

**STAFF REPORT****Case Number: SUB25-12**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Director, Development Services

From: LaRee Mason, Associate Planner, Development Services

Meeting Date: September 2, 2025

**REQUESTS**

**Subdivision Replat SUB25-12:** EPS Group for Lennar, on behalf of Millrose Properties Arizona, LLC is requesting replat approval for "Anderson Farms Phase II," to redesign a roadway and expand Tract A from  $\pm 0.49$ -acres to  $\pm 13.26$ -acres of land, on a portion of Section 33, Township 04 South, Range 04 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

**APPLICANT/OWNER**

Millrose Properties Arizona, LLC  
 7464 N. Cholla Blvd.  
 Tucson, AZ 85741

**ENGINEER/PROJECT MANAGER**

Tricia Storm, EPS Group  
 125 S. Avondale Blvd. 115  
 Avondale, AZ 85323

Vickey Morris, Lennar  
 1665 W. Alameda Dr. 130  
 Tempe, AZ 85282

**COUNCIL PRIORITIES CONSIDERED**

- Quality of Life
- Economic Sustainability
- Managing the Future

**PROJECT DATA**

Site Gross Acres	60-acres
Existing Site Use	Residential
Proposed Site Use	Single Family Residential
Existing General Plan Designation	Master Planned Community
Existing Zoning	Anderson Farms, PAD
Lot Count	372
Density	6.2 du/ac

Surrounding Zoning/Use:

Direction	General Plan Designation	Existing Zoning	Existing Use
North	MPC	PAD	Vacant
East	MPC	PAD	Vacant
South	MPC	PAD	Vacant
West	MPC	PAD	Vacant

## **PROJECT HISTORY**

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The Anderson Farms Planned Area Development (PAD) was created in 2021, under planning case PAD21-09. In 2024, the PAD was amended to introduce new lot sizes, under case PAD24-02. The final plat for Anderson Farms Phase 2 was approved by the city council on December 3, 2024 (Fee No. 2024-093279). This proposed replat seeks to complete W. Capri Avenue as a cul-de-sac and expand Tract A (formerly Tract T) to add detention basins and pedestrian trails.

## **ANALYSIS**

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This replat proposal seeks to redesign W. Capri Ave. and expand tract area A (formerly tract T) from  $\pm 0.49$  acres to  $\pm 13.26$  acres. West Capri Avenue was originally designed to continue east and, if approved, will be completed as a cul-de-sac. The tract expansion was originally planned as a drainage easement and, if approved, will become Tract A totaling  $\pm 13.26$  acres of walkable retention areas with tree-lined paseos. Subsequent construction will adhere to the standards governed by the Anderson Farms Planned Area Development standards (PAD24-09).

## **CONCLUSION**

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Staff recommends approval of case SUB25-12, 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 that 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 with 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. 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 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.
5. Prior to issuance of 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**

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Exhibit A: Replat of Anderson Farms Phase 2

Exhibit B: Closure Report