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STAFF REPORT

Cases Numbers: SUB21-33, -34, -35, 39, -40 and -41

To: Honorable Mayor and City Council

Through: Richard Williams, Development Services, Planning Manager

From: Byron Easton, Development Services, Senior Planner

Meeting Date: September 06, 2022

REQUESTS

Subdivision Final Plat (SUB) 21-33: EPS Group, Inc. is requesting final plat approval for the “HOGENES FARMS PHASE I PARCEL 1” generally located northwest of the corner of McDavid Road and Green Road within the City of Maricopa. More specifically located in a portion of the Southeast Quarter of Section 29, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 21-34: EPS Group, Inc. is requesting final plat approval for the “HOGENES FARMS PHASE I PARCEL 2” generally located northwest of the corner of McDavid Road and Green Road within the City of Maricopa. More specifically located in a portion of the Southeast Quarter of Section 20 and a portion of the Northeast Quarter of Section 29, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 21-35: EPS Group, Inc. is requesting final plat approval for the “HOGENES FARMS PHASE I PARCEL 3” generally located northwest of the corner of McDavid Road and Green Road within the City of Maricopa. More specifically located in a portion of the South Half of Section 20 and a portion of the North Half of Section 29, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 21-39: EPS Group, Inc. is requesting final plat approval for the “HOGENES FARMS PHASE II PARCEL 4” generally located northwest of the corner of McDavid Road and Green Road within the City of Maricopa. More specifically located in a portion of the Southeast Quarter of Section 20, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 21-40: EPS Group, Inc. is requesting final plat approval for the “HOGENES FARMS PHASE II PARCEL 5” generally located northwest of the corner of McDavid Road and Green Road within the City of Maricopa. More specifically located in a portion of the West Half of Section 20, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 21-41: EPS Group, Inc. is requesting final plat approval for the “HOGENES FARMS PHASE II PARCEL 6” generally located northwest of the corner of McDavid Road and Green Road within the City of Maricopa. More specifically located in a portion of the West Half of Section 20, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

EPS Group
1130 N. Alma School Ste. 120
Mesa, AZ 85201

PROJECT MANAGER

Karson Donaldson
EPS Group
1130 N. Alma School Ste. 120
Mesa, AZ 85201
602-881-6729

COUNCIL PRIORITIES CONSIDERED

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

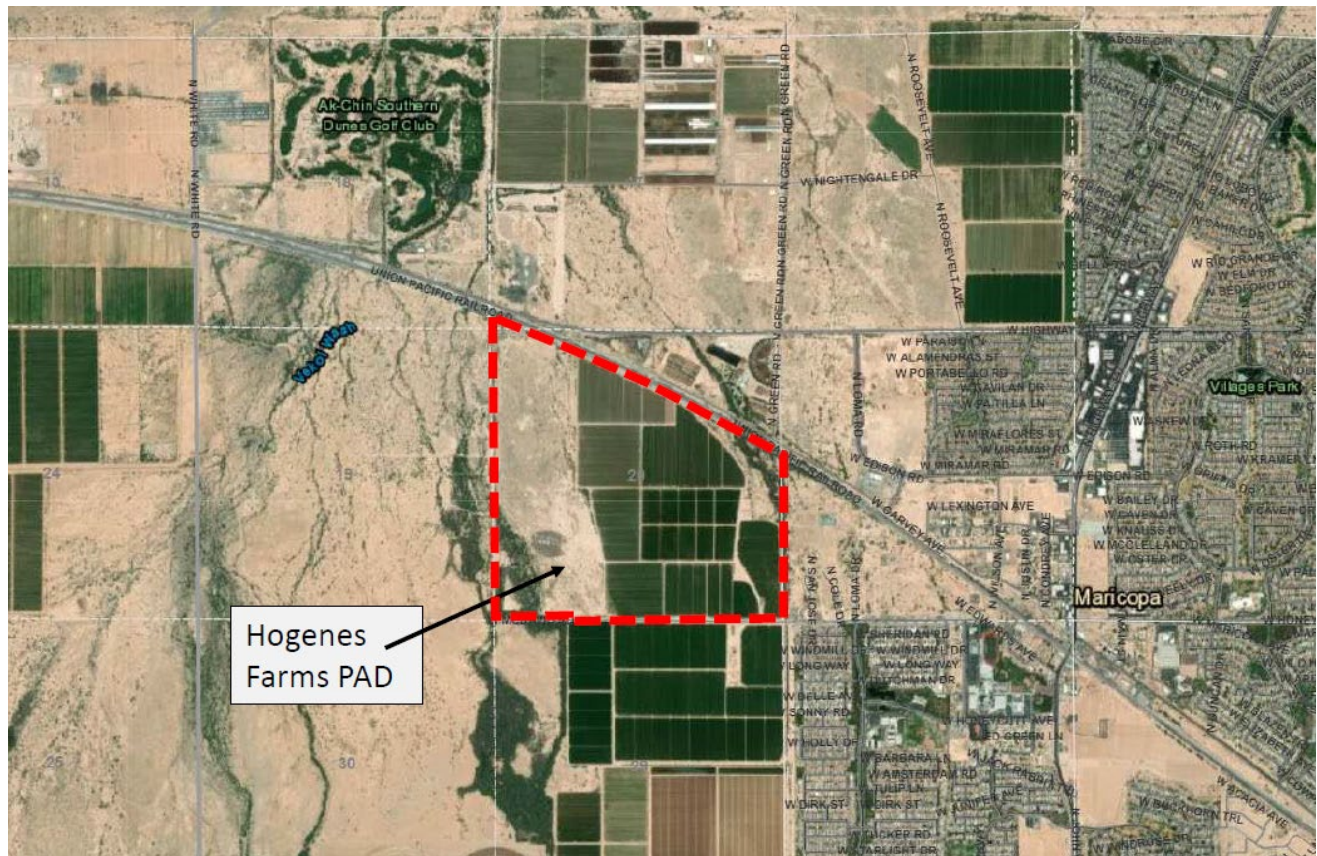
PROJECT DATA

Site Gross Acres (SUB21-33)	35.6 (Parcel 1)
Site Gross Acres (SUB21-34)	32.9 (Parcel 2)
Site Gross Acres (SUB21-35)	51.2 (Parcel 3)
Site Gross Acres (SUB21-39)	38.7 (Parcel 4)
Site Gross Acres (SUB21-40)	40.7 (Parcel 5)
Site Gross Acres (SUB21-41)	30.0 (Parcel 6)
Parcel Numbers	1, 2, 3, 4, 5 and 6
Site Address	Addresses not yet assigned
Existing Site Use	Vacant
Proposed Site Use	Single Family Residential/Mixed Use
Existing General Plan Land Use	Master Planned Community (MPC), Medium Density Residential (MDR), Employment (E)
Existing Zoning	PAD21-01 (PAD w/ MDR and MU underlying)
Lot Count (SUB21-33)	152
Lot Count (SUB21-34)	146
Lot Count (SUB21-35)	139
Lot Count (SUB21-39)	110
Lot Count (SUB21-40)	156
Lot Count (SUB21-41)	141
Density	Range: 2.7 – 4.7 3.5 dwelling units per acre (overall within PAD)

Surrounding Zoning/Use within Hogenes:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC), Medium Density (MDR)	PAD (Residential/Mixed Use)	Vacant
East	Mixed Use	General Rural (GR) (Residential)	Vacant
South	Master Planned Community (MPC)	General Rural (GR) (Residential)	Agricultural, Ak Chin
West	Employment	Light Industrial (CI-2)	Agricultural

Site Location Map



HISTORY SUMMARY

- 1963 – Rezone from General Rural (GR) to Industrial (CI-2), Pinal County case # PZ-007-63

ANALYSIS

The applicant is requesting:

1. Final Plat of Parcel 1
2. Final Plat of Parcel 2
3. Final Plat of Parcel 3
4. Final Plat of Parcel 4
5. Final Plat of Parcel 5
6. Final Plat of Parcel 6

The applicant is requesting six (6) final plats that have long been known as Hogenes Farms Phase I and II. All the parcels are zoned for Single-Family Residential in accordance with the Planned Area Development zoning (PAD21-01). The current condition of the project site is vacant land with planned buildout first with Phase I (Parcels 1-3) and subsequent buildout of Phase II (Parcels 4-6). The following further describes the existing conditions of the parcels and the proposed plats.

Previous Project approvals were obtained on August 2, 2022 from City of Maricopa case number PAD21-01. The most recent Preliminary Plat (SUB21-05) for Phase 1 and 2 was approved by the City in July 2021. The overall Project was originally presented as the Hogenes Farms Planned Area Development with a maximum of 812 residential lots and a density of 3.5 dwelling units per acre.

Proposed Phase 1 includes Parcels 1-3 with 437 residential lots. Phase 2 will include Parcels 4-6 containing 407 residential lots.

The current submittal is for Phase 1 and 2 of Hogenes Farms, which is 232 acres split between 6 parcels. Parcel 1 has 152 single family residential lots with typical lot sizes of 40' x 115', 45' x 115' and 65' x 115'. Parcel 2 has 146 lots with typical lot sizes of 45' x 115', Parcel 3 has 139 lots with typical lot sizes of 50' x 120', Parcel 4 has 110 lots with typical lot sizes of 65' x 120', Parcel 5 has 156 lots with typical lot sizes of 45' x 115', and Parcel 6 has 141 lots with typical lot sizes of 40' x 115'.

All of these parcels and lot sizes are consistent with the preliminary plat with gross density of 3.5 du/acre. Hogenes Farms Phase 1 includes a few distinct amenity areas near the center of the overall project that will be accessible to the entire community and offer, trails, tennis courts, ramadas, play structures, and landscaped open space. The Phase 2 parcels will provide trail connectivity with the rest of the community, an additional tot lot location, and acres of usable landscaped open space. These are consistent with the Hogenes Farms Landscape and Trail Plans as approved by the City of Maricopa. The City's planning review shows the plats and improvement plans to substantially meeting the PAD zoning requirements as well as City Code.

The City's engineering review of reports and plans show the improvements to substantially meeting City Code and design standards.

CONCLUSION

Staff recommends approval of case SUB21-33, SUB21-34, SUB21-35, SUB21-39, SUB21-40 and SUB21-41, 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 and County agencies, and utility companies.
2. Requested or required amendments to previously approved documents may be reviewed and approved by staff if determined by the City Engineer and Zoning Administrator the amendment is of a technical and objective nature. However, if the amendment is determined subjective to policy interpretation, amendments require review and approval by the same approving body (or bodies) as the previous approval(s).
3. In accordance to the City's Subdivision Code, Sec. 17.20.060(E), 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 as specified in Sec. 17.20.060(E), 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. Recordation of final plats will not be allowed until an approved Conditional Letter of Map Revision is received from FEMA.
5. After approval of the Final Plat, the applicant shall be responsible of applying for an address request for all single-family residential lots. Building permits for lots shall not be issued without the having assigned addresses appropriate for the structure.
6. All infrastructure improvements shall be in accordance with approved and current improvement plans, with a City-issued construction permit and a County-issued dust control permit prior to developer installation. The City Engineer and utility providers will perform a final inspection and, as applicable, review the final reports, as-built plans, and warranties prior to City-acceptance of infrastructure.
7. Prior to issuance of the any Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits and

passed inspections from the applicable federal, state, county and any other agencies as applicable.

ATTACHMENTS / EXHIBITS:

Exhibit A: Proposed Final Plat of "HOGENES FARMS PHASE I, PARCEL 1" (SUB21-33)

Exhibit B: Proposed Final Plat of "HOGENES FARMS PHASE I, PARCEL 2" (SUB21-34)

Exhibit C: Proposed Final Plat of "HOGENES FARMS PHASE I, PARCEL 3" (SUB21-35)

Exhibit D: Proposed Final Plat of "HOGENES FARMS PHASE II, PARCEL 4" (SUB21-39)

Exhibit E: Proposed Final Plat of "HOGENES FARMS PHASE II, PARCEL 5" (SUB21-40)

Exhibit F: Proposed Final Plat of "HOGENES FARMS PHASE II, PARCEL 6" (SUB21-41)