

STAFF ANALYSIS – SUB18-01

REQUEST

Subdivision Re-plat (SUB) 18-01: Hilgart Wilson on behalf of Meritage Homes, is requesting the replat of parcel 10 within the Province Subdivision. The site is generally located at the southwest corner of Porter Road and Smith Enke Road, within the City of Maricopa incorporated limits. The site is zoned “CR-3” Single Family Residential Zone with a Planned Area Development (PAD) Overlay.

PROJECT INFORMATION

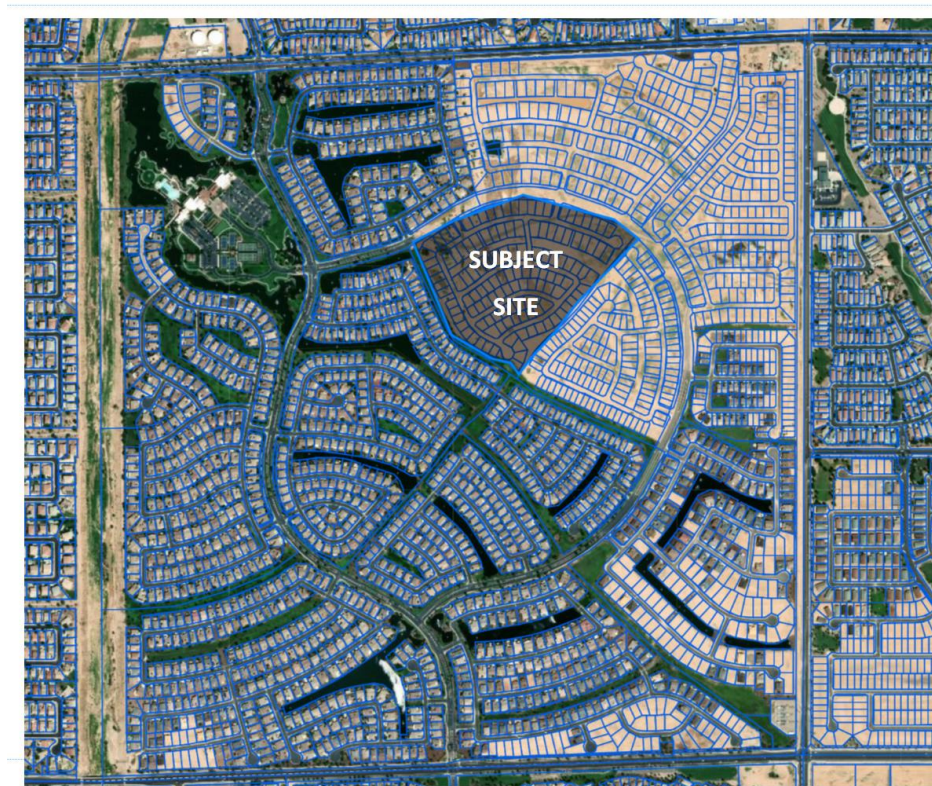
Property Owner:

Meritage Homes
32275 W. Ina Road Suite 250
Tucson, AZ 85741

Applicant:

Hilgart Wilson
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016

Site Location Map:



Background and Request:

This request is for the submittal of re-plat and improvement plans for Parcel 10 of the existing Province Master Plan Development located at the southwest corner of Smith-Enke Road and Porter Road. The improvement plans were previously approved by the City of Maricopa (City) in 2007 and the Final Plat was recorded in 2008. Parcel 10 is 32.92 acres in size with 129 lots. Minor modifications to the proposed lot layout for Parcel 10 will be completed. The recorded final plat has 129 lots, 60' x 85' minimum sized lots.

The proposed site plan proposes 96 lots at 45' x 110' and 34 lots at 60' x 125' typical lot sizes, 129 total lots. The introduction of 45' wide lots to this parcel is based on market conditions and will accelerate the sales and development of the Province community. The reduction in lot width from the platted 60' to a combination of 45' and 60' wide product also affords the opportunity to provide additional landscaped corridors and trails which are highly sought after in the Community.

The street network for the Project is generally the same as previously platted. The zoning allows for 45' wide lots with setbacks of 5' (10' total). The open space provided is greater than previously platted. As such, the proposed site plan is in general conformance with the PAD.

Conditions:

1. Parcel 12 within the Province Subdivision shall processed a separate replat amendment request for roadway connection of W. Morning Glory Way between parcel 12 and 10.

--End of Staff Analysis --