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STAFF REPORT

CASE # SUB22-20

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning and Zoning Manager
Meeting Date: November 21, 2023

REQUEST

Subdivision Final Plat, El Rancho Santa Rosa, Parcel 6 (SUB22-20): CVL Consultants, on behalf of Pulte Homes, requests approval of a final plat for El Rancho Santa Rosa, Parcel 6. The property is generally located at the northeast corner of Farrell Road and the N. Smith Road alignment.
DISCUSSION AND ACTION.

APPLICANT

CVL Consultants
4550 N. 12th Street
Phoenix, AZ, 85014
Phone: 602-285-4765
Contact: Krista Zinser
Email: kzinser@cvlci.com

PROPERTY OWNER

Pulte Home Company, LLC
16767 Perimeter Drive, Suite 100
Scottsdale, AZ 85260

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

- Site Gross Acreage: 16.32 Acres
- Site Address: N/A
- Existing Zoning: Master Planned Community
- General Plan Land Use: Medium Density Residential (M)
- Proposed Density: 4.03 Dwelling Units per Acre (DU/AC)
- Allowed Density: 2.0 – 6.0 DU/AC
- Lot Size: 50' x 115'
- No. of Lots: 66 lots

HISTORY

- 2001 - Zoned Dunn Ranch Master Planned Community PAD (PZ-PD-009-01)
- 2021 – El Rancho Santa Rosa Minor Amendment (PAD21-12)
- 2022 – Planning Commission approved the El Rancho Santa Rosa Preliminary Plat (SUB21- 32)
- 2023 – Council approved the El Rancho Santa Rosa Master Plat (SUB22-13)

SURROUNDING USES

Direction	Existing Zoning	Existing Use	Direction
North	General Rural Zone (GR)	S.P.R.R.	North
South	Single Family Residence (CR-3 PAD)	Vacant Land	South
East	Single Family Residences (CR-3 PAD)	Santa Rosa Springs	East
West	Vacant Pinal County Land	Rural Farming	West

ANALYSIS

The approved El Rancho Santa Rosa development consists of approximately 200 acres of land and is located at the northeast corner of W. Farrell Road and the future Smith Road Alignment. The development plan for the residential development includes subdividing the 200 acres into eight (8) parcel of land totaling 680 residential lots. The proposed density for the development is 3.5 units per acre. This project was originally zoned Master Plan community PAD in Pinal County in June of 2001. Formerly known as Dunn Ranch, the Master Planned Community PAD was amended (PAD21-12) in December 2021, carving out 200 gross acres of land for development of the El Rancho Santa Rosa single-family residential subdivision.

Access to the development will be provided via the arterial to the south along the N. Smith Road alignment. To the east, streets within the project will connect to roadways developed in the Santa Rosa Springs development, including West Iron Point Road. The development will also include a “low water” vehicular crossing of the Santa Rosa Wash providing additional connectivity within the development. The development will provide a mix of 45’, 50’, and 55’ wide lots that conform to the approved PAD development standards. The subdivision design will include neighborhood streets, neighborhood parks, and trail connectivity.

El Rancho Santa Rosa Parcel 6:

Parcel 6 is comprised of a 66 single-family residential lots on 16.36 acres of land. The minimum proposed lot size for Parcel 6 is 50’ x 115’ (5,750sf) resulting in density of 4.03 du/ac. In addition to necessary rights-of-way, the final plat dedicates seven (7) tracts of land to be utilized as open space, land scape tracts, and retention basins. All dedicated tracts are to be maintained by the community HOA. All the lots and design elements of the El Rancho Santa Rosa Subdivision conform to the approved PAD and City of Maricopa Development Standards.

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 for 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 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 requirement as set forth in the approved PAD, case # PAD21-12.

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 City's Subdivision Code.

3. Pedestrian Connectivity: The project proposes 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.

4. Residential Design Guidelines:

The El Rancho Santa Rosa PAD does not contain specific design guidelines for future residential development. Therefore, the developer will be required to obtain the approval of Residential Design Review applications, prior to building plan submittal, ensuring that future development of the community meets the prevailing standards contained in the City's Single-family Residential Design Guidelines.

5. Conceptual Landscaping:

The landscaping currently proposed exceeds the minimum required of 20% satisfying minimum requirements set forth within the City's Subdivision Code.

6. 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 plans will be reviewed and approved as part of the next development step, final plat application.

7. Road Design:

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

8. Final Traffic Report:

The Engineering Division has reviewed the Traffic Impact Analysis and found that the following improvements will be required to provide adequate access to the development:

- Half street improvements on Farrell Rd to access SR347 and Porter Rd: this improvement has been provided by the construction of the Sonoran Desert Parkway.
- Construction of a deceleration lane west bound on Farrell Rd/Sonoran Desert Parkway.
- Connection of main collector to Iron Point Rd. to provide secondary access to Porter Rd.
- Construction of ¼ mile half street improvements on Smith Rd. Future road construction of Smith Rd. to be built by developer of state land west of this development.

CONCLUSION

Staff recommends approval of case SUB22-11, 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 have 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

Exhibit A – Narrative

Exhibit B – Final Plat, El Rancho Santa Rosa, Parcel 3

Exhibit C – El Rancho Santa Rosa Vicinity Map

-- End of staff report --