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STAFF REPORT

Case Number: SUB21-09

To: Honorable Mayor and City Council
From: Rodolfo Lopez, Development Services Director
Meeting Date: December 7, 2021

REQUESTS

Subdivision (SUB) 21-09 Anderson Farm Parcel 1A: EPS Group on behalf of Lennar Arizona, Inc. is requesting final plat approval of Anderson Farms Subdivision Phase 1A, comprised of approximately 20.5 acres generally located south from the southeast corner of Bowlin Road and Hartman Road. **Discussion and Action.**

APPLICANT

EPS Group Inc.
1130 N. Alma School Rd, Suite 120
Scottsdale, AZ 85254
Contact: Joel Saurey
joel.saurey@epsgroupinc.com

DEVELOPER

Lennar Arizona Inc.
1665 W. Alameda
Tempe, AZ 85282
Contact: Todd Skoro
Todd.skoro@lennar.com

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	20.5
Parcel #	To be assigned after recordation
Site Address	Addresses not yet assigned
Existing Site Use	Vacant/Agricultural
Proposed Site Use	Single Family Residential
Existing General Plan, Land Use	Medium Density Residential (MDR)
Existing Zoning	RS-5 Medium Density Residential
Lot Count	78 lots
Lot Size	45' and 50' wide
Density	3.8 dwelling units per acre

SURROUNDING ZONING/USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Medium Density Residential (RS-5)	2 nd Maricopa High School (Under Construction)
East	Master Planned Community (MPC)	General Rural (GR)	Vacant/Agricultural
South	Master Planned Community (MPC)	General Rural (GR)	Vacant/Agricultural
West	Master Planned Community (MPC)	Single Family Residence (CR-3)	Sorrento Subdivision

Site Location Map



HISTORY SUMMARY

2017: City of Maricopa approves rezoning from General Rural (GR) to Medium Density Residential (RS-5)

2019: City of Maricopa approves preliminary plat, case #SUB18-02

ANALYSIS

This request is to subdivide the portion of land into a 78 lot residential subdivision. The portion of land is approximately 20 gross acres, and the density count is 3.8 units (based on gross acres). This is phase 1A of multi-phase development with the intentions of developing a Master Planned Community (MPC), per the General Plan, an MPC designation provides for large-scale (160 acres or more) master planned developments that include a variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches, and neighborhood facilities. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge, and overpass capacity, as applicable.

The development proposes the roadway continuation of Sorrento Blvd, along with future connection points to the north via the collector road, N. Ibiza Ln, local roads, W. Mediterranean Ave and W. Maddalone Ave. to the east. A secondary access point is provided at the northwest side of the development, as an emergency only access point to meet access requirements. Refer to Exhibit B, Preliminary Plat Site Plan.

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 of 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.

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. Lot size, dimensions:

Lot size and width dimensions meet minimum requirement as set forth in the approved Planned Area Development standards, City of Maricopa case # PAD05-03.

2. Setbacks:

Noted setbacks adhere to the RS-5 Zoning District.

3. Wall Boundary Design:

Theme wall, view fence and standard wall designs is proposed. Wall design and features meet minimum design requirements set forth in the City's Subdivision Code, Sec. 14-6-5 (E).

4. Pedestrian Connectivity: The applicant/developer is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned per the City's

Planning Maricopa General Plan. Satisfying the connectivity requirements as set forth in the City's Subdivision Code, Sec. 14-6-4 (C)(2).

5. Landscape Plans:

The development is providing the minimum percentage of landscaping as set forth within the City's Subdivision Code.

6. 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.

7. Final Drainage Report:

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

8. Final Traffic Report:

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

CONCLUSION

Staff recommends approval of case SUB21-09 Parcel 1A, 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 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.

ATTACHMENTS / EXHIBITS:

Exhibit A: Project Narrative

Exhibit B: Final Plat