



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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<b>Case:</b>	S2019003 – Azure Canyon
<b>Hearing Date:</b>	September 26, 2019
<b>Supervisor District:</b>	4
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<b>Applicant:</b>	Zach Hilgart, HilgartWilson
<b>Owner:</b>	J and A Camelback Property, LLC
<b>Request:</b>	Preliminary Plat containing 333 lots, 30 tracts, and 4 parcels in the R1-18 RUPD and R1-10 RUPD zoning districts
<b>Site Location:</b>	Approximately at the northwest corner of 181 <sup>st</sup> Ave. and Camelback Rd. in the Glendale area
<b>Site Size:</b>	Approx. 143 acres
<b>Density:</b>	2.33
<b>County Island:</b>	Yes (City of Glendale)
<b>County Plan:</b>	White Tank/Grand Avenue Area Plan – Small Lot Residential (2-5 d.u./ac.)
<b>Municipal Plan:</b>	City of Glendale – Low Density Residential (0-1 d.u./ac.)
<b>Municipal Comments:</b>	None received to date
<b>Recommendation:</b>	<b>Approve with conditions</b>

**Project Summary:**

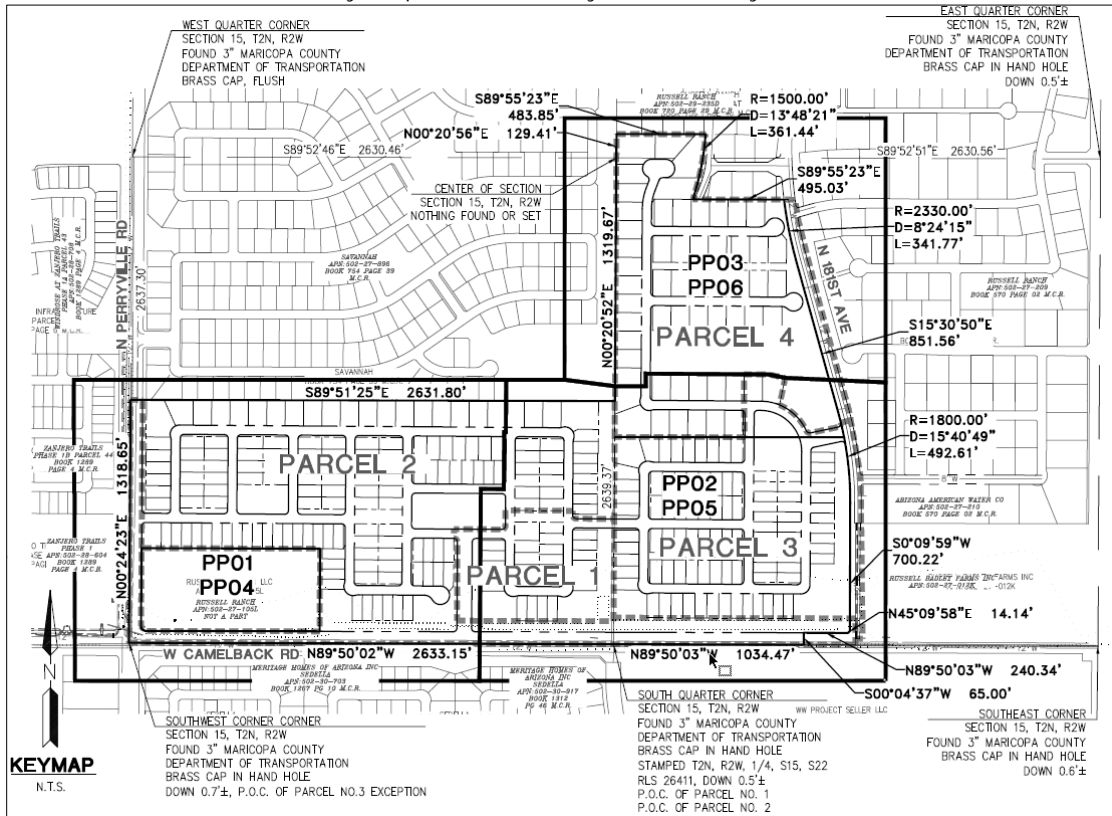
1. This is a request for a preliminary plat containing 333 lots, 30 tracts and 4 parcels on a 143 acre property located approximately at the northwest corner of 181<sup>st</sup> Avenue and Camelback Road in the Glendale area. A preliminary plat was approved for the site in February 2016 as Russell Ranch South, but has since expired.
2. The subject site consists of Azure Canyon Parcels 1 through 4. Parcel 4 was previously platted as Russell Ranch Unit 4, but remains undeveloped as does the entire subject property. The site is located adjacent to existing large lot residential with Savannah to the northwest and Russell Ranch Units 1 and 3 to the northeast. South is property within the City of Goodyear jurisdiction for residential development – Sedella.

Aerial photograph of subject site and adjacent land uses



3. The zoning case that preceded this preliminary plat was approved by the Board of Supervisors on February 18, 2015 and included a request to rezone the parcels to R1-10 RUPD and R1-18 RUPD. The zoning district allowed for up to 333 single family residential lots on four development parcels. The proposed minimum widths of the residential lots consists of 55' wide lots along Camelback Rd., 65' wide lots along Savannah and 100' wide lots along Russell Ranch Unit 3 and Savannah.

Key Map for Azure Canyon Preliminary Plat



- The preliminary plat provides a balance of open space while accommodating stormwater from the existing Russell Ranch Units 1, 2 and 3. The applicant states that the existing plats of Russell Ranch include 7% open space and would provide for a neighborhood park, pocket parks and an internal trail system to account for 23.3% of the total gross acreage of Azure Canyon. The applicant states the neighborhood park would be constructed with the first phase of development. Amenities would include tot lots, playgrounds, ramadas, barbeque, and benches. Landscaping includes two turfed areas and a variety of drought tolerant trees, accents, shrubs and groundcover. The development parcels acreage and percentage of open space are identified below:

Parcel	Area	Zoning	Lot Count	Open Space ac.	Open Space %
1 & 2	69.52	R1-10	180	13.4	19.27%
3	37.25	R1-10	96	8.03	21.56%
4	36.08	R1-18	57	9.81	27.19%
<b>Total</b>	<b>142.85</b>		<b>333</b>	<b>31.38</b>	<b>21.97%</b>

Existing On-Site and Adjacent Zoning / Land Use:

- On-site: R1-10 RUPD and R1-18 RUPD / vacant
  - North: R1-10 RUPD and R1-18 RUPD / residential (Savannah and Russell Ranch Units 1 and 3)
  - South: PAD Zoning (City of Goodyear) / vacant (Sedella)
  - East: Rural-43, R1-18 RUPD / vacant; Russell Ranch Unit 1; Russell Ranch Wastewater Treatment Facility
  - West: C-2 CUPD & R-2 RUPD PAD / vacant commercial and vacant land within Zanjero Trails DMP

Zoning map of subject site and surrounding zoning districts



**Utilities and Services:**

- 6. Water: EPCOR
- Wastewater: Liberty Utilities (west half Parcels 1 & 2) EPCOR (east half Parcels 3 & 4)
- School Districts: Litchfield #79 Elementary, Agua Fria Union High School
- Fire: Rural Metro Fire Department

**Right-of-Way:**

- 7. The following table includes existing and proposed half-width right-of-way and the future classification based upon the Maricopa County Department of Transportation (MCDOT) Major Streets and Routes Plan.

Street Name	Half-width Existing R/W	Half-width Proposed R/W	Future Classification
Camelback Rd.	65'	65'	Urban Principal Arterial
Perryville Rd.	65'	65'	Minor Arterial
181 <sup>st</sup> Ave.	0'	30'	Minor Collector

**Adopted Plans:**

- 8. **White Tank/Grand Avenue Area Plan:** On February 18, 2015, a comprehensive plan amendment (CPA2012012) was approved to amend the land use designation from Large Lot Residential (1-2 d.u./ac.) to Small Lot Residential (2-5 d.u./ac.).

9. **City of Glendale General Plan:** The City of Glendale designates the subject site as Low Density Residential (0-1 d.u./ac.). The City has not provided any comments on the application.

**Public Participation Summary:**

10. N/A.

**Outstanding Concerns from Reviewing Agencies:**

11. N/A.

**Staff Analysis:**

12. There are four points of access to the project: to the east at Reade Avenue and Perryville Road (arterial), to the south at 184<sup>th</sup> Avenue and Camelback Road (arterial), to the east at Medlock Drive and the 181<sup>st</sup> Avenue (collector), and another to the east at Georgia Avenue and 181<sup>st</sup> Avenue. These provide adequate access and circulation and emergency access throughout the proposed development.
13. The site provides approximately 31.8 acres as open space which accounts for approximately 22% of the gross acreage. This provides adequate drainage for the neighborhood offering a small-lot product and would be viable in the existing housing market. Open space amenities include ramadas, picnic tables, shaded tot lots and trail connections.
14. The subject site is located approximately a mile outside of the 65 Ldn noise contour. Luke Air Force Base's graduated density concept establishes graduated densities in order to reduce residential concentrations around the base. The subject site is located within a graduated density which allows for 6 d.u./ac from ½ mile to 1 mile of the 65 Ldn. Luke Air Force Base issued a letter dated April 22, 2014 with the CPA and zoning case which indicated the request is compatible and consistent with high noise and accident potential of Luke Air Force Base (LAFB). Staff invited Luke AFB to comment on the preliminary plat but none was received to date.
15. Staff is supportive of the request for a preliminary plat, as it complies with the R1-10 RUPD and R-18 RUPD zoning as approved by the Board of Supervisors on February 18, 2015. At 2.5 du./ac., the proposed preliminary plat is consistent with the comprehensive plan designation of Small Lot Residential (2-5 d.u/ac.).

**Recommendation:**

16. For the reasons outlined in this report, staff recommends the Commission motion for **Approval**, subject to conditions 'a' – 'r'.
  - a. The Final Plat shall be in substantial conformance with the Preliminary Plat entitled "Preliminary Plat for Azure Canyon" consisting of 11 full-size sheets, dated August 2019 and stamped received August 14, 2019 except as modified by the following conditions.

- b. Development and use of the site shall in substantial conformance with the Narrative Report entitled "Preliminary Plat Narrative for Azure Canyon", consisting of 30 sheets, dated May 23, 2019 and stamped received May 28, 2019 except as modified by the following conditions.
- c. Development of the site shall be generally consistent with the Landscape Plan entitled "Preliminary Landscape Plan", consisting of 26 sheets, dated August 14, 2019 and stamped received August 22, 2019 except as modified by the following conditions.
- d. The following Planning Engineering conditions shall apply:
  - 1. An updated Traffic Impact Study (TIS) is required with the first submittal of the final plat. The updated TIS must re-evaluate the need for any traffic signal improvements adjacent to the site based on the latest development in the area.
  - 2. The Owner shall provide and dedicate to the public a total half-width of right-of-way for the following roadway:
 

Camelback Road	65 feet
Perryville Road	65 feet
181 <sup>st</sup> Avenue	30 feet for the west side
181 <sup>st</sup> Avenue	Minimum 18' on the east side of the monument line (8' for additional pavement to make a 2-lane/2-way road and 10' for the clear zone distance)
  - 3. Construct ultimate half-width improvements for the above dedicated roadways except Camelback Road. The Camelback Road section shall be coordinated with the City of Goodyear. County roadways must meet County Standards in effect at the time they are constructed. A waiver from this requirement may be requested from MCDOT.
  - 4. For places where the sidewalk extends outside the right-of-way, additional access easements shall be dedicated to the public.
  - 5. Provide MCDOT inspection and maintenance access easements for the portions of the box culvert structures that are outside of the right-of-way limits.
  - 6. A Developer's Agreement between the developer and MCDOT is required related to future traffic signal improvements at Perryville Road and Camelback Road. Evidence that this agreement has been approved by the Board is required before the final plat for this subdivision can be approved.
  - 7. Houses with side-loaded garages shall still provide a minimum 20' x 20' driveway area on-lot.

- e. Prior to Final Plat and Infrastructure Permit submittal, the applicant is required to attend a pre-submittal meeting in order to coordinate the permitting process for improvements, fees, and assurances associated with the subdivision. Intake of the Final Plat and Infrastructure permit shall be by appointment only.
- f. Concurrent with submittal of Final Plat, Improvement Plans shall be submitted to the Planning and Development Department.
- g. After Final Plat recordation and prior to any zoning clearance for building permits, the applicant shall obtain a final Grading and Drainage and Infrastructure permit from Maricopa County.
- h. Prior to Final Plat approval, Water and Wastewater Plans shall be submitted to and approved by the Maricopa County Department of Environmental Services (MCESD) subject to their procedures.
- i. The Final Plat shall include dedication of right-of-way as required by the related request (zoning case #Z2012092) and as deemed necessary by the Maricopa County Department of Transportation (MCDOT) unless the required dedication has been completed by deed of dedication prior to the final plat approval.
- j. Prior to or concurrent with the submittal of a Final Plat for any portion or phase of this development, a traffic impact analysis must be provided as deemed necessary by the Maricopa County Department of Transportation (MCDOT).
- k. Specific roadway cross-sections and pavement sections are not approved as shown on the Preliminary Plat. The number and width of lanes, including turn and auxiliary lanes, as well as pavement thickness, will be approved on construction improvement plans in conjunction with the Final Plat, in compliance with the Traffic Impact Statement (TIS) approved by the Maricopa County Department of Transportation (MCDOT).
- l. Prior to Final Plat approval or issuance of a grading permit, developer(s) and/or builder(s) shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the applicable Fire District servicing the project. This information shall be included in the narrative report for the Final Plat and the associated public report for the subdivision. The Final Plat shall contain a note referencing the will serve letter.
- m. An archeological survey shall be submitted to and approved by the Arizona State Historic Preservation Office prior to issuance of a grading permit or approval of a Final Plat. The applicant must contact the state office prior to initiating disturbance of the site. The applicant shall provide the Planning and Development Department with written proof of compliance with this condition.
- n. The master developer shall notify future homeowners that they are located within the state-defined "territory in the vicinity of a military airport" with the following language:

"You are buying a home or property in the 'vicinity of a military airport' as described by State of Arizona statute ARS §28-8481. Your house should include sound attenuation measures as directed by State law. You will be subject to direct over flights and noise by Luke Air Force Base jet aircraft in the vicinity.

Such notification shall be recorded on all Final Plats, be permanently posted on not less than a 3 foot by 5 foot sign in front of all home sales offices, be permanently posted on the front door of all home sales offices on not less than an 8½ inch by 11 inch sign, and be included in all covenants, conditions, and restrictions (CC&Rs) as well as the Public Report and conveyance documents.

For further information, please check the Luke Air Force Base website or contact the Maricopa County Planning and Development Department."

- o. All habitable buildings constructed within this subdivision shall be constructed to attain a noise reduction level as per ARS § 28-8482(B).
- p. The applicant/owner shall comply with the standard assurance provisions as set forth in the Maricopa County Subdivision Regulations.
- q. Preliminary Plat approval shall expire two (2) years from the date of Commission approval. Any request for an extension of time shall be submitted prior to the expiration date and may be administratively approved in accordance with the Maricopa County Subdivision Regulations.
- r. The Final Plat shall include a note that states that there shall be no further division of land or delineation of parcels within the area of this subdivision plat without approval by the Board of Supervisors.

Presented by:  
Reviewed by:

Farhad Tavassoli, AICP, CFM, Planner  
Matthew Holm, AICP, Planning Supervisor

Attachments:

Case Map (1 page)  
Narrative Report/Executive Summary (8 pages)  
Preliminary Plat (11 pages)  
MCESD comments (1 page)  
Engineering comments (2 pages)