from the minimum lot size requirements set forth in MCC 18.35.040, the RH district. All buildings on the site will confirm with overall setbacks for the parcel.

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. Wall boundary design was reviewed and approved through a Development Review Permit (case # DRP22-02).

3. Pedestrian Connectivity:

The project proposes a well-connected pathway system through the development that will link the parks to the main amenity/pool area, thus satisfying the connectivity requirements as set forth in the city's Subdivision Code.

4. Residential Design Guidelines:

The design review was completed by Staff through the Major Development Review Permit (case # DRP22-02) process in which the City's Multi-Family Residential Design Guidelines were applied.

5. Conceptual Landscaping:

The landscaping currently proposed exceeds the minimum requirement set forth within the city's subdivision code. The project's landscape plan was reviewed and approved through a Development Review Permit (case # DRP22-02).

6. Road Design:

Roadway design proposed in the final plat adheres to, or advances the intent of, the City's Roadway standards as specified in the City's Subdivision Ordinance.

7. Final Traffic Impact Analysis (TIA):

Offsite roads surrounding the property, their intersections and arterial roads serving as access to the development (Stonegate Rd., Maricopa Casagrande Highway, Alan Stephens Parkway and Porter Rd) have been analyzed by a traffic engineer and reviewed by City Staff. The study concluded with the following recommendations to be implemented by the developer:

- Install a northbound right-turn lane with a storage length of 100 feet at the intersection of north driveway and Stonegate Road.
- Extend the existing two-way left-turn lane on Alan Stephens Parkway to the west, past the intersection of Stonegate Road and Alan Stephens Parkway.
- Install STOP signs at the westbound approaches of north driveway/Stonegate Road and south driveway/Stonegate Road.

All off-site improvements will be thoroughly reviewed for conformance with the approved TIA and City standards during the submittal of construction drawings.

CONCLUSION

Staff recommends approval of final plat case SUB22-33 – Villas at Stonegate, 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 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.

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. Walkways shall be a minimum of six feet wide, hard surfaced, and paved with concrete, stone, tile, brick, or comparable material.
7. The developer shall create a property management company for the maintenance of all landscaping and site lighting within the local drive aisles and open spaces, parks, and/or tracts as shown on the final plat.
8. Prior to recordation of the final plat, the applicant shall record the proposed CC&R's and the recording number shall be noted within the approval final plat.
9. The homeowners' association/property management group will be responsible for maintenance and any and all costs of all landscaping and street lighting within the project's frontages on W. Alan Stephens Pkwy. and N. Stonegate Rd., within the streets internal to the site, and open spaces, parks, and/or tracts.
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. Developer/applicant shall provide evidence that this disclosures has been included and disseminated to the best of their ability as notes on the final plat, and/or as a separated recorded document.
11. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
12. Housing products shall be designed in accordance to the approved Development Review Permit (case # DRP22-02).
13. Prior to issuance of the final Certificate of Occupancy, the applicant/developer shall submit and secure all required applications, plans supporting document submittals, approvals, and permits from the applicable federal, state, county, and any other agencies as applicable.
14. The development and operation of the proposed facilities shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies, rules, and regulations.
15. The applicant/property owner shall have met and complied with all applicable fire codes under the 2018 IFC, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS / EXHIBITS:

Exhibit A: Final Plat

Exhibit B: Project Narrative