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STAFF REPORT

Case Number: SUB22-43

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Director, Development Services
From: Derek Scheerer, Planner II, Development Services
Meeting Date: November 21, 2023

REQUESTS

Subdivision (SUB) 22-43: EPS Group, Inc., on behalf of D.R. Horton, is requesting final plat approval for the “Final Plat Elena Trails Phase 2” a request for final plat approval to subdivide +/- 35.05 acres of land into one hundred twenty-eight (128) Lots and nine (9) Tracts, also being a portion of Section 3, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, City of Maricopa, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

ENGINEER/PROJECT MANAGER

D.R. Horton
2525 W. Frye Road
Suite 100
Chandler, AZ 85224
Contact: Jose Luis Castillo

EPS Group, Inc.
1130 N. Alma School Road
Suite 120
Mesa, AZ 85201
Contact: Tino Quintana

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres +/- 35.05 ac.
Parcel #'s 502-07-002T
Site Address Unassigned
Existing Site Use Agricultural
Proposed Site Use Single-Family Residential Subdivision
Existing General Plan, Land Use Master Planned Community (MPC)
Existing Zoning Planned Area Development – Murphy and Farrell PAD
Lot Count 128 proposed Lots, 9 proposed Tracts
Density 4.42 du/ac.

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Industrial (CI-2)	Proving Grounds
East	Master Planned Community (MPC)	Planned Area Development (PAD) Red Valley Ranch	Vacant
South	Master Planned Community (MPC)	Planned Area Development (PAD) Murphy and Farrell	Agricultural
West	Master Planned Community (MPC)	CR-1 and CR-3 Single-Family Planned Area Development (PAD) Cortona	Single-Family Residential, High School

HISTORY SUMMARY

- 2022: Preliminary Plat (SUB22-19 Elena Trails)
- 2022: Rezone, Murphy and Farrel PAD (PAD22-08)

ANALYSIS

The approved Elena Trails development consists of approximately 111 acres of land and is located at the southeast corner of W. Farrell Road and N. Murphy Road. The development plan for the overall project includes subdividing the 111 acres into four (4) parcels of land totaling 456 residential lots. The proposed density for the overall development is 5.28 units per acre. The project site was originally zoned General Rural (GR) and rezoned to Murphy and Farrell Planned Area Development (PAD) in 2022. This application is for Phase 2 (Parcel 2) of the project.

Access to the development will be provided via an internal main entrance collector road that will connect to N. Muphy Road along the subject parcel’s western boundary. This application, along with SUB22-42 Elena Trails Phase I (to the south), will be developed concurrently and provide two (2) accesses to N. Murphy Road, one (1) access to W. Farrell Road, and one emergency access to the south across existing farmland to N. Murphy Road. The development will provide a mix of 40’, and 45’ wide lots that conform to the approved PAD development standards. The subdivision design will include neighborhood streets, neighborhood parks, and trail connectivity.

Elena Trails Phase 2:

Phase 2 is comprised of approximately 35.05 +/- acres to be developed with one hundred twenty-eight (128) single-family residential lots. The minimum proposed lot size for Phase 2 is 40’ x 110’ with a minimum 4,450 sf of area per lot resulting in a density of 4.42 du/ac. In addition to necessary rights-of-way, the final plat dedicates nine (9) open space, landscape, and retention basin tracts to be maintained by the community HOA. All the lots and design elements of Elena Trails Phase 2 conform to the approved PAD and/or City of Maricopa Development Standards.

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 for obtaining required signatures and approval from all applicable agencies that include but is not limited to local utilities, state agencies, and the City Engineer, as prescribed in the City’s Subdivision Code.

In reviewing the final plat request, the following items were reviewed to assure adequacy with the City’s development regulations for residential subdivisions:

1. Lot size, dimensions and setbacks:

The proposed lot sizes and dimensions meet minimum requirements as set forth in the approved PAD, case # PAD22-08.

2. Wall Boundary Design:

Theme wall, view fence and standard wall designs are proposed. Wall design and features meet minimum design requirements set forth in the City's Subdivision Code and the PAD.

3. Pedestrian Connectivity: The project proposes 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.

4. Residential Design Guidelines:

The Elena Trails Phase 2 does not contain specific residential designs for development. The developer will be required to obtain the approval of Residential Design Review applications prior to building plan submittals, ensuring that future development of the community meets the prevailing standards contained in the City's Single-family Residential Design Guidelines.

5. Conceptual Landscaping:

The landscaping currently proposed (32.5% of net area) exceeds the overall PAD22-08 minimum requirement of 22%, satisfying minimum requirements.

6. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary report and is satisfied with the initial methods of retaining and maintaining drainage. Final drainage report and plans will be reviewed and approved as part of this final plat application.

7. Road Design:

Roadway design proposed in the final plat (see Exhibit A) adheres to, or advances the intent of, the City's Roadway Standards as specified in the City's Subdivision Ordinance.

8. Final Traffic Report:

The Engineering Division has reviewed the Traffic Impact Analysis and found that the proposed improvements will provide adequate access to the development.

CONCLUSION

Staff recommends approval of case SUB22-43, 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 and County 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 with the City's Subdivision Code, Sec. 17.20.060(E), 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 as specified in Sec. 17.20.060(E), 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. All infrastructure improvements shall be in accordance with approved and current improvement plans, with a City-issued construction permit and a County-issued dust control permit prior to installation. The City Engineer and utility providers will perform a final inspection and, as applicable, review the final reports, as-built plans, and warranties prior to City-acceptance of infrastructure.
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 the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
9. After recordation of the plat and Pinal County has assigned assessor parcel number(s), the applicant shall be responsible of applying for an address request for all single-family residential lots.
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 with current City of Maricopa standards and/or subsequent standards at the time of submittal.
12. Prior to issuance of any building permits for model homes/sales office/buildings, the Developer/applicant shall provide evidence that the above disclosures have been included and disseminated to the best of their ability as notes on the final plat, or as a separated recorded document.
13. Prior to issuance of the any Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits and passed inspections from the applicable federal, state, county, and any other agencies as applicable.

ATTACHMENTS / EXHIBITS:

Exhibit A: “Final Plat Elena Trails Phase 2”

Exhibit B: Narrative

- End of Staff Report -