

**STAFF REPORT****Case Number: SUB24-21**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Director, Development Services

From: LaRee Mason, Associate Planner, Development Services

Meeting Date: November 4, 2025

REQUESTS

Subdivision Replat SUB24-21: EPS Group, Inc. for Lennar Arizona, LLC, on behalf of Millrose Properties, LLC, is requesting final plat approval for "Anderson Farms Phase 3A," to develop 126 residential lots on ±32-acres of land, on a portion of Section 33, Township 04 South, Range 04 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

Millrose Properties Arizona, LLC
 7464 N. Cholla Blvd.
 Tucson, AZ 85741

ENGINEER/PROJECT MANAGER

David Hughes, EPS Group
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201

Vickey Morris, Lennar
 1665 W. Alameda Dr. 130
 Tempe, AZ 85282

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	32-acres
Existing Site Use	Vacant
Proposed Site Use	Single Family Residential
Existing General Plan Designation	Master Planned Community
Existing Zoning	Anderson Farms PAD
Lot Count	126
Density	3.9 du/ac

Surrounding Zoning/Use:

Direction	General Plan Designation	Existing Zoning	Existing Use
North	MPC	PAD	Residential, Anderson Farms Phase 1A
East	MPC	PAD	Vacant, Agricultural
South	MPC	PAD	Vacant. Agricultural
West	MPC	PAD	Residential, Sorrento Subdivision

PROJECT HISTORY

The Anderson Farms Planned Area Development (PAD) was created in 2021, under planning case PAD21-09. The approved Anderson Farms development consists of approximately 569 acres of land and is located at the northwest corner of N. Murphy Road and W. Farrell Road. The development plan for the overall project includes subdividing the 569 acres into two (2) parcels of land totaling 2,067 residential lots. The proposed density for the overall development is ± 3.63 units per acre. The project site was originally zoned General Rural (GR) and rezoned to Anderson Farms Planned Area Development (PAD21-09). On December 23, 2024, the Commission approved the Anderson Farms 3A preliminary plat, SUB24-16, proposing 126 single-family lots on ± 32 -acres. This application is for Phase 3A final plat.

ANALYSIS

Details of the Request

This request proposes to subdivide approximately 32.0 gross acres of land into 126 residential lots and 13 open space tracts. This preliminary plat includes lot sizes, ranging from 5,400 square feet (45' x 120') to 6,000 square feet (50' x 120'). Additionally, this plat creates 13 open space tracts, totaling 7.27 acres, for open space and retention purposes. Subsequent construction will adhere to the standards governed by the Anderson Farms Planned Area Development standards (PAD24-09).

Vehicular and Pedestrian Access

Main access to the parcel will be provided via W. Anderson Farms Blvd. This is an existing east west collector road that has been constructed with previous phases of development. Internal circulation is provided via a network of local streets and provides additional internal connections to future phases. All rights-of-way will be dedicated to the City of Maricopa and maintained as public streets.

Intent of the Application

The intent of the final 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. The final plat authorizes the developer to proceed with the next required step within Chapter 17 of the City's Subdivision Ordinance. With approval of the final plat, per Chapter 17 of the City's Subdivision Ordinance, the developer will have the opportunity to pursue subsequent development steps.

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 zones as set forth in the approved PAD.

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, under case # PAD21-09, as amended.

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 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.

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 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.

6. Preliminary Drainage Report:

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

7. Road Design:

Roadway design proposed in the final plat (see Exhibit A) includes local streets with 50' rights-of-way, 5' attached sidewalks, and 5' landscape buffers. 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.

8. Preliminary Traffic Report:

The Engineering Division has reviewed the traffic report and is in support of the applicant's Traffic Engineer's determination for required improvements.

CONCLUSION

Staff recommend approval of case SUB24-21, 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 and County 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. Requested or required amendments to previously approved documents may be reviewed and approved by staff if determined by the City Engineer and Zoning Administrator that the amendment is of a technical and objective nature. However, if the amendment is determined subjective to policy interpretation, amendments require review and approval by the same approving body (or bodies) as the previous approval(s).
4. In accordance with the City's Subdivision Code, Sec. 17.20.060(E), 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 as specified in Sec. 17.20.060(E), 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 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. All infrastructure improvements shall be in accordance with approved and current improvement plans, with a City-issued construction permit and a County-issued dust control permit prior to installation. The City Engineer and utility providers will perform a final inspection and, as applicable, review the final reports, as-built plans, and warranties prior to City-acceptance of infrastructure.
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. Prior to building permitting for any single-family homes, Administrative Design Review application shall be submitted for the review and approval of the proposed housing products.
9. Housing products shall be designed in accordance with current City of Maricopa standards and/or subsequent standards at the time of submittal.
10. 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.
11. Prior to issuance of any Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits and passed inspections from the applicable federal, state, county, and any other agencies as applicable.

ATTACHMENTS / EXHIBITS

Exhibit A: Final Plat of Anderson Farms Phase 3A

Exhibit B: Closure Report

- End of Staff Report -