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STAFF REPORT

CASE # SUB22-29

To: Honorable Mayor and City Council
Through: Rick Williams, Planning and Zoning Division Manager
From: Byron Easton, Senior Planner
Meeting Date: January 17, 2023

REQUEST

Sorrento Phase 4 Master Plat (SUB22-29): CVL Consultants, on behalf of AZALTA LLLP, is requesting approval of the Sorrento Phase 4 Master Plat. The property is generally located at the northeast corner of W. Farrell Road and the Fuqua alignment in the City of Maricopa, Arizona.
DISCUSSION AND ACTION.

APPLICANT

CVL Consultants
4550 N. 12th Street
Phoenix, AZ, 85014
Phone: 602-285-4765
Contact: Krista Zinser
Email: kzinser@cvlci.com

PROPERTY OWNER

AZALTA LLLP
7735 N Shadow Mountain Rd
Paradise Valley, AZ 85253

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

- Site Gross Acreage: 163.45 Acres
- Parcel #: 502-03-0550
- Site Address: N/A
- Existing Zoning: CR-3
- General Plan Land Use: Master Planned Community
- Proposed Density: 3.5 Dwelling Units per Acre (DU/AC)
- Allowed Density: 2.0 – 6.0 DU/AC
- Lot Size: 45' x 115' and 55' x 125'.
- No. of Lots: 346 lots (45' wide) 194 lots (55'wide)

HISTORY

- 2004 – March 16 - Sorrento Master Planned Community PAD (PZ-PD-001-04)
- 2009 – Revised Preliminary Plat approval for Phases 2 & 3 (SUB10-02)
- 2021 – January 28 – Approval of case#20-07 Sorrento Phase 2, 3, & 4 Preliminary Plat Amendment

SURROUNDING USES

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

ANALYSIS

CVL Consultants is requesting approval of a Master Plat, subdividing 163.45 acres of land into seven (5) parcels of land and dedicates all rights-of-ways, tracts, and easements for the future construction of a 540 residential lot subdivision known as Sorrento Phase 4. The proposed density for the development is 3.50 units per acre. This project was originally zoned Master Plan community PAD in Pinal County in June of 2004 (PZ-PD-001-04). Sorrento Phase 2 & 3 Preliminary Plat was amended (SUB10-02) in 2009, and Sorrento Phase 2, 3 & 4 was amended again on January 28th of 2021. Final Plats for Phase 2 & 3 were both approved in late 2021. The applicant requests approval of the final plat for Phase 4 only, including five (5) residential parcels (refer to Exhibit A Narrative and Exhibit B for Plat Map).

Access to the subdivision will be from the existing Sorrento Blvd and secondary access will then reconnect back to the local road connection from the existing Sorrento Phase 1 subdivision, which will then connect back to Hartman Rd.

The submittal of the final plat includes the plat map of the parcel, pavement plans, grading plans, drainage plans, and landscaping plans. If granted approval of the final plat, the applicant will be responsible for obtaining required signatures and approval from all applicable agencies that includes but 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) are 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 are 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 will review 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 will review the final report and will approve if satisfied with methods of retaining and maintaining drainage within the parcel.

6. Final Traffic Report:

An updated TIA for Phase 4 will be included with the parcel improvements plans and final plats for Phase 4 of this project.

CONCLUSION

Staff finds the submittal items of SUB22-29, Sorrento Phase 4 Master 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 SUB22-29 Sorrento Phase 4 Master Plat** subject to the following conditions:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies.
2. An updated TIA for Phase 4 will be included with the parcel improvements plans and final plats for Phase 4 of this project.
3. 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.
4. 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.
5. 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.

6. 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.
7. Prior to recordation of the final the applicant shall record the proposed CC&R's and the recording number shall be noted within the approval final plat.
8. 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.
9. 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.
10. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
11. 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.
12. Housing products shall be designed in accordance to current City of Maricopa standards and/or subsequent standards at the time of submittal.

ATTACHMENTS

1. SUB22-29 Staff Report
2. Exhibit A – Narrative
3. Exhibit B – Sorrento Phase 4 Master Plat

-- End of staff report --