



## Murphy and Farrell

### Final Plat Narrative – Phase 1

SEC of Murphy Road and Farrell Road

2<sup>nd</sup> Submittal: September 27<sup>th</sup>, 2023

#### **Developer**

D.R. Horton  
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#### **Consultant**

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#### **Introduction**

Elena Trails 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 Final Plat for Phase 1 for the proposed single family residential community. The Final Plat for Phase 1 has a total of 87 lots in 19.67 gross acres with three different lot sizes at a proposed density of 4.4 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>	19.67 Acres
<b>Net Area</b>	14.33 Acres
<b>No. of Lots</b>	87
<b>Gross Density</b>	4.4 DU/Acre
<b>Open Space Tract Area</b>	3.88 Acres (20% of Gross Area)
<b>Useable Open Space</b>	0.72 Acres (18.6% of Open Space Area)
<b>Internal Local Streets</b>	Public

#### **Current and Proposed Zoning**

The subject site is currently zoned as General Rural Zone (GR). Per the recently approved PAD, the site is now zoned as 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

#### **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

**Conclusion**

This final 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.