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STAFF REPORT

CASE # SUB19-02

To: Planning and Zoning Commission
Through: Rodolfo Lopez, Planning and Zoning Manager
From: Ryan Wozniak, Senior Planner
Meeting Date: August 12, 2019

REQUEST

Subdivision Preliminary Plat (SUB) 19-02: EPS Group Inc, on behalf of Anderson Palmisano Farms, requests approval of the Anderson Farms Phase 1B subdivision preliminary-plat just south from the south east corner of Bowlin Rd. and Hartman Rd. **DISCUSSION AND ACTION.**

APPLICANT

EPS Group Inc.
Contact: David Hughes
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201

Phone: 480-503-2250
Email: david.hughes@epsgroupinc.com

PROPERTY OWNER

Anderson Palmisano Farms
35840 W. Farrell Rd.
Maricopa, AZ 85138

Developer:
Marbella Homes
18825 N. Thompson Peak Parkway, Suite
215
Tempe, AZ 85284

COUNCIL PRIORITIES CONSIDERED

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

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the proposed Preliminary Plat subject to conditions as stated in this staff report and as amended by the Planning and Zoning Commission.

PROJECT DATA

- Site Gross Acreage: 28.65 Acres
- Parcel #: 502-03-015H
- Site Address: N/A (Generally located south of the SEC of Bowlin Rd and Hartman Rd)
- Existing Zoning: RS-5 (pending ZON19-01, stipulated)
- Overlay Zoning: None
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ± 3.9 Dwelling Units per Acre (DU/AC)
- Allowed Density: 3.0 – 10.0 DU/AC
- Lot Size: 50' x 115'
- No. of Lots: 111

HISTORY

- 2018: City Approved ZON18-02 for Anderson Farms Phase 1A
 2019: Planning & Zoning Commission Approves Anderson Farms 1A Preliminary Plat
 2019: Pending Council Action, ZON19-01 Anderson Farms Phase 1A to RS-5 Medium Density Residential from GR General Rural

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	MPC	GR Zoning	Agricultural
East	MPC	GR Zoning	Agricultural
South	MPC	RS-5 Zoning	Agricultural
West	MPC	Single Family Residence CR-3 PAD	Sorrento Residential Development

SUBJECT SITE

MAP



ANALYSIS

EPS Group Inc., on behalf of Palmisano Farms, is requesting to subdivide the portion of land into an 111 lot residential subdivision. The portion of land is approximately 28.65 gross acres, and the density at 3.9 units per acre (based on gross acres). This is phase 1B of multi-phase development with the intentions of developing a Master Planned Community (MPC), 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 larger lots and smaller, attached housing, 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 particular request is for 28.65 acres with the intentions of developing the remaining section of land (340 acres of land approximate) as an MPC type community. However, due to cost constraints beyond the applicant's control, a small subdivision development is being sought for as the initial phase to the area. The applicant has accepted the obligation to develop the remaining section of land as a master planned community to adhere to the City's General Plan Land Use map, which is reflected as a condition of approval, and to work in accordance with the recorded agreement before approval of the Final Plat. A stipulation is noted to this effect.

The development proposes a new access road (Leonessa Lane) from Hartman Road, along with future connection points to the east by local road (Giallo Lane) and trails (in Tract F and Tract B). A secondary access point is provided at the south side of the development (Ibiza Lane) that connects to the previous request reviewed under case # SUB18-02 Anderson Farms Phase 1A Preliminary Plat, refer to ExhibitB Page 1.

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 the City's Subdivision Ordinance, Article 14-4 (see flowchart process below). With approval of the preliminary plat, per Subdivision Ordinance, will grant the developer 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 requirement as set forth in the Zoning Code, Article 202 Residential Districts, and the Zone of RS-5 as requested via ZON19-01, approved by Council on August 7, 2019.

2. 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, Sec. 14-6-5 (E). Refer to Exhibit C, Pages 3 and 4.

3. **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. 14-6-4 (C)(2). Refer to Exhibit C, Page 2 (Keynotes #2 & #3).
4. **Residential Design Guidelines:**
The applicant/developer is requesting that any product design review is deferred to the City's Single Family Residential Design Guidelines process and approval procedures, prior to construction of residential homes.
5. **Conceptual Landscaping:**
26% landscaping is currently proposed exceeding the minimum required of 22%, and satisfying a deficit from Phase 1A. Staff seeks an amenity in Tract F to help meet the new demand generated by Phase 1A and Phase 1B residents and thereby fully satisfying the "useable" expectation of the Subdivision Ordinance. A stipulation (#7) is noted to this effect.
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, p. 1) adheres to, or advances the intent of, the City's Roadway standards as specified in the City's Subdivision Ordinance. In the case of Leonessa Lane, the review provides flexibility for entry design features. Final roadway improvement plans shall be reviewed and approved as part of the next development step, final plat application. Safety enhancements at the intersection of roadways and trails are also under close review for improved pedestrian visibility and traffic calming to the satisfaction of the City Engineer. There is a stipulation (#12) to this effect.

The preliminary roadway design proposes:
 - 50-foot ROW for local roads (neighborhood),
 - 60-foot ROW for entry road (Leonessa Lane – a stipulation (#13) imposes a revision for final plat submittal of improvement plans), and
 - 110-foot ROW for Minor Arterial Roadway (Hartman Road, east side half-street).
8. **Preliminary Traffic Report:**
The Engineering Division has reviewed the Traffic Impact Analysis and found it acceptable to all operational and improvements necessary to provide an acceptable level of service (LOS), per Subdivision Code, Section. 14-7-3.
9. **Technical Advisory Committee Review:**
The application was presented to the TAC on July 2, 2019. No major comment or concerns were made during the review.

CONCLUSION

Staff finds the submittal items of SUB19-02 Anderson Farms Phase 1B Preliminary Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, and other requirements set forth within the City Code.

Staff recommends **Approval of SUB19-02 Anderson Farms Phase 1B** subject to the following conditions:

1. Within 12 months (1 year) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application for Phase 1B. This development shall be subject to the Zoning Code Article 202 Residential Districts, upon City Council approved designation (ZON19-01 for RS-5 Zone designation satisfies this requirement, approved by City Council on August 7, 2019).
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 14-4-5 (D)(1), "Approval of the preliminary plat is valid for a period of twelve (12) months from the date of Commission approval. An extension of the preliminary plat approval may be granted for an additional six (6) months upon reapplication and review by the Commission."
3. 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.
4. 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.
5. All off-site improvements in Phase 1B 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.
6. 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.
7. Phase 1B development shall provide an open space amenity to serve the demand for neighborhood scale recreation appropriate for both Phase 1A and 1B. An appropriate location has been noted on the landscape plans ("Tract F").
8. CC&Rs shall be resubmitted at the time of final platting for final review and approval by staff.
9. Proposed street names shall be resubmitted at the time of final platting for final review and approval, along with address assignments. **Revision from the Preliminary Plat: change the street name of W. Giallo Avenue to read W. Giallo Lane.**
10. 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.
11. 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.

Transportation stipulations:

12. 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.
13. With the improvement plans of the Final Plat, safety at crosswalks are required where streets intersect the planned trail system. Improvement plans shall provide curb extensions for improved pedestrian visibility and traffic calming as approved by the City Engineer.
14. Leonessa Lane shall require ROW to extend to the back of sidewalk and provide adequate landscape strips for tree plantings in accordance with the landscape plan. Sidewalks encroaching in the Public Utility Easement (PUE) will not be accepted in the final improvement plans.

Building stipulations:

15. Prior to issuance of the final Certificate of Occupancy, the applicant/developer shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
16. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

Fire stipulations:

17. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.
18. 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 – Narrative

Exhibit B – Preliminary Plat – Noted with recommended Conditions

Exhibit C – Landscape Plan – Noted with recommended Conditions

-- End of staff report --