

STAFF ANALYSIS - SUB15-01

REQUEST

Subdivision Re-plat (SUB) 15-01: EPS Group, Inc., representing LGI Homes – Glennwilde LLC, is requesting a Lot Line Adjustment through a re-plat of Elm Tree at Glennwilde Parcel 15, a plat development recorded by fee# 2005-025355 (Cabinet E, Slide 193), Pinal County Records. It is located in a portion of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona.

PROJECT INFORMATION

Property Owner:

LGI Homes – Glennwilde LLC
9150 E. Del Camino Dr.
Suite 118
Scottsdale, AZ 85258
Contact: Jim Osburn

Applicant:

EPS Group, Inc.
2045 S. Vineyard Ave.
Suite 101
Mesa, AZ 85210
Contact: Gail Morgan, RLS

Current Assessor Parcel #: 512-42-2940 (Lot 32) & 512-42-2950 (Lot 33)

Current Addresses: 41174 W. Lucera Lane, Maricopa, AZ (Lot 32)
41188 W. Lucera Lane, Maricopa, AZ (Lot 33)

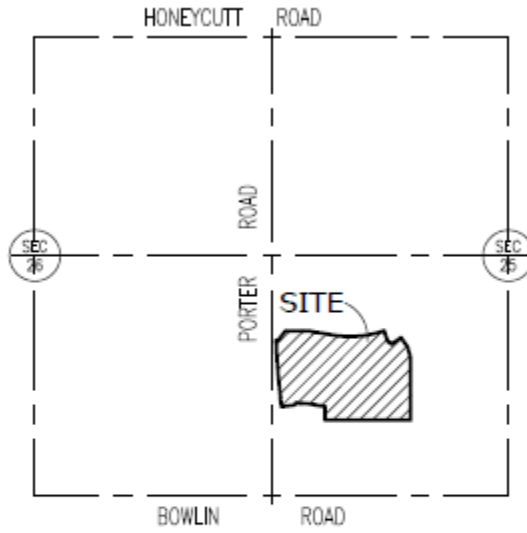
Current Zoning: CR-3 PAD (Single Family Residential)

Site Data:

- Typical Lot of Glennwilde Parcel 15
 - Dimensions 45' wide x 115' deep
 - Area 5,175 sq. ft. (0.119 acre)
- Project Gross Area 10,760 sq. ft. (0.247 acre)
- Existing Condition
 - Lot 32 5,452 sq. ft. (0.125 acre) (as recorded)
 - Lot 33 5,456 sq. ft. (0.125 acre) (as recorded)
 - +/- 4,447 sq. ft. (0.102 acre) (as constructed)
- Proposed
 - Tract D15 871 sq. ft. (0.02 acre)
 - Lot 32A 9,899 sq. ft. (0.227 acre)
 - Address 41174 W. Lucera Lane (retained from Lot 32)

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Site Location Maps:



VICINITY MAP



Pinal County Web Map

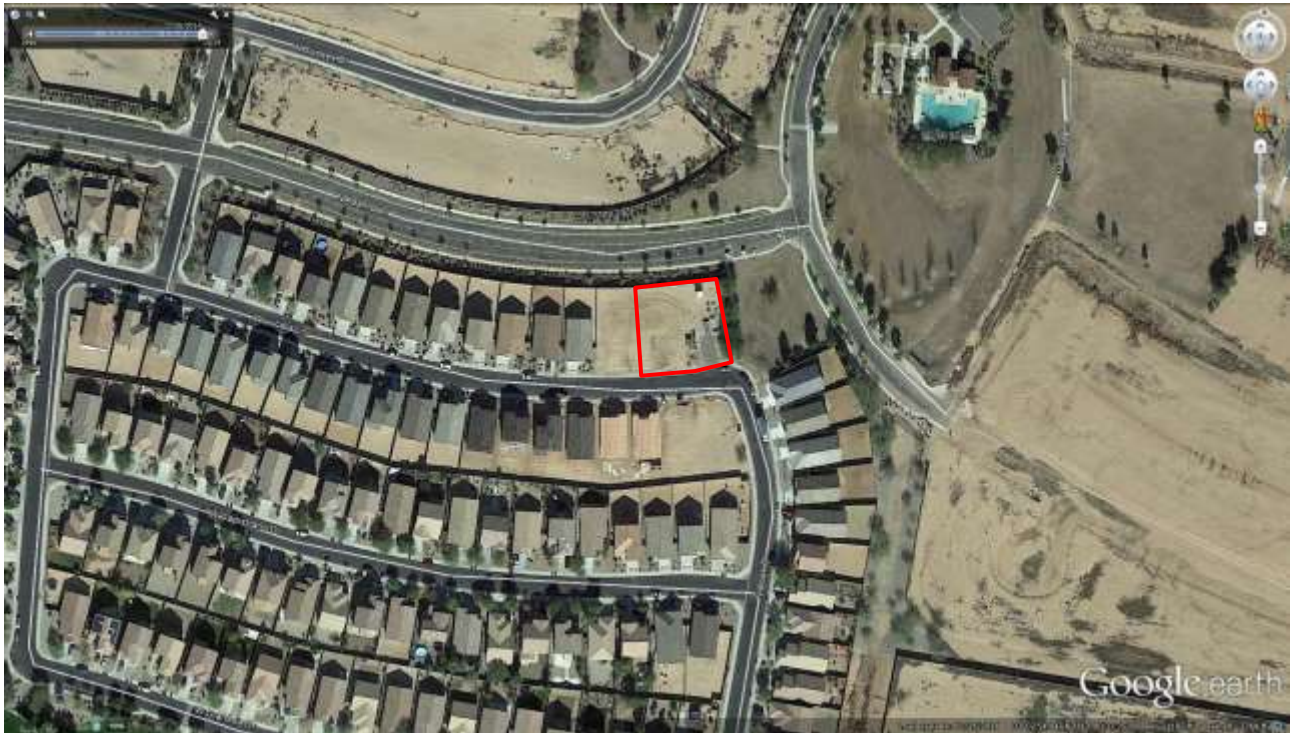


Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions.



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Aerial Image:



Background and Request:

During the original site work at Glennwilde Parcel 15 (residential subdivision), a community wall was built erroneously west of the shared property line of Lot 33 and Tract KK. As such, this has reduced the standard lot size for Lot 33, rendering it non-buildable.

Due to existing physical constraints, LGI Homes is proposing to combine Lot 32 and the undersized Lot 33 through a Lot Line Adjustment. The proposed combined lot replaces Lot 32 and Lot 33, identified as Lot 32A, and has an area of 9,899 square feet. Due to this modification, east of the wall, it will also create a new tract adjacent to Tract KK, now identified as Tract D15 with an area of 871 square feet.

The proposed Re-Plat of Lots 32 and 33 of Glennwilde Parcel 15 was reviewed and approved by the City Engineer. The proposed Lot 32A is in compliance with all applicable City Codes and previous PAD approval. Upon approval of the proposed Re-Plat, the home built on existing Lot 32 will include a larger side yard to the east. Staff recommends approval of the Replat SUB15-01.

Exhibits:

1. Exhibit A – Replat
2. Exhibit B – Legal Description of Lot 32A and Tract D15
3. Exhibit C – Legal Description of Lot 32 and Lot 33