

**STAFF REPORT****CASE # SUB21-20**

To: Planning and Zoning Commission

From: Corin Hooper, Planner II, Development Services

Through: Rodolfo Lopez, Director, Development Services

Meeting Date: November 8, 2021

REQUEST

Subdivision Preliminary Plat (SUB) 21-20: Coe & Van Loo Consultants, Inc. on behalf of and in conjunction with the property owner, Crescent Bay Land Fund 1, LLC, has submitted the preliminary plat for Red Valley Ranch, an approximately 164.3 acre master planned community located at the southwest corner of Farrell Road and Anderson Road. **DISCUSSION AND ACTION.**

APPLICANT

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PROPERTY OWNER (DEVELOPER)

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COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

- Site Gross Acreage: 164.34 Acres
- Parcel #: 502-07-0010
- Site Address: N/A
- Existing Zoning: Planned Area Development (PAD)
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ±3.31 Dwelling Units per Acre (DU/AC)
- Allowed Density: 3.0 – 10.0 DU/AC
- Lot Size: 42' x 120', 50' x 120', 55' x 125'
- No. of Lots: 544

HISTORY

August 13 2004	Pinal County approves a rezoning request from General Rural (GR) to Single Family Residential (CR-3). Pinal County case #PZ-040-03.
August 13, 2004	Pinal County approves Planned Area Development (PAD), case # PZ-PD-040-03
November 18, 2008	City Council approves an extension of the PAD and also an amendment to the PAD, reducing the minimum lot sizes from 45 wide to 40 wide. The request was intended to assist future lot layout. City of Maricopa case #PAD07-05.
December 21, 2010	City Council approves an amendment to the PAD, decreasing the minimum open space requirement from 20% to 15% and increasing various lot sizes to minimum 55, 65 and 45 because of market conditions at the time. City of Maricopa case #PAD10-01
November 3, 2015	City Council approves preliminary plat SUB14-03 Red Valley Ranch, PAD

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Industrial (CI-2)	Volkswagen Test Tract
East	Undisclosed	Undisclosed	Gila River Indian Community
South	Master Planned Community (MPC)	Rural (R)	Single Family Residential
West	Master Planned Community (MPC)	General Rural (GR)	Agriculture

SUBJECT SITE



ANALYSIS

CVL Consultants on behalf of Crescent Bay Land Fund 1, LLC is requesting to subdivide the above portion of land into a 544 lot subdivision. The outlined portion of land comprises 164.34 acres with a density of 3.31 dwelling units per acre. This development is divided into parcels to be developed with an associated phasing. This is based off of a previously approved PAD, serving as the base zoning for the area. The Master Planned Community is the existing land use and is corollary with the surrounding uses. Thus meeting the General Plan Land Use goal of promoting similar uses.

As outlined in the General Plan, the purpose of a Master Planned Community designation provides for large-scale (160 acres or more) master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, 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 development impacts including needed roadway, bridge and overpass capacity.

On September 13th, the city held a preview meeting to the Planning and Zoning Commission, which presented the subdivision for Red Valley Ranch. The primary concern expressed was that there was only one shared two-way access point at the northwest corner of the property along Farrell toward Murphy. While the original PAD that the city approved is being followed, it maintains this single access point with two directions and a median. Per 2018 international fire code, single family dwelling units require a second access point once the total number of units surpasses 200 units. The inclusion of a second access point is being included within the necessary stipulations of this development where the development will be responsible in providing and adhering to the applicable code requirements at the time of final plat submittal.

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 CR-3 Zoning.

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/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.

4. Residential Design Guidelines:

The applicant/developer is requesting that any product design review is deferred to the City's Single-Family Residential Design Guidelines process and approval procedures, prior to construction of residential homes.

5. Conceptual Landscaping:

Conceptual landscaping was addressed by the developer.

6. Preliminary Drainage Report:

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

7. Road Design:

Surrounding roadway is in the process of being determined based on the city's requirements from the developer.

8. Preliminary Traffic Report:

A Traffic Impact Assessment was submitted and reviewed as a part of the submittal. The developer will also dedicate 35' right-of-way on Jarrett Rd. and build improvements including pavement, curb, gutter and sidewalk from Pala Rd to Saddleback Vista. A 35' access easement on Jarrett Rd. from Saddleback Vista to Anderson Rd. will be provided. The 33' easement west of Anderson Rd will be preserved. City staff is working with applicant to determine the route and location of the access. To remove the area from the floodplain, the developer will build a drainage easement on the existing north and west side of the property and have an approved CLOMR with arecorded IGA between Pinal County and City of Maricopa for maintenance.

CONCLUSION

Staff finds the submittal items of SUB21-20 Red Valley Ranch Preliminary Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, and other requirements set forth within the City Code.

Staff recommends the approval of SUB21-20 pending the following conditions.

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 Zoning Code Article 202 Residential Districts.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code, Section 14-4-5 (D)(1), "Approval of the preliminary plat is valid for a period of twelve (12) months 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 the 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.
6. 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.
7. C, C, & R's shall be resubmitted at the time of final platting for final review and approval by staff.
8. Proposed street names shall be resubmitted at the time of final platting for final review and approval.
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 451-865 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. Per applicant, Class II Archaeological inventory was completed by Pleo West in July 2014 and concluded no resources were found.
10. At the time of final submittal, the developer/applicant shall be responsible for adhering to Subdivision 17.30.060 as it relates to minimum access requirements from at least two separate and distinct access points.

Transportation Stipulations:

1. 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.

Building Stipulations

1. Prior to issuance of the final Certificate of Occupancy, the applicant/developer shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
2. The development and operation of the proposed facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

Fire Stipulations:

1. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.
2. 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.

ATTACHMENTS

Exhibit A – Narrative

Exhibit B – Preliminary Plat

Exhibit C – Landscape Plan

-- End of staff report --

June 9, 2021

Red Valley Ranch

Located at the southwest corner of
Farrell Road and Anderson Road
City of Maricopa, Arizona

Preliminary Plat Narrative



4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-01-02312-01

Preliminary Plat Narrative

for

Red Valley Ranch

June 9, 2021

Owner

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1. Introduction

Coe & Van Loo Consultants, Inc. (CVL) on behalf of and in conjunction with the property owner, Crescent Bay Land Fund 1, LLC, is pleased to submit this Preliminary Plat for Red Valley Ranch (“the Project”). Red Valley Ranch is an approximately 164.3-acre master planned community located at the southwest corner of Farrell Road and Anderson Road in Maricopa, Arizona.

A Minor PAD Amendment is currently in progress for a minor modification to the lot widths and product mix of the community. The request remains consistent with the maximum lot count, density and open space as outlined in the Red Valley Ranch Major PAD Amendment, approved by the City of Maricopa as case PAD-10-01 in December 2010. This Preliminary Plat submittal is in conformance with the Minor PAD Amendment (PAD21-05) in progress to administratively approve these modifications.

2. Proposed Development Plan

The tables below detail the parcel data and overall lot mix for Red Valley Ranch:

Parcel Data							
Parcel	Lot Size		Yield	Gross Area	Density	Open Space	
1	42' x 120'	82	83 lots	20.19 ac	4.11 du/ac	4.68 ac	23%
	55' x 120'	1					
2	42' x 120'	89	89 lots	18.81 ac	4.73 du/ac	3.66 ac	19%
3	55' x 125'	52	52 lots	18.66 ac	2.79 du/ac	6.23 ac	33%
4	50' x 120'	64	66 lots	24.51 ac	2.69 du/ac	9.04 ac	37%
	55' x 120'	2					
5	42' x 120'	76	76 lots	26.59 ac	2.86 du/ac	12.18 ac	46%
6	42' x 120'	73	73 lots	19.99 ac	3.65 du/ac	7.52 ac	38%
7	55' x 125'	51	51 lots	16.85 ac	3.03 du/ac	5.34 ac	32%
8	50' x 120'	51	54 lots	18.75 ac	2.88 du/ac	6.78 ac	36%
	55' x 120'	3					
Total		164.34 ac	544 lots	164.34 ac	3.31 du/ac	55.42 ac	34%

Lot Mix		
Lot Width	Yield	Mix %
42'	320 lots	59%
50'	115 lots	21%
55'	109 lots	20%
Total	544 lots	100%

As established in the preceding tables, a lot mix of 42'x 120', 50'x 120' and 55' x 125' is proposed. As directed by City Staff, a minimum of 20% of the lots are 55' wide or greater. There have been minor adjustments to the prior lotting design based on the proposed modification to the lot sizes, as well as FEMA revised flood plain mapping; however, the design intent remains consistent with the original 2004 approval and the subsequent 2010 Amendment. The current PAD density and total unit count maximums remain unchanged. The signage, street pattern and landscape theme established by the Red Valley Ranch PAD remain as part of the new land plan, and detached sidewalks with neighborhood parks planned for recreation amenities including tot lots, and trail connectivity throughout.

3. Development Standards

The table below details the development standards set for Red Valley Ranch by the Minor PAD Amendment (PAD21-05) currently in progress:

Development Standards	
	PAD21-05
Min. Lot Area	5,000 sf
Min. Lot Width	42'
Min. Front Yard Setback	18'/10'*
Min. Side Yard Setback	5' & 5'
Min. Rear Yard Setback	15'**
Min. Distance Between Main Buildings	10'
Max. Building Height	30'
Lot Coverage	55% 1S/50% 2S

Notes: * 18' from face of garage to property line and 10' to side entry garage/living space

** Fireplace, Chimneys, Architectural projections may extend 2' into setback and patio cover projections may extent 5' into setback.

4. Landscape Theme

A combination of desert, xeriscape treatments along the storm water collection areas and additional areas of highly vegetated treatments and grass are envisioned to provide varied open spaces and recreational opportunities. The Desert Palette will be used in portions of the open spaces along the western and northern boundaries of the property. The Mediterranean/Palm Palette and Desert Palette will be utilized in the remainder of the property. Please refer to the preliminary landscape plans provided for additional information.

The ownership, control and maintenance of landscaping, open space and recreation facilities will be conveyed to and held in common by a homeowner's association (HOA).

5. Existing Conditions

Red Valley Ranch is located north of Steen Road, south of Farrell Road, east of Murphy Road and west of Anderson Road within the incorporated limits of the City of Maricopa. The property consists of approximately 164.3 acres of vacant land identified as Parcel Number 502-07-0010 in Section 3, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The project is encumbered by both a 100' electrical easement running along the northern property boundary and an approximately 100' drainage channel running along the north, east and west boundaries of the site.

The project is bounded along the north by the east by the Volkswagen Test Track zoned Industrial Zone CI-2, the east by Ak-Chin, the west by rural farming zoned General Rural Zone GR and the south by rural housing zoned General Rural Zone GR.

6. Utilities and Services

Utility services are readily available for the community. A Utility Commitment Table is provided below listing each of the utility providers:

Utility	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District Number 3
Gas	Southwest Gas Corporation

7. Community Facilities and Services

The following outlines the community service providers:

Service	Provider
School	Casa Grande Elementary School and High School Districts
Police	City of Maricopa Police Department
Fire	City of Maricopa Fire Department

8. Drainage

The project is located within Flood Zone X which is defined as; “Zone X: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 ft or drainage areas less than 1 square mile; and areas protected by levees 1 % annual chance flood.”

The project has an approved CLOMR. The City of Maricopa and Pinal County have reviewed and approved of the CLOMR drainage solution which conveys offsite drainage flows. When the site work is completed and the LOMR is approved it will remove the Property from the existing flood zone. At the time of the CLOMR approval an intergovernmental agreement was executed between the City of Maricopa and Pinal County. The IGA specifies the City of Maricopa as the maintenance authority over the flood control channels associated with the CLOMR flood solution.

Please refer to the drainage report provided for additional information.

9. Water Facilities

The project site is within the Certificate of Convenience and Necessity (“CCN”) of Global Water Resources (GWR). As part of the formal final plat submittal CVL will prepare a water report in conformance with all applicable Global Water Design Standards. An Infrastructure Finance and Coordination Agreement is in place and is recorded on the Property for the provision of water service.

10. Wastewater Facilities

The project site is within the Certificate of Convenience and Necessity (“CCN”) of Global Water Resources (GWR). As part of the formal final plat submittal CVL will prepare a sewer report in conformance with all applicable Global Water Design Standards. An Infrastructure Finance and Coordination Agreement is in place and is recorded on the Property for the provision of wastewater service.

11. Circulation

Access to the surrounding road network is provided from Farrell Road to Murphy Road providing paved access to the property from Casa Grande Highway to the south and Honeycutt Road from the north. Access will also be available to the Maricopa Highway from Farrell Road to Hartman Road to Honeycutt Road. Internal circulation to the community will be provided from two entrances. An entrance will be constructed from Farrell Road to the north with an internal collector road connecting to a second entrance constructed from Jarrett Road to the south.

Bordering the east side of the Property, Anderson Road has been classified as a Principal Arterial as a result of study completed in 2015 with the Regional Connectivity Plan. Being this is the eastern border of the City of Maricopa, adjacent to the Gila River Indian Community, this wider roadway section is not warranted. We concur with the City of Maricopa recommendation from the pre-application PA 21-06, that the roadway classification should be modified to a minor arterial section which matches each of the other arterial roadways within the vicinity as identified on the Preliminary Plat.

12. Conclusion

The Preliminary Plat for Red Valley Ranch upholds the intent of the zoning and land use designated for these parcels while activating this undeveloped property as a new and attractive residential community. This neighborhood provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the site that positively contributes to the area. We look forward to our continued coordination with staff in the processing of this new neighborhood in the City of Maricopa.