



STAFF REPORT

CASE # SUB23-04

To: Planning and Zoning Commission

Through: Rick Williams, Planning and Zoning Manager

From: Derek Scheerer, Planner II

Meeting Date: January 22, 2024

REQUEST

Subdivision Preliminary Plat (SUB) 23-04 Hartman Trails: CVL Consultants, on behalf of JEN Arizona 63, LLC, requests approval of the Hartman Trails subdivision preliminary plat located at the southwest corner of N. Anderson Road and W. Steen Road. **DISCUSSION AND ACTION.**

APPLICANT

CVL Consultants
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PROPERTY OWNER

JEN Arizona 63, LLC
 2222 W. Pinnacle Peak Rd., Suite 140
 Phoenix, AZ 85027

COUNCIL PRIORITIES CONSIDERED

- Safe and Livable Communities
- Well Planned Quality Growth and Development

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the proposed Preliminary Plat case # SUB23-04 Hartman Trails, subject to conditions of approval as stated in this staff report, and as amended by the Planning and Zoning Commission.

PROJECT DATA

- Site Gross Acreage: 308 +/- Gross Acres
- Parcel #: 502-06-010C
- Site Address: Unassigned
- Existing Zoning: Hartman Trails PAD (formerly Arden Trails)
- Overlay Zoning: None
- General Plan Land Use: Master Planned Community (MPC), Low Density Residential (LDR), Mixed Use (MU)
- Proposed Density: ± 4.15 Dwelling Units per Acre (DU/AC)
- Allowed Density: 4.27 DU/AC
- Lot Size: 40' x 110', 45' x 115', 50' x 120', and 55' x 115'
- No. of Lots: 1037

HISTORY

2023: PAD22-15 – Rezone to Hartman (Arden) Trails PAD
 2006: PAD05.14 and ZON05.12 – Rezone to Hartman Ranch MPD

SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Rural (R)	General Rural (GR)	Single-Family Residential
East	Master Planned Community (MPC) / Commercial (C)	Hartman Ranch Planned Area Development (PAD)	Vacant / Agricultural
South	Mixed Use (MU)	N/A (Pinal County)	Single-Family Residential / Airport
West	Master Planned Community (MPC)	Murphy Park Planned Area Development (PAD)	Vacant / Agricultural

ANALYSIS

CVL Consultants, on behalf of property owner JEN Arizona 63, LLC, is requesting to subdivide approximately 308 +/- acres of land for a residential subdivision. As presented, the applicant proposes to plat 1037 lots, 105 tracts, and various collector and local street rights-of-way across twelve (12) proposed parcels. This application seeks to preliminarily plat ten (10) of the twelve (12) proposed parcels with a gross density of 4.15 +/- dwelling units per acre (du/ac.). The remaining two (2) parcels, Parcels 10 and 12, as indicated in Exhibit B – Preliminary Plat, are reserved for a future medium density residential site and a proposed school site. Overall, per the Hartman (Arden) Trails Planned Area Development (PAD), approved by the City Council on February 7, 2023, under PAD22-15, the development will be allowed a total of 1318 residential units, (if the school site does not develop with a school), with a total density of 4.27 du/ac.

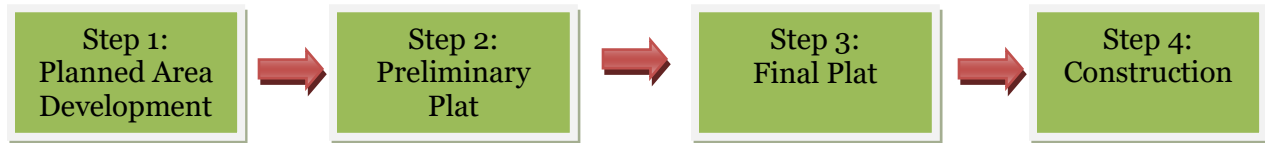
As proposed, the Hartman Trails development will be a multi-phased (three development phases) project with the intentions of developing a Master Planned Community (MPC) under the Hartman Trails PAD. Per the General Plan, an MPC designation provides for large-scale (160 acres or more) master planned developments that include a variety of residential products, including single- or multi-family houses, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches, and neighborhood facilities. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge, and overpass capacity, as applicable.

This application seek preliminary approval for the future platting of Parcels 1 – 9 and 11 which are currently currently under agricultural use. Property owner, JEN Arizona 63, LLC, will seek preliminary and final plat approval for Parcel 10 and possibly Parcel 12 at a later date. JEN Arizona 63, LLC, has accepted the obligation to develop the remaining sections of land as a master planned community to adhere to the Hartman Trails PAD and the City's General Plan Land Use map, which is reflected as a condition of approval.

The development proposes a new north/south access spine road (N. Saddleback Vista Ave.) from W. Steen Rd. south to W. Peters and Nall Rd. The development additionally proposes a partial extension of N. Anderson Rd. from W. Steen Rd. south into the site and connecting to the proposed N. Saddleback Rd. Various additional future connection points to these north and south collector roads will occur in addition to a future internal east/west connection to the Murphy Park development west

of the site. Additional access points will be provided when the remaining portions of the parcel are platted and developed.

The intent of the preliminary plat process is to address all major issues related to the land development in accordance to the city policies, standards, codes, and requirements. Granting approval does not grant acceptance of streets nor authorizes plat recordation or sale of lots. Preliminary plat authorizes the developer to proceed with the next required step within Chapter 17 of the City's Subdivision Ordinance. With approval of the preliminary plat, per Chapter 17 of the City's Subdivision Ordinance, the developer will have the opportunity to pursue subsequent development steps.



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

1. Lot size, dimensions and setbacks:

The proposed lot size and dimensions meet minimum requirements of the RS-5 PAD zone as set forth in the Hartman Trails PAD as approved by City Council on February 7, 2023.

2. Wall Boundary Design:

Theme wall, view fence, and standard wall designs are proposed. Wall design and features meet minimum design requirements set forth in the Hartman Trails PAD, refer to Exhibit C, Landscape Plan.

3. Pedestrian Connectivity:

The applicant is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned by the City's Parks, Trails, and Open Space Master Plan. The development features a celebrated north/south pathway along its main spine road that features many amenities and connects the subdivisions main parks to the parks and trail systems of the individual subdivision parcels. This system satisfies the connectivity requirements as set forth in the City's Subdivision Code and the Hartman Trails PAD. Refer to Exhibit C, Landscape Plan.

4. Residential Design Guidelines:

Residential product design review will be deferred to the City's Single-family Residential Design Guidelines and the Hartman Trails PAD, as applicable, and will be processed and approved under procedures set forth in these documents prior to construction of residential homes.

5. Conceptual Landscaping:

The proposed landscaping exceeds the minimum requirements set forth in the Hartman Trails PAD, the city Zoning Ordinance, and the city Subdivision Code. Refer to Exhibit C, Landscape Plan.

6. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary drainage report and is satisfied with the initial methods of retaining and maintaining drainage. A final drainage report and plans will be reviewed and approved as part of the next development step, final plat application. Prior to final plat approval, the applicant will be required to obtain CLOMR (conditional letter of map revision) from FEMA (Federal Emergency Management Agency) supporting the proposed methodology for retaining and maintaining drainage.

7. Road Design:

Roadway design proposed in the preliminary plat (see Exhibit B, Preliminary Plat) adheres to, or advances the intent of, the City's roadway standards as specified in the City's Subdivision Ordinance and Design Standards Manual.

8. Preliminary Traffic Report:

The Engineering Division has reviewed the Traffic Impact Analysis and analysis has identified transportation deficiencies and improvements are recommended to be constructed by this development:

- Construct full-street improvements along the northern boundary of the site at Phase 1. W. Steen Road should be constructed as a Modified Collector with Trail with 54 feet of right-of-way.
- W. Peters and Nall Road should be constructed as a Modified Collector with 49 feet of right-of-way north of the internal collector. South of the internal collector, W. Peters and Nall Road should be constructed as a Modified Collector with Trail with 54 feet of right-of-way.
- Construct Collector A and Collector B within the Phase 1 boundary. The remainder of Collector A will be constructed with the development of future adjacent phases.
- Construct an interim two-lane extension of W. Steen Road from the Phase 1 western boundary to N. Murphy Road.
- Install a northbound right-turn lane, southbound left-turn lane and separate westbound right and left-turn lanes at the intersection of N. Murphy Road / W. Steen Road with the development of Phase 1.
- Install an eastbound right-turn lane at the intersection of Collector B / W. Steen Road with the development of Phase 1.
- Construct half-street improvements on W. Peters & Nall Road along the southern boundary of Phase 3 when Phase 3 is developed.
- Construct an interim two-lane extension of W. Peters & Nall Road from the Phase 3 western boundary to N. Murphy Road with the development of Phase 3.

CONCLUSION

Staff finds the submittal items of SUB23-04 Hartman Trails Preliminary Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, Hartman (Arden) Trails PAD, and other requirements set forth within the City Code.

Staff recommends **approval** of Preliminary Plat **case # SUB23-04 Hartman Trails**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission:

1. Within 24 months (2 years) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application. This development shall be subject to the approved PAD, case #PAD22-15.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code and as determined by the Zoning Administrator. Per Subdivision Code, Section 17.20.050-D.2, "Approval of a preliminary plat approved by the city of Maricopa shall be effective for two years in accordance with an approved phasing plan, but may be extended one time only, upon reapplication and review by staff

and verification that the development is in compliance with all current applicable codes of the city, for an additional two years.”

3. The applicant shall obtain final plat approval for Phase 1 of the proposal prior to the expiration of this preliminary plat, or seek a preliminary plat extension, per Subdivision Code, Section 17.20.050-D.3 which states: “The recording of a final plat of one phase shall extend the next phase preliminary plat approval for one year and each phase follows suite. Development of 75 percent of the project vests the remaining 25 percent.”
4. Final plat application improvement plans shall be subject to the City’s Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
5. Any changes/amendment 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. The development Shall be responsible for any offsite and onsite improvements identified by the City’s Engineering Division at the time of platting or the submittal of development permits.
7. All off-site improvements shall be constructed concurrently with construction of any portion of the development, including open space. Phasing of off-site improvements shall not be permitted, unless approved by the City Engineer and Zoning Administrator, or in accordance with a Development Agreement.
8. Phasing of development shall occur subject to the review and approval of a Phasing Plan by the Zoning Administrator and City Engineer. Development of the main amenity park and collector roads shall occur during the initial phase (Phase I) of development. All proposed phases shall meet the requirements of the Subdivision Code and approved PAD.
9. Developer shall create an HOA for the maintenance of all landscaping, street lighting within the arterial, collector and local rights-of-ways and open spaces, parks and/or tracts as shown on the Preliminary Plat.
10. CC&R’s shall be resubmitted at the time of final platting for final review and approval by staff.
11. 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.
12. The property owner, or representative/developer, shall uphold a separate agreement with the City of Maricopa that such property shall be built to conform to meet the intent of a Master Planned Community per the City’s voter-approved General Plan Land Use Plan, Planning Maricopa.
13. Prior to final approval of this Preliminary Plat, the applicant shall memorialize the conditions of approval listed herein on the cover sheet of the Preliminary Plat.

Transportation stipulations:

14. The applicant shall provide the following offsite improvements and right-of-way dedications to provide access to the development:
 - a. In accordance with the International Fire Code (IFC) and City Code, each phase of the subdivision shall have at least two separate and distinct access points both of which shall provide fully improved and accepted access from public streets, developed to city of Maricopa street standards. At first phase of development:
 - i. Construct an interim, fully paved two-lane extension of W. Steen Road from the western boundary of the project to N. Murphy Road.
 - ii. Construct a two-lane all-weather road access from Collector A to W. Peters and Nall Road from the western boundary of the project to N. Murphy Road.
 - b. Construct full-street improvements along the northern boundary of the project at first phase of development. Steen Road should be constructed as a Modified Collector with Trail with 54 feet of right-of-way.
 - c. Construct full-street improvements on W. Peters & Nall Road along the southern boundary of the project. W. Peters & Nall Road should be constructed as a Modified Collector with 49 feet of right-of-way west of the internal collector. East of the internal collector, W. Peters & Nall Road should be constructed as a Modified Collector with Trail with 54 feet of right-of-way.
 - d. Construct Collector A (Anderson Rd.) and Collector B (Saddleback Vista Ave.) within the Phase 1 boundary. The remainder of Collector A will be fully constructed with the development of future adjacent phases; however, an interim dust-free all-weather access road shall be constructed along the remainder of Collector A at first phase of development, as a means of providing secondary emergency access from Peters and Nall Road.
 - e. Install a northbound right-turn lane, southbound left-turn lane and separate westbound right and left-turn lanes at the intersection of Murphy Road / Steen Road with the development of Phase 1.
 - f. Install an eastbound right-turn lane at the intersection of Collector B / Steen Road with the development of Phase 1.
 - g. 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 City Engineer and installed by the developer.
9. The drainage design and the final plat are subject to potential modifications as may be required under FEMA's review of the Conditional Letter of Map Revision (CLOMR). Such changes may constitute necessary revisions to the quantity, size, and layout of the lots in order to satisfy any requirements (i.e., additional drainage improvements) requested by FEMA to approve the CLOMR.
10. The final plats cannot be recorded until final approval of the CLOMR is received from FEMA.

Fire stipulations:

15. The applicant/property owner shall have met and complied with all applicable fire codes under the International Fire Code (IFC) 2018, including amendments, as well as related

National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

16. All residential local roads shall be restricted to parking on one side to allow for emergency vehicle flow. Location shall be determined during the final plat submittal stage and reviewed with the improvement plans.

ATTACHMENTS

Exhibit A – Hartman Trails Project Narrative

Exhibit B – Hartman Trails Preliminary Plat

Exhibit C – Hartman Trails Landscape Plan

-- End of staff report --