



## Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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<b>Case:</b>	S2020008 –Trethan Farms
<b>Hearing Date:</b>	July 23, 2020
<b>Supervisor District:</b>	4
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<b>Applicant:</b>	Adam Baugh, Withey Morris, PLC
<b>Owner:</b>	Jewel Investments Company, LLC
<b>Request:</b>	Preliminary plat for 76 lots and 3 tracts in the R1-6 RUPD zoning district
<b>Site Location:</b>	Generally located at the southwest corner of Olive Avenue & Cotton Lane, in the Glendale area
<b>Site Size:</b>	Approx. 18.7 acres
<b>Density:</b>	4.06 d.u./ac.
<b>County Island:</b>	No
<b>County Plans:</b>	1. White Tank / Grand Avenue Area Plan - Rural (0-1 d.u./ac.) 2. Olive Avenue Scenic Corridor
<b>Municipal Plan:</b>	Glendale – MDR 3.5 – Medium Density Residential (2.5-3.5 d.u./ac.)
<b>Municipal Comments:</b>	None received to date
<b>Support/Opposition:</b>	None known
<b>Recommendation:</b>	<b>Approve</b> with conditions

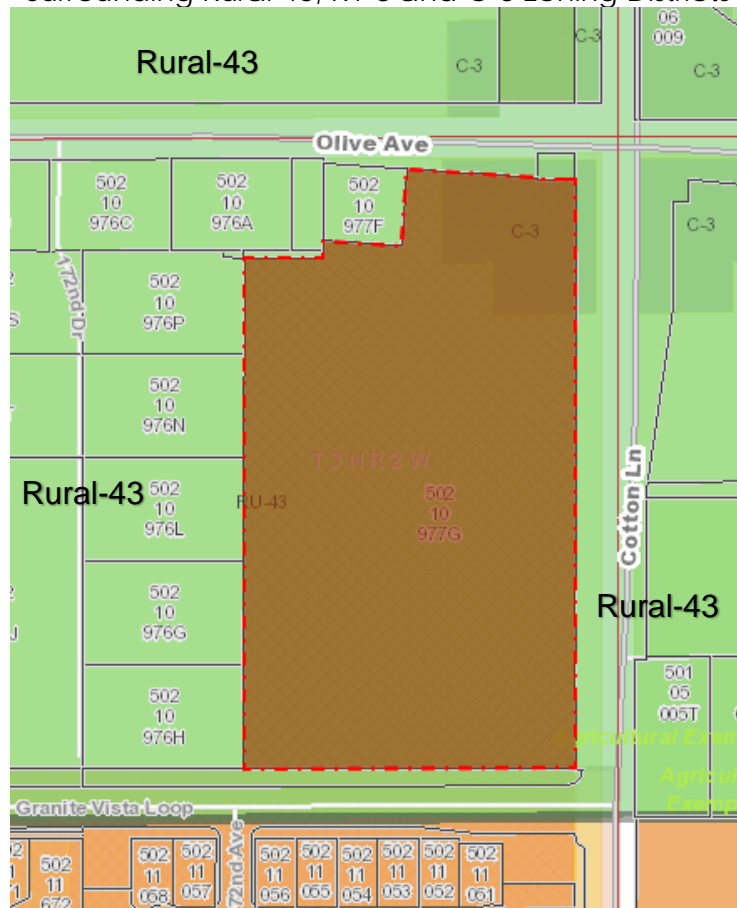
**Project Summary:**

1. Adam Baugh of Withey Morris, on behalf of the Jewel Investment Company LP, requests a preliminary plat containing 76 single-family lots and 3 tracts on approximately 18.7 acres, located on the southwest corner of Olive Avenue and Cotton Lane in the Glendale area. A concurrent zone change with overlay request is in process with the County (Z2019123) to obtain the R1-6 RUPD zoning designation, which provides for this preliminary plat.
  
2. The proposed subdivision is Trethan Farms, a new, single-family residential subdivision of 76 lots and 3 tracts with a typical size of 45 x 100 ft. (4,378 sq. ft. minimum). The subdivision will have a maximum gross density of 4.06 dwelling units per acre (d.u./ac.). Approximately 5.1 acres or 27% of the approximately 18.7 acre property will be dedicated open space, including minimum 30 ft. wide buffers along all property boundaries and 82 ft. between the west property boundary and the nearest residence proposed on the subject property. Building heights on the west side of the property will also be limited to 1 story to enhance the buffer between the proposed residences and the existing residences to the west. Access to the subject property will be provided by 171<sup>st</sup> Lane (a proposed full-access driveway on Granite Vista Loop) and Golden Lane (a proposed second, right-in/out driveway from Cotton Lane). These two access points will each comprise 50 ft. wide right of way (ROW) and 2, 8 ft. wide public utility easements (P.U.E.s) on either side of the 50 ft. ROW and both will also provide pedestrian access to the subject property. Before reaching Granite Vista Loop, 171<sup>st</sup> Lane crosses parcel 502-11-284, which is Tract SS1 of Granite Vista Phase 1B, the existing subdivision to the south (MCR Book 1234, Page 14). Per sheet 7 of the Granite Vista Phase 1B Final Plat, Tract SS1 includes an access easement (MCR# 2015-0404371) that provides for the southern access from Trethan Farms to Granite Vista Loop via 171<sup>st</sup> Lane, as identified on sheet 2 of the Trethan Farms preliminary plat. The project proposes to dedicate the 50 ft. wide internal streets to the County. External ROW dedications have been made previously and no further dedications are anticipated to be necessary. The subdivision will likely be developed in a single phase.
  
3. The applicant has applied for an RUPD as part of a zone change with overlay request (case Z2019123) concurrent to this preliminary plat to obtain a R1-6 RUPD designation for the entire property and to implement certain variations to the R1-6 base zone development standards. The following table lists the development standards to be varied under the R1-6 RUPD in **(bold)**.

	Existing R1-6 Base Standards	Proposed R1-6 RUPD Standards
Maximum Structure Height	30' / 2 Stories	30' / 2 Stories
Minimum Front Yard	20'	<b>15'</b>
Minimum Side Yard	5'	5'
Minimum Street Side Yard	10'	10'
Minimum Rear Yard	25'	<b>20'</b>
Minimum Lot Area	6,000 sq. ft.	<b>4,378 sq. ft.</b>
Minimum Lot Width	60'	<b>45'</b>
Lot Area Per Dwelling Unit (D.U.)	6,000 sq. ft.	<b>7,000 sq. ft.</b>
Maximum Lot Coverage	50%	<b>55%</b>
Parking Spaces	2	2

4. The subject property is within the Olive Avenue Scenic Corridor (scenic corridor), which extends ¼ mile on both sides of the Olive Avenue ROW from State Route 303 to the White Tank Mountain Regional Park boundary. The scenic corridor identifies design guidelines applicable to new residential subdivisions that are pursuant to two main goals: The first goal is to make Olive Avenue an attractive entry, or “gateway” to the White Tank Mountain Regional Park and the second goal is to create a sense of place with harmony between the natural and built environments. Staff believes these goals have been met by the current proposal, which includes generous landscaped buffers around the entire subdivision, including the Olive Avenue frontage. Furthermore, the proposed subdivision complies with the 30 ft. maximum building height suggested by the scenic corridor for residential development from 500 ft. to ¼ mile of the centerline of Olive Avenue.
5. The requested 45 ft. minimum lot width is provided by measuring the width of each lot at the back of the required front setback (MCZO Chapter 2, “Lot Width”). None of the lots comprise street side setbacks because the sides of all lots are separated from streets by 1 ft. wide non-vehicular access easements, making them side yards with 5 ft. required setbacks.
6. As noted above a zone change with overlay request for the subject property is also in process. Accordingly, the following zoning map shows the current Rural-43 and C-3 zoning designations of the subject property, which would be revised to the R1-6 RUPD zoning designation upon approval of Z2019123.

Current Rural-43 & C-3 Zoning Designations (Subject Property) and Surrounding Rural-43, R1-8 and C-3 Zoning Districts

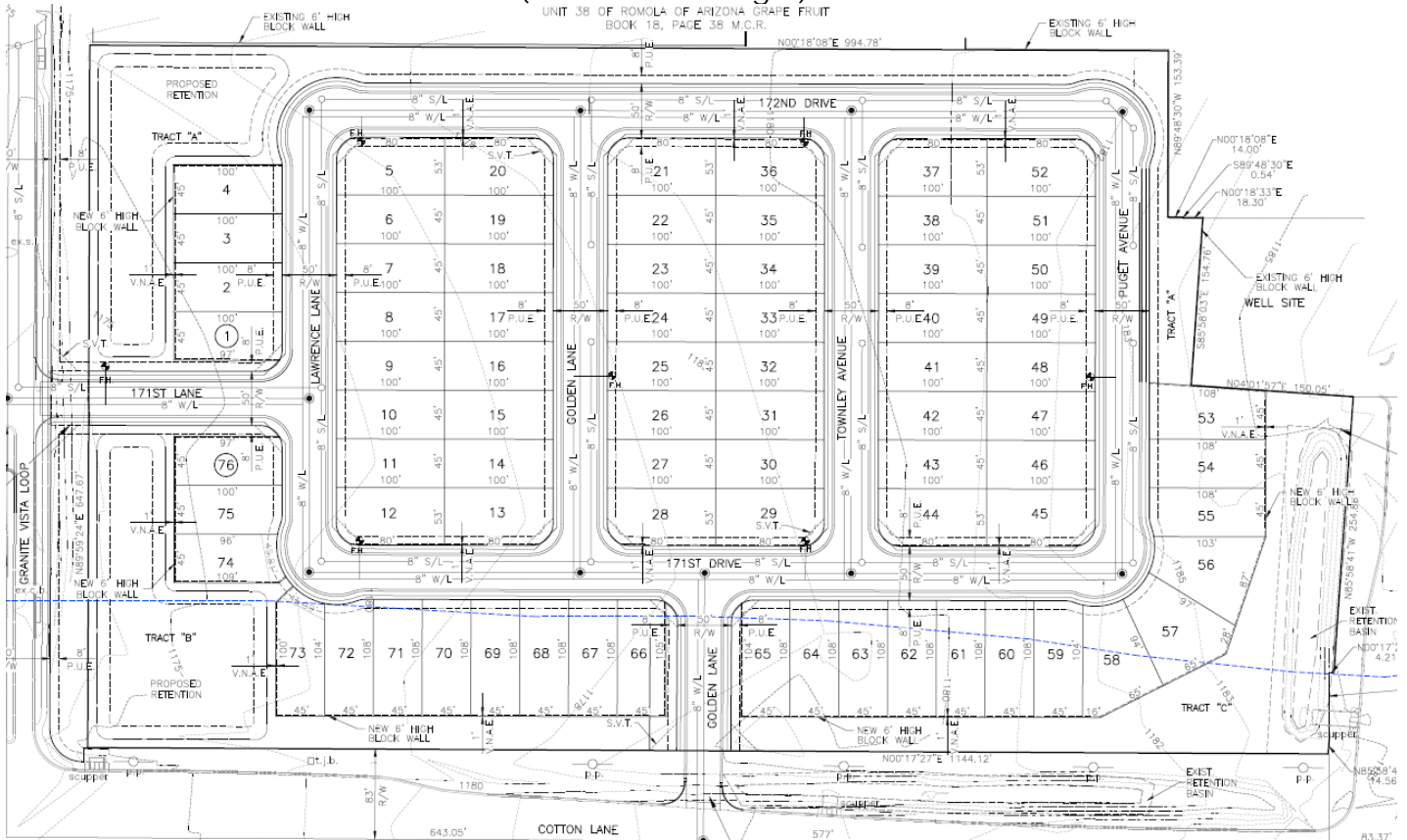


2020 Aerial Photograph



Proposed Preliminary Plat  
(North is to the Right)

UNIT 38 OF ROMOLA OF ARIZONA GRAPE FRUIT  
BOOK 18, PAGE 38 M.C.R.



**Existing On-Site and Adjacent Zoning / Land Use:**

- 7. On-site: R1-6 RUPD / Vacant
- North: Rural-43 & C-3 (South of Olive Ave.), Rural-43, C-3 & IND-3 (North of Olive Ave.) / Vacant & Single Family Residential (South of Olive Ave.), Vacant & Commercial (North of Olive Ave.)
- South: R1-8 RUPD / Vacant
- East: Rural-43 & C-3 (East of Cotton Ln.) / Commercial & Single Family Residential (East of Cotton Ln.)
- West: Rural-43 / Vacant & Single-family Residential

**Utilities and Services:**

- 8. Water: EPCOR
- Wastewater: EPCOR
- School District: Dysart Unified School District #89
- Fire: Rural Metro
- Police: MCSO

**Right-of-Way:**

- 9. The following table includes existing and proposed half-width ROW 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
Olive Avenue	Varies 122'-145'	No Change	Principal Arterial
Cotton Lane	83'	83'	Principal Arterial
Granite Vista Loop	40'	40'	Local

**Adopted Plans:**

- 10. **White Tank Grand Ave. Area Plan (adopted December 2000):** The subject property is designated for Rural Densities (0-1 d.u./ac.).
- 11. **Olive Avenue Scenic Corridor (adopted December 2000):** The subdivision conforms to the applicable design guidelines.
- 12. **Glendale General Plan (adopted September 2016):** The subject property is designated for Medium Density Residential (2.5-3.5 du/ac).

**Outstanding Concerns from Reviewing Agencies:**

- 13. The preliminary plat approval process does not require public notification. Staff, however, provided notification to interested parties identified for Supervisor District 4, jurisdictions within 3 miles of the subject property, and potentially affected agencies via email on May 13, 2020. Staff received "no effect" comments from the Arizona Department of Water Resources (ADWR), Arizona State Historic Preservation Office (SHPO), and Luke Air Force Base (LAFB). SHPO added only that the applicant should be reminded of the

Arizona State laws regarding discoveries of human remains or burial goods (ground-disturbing work must stop in the area of the discovery and the Arizona State Museum must be notified of the discovery promptly). LAFB stated that the proposed subdivision will have no negative impact on flying operations at LAFB and that the proposed density of 4.06 d.u./ac. complies with the Graduated Density Concept (GDC) because the property lies approximately 1.7 miles northwest of the 65 LDN contour associated with LAFB, where the GDC identifies a maximum density of 6 du/ac.

#### Staff Analysis:

14. Staff finds the Preliminary Plat consistent with the zone change from Rural-43 and C-3 to R1-6 RUPD (Z2019123), which allows the applicant to offer a variety of housing products provided by various builders. Furthermore, the reduction in the minimum lot width from 60 ft. to 45 ft. and reduced front setback from 20 to 15 ft. are modest changes that do not diminish the residential character intended by the R1-6 base zoning district and appear to be in character with existing residential development in the area, including the Granite Vista master planned community to the south.
15. At 4.06 d.u./ac. Trethan Farms exceeds the County's (0-1 d.u./ac.) density target identified for the area under the White Tanks / Grand Avenue Area Plan, but with an area of only 18.7 acres, no Comprehensive Plan amendment is required in association with the zone change that establishes the R1-6 RUPD for this preliminary plat. The proposed density also exceeds the City of Glendale's 2.5 to 3.5 d.u./ac. designation under its General Plan. Trethan Farms' density conforms with the Graduated Density Concept (GDC) associated with LAFB by providing 4.06 d.u./ac. where the GDC identifies a maximum of 6 d.u./ac. for property because it is approximately 1.6 miles to 1.8 miles from the 65 LDN contour. The proposed subdivision appears to comply with the design guidelines of the Olive Avenue Scenic Corridor, particularly in regard to the landscape buffers provided around the entire subdivision and the 30 ft. maximum building height. As noted above, the proposed subdivision is not anticipated to negatively impact the flying operations at LAFB partially because the applicable sound attenuation requirements found in A.R.S. § 28-8482(B) will be implemented under the conditions of approval and future building permits. County Engineering has signed off on this project with conditions to address final plat and infrastructure permitting. County Environmental noted that approval to construct (ATC) may be needed prior to development, and raised no objections to the proposal.

#### Recommendations:

16. For the reasons outlined in this report, staff recommends the Commission motion for **Approval** of case **S2020008**, subject to conditions 'a' – 'p'.
  - a. Development of the site shall be in substantial conformance with the Preliminary Plat entitled "Trethan Farms", consisting of 2 full-size sheets, sheet 1 dated June 8, 2020, and sheet 2 dated June 23, 2020, and stamped received June 23, 2020, except as modified by the following conditions.
  - b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Trethan Farms", consisting of 7 pages, dated April 28, 2020, and stamped received June 8, 2020, except as modified by the following conditions.

- c. 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.
- d. Concurrent with submittal of Final Plat, Improvement Plans shall be submitted to the Planning and Development Department.
- e. The following Planning Engineering conditions shall apply:
  - 1. The developer must contribute 25 percent of the design and installation of a traffic signal at Cotton Ln. and Granite Vista Loop N. prior to Final Plat approval.
  - 2. The FIRM Index date on the Floodplain Table should be updated to 11/04/2015.
  - 3. The Letter of Map Revision (LOMR) must be approved by the Flood Control District of Maricopa County prior to Final Plat approval.
  - 4. Buildings on lots within the regulatory floodplain must comply with the Floodplain regulations until such time that the LOMR is effective (typically 90-120 days after FEMA approves the LOMR). All work within the floodplain prior to approval is done "at-risk" with no guarantee of approval.
  - 5. 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.
  - 6. Engineering review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and Drainage Policies and Standards; Floodplain Regulations for Maricopa County; and the MCDOT Roadway Design Manual.
  - 7. 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.
  - 8. Detailed Grading and Drainage (Infrastructure) Plans must be submitted with the application for Final Plat Approval and Building Permits
- f. The following Maricopa County Environmental Services Department comment shall apply:

1. Approval to Construct (ATC) may be needed at the time of development, if applicable.
- 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, Wastewater Plans and Approval to Construct (ATC) shall be submitted to and approved by the Maricopa County Department of Environmental Services (MCESD) subject to their procedures.
- i. Prior to or concurrent with the submittal of a Final Plat for any portion or phase of this development, a traffic impact analysis (TIS) must be provided as deemed necessary by the Maricopa County Department of Transportation (MCDOT).
- j. 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).
- k. 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. The Final Plat shall contain a note referencing the will serve letter.
- l. 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 at [www.luke.af.mil/](http://www.luke.af.mil/) or contact the Maricopa County Planning and Development Department."

- m. All habitable buildings constructed within this subdivision shall be constructed to attain a noise reduction level as per ARS § 28-8482(B) and applicable Maricopa County Building Codes.
- n. The applicant/owner shall comply with the standard assurance provisions as set forth in the Maricopa County Subdivision Regulations.
- o. 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.
- p. The Final Plat shall include a note that states that there shall be no further division of land within the area of this subdivision plat without approval by the Board of Supervisors.

Presented by: Sean Watkins, Planner  
Reviewed by: Matthew Holm, AICP, Planning Supervisor

Attachments:  
Case Map (Preliminary Plat) (1 page)  
Preliminary Plat (reduced 8.5"x11", 2 pages)  
Landscape Plan (reduced 8.5"x11", 2 pages)  
Narrative (7 pages)  
Engineering comments (Preliminary Plat) (4 pages)  
MCESD comments (Preliminary Plat) (1 page)  
Luke Air Force Base comments (Preliminary Plat) (2 pages)