

Rancho Mirage Parcel 21
Construction Documents
SWC of Honeycutt Road and Hartman Road

Developer

Meritage Homes
8800 E. Raintree Dr
Scottsdale, AZ 85260
Tel: 480-515-8139
Contact: Tyler Champlin
Email: Tyler.Champlin@meritagehomes.com

Consultant

EPS Group, Inc.
1130 N Alma School Road, Suite 120
Mesa, AZ 85201
Tel: 480-503-2250
Contact: Daniel Auxier, P.E.
Email : Dan.Auxier@epsgroupinc.com

Introduction

The subject site that is contained in the request is located in the City of Maricopa, at the southwest corner of Honeycutt Road and Hartman Road. This site consists of approximately 14.82 developable acres and is a portion of Pinal County. This request is to initiate construction document process for approval to construct single-family residential development. The final plat for Rancho Mirage Estates, Parcel 21 has already been approved and recorded. The construction documents are based on the approved plans and updated to meet current codes, standards and regulations.

As has been communicated to the City, that Meritage Homes is taking over this project from work that was done previously by another developer. As has been coordinated with the City, there won't be any changes to the recorded plat.

Project Data

A.P.N.	Various APNs
Current Land Use	Vacant Land
Existing General Plan Land Use Designation	Master Planned Community
Current Zoning District	RS-5
Gross Area	14.82 Acres
Lot Sizes	50' x 115', 55' x 115'
No. of Lots	63 Lots
Gross Density	+/- 4.3 DU/Acre
Open Space	+/- 2.27 Acres
Internal Local Streets	Public

Surrounding Land Uses

This development is proposed on vacant land. It is surrounded by the existing residential development to the west, south and east and farms on the north. The existing single family residential development of Rancho Mirage Phase 1 is to the west.

Surrounding Existing Use and Zoning Designations

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Master Planned Community	General Rural	Agricultural
South	Master Planned Community	CR-3	Sorrento Residential
East	Master Planned Community	CR-3	Tortosa South Residential
West	Master Planned Community	CR-3	Rancho Mirage Phase 1
Site	Master Planned Community	CR-3	Rancho Mirage Phase 2

Final Plat

A final plat and supporting onsite construction documents for Rancho Mirage Estate Phase 2, Parcel 21 have already been approved and the final plat has been recorded. Construction documents are being submitted along with this application to and have been updated to meet current codes, standards and regulations. The size, scale and environment of the site is appropriate for a single-family residential development. The final plat 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 development consists of 63 residential lots which are a minimum lot size of 55' x 115'. The overall gross density for the proposed development is approximately 4.3 dwelling units per acre. There is also an estimated 2.27 acres of open space within the proposed development which is approximately 15 percent of the project's gross acreage.

Conclusion

The construction documents review process is the final 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 with the City to gain all necessary approvals to build a successful project.