



## Murphy and Farrell

### Preliminary Plat Narrative

#### SEC of Murphy Road and Farrell Road

1<sup>st</sup> Submittal: April 22, 2022

2<sup>nd</sup> Submittal: September 8, 2022

3<sup>rd</sup> Submittal: October 7, 2022

#### Developer

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#### Introduction

Murphy and Farrell 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 Preliminary Plat for the proposed single family residential community. The proposed preliminary plat has a total of 456 lots with three different lot sizes at a proposed density of 4.1 dwelling units per gross acre.

<b>Murphy and Farrell Project Data</b>	
<b>A.P.N.</b>	Portion of 502-07-002T
<b>Current Land Use</b>	Agricultural
<b>Existing Land Use Designation</b>	Master Planned Community
<b>Existing Zoning District</b>	RS-5 PAD
<b>Gross Area</b>	111.40 Acres
<b>Net Area</b>	106.00 Acres
<b>No. of Lots</b>	
40 x 110'	96
45' x 115'	295
50' x 115'	65
<b>Total</b>	<b>456</b>
<b>Gross Density</b>	4.1 DU/Acre
<b>Open Space Tract Area</b>	28.41 Acres (25.5% of Gross Area)
<b>Useable Open Space</b>	5.38 Acres (18.9% of Open Space Area)
<b>Internal Local Streets</b>	Public

#### Current and Proposed Zoning

The subject site is current zoned 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. The proposed development standards as a part of the Murphy and Farrell PAD are as follows:



<b>Murphy and Farrell PAD Development Standards per PAD22-08</b>	
<b>Minimum Lot Area</b>	4,000 S.F. <sup>(2)</sup>
<b>Minimum Lot Width</b>	40'
<b>Maximum Lot Coverage</b>	Maximum lot coverage shall only be limited by setback requirements
<b>Maximum Building Height</b>	30'
<b>Minimum Primary Building Setbacks</b>	
<b>Front Setback</b>	15' <sup>(1)</sup>
<b>Interior Side Setback</b>	5'
<b>Street Side Setback</b>	5'
<b>Rear Setback</b>	15'
<b>Minimum Building Separation</b>	10'
<b>Minimum Accessory Building Setbacks</b>	
<b>Adjacent to the front one-half of any adjacent lot</b>	5'
<b>Side or Rear</b>	3' for structures under 120 SF 5' for structures over 120 SF
<b>Setback from Primary Building</b>	6'
<b>Max. Rear Yard Setback Coverage</b>	Occupy no more than 30% of the required rear yard setback.
<b>Other Standards</b>	
<b>Street Side Setbacks</b>	For all lots under 10,000 square feet, a minimum 10' landscape tract or no-build easement must be provided on the street side of the lot, in addition to the minimum interior side setback required.

1. 18 feet for street facing garages. Livable areas and side entry garages may have a minimum setback of 10 feet from the property line.
2. Lot where chamfers occur may be up to 200 sf smaller than the minimum lot area, so long and the minimum lot width is maintained for the majority of the lot.
3. Agricultural uses are permitted uses within this category.

**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.

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

### **Development Plan**

A development plan has been submitted along with this application showing the conceptual layout of the proposed subdivision. The size, scale and environment of the site is appropriate for a single-family residential development. The development plan 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 attached preliminary plat consists of 456 residential lots of three different lot size of 40' by 110' (96), 45' by 115' (295) and 50' by 115' (65). The overall gross density for the proposed development is approximately 4.1 dwelling units per acre. There is also an estimated 28.41 acres of open space within the proposed development which is approximately 25.5% of the project's gross acreage. Approximately 5.38 acres of the total open space area is useable open space or 18.9%.

### **Conclusion**

This preliminary 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 for to working closely with the City to gain all necessary approvals to build a successful project.