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STAFF REPORT

CASE # SUB22-17

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Development Services Director

From: Rick Williams, Planning and Zoning Division Manager

Meeting Date: January 16, 2024

REQUEST

Subdivision Final Plat, Maricopa 40 (SUB22-17): CVL Consultants Inc, on behalf of Emmerson Holdings, LLC, is requesting approval of the Maricopa 40 subdivision Final Plat. The property is generally located one quarter mile north of the northwest corner of Steen Road and Murphy Road.

DISCUSSION AND ACTION.

APPLICANT

CVL Consultants
 4550 N. 12th Street
 Phoenix, AZ, 85014
 Phone: 602-285-4765
 Contact: Krista Zinser
 Email: kzinser@cvlci.com

PROPERTY OWNER

Emmerson Holdings, LLC
 14555 N. Scottsdale Road #330
 Scottsdale, AZ 85254
 Contact: Chase Emmerson

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

- Site Gross Acreage: 40.43 Acres
- Site Address: N/A
- Existing Zoning: Planned Area Development
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: 4.7 Dwelling Units per Acre (DU/AC)
- Allowed Density: 2.0 – 6.0 DU/AC
- Lot Size: 40' x 115' and 45' x 120'
- No. of Lots: 184 lots

HISTORY

- 2021 - Zoned Maricopa 40 PAD (PAD21-08), November 16, 2021
- 2022 – Preliminary Plat Approval, Maricopa 40 (SUB21- 42), April 25, 2022

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	Single-family Residential (CR-3)	Cortona (Master Planned Community)
South	Industrial (CI-2)	Low Density Residential (Vacant)
East	General Rural (GR)	Master Planned Community
West	Industrial (CI-2)	Low Density Residential (Vacant)

ANALYSIS

Maricopa 40 is a single-family residential community planned for approximately 184 homes on two typical lot sizes with a 1.62-acre commercial site. The development of the property is in line with the General Plan Land Use which designates the land as a Master Planned Community. The proposed land use distribution includes a net total acreage of 42.50-acres with approximately 40.43-acres of land being designated for single-family residential development.

Primary access to the development will be provided via two access points onto Murphy road, a minor arterial to the east. Local streets with 50-foot right-of-way are proposed for the community per City of Maricopa standards.

As established in the approved PAD, the development will provide a mix of 40' and 45-foot wide lots that conform to the approved PAD development standards. The subdivision design will include neighborhood streets with detached sidewalks, neighborhood parks, and trail connectivity. Refer to Attachment A, B, and C for project narrative and plat exhibits.

The open space plan includes a community park that will include both active and passive recreation amenities specific to the community. Amenities included in the park consists of picnic areas, play areas, and walking trails. In total, Maricopa 40 proposes a total of 8.96-acres, or, 23% of open space which exceeds the City's minimum requirements.

The submittal of the final plat includes the plat map of the parcel, pavement plans, grading plans, drainage plans, and landscaping plans. If granted approval of the final plat, the applicant will be responsible for obtaining required signatures and approval from all applicable agencies that includes but not limited to local utilities, state agencies and the City Engineer, as prescribed in the City's Subdivision Code.

In reviewing the final 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 approved PAD, case # PAD21-08.

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 project proposes a well-connected pathway system through the subdivision that will link the community park and the two additional neighborhood parks together, thus satisfying the connectivity requirements as set forth in the city's Subdivision Code.

4. Residential Design Guidelines:

The Maricopa 40 PAD does not contain specific design guidelines for future residential development. Therefore, the developer will be required to obtain the approval of Residential Design Review applications, prior to building plan submittal, ensuring that future development of the community meets the established theming standards contained in the approved Maricopa 40 PAD and the City's Single-family Residential Design Guidelines.

5. Conceptual Landscaping:

The landscaping currently proposed exceeds the minimum required of 20% satisfying minimum requirements set forth within the City's Subdivision Code.

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 Final Plat (see Exhibit A) adheres to, or advances the intent of, the City's Roadway Standards as specified in the City's Subdivision Ordinance.

8. Final Traffic Report:

The Engineering Division has reviewed the Traffic Impact Analysis and found that the following improvements will be required to provide adequate access to the development:

- Install a southbound right-turn lane on Murphy Road at the residential access roadway, with 100 feet of storage length.
- Install a two-way left-turn lane adjacent to the site, spanning from High Desert Trail to La Brea Road. The transition tapers on the north and south end should comply with MUTCD and ADOT guidance for taper length. For posted speeds of 45 mph or greater, the taper length is calculated as the product of the speed limit and the lateral shift to accommodate the two-way left-turn lane.
- Install STOP signs on the eastbound approach, exiting the development, at the residential and commercial access intersections.

CONCLUSION

Staff recommends approval of case SUB22-17, Maricopa 40, Final Plat, subject to the conditions of approval stated in this staff report:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies.
2. Changes/amendments not included with this application request and or addressed during the city's review shall require separate review and approval by staff and if deemed necessary, review and approval by the same approving body for this application as determined by the City Engineer and Zoning Administrator.

3. In accordance to the City's Subdivision Code approval of the final plat is valid for a period of twelve (12) months from the date of City Council approval. If the developer fails to provide the required material or perform the necessary work that includes the required improvement plan approval within the twelve (12) month period, the final plat approval by City Council shall become null and void. Any further action on said plat, after the expiration of the approval, shall require a complete re-submittal of the plat.
4. 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.
5. After recordation of the plat and Pinal County has assigned an assessor parcel number, the applicant shall be responsible of applying for an address request for all single-family residential lots.
6. Prior to recordation of the final the applicant shall record the proposed CC&R's and the recording number shall be noted within the approval final plat.
7. Public disclosure of potential noise impacts – constructive knowledge of potential railroads/agricultural/industrial impacts shall be made to future purchasers, mortgagees, renters, occupier and users of the property.
8. Prior to issuance of any building permits for model homes/sales office/buildings, the Developer/applicant shall provide evidence that the above disclosures have been included and disseminated to the best of their ability as notes on the final plat, or as a separated recorded document.
9. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
10. Prior to building permitting for any single-family homes, a Design Review application shall be submitted for the review and approval of the proposed housing products.
11. Housing products shall be designed in accordance to current City of Maricopa standards and/or subsequent standards at the time of submittal.

ATTACHMENTS

Exhibit A – Final Plat, Maricopa 40

Exhibit B – Vicinity Map, Maricopa 40

Exhibit C – Project Narrative, Maricopa 40

-- End of staff report --