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STAFF REPORT

CASE # SUB24-04

To: Planning and Zoning Commission
Through: Rick Williams, Planning and Zoning Manager
From: Alexander Bosworth, Planner
Meeting Date: August 26, 2024

REQUEST

Subdivision Preliminary Plat (SUB) 24-04 Anderson Farms: Lennar Arizona, LLC requests approval of the Anderson Farms Phase 2 subdivision preliminary 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 #: 502-03-015N
- Site Address: Unassigned
- 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

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 22 open space tracts. This preliminary 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.

Intent of the Application

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 Chapter 17 of the City’s Subdivision Ordinance. With approval of the preliminary plat, per Chapter 17 of the City’s Subdivision Ordinance, the developer will have 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 requirements of the RS-5 (Dream) and RS-5 (Cottage) 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, 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 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. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary drainage report and is satisfied with the initial methods of retaining and maintaining drainage. A 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, Preliminary 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.

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 finds the submittal items of SUB24-04 Anderson Farms Preliminary 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 Preliminary Plat **case # SUB24-04 Anderson Farms**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission:

1. Within 24 months (2 years) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application. This development shall be subject to the approved PAD, case #PAD24-02.

2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code and as determined by the Zoning Administrator. Per Subdivision Code, Section 17.20.050-D.2, "Approval of a preliminary plat approved by the city of Maricopa shall be effective for two years in accordance with an approved phasing plan, but may be extended one time only, upon reapplication and review by staff and verification that the development is in compliance with all current applicable codes of the city, for an additional two years."
3. The applicant shall obtain final plat approval for Phase 2 of the proposal prior to the expiration of this preliminary plat, or seek a preliminary plat extension, per Subdivision Code, Section 17.20.050-D.3 which states: "The recording of a final plat of one phase shall extend the next phase preliminary plat approval for one year and each phase follows suite. Development of 75 percent of the project vests the remaining 25 percent."
4. 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.
5. 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.
6. The development shall be responsible for any off-site and on-site improvements identified by the City's Engineering Division at the time of platting or the submittal of development permits.
7. All off-site improvements 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.
8. Phasing of development shall occur subject to the review and approval of a Phasing Plan by the Zoning Administrator and City Engineer, or as otherwise provided in the approved PAD. Development of the main amenity park shall occur during Phase 3 of development. All proposed phases shall meet the requirements of the Subdivision Code and approved PAD.
9. No parking signs shall be installed along non-residential lots and local street end caps. Such signage shall be shown on the on-site improvement plans.
10. Developer shall create an HOA for the maintenance of all landscaping and street lighting within the arterial, collector and local rights-of-ways, and open spaces, parks and/or tracts as shown on the Preliminary Plat.
11. CC&R's shall be resubmitted at the time of final platting for final review and approval by staff.
12. 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.

13. The applicant/property owner shall have met and complied with all applicable fire codes under the International Fire Code (IFC) 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

Transportation stipulations:

14. The applicant shall provide the following offsite improvements and right-of-way dedications to provide access to the development:
 - 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.

ATTACHMENTS

Exhibit A – Project Narrative

Exhibit B – Preliminary Plat

Exhibit C – Preliminary Landscape Plan

-- End of staff report --