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STAFF REPORT

CASE NUMBER: PAD24-02

To: Planning and Zoning Commission
Through: Rick Williams, Planning and Zoning Manager
From: Alexander Bosworth, Planner
Meeting Date: June 24, 2024

REQUEST SUMMARY

PUBLIC HEARING: Planned Area Development Major Amendment, PAD24-02 Anderson Farms: A request by EPS Group on behalf of Lennar Homes, to amend the Anderson Farms Planned Area Development (PAD) Ordinance 22-02, to revise the development land use plan and development standards for +/- 566 acres of land, generally located at the southeast corner of W. Bowlin Rd. and N. Hartman Rd. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNERS

EPS Group
David Hughes
1130 N. Alma School Rd.
Unit 120
Mesa, Arizona 85201
480-503-2250
david.hughes@epsgroupinc.com

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

Anderson Palmisano Farms
35840 W. Farrell Rd.
Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	566 +/- gross acres
Site Addresses	Unassigned
Existing Site Uses	Agriculture
Proposed Site Uses	Residential and Commercial
Existing General Plan Land Use	Master Planned Community (MPC); Commercial (C)
Existing Zoning	Anderson Farms Planned Area Development (PAD)

HISTORY SUMMARY

- 1963 – Rezone to General Rural (GR) from Industrial (CI-2), Pinal County case # PZ-007-63
- 2022 – Anderson Farms Planned Area Development (PAD) district was approved under City of Maricopa case # PAD21-09 and Ordinance 22-02.

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	Tortosa Planned Area Development (PAD)	Residential
East	Master Planned Community (MPC)	CI-2 Industrial	Volkswagen
South	Master Planned Community (MPC)	Cortona Planned Area Development (PAD); CR-1 Single Family Residential	Agriculture; High School
West	Master Planned Community (MPC)	Sorrento Planned Area Development (PAD); CB-2 General Business	Residential

ANALYSIS

The original Anderson Farms Planned Area Development (PAD) was approved by the City Council on January 18, 2022, through Ordinance 22-02. As such, Anderson Farms proposed a total of 2,067 single-family residential lots, comprised of lot sizes that ranged in size from 4,600 square feet up to 7,800 square feet. Additionally, a total of 25 acres was reserved at the northwest (15.02 acres) and southwest (10.1 acres) corners of the development for future high-density residential, commercial, and/or mixed-use projects. Development standards for Anderson Farms are consistent with the City's RS-5 and Mixed-Use General Zoning Districts. The open space plan for the development is designed around a ten-acre centralized park, community pool, a network of pedestrian trails, and amenity locations throughout the community. The community park and associated amenities will be built with Phase 3 of the development. Main access to the development will be provided by a "farm themed" collector road (Anderson Farms Blvd.) via Hartman Road. Anderson Farms Blvd., an east/west collector road that bisects the property providing future phase connections. The phasing plan for the development proposes a total of nine (9) phases, with the first phase being currently under construction.

The applicant is requesting a Major Amendment to the existing Anderson Farms Planned Area Development (PAD). The proposed amendment requests to modify the Phase 2 (+/- 53.45 acres), and Phase 9 (+/- 28.36 acres) portions of the original +/- 566-acre PAD site. The PAD district's structure is flexible in nature, fulfilling both the City's need for additional housing options and dedicated acreage for commercial uses.

Details of the request:

The Anderson Farms PAD Major Amendment contains two main modifications to the original plan.

The applicant is proposing:

1. The introduction of a smaller lot size in Phase 2 of the Anderson Farms community. The sizes of the proposed lots range in size from 2,975 square feet (35' x 85') to 3,500 square feet (35' x 100') in an effort to combat rising home prices and provide attainable housing options for future residents. The proposed home plans feature single-family homes with a combination of no garages, 1-car garages, and 2-car garages.
2. A re-designation of the southeast corner of W. Bowlin Rd. and N. Hartman Rd. from its current land use designation to General Commercial (GC) and increased the size of the parcel from 15.02 acres to 28.36 acres.

The proposed PAD Amendment seeks to change the Phase 2 portion of the PAD by allowing small lot products on 35' wide lots, as opposed to the currently approved 40' wide and 45' wide lots for the

phase. Lennar Homes has proposed the “Dream Series” and the “Cottage Series” in an effort to integrate attainable housing products within the rest of the Anderson Farms subdivision.

The Dream Series

The Dream Series offers homes that range between 740 square feet to 1,450 square feet and do not feature a garage. The Dream Series will offer two (2) uncovered off-street parking spaces for residents, in addition to on-street parking on one side of the local streets. The City Code currently requires two (2) covered parking spaces per unit, though staff has determined that this product fulfills the intent of the Code by retaining the same amount of parking on-site and off of the street.

These homes feature an architectural design that brings their livable portions closer to the streets, which is typically a challenge with traditional homes with a two-car garage. Front porches and usable patio space are key features in achieving this, and will encourage residents to interact with the greater community. The applicant is providing a variety of elevations and color schemes with the Dream Series as a conventional product would.

The Cottage Series

The Cottage Series offers homes that range between 967 square feet to 1,232 square feet. The Cottage Series offers future homeowners two garage options for the series, the smaller Cottage homes are designed with a 1-car garage whereas the larger Cottage homes feature a standard 2-car garage. The 1-car garage products will also feature two (2) uncovered off-street spaces, also fulfilling the intent of the Code requirement for two (2) off-street spaces per unit. Parking will be allowed on one side of the street.

The PAD amendment incorporates land use and development standards for these 35’ wide lots, as these products are unique and not currently developed in the City. The proposed elevations and plot plans for Dream and Cottage series homes are included in pages 79-84 of Exhibit A – Proposed PAD Booklet.

Northwest Corner Land Use Change:

The applicant is proposing to re-designate the southeast corner of W. Bowlin Rd. and N. Hartman Rd. from its current land use designation to General Commercial (GC). The GC designation will allow for commercial uses that provide retail and service-oriented businesses to a large surrounding residential trade area with a one-to-five-mile radius. The proposed land use change conforms with the City’s current General Plan land use map which designates the corner Commercial (C). The applicant is also proposing to expand this commercial corner from 15.02 acres to 28.36 acres to accommodate a neighborhood scale grocery store and ancillary service-oriented businesses.

Staff has analyzed this portion of the amendment request and determined that there is a large need for commercial uses in the area. The majority of the City’s existing commercial developments are concentrated along N. John Wayne Pkwy. and the Maricopa-Casa Grande Highway, both of which are substantially farther from the subject site and surrounding communities.

Density

The PAD Amendment seeks to allow 35’ wide lots within Phase 2 of Anderson Farms, as opposed to the currently approved 40’-45’ wide lots. This introduction of smaller lots over the same area will increase the phase’s density. The applicant is proposing a density within this phase at +/- 7.32 du/acre. This complies with the General Plan future land use designation of the site, which allows for up to 10.0 du/acre across the entire PAD area.

Additionally, this amendment re-designates 15.02 acres in Phase 9 that may currently be developed as high density residential. This will remove the ability to develop additional dwelling units within this phase of the project.

Circulation

The PAD Amendment does not seek to make major changes to the overall circulation pattern of the original PAD. The amendment maintains the previously proposed spine road (W. Anderson Farms Blvd.) running east-west through the center of the subdivision, along with a street running east-west along the southern third of the subdivision. A new east-west street is now shown on the northern third of the project, which will serve as an access point to the new commercial corner for residents. The pedestrian paseos remain as an integral component of the PAD, providing for various connections across the subdivision on a pedestrian scale.

Architecture

The PAD Amendment does not seek to modify the existing design guidelines and development standards outside of Phase 2 of the subdivision. For the 35' wide lots in Phase 2, the applicant has presented the "Dream Series" and "Cottage Series" as part of Exhibits G1 and G2 respectively within the PAD Booklet. Staff has determined that these proposed home elevations meet the letter and intent of the adopted Single-Family Residential Design Guidelines and parking requirements. The proposed elevations and plot plans for Dream and Cottage series homes are included in pages 79-84 of Exhibit A – Proposed PAD Booklet.

CITIZEN PARTICIPATION:

Prior to recommending approval of the Major PAD Amendment request, the applicant provided a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed rezone required per the city's Zoning Code. The Public Participation Plan included one (1) neighborhood meeting that was held at the request of anyone who wished to participate, two (2) rounds of notification letters sent to all property owners within 600 feet of the subject area, two (2) public notice signs within the subject area, and a legal notice published in the Casa Grande Dispatch. A timeline of the participation event is shown below (refer to Exhibit C – Citizen Participation Report).

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|-----------------|---|--|
| • May 6, 2024 | - | Signs Posted |
| • May 7, 2024 | - | 1 st Notification letters sent |
| • May 8, 2024 | - | Notice Posted on the City Website |
| • May 14, 2024 | - | Newspaper notice published in the Casa Grande Dispatch |
| • May 23, 2024 | - | Neighborhood meeting held |
| • May 24, 2024 | - | Sign Postings updated |
| • May 30, 2024 | - | 2 nd Newspaper Notice published in Casa Grande Dispatch |
| • May 31, 2024 | - | 2 nd Notification letters sent |
| • June 24, 2024 | - | Planning and Zoning Commission (Public Hearing) |

PUBLIC COMMENT

At the time of writing this report staff has not received any comment for the request.

PAD AMENDMENT REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan.

Staff Analysis: *The proposed PAD Amendment adheres to the General Plan's future land use designation for the site, and the proposed project will abide by the maximum allowable density for the overall PAD area.*

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Staff Analysis: *The PAD amendment will allow for additional diverse residential and commercial opportunities in the area. The amendment will introduce the attainable housing products (the "Dream Series" and "Cottage Series"), as well as increase the commercial land use at the northwest corner from 15.02 acres to 28.36 acres.*

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Staff Analysis: *The PAD amendment will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

CONCLUSION

Staff recommends **approval** of **case PAD24-02 Anderson Farms Major PAD Amendment**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The PAD request case #PAD24-02 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof that are not enumerated within the PAD Narrative/Booklet.
2. The proposed 35' wide lots shall only be platted within Phase 2 of the Anderson Farms subdivision. The inclusion of such lot sizes in any other phase within this PAD area shall require a separate amendment to the Anderson Farms PAD.
3. A minimum of 20% of the overall Anderson Farms PAD area shall qualify as open space upon completion.
4. All applicable previously approved conditions of approval for the Anderson Farms Planned Area Development are still in effect unless amended herein.
5. The development shall be responsible for any off-site and on-site improvements identified by the City's Engineering Division at the time platting or the submittal of a Development Review Permit.
6. 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 the City Engineer and installed by the developer.
7. The applicant shall continue with the development process of submitting Preliminary Plat(s), Final Plat(s), and Development Review Permit(s) as prescribed within the City Code.

8. Prior to the City Council approval of the PAD24-02, the applicant shall submit to the city a signed waiver pursuant to Proposition 207, as applicable.
9. In conjunction with Preliminary Plat and Final Plat procedures and prior to issuance of any building permit, a clearance letter from the State Historic Preservation Office (SHPO) for archaeological and historical preservation information shall be submitted, as applicable.
10. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
11. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.
12. The development and operation of any proposed facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.
13. Prior to issuance of a final Certificate of Occupancy, the developer must provide all offsite improvements recommended by city's staff and a traffic impact analysis prepared to the city's approved guidelines. Offsite improvements include infrastructure such as construction or improvements of roads, sidewalks, curb/gutter, striping, signs, streetlights, landscaping and new installation or reconfiguration of existing traffic signals impacted by the development.
14. If the development is to be built and occupied by residents in phases, a phasing plan must be submitted to the city for review and approval. Construction of offsite improvements shall be included with first phase of construction unless approved by City Engineer to be built with future phases.
15. Access to the development is subject to review and approval by City Engineer. Interaction with future developments and their accesses must be analyzed by the applicant's traffic engineer and City Staff.
16. Any amendments to the PAD District shall be processed in accordance with Section 18.180.060 of the City's Zoning Code.

ATTACHMENTS

Exhibit A: Proposed PAD Booklet

Exhibit B: Current PAD Booklet

Exhibit C: Citizen Participation Report

Exhibit D: Zoning Map

Exhibit E: General Plan Land Use Maps

-- End of staff report --