

**STAFF REPORT****Case Number: SUB21-48**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Development Services Director

From: Rick Williams, Planning and Zoning Division, Planning Manager

Meeting Date: July 19, 2022

REQUESTS

Subdivision Final Plat (SUB) 21-48 The Trails at Tortosa, Phase 2A and 2B: Bowman Consulting, on behalf of Communities Southwest, is requesting final plat approval of The Trails at Tortosa Subdivision Phase 2A and 2B, comprised of approximately 371 single-family residential lots on 93.87 gross-acres of land generally located north of the northwest corner of Murphy Road and Honeycutt Road. **Discussion and Action.**

APPLICANT

Bowman Consulting Inc.
 1600 N. Desert Drive, Suite 210
 Tempe, AZ 852281
 Contact: Michele Yerger
myerger@commsw.com

DEVELOPER

Communities Southwest
 7001 N. Scottsdale Road, Suite 1015
 Tempe, AZ 85253
 Contact: Michele Yerger
myerger@commsw.com

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	93.87
Parcel #	To be assigned after recordation
Site Address	Addresses not yet assigned
Existing Site Use	Vacant/Agricultural
Proposed Site Use	Single Family Residential
Existing General Plan, Land Use	Master Planned Community (MPR)
Existing Zoning	CR-3 Medium Density Residential
Lot Count	371 Single Family Residential Lots
Lot Size	6,600 to 10,500 square feet
Density	3.91 dwelling units per acre

SURROUNDING ZONING/USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Gila River Reservation	N/A	Gila River Reservation
East	Master Planned Community (MPC)	CI-2 Zoning	Volkswagon
South	Master Planned Community (MPC)	CR-3 Zoning	Single Family Residential
West	Master Planned Community (MPC)	CR-3 Zoning	Single Family Residential

Site Location Map



HISTORY SUMMARY

- 2004: County Board of Supervisors approves rezoning from General Rural (GR) to Single Family Residence (CR-3) with a Planned Area Development overlay for the proposed development, Case # PZ-022-03 and PZ-PAD-022-03. Subsequently, the County Board of Supervisors also approves a Final Plat for the northwest section of the Tartosa subdivision.
- 2017: City of Maricopa approves the Preliminary Plat for the northeast portion of the Tortosa Subdivision (The Trails).
- 2017: City of Maricopa approves the first Final Plat for the Trails at Tartosa, Phase 1A and 1B case # SUB17-04

ANALYSIS

As noted above, in 2004, the Tartosa single-family subdivision was entitled in the county with the approval of case numbers PZ-022-03 and PZ-PAD-022-03. The approval provided for a planned community comprised of twelve (12) parcels of land, and proposed 1,052 single-family lots on 287 gross acres. The overall density for the project was capped at 3.62 dwelling units per acre (du/ac). The development was comprised of three areas; Tortosa Northwest, Tortosa South, and Tortosa Northeast (The Trails). Subsequently, the City has approved numerous preliminary and final plats for both Tortosa Northwest and Tortosa South with both under construction and partially built. In 2017, the City approved a preliminary plat for Tortosa Northeast and the final plat for the Trails at Tortosa, Phases 1A and 1B.

Bowman Consulting, on behalf of Communities Southwest is requesting to subdivide four parcels of land totaling 93.87 gross acres of land into 371 single-family residential lots known as the Trails at Tortosa Phases 2A and 2B.

The Trails at Tortosa, Phase 2A:

The proposed Phase 2A development consists of infrastructure for the construction of 189 single-family lots ranging in size from 6,600 square feet to 10,500 square feet resulting in density of 4.43 du/ac. In addition to necessary rights-of-way, the final plat dedicates nine-teen (19) open space, land scape tracts, and retention basins to maintained by the community HOA. All the lots and design elements of the Trails subdivision conform to the approved PAD and/or City of Maricopa Development Standards.

The Trails at Tortosa, Phase 2B:

The proposed Phase 2B development consists of infrastructure for the construction of 182 single-family lots ranging in size from 6,600 square feet to 10,500 square feet resulting in density of 3.64 du/ac. In addition to necessary rights-of-way, the final plat dedicates thirteen (13) open space, land scape tracts, and retention basins to maintained by the community HOA. All the lots and design elements of the Trails subdivision conform to the approved PAD and/or City of Maricopa Development Standards.

Access is proosed by tying into the existing road network established by the previously approved Tortosa northwest subdivision. The main collector road will tie into the existing Costa Del Sol Boulevard, which will travel through the community and connect to Honneycut Road. Additionally, Phase 2A will extend Costa Del Sol Boulevard north of the proposed development for future phases of development. As part of the review for the 2A and 2B, staff has verified that at least two (2) separate accesses will be provided and improved per City Engineering Standards for each phase of development.

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.

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

1. Lot size, dimensions:

Lot size and width dimensions meet minimum requirement as set forth in the approved Planned Area Development standards, Pinal County case # PZ-022-03 and PZ-PAD-022-03

2. Setbacks:

Noted setbacks adhere to the CR-3 Zoning District and the approved Tortosa Planned Area Development.

3. Wall Boundary Design:

Theme wall, view fence and standard wall designs is proposed. Wall design and features meet minimum design requirements set forth in the City's Subdivision Code and the approved Tortosa Planned Area Development.

4. Pedestrian Connectivity: The applicant/developer is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned per the City's Planning Maricopa General Plan. Satisfying the connectivity requirements as set forth in the City's Subdivision Code, Sec.

5. Landscape Plans:

The development is providing the minimum percentage of landscaping as set forth within the City's Subdivision Code.

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 and is in support of the applicants Traffic Engineer's determination for required improvements.

CONCLUSION

Staff recommends approval of case SUB21-48 Phase 2A and 2B , subject to the conditions of approval stated in this staff report:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies.
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 approval of the final plat is valid for a period of twelve (12) months from the date of City Council approval. If the developer fails to provide the required material or perform the necessary work that includes the required improvement plan approval within the twelve (12) month period, the final plat approval by

City Council shall become null and void. Any further action on said plat, after the expiration of the approval, shall require a complete re-submittal of the plat.

4. 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.
5. After recordation of the plat and Pinal County has assigned an assessor parcel number, the applicant shall be responsible of applying for an address request for all single family residential lots.
6. Prior to recordation of the final the applicant shall record the proposed CC&R’s and the recording number shall be noted within the approval final plat.
7. Public disclosure of potential noise impacts – constructive knowledge of potential railroads/agricultural/industrial impacts shall be made to future purchasers, mortgagees, renters, occupier and users of the property.
8. Prior to issuance of any building permits for model homes/sales office/buildings, the Developer/applicant shall provide evidence that the above disclosures has been included and disseminated to the best of their ability as notes on the final plat, or as a separated recorded document.
9. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
10. Prior to building permitting for any single family homes, a Design Review application shall be submitted for the review and approval of the proposed housing products.
11. Housing products shall be designed in accordance to current City of Maricopa standards and/or subsequent standards at the time of submittal.

ATTACHMENTS / EXHIBITS:

Exhibit A: The Trails Phase 2A Project Narrative

Exhibit B: The Trails Phase 2A Final Plat

Exhibit C: The Trails Phase 2B Project Narrative

Exhibit D: The Trails Phase 2B Final Plat