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**STAFF ANALYSIS**

**CASE #SUB21-15**

To: Honorable Mayor and City Council  
From: Byron Easton, Senior Planner  
Through: Rodolfo Lopez, Development Services Director  
Meeting Date: October 19, 2021

**REQUESTS**

**Subdivision Final Plat SUB21-15 Lakes at Rancho El Dorado Parcel 55:** Coe & Van Loo Consulting Inc., on behalf of Metro Red 1 LLC is requesting final plat approval for Lakes at Rancho El Dorado subdivision, platting approximately 27.0 acres of land to be subdivided into 141 lots.. Generally located at the northwest corner of White and Parker Road and Smith-Enke Road, also described as a subdivision of a part of Southeast Quarter of Section 13, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **DISCUSSION AND ACTION.**

**APPLICANT**

**OWNER**

Coe & Van Loo  
4550 N. 12<sup>th</sup> St.  
Phoenix, AZ 85014  
Contact: Krista Zinser  
Email: kzinser@cvlci.com

Metro Red 1 LLC  
17700 N Pacesetter Way  
Scottsdale AZ, 85255

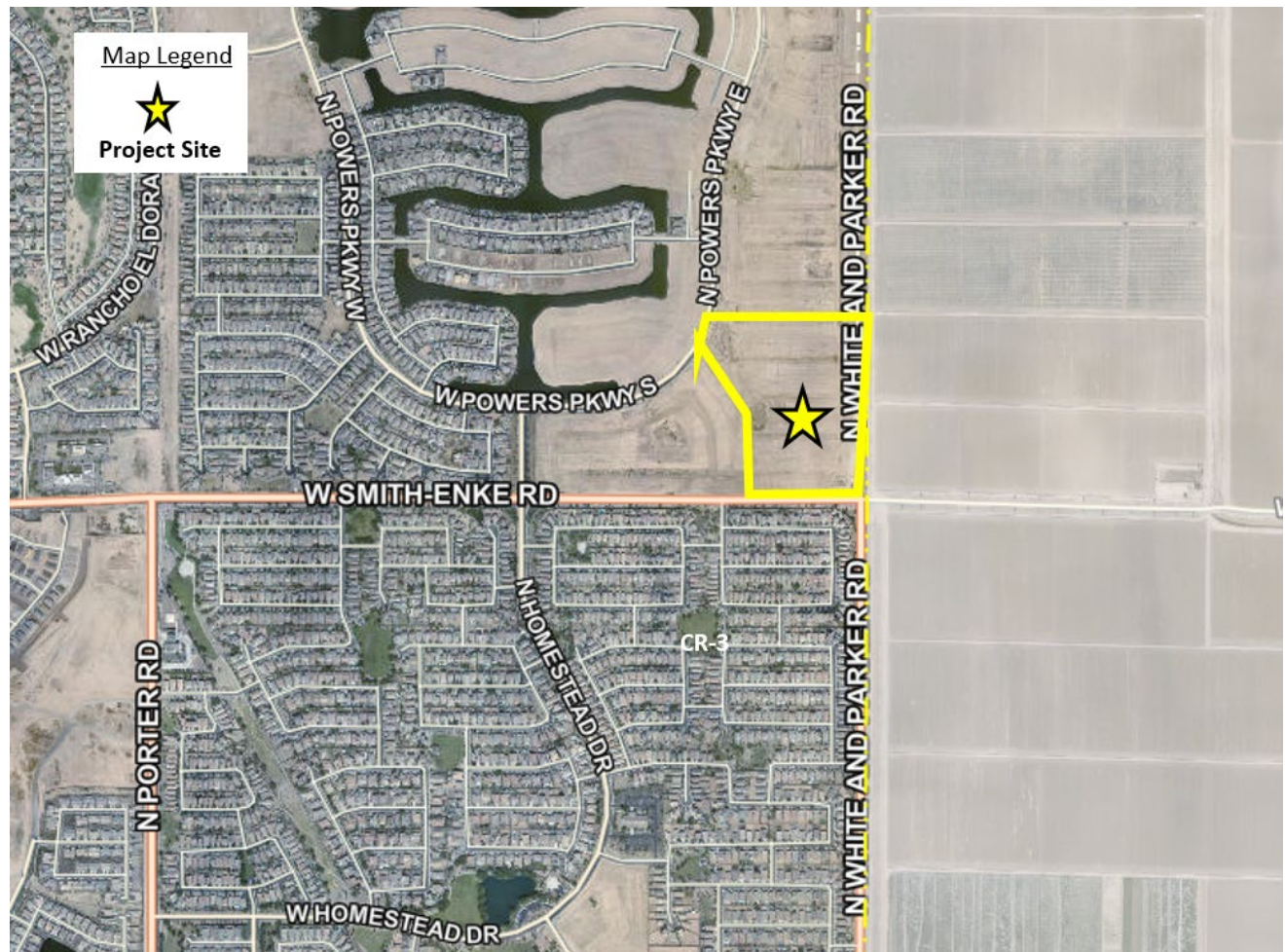
**COUNCIL PRIORITIES CONSIDERED**

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

**SURROUNDING LAND USE**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Residential (MDR)	Single Family Residence (CR-3 PAD)	Residential Subdivision
West	Residential (MDR)	Single Family Residence (CR-3 PAD)	Residential Subdivision
South	Residential (MDR)	Single Family Residence (CR-3 PAD)	Residential Subdivision
East	County	County	Vacant Land

**SITE LOCATION MAP**



**STAFF ANALYSIS**

Coe & Van Loo Consultants Inc., on behalf of Metro Red 1 LLC, requests approvals of a master final plat for future developments of the Lakes at Rancho El Dorado subdivision. Lakes at RED subdivision was originally rezoned under the County’s jurisdiction in 1997 under case # PZ-030-97 and PZ-PD-030-97. In 2019, a Minor PAD Amendment (PAD20-09) was approved by the City which proposed changes to the development plan and clarified certain applicable development standards. Later in November 2020, an additional PAD amendment was approved by City Staff which further updated the development standards, development table, and parcel layout. The modifications proposed within this Minor Amendment to the Lakes at RED PAD were applicable to the Harvard Parcels which also influenced the need to update Parcel 55, among others, based on the overall

development plan changes. The following table describes the current approved development standards per the most recent approved PAD amendments. Parcel 55 allows for a total lot count of 154 lots as shown by the conceptual site plan which will continue to be met.

**Table 1: Approved Development Standards**

<b>Development Standards</b>	<b>Approved PAD Standards CR-3/PAD - SF5 Land use</b>
Minimum Lot Area	4,400 sf
Yard Requirements	
Front – Garage	18' (from back of sidewalk) <sup>1</sup>
Front - Livable	10' <sup>2</sup>
Side	5' (13' corner lot)
Rear	15' <sup>2</sup>
Minimum Lot Width (measured at building setback)	40' <sup>4</sup>
Maximum Lot Coverage	Single-Story: 60%
	Two-Story: 55%
Minimum Bldg Separation	10'
Max Bldg Height	35' (two-story)
Parking Requirements	1.5 per unit
Detached Accessory Structure	40' minimum distance to front lot line

- 1) *Front setback may be reduced to 10' if garage is side entry or garage is set back a minimum of 18'. If private streets are used, minimum front yard may be reduced to 5' as long as ample parking allowances are made.*
- 2) *Allowed setback based on the RS-5 district standards within the City of Maricopa Zoning Ordinance.*
- 3) *13' corner lot setback to be comprised of an 8' public utilities easement and a 5' setback between the PUE and building elevation. Any perimeter fence will be located outside the 8'*



- PUE and no closer to the building elevation than 5'. If a common area or landscape tract is provided on a corner, then the side setback shall be 5'.*
- 4) *On corner lots and knuckles, dimensions may be reduced by 50%.*
  - 5) *Current City of Maricopa Zoning Ordinance Standard.*

Access to the subdivision will be from N Powers Parkway and secondary access will be added via Scola Street to connect directly to Smith Enke Road.

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

As part of the review of this plat request, all previously approved zoning application(s) are verified for compliance. This includes the review of previously approved rezoning, plat, and PAD amendment request(s).

In reviewing the final plat request, the following items are reviewed to assure adequacy with the City's Subdivision Design regulations for residential subdivisions:

**1. Wall Boundary Design:**

Proposed boundary wall design is being proposed along the perimeter of the development. The proposed wall design meets minimum requirements set forth in the City's Subdivision code.

**2. Pedestrian Connectivity:** The applicant is providing the required trail system and internally throughout the development satisfying the connectivity requirements as set forth in the City's Subdivision Code.

**3. Landscape Plans:**

Adequate landscaping is shown and meets the minimum landscape area required of 20% of the development.

**4. Civil Plans (Paving, Grading and Drainage):**

Engineering Division has approved design plans contingent upon final review by local utilities and state agencies (ADEQ). A condition is proposed to this effect.

**5. Final Drainage Report:**

Engineering Division has reviewed the final report and is satisfied with methods of retaining and maintaining drainage within the parcel.

**6. Final Traffic Report:**

Engineering Division has reviewed the traffic report and is in support of the applicants Traffic Engineer's determination for required improvements.

**STAFF RECOMMENDATION**

Staff finds the submittal items of SUB21-15 to be substantially compliant with the city's Subdivision Code.

Staff recommends Approval of SUB21-15 subject to the following conditions:

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 has 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.

List of Exhibits

1. Exhibit A – Narrative
2. Exhibit B – Lakes at RED Parcel 55 Final Plat