

STAFF ANALYSIS

CASE #SUB21-11

To: Honorable Mayor and City Council

From: Rodolfo Lopez, Community Development Director

Through: Byron Easton, Senior Planner

Meeting Date: September 7, 2021

REQUESTS

Subdivision Final Plat SUB21-11 Sorrento Phase 3: Coe & Van Loo Consulting Inc., on behalf of AZALTA LLLP is requesting final plat approval for Sorrento Phase 3 subdivision, creating the individual Parcels for potential sale from the Developer to home builders and shall consist of Parcels 8, 18 and 19 and the necessary right of way for Hartman Road widening adjacent to Sorrento Phase 3 and for the portion of Sorrento Boulevard within Phase 3. Generally located just west from southwest corner of Bowlin Rd and Hartman Rd. also described as a subdivision of a part of section 32 section 32, Township 4 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **DISCUSSION AND ACTION.**

APPLICANT

Coe & Van Loo
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Phoenix, AZ 85014
Contact: Krista Zinser
Email: kzinser@cvtci.com

OWNER

AZALTA LLLP
7735 N. Shadow Mountain Rd.
Paradise Valley, AZ 85253

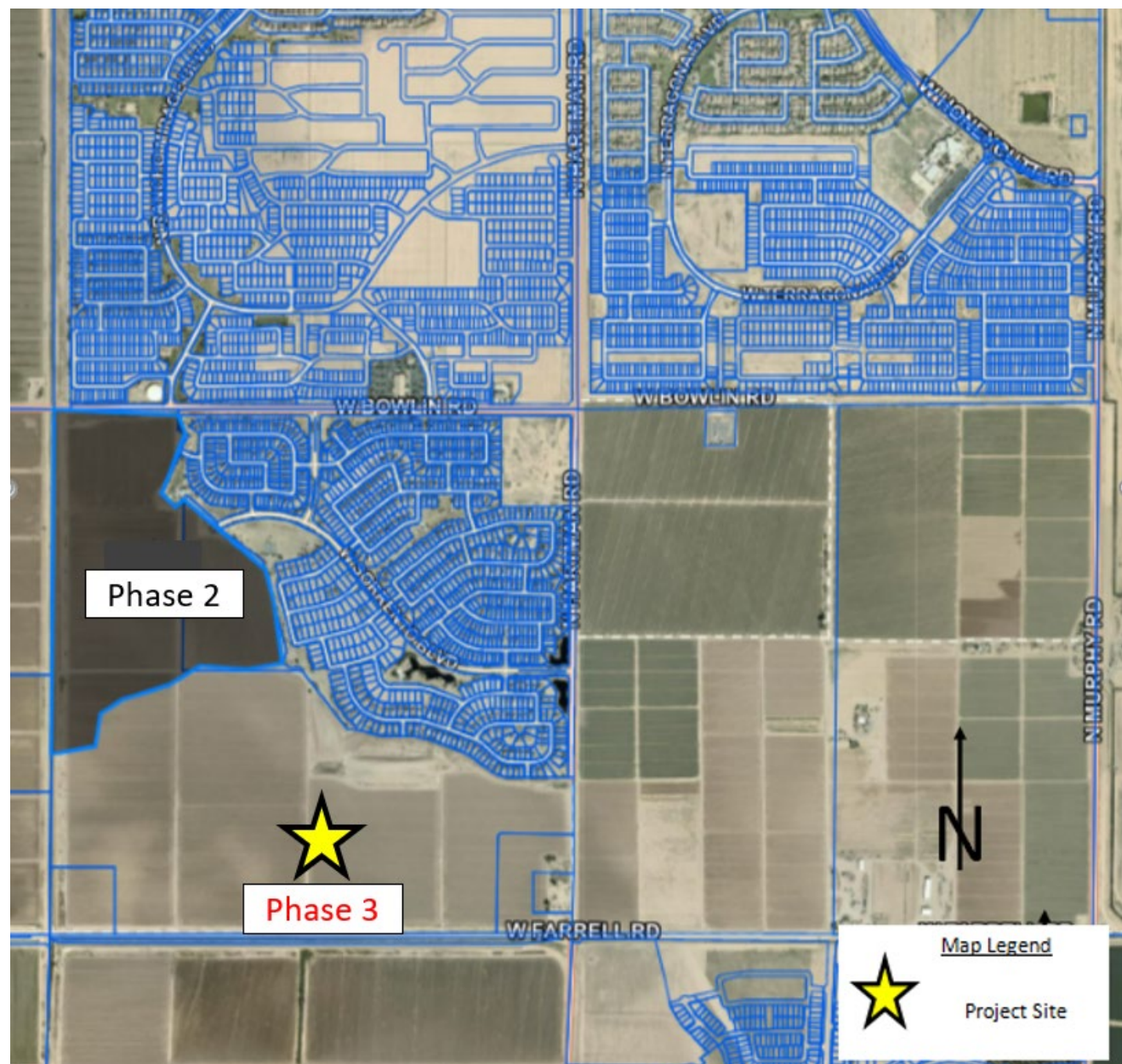
COUNCIL PRIORITIES CONSIDERED

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

SURROUNDING LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Residential (MDR)	Single Family Residence (CR-3 PAD)	Residential Subdivision
East	Residential (MDR)	Single Family Residence (CR-3 PAD)	Residential Subdivision
South	Residential (MDR)	Single Family Residence (CR-3 PAD)	Vacant Land
West	Residential (MDR)	Single Family Residence (CR-3 PAD)	Vacant Land

SITE LOCATION MAP



STAFF ANALYSIS

Coe & Van Loo Consultants Inc., on behalf of AZALTA LLOP, requests approvals of a master final plat for future developments of the Sorrento Phase 2 subdivision. Sorrento subdivision was originally rezoned under the County's jurisdiction in 2004 under case # PZ-001-04 and PZ-PD-001-04. The project later received preliminary plat approval in 2009. The preliminary plat was recently reapproved in December of 2020 with minor layout changes, and to accommodate additional drainage improvements from the Santa Cruz was flood area under case # SUB20-07. The applicant requests approval of the final plat for phase 3 only, including three residential parcels (refer to Exhibit A Narrative and Exhibit B for Plat Map).

Access to the subdivision will be from the existing Sorrento Blvd and secondary access will then reconnect back to the local road connection from the existing Sorrento Phase 1 subdivision, which will then connect back to Hartman Rd.

The applicant is developing phase 3 in accordance with an approved phasing plan that the City granted in 2020. The road improvements of phase 3 are listed below (refer to Exhibit C, Phasing Map).

- Half street improvements to Hartman Road.
- Full street improvements for the extension of Sorrento Boulevard within Phase 3 along with sewer and water extensions from within Sorrento Boulevard.

The submittal of the final plat includes the plat map of the parcel and subsequent improvement plans that include pavement plans, grading plans, and drainage plans. If granted approval of the final plat, the applicant will be responsible for obtaining required signatures and approval from all applicable agencies that include but are not limited to local utilities, state agencies, and the City Engineer, as prescribed in the City's Subdivision Code.

As part of the review of this plat request, all previously approved zoning application(s) are verified for compliance. This includes the review of previously approved rezoning, plat, and PAD amendment request(s).

In reviewing the final plat request, the following items are reviewed to assure adequacy with the City's Subdivision Design regulations for residential subdivisions:

1. Wall Boundary Design:

Proposed boundary wall design is being proposed along the perimeter of the development. The proposed wall design meets minimum requirements set forth in the City's Subdivision code.

2. Pedestrian Connectivity: The applicant is providing the required trail system and internally throughout the development satisfying the connectivity requirements as set forth in the City's Subdivision Code.

3. Landscape Plans:

Adequate landscaping is shown and meets the minimum landscape area required of 20% of the development.

4. Civil Plans (Paving, Grading and Drainage):

Engineering Division will review design plans contingent upon final review by local utilities and state agencies (ADEQ). A condition is proposed to this effect.

5. Final Drainage Report:

Engineering Division will review the final report and will approve if satisfied with methods of retaining and maintaining drainage within the parcel.

6. Final Traffic Report:

An updated TIA for Phase 2 and Phase 3 will be included with the parcel improvements plans and final plats for Phase 2 and 3 of this project.

STAFF RECOMMENDATION

Staff finds the submittal items of SUB21-11 to be substantially compliant with the city's Subdivision Code.

Staff recommends Approval of SUB21-11 subject to the following conditions:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies.
2. An updated TIA for Phase 2 and Phase 3 will be included with the parcel improvements plans and final plats for Phase 2 and 3 of this project.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. Prior to issuance of any building permits for model homes/sales office/buildings, the Developer/applicant shall provide evidence that the above disclosures has been included and disseminated to the best of their ability as notes on the final plat, or as a separated recorded document.
10. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.

11. 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.
12. Housing products shall be designed in accordance to current City of Maricopa standards and/or subsequent standards at the time of submittal.

List of Exhibits

1. SUB21-11 Staff Report
2. Exhibit A – Narrative
3. Exhibit B – Sorrento Phase 3 Final Plat