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STAFF REPORT

CASE # SUB24-08

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Alexander Bosworth, Planner
Meeting Date: November 19, 2024

REQUEST

Subdivision Final Plat (SUB) 24-08 Anderson Farms – Phase 2: Lennar Arizona, LLC, requests approval of the Anderson Farms Phase 2 subdivision final plat located at the southeast corner of W. Bowlin Rd. and N. Hartman Rd. **DISCUSSION AND ACTION.**

APPLICANT

PROPERTY OWNER

Lennar Arizona, LLC
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Tempe, AZ 85282
Phone: 480-702-8766
Email: Vickey.Morris@lennar.com

Lennar Arizona, LLC
1665 W. Alameda Dr. Ste. 130
Tempe, AZ 85282

COUNCIL PRIORITIES CONSIDERED

- Safe and Livable Communities
- Well Planned Quality Growth and Development
- Community Resources and Quality of Life Amenities

PROJECT DATA

- Site Gross Acreage: 50.79 +/- Gross Acres
- Parcel #: 502-03-015P, 502-03-015Q
- Site Address: N/A
- Existing Zoning: Anderson Farms PAD (Planned Area Development)
- Overlay Zoning: None
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ± 7.32 Dwelling Units per Acre (DU/AC)
- Allowed Density: 10.0 DU/AC
- Lot Size: 35' x 85', 35' x 100'
- No. of Lots: 372

HISTORY

- 2022: PAD21-09 – Rezone to Anderson Farms PAD
- 2024: PAD24-02 – Major Amendment to the approved PAD

- 2024: SUB24-04 – Subdivision Preliminary Plat for Anderson Farms Phase 2 was approved by the Planning and Zoning Commission.

SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	PAD	Agricultural
East	Master Planned Community (MPC)	PAD	Agricultural
South	Master Planned Community (MPC)	PAD	Agricultural
West	Master Planned Community (MPC)	RS-5 Single Family	Single-Family Residential

ANALYSIS

Details of the request:

The applicant proposes to subdivide approximately 50.79 gross acres of land into 372 residential lots and 24 open space tracts. This final plat includes smaller lot sizes, ranging from 2,975 square feet (35’ x 85’) to 3,500 square feet (35’ x 100’). Prior to the inclusion of these lot sizes, a Major PAD Amendment for Phase 2 of Anderson Farms (PAD24-02) was approved by the City Council on July 16, 2024. The amendment permitted these lots in order to accommodate for Lennar’s new housing products. These products – the “Dream Series” and the “Cottage Series” – were introduced by the homebuilder in an effort to integrate attainable housing options within this community, and to increase the variety of the City’s overall housing stock. The proposed density within Phase 2 is 7.32 du/ac., below the maximum allowed per the approved PAD and General Plan of 10.0 du/ac.

Housing Products

The proposed Dream and Cottage Series were introduced to this community via the approved PAD Amendment. The Dream Series offers homes that range between 740 square feet and 1,450 square feet, and the Cottage Series offers homes that range between 967 square feet and 1,232 square feet. These products offer a variety of options, including 1-car, 2-car, and no garage homes. Parking is provided via 1-car and 2-car driveways, as well as on-street parking as seen in Phase 1A and 1B of the community.

Vehicular and Pedestrian Access

This request includes an extension of the W. Anderson Farms Blvd. right-of-way to the south, where the main access is proposed. The plat also provides for a connection to Phase 1B to the northwest along W. Giallo Ln. Future vehicular and pedestrian connection points to Phase 4 of the subdivision are provided to the north and east. Additional pedestrian access is shown to Phase 9 of the subdivision, which is reserved for a future commercial area on the southeast corner of W. Bowlin Rd. and N. Hartman Rd.

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 meet minimum requirements of the RS-5 (Dream) and RS-5 (Cottage) zones as set forth in the approved PAD and in the Preliminary Plat.

2. Wall Boundary Design:

Theme wall, view fence, and standard wall designs are proposed. Wall design and features meet minimum design requirements set forth in the approved PAD, refer to Exhibit C, Landscape Plan.

3. Pedestrian Connectivity:

The applicant is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned by the City’s Parks, Trails, and Open Space Master Plan. The development features a celebrated north/south pathway along its western boundary with Phase 1 of the subdivision, that features many amenities and connects the interior of Phase 2 with W. Anderson Farms Blvd. Pedestrian access is also provided toward the future commercial corner to the northwest of the site. This system satisfies the connectivity requirements as set forth in the City’s Subdivision Code and the approved PAD. Refer to Exhibit C, Landscape Plan.

4. Residential Design Guidelines:

Residential product design review was conducted during the original PAD approval in 2022 and the subsequent Major PAD Amendment in 2024. Staff has determined that the proposed product elevations meet the letter and intent of the City’s adopted Single-Family Residential Design Guidelines.

5. Conceptual Landscaping:

The proposed landscaping was reviewed under the approved Preliminary Plat request (# SUB24-04) and meets the requirements set forth in the approved PAD, the City’s Zoning Ordinance, and the City’s Subdivision Code. Various amenity areas and pedestrian trails are included in this proposal, as well as trail connections to future phases. Refer to Exhibit C, Preliminary Landscape Plan.

6. Road Design:

Roadway design proposed in the final plat (see Exhibit B, Final Plat) includes local streets with 50’ rights-of-way, 5’ attached sidewalks, and 5’ landscape buffers. Attached sidewalks were approved in the 2024 PAD Amendment for Phase 2 only, due to the nature of the smaller lots and the higher interval of driveways that are needed to accommodate the homes with 1-car garages and no garages. All future phases of the Anderson Farms subdivision will require detached sidewalks as per the City’s adopted Design Standards Manual and City’s Subdivision Code and Zoning Code.

7. Final Traffic Report:

Engineering Division has reviewed the traffic report for compliance with City’s analysis and design standards. The report and the City’s engineer office concluded that the following improvements are to be constructed as part of this subdivision:

- a. Construct full-street improvements on W. Anderson Farms Blvd. along the southern frontage of the Phase. Construction shall be in compliance with the approved collector street option within the approved PAD.

CONCLUSION

Staff finds the submittal items of SUB24-08 Anderson Farms – Phase 2 – Final Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, approved PAD, and other requirements set forth within the City Code.

Staff recommends **approval** of Final Plat **case # SUB24-08 Anderson Farms – Phase 2**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission:

- 2. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies.
- 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 possesses, sells or transfers any human remains or funerary objects that are excavated or removed. In the event 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 have 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 with current City of Maricopa Single-family Residential Design Guidelines and/or the standards at the time of submittal.

ATTACHMENTS

Exhibit A – Project Narrative

Exhibit B – Final Plat

-- End of staff report --