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STAFF REPORT

Cases Numbers: SUB21-50, -37, -43, and -47

To: Honorable Mayor and City Council
Through: Richard Williams, Development Services, Planning Manager
From: Byron Easton, Development Services, Senior Planner
Meeting Date: May 17, 2022

REQUESTS

Subdivision Final Plat (SUB) 21-50: AZALTA LLLP is requesting final plat approval for the “SORRENTO PHASE II PARCEL 9” generally located southwest of the corner of Bowlin Road and Hartman Road within the City of Maricopa. More specifically located in a portion of Section 32, Township 4 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 21-37: AZALTA LLLP is requesting final plat approval for the “SORRENTO PHASE II PARCEL 10” generally located southwest of the corner of Bowlin Road and Hartman Road within the City of Maricopa. More specifically located in a portion of Section 32, Township 4 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 21-43: AZALTA LLLP is requesting final plat approval for the “SORRENTO PHASE II PARCEL 11” generally located southwest of the corner of Bowlin Road and Hartman Road within the City of Maricopa. More specifically located in a portion of Section 32, Township 4 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 21-47: AZALTA LLLP is requesting final plat approval for the “SORRENTO PHASE II PARCEL 12” generally located southwest of the corner of Bowlin Road and Hartman Road within the City of Maricopa. More specifically located in a portion of Section 32, Township 4 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

AZALTA LLLP
7735n N. Shadow Mountain Rd.
Paradise Valley, AZ 85253

PROJECT MANAGER

Krista Zinser
CVL Consultants
4550 N 12th St.
Phoenix, AZ 85014
602-264-6831

COUNCIL PRIORITIES CONSIDERED

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

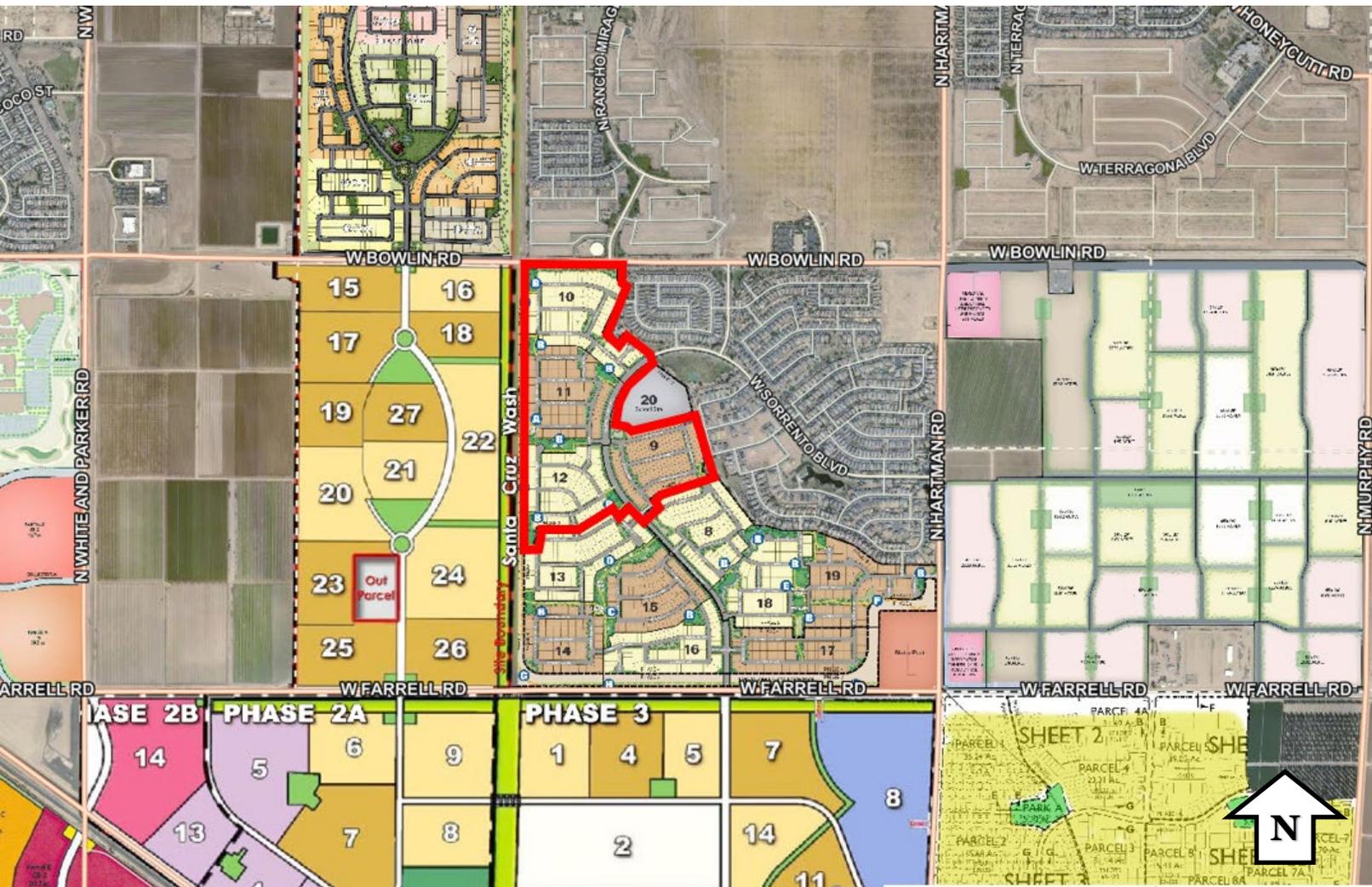
PROJECT DATA

Site Gross Acres (SUB21-50)	22.196 (Parcel 9)
Site Gross Acres (SUB21-37)	28.115 (Parcel 10)
Site Gross Acres (SUB21-43)	28.777 (Parcel 11)
Site Gross Acres (SUB21-47)	23.484 (Parcel 12)
Parcel Numbers	9, 10, 11, and 12
Site Address	Addresses not yet assigned
Existing Site Use	Vacant
Proposed Site Use	Single Family Residential
Existing General Plan Land Use	Master Planned Community (MPC)
Existing Zoning	PZ-PD-001-04 (PAD w/ CR-3 underlying)
Lot Count (SUB21-50)	120
Lot Count (SUB21-37)	112
Lot Count (SUB21-43)	136
Lot Count (SUB21-47)	87
Density	Range: 3.705 – 5.406 dwelling units per acre (overall within PAD)

Surrounding Zoning/Use within Sorrento:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	CR-3 PAD (Residential)	Single Family Residential
East	Master Planned Community (MPC)	CR-3 PAD (Residential)	Single Family Residential
South	Master Planned Community (MPC)	CR-3 PAD (Residential)	Vacant, Agricultural
West	Master Planned Community (MPC)	CR-3 PAD (Residential)	Vacant

Site Location Map



HISTORY SUMMARY

- 2004: Sorrento PAD and Preliminary Plat for Phase 2 of Sorrento (PP04-01, PZ-001-04, and PZ-PD-001-04)
- 2021: Recent Preliminary Plat (SUB20-07) for Phase 2, 3 and 4 approved.

ANALYSIS

The applicant is requesting:

1. Final Plat of Parcel 9
2. Final Plat of Parcel 10
3. Final Plat of Parcel 11
4. Final Plat of Parcel 12

The applicant is requesting four (4) final plats that have long been known as Sorrento Phase II. All the parcels are zoned for Single-Family Residential in accordance with the Planned Area Development zoning (PZ-PD-001-04). The current condition of the project site is near complete buildout of Phase 1 while future phases covering the remainder of the Project are active agricultural land. The following further describes the existing conditions of the parcels and the proposed plats.

Previous Project approvals were obtained in March 2004 from Pinal County case numbers PPO4-01, PZ-001-04, and PZ-PD-001-04. The most recent Preliminary Plat (SUB20-07) for Phase 2, 3 and 4 was approved by the City in January 2021. The overall Project was originally presented as the Sorrento Planned Area Development with a maximum of 2127 residential lots and a density of 3.5 dwelling units per acre. With current Phase 1 buildout of 821 lots completed, and a preliminary plat approval of 1289 lots in Phase 2-4, the ultimate buildout of Sorrento at 2110 lots will be below the maximum allowed per PAD.

Proposed Phase 2 includes Parcels 9-12 with 455 residential lots and a school site on Parcel 20. Phase 3 will include Parcels 8, 18, and 19 containing 294 residential lots. And the final Phase 4 encompasses Parcels 13-17 with an additional 540 lots.

The current submittal is for Phase 2 of Sorrento, which is 133 acres split between 5 parcels. Parcel 9 has 120 single family residential lots with typical lots sizes of 45' x 115', Parcel 10 has 112 lots with typical lot sizes of 55' x 125', Parcel 11 has 136 lots with typical lot sizes of 45' x 115', and Parcel 12 has 87 lots with typical lot sizes of 55' x 125'.

All of these parcels and lot sizes are consistent with the preliminary plat with gross density of 3.41 du/acre. Sorrento Phase 1 includes a few distinct amenity areas near the center of the overall project that will be accessible to the entire community and offer, trails, tennis courts, ramadas, play structures, and landscaped open space with 3 lakes. The Phase 2 parcels will provide trail connectivity with the rest of the community, an additional tot lot location, and acres of usable landscaped open space. These are consistent with the Sorrento Landscape and Trail Plans as approved by the City of Maricopa. The City's planning review shows the plats and improvement plans to substantially meeting the PAD zoning requirements as well as City Code.

The City's engineering review of reports and plans show the improvements to substantially meeting City Code and design standards.

CONCLUSION

Staff recommends approval of case SUB21-50, SUB21-37, SUB21-43, and SUB21-47, 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 and County agencies, and utility companies.
2. Requested or required amendments to previously approved documents may be reviewed and approved by staff if determined by the City Engineer and Zoning Administrator the amendment is of a technical and objective nature. However, if the amendment is determined subjective to policy interpretation, amendments require review and approval by the same approving body (or bodies) as the previous approval(s).
3. In accordance to the City's Subdivision Code, Sec. 17.20.060(E), 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 as specified in Sec. 17.20.060(E), 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. After approval of the Final Plat, the applicant shall be responsible of applying for an address request for all single-family residential lots. Building permits for lots shall not be issued without the having assigned addresses appropriate for the structure.
5. All infrastructure improvements shall be in accordance with approved and current improvement plans, with a City-issued construction permit and a County-issued dust control

permit prior to developer installation. The City Engineer and utility providers will perform a final inspection and, as applicable, review the final reports, as-built plans, and warranties prior to City-acceptance of infrastructure.

6. Prior to issuance of the any Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits and passed inspections from the applicable federal, state, county and any other agencies as applicable.

ATTACHMENTS / EXHIBITS:

Exhibit A: Proposed Final Plat of "SORRENTO PHASE II, PARCEL 9" (SUB21-50)

Exhibit B: Proposed Final Plat of "SORRENTO PHASE II, PARCEL 10" (SUB21-37)

Exhibit C: Proposed Final Plat of "SORRENTO PHASE II, PARCEL 11" (SUB21-43)

Exhibit D: Proposed Final Plat of "SORRENTO PHASE II, PARCEL 12" (SUB21-47)