1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 | www.epsgroupinc.com

Hogenes Farms

Preliminary Plat Narrative

NWC of McDavid Road and Green Road

1st Submittal: January 27, 2021

2nd Submittal: April 15, 2021

Developer
Marbella Homes
18835 N. Thompson Peak Parkway, Suite 215
Scottsdale, AZ 85255
Tel: 480-420-3355
Contact: John Wittrock

Consultant
EPS Group, Inc.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
Tel: 480.355.0616
Contact: David Hughes

Introduction

The subject site that is contained in the request is located in the City of Maricopa on the northwest corner of McDavid Road and Green Road. This site consists of approximately 232 gross acres and is a portion of Pinal County Tax Assessor Parcel Numbers (APNs) 510-12-0050. This request is to initiate the process for review and approval of a preliminary plat for a single-family residential development of 812 lots.

Project Data	
A.P.N.	Portion of 510-12-0050
Current Land Use	Agricultural
Existing General Plan Land Use Designation	Master Planned Community (MPC) Medium Density Residential (MDR) Employment (E)
Current Zoning District	CI-2
Proposed Zoning District	RS-5 PAD
Gross Area	231.99 Acres
Net Area	221.17 Acres (Excludes Arterial & Collector R/W)
No. of Lots	
40' x 115'	289
45' x 115'	304
65' x 120'	219
Total	812
Gross Density	3.5 DU/Acre
Average Area per Lot	5,748 Square Feet
Open Space Tract Area	75.93 Acres (34.3% of Net Area)
Internal Local Streets	Public

Current and Proposed Zoning

A rezoning request under the permit number PAD21-01 is being processed concurrently with this preliminary plat application. PAD21-01's request is to rezone the existing C1-2 (Industrial Zone) zoning to the City's Planned Area Development District (PAD) zoning to allow for an innovative set of single-family subdivisions that are planned as part of a larger master plan. The proposed base zoning district under the PAD shall be the RS-5 zoning district. This is a zoning district consistent with Land Use Map in the City of Maricopa's General Plan, which designates this site as Master Planned Community with a maximum density of 10 du/ac and Medium Density Residential with a density range of 2.0 to 6.0 du/ac. The RS-5 district is intended for medium density, single-family dwellings with a minimum lot size of 4,500 square feet. Below is a table of the existing base RS-5 development standards per the City of Maricopa Zoning Ordinance and the proposed RS-5 PAD development standards.

Maricopa Meadows II Development Standards		
Regulation	**Base Zoning District Regulations (RS-5)**	**Proposed Zoning District Regulations (RS-5 PAD)**
Min. Lot Area	5,000 sq. ft.	**4,500 sq. ft.**
Min. Lot Width	50'	**40'**
Max. Lot Coverage One Story Two/Three-Story	 55% 50%	 55% 50%
Max. Building Height	30'	30'
Front Setback	15' (1) (2)	15' (1) (2)
Interior Side Setback	5'	5'
Street Side Setback	5'	5'
Rear Setback	15'	15'

(1) Livable areas and side entry garages may have a minimum setback of 10 feet from the property line.
(2) Street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk or to the back of curb, when a sidewalk is not provided.

Surrounding Land Uses

This development is proposed on agricultural land. It is surrounded by the existing agricultural and undeveloped land. See the table below for the surrounding land uses and zoning districts.

Surrounding Existing Use and Zoning Designations			
	Existing Land Use Classification	**Existing Zoning**	**Existing Use**
North	Master Planned Community, Medium Density Residential	CI-2	Agricultural, Undeveloped
South	Master Planned Community	General Rural	Agricultural, Ak-Chin Indian Reservation
East	Mixed Use	General Rural	Undeveloped
West	Employment	CI-2	Natural Desert, Ak-Chin Indian Reservation
Site	Master Planned Community	General Rural	Agricultural

Development Plan

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

The proposed residential community consists of 812 total lots which are a divided into three varying lot sizes: 40’ by 115’ (289 lots), 45’ by 115’ (304 lots), and 65’ by 120’ (219 lots). The overall gross density for the proposed development is approximately 3.5 dwelling units per acre. There is also an estimated 76 acres of open space within the proposed development which is approximately 34% of the project’s net acreage. Much of this open space is used for a large drainage channel along the western edge of the develop which turns and runs along the southern boundary toward Green Road. Outside of the drainage channel tract, the community still contains substantial amounts HOA maintained open space and amenities, providing areas needed for future residents to interact and socialize with their family and each other. See the enclosed preliminary plat and preliminary landscape plans for further detail.

Conclusion

This preliminary plat 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.