

Murphy and Farrell

Final Plat Narrative – Parcel 3

SEC of Murphy Road and Farrell Road

1st Submittal: April 4, 2024

Developer

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Consultant

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Introduction

Elena Trails is a proposed subdivision by the developer, D.R. Horton, which is located on the southeast corner of Murphy Road and Farrell Road on approximately 111 gross acres in the City of Maricopa.

D.R. Horton requests the approval of the Final Plat for Parcel 3 for the proposed single family residential community. The Final Plat for Parcel 3 has a total of 156 lots in 38.78 gross acres with three different lot sizes at a proposed density of 4.02 dwelling units per gross acre.

Murphy and Farrell Project Data	
A.P.N.	Portion of 502-07-002T
Current Land Use	Agricultural
Existing Land Use Designation	Master Planned Community
Existing Zoning District	RS-5 PAD
Gross Area	38.78 Acres
Net Area	31.74 Acres
No. of Lots	156
Gross Density	4.02 DU/Acre
Open Space Tract Area	11.23 Acres (29% of Gross Area)
Useable Open Space	0 Acres (0% of Open Space Area)
Internal Local Streets	Public

Current and Proposed Zoning

The subject site is currently zoned as General Rural Zone (GR). Per the recently approved PAD, the site is now zoned as RS-5 PAD as a part of the overall Murphy and Farrell PAD (PAD22-08). This is a zoning district consistent with Land Use Map in the City of Maricopa's General Plan, which designates this site as a Master Planned Community with a maximum density of 10 du/ac. The underlying RS-5 district of the PAD is intended for medium density, single-family dwellings with a minimum lot size of 4,000 square feet.

Surrounding Land Uses

This development is proposed on agricultural land. It is surrounded by the existing agricultural land on the south, west and east sides, and the Volkswagen Proving Grounds to the north. The proposed single family residential development of Cortana is being constructed to the west of Murphy Road of the proposed development.

Surrounding Existing Use and Zoning Designations			
	Existing Land Use Classification	Existing Zoning	Existing Use
South	Master Planned Community	PAD	Agricultural Land
North	Master Planned Community	Industrial Zone (CI-2)	Volkswagen Proving Grounds
East	Master Planned Community	PAD	Agricultural Land
West	Master Planned Community	Single Family Residence (CR-1 & CR-3)	Future Cortana Development
Site	Master Planned Community	RS-5 PAD	Agricultural Land

Conclusion

This final plat approval 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.