

June 8, 2023
Revised: August 15, 2023
October 26, 2023

Hartman Trails

Located at the southwest corner
of Steen Road and the Anderson
Road alignment

City of Maricopa, Arizona

Preliminary Plat Narrative



451,037 N 12th Street
Phoenix, AZ 81,03714
Job No.: 1-01-03959-01

Preliminary Plat Narrative

for

Hartman Trails

City of Maricopa, Arizona

June 8, 2023

Revised: August 15, 2023

October 26, 2023

Owner/Developer

Terrawest Communities

2222 W. Pinnacle Peak Rd, Suite #140

Phoenix, AZ 58024

Phone: (602) 374-2777

Contact: Michael Cronin

Planning/Civil Engineering Consultant

CVL Consultants, Inc.

451,037 North 12th Street

Phoenix, Arizona 81,03714-4291

Phone: (602) 285-4972

Contact: Alex Caraveo

Contents

1. Introduction.	1
2. Project Description	1
3. Location and Accessibility	3
4. Existing Conditions	3
5. Conformance to Land Use and Zoning.	3
6. Community Services	4
7. Utilities and Services	5
8. Drainage	5
9. Water and Sewer	5
10.Landscape and Amenities	5
11.HOA, Community Association	6
12.Conclusion	6

1. Introduction

This narrative document has been prepared and submitted to the City of Maricopa in support of the Preliminary Plat in process for the community established by the Arden Trails Planned Area Development (“PAD”) approved under Case No. PAD22-15, known hereto as Hartman Trails. Hartman Trails is proposed as a single family detached residential community with land reserved for future medium density residential use in Parcel 10 and a future school site in Parcel 12. The community is located at the southwest corner of Steen Road and the Anderson Road alignment in the City of Maricopa, Arizona (“City”) and consists of approximately 308.39 acres on a single parcel of land identified as APN 502-06-010C. This Preliminary Plat request is for the creation and subdivision of approximately 1,037 residential lots, public streets and common open space areas, featuring a centrally located ± 5 -acre park for recreation amenities.

The Arden Trails PAD set the general parameters of the overall project and its design standards which are currently referenced in this document and proposed on the accompanying Preliminary Plat. The proposed Preliminary Plat is consistent with the development standards, density, signage, street pattern, landscape theme, and additional criteria established by the approved Arden Trails PAD. All submitted plans associated with this application are in conformance with the approved land use and zoning designations on the property.

2. Project Description

Hartman Trails proposes a total yield of 1,037 lots with a typical lot sizes of 40' x 110', 45' x 115', 50' x 120', 55' x 120', and future medium density product to be determined by the end user, subject to the PAD. A density of 3.85 dwelling units per acre (“du/ac”) is proposed for the community overall, excluding the pending development of Parcel 10. Approximately 39.91 acres ($\pm 73.85\%$) of useable open space is provided and features an attractive, centrally located ± 5 -acre park for recreation amenities. Access to the community is provided from Steen Road to the north and Peters & Nall Road to the south. Future street connections are anticipated with the upcoming Hartman Ranch development to the east of the community.

The Preliminary Plat as proposed is comparable to the PAD site plan, however, the exclusion of future development on Parcels 10 and 12 on the Preliminary Plat renders an artificially lower lot count on the Preliminary Plat than is shown by the PAD. Site data between the two documents varies slightly due to this discrepancy and slight adjustments to the layout. When calculations are adjusted to include Parcels 10 and 12, the Preliminary Plat and PAD calculations should be comparable.

Pedestrian Circulation

Careful consideration was given to pedestrian connections which are provided via meandering pathways through open space areas to connect residents to parks and recreation areas.

Regional trail connectivity is provided by parallel concrete and DG trails running along the south side of Steen Road and the north side of a portion of Peters & Nall Road. North-south connectivity between the two is proposed via the primary collector road system of Saddleback Vista Avenue and portions of Hartman Trails Road which feature the same paired concrete and DG trail design.

Development Standards

The community's development standards were established by the Arden Trails PAD, as identified below.

APPROVED DEVELOPMENT STANDARDS (PAD22-15)				
LOT SIZE	40' X 110'	45' X 115'	50' X 120'	55' X 120'
PARCEL NUMBERS	2, 6	3, 5, 9	4, 7, 11, 12	1, 8
ZONING	PAD22-15 (RS-5)			
BUILDING HEIGHT	30'	30'	30'	30'
MIN. LOT AREA	4,400 SF ¹	5,175 SF	6,000 SF	6,600 SF
MIN. LOT WIDTH	40' ²	45' ³	50'	55'
MIN. FRONT BUILDING/GARAGE (*) (**)	15'/18'	15'/18'	15'/18'	15'/18'
MIN. SIDE YARDS	5'	5'	5'	5'
MIN. REAR YARD	15'	15'	15'	15'
STREET SIDE YARD (***)	5'	5'	5'	5'
MAX. LOT COVERAGE - 1 STORY	55%	55%	55%	55%
MAX. LOT COVERAGE - 2/3 STORY	50%	50%	50%	50%

* STREET-FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18' FROM THE BACK OF WALK.

** FRONT SETBACKS TO BE MEASURED FROM BACK OF WALK.

*** FOR ALL LOTS UNDER 10,000 SQUARE FEET, A MINIMUM 10-FOOT LANDSCAPE TRACT OR NO-BUILD EASEMENT MUST BE PROVIDED ON THE STREET SIDE OF A CORNER LOT, IN ADDITION TO THE INTERIOR SIDE SETBACK REQUIRED.

1) LOTS LESS THAN 5,000 SF ARE PERMITTED FOR 40' WIDE LOTS ONLY (ADDITIONAL ALLOWANCES FOR PARCEL 10 DESCRIBED IN PAD TABLES 3 AND 4).

2) LOT WIDTH OF LESS THAN OR EQUAL TO 40' ALLOWED FOR UP TO 25% OF TOTAL UNITS IF 24.5% GROSS O.S. IS PROVIDED (NOT INCLUDING PARCEL 10)

3) LOT WIDTH OF LESS THAN OR EQUAL TO 45' ALLOWED FOR UP TO 50% OF TOTAL UNITS IF 22% GROSS O.S. IS PROVIDED (NOT INCLUDING PARCEL 10)

3. Location and Accessibility

Hartman Trails is located at the southwest corner of Steen Road and the Anderson Road alignment, within the east half of Section 10, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona.

The project site is accessed from Steen Road to the north and Peters & Nall Road to the south. Future street connections are anticipated from the upcoming Hartman Ranch development to the east of the community. Additional details are provided on the Preliminary Plat.

4. Existing Conditions

Hartman Trails consists of approximately 308.39 acres on one parcel identified as APN 502-06-010C within the jurisdiction of the City of Maricopa. The project site is currently undeveloped agricultural land.

The Preliminary Plat has been designed to accommodate a large drainage easement along the northern property line to collect and convey offsite drainage and the large MSIDD easement running along the western property line. These areas are designed to function as open space to enhance the feeling of openness and serve as a significant buffer around the perimeter of Hartman Trails. A drainage channel will be constructed along the entirety of the northern border of the Property, along the south side of Steen Road.

5. Conformance to Land Use and Zoning

The majority of the site falls under the Master Planned Community (“MPC”) land use designation in the General Plan. There are smaller portions of the site designated as Low Density Residential and Mixed Use as well; however, the previously approved Hartman Ranch PAD supersedes the General Plan as a long established Master Planned Community, meeting the intent of the designation. The Arden Trails PAD is a continuation of this interpretation and maintains consistency with the MPC land use. The Hartman Trails project has been designed within the parameters of this land use in mind and is in conformance with the City of Maricopa’s General Plan.

This project currently holds a PAD zoning designation per the approved Arden Trails PAD (Case No. PAD22-15). While lot counts for each parcel vary slightly between the two documents, Page 7 of the stamped approved PAD specifies that, “In response to market conditions and buyer demands, shifts in density and reallocation of lot sizes may be necessary throughout the development of the Property.”

Minor modification to the anticipated lot counts within each parcel of the community have been made as a result of the necessary adjustments between the PAD approval and preparation of the Preliminary Plat, as is typical to accommodate the engineering, landscape architecture, and site planning efforts that progress as the site plan is refined from the initial sketch to reflect the ultimate design of the project. A lot count comparison table is provided below for reference.

Lot Count Comparison			
Parcel	PAD	Preliminary Plat	Difference
1	95	98	+3
2	112	115	+3
3	128	122	-6
4	96	92	-4
5	136	138	+2
6	111	110	-1
7	97	98	+1
8	65	67	+2
9	133	134	+1
10	220	-	N/A
11	62	63	+1
12	61	-	N/A
Total	1,318	1,037	N/A

The proceeding table details a slight difference in the number of lots proposed by parcel within the community but confirms that the Preliminary Plat is designed to reflect the PAD site plan to the greatest extent possible while accommodating the necessary alterations from all associated disciplines in the development process that are working to bring the initial conceptual sketch to life. As stated above, the proposed Preliminary Plat is consistent with the intent of the approved Arden Trails PAD.

6. Community Services

Below is a list of community services for this project:

Service	Provider
Police	City of Maricopa
Fire	City of Maricopa
School District	Casa Grande Elementary School District

7. Utilities and Services

Below is a list of utility providers for this project:

Utility	Provider
Water	Global Water Resources
Sewer	Global Water Resources
Electric	Electrical District No. 3
Gas	Southwest Gas
Telephone/Cable	Cox Communications/CenturyLink

8. Drainage

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel numbers 04021C0775F (Map revised June 16, 2014) and 04021C1150E (Map Revised December 4, 2007), indicates that the subject site falls within Zone X unshaded and Zone A.

- Zone X unshaded is defined by FEMA as: “Areas determined to be outside the 0.2% annual chance floodplain.”
- Zone A is defined by FEMA as: “No base flood elevations determined.”

A CLOMR will be prepared and submitted to FEMA for a proposed map revision of effective Zone A along the north boundary of the site. The proposed map revision will change the effective Zone A floodplain on the Hartman Trails development to Zone X and to Zone AE within the channel. Please refer to the preliminary drainage report for additional information.

9. Water and Sewer

Global Water Resources is are proposed to serve the development with required infrastructure improvements. Please refer to the preliminary water and sewer reports for additional information.

10. Landscape and Amenities

An attractive, centrally located neighborhood amenity area is proposed along with landscape tracts along the subdivision entrance and landscape buffers along the perimeter of the project site. The community proposes monument signage, entry landscaping, trail connectivity, and quality material and finish design for the theme walls and decorative fencing in accordance with the approved Arden Trails PAD. Approximately 39.91 acres ($\pm 73.85\%$) of useable open space is propsoed for the community as identified on the Preliminary Plat.

11. HOA, Community Association

A Home Owners Association (HOA) will be established to manage and maintain the community including common areas, open space, community amenities and landscaping.

12. Conclusion

Hartman Trails will create a new and attractive residential community on this long undeveloped property in a growing and highly desirable area of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the site, and we look forward to working with staff in the processing of this project.