



STAFF REPORT

Case Number: SUB21-49

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Development Services Director

From: Alexander Bosworth, Assistant Planner

Meeting Date: June 7, 2022

REQUESTS

Subdivision (SUB) 21-49 Desert Passage, Parcel 8, Final Plat, Huitt-Zollars, Inc. on behalf of KB Home Phoenix, Inc. is requesting final plat approval of Desert Passage Subdivision Parcel 8, comprised of approximately 12.1 acres generally located 0.5 miles northwest of the northwest corner of W. Bowlin Rd. and N. White and Parker Rd. **Discussion and Action.**

APPLICANT

Huitt-Zollars, Inc.
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Phoenix, AZ 85018
Contact: alynon@huitt-zollars.com

DEVELOPER

KB Home Phoenix, Inc.
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Phoenix, AZ 85044
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COUNCIL PRIORITIES CONSIDERED

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

SURROUNDING ZONING/USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Planned Area Development	Smith Farms (Single Family Residential)
East	Master Planned Community (MPC)	Planned Area Development	Smith Farms (Single Family Residential)
South	Master Planned Community (MPC)	Planned Area Development	Smith Farms (Single Family Residential)
West	Master Planned Community (MPC)	Planned Area Development	Our Lady of Grace Catholic Church

PROJECT DATA

Site Gross Acres	12.1
Parcel #	512-39-6280
Site Address	Addresses not yet assigned
Existing Site Use	Vacant
Proposed Site Use	Single Family Residential
Existing General Plan, Land Use	Public/Institutional (P)
Existing Zoning	Planned Area Development (PAD)
Lot Count	64 lots
Lot Size	42' x 120', 50' x 120', 55' x 125'
Density	5.27 dwelling units per acre

HISTORY SUMMARY

12/2002	The Smith Farms PAD is approved as a case within Pinal County.
05/17/2006	The City Council approved a requested PAD amendment to increase the approved lot coverage from 40% to 52% on parcels 1-10.
05/07/2013:	The City Council approved a resolution accepting public improvements and maintenance responsibility for the infrastructure streets within and adjacent to the Desert Passage/Smith Farms Subdivision, case RES13-15.
11/08/2021:	The City of Maricopa's Planning & Zoning Commission unanimously approved preliminary plat, case #SUB21-08.

ANALYSIS

Huitt-Zollars Inc. on behalf of KB Homes Phoenix is requesting to subdivide 12.1 acres of land into 64 residential lots known as Parcel 8 of the Desert Passage Subdivision. Desert Passage was originally approved at a total of 769 lots and with the development of Parcel 8 it will close out the subdivision and bring the overall density for the project to 3.81 du/ac. The 3.81 du/ac is a slight increase from the approved 3.5 du/ac which was addressed through a previously approved PAD Amendment which allowed for a density variance of 10% for the development.

In reviewing the final plat request, the following items are reviewed to assure adequacy with the City's Subdivision Design regulations for residential subdivisions:

1. Lot size, dimensions:

Lot size and width dimensions meet minimum requirement as set forth in the in the Zoning Code, Section 18.35 Residential Districts, and the underlying CR-3 Zoning.

2. Setbacks:

Noted setbacks adhere to the CR-3 Zoning District.

3. Wall Boundary Design:

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

4. Pedestrian Connectivity: The applicant/developer is proposing 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.

5. Landscape Plans:

The development is providing the minimum percentage of landscaping as set forth within the City's Subdivision Code.

6. Civil Plans (Paving, Grading and Drainage):

As of the time of this writing, the Engineering Division is currently conducting their review on the on-site improvement plans for Desert Passage, Parcel 8.

7. Final Drainage Report:

Engineering Division has reviewed the final report and is satisfied with methods of retaining and maintaining drainage within the parcel.

8. Final Traffic Report:

Engineering Division has reviewed the traffic report and is in support of the applicant's Traffic Engineer's determination for required improvements.

CONCLUSION

Staff recommends approval of case SUB21-49 – Desert Passage, Parcel 8, 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 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 to the City's Subdivision Code 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 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. After recordation of the plat and Pinal County has assigned an assessor parcel number, the applicant shall be responsible of applying for an address request for all single family residential lots.
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 issuance of any building permits for model homes/sales office/buildings, the Developer/applicant shall provide evidence that the above disclosures has been included and disseminated to the best of their ability as notes on the final plat, or as a separated recorded document.
9. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
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 to current City of Maricopa standards and/or subsequent standards at the time of submittal.

ATTACHMENTS / EXHIBITS:

Exhibit A: Site Map

Exhibit B: Project Narrative

Exhibit C: Final Plat