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STAFF ANALYSIS

REQUEST

Subdivision (SUB) 14-06 Preliminary Plat Parcel 3 of the Final Plat for “Province Phase 1”: Olsson Associates, representing Meritage Homes, is requesting preliminary plat approval to subdivide a 6.09 acre parcel within the Province Subdivision into 20 single family residential lots. The proposed development is located at the south west corner of Province Pkwy and Jubilee Place, within the Province Subdivision Community. **DISCUSSION AND ACTION.**

RECOMMENDATION

The Planning & Zoning Commission recommends approval of Subdivision case # SUB14-06, 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
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Phoenix, Arizona 85020

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Contact: Pim Van Der Giessen

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

Phone: 520-225-6800
Contact: K.C. O’Haver

HISTORY

- December 16, 1998: Province Active Adult Community originally part of the Rancho Santa Cruz development, received approval from the Pinal County Board of Supervisors approves the rezoning from General Rural (GR) to single family residential (CR-3) single family residential), case # PZ-56-98.
- December 16, 1998: Pinal County Board of Supervisor approved the Planned Area Development Overlay, case # PZ-PD-56-98.
- May 15, 2003: Pinal County’s Planning and Zoning Commission tentatively approves the Preliminary Plat and is valid for twelve month period, case #S-009-03.
- November 8, 2004: A one (1) year time extension of the Province Preliminary Plat of Phase II, City of Maricopa City Council, case # SUB04-09.

SURROUND LAND USE AND ZONING:

Direction	Existing Zoning	Existing Use
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

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The applicant is requesting to subdivide the existing parcel into 20 lots for the purpose of developing single family homes (refer to Exhibit A and B, narrative and preliminary plat). 13 lots will be designed with 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 that connects 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. If granted approval of the preliminary plat, the applicant/owner will be given two (2) years to submit the final plat application that will include all improvements plans for review and approval by the city.

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 was approved by City Council, case # PADO7-04 (refer to history section of this staff report). Reviewing the history and previously approved conditions, staff determined that the following condition from the 2007 PAD amendment approval has not been addressed (see below).

“Prior to final plat approval, Engle (developer) shall enter into a recordable agreement with the City of Maricopa to provide reasonable trail connectivity through Engle-owned property along Santa Rosa Wash from Smith Enke Road. to Honeycutt Road, as approved by the City’s Parks and Recreation Director, and to provide appropriate maintenance of such property.”

This condition of zoning approval was further memorialized in the Settlement Agreement between the City of Maricopa and the property owner at the time, requiring that all conditions of approval from the PADO7-04 application are met by the developer.

Parcel 3 of the Province Community is the last remaining parcel yet to be re-platted as a residential subdivision in the Province Master Plan. Knowing that this request may be the last opportunity to address the condition from 2007, the applicant agrees to dedicate a minimum 20’ wide public trail easement to the city abutting the west parcel boundaries of Province along the east side of the Santa Rosa Wash. The trail easement/dedication shall be from Honeycutt Rd. to Smith Enke Rd. (refer to the conclusion section, condition # 4).

In reviewing the preliminary 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) proposed 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 minimum design requirements set forth in the city's subdivision code, sec. 14-6-5 (E)

4. Pedestrian Connectivity: The applicant is proposing 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. Residential Design Guidelines:

Submittal of residential architectural design guidelines was submitted as part of the request and required per the city's subdivision code. The design guidelines were accepted by staff for review by the Commission.

6. Conceptual Landscaping:

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

7. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary report and is satisfied with the initial methods of retaining and maintaining drainage. Final drainage report and drainage plans will be reviewed and approved as part of the next development stage, final plat application.

8. Road Design:

The proposed road design of 40 feet ROW (pavement, curb/gutter, sidewalk, landscape) does not meet the city's subdivision code, sec. 14-6-8 (L) (table 6) of 50 feet ROW. The applicant is requesting a deviation of road design width with this application. The applicant is justifying the request based on that the proposed road design conforms to existing road design standards of the Province community. The Engineering Division supports the deviation request based on reasoning provided by the applicant. With a smaller road width, the City's Fire Department is recommending that on-street parking shall be restricted to one side of the street to maintain two way traffic at all times for emergency vehicles. A stipulation is written to this effect. *(PLANNING AND ZONING COMMISSION RECOMMENDED THAT THE ENTRY ROAD TO THE PARCEL IS MODIFIED TO A 50 FOOT ROW, MEETING THE CITY'S SUBDIVISION CODE. APPLICANT AGREES TO THIS STIPULATION)*

9. Preliminary Traffic Report:

The Engineering Division 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.

10. Technical Advisory Committee Review:

The application was presented to the TAC on February 24, 2015. No major comment or concerns were made during the review.

PUBLIC NOTIFICATION/COMMENTS

Notification letters were sent out to property owners within 300 feet of the property letters advertising the proposed request and scheduled public meetings. Public notice signs were also posted on the property, one facing Smith Enke Rd. and the other facing Province Pkwy.

At the time of writing this report staff received several inquiries for the request however no formal comment has been received.

CONCLUSION

Staff has determined, based on the above stated facts and criteria, that a recommendation of approval for preliminary plat request Subdivision (SUB) 14-06 be submitted to City Council for their consideration. Subject to the following conditions listed below.

1. Preliminary Plat shall be valid for two (2) years from the date of Council approval. Within the allotted timeframe of approved preliminary plat, the applicant shall submit a final plat application for the subdivision that includes all required submittal requirements set forth in the City's Subdivision Code.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code as determined by the Zoning Administrator.
3. Final plat application improvement plans shall adhere to the City's Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
4. In accordance with PAD 07.04 zoning and conditions of approval affecting Parcel 3, the developer shall grant the city a 20' wide public trail and open space easement abutting the west parcel boundaries of Province along the east side of the Santa Rosa Wash extending from Honeycutt Rd. to Smith Enke Rd. The easement shall be provided in a manner acceptable to the City Engineer and Community Services Director prior to or concurrent with the Final Plat approval.
5. Any changes/amendment of uses to the preliminary plat not approved with this case, and or, addressed during this review shall require separate review and approval from staff and, if required the City Council.
6. 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.

Transportation stipulations:

7. All public 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.
 - a. Internal roads fronting residential lots will be allowed to be built to a 40 foot ROW standard as shown in Exhibit B *(AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION)*
 - b. The entry road segment shall be built to the city's minimum local ROW standard, 50 feet. *(AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION)*

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 flow.

Exhibit A – Narrative

Exhibit B – Pre Plat Site Plan

Exhibit C – ROW Deviation Request

Exhibit D – Conceptual Landscape Plan

-- End of staff analysis--