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STAFF REPORT

CASE # SUB21-05

To: Planning and Zoning Commission
From: Byron Easton, Senior Planner, Economic and Community Development
Through: Rodolfo Lopez, Deputy Director
Meeting Date: July 12, 2021

REQUEST

Subdivision Preliminary Plat (SUB) 21-05: Tiffany & Bosco, P.A. on behalf of TRS 15, LLC requests approval of the Hogenes Farms subdivision preliminary-plat located at the northwest corner of W. McDavid Road and N. Green Road. **DISCUSSION AND ACTION.**

APPLICANT

PROPERTY OWNER (DEVELOPER)

David Hughes
EPS Group, Inc.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
Tel: 480-355-0616

John Wittrock
Marabella Homes
18835 N. Thompson Peak Prkwy, Ste. 215
Scottsdale, AZ 85255
Tel: 480-420-3355

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

- Site Gross Acreage: 232 Acres
- Parcel #: 510-12-0050
- Site Address: N/A
- Existing Zoning: Industrial (CI-2) Zoning:
 - PAD Rezoning pending Council approval (8/20/21)
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ±3.5 Dwelling Units per Acre (DU/AC)
- Allowed Density: 3.0 – 10.0 DU/AC
- Lot Size: 40' x 115', 45' x 115', 65' x 120'
- No. of Lots: 812

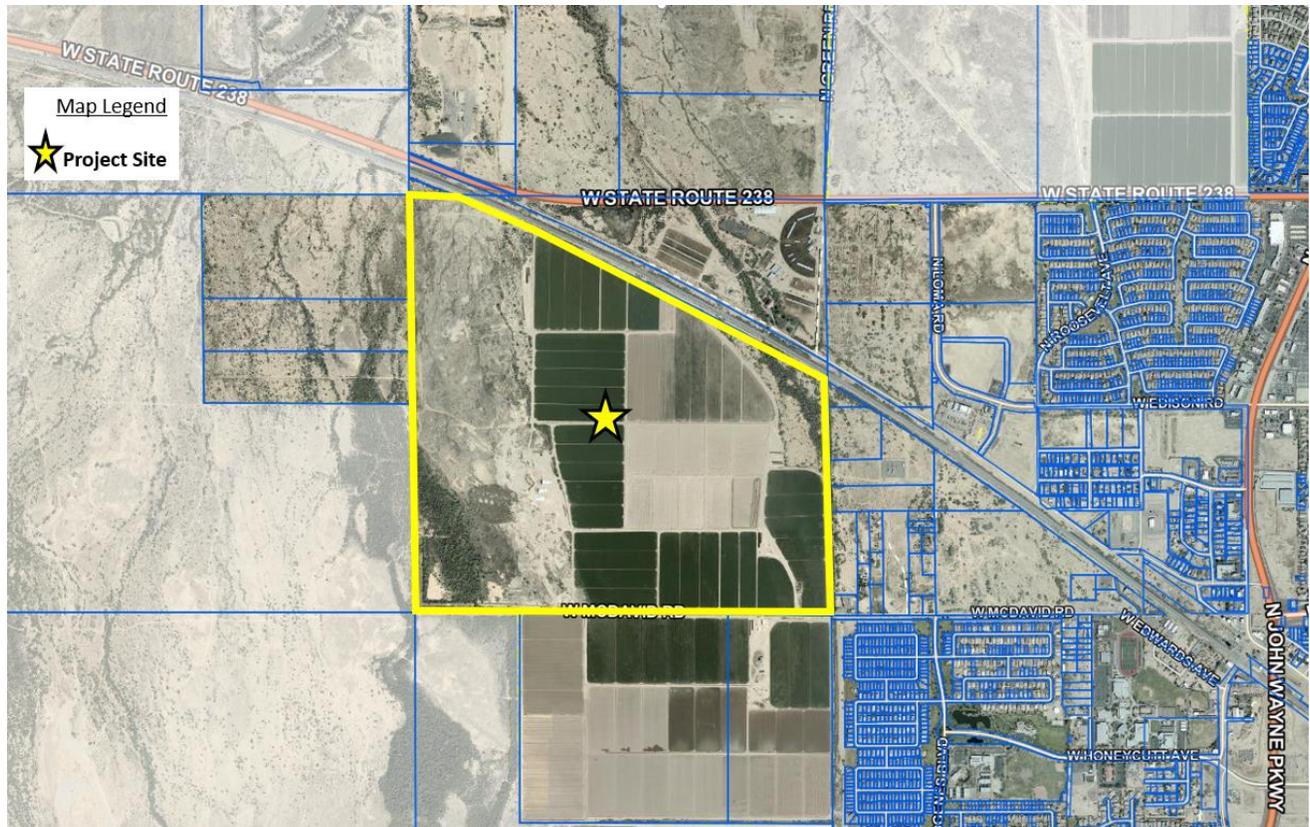
HISTORY

- 1963 – Rezone from General Rual (GR) to Industrial (CI-2), Pinal County case # PZ-007-63

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Industrial (CI-2)	Agricultural, Vacant
East	Master Planned Community (MPC)	General Rural (GR)	Single Family Residential
South	Master Planned Community (MPC)	General Rural (GR)	Vacant Land
West	Employment, Ak Chin Reservation	Industrial (CI-2)	Vacant Land, Ak Chin Indian Reservation

SUBJECT SITE



ANALYSIS

EPS Group Inc., on behalf of Marabella Homes, is requesting to subdivide the above portion of land into 812 lot residential subdivision. The portion of land is approximately 232 gross acres, and the proposed density of 3.5 units per acre. This preliminary plat request will initiate phase 1 & 2 of multi-phase development with the intentions of developing a Master Planned Community (MPC), PAD21-01 Hogenes Farms. PAD21-01 Hogenes Farms has been recommended by for approval by the Planning and Zoning Commission on June, 28 2021 and will be presented to City Council on August 20, 2021.

Per the General Plan, an MPC designation provides for large-scale (160 acres or more) master planned developments that include a variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches, and neighborhood

facilities. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge, and overpass capacity, as applicable.

Future development the remaining section of land (296+/- acres of land) as an MPC type community. The preliminary plat approval will be the 1st step for the subdivision development that is being sought for the initial phase of the Hogenes Farms PAD. The applicant has accepted the obligation to develop the remaining section of land as an master planned community to adhere to the City’s General Plan Land Use map, which is reflected as a condition of approval, and to work in accordance with the recorded agreement before approval of the Final Plat. A stipulation is noted to this effect.

The intent of the preliminary 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. Preliminary plat authorizes the developer to proceed with the next required step within the City’s Subdivision Ordinance, Article 17.20 (see flowchart process below). With approval of the preliminary plat, per Subdivision Ordinance, will grant the developer the opportunity to pursue subsequent development steps.



In reviewing the preliminary 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 requirement as set forth in the Zoning Code, Section 18.35 Residential Districts, and the underlying RS-5 zoning as requested per PAD21-01, scheduled for City Council on August 20, 2021.
- 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 City’s Subdivision Code.
- 3. Pedestrian Connectivity:** The applicant/developer is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned per the City’s Planning Maricopa General Plan.
- 4. Residential Design Guidelines:**
 The applicant/developer is requesting that any product design review is deferred to the City’s Single-Family Residential Design Guidelines process and approval procedures, prior to construction of residential homes.
- 5. Conceptual Landscaping:**
 34% landscaping is currently proposed exceeding the minimum required of 22%. Much of this open space is used for a large drainage channel along the western edge of the develop which turns and runs along the southern boundary toward Green Road. Outside of the drainage channel tract, the community still contains substantial amounts HOA maintained open space and amenities, providing areas needed for future residents to interact and socialize with their family and each other. See the exhibited preliminary plat and preliminary landscape plans for further detail.

6. Preliminary Drainage Report:

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

7. Road Design:

Roadway design proposed in the preliminary plat (see Exhibit B) adheres to, or advances the intent of, the City's Roadway standards as specified in the City's Subdivision Ordinance.

8. Preliminary Traffic Report:

A Traffic Impact Analysis/Study was completed as part of the application process. The purpose of this study is to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This study was prepared in conformance with the City of Maricopa Improvement Requirements and the format for Traffic Impact Analysis Guidelines (2018).

The study shows the need for an overpass on Green Rd. that will connect the development to SR238 as Hogenes Farms reaches 1300 dwellings. However, the development agreement between the City and the developer has specified that the overpass must be built when it reaches 800 dwellings. Moreover, the developments in the area will contribute to the need of more infrastructure and the city will require a major transportation plan. As a result, the city is coordinating with all developments to build a bypass from SR238 that will connect to Green Rd without using John Wayne Parkway. Hogenes Farms and the planned Phoenix Surf have already proposed a right of way that will accommodate a 6-lane major arterial. This major arterial is under study and will be added to the update of the Area Transportation Plan.

Prior to Hogenes Farms reaching the 800 houses and the overpass being built, the traffic impact analysis recommends several offsite improvements to provide a better transportation system including widening Edwards Ave. and the construction of a dedicated right turn lane on John Wayne Pkwy and Honeycutt Ave intersection. They city is currently working also with the developers to include McDavid Estates traffic to the area so that the full amount of trips are taken into account and all improvements necessary to maintain an acceptable level of service.

CONCLUSION

Staff finds the submittal items of SUB21-05 Hogenes Farms Preliminary 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 SUB21-05 Hogenes Farms** subject to the following conditions:

1. Approval of a preliminary plat approved by the city of Maricopa shall be effective for two years in accordance with the approved phasing plan., but may be extended upon reapplication and review by the commission and verification that the development complies with all current applicable codes of the city for an additional two years. For phased plats, the commission has authority to grant additional extensions if it can be seen that there is progress being made on other phases.
2. Final plat application improvement plans shall be subject to the City's Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
3. Any changes/amendment to the preliminary plat not approved with this case, and or, addressed during this review shall require separate review and approval from staff and, if required, the City Council.

4. All off-site improvements in Phase 1 shall be constructed concurrently with construction of any portion of the development, including open space. Phasing of off-site improvements shall not be permitted, unless approved by the City Engineer and Zoning Administrator or in accordance with a Development Agreement.
5. Developer shall create an HOA for the maintenance of all landscaping, street lighting within the arterial, collector and local rights-of-ways and open spaces, parks and/or tracts as shown on the Preliminary Plat.
6. Phase 1 development shall provide an open space amenity to serve the demand for neighborhood scale recreation appropriate for both Phase 1 and 2. An appropriate location has been noted on the landscape plans.
7. CC&Rs shall be resubmitted at the time of final platting for final review and approval by Staff.
8. Proposed street names shall be resubmitted at the time of final platting for final review and approval, along with address assignments.
9. 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.
10. The property owner, or representative/developer, shall uphold a separate agreement with the City of Maricopa that such property shall be built to conform to meet the intent of a Master Planned Community per the City’s voter-approved General Plan Land Use Plan, Planning Maricopa.

Transportation stipulations:

11. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by City Engineer and installed by the developer.
12. With the improvement plans of the Final Plat, safety markings at crosswalks are required where streets intersect the planned trail system connections. Improvement plans shall provide curb extensions for improved pedestrian visibility and traffic calming as approved by the City Engineer.

ATTACHMENTS

Exhibit A – Narrative

Exhibit B – Preliminary Plat

Exhibit C – Landscape Plan

-- End of staff report --