



Anderson Farms – Phase 1A
Final Plat & Construction Documents
S/SEC of Bowlin Road and Hartman Road

Developer

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Introduction

The subject site that is contained in the request is located in the City of Maricopa, south of the southeast corner of Bowlin Road and Hartman Road. This site consists of approximately 20.5 developable acres and is a portion of Pinal County Tax Assessor Parcel Numbers (APNs) 502-03-015H. This request is to initiate the final plat and construction document process for a single-family residential development.

As has been communicated to the City, Lennar is taking over this project from work that was done previously by Marbella Homes. As has been coordinated with the City, there are slight changes to the site plan (deletion of dead-end streets along the east edge of the project by adding a looped street, the implementation of some 45' wide lots, and deletion of 2 cul-de-sac streets along the west edge of the project in lieu of a looped street). The City deemed these site plan changes as minor and that the final plat and construction documents could be processed without the need to amend the approved preliminary plat.

Project Data

A.P.N.	502-03-015H
Current Land Use	Agricultural
Existing General Plan Land Use Designation	Master Planned Community
Current Zoning District	RS-5
Gross Area	20.5 Acres
Lot Size	45' x 115' & 50' x 115'
No. of Lots	78 Lots
Gross Density	3.8 DU/Acre
Open Space	+/- 3.82 Acres
Internal Local Streets	Public



Surrounding Land Uses

This development is proposed on agricultural land. It is surrounded by the existing Anderson Palmisano Farms on the north, east, and south sides. The existing single family residential development of Sorrento Parcel is to the west of Hartman Road of the proposed development.

Surrounding Existing Use and Zoning Designations

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Master Planned Community	General Rural	Agricultural
South	Master Planned Community	General Rural	Agricultural
East	Master Planned Community	General Rural	Agricultural
West	Master Planned Community	CR-3	Sorrento Residential Development
Site	Master Planned Community	RS-5	Agricultural

Final Plat

A final plat and supporting onsite and offsite construction documents has been submitted along with this application showing the final layout of the proposed subdivision. The size, scale and environment of the site is appropriate for a single-family residential development. The final plat has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

The development consists of 78 residential lots which are a minimum lot size of 45' x 115'. The overall gross density for the proposed development is approximately 3.8 dwelling units per acre. There is also an estimated 3.8 acres of open space within the proposed development which is approximately 18.6 percent of the project's gross acreage.

Conclusion

The final plat review process is the final 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 for to working with the City to gain all necessary approvals to build a successful project.