



39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.568.9098  
Ex: 520.568.9120  
www.maricopa-az.gov

## STAFF ANALYSIS

---

### REQUEST

**Subdivision Final Plat (SUB) 15-02:** Olsson Associates, representing Meritage Homes, is requesting final plat approval to subdivide a 6.09 acre parcel into 20 single family residential lots. The proposed development is located at the northwest corner of Province Pkwy and Jubilee Place, within the Province Subdivision Community - DISCUSSION AND ACTION.

### RECOMMENDATION

Staff recommends approval of final plat subdivision application number SUB15-02, subject to the conditions of approval stated in this staff report.

### COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

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

### APPLICANT/OWNER

Olsson Associates  
7250 N. 16<sup>th</sup> Street, Suite 210  
Phoenix, Arizona 85020

Phone: 602-748-1000  
Contact: Pim Van Der Giessen

Meritage Homes  
3275 W. Ina Road, Suite 200  
Tucson, Arizona 85741

Phone: 520-225-6800  
Contact: Briana Rader

### HISTORY

- December 16, 1998: Pinal County Board of Supervisors approves rezoning request from General Rural (GR) to single family residential (CR-3), case # PZ-56-98.
- December 16, 1998: Pinal County Board of Supervisor approves a Planned Area Development Overlay, case # PZ-PD-56-98.
- May 15, 2003: Pinal County’s Planning and Zoning Commission approves Preliminary Plat, case #S-009-03.
- November 8, 2004: City of Maricopa City Council approves a one (1) year time extension of the Preliminary Plat Phase II, case # SUB04-09.
- June 21, 2005: City of Maricopa City Council approves Final Plat Phase II, case # SUB04-59.

- April 3, 2007: City of Maricopa City Council approves a time extension for Phase III and six (6) preliminary plat amendments, case # SUB05-73.
- July 17, 2007: City of Maricopa City Council approves a Planned Area Development amendment to increase allowable lot coverage, case # PAD07-04.
- April 21, 2015: City of Maricopa City Council approves Preliminary Plat, parcel 3 re-Plat case # SUB14-06.

**PROJECT DESCRIPTION**

|                                 |                                   |
|---------------------------------|-----------------------------------|
| Site Area:                      | 6.09 Acres or 265,358 S.F.        |
| Current Land Use:               | Open Space                        |
| Existing Zoning:                | CR-3 (Single Family Zoning) PAD   |
| Existing General Plan Land Use: | Medium Density Residential        |
| Flood Zone:                     | X                                 |
| Total lots:                     | 20                                |
| Proposed Open Space:            | 0.965 Acres                       |
| Density:                        | 3.45 dwelling units an acre (D/U) |

**SITE CONTEXT/AERIAL:**



**SURROUND LAND USE AND ZONING:**

| <b>Direction</b> | <b>Existing Zoning</b>    | <b>Existing Use</b>   |
|------------------|---------------------------|-----------------------|
| North            | CR-3 Zoning               | Global Water Facility |
| East             | CR-3 Zoning (Residential) | Open Space            |
| South            | CR-3 Residential          | Open Space            |
| West             | CR-3 Zoning               | Open Space            |

**STAFF ANALYSIS**

The applicant is requesting to subdivide the existing parcel into 20 lots for the purpose of developing single family residential homes, 13 lots will be designed with a minimum lot width of 60 feet wide, six (6) lots at 70 feet wide and one (1) lot at 100 feet wide. Access to the site will be from the existing designed outlet road, proposed Jubilee Place that will connect to the main collector road, Province Pkwy. The road layout within the parcel is a looped road design providing two (2) points of access to each street and a 24 foot emergency access road off of Smith Enke Rd., providing two (2) points of access to the parcel.

The submittal of the final plat includes the plat map of the parcel, pavement plans, grading plans, drainage plans, and landscaping plans. If granted approval of the final plat, the applicant will be responsible of obtaining required signatures and approval from all applicable agencies that includes but not limited to local utilities, state agencies and the City Engineer, as prescribed in the City's Subdivision Code, Sec. 14-7-4.

As part of the review of this plat application all previously approved zoning application(s) are verified for compliance. This includes the review of previously approved rezoning, plat, and PAD amendment request(s). On July 17, 2007 a request for increase in allowable lot coverage increase from 40% to 58.6% was approved by City Council, case # PAD07-04 (refer to history section of this staff report).

In reviewing the final plat request, the following items are reviewed to assure adequacy with the city's development regulations for residential subdivisions:

**1. Lot size, dimensions:**

The three (3) proposes lot sizes and dimensions meet minimum requirement as set forth in the approved Planned Area Development standards, Pinal County case # PZ-PD-056-98.

**2. Setbacks:**

Noted setbacks adhere to the approved Planned Area Development standards, Pinal County case # PZ-PD-056-98.

**3. Wall Boundary Design:**

Wrought iron decorative fencing with columns at for every 50 feet is proposed along the frontage of Smith Enke Rd. The design meets minim design requirements set forth in the City's subdivision code, sec. 14-6-5 (E)

**4. Pedestrian Connectivity:** The applicant is proposing a trail connection to the existing trail system within the development. Thus satisfying the connectivity requirements as set forth in the City's Subdivision Code, Sec. 14-6-4 (C)(2)

**5. Landscape Plans:**

Adequate landscaping is shown and meets the minimum area required of 20% of the parcel. Overall, including all existing parcels and future parcels, the total amount of open space provided is 36.7%.

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

Engineering Division has approved design plans contingent upon final review by local utilities and state agencies (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 the traffic report originally submitted for the entire Province development. In the original report, Parcel 3 was assumed to have a higher density, and thus a larger number of vehicles. The overall infrastructure was designed based on the larger numbers, and thus the current Parcel 3 development will not create an adverse impact on the surrounding roadways.

**9. Province Parcel 3, Technical Advisory Committee Review:**

The application was forwarded to the TAC on June 8, 2015. No major comment or concerns was received.

**CONCLUSION**

Staff recommends **Approval** of **SUB15-02** Province Parcel 3 Final Plat, subject to the following conditions:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies and shall be completed within an agreed specific time period.
2. Changes/amendments not included with this application request and or addressed during the city's review shall require separate review and approval by staff and if deemed necessary, review and approval by the same approving body for this application as determined by the City Engineer and Zoning Administrator.
3. In accordance to the City's Subdivision Code, Sec. 14-7-4 (E), within ninety (90) days from the date of City Council approval, and prior to the recording of the Final Plat, the following items must be submitted:
  - a. A project approval letter, signed by the City Engineer, stating that all of 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 utilities and the approval of improvement plans for the subdivision.

- d. The required “Financial Assurance for Construction” is submitted reviewed to the satisfaction by the City’s Engineer and City Attorney.
4. If the improvement plans have not been approved within ninety (90) days, solely due to reasons on the part of the developer, the Council may require that the final plat be resubmitted.
5. 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.
6. After recordation of the plat and Pinal County has assigned assessor parcel numbers, the applicant shall be responsible of applying for an address request for the 20 single family residential lots.

**Transportation stipulations:**

7. 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 Director of Public Works or City Engineer and installed by the developer.

**Building stipulations:**

8. 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.
9. 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:**

10. 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.
11. Jubilee Place, Abbey Road, and Festival Lane, shall be restricted to parking on one side to allow for emergency vehicle access. The existing C,C,& Rs for Province (Meritage Homes) will need to be amended to include the stipulation. Provide a copy for staff review within 90 days.

Exhibit A – Final Plat

-- End of staff report --