



June 9, 2021

# Red Valley Ranch

Located at the southwest corner of  
Farrell Road and Anderson Road  
City of Maricopa, Arizona

## Preliminary Plat Narrative



4550 N 12th Street  
Phoenix, AZ 85014  
CVL Job No: 1-01-02312-01

# **Preliminary Plat Narrative**

**for**

## **Red Valley Ranch**

**June 9, 2021**

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## 1. Introduction

Coe & Van Loo Consultants, Inc. (CVL) on behalf of and in conjunction with the property owner, Crescent Bay Land Fund 1, LLC, is pleased to submit this Preliminary Plat for Red Valley Ranch (“the Project”). Red Valley Ranch is an approximately 164.3-acre master planned community located at the southwest corner of Farrell Road and Anderson Road in Maricopa, Arizona.

A Minor PAD Amendment is currently in progress for a minor modification to the lot widths and product mix of the community. The request remains consistent with the maximum lot count, density and open space as outlined in the Red Valley Ranch Major PAD Amendment, approved by the City of Maricopa as case PAD-10-01 in December 2010. This Preliminary Plat submittal is in conformance with the Minor PAD Amendment (PAD21-05) in progress to administratively approve these modifications.

## 2. Proposed Development Plan

The tables below detail the parcel data and overall lot mix for Red Valley Ranch:

Parcel Data							
Parcel	Lot Size		Yield	Gross Area	Density	Open Space	
1	42' x 120'	82	83 lots	20.19 ac	4.11 du/ac	4.68 ac	23%
	55' x 120'	1					
2	42' x 120'	89	89 lots	18.81 ac	4.73 du/ac	3.66 ac	19%
3	55' x 125'	52	52 lots	18.66 ac	2.79 du/ac	6.23 ac	33%
4	50' x 120'	64	66 lots	24.51 ac	2.69 du/ac	9.04 ac	37%
	55' x 120'	2					
5	42' x 120'	76	76 lots	26.59 ac	2.86 du/ac	12.18 ac	46%
6	42' x 120'	73	73 lots	19.99 ac	3.65 du/ac	7.52 ac	38%
7	55' x 125'	51	51 lots	16.85 ac	3.03 du/ac	5.34 ac	32%
8	50' x 120'	51	54 lots	18.75 ac	2.88 du/ac	6.78 ac	36%
	55' x 120'	3					
Total		164.34 ac	544 lots	164.34 ac	3.31 du/ac	55.42 ac	34%

Lot Mix		
Lot Width	Yield	Mix %
42'	320 lots	59%
50'	115 lots	21%
55'	109 lots	20%
Total	544 lots	100%

As established in the preceding tables, a lot mix of 42'x 120', 50'x 120' and 55' x 125' is proposed. As directed by City Staff, a minimum of 20% of the lots are 55' wide or greater. There have been minor adjustments to the prior lotting design based on the proposed modification to the lot sizes, as well as FEMA revised flood plain mapping; however, the design intent remains consistent with the original 2004 approval and the subsequent 2010 Amendment. The current PAD density and total unit count maximums remain unchanged. The signage, street pattern and landscape theme established by the Red Valley Ranch PAD remain as part of the new land plan, and detached sidewalks with neighborhood parks planned for recreation amenities including tot lots, and trail connectivity throughout.

### 3. Development Standards

The table below details the development standards set for Red Valley Ranch by the Minor PAD Amendment (PAD21-05) currently in progress:

Development Standards	
	PAD21-05
Min. Lot Area	5,000 sf
Min. Lot Width	42'
Min. Front Yard Setback	18'/10"*
Min. Side Yard Setback	5' & 5'
Min. Rear Yard Setback	15"**
Min. Distance Between Main Buildings	10'
Max. Building Height	30'
Lot Coverage	55% 1S/50% 2S

**Notes:** \* 18' from face of garage to property line and 10' to side entry garage/living space

\*\* Fireplace, Chimneys, Architectural projections may extend 2' into setback and patio cover projections may extent 5' into setback.

## **4. Landscape Theme**

A combination of desert, xeriscape treatments along the storm water collection areas and additional areas of highly vegetated treatments and grass are envisioned to provide varied open spaces and recreational opportunities. The Desert Palette will be used in portions of the open spaces along the western and northern boundaries of the property. The Mediterranean/Palm Palette and Desert Palette will be utilized in the remainder of the property. Please refer to the preliminary landscape plans provided for additional information.

The ownership, control and maintenance of landscaping, open space and recreation facilities will be conveyed to and held in common by a homeowner's association (HOA).

## **5. Existing Conditions**

Red Valley Ranch is located north of Steen Road, south of Farrell Road, east of Murphy Road and west of Anderson Road within the incorporated limits of the City of Maricopa. The property consists of approximately 164.3 acres of vacant land identified as Parcel Number 502-07-0010 in Section 3, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The project is encumbered by both a 100' electrical easement running along the northern property boundary and an approximately 100' drainage channel running along the north, east and west boundaries of the site.

The project is bounded along the north by the east by the Volkswagen Test Track zoned Industrial Zone CI-2, the east by Ak-Chin, the west by rural farming zoned General Rural Zone GR and the south by rural housing zoned General Rural Zone GR.

## **6. Utilities and Services**

Utility services are readily available for the community. A Utility Commitment Table is provided below listing each of the utility providers:

<b>Utility</b>	<b>Provider</b>
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District Number 3
Gas	Southwest Gas Corporation

## 7. Community Facilities and Services

The following outlines the community service providers:

Service	Provider
School	Casa Grande Elementary School and High School Districts
Police	City of Maricopa Police Department
Fire	City of Maricopa Fire Department

## 8. Drainage

The project is located within Flood Zone X which is defined as; “Zone X: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 ft or drainage areas less than 1 square mile; and areas protected by levees 1 % annual chance flood.”

The project has an approved CLOMR. The City of Maricopa and Pinal County have reviewed and approved of the CLOMR drainage solution which conveys offsite drainage flows. When the site work is completed and the LOMR is approved it will remove the Property from the existing flood zone. At the time of the CLOMR approval an intergovernmental agreement was executed between the City of Maricopa and Pinal County. The IGA specifies the City of Maricopa as the maintenance authority over the flood control channels associated with the CLOMR flood solution.

Please refer to the drainage report provided for additional information.

## 9. Water Facilities

The project site is within the Certificate of Convenience and Necessity (“CCN”) of Global Water Resources (GWR). As part of the formal final plat submittal CVL will prepare a water report in conformance with all applicable Global Water Design Standards. An Infrastructure Finance and Coordination Agreement is in place and is recorded on the Property for the provision of water service.

## 10. Wastewater Facilities

The project site is within the Certificate of Convenience and Necessity (“CCN”) of Global Water Resources (GWR). As part of the formal final plat submittal CVL will prepare a sewer report in conformance with all applicable Global Water Design Standards. An Infrastructure Finance and Coordination Agreement is in place and is recorded on the Property for the provision of wastewater service.

## **11. Circulation**

Access to the surrounding road network is provided from Farrell Road to Murphy Road providing paved access to the property from Casa Grande Highway to the south and Honeycutt Road from the north. Access will also be available to the Maricopa Highway from Farrell Road to Hartman Road to Honeycutt Road. Internal circulation to the community will be provided from two entrances. An entrance will be constructed from Farrell Road to the north with an internal collector road connecting to a second entrance constructed from Jarrett Road to the south.

Bordering the east side of the Property, Anderson Road has been classified as a Principal Arterial as a result of study completed in 2015 with the Regional Connectivity Plan. Being this is the eastern border of the City of Maricopa, adjacent to the Gila River Indian Community, this wider roadway section is not warranted. We concur with the City of Maricopa recommendation from the pre-application PA 21-06, that the roadway classification should be modified to a minor arterial section which matches each of the other arterial roadways within the vicinity as identified on the Preliminary Plat.

## **12. Conclusion**

The Preliminary Plat for Red Valley Ranch upholds the intent of the zoning and land use designated for these parcels while activating this undeveloped property as a new and attractive residential community. This neighborhood provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the site that positively contributes to the area. We look forward to our continued coordination with staff in the processing of this new neighborhood in the City of Maricopa.