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STAFF REPORT

CASE # SUB25-06

To: Planning and Zoning Commission
Through: Rick Williams, Planning and Zoning Manager
From: Derek Scheerer, Senior Planner
Meeting Date: May 12, 2024

REQUEST

Subdivision Preliminary Plat (SUB) 25-06: EPS Group, Inc., on behalf of Marbella Homes, requests approval of the Hogenes Farms Phase I subdivision preliminary plat located at the northwest corner of W. McDavid Rd. and N. Green Rd. **DISCUSSION AND ACTION.**

APPLICANT

EPS Group, Inc.
Contact: David Hughes
1130 N. Alma School Road, Ste. 120
Mesa, AZ 85201

PROPERTY OWNER/DEVELOPER

John Wittrock
Marabella Homes
18835 N. Thompson Peak Pkwy, Ste. 215
Scottsdale, AZ 85255
Tel: 480-420-3355

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

- Site Gross Acreage: 98.56 Acres
- Parcel #: 510-12-0050
- Site Address: N/A
- Existing Zoning: Hogenes Farms Planned Area Development (PAD)
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ±4.1 Dwelling Units per Acre (DU/AC)
- Allowed Density: 3.0 – 10.0 DU/AC
- Lot Size: 40' x 110', 40' x 115', 45' x 115', 50' x 120'
- No. of Lots: 406

HISTORY

- 1963 – Rezone from General Rural (GR) to Industrial (CI-2), Pinal County case # PZ-007-63

- PAD21-01 – Hogenes Farms PAD
- PAD21-15 – Hogenes Farms PAD Minor Amendment
- PAD22-18 – Hogenes Farms PAD Minor Amendment
- PAD25-03 – Hogenes Farms PAD Minor Amendment

SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Industrial (CI-2)	Agricultural, Vacant
East	Master Planned Community (MPC)	General Rural (GR)	Single Family Residential
South	Master Planned Community (MPC)	General Rural (GR)	Vacant Land
West	Employment, Ak Chin Reservation	Industrial (CI-2)	Vacant Land, Ak Chin Indian Reservation

ANALYSIS

Details of the request:

EPS Group Inc., on behalf of Marabella Homes, is requesting to subdivide the above noted portion of land into a 406 lot residential subdivision. The portion of land in question is approximately 98.56 gross acres, and will provide a residential density of 4.1 units per acre. This preliminary plat request will re-initiate Phase I of a multi-phase development with the intentions of developing a Master Planned Community (MPC) in accordance with PAD21-01 Hogenes Farms, as amended. Previously, in July 2021, the Planning and Zoning Commission approved a preliminary plat for the site under case # SUB21-05 that has since expired. The applicant is proposing to revive the previous approval with slight modifications to two (2) lots and a tract area.

Housing Products

The applicant has not indicated a housing product type for the development with this preliminary plat application.

Vehicular and Pedestrian Access

The internal local streets within this subdivision are proposed to be public, and will be dedicated as public right-of-way to the City of Maricopa. Access to the development will be via W. McDavid Rd. and N. Green Rd. Internal and external circulation patterns have been reviewed by the City Engineer and have been tentatively approved pending approval of this preliminary plat application and a final plat application.

Intent of the Application

The intent of the preliminary plat process is to address all major issues related to the land development in accordance with the city policies, standards, codes, and requirements. Granting approval does not grant acceptance of streets nor authorizes plat recordation or sale of lots. Preliminary plat authorizes the developer to proceed with the next required step within Title 17 of the City's Subdivision Ordinance. With approval of the preliminary plat, per Title 17 of the City's Subdivision Ordinance, the developer will have the opportunity to pursue subsequent development steps.

In reviewing the preliminary 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 size and dimensions meet minimum requirement as set forth in the Zoning Code, Section 18.35 Residential Districts, and the underlying RS-5 zoning as requested per PAD21-01, as amended.

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.

3. Pedestrian Connectivity: The applicant 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.

4. Residential Design Guidelines:

Residential product design review will occur after final plat approval of the subdivision. All residential products will be held to the City's Single-Family Residential Design Guidelines process and approval procedures prior to permit issuance and construction of residential homes.

5. Conceptual Landscaping:

The proposed landscaping meets the requirements set forth in the approved PAD, the City's Zoning Ordinance, and the City's Subdivision Code. Various amenity areas and pedestrian trails are included in this proposal, as well as trail connections to future phases. Refer to Exhibit C, Preliminary Landscape Plan. Open Space areas for the development total 26.04 acres or 26.4% of the development. Some of this open space areas will be used for drainage channels and basins while including substantial amounts of HOA maintained open space and amenity areas.

6. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary report and is satisfied with the initial methods of retaining and maintaining drainage. The final drainage report and engineering plans will be reviewed and approved as part of the next development step, final plat application(s).

7. Road Design:

Roadway design proposed in the preliminary plat (see Exhibit B) adheres to or advances the intent of the City's Roadway standards as specified in the City's Subdivision Ordinance.

8. Preliminary Traffic Report:

A Traffic Impact Analysis/Study was completed as part of the application process. The purpose of this study is to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This study was prepared in conformance with the City of Maricopa Improvement Requirements and the format for Traffic Impact Analysis Guidelines (2018). The Engineering Division has reviewed the traffic report and is in support of the applicant's Traffic Engineer's determination for required improvements.

CONCLUSION

Staff finds the submittal items of case # **SUB25-06 Hogenes Farms Phase I Preliminary Plat** to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, approved PAD, and other requirements set forth within the City Code.

Staff recommends **approval** of Preliminary Plat case # **SUB25-06 Hogenes Farms Phase I Preliminary Plat**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission:

1. Within 24 months (2 years) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application. This development shall be subject to the approved PAD, case #PAD21-01, as amended.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code and as determined by the Zoning Administrator. Per Subdivision Code, Section 17.20.050-D.2, "Approval of a preliminary plat approved by the city of Maricopa shall be effective for two years in accordance with an approved phasing plan, but may be extended one time only, upon reapplication and review by staff and verification that the development is in compliance with all current applicable codes of the city, for an additional two years."
3. The applicant shall obtain final plat approval for Phase 2 of the proposal prior to the expiration of this preliminary plat, or seek a preliminary plat extension, per Subdivision Code, Section 17.20.050-D.3 which states: "The recording of a final plat of one phase shall extend the next phase preliminary plat approval for one year and each phase follows suite. Development of 75 percent of the project vests the remaining 25 percent."
4. Final plat application improvement plans shall be subject to the City's Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
5. Any changes/amendment to the preliminary plat not approved with this case, and or, addressed during this review shall require separate review and approval from staff and, if required, the City Council.
6. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division at the time of platting or the submittal of development permits.
7. All off-site improvements shall be constructed concurrently with construction of any portion of the development, including open space. Phasing of off-site improvements shall not be permitted, unless approved by the City Engineer and Zoning Administrator, or in accordance with a Development Agreement.
8. Phasing of development shall occur subject to the review and approval of a Phasing Plan by the Zoning Administrator and City Engineer, or as otherwise provided in the approved PAD. Development of the main amenity park shall occur during Phase 3 of development. All proposed phases shall meet the requirements of the Subdivision Code and approved PAD.
9. Developer shall create an HOA for the maintenance of all landscaping, street lighting within the arterial, collector and local rights-of-ways and open spaces, parks and/or tracts as shown on the Preliminary Plat.
10. No parking signs shall be installed along non-residential lots and local street end caps. Such signage shall be shown on the on-site improvement plans.
11. CC&R's shall be resubmitted at the time of final platting for final review and approval by staff.
12. 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 possesses, 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.

13. The applicant/property owner shall have met and complied with all applicable fire codes under the International Fire Code (IFC) 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.
14. The applicant shall address all outstanding city staff comments on the Preliminary Plat and obtain final approvals prior to approval of Final Plats for the site.

Transportation stipulations:

15. An approved Transportation Impact Assessment (TIA) is required prior to approval of any final plat. Submit a TIA with recent traffic count data.
16. The applicant shall provide the following offsite improvements and right-of-way dedications to provide access to the development:
 - a. Construct full-street improvements on W. McDavid Rd. along the southern frontage of the Phase. Construction shall be in compliance with the approved collector street option within the approved PAD.

ATTACHMENTS

Exhibit A – Project Narrative

Exhibit B – Preliminary Plat

Exhibit C – Landscape Plan

-- End of staff report --