



Anderson Farms Phase 3A

Preliminary Plat Narrative

E/NEC of Hartman Road and Anderson Farms Boulevard

1st Submittal: July 19, 2024

Developer

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Introduction

Anderson Farms Phase 3A is a proposed subdivision by the developer, Lennar Arizona, LLC (Lennar), which is located on the southeast corner of Hartman Road and Anderson Farms Boulevard on approximately 32 gross acres in the City of Maricopa. Lennar requests the approval of the Preliminary Plat for the proposed single family residential community. The proposed preliminary plat has a total of 126 lots with two different lot sizes at a proposed density of 3.9 dwelling units per gross acre.

Anderson Farms Phase 2B Project Data	
A.P.N.	Portion of 502-03-015R
Current Land Use	Agricultural
Existing General Plan Land Use Designation	Master Planned Community
Existing Zoning District	RS-5 PAD (PAD24-02)
Gross Area	32.00 Acres
Net Area	29.78 Acres (Excludes Arterial R/W)
No. of Lots	
45' x 120'	80
50' x 120'	46
Total	126
Gross Density	3.9 DU/Acre
Open Space Tract Area	7.27 Acres (24.4% of Net Area)
Internal Local Streets	Public

Current Land Use and Zoning

The subject site is current zoned RS-5 PAD as a part of the overall Anderson Farms PAD (PAD24-02). 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 approved development standards as a part of the Anderson Farms PAD Amendment (PAD24-02) are as follows:

Anderson Farms Development Standards (PAD24-02)	
RS-5 PAD Development Standards	
Minimum Lot Area	4,500 S.F.
Minimum Lot Width	40'
Maximum Building Height	30'



Front Setback	15' ⁽¹⁾⁽²⁾
Interior Side Setback	5'
Street Side Setback	5'
Rear Setback	15'

1. Livable areas and side entry garages may have a minimum setback of 10 feet from the property line.
2. Street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk or to the back of curb, when a sidewalk is not provided.

Surrounding Land Uses

This development is proposed on agricultural land. It is surrounded by the existing Anderson Palmisano Farms on the south and east sides, the existing Sorrento single family subdivision to the west and the existing Anderson Farms Phases 1A single family subdivisions to the north.

Surrounding Existing Use and Zoning Designations			
	Existing Land Use Classification	Existing Zoning	Existing Use
South	Master Planned Community	RS-5 PAD (PAD24-02)	Agricultural
North	Master Planned Community	RS-5	Anderson Farms Phase 1A
East	Master Planned Community	RS-5 PAD (PAD24-02)	Agricultural
West	Master Planned Community	CR-3	Sorrento Subdivision
Site	Master Planned Community	RS-5 PAD (PAD24-02)	Agricultural

Development Plan

A development plan has been submitted along with this application showing the layout of the proposed subdivision. The size, scale and environment of the site is appropriate for a single-family residential development. The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

The attached preliminary plat consists of 126 residential lots of two different lot sizes of 45' by 120' (80) and 50' by 120' (46). The overall gross density for the proposed development is approximately 3.9 dwelling units per acre. There is also an estimated 7.27 acres of open space within the proposed development which is approximately 24% of the project's net acreage. The cumulative total of open space for Anderson Farms is 16.22 acres (21%) when the previous Phase 2 is included.

Circulation

Primary access into the community is provided from the existing Anderson Farms Boulevard from the north via Hartman Road. Secondary access is also provided from the south via Sangiovese Way off Hartman Road. The east half of Hartman Road shall be constructed per the City's Minor Arterial standards along the west frontage of the project. The Hartman Road improvements will include a 16-foot wide median which stretches from the south end of the Sorrento roadway improvements all the way to the north boundary of Anderson Farms Phase 1B. The internal streets are defined as a 30-foot back of curb to back of curb streets within 50-foot wide public right of way per the approved street section in the Anderson Farms PAD (PAD24-02). The local street shall have 5-foot sidewalks detached 5 feet from the back of curb.



Conclusion

This preliminary 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 forward to working closely with the City to gain all necessary approvals to build a successful project.