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**STAFF REPORT**

**CASE # SUB22-19**

**To:** Planning and Zoning Commission  
**Through:** Rick Williams, Planning and Zoning Manager  
**From:** Derek Scheerer, Planner II  
**Meeting Date:** January 9, 2023

**REQUEST**

**Subdivision Preliminary Plat (SUB) 22-19 Elena Trails:** EPS Group Inc., on behalf of DH Horton, requests approval of the Elena Trails subdivision preliminary plat located at the southeast corner of N. Murphy Road and W. Farrell Road. **DISCUSSION AND ACTION.**

**APPLICANT**

EPS Group Inc.  
Contact: David Hughes  
2045 S. Vineyard, Suite 101  
Mesa, AZ 85210  
Phone: 480-503-2250  
Email: [David.Hughes@epsgroupinc.com](mailto:David.Hughes@epsgroupinc.com)

**PROPERTY OWNER**

HBE Farms, LLC  
34261 W. La Brea Road  
Maricopa, AZ 85138

**COUNCIL PRIORITIES CONSIDERED**

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

**RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission approve the proposed Preliminary Plat case # SUB22-19 Elena Trails, subject to conditions of approval as stated in this staff report, and as amended by the Planning and Zoning Commission.

**PROJECT DATA**

- Site Gross Acreage: 111.4 Gross Acres
- Parcel #: 502-07-002T (portion thereof)
- Site Address: 34621 W. La Brea Road
- Existing Zoning: RS-5 PAD
- Overlay Zoning: None
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ± 4.1 Dwelling Units per Acre (DU/AC)
- Allowed Density: 4.52 DU/AC

- Lot Size: 40' x 110', 45' x 115', and 50' x 115'
- No. of Lots: 456

**HISTORY**

Unknown: Property zoned General Rural (GR) by Pinal County (date unknown)  
 2022: Council Approved Murphy and Farrell PAD, Case # PAD22-08

**SURROUNDING ZONING/USES**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Industrial (CI-2)	Volkswagen of America Test Facility
East	Master Planned Community (MPC) / General Rural (GR)	Planned Area Development (PAD) & General Rural (GR)	Vacant / Single-Family Residential
South	Master Planned Community (MPC)	Single-Family Residence (CR-3)	Agricultural
West	Master Planned Community (MPC) / Medium Density Residential (MDR) / Commercial (C) / Low Density Residential (LDR)	Single-Family Residence (CR-1) / Planned Area Development (PAD) / Industrial (CI-2)	Desert Sunrise High School / Agricultural

**ANALYSIS**

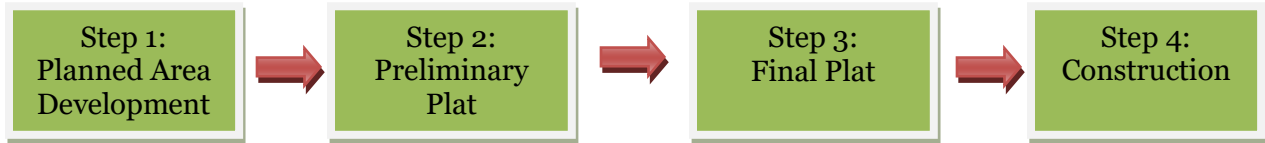
EPS Group Inc., on behalf of property owner HBE Farms, LLC, and developer DR Horton, is requesting to subdivide a portion of land into a 456 lot residential subdivision. The portion of land is approximately 111.4 gross acres, and will have a density of ± 4.1 units per acre (based on gross acres). This is the first phase of a multi-phase development with the intentions of developing a Master Planned Community (MPC) under the Murphy and Farrell Planned Area Development (PAD22-08), as approved by the City Council on October 18, 2022. Per the General Plan, an MPC designation provides for large-scale (160 acres or more) master planned developments that include a variety of residential products, including single- or multi-family houses, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches, and neighborhood facilities. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge, and overpass capacity, as applicable.

This particular request is for the northern 111.4 acre section of land, of the approximately ±325 acre PAD22-08 site, which is currently under agricultural use the owner. Property owner, HBE Farms, LLC, will continue to farm the remaining ±215 acres until such time that economic conditions are favorable for full development of the PAD site as the 111.4 acre section is developed by DR Horton. HBE Farms, LLC has accepted the obligation to develop the remaining section of land as an master planned community to adhere to the Murphy and Farrell PAD and the City’s General Plan Land Use map, which is reflected as a condition of approval.

The development proposes new access roads (W. Milan Parkway and W. Angelo Drive) from N. Murphy Road, along with future connection points to the north and south by collector roads (N. Catanzaro Drive and N. Valencia Drive) and a local road (N. Terracina Lane). A tertiary all-weather emergency access road will also be constructed during this phase of development and will connect N.

Valencia Drive to N. Murphy Road. Additional access points will be provided when the remaining portions of the parcel are platted and developed.

The intent of the preliminary plat process is to address all major issues related to the land development in accordance to 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 Chapter 17 of the City’s Subdivision Ordinance. With approval of the preliminary plat, per Chapter 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 requirements of the RS-5 PAD zone as set forth in the Murphy and Farrell PAD as approved by City Council on October 18, 2022.
- 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 Murphy and Farrell PAD, refer to Exhibit C, Landscape Plan.
- 3. 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 Parks, Trails, and Open Space Master Plan. Satisfying the connectivity requirements as set forth in the City’s Subdivision Code and the Murphy and Farrell PAD. Refer to Exhibit C, Landscape Plan.
- 4. Residential Design Guidelines:**  
Residential product design review will be deferred to the City’s Single-family Residential Design Guidelines and the Murphy and Farrell PAD, as applicable, and will be processed and approved under procedures set forth in these documents prior to construction of residential homes.
- 5. Conceptual Landscaping:**  
The landscaping currently proposed exceeds the minimum requirements set forth in the Murphy and Farrell PAD, and satisfying minimum requirements set forth within the city’s subdivision code. Refer to Exhibit C, Landscape Plan.
- 6. Preliminary Drainage Report:**  
The Engineering Division has reviewed the preliminary drainage report and is satisfied with the initial methods of retaining and maintaining drainage. A final drainage report and plans will be reviewed and approved as part of the next development step, final plat application.
- 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 and Design Standards Manual.

### **8. Preliminary Traffic Report:**

The Engineering Division has reviewed the Traffic Impact Analysis and found it acceptable to all operational and improvements necessary to provide an acceptable level of service (LOS), per the city's Subdivision Code.

## **CONCLUSION**

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Staff finds the submittal items of SUB22-19 Elena Trails Preliminary Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, Murphy and Farrell PAD, and other requirements set forth within the City Code.

Staff recommends **approval** of Preliminary Plat **case # SUB22-19 Elena Trails**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission:

1. Within 12 months (1 year) 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 #PAD22-08.
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-A.2, "Approval of the preliminary plat is valid for a period of two (2) years from the date of Commission approval. An extension of the preliminary plat approval may be granted for an additional six (6) months upon reapplication and review by the Commission."
3. 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.
4. 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.
5. 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.
6. Phasing of development shall occur subject to the review and approval of a Phasing Plan by the Zoning Administrator and City Engineer. Development of the main amenity park and collector roads shall occur during the initial phase (Phase I) of development. All proposed phases shall meet the requirements of the Subdivision Code and approved PAD.
7. 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.
8. CC&Rs shall be resubmitted at the time of final platting for final review and approval by staff.
9. 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.

10. The property owner, or representative/developer, shall uphold a separate agreement with the City of Maricopa that such property shall be built to conform to meet the intent of a Master Planned Community per the City's voter-approved General Plan Land Use Plan, Planning Maricopa.

**Transportation stipulations:**

11. The applicant shall provide the following offsite improvements and right-of-way dedications to provide access to the development:
  - a. Construction of half-street improvements along the western boundary of the Phase I site. N. Murphy Road shall be constructed as a Minor Arterial with 55 feet of right-of-way from centerline to right-of-way line.
  - b. Reservation of the half-street right-of-way on W. Farrell Road along the northern boundary of the Phase I site for future half-street improvements and an additional connection.
  - c. Installation of right and left turn lanes at the intersections of N. Murphy Road / W. Angelo Dr., and N. Murphy Road / W. Milan Parkway.
  - d. Provision of cash-in-lieu for W. Farrell Road improvements that include:
    - i. Pavement, curb, gutter, sidewalk, and landscaping.
    - ii. Underground/relocate irrigation channel owned by Maricopa Stanfield Irrigation District on the south side of W. Farrell Road.
    - iii. Installation of decorative streetlights.
    - iv. Sewer and water line installation
12. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by City Engineer and installed by the developer.
13. With the improvement plans of the Final Plat, safety at crosswalks are required where streets intersect the planned trail system. Improvement plans shall provide curb extensions for improved pedestrian visibility and traffic calming as approved by the City Engineer.

**Fire stipulations:**

14. 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.
15. All residential local roads shall be restricted to parking on one side to allow for emergency vehicle flow. Location shall be determined during the final plat submittal stage and reviewed with the improvement plans.

**ATTACHMENTS**

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Exhibit A – Elena Trails Project Narrative

Exhibit B – Elena Trails Preliminary Plat

Exhibit C – Elena Trails Landscape Plan

-- End of staff report --