



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

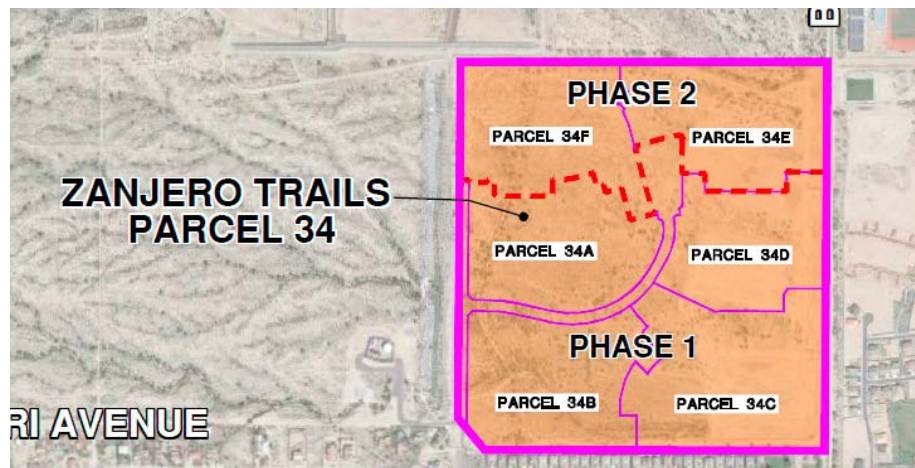
Case:	S2019021 – Zanjero Trails Parcel 34
Hearing Date:	July 23, 2020
Supervisor District:	4
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Applicants:	HilgartWilson, LLC & SBH Zanjero Trails LP
Owner:	Maricopa Water District
Request:	Preliminary Plat for 595 residential lots, 73 tracts and 6 parcels in the R1-6 RUPD zoning district
Site Location:	Generally located at the southeast corner of Bethany Home Rd. alignment and Jackrabbit Trail (195 th Ave. alignment) in the Buckeye planning area
Site Size:	Approx. 170 acres
Density:	3.5 d.u./ac.
County Island:	N/A
County Plan:	Zanjero Trails DMP
Municipal Plan:	City of Buckeye – Master Planned Community
Municipal Comments:	City of Buckeye – No comments
Support/Opposition:	None known
Recommendation:	Approve with conditions

Project Summary:

1. This is a request for a preliminary plat for parcel 34 of the Zanjero Trails master planned community. The Zanjero Trails Development Master Plan DMP2002005 was approved by the Board of Supervisors (BOS) on October 6, 2004. On December 12, 2018, the Board of Supervisors approved a major amendment to change the land use designation of 'Commercial Retail Center' to 'Small Lot Residential' of approx. 15 acres of the subject site. The subject site consists of 170 acres and is located at the southeast corner of 195th Ave. (Jackrabbit) and Bethany Home Rd. alignment in the Buckeye area. The site is zoned R1-6 RUPD PAD. Shown below is the preliminary plat layout.



2. This preliminary plat will include 595 residential lots, 73 tracts and 6 parcels. The 6 subphases are identified as 34A, 34B, 34C, 34D, 34E, and 34F. The applicant intends to start with the infrastructure plat for roadways and utilities. The first phase includes the infrastructure plat, Units 34A, 34B, 34C, and 34D. Phase 2 will include replats for 34E and 34F. The applicant will process separate replats of the recorded infrastructure plat to develop the subphases with residential lotting and tracts. Shown on the next page is the layout for the phases and 6 units for development.



3. The infrastructure plat will include a portion of dedication for 195th Ave. all internal right-of-way for Montebello Ave. and Tract A1 (common area to be developed as the main park). Access to the site will be from 195th Ave. (Jackrabbit). Bethany Home Rd. and the remaining portion of 195th Ave. will be dedicated at a later date associated with the future plats for 34E and 34F. The narrative states as part of platting for 34E & 34F, the developer will coordinate with MCDOT on the regional planning need for these roadways, MCDOT has also agreed that a bridge crossing over the Beardsley Canal will not be required as part of this project.
4. There are two proposed entries from 195th Ave. to an internal collector roadway Montebello Ave. with each subphase connecting to this collector. The main internal roadway will be tree lined with a meandering 8' wide sidewalk on one side and a 6' wide decomposed granite trail on the other side. All roadways within phase 34 are shown as public streets.
5. Tract A1 consists of 3.3 acres as the community park and will be constructed during the first phase. The community park will include two soccer fields, half basketball court, tot lot, bbq grills, benches, community space, game tables, shade ramada and landscaping. Each subphase will include pocket parks to include a variety of amenities.
6. Landscaping will include a variety of trees, shrubs, turf, accent plants, and groundcover. The landscaping will comply with the requirements as outlined within the landscape plan to include plants as identified within the Arizona Department of Water Resources Drought Tolerant Plant List.
7. Public water will be provided by EPCOR water plant #12 which is located approx. 2.5 miles southeast of the subject site. Water infrastructure would include a looped system from the existing water line in the Beardsley Canal. Wastewater will be provided by Liberty Utilities, with flows to be routed to Liberty's Palm Valley Water Reclamation Facility located along McDowell Rd. and west of Litchfield Rd. The facility has treatment capacity of 4.1 MGD and is being expanded for increased capacity. Fire services will be provided by Buckeye Valley Fire Department. A will serve letter dated October 22, 2019 has been provided with indication to provide fire and emergency medical services. Police protection will be by the Maricopa County Sherriff's Office.

8. Public schools will include the Litchfield Elementary School and the Agua Fria Union High School located to the northeast of the subject site at Perryville Rd. and Bethany Home Rd. within the Zanjero Trails master planned community. Roadway access to the high school will be required going south on 195th Ave., east on Camelback Rd. across the bridge over the Beardsley Canal and north on Perryville Rd. approximately 3 miles. MCDOT completed a Transportation Improvement Plan project to extend Camelback Rd. over the canal which was constructed and completed March 2020.
9. Shown below is the approved R1-6 RUPD PAD zoning district standards established with Z2018059 for parcel 34.

Regulation	Base Zoning District Regulations (R1-6)	Proposed Zoning District Regulations (R1-6 RUPD for parcel 34 only)
Max. Height	30' or 2 stories	30' or 2 stories
Min. Front Yard	20'	20' may be reduced to 10' for side entry garages or forward living spaces
Min. Side Yard	5'	5'
Min. Street Side Yard	10'	10'
Min. Rear Yard	25'	15'
Lot Area (min)	6,000 sq. ft.	5,175 sq. ft.
Min. Lot Width	60'	45'
Lot Area per Dwelling Unit (Min.)	6,000 sq. ft.	6,500 sq. ft.
Max. Lot Coverage	50%	55%
Parking spaces	2	2
Max. Privacy Wall Height	6'	6' privacy wall w/max 7' column above a max. 3' retaining wall
Maximum Height of Subdivision Monument	6'	10' Primary 6'-8" Secondary
Maximum Subdivision Sign Area (Sign area as defined by MCZO 1408.1)	32 sq. ft., 6' high with the base at least ½ the width	70 sq. ft. Primary *¹ 24 sq. ft. Secondary *¹

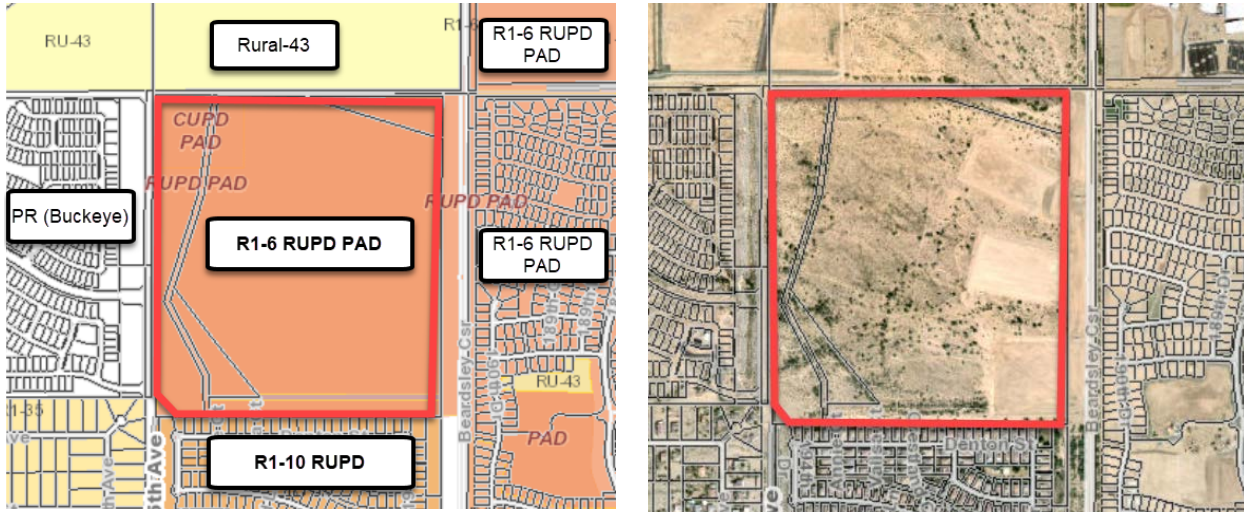
Notes:

*⁽¹⁾ Maximum Primary and Secondary Sign Area includes logo.

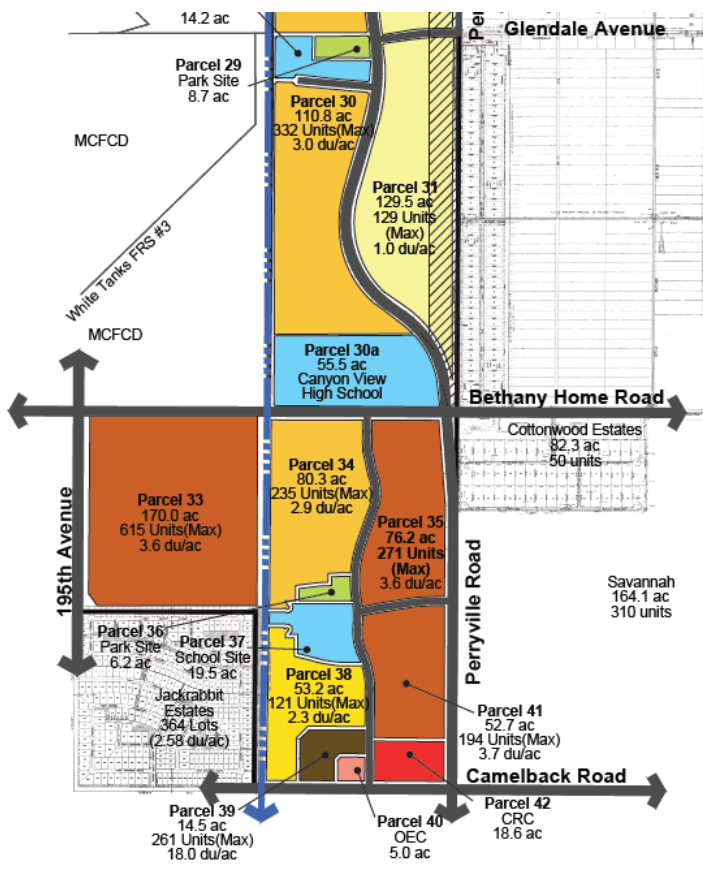
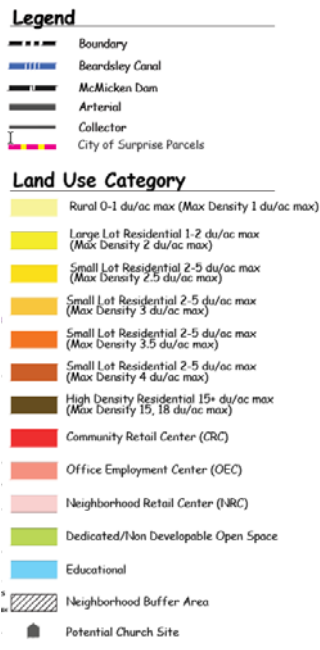
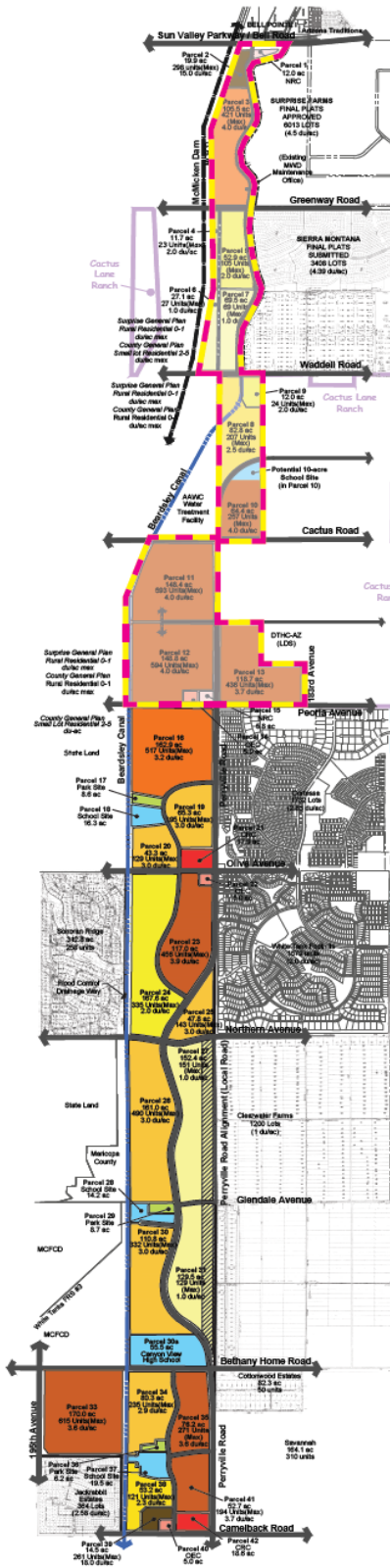
Existing On-Site and Adjacent Zoning / Land Use:

- 10. On-site: R1-6 RUPD PAD / vacant
- North: Rural-43 / Maricopa County Flood Control District property
- South: R1-10 RUPD / residential within Jackrabbit Estates
- East: R1-6 RUPD PAD / residential within Zanjero Trails DMP
- West: PR (Planned Residential) within Buckeye jurisdiction / vacant residential

Zoning districts and aerial image of site and surrounding residential uses.



Subject site with the Zanjero Trails DMP, exhibit shows as Parcel 33, as part of the DMP amendment in 2018, the parcel was relabeled to Parcel 34.



Utilities and Services:

- 11. Water: EPCOR
- Wastewater: Liberty Utilities
- School District: Litchfield Elementary School District & Agua Fria Union High School District
- Fire: Buckeye Valley Fire Department
- Police: MCSO

Right-of-Way:

- 12. 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
Bethany Home Road.	0' *	65'	Arterial Roadway
195th Ave. (Jackrabbit Trail)	0' *	65'	Arterial Roadway
Montebello Dr.	0'	40' (total of 80')	Minor Collector

* 33' existing R/W are shown along both Bethany Home Rd. and Jackrabbit Trail. These are from the Romola Grapefruit Plat(s). MCDOT does not identify these as verified R/W on the MCDOT Road Information Tool.

Adopted Plans:

- 13. **Maricopa County Vision 2030 Comprehensive Plan** (adopted January 2016): The Comprehensive Plan defers to the Zanjero Trails Development Master Plan.
- 14. **Zanjero Trails Development Master Plan:** The master planned community was approved for residential, open space, public community, commercial, and employment land uses. The request at 3.5 d.u./ac. is in concert with the DMP approved with DMP2002005, DMP2005002, DMP2009002 and amended with DMP2018005. The last amendment changed the 'Community Retail Center' land use designation of 15 acres to 'Small Lot Residential 2-5 d.u./ac.' and amended conditions of approval.

Public Participation Summary:

- 15. N/A.

Outstanding Concerns from Reviewing Agencies:

- 16. N/A.

Staff Analysis:

- 17. The proposed preliminary plat meets the standards of the R1-6 RUPD PAD zoning as amended with Z2018059. The Preliminary Plat is also in conformance with the Maricopa

County Subdivision Regulations. The proposed density of 3.5 d.u./ac. is consistent with the residential land use designation as established with the Zanjero Trails DMP.

18. The plat was routed to Luke Air Force Base (AFB), City of Buckeye, City of Goodyear and City of Glendale. Luke AFB stated the site is 2 miles outside the 65 LDN and is within the territory in the vicinity of a military airport. The proposed density of 3.5 is in compliance with the Luke AFB that designates a maximum of 6 du./ac. from 1-3 miles. The project will not negatively impact the flying operations of Luke AFB. No comments received from the municipalities. Reviewing county agencies have no objections.

Recommendation:

19. For the reasons outlined in this report, staff recommends the Commission motion for **Approval**, subject to conditions 'a' – 'n':
 - a. The Final Plat shall be in substantial conformance with the Preliminary Plat entitled "Preliminary Plat for Zanjero Trails – Parcel 34" consisting of 16 full-size sheets, dated revised June 18, 2020, and stamped received June 22, 2020, except as modified by the following conditions.
 - b. Development and use of the site shall be in substantial conformance with the Narrative Report entitled "Preliminary Plat Narrative for Zanjero Trails Parcel 34", consisting of 28 pages, dated revised May 21, 2020, and stamped received May 29, 2020, except as modified by the following conditions.
 - c. The following Planning Engineering conditions shall apply:
 1. Prior to any final plat approval, the owner/applicant must obtain a Right-of-Way Permit from the Flood Control District for the extension of 195th Avenue (Jackrabbit Trail) to the site.
 2. Prior to any final plat approval, the owner/applicant must provide evidence that a MCDOT agreement or permit is in place; or payment of the owner/applicant's proportionate share has been made to MCDOT, for the traffic signal located at 195th Avenue (Jackrabbit Trail) and Camelback Road.
 3. Prior to the final plat approval for Parcels 34E, 34F or Infrastructure for Bethany Home Road, the applicant must obtain a Right-of-Way Permit from the Flood Control District to construct the drainage channel north of Bethany Home Road.
 4. PND Engineering plan review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
 5. Based on the conceptual design nature of the information submitted, changes to the site layout and/or a reduction in the number of building lots may be necessitated by the final engineering design of the subdivision drainage infrastructure.

6. Detailed Grading and Drainage (Infrastructure) Plans must be submitted with the application for Final Plat Approval and Building Permits.
- d. The following Maricopa County Environmental Services Department (MCESD) condition shall apply:
 1. Applications for Approvals to Construction, water and sewer lines, must be submitted and issued prior to final plat approval.
- 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. 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).
- j. 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.
- k. 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.

Luke Air Force Base executes over 200,000 flight operations per year, at an average of approximately 170 overflights per day. Although Luke's primary flight paths are located within 20 miles from the base, jet noise will be apparent throughout the area as aircraft transient to and from the Barry M. Goldwater Gunnery Range and other flight training areas.

Luke Air Force Base may launch and recover aircraft in either direction off its runways oriented to the southwest and northeast. Noise will be more noticeable during overcast sky conditions due to noise reflections off the clouds.

Luke Air Force Base's normal flying hours extend from 7:00 a.m. until approximately midnight, Monday through Friday, but some limited flying will occur outside these hours and during most weekends.

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."

- I. The applicant/owner shall comply with the standard assurance provisions as set forth in the Maricopa County Subdivision Regulations.
- m. 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.
- n. The Final Plat shall include a note that states that there shall be no further division of land or parcels within the area of this subdivision plat without approval by the Board of Supervisors.

Presented by: Rachel Applegate, Senior Planner
Reviewed by: Matthew Holm, AICP, Planning Supervisor

Attachments: Case Map (1 page)
Preliminary Plat (reduced 8.5"x11", 16 pages)
Narrative Report Summary (8 pages)
MCESD comments (1 page)
DPR comments (1 page)
Luke Air Force Base (2 pages)