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STAFF REPORT**Case Numbers: SUB21-23, 24, 25, & 26**

To: Honorable Mayor and City Council

From: Rodolfo Lopez, Development Services Director

Meeting Date: November 16, 2021

REQUESTS

Subdivision (SUB) 21-23, 24, 25, & 26 Cortona Phase 1B: EPS Group, Inc. is requesting final plat approval of parcel 7, 7A, 8, and 8A of the Cortona Subdivision Phase 1B, comprised of approximately 62.36 acres generally located just south from the southwest corner of W. Farrell Rd. and N. Murphy Rd. **Discussion and Action.**

APPLICANT/OWNER

EPS Group Inc.
1130 N. Alma School Rd, Suite 120
Scottsdale, AZ 85254
Contact: Joel Saurey
joel.saurey@epsgroupinc.com

ENGINEER/PROJECT MANAGER

Cortona, Inc
1455 N. Scottsdale Rd, Suite 330
Scottsdale, AZ 85254
Contact: Chase Emmerson
chase@finalplat.com

COUNCIL PRIORITIES CONSIDERED

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

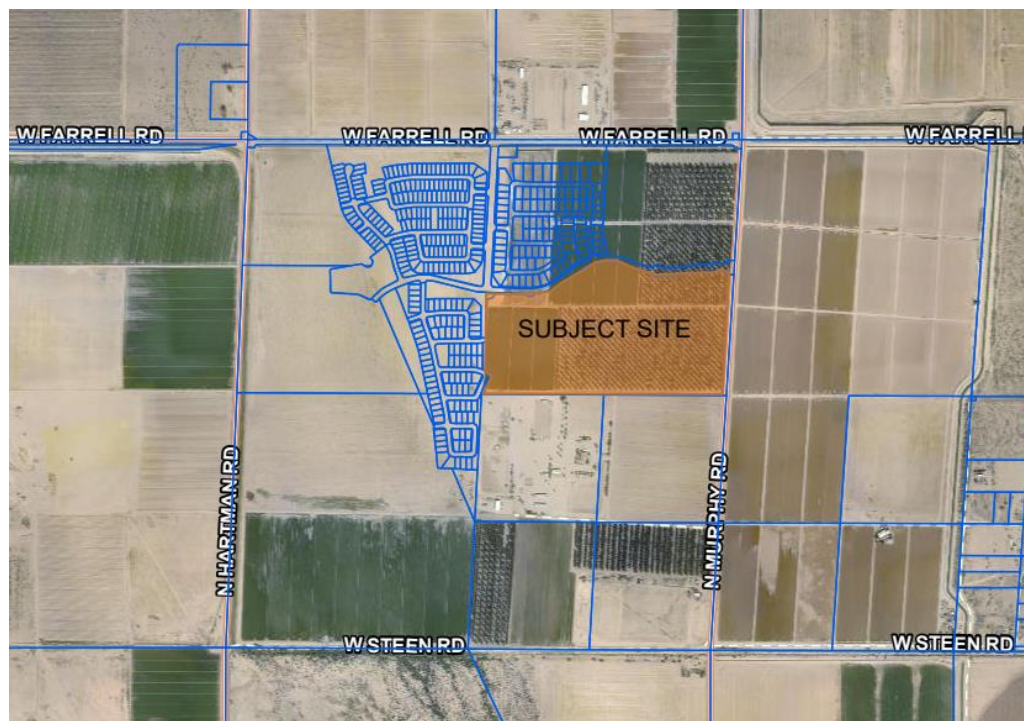
PROJECT DATA

Site Gross Acres	62.36 acres
Parcel #	To be assigned after recordation
Site Address	Addresses not yet assigned
Existing Site Use	Vacant/Agricultural
Proposed Site Use	Single Family Residential
Existing General Plan, Land Use	Medium Density Residential (MDR)
Existing Zoning	CR-3 PAD
Lot Count	Parcel 8A – 61 lots Parcel 8 – 57 lots Parcel 7A – 85 lots Parcel 7 – 76 lots Total: 279 lots

Density 4.47 dwelling units per gross acre

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	PAD CR-3 (Residential)	2 nd Maricopa High School (Under Construction)
East	Medium Density Residential (MDR)	General Commercial (GC)	Vacant/Agricultural
South	Medium Density Residential (MDR)	CR-3 PAD (Residential)	Vacant/Agricultural
West	Medium Density Residential (MDR)	CR-3 PAD (Residential)	Vacant

Site Location Map

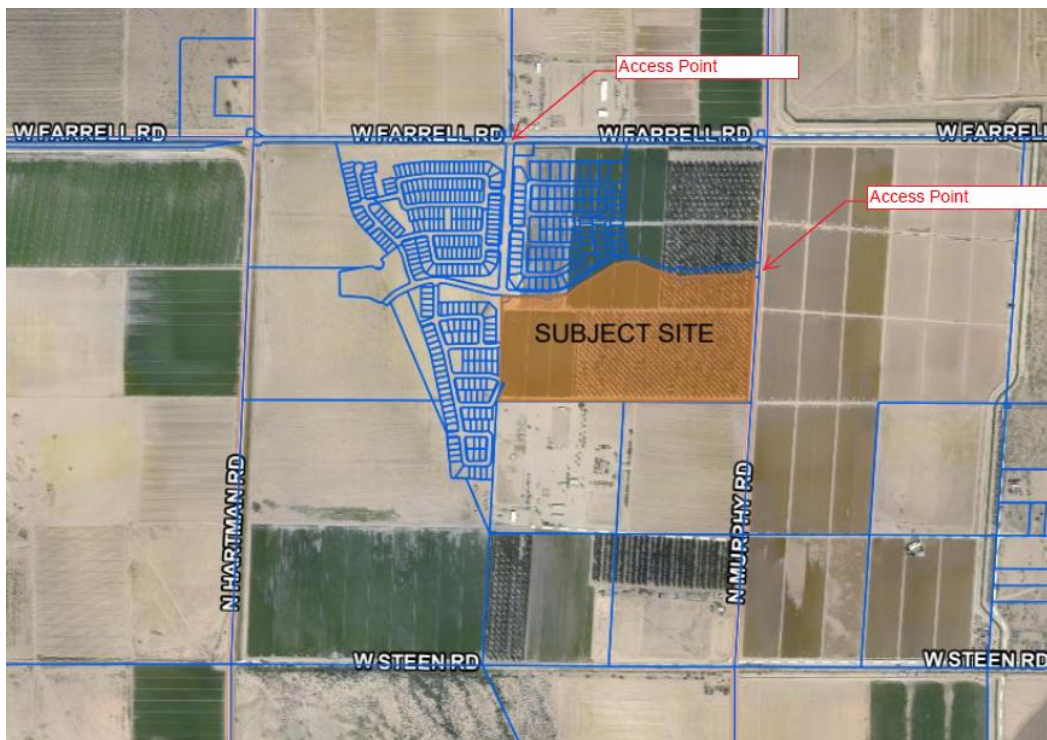
HISTORY SUMMARY

December 20, 2005:	The Cortona Planned Area Development was rezoned from General Rural (GR) to Single Residence Zone (CR-3, CR-1 with PAD overlay) under case numbers ZON05-06, PAD05-06 and Ordinance 05-16.
December 4, 2007:	The Council approves SUB06-10 Cortona preliminary plat.
November 9, 2009:	The Planning Commission extends Cortona preliminary plat (SUB06-10) for two (2) years with expiration due in 2011.
November 1, 2011:	The City Council approves Preliminary Plat extension agreement, Contract #11-60 to expire in November 2013.
February 5, 2013:	The City Council approves Preliminary Plat amendment that included a phasing plan, case # SUB12-05.

ANALYSIS

The Cortona development was originally initiated through the City of Maricopa as a Planned Area Development that was approved in 2005. In 2007, the project received preliminary plat approval from City Council with entitlement duration of two (2) years to submit final plat application with required improvements plans such as water, sewer, paving, grading and drainage plans, etc. Since the original preliminary plat approval the applicant has requested two extensions of the plat and an amendment that phased the development in three parts; phase 1A, 1B and 2.. This request is for the approval of the final plat for phase 1B only, which includes four residential parcels that equate to 279 lots.

Primary access to the site will be off of Farrell Rd. from Hartman Rd. and the secondary access point will be off of Murphy Rd. The individual parcels are also designed with two access points from separate roads assuring that adequate public safety access is provided.



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 of 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.

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. Lot size, dimensions:

Lot size and width dimensions meet minimum requirement as set forth in the approved Planned Area Development standards, City of Maricopa case # PADO5-03.

2. Setbacks:

Noted setbacks adhere to the approved Planned Area Development standards, City of Maricopa case # PADO5-03.

3. Wall Boundary Design:

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

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

5. Landscape Plans:

The development is providing the minimum percentage of landscaping as set forth within the City's Subdivision Code.

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

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

7. Final Drainage Report:

Engineering Division has reviewed the final report and is satisfied with methods of retaining and maintaining drainage within the parcel.

8. Final Traffic Report:

Engineering Division has reviewed the traffic report and is in support of the applicants Traffic Engineer's determination for required improvements.

CONCLUSION

Staff recommends approval of case SUB21-23, 24, 25, & 26 Cortona Phase 1B 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 has 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 / EXHIBITS:

Exhibit A: Final Plats