



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

Cases Numbers: SUB20-06, -08, -10, and -12

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Economic & Community Development Deputy Director
From: Ryan Wozniak, Senior Planner
Meeting Date: December 15, 2020

REQUESTS

Subdivision Re-plat (SUB) 20-06: METRO RED 1 LLC is requesting final plat approval for the “RE-PLAT OF RANCHO EL DORADO PHASE III, PARCEL 49-50” an amendment to the final plat as recorded in Pinal County, Cabinet G, Slide 50. The parcel is generally located west of N. White & Parker Road and north of W. Smith Enke Road. More specifically located in a subdivision in the east half of Section 13, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 20-08: METRO RED 1 LLC is requesting final plat approval for the “RANCHO EL DORADO PHASE III, PARCEL 56” generally located west of N. White & Parker Road and north of W. Smith Enke Road. More specifically located in a subdivision in the east half of Section 13, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 20-10: METRO RED 1 LLC is requesting final plat approval for the “RANCHO EL DORADO PHASE III, PARCEL 57” generally located west of N. White & Parker Road and north of W. Smith Enke Road. More specifically located in a subdivision in the east half of Section 13, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 20-12: METRO RED 1 LLC is requesting final plat approval for the “RANCHO EL DORADO PHASE III, PARCEL 58” generally located west of N. White & Parker Road and north of W. Smith Enke Road. More specifically located in a subdivision in the east half of Section 13, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

METRO RED 1 LLC
17700 N PACESETTER WAY
SCOTTSDALE, AZ 85255

PROJECT MANAGER

Amy Weidman
Silverfern Companies, LLC
1048 N. 44th St, Suite 207
Phoenix, AZ 85008
480-820-8590

COUNCIL PRIORITIES CONSIDERED

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

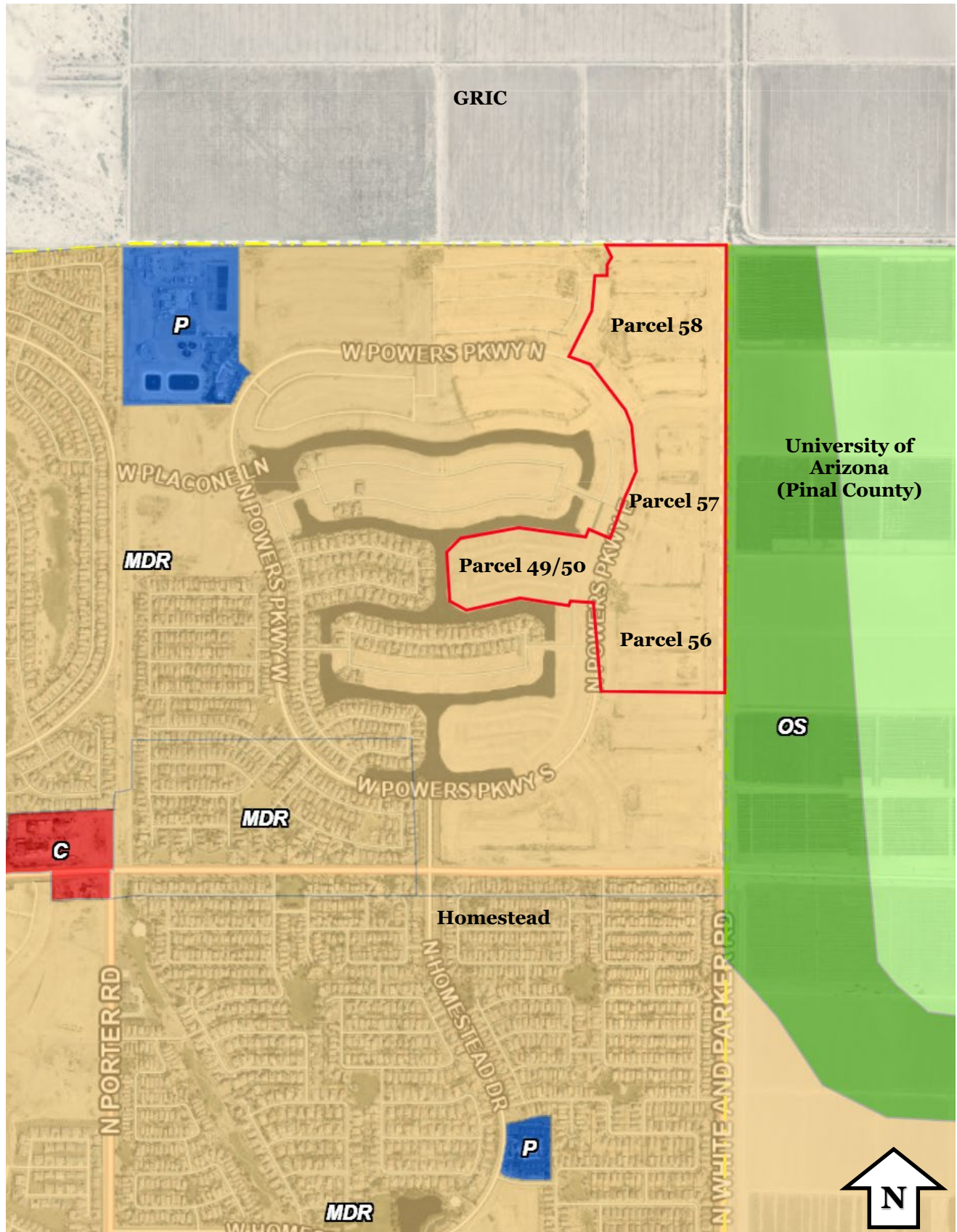
PROJECT DATA

Site Gross Acres (SUB20-06)	18.060 (Parcel 49/50)
Site Gross Acres (SUB20-08)	25.347 (Parcel 56)
Site Gross Acres (SUB20-10)	32.803 (Parcel 57)
Site Gross Acres (SUB20-12)	33.750 (Parcel 58)
Parcel Numbers	49/50, 56, 57, and 58
Site Address	Addresses not yet assigned
Existing Site Use	Vacant
Proposed Site Use	Single Family Residential
Existing General Plan, Land Use	Medium Density Residential (MDR)
Existing Zoning	PAD20-09
Lot Count (SUB20-06)	89
Lot Count (SUB20-08)	154
Lot Count (SUB20-10)	130
Lot Count (SUB20-12)	184
Density	Range: 3.96 – 6.076 dwelling units per acre (overall within PAD)

Surrounding Zoning/Use within Rancho El Dorado Phase III (The Lakes):

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	n/a	n/a	Agriculture, GRIC land
East	Open Space (OS)	n/a (County)	Agriculture, University of Arizona
South	Medium Density Residential (MDR)	CR-3 PAD (Residential)	Single Family Residential
West	Medium Density Residential (MDR)	CR-3 PAD (Residential)	Vacant

Site Location Map



HISTORY SUMMARY

- 1997: Pinal County Zoning Case numbers PZ-030-97 and PZ-PD-030-97
- 2003: Preliminary Plat for Phase 3 of Lakes at Rancho El Dorado
- 2006: Rancho El Dorado Phase III Parcel 49/50 Final Plat Recorded (Fee # 2006-083402)
- 2019 Amendment (PAD19-04): Planned Area Development Zoning Revised, Lot Size and Lot Count update
- 2020 Amendment (PAD20-09): Planned Area Development Zoning Revised, Lot Size and Lot Count update

ANALYSIS

The applicant is requesting:

1. Replat of Parcel 49/50
2. Final Plat of Parcel 56
3. Final Plat of Parcel 57
4. Final Plat of Parcel 58

The applicant is requesting a series of one (1) replat and three (3) final plats that have long been known as Rancho El Dorado Phase III, otherwise known as Lakes at Rancho El Dorado. All the parcels are zoned for Single-Family Residential in accordance with the Planned Area Development zoning (PAD20-09). The parcels under consideration in this staff report are redefined as Lakes at Rancho El Dorado Phase II (as part of a 3-part sub-phasing of the overall Rancho El Dorado Phase III). The following describes the existing conditions of the parcels and the proposed plats.

Parcel 49/50 was previously platted in 2006. The applicant cites current market conditions for the need to replat. Parcel 49/50 currently exists with 65 lots with a typical lot size of 70' x 125' (or 8,750 square feet). Case number SUB20-06 proposes a replat for Parcel 49/50 with 89 lots with a typical size of 50' x 125' (or 6,250 square feet). The circulation remains largely unchanged. Useable open space is met by neighboring parcels, however many lots back to the community's lake amenity.

Parcels 58, 57, and 56 (listed north to south) are newly lotted for parcels previously identified as county assessor parcel numbers 510-12-001R, -001S, and -001T (listed north to south). All of these parcels are under the effective floodplain (Zone "A"). Improvements are under review to remove the proposed lots out of the effective floodplain, with the final determination pending under the review of FEMA.

Parcel 56, under SUB20-08, proposes 154 lots with a typical lot size of 40' x 115' (4,600 square feet). The circulation meets the standards of city code for vehicular and non-vehicular mobility. Useable open space is provided within the parcel with improvement plans showing improved play equipment and gathering areas. SUB20-08 is paired with SUB20-09 for phasing of improvement plans. This detail does not influence the considerations for approval of the Final Plat, but will be important to have improvement plans fully corrected and approved by staff prior to the Final Plat for Parcel 56 is recorded with Pinal County.

Parcel 57, under SUB20-10, proposes 130 lots with a typical lot size of 50' x 120' (6,000 square feet). The circulation meets the standards of city code for vehicular and non-vehicular mobility. Useable open space is provided within the parcel with improvement plans showing trails and green space. SUB20-10 is paired with SUB20-11 for phasing of improvement plans. This detail does not influence the considerations for approval of the Final Plat, but will be important to have improvement plans fully corrected and approved by staff prior to the Final Plat for Parcel 57 recorded with Pinal County.

Parcel 58, under SUB20-12, proposes 184 lots with a typical lot size of 45' x 115' (5,175 square feet). The circulation meets the standards of city code for vehicular and non-vehicular mobility. Useable open space is provided within the parcel with improvement plans showing trails, green space, and access to adjacent play equipment within the community. SUB20-12 is paired with SUB20-13 for phasing of improvement plans. This detail does not influence the considerations for approval of the

Final Plat, but will be important to have improvement plans fully corrected and approved by staff prior to the Final Plat for Parcel 58 recorded with Pinal County.

The City's planning review shows the plats and improvement plans to substantially meeting the PAD zoning requirements as well as City Code.

The City's engineering review of reports and plans show the improvements to substantially meeting City Code and design standards. The applicant has requested exceptions to minimum values required on Design Standards and has provided acceptable engineering justification in order to approve the exceptions by the City Engineer. These exceptions include: minimum thickness of pavement per table 4.3.2 of the Design Standards has been approved to be three inches (3") of asphalt concrete over six inches (6") base, and longitudinal grade of streets per section 4.2.I.1 was approved to be built using 0.25%.

Street lighting is under consideration as improvement plans finalize. Select locations of decorative lighting and use of sensor lights from private property spilling into the streets are possible compromises to a mismatched standard within the overall community character for the Lakes at Rancho El Dorado.

CONCLUSION

Staff recommends approval of case SUB20-06, SUB20-08, SUB20-10, and SUB20-12, 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. Requested or required amendments to previously approved documents may be reviewed and approved by staff if determined by the City Engineer and Zoning Administrator 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).
3. In accordance to 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.
4. After approval of the Final Plat, the applicant shall be responsible of applying for an address request for all single-family residential lots. Building permits for lots shall not be issued without the having assigned addresses appropriate for the structure.
5. 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 developer 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.
6. Prior to issuance of the 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: Proposed Replat of "RANCHO EL DORADO PHASE III, PARCEL 49-50" (SUB20-06)

Exhibit B: Proposed Final Plat of "RANCHO EL DORADO PHASE III, PARCEL 56" (SUB20-08)

Exhibit C: Proposed Final Plat of "RANCHO EL DORADO PHASE III, PARCEL 57" (SUB20-10)

Exhibit D: Proposed Final Plat of "RANCHO EL DORADO PHASE III, PARCEL 58" (SUB20-12)