



Hogenes Farms Phase 1
Preliminary Plat Narrative
 NWC of McDavid Road and Green Road

Developer

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Introduction

The subject site that is contained in the request is in the City of Maricopa on the northwest corner of McDavid Road and Green Road. This site consists of approximately 99 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 406 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	PAD
Gross Area	98.56 Acres
Net Area	88.47 Acres (Excludes Arterial & Collector R/W)
No. of Lots	
40' x 115'	154
45' x 115'	147
50' x 120'	105
Total	406
Gross Density	4.1 DU/Acre
Average Area per Lot	5,235 Square Feet
Open Space Tract Area	26.04 Acres (29.4% of Net Area)
Internal Local Streets	Public



Current and Proposed Zoning

The property was rezoned in 2021 to PAD under case number PAD21-01. A minor amendment to the approved PAD was approved under case number PAD22-18 to allow 50’ wide lots in Parcel 3. A new minor amendment to the PAD is currently under review with the city to reduce the minimum lot dept for 2 lots in parcel 2 to 110’ instead of 115’. 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	55%	55%
Two/Three-Story	50%	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 406 total lots which are divided into three varying lot sizes: 40' by 115' (154 lots), 45' by 115' (147 lots), and 50' by 120' (105 lots). The overall gross density for the proposed development is approximately 4.1 dwelling units per acre. There is also 26.04 acres of open space within the proposed development which is approximately 29.4% of the project's net acreage. The community contains substantial amounts HOA maintained open space and amenities, providing areas needed for future residents to interact and socialize. 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 forward to working closely with the City to gain all necessary approvals to build a successful project.