

SORRENTO – PHASE 3

PROJECT NARRATIVE APRIL 10, 2021

Project Description: Sorrento (herein referred to as “the Project”) is an approximately 640-acre (gross) residential subdivision proposed southwest of the corner of Bowlin Road and Hartman Road within the City of Maricopa. The Project site is a portion of Section 32, Township 4 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Current condition of the project site is near complete buildout of Phase 1 and mass earthwork activities over the drainage channels and Phase 2 parcels while future phases covering the remainder of the Project are active agricultural land.

Previous Project approvals were obtained in March 2004 from Pinal County case numbers PP04-01, PZ-001-04, and PZ-PD-001-04. The most recent Preliminary Plat (SUB20-07) for Phase 2, 3 and 4 was approved by the City in January 2021. The overall Project was originally presented as the Sorrento Planned Area Development with a maximum of 2127 residential lots and a density of 3.5 dwelling units per acre. With current Phase 1 buildout of 821 lots completed, and a preliminary plat approval of 1289 lots in Phase 2-4, the ultimate buildout of Sorrento at 2110 lots will be below the maximum allowed per PAD. Planned Phase 2 includes Parcels 9-12 with 455 residential lots and a school site on Parcel 20. Proposed Phase 3 will include Parcels 8, 18, and 19 containing 284 residential lots. And the final Phase 4 encompasses Parcels 13-17 with an additional 540 lots.

The current submittal is for Phase 3 of Sorrento, which is 77 acres split between 3 parcels. Parcel 8 has 83 single family residential lots with typical lots sizes of 45' x 125', Parcel 18 has 82 lots with typical lot sizes of 55' x 125', and Parcel 19 has 119 lots with typical lot sizes of 45' x 115'. All of these parcels and lot sizes are consistent with the preliminary plat with gross density of 3.68 du/acre. Sorrento Phase 1 includes a few distinct amenity areas near the center of the overall project that will be accessible to the entire community and offer, trails, tennis courts, ramadas, play structures, and landscaped open space with 3 lakes. The Phase 2 parcels will provide trail connectivity with the rest of the community, an additional tot lot location, and acres of usable landscaped open space. Phase 3 parcels will provide additional trails, landscaped open space, and a larger neighborhood park area. These are consistent with the Sorrento Landscape and Trail Plans as approved by the City of Maricopa.

A public street network per City of Maricopa standards is being utilized for onsite circulation. The main landscaped entrances to the community are located in Phase 1 with Sorrento Drive connecting to Bowlin road at the north and Sorrento Boulevard connecting to Hartman Road at the east. Phase 3 will provide another local street connection to Hartman road at the southeast of the project. Phase 4 will provide an additional main entry access point to Farrell Road at the south with landscaped medians. Sorrento Boulevard is a neighborhood collector designed as a wider street section that snakes throughout the development to provide access to each parcel, with local streets developed internally.

Drainage will be managed on-site with landscaped retention areas. A grading and drainage plan has been approved to construct a large channel along the south and west boundaries of the project to contribute to a regional drainage solution. While parts of the property currently reside within a regulatory floodplain, construction of the channel and associated grading improvements will remove the parcels from that floodplain for continued development. A comprehensive landscape character has been developed with coordinated planting schedule, color palette, and theme walls to match with existing Phase 1 and planned Phase 2. Together, these elements will establish a character that enhances the surrounding properties and the City of Maricopa.

Zoning and General Plan: The Project site is zoned as CR-3 Single Family Residential Planned Area Development which provides for low density residential developments up to 3.50 dwelling units per acre. The project is in conformance with the general plan with a proposed density of 3.47 du/acre for the entirety of Sorrento which fits within the current zoning designation.

Conclusion: The Project contributes to the City of Maricopa's aspirations for quality residential developments and will provide prospective residents with an attractive development in which to call their home. With large open spaces, recreational amenities, and an established character, Sorrento will continue to cultivate the residential character of the area and be a desirable community for which the City of Maricopa can be proud.