

Anderson Farms – Phase 1B

**Rezone Narrative**

S/SEC of Bowlin Road and Hartman Road

1<sup>st</sup> Submittal: March 8, 2019



**Developer**

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**Introduction**

The subject site that is contained in the request is located in the City of Maricopa, south of the southeast corner of Bowlin Road and Hartman Road. This site consists of approximately 28.6 gross acres and is a portion of Pinal County Tax Assessor Parcel Numbers (APNs) 502-03-015H. This rezone request is to initiate the process for a single-family residential development.

Project Data	
<b>A.P.N.</b>	Portion of 502-03-015H
<b>Current Land Use</b>	Agricultural
<b>Existing General Plan Land Use Designation</b>	Master Planned Community
<b>Current Zoning District</b>	General Rural (GR)
<b>Proposed Zoning District</b>	RS-5
<b>Gross Area</b>	+/- 28.65 Acres
<b>Net Area</b>	+/- 27.41 Acres
<b>Lot Size</b>	50' x 115'
<b>No. of Lots</b>	111 Lots
<b>Gross Density</b>	3.9 DU/Acre
<b>Open Space Tract Area</b>	+/- 7.16 Acres (26% of Net Area)
<b>Useable Open Space Area</b>	+/- 5.88 Acres (82% of Total Open Space Area)
<b>Internal Local Streets</b>	Public

**Current and Proposed Zoning**

The Site is current zoned General Rural (GR). The General Rural district is intended to prevent urban residential and related uses from developing near agricultural operations. The proposed Zoning is RS-5. This is a zoning district consistent with Land Use Map in the City of Maricopa’s General Plan, which designates this site as a Master Planned Community with a maximum density of 10 du/ac. The RS-5 district is intended for medium density, single-family dwellings with a minimum lot size of 4,500 square feet.



### **Surrounding Land Uses**

This development is proposed on agricultural land. It is surrounded by the existing Anderson Palmisano Farms on the north and east sides, and the future Anderson Farms Phase 1A single family subdivision to the south. The existing single family residential development of Sorrento Parcel is to the west of Hartman Road of the proposed development.

<b>Surrounding Existing Use and Zoning Designations</b>			
	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
<b>North</b>	Master Planned Community	General Rural	Agricultural
<b>South</b>	Master Planned Community	RS-5	Future Anderson Farms Phase 1A
<b>East</b>	Master Planned Community	General Rural	Agricultural
<b>West</b>	Master Planned Community	CR-3	Sorrento Residential Development
<b>Site</b>	Master Planned Community	General Rural	Agricultural

### **Development Plan**

A development plan has been submitted along with this application showing the conceptual layout of the proposed subdivision. The size, scale and environment of the site is appropriate for a single-family residential development. The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

The development consists of 111 residential lots which are a minimum lot size of 50' x 115'. The overall gross density for the proposed development is approximately 3.9 dwelling units per acre. There is also an estimated 7.17 acres of open space within the proposed development which is approximately 26% of the project's net acreage, and 5.88 acres of the total open space is useable open space for the residents of the community.

### **Conclusion**

This rezoning process is the next step in the development process to put this site to a contributing use and will initiate the development of single-family residential development that is in compliance with the City's land use designation for the site. The proposed development provides an opportunity for the City to increase compatible single-family residential development to the area. We look for to working closely with the City to gain all necessary approvals to build a successful project.

