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STAFF REPORT

Cases Numbers: SUB20-01 & 02

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Economic & Community Development Deputy Director

From: Byron Easton, Senior Planner

Meeting Date: April 20, 2021

REQUESTS

Subdivision Final Plat (SUB) 20-01: Meritage Homes of Arizona, Inc. is requesting final plat approval for the “RE-PLAT OF PROVINCE – PARCEL 9” an amendment to the final plat as recorded in Cabinet H, Slide 056, Records of Pinal County and a Portion of Province Phase 3 as recorded in Cabinet H, Slide 054. Generally located near the southwestern corner of Smith Enke Road and Porter Road in the City of Maricopa, Arizona. More specifically, it is located in a portion of the northeast quarter of Section 23, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

Subdivision Final Plat (SUB) 20-02: Meritage Homes of Arizona, Inc. is requesting final plat approval for the “RE-PLAT OF PROVINCE – PARCEL 12” an amendment to the final plat as recorded in Cabinet H, Slide 059, Records of Pinal County. Generally located near the southwestern corner of Smith Enke Road and Porter Road in the City of Maricopa, Arizona. More specifically, it is located in a portion of the northeast quarter of Section 23, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

Jeff Grobstien
Meritage Homes of Arizona, Inc
5326 N. La Cholla Blvd.
Tucson, Arizona 85741
520.225.6808

SURVEYOR/PROJECT MANAGER

Brian J. Beenedict, RLS
Hilgartwilson, LLC
2141 E. Highland Ave., Ste. 250
Phoenix, Arizona 85016
602.490.0535

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

PARCEL 9

Site Gross Acres	35.03
Parcel #	To be re-assigned in Pinal County with Plat Amendment
Site Address	Addresses not yet assigned
Existing Site Use	Vacant
Proposed Site Use	Single Family Residential
Existing General Plan, Land Use	Master Planned Community (MPC)
Existing Zoning	CR-3 PAD
Lot Count	154
Density	4.40 dwelling units per gross acre

PARCEL 12

Site Gross Acres	28.9973
Parcel #	To be re-assigned in Pinal County with Plat Amendment
Site Address	Addresses not yet assigned
Existing Site Use	Vacant
Proposed Site Use	Single Family Residential
Existing General Plan, Land Use	Master Planned Community (MPC)
Existing Zoning	CR-3 PAD
Lot Count	127
Density	4.38 dwelling units per gross acre

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	CR-3 PAD (Residential)	Vacant (Province PAD) & Smith Enke Rd.
East	Master Planned Community (MPC)	CR-3 PAD (Residential)	Single-Family Residential (Homestead PAD) & Porter Rd.
South	Master Planned Community (MPC)	CR-3 PAD (Residential)	Single-Family Residential (Province PAD Parcel 13B)
West	Master Planned Community (MPC)	CR-3 PAD (Residential)	Single-Family Residential (Province PAD Parcel 8,10)

Site Location Map

Parcel 9



Parcel 12



HISTORY SUMMARY

- March 7, 2008: Final Plat, recorded as Cabinet H Slide 056, Pinal County records. (2008-021463).

ANALYSIS

Parcel 9

The applicant is requesting a replat of Parcel 9, approximately 35 acres formerly platted with 168 lots with a 60' wide typical lot. The replat for Parcel 9, proposes 154 single-family lots with a mix of 45' and 60' wide lots. The revision proposes a decrease of 14 Lots while introducing more community open space.

Parcel 9 will be a standard single-family residential community, separated from the rest of Province Active-Adult community. Both pedestrian and vehicular access will remain separate, with the exception of a single fire/emergency-only access road connecting Parcel 9 to Friendly Place, internally.

Parcel 9 will have a single primary access to Porter Road to the east and internal circulation for the Active Adult community will remain unchanged as previous layouts did not include access to Porter Road. A designated pedestrian trail and gate provides convenient access to the future commercial corner north of Parcel 9.

The proposed replat is in general conformance with the previously approved zoning requirements (CR-3) for Province Parcel 9 in Pinal County Records, mentioned above, and the recently approved PAD20-08 for Parcel 9.

Parcel 12

The applicant is requesting a replat of Parcel 12, approximately 29 acres formerly platted with 132 lots with a 45' wide typical lot. The replat for Parcel 12, proposes 127 single-family lots with a 45' typical lot width. The revision proposes a decrease of 5 Lots while introducing more community open space.

The proposed replat is in general conformance with the previously approved zoning requirements (CR-3) for Province Parcel 12 in Pinal County Records, mentioned above.

CONCLUSION

Staff recommends approval of case SUB20-01 & SUB20-02, subject to the conditions of approval stated in this staff report:

1. After approval of the Final Plat, the applicant shall be responsible of applying for an address request.
2. Building permits for lots shall not be issued without the having assigned addresses appropriate for the structure.
3. 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 from the applicable federal, state, county and any other agencies as applicable.
4. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State and County agencies, and utility companies.
5. 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).

6. 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.
7. 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.

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.

8. 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.
9. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Traffic Impact Analysis and as approved by the City of Maricopa.

ATTACHMENTS / EXHIBITS:

Exhibit A: Proposed Replats of Parcel 9 & 12