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STAFF REPORT

To: Honorable Mayor and City Council
Through: Martin Scribner, Development Services Director
Kazi Haque, Zoning Administrator
From: Ryan Wozniak, Planner
Meeting Date: July 18, 2017

CASE NO.: SUB17-01

Agenda Language:

Re-Plat (SUB17-01): Shane Graser, of SVL Homestead LLC, is requesting a re-plat of Homestead North Parcels 15, 16, 18 and 19 comprised of approximately 94.9 acres generally located at the NWC of Honeycutt Rd and White & Parker Rd. **DISCUSSION AND ACTION.**

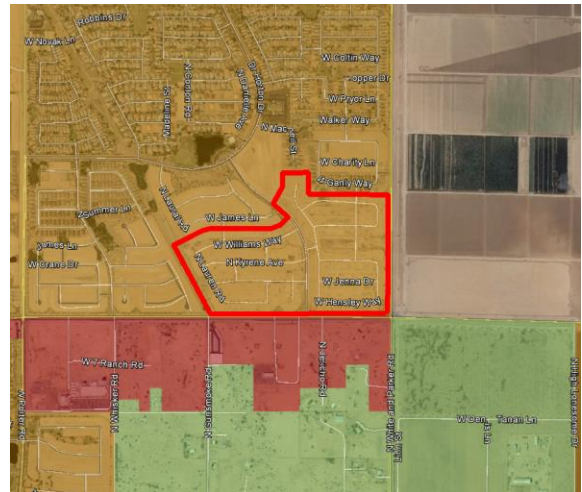
REQUEST SUMMARY

The Mayor and Council shall consider and possibly take action on Replat request SUB17-01; the request seeks a re-plat of Homestead North Parcels 15, 16, 18, and 19 based on the Planned Area Development approved under PAD15-04. The PAD redefined the minimum lot sizes. By narrowing the existing lots (today totaling 291), the replat would allow 404 lots (as the PAD allows). **Discussion and Action.**

Surrounding Zoning; Use:

North: CR-3 PAD; Single-Family @ Homestead North
South: CB-2; Storage and vacant commercial lots
East: Agriculture (County); U of A Research
West: CR-3 PAD; Single-Family @ Homestead North

PROPERTY LOCATION/AERIAL N↑



Property Zoned:

Planned Area Development, PAD 15-04

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT

SVL Homestead LLC
Shane Graser, Project Manager
6720 N. Scottsdale Rd #195
Scottsdale, AZ 85253
480-305-7225

HISTORY SUMMARY

- **2003:** Zoned CR-3 PAD; Approved via PZ-PD-017-03 by Pinal County Board of Sup.
- **2006:** Final Plat of Homestead North; parcel-specific cases SUB05.59, SUB05.60, SUB05.61, and SUB05.67 by City Council
- **2008:** Site work and floodplain mitigation. Mass grading removed the buildable lots from the floodplain via CLOMR case no. 07-09-1411R (FEMA)
- **2016:** Zoned PAD (amended previous PAD); Approved via PAD15-04 by City Council
- **2017:** Limited site work permitted via “at-risk” permits

STAFF ANALYSIS

Reviews were conducted per the Subdivision Ordinance for submittal requirements and design standards. The following outlines staff findings.

Site Data:

Current Zoning	PAD, per the Council-approved amendment PAD15-04
General Plan	Medium Density Residential @ 2 – 6 du/ac (link)
Property Location	NWC of Honeycutt Rd. and Smith Enke Rd.
Gross Acreage	Approximately 94.9 acres
Lot yield	404 lots
Density (du/ac)	4.26 dwelling units per acre (within the 94.9 acre site)
Open Space	Parcel 15: 3.74 acres provided (3.66 acres req. per PAD) Parcel 16: 3.84 acres provided (3.09 acres req. per PAD) Parcel 18: 6.19 acres provided (6.1 acres req. per PAD) Parcel 19: 3.05 acres provided (3.05 acres req. per PAD) Total: 16.82 acres provided (15.9 acres req. per PAD) <i>all compliant</i>

1. Lot size, dimensions:

The two (2) proposed lot sizes and dimensions meet minimum requirement (45' x 125' and 55' x 125') as set forth in the approved Planned Area Development standards, Council-approved PAD15-04.

2. Setbacks:

Noted setbacks adhere to the approved Planned Area Development standards, per PAD15-04 Exhibit M. (attached as Exhibit B)

3. Wall Boundary Design:

Most of the wall boundary is existing. What is demolished and reconstructed is to match existing. View fence is used in sections along open space and trails.

4. Pedestrian Connectivity:

Trail connections are used in compliance with the PAD exhibit for trails and amenities, improving the connectivity of the community and activating the open space. Benches, shade trees and dog waste receptacles.

5. Landscape Plans:

Adequate landscaping is shown and meets the minimum area required per parcel that completes the open space network throughout the Homestead North community. Open space amenities also adhere to exhibits approved in the PAD.

6. Civil Plans (Paving, Grading and Drainage):

Engineering Division finds the submitted design plans are largely compliant through current reviews. Upon approval, final staff reviews will ensure completion of remaining items (listed in Conditions of Approval) including approval by local utilities and state agencies (i.e. ADEQ). A condition is proposed to this effect.

7. Final Drainage Report:

Engineering Division has reviewed the final report and is satisfied with methods of retaining and maintaining drainage within the parcel.

8. Final Traffic Report:

Engineering Division has reviewed multiple versions of the traffic report generated throughout the PAD15-04 case and the revised version for the SUB17-01 case. After a third party review confirmation, it was found that traffic signals are warranted at both major intersections at either end of Homestead Drive at Porter Road and Smith Enke Road. The City Engineer requires these intersections to have improvement plans and phasing commitments to assure acceptable levels of service (LOS).

These obligations and assurances are still pending matters requiring City Engineer and City Attorney approval.

9. Technical Advisory Committee Review:

The Re-Plat review involved TAC at multiple stages of the review. Early issues were sorted out with utility providers. Since the first review, no major comment or concerns has been received. Staff will seek all utility providers' final approval within the 12-month validity period upon Council approval.

10. Emergency Access will be maintained:

The phasing plan ensures two points of access to the satisfaction of the fire code and the fire marshal.

CONCLUSION

Staff finds the submittal items of SUB17-01 Re-Plat of Parcels 15, 16, 18 and 19 of Homestead North to be significantly compliant with the Subdivision Ordinance.

Staff recommends **Approval of SUB17-01 Re-Plat of Homestead North Parcels 15, 16, 18 and 19** subject to the following conditions:

1. Per the Subdivision Ordinance, Sec. 14-4-6, the re-plat is valid for twelve (12) months from the date of Council approval allowing the developer time to complete conditions #1(a) and #1(b). If the obligations of having the improvement plans and financial assurances are not approved during the validation period, the re-plats shall be rendered invalid and not recordable per the approval of SUB17-01 and a new re-plat application will be required.
 - a) The improvement plans and final reports must be completed to the satisfaction of the City Engineer and Zoning Administrator and City Attorney prior to the Re-Plats being recorded with the county.
 - b) The financial assurances must meet the satisfaction of the City Engineer and Zoning Administrator and City Attorney prior to the Re-Plats being recorded with the county.
2. Changes or amendments not foreseen/addressed in staff reviews or absent from this report shall be reviewed by the City Engineer and Zoning Administrator to determine if the change or amendment deems administrative approval or requires review and approval by the same approval body for SUB17-01, the City Council.
3. Upon meeting the satisfaction of the authorities stated above within the twelve (12) month validity period, the following items must be submitted:
 - a) A project approval letter, signed by the City Engineer, stating that all the subdivision improvement plans and reports have been approved by the City.

- b) A project approval letter, signed by the Zoning Administrator, stating that any and all required agreements between the City and developer have been executed.
 - c) A letter of agreement from the serving utilities stating the availability of services and the approval of improvement plans for the subdivision.
 - d) The required “Financial Assurance for Construction” is submitted and reviewed to the satisfaction of the City Engineer and City Attorney.
4. 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.
 5. After recordation of the plat and Pinal County has assigned an assessor parcel number, the applicant shall be responsible of applying for an address request for all single family residential lots.
 6. All 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 the City Engineer and installed by the developer.
 7. Prior to issuance of the final Certificate of Occupancy, the applicant 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.
 8. 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.
 9. 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. Emergency access shall be maintained throughout the construction of the project to the satisfaction of Maricopa Fire Department.

EXHIBIT ATTACHMENTS

Exhibit A – Re-Plat of Homestead North Parcel [15, 16, 18, 19]

Exhibit B – PAD15-04 Exhibit M controls setback standards

-- End of staff report --