

*Anderson
Farm*

PINAL COUNTY, ARIZONA

**SUBMITTAL FOR ZONING AND
PLANNED AREA DEVELOPMENT
(PAD) OVERLAY DISTRICT**

June 2003

Prepared by:

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PURPOSE

The purpose of this application is to request a Planned Area Development (P.A.D.) Overlay District with a CR-3 and CB-1 zoning designation for detached single family residences and local business uses on the Anderson Farm property. Plate I (Land Use Sketch) on the facing page provides a visual representation of the initial lotting and parcel configuration (Land Use Plan), road/circulation configuration, and open space/recreational areas planned for the property.

PROJECT LOCATION

The Anderson Farm master plan comprises approximately 960 acres. It is located between



View of Property Looking northeast from Hartman and Honeycutt Road



View of Property Looking Southeast from Hartman and Honeycutt Road

Murphy Road (east boundary), Hartman Road (west boundary), Bowlin Road (south boundary) and ½ mile north of Honeycutt Road. At present, Murphy Road is paved to within ½ mile south of Anderson Farm and connects to the Maricopa-Casa Grande Highway. Murphy Road would serve as the primary access to Anderson Farm and paving improvements would be extended from the property to the existing improved portion of Murphy Road. In addition to Murphy Road, access is available west to John Wayne Parkway along the right-of-way of Honeycutt Road. Access from Bowlin Road and



View of Property Looking Northeast from Center of Site on Honeycutt Road



View of Property Looking East Toward Volkswagen from Center on Honeycutt Road

Honeycutt Road to the Maricopa-Casa Grande Highway is also available via White-Parker Road.

To the east of Anderson Farm across Murphy Road is the Volkswagen Vehicular Test Facility. To the north is the Gila River Indian Reservation, to the northwest is the University of Arizona Maricopa Agricultural Center, and to the west and south is agricultural zoned (GR) property. The Anderson Farm is presently zoned GR and is being used for agricultural purposes.

Several meetings have been held with the Maricopa Unified School District to discuss school site needs to serve the Anderson Farm. At present, the School District has retained a consultant to analyze the growth projection for the Maricopa Community Area and to make recommendations for school site needs and locations for middle and high schools to serve the projected student growth of the Maricopa area. In the interim, before this analysis is completed, two elementary school sites have been set aside for donation to the Maricopa School District. Miller Holdings is continuing the dialogue with the School District to be able to respond to their needs upon completion of the study.

A neighborhood meeting was held at the University of Arizona Agricultural Center to present the master plan, and the uses and densities proposed. An extended notification was sent out beyond the required 300 feet from the property line of Anderson Farm to include property owners along Murphy Road to Casa Grande Highway and along Honeycutt Avenue to John Wayne Parkway. The intent of this extended notification was to inform the property owners along these corridors that they could be affected by the development of Anderson Farm.

DEVELOPMENT TEAM CERTIFICATIONS

The master plan and initial engineering for Anderson Farm was prepared by the following registered professionals:

Land Use Planning	Christine Taratsas, R.L.A.
Civil Engineering	Kenneth Nelson, P.E.
Traffic Analysis	Andrew Kolz, P.E.

REASONS FOR REQUEST FOR THE P.A.D. AND RE-ZONING

The Maricopa Community area is continuing to realize significant builder/homebuyer interest, due to more reasonable home costs combined with an easy commute to Valley municipalities (shopping, entertainment, employment). The Anderson Farm is within the expanding area of the Maricopa Community, with master plans approved southwest of the property. Although properties east of John Wayne Parkway are continuing to undergo development master planning and rezoning, a significant portion of these properties are impacted by the 100-year floodplain. Because of the floodplain conditions, substantial drainage/storm water collection and conveyance system improvements and re-grading are required for development. Anderson Farm has been selected for development because the property is not impacted by the floodplain and yet is located within reasonable proximity to the Maricopa-Casa Grande Highway, John Wayne Parkway and the Community of Maricopa.

The distance from the commercial center of Maricopa, the number of homes planned within the Anderson Farm development (combined with other developments that will occur in close proximity to this property) and being adjacent to the employment base of the Volkswagen Vehicle Test Facility, warrant and support the need for the twenty acre commercial site proposed within this development master plan.

P.A.D. OVERLAY DISTRICT ZONING

The Pinal County Zoning Ordinance allows for conventional zoning of the Anderson Farm for CR-3 with lot size limitations and setbacks standards for this zoning designation. However, with conventional zoning, the Zoning Ordinance does not set forth a standard requirement for open space, and there is no restriction in regards to residential density. Although conventional zoning is allowed under the Zoning Ordinance, it is the preference of Pinal County for larger master planned developments, such as the Anderson Farm, to be rezoned under a P.A.D. Overlay District, which requires a minimum of 15% of the residential property to be reserved for open space with a density of 3.5 dwelling units per acre (du/ac). In turn, for the developer providing this open space area and a better planned development, Pinal County has allowed for development variations from conventional zoning requirements, including smaller lot sizes and decreased setbacks. Additionally, consideration has been provided in the Comprehensive Plan for exceeding the 3.5 du/ac density condition by exceeding the 15% open space requirement. Pinal County has also considered increased density based upon additional benefits the master plan development provides to Pinal County and its citizens.

Pinal County's Comprehensive Plan Land Use Map designates this area a Transitional Area. Transitional Area designations are for areas currently rural in character but are anticipated for growth. A Transitional Area could sustain uses consistent with Urban, Industrial and Rural Community designations. The Anderson Farm presents a master plan that would be consistent with Urban or Rural Community, reflecting a medium density single-family detached housing (CR-3) and a supporting neighborhood commercial tract (CB-1). The lot sizes requested with the P.A.D. overlay zoning are widths of 40, 45, 55 and 65 feet with lot areas of 3,600 SF, 4,950 SF, 6,325 SF and 7,475 SF, respectfully. These four lot sizes provide for a diverse housing range and positions the Anderson Farm for successful housing market capture.

Draft Protective Covenants, Conditions and Restrictions

Draft Protective Covenants, Conditions and Restrictions (CC&R's) have been prepared for Anderson Farm and have been included with this Zoning Application. The draft CC&R's contain provisions for the formation of a Home Owner's Association for maintenance of common areas (open space), the powers and duties of that Association, permitted uses of the property, and establishment of an Architectural Review Committee.

These draft CC&R's will become effective when recorded, upon approval of the final plat(s) and construction plans for this project.

Anderson Farm



Vegetation

CB-1

School

Fire Station



Land Use Plan

Bowlin Road

CR-3 Single Residence

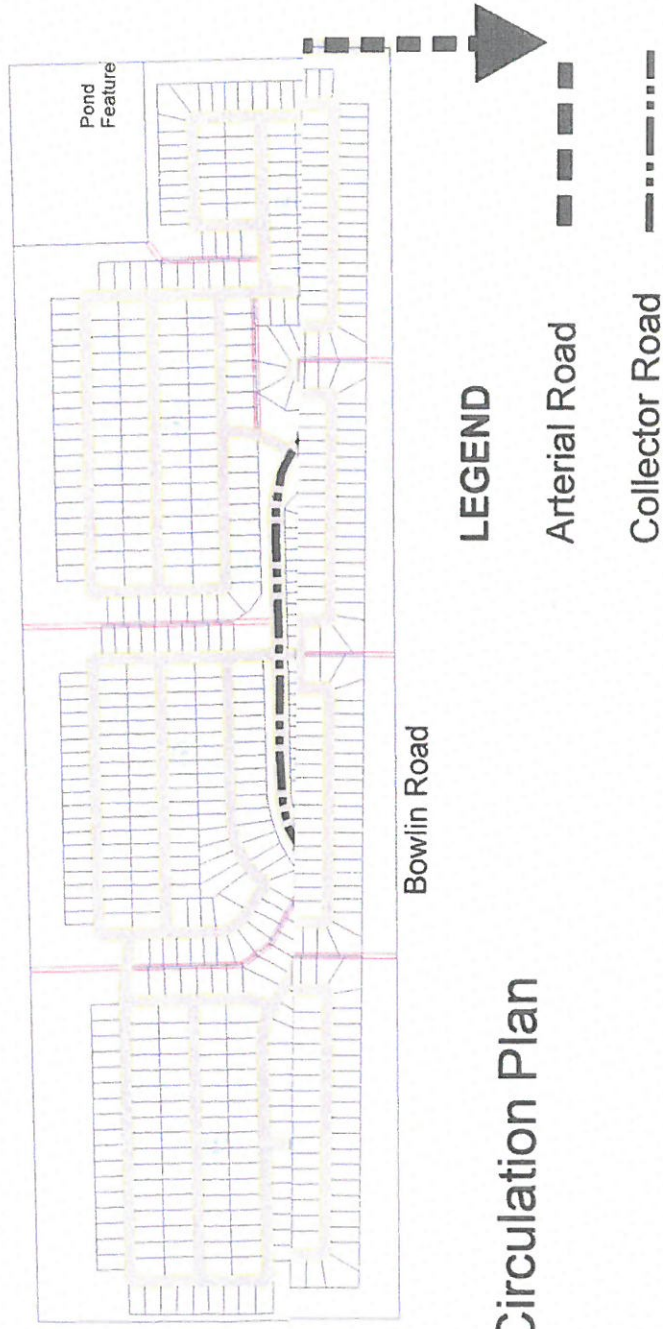
Lot sizes being proposed for development under this zoning district would be 3,600 SF (40' x 90'), 4,950 SF (45' x 110'), 6,325 SF (55' x 115') and 7,775 SF (65' x 115'). The master plan for Anderson Farm proposes approximately 3,764 lots with a density of 4.0 du/ac. It is realized that this density exceeds the 3.5 du/ac parameter established by the Planning & Zoning Commission. However, there are justifying circumstances for this request of higher density.

Anderson Farm is designated as a Transitional Area under the Comprehensive Plan, which provides for Urban and Rural Community development diversity. Urban and Rural Community Area development provides for increased residential intensity and business and commercial activities that would support the surrounding residences. The development intensity proposed for Anderson Farm would provide a diversity of housing sizes and types to capture the projected homebuyer market and the amount of residences needed to support the 20 acres of commercial property.

- The overall open space planned for Anderson Farm is approximately 18%. As previously noted, Murphy Road will be improved from its present terminus of ½ mile south of Anderson Farm and extended to Anderson Farm, providing the primary paved access to the property from the Casa Grande Highway. Secondary, emergency access is presently available from John Wayne Parkway on the alignment of Honeycutt Road or from Casa Grande Highway north on White-Parker Road to the Honeycutt Road alignment.
- The Maricopa Fire District is responding to development growth and has a plan to provide adequate fire protection services. With the anticipated growth to occur in the Maricopa Community area, the Fire District faces the need to construct additional fire stations and equip them. The Fire District has established a one-time fee imposed on the builder at time of building permit and then an annual fee incorporated into each resident tax assessment. Miller Holdings has provided a site within Anderson Farm for a new fire station. Communications with the Maricopa Fire District are continuing, to see that this fire station becomes a reality. Providing for the Fire Station will be a benefit to the residents of Anderson Farm and will provide services to the residents in east Maricopa.

MORE
THAN
STIPULATION
#17
FROM APPROVAL
CASE/RESOLUTION

Anderson Farm



Circulation Plan

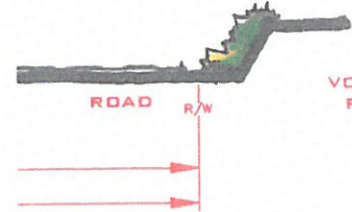
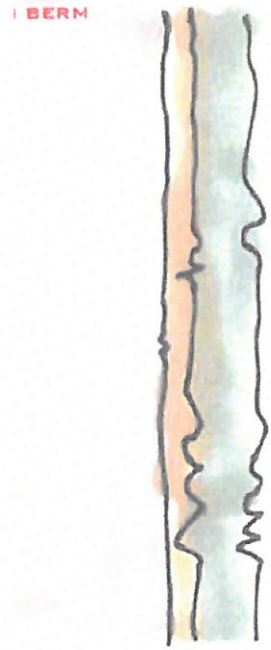
- A meeting was held with representatives from the Volkswagen Vehicle Test Facility to gain insights into their operational concerns about the Anderson Farm project. Volkswagen expressed concerns about the impact of the test facilities operations on the proposed development and how the facility could be protected from the future nuisance issues raised by the residents of the development. To address this concern, Miller Holdings proposes to provide language in the Covenants Conditions & Restrictions that would address and disclose the facility's operational nuisances such as noise, dust, and night hour operations. Additionally, Volkswagen expressed the need to limit the public's ability to view the testing operations. To address the test facility's impact on the public's ability to view testing operations, Miller Holdings has proposed a landscaped buffer, increased lot depth, increased rear yard setbacks, and single-story homes adjacent to Murphy Road. The buffer strip, along with the Murphy Road right-of-way would separate residences approximately 156 feet from Volkswagen's west boundary. Trees and shrubbery screening is proposed on the west side of the buffer strip on a raised berm, resident setbacks would be increased to 30 feet from the west edge of the buffer and dwelling units backing up to the buffer would be limited to single story. A sketch is provided on the following page showing the buffer strip and the landscaping treatments to provide shielding and separation from the Test Facility. This buffer strip further adds to the visual aesthetics of Anderson Farm and increases the open space area of the project.

CB-1 Local Business Zone

The Comprehensive Plan Transitional Area Land Use designation provides for a mixture of zoning applications that would serve an urban or a rural community with such uses including business or commercial activities that would serve or support the surrounding residences. The amount of residences (3,764 proposed lots) for Anderson Farm in combination with future adjacent development and the employment center of the Volkswagen Test Facility would be more than adequate to support the 20-acre commercial tract proposed at the corner of Honeycutt Road and Hartman Road. The intersection of Hartman and Honeycutt will be a significant intersection, and the property is located within convenient distance of the Volkswagen Test Facility.



PARTIAL PLANTING PLAN
T-3300-D



PRELIMINARY PLANT LEGEND



- TREES / SHRUBS:
- CERCIDIUM FLORIDUM / BLUE PALM VERDE
 - CHILIPISIS LINEARIS / DESERT WILLOW
 - JACARANDA MIMOSAIFOLIA / JACARANDA
 - PROSOPIA ALBA / ARGENTINE MESQUITE
- ACACIA SPECIES / ACACIA
- BOUGAINVILLEA SPECIES / BOUGAINVILLEA
 - CASSIA ARTEMISIOIDES / FEATHERY CASSIA
 - CORDIA BOISSIERI / ANACAHUITA
 - LEUCOPHYLLUM FRUTICOSUM / TEXAS SAGE
 - RHUS OVATA / SUGAR BUDB
 - VAUQUELINA CALIFORNICA / ARIZONA ROSE WOOD

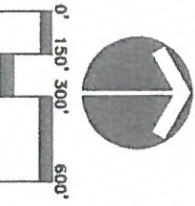


- GROUNDCOVERS:
- SACCHARIS HYBRID 'CENTENNIAL' / DESERT BROOM
 - HYPOPHORUM PARVIFOLIUM / TRAILING HYPOPHORUM



- HYDROSEED MIX:
- ARIZONA WILDFLOWER MIX

- NOTES:
1. PLANTING AREAS SHALL BE WATERED WITH A FULLY OPERATIONAL, LOW WATER USE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION INSTALLATION SHALL COMPLY WITH CURRENT JURISDICTIONAL ORDINANCES AND REQUIREMENTS.



ANDERSON PROPERTY CONCEPTUAL PLANTING BUFFER

APRIL 21, 2003

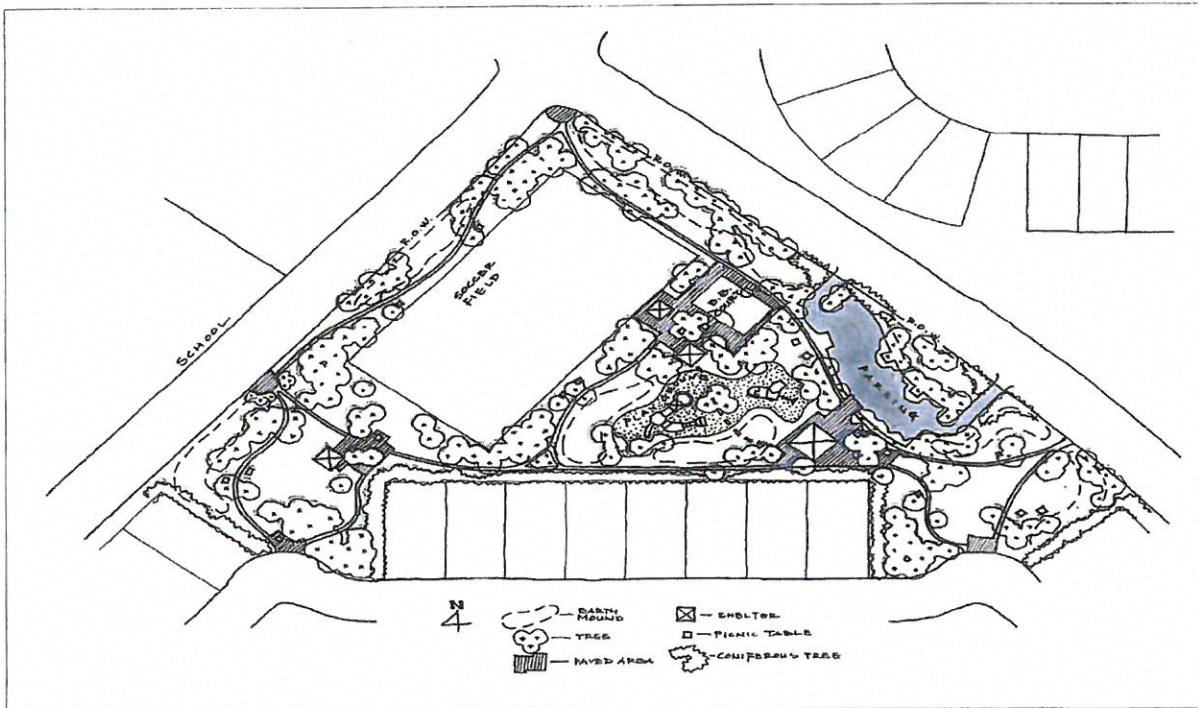
502 SOUTH COLLEGE AVE., SUITE 204
 TEMPE, ARIZONA 85281
 PHONE: (480) 557-6670
 FAX: (480) 557-6506



Parks and Open Space

Anderson Farm provides a variety of open space, park and recreational opportunities. Plate II (Open Space/Trails Plan) provides a conceptual layout of major open space areas, parks, and trail linkage.

Open space areas with tot lots are strategically placed throughout the master plan to provide convenient recreational opportunities for all Anderson Farm residents. Two elementary school sites are presented within the master plan, with active neighborhood parks located adjacent to each school to provide for larger group gatherings and increased recreational opportunities, such as playing fields and basketball courts.



Located at the northeast corner of the property is a drainage and irrigation pond. Surrounding the pond is significant existing vegetation and there are ducks and other water fowl present. Miller Holdings is proposing to retain and upgrade this area, which will add a desirable and unique visual and aesthetic feature to Anderson Farm.



Anderson Farm



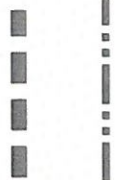
Bowlin Road

100 LOTS

Pond Feature

CONCEPTUALLY TREES ARE SHOWN.

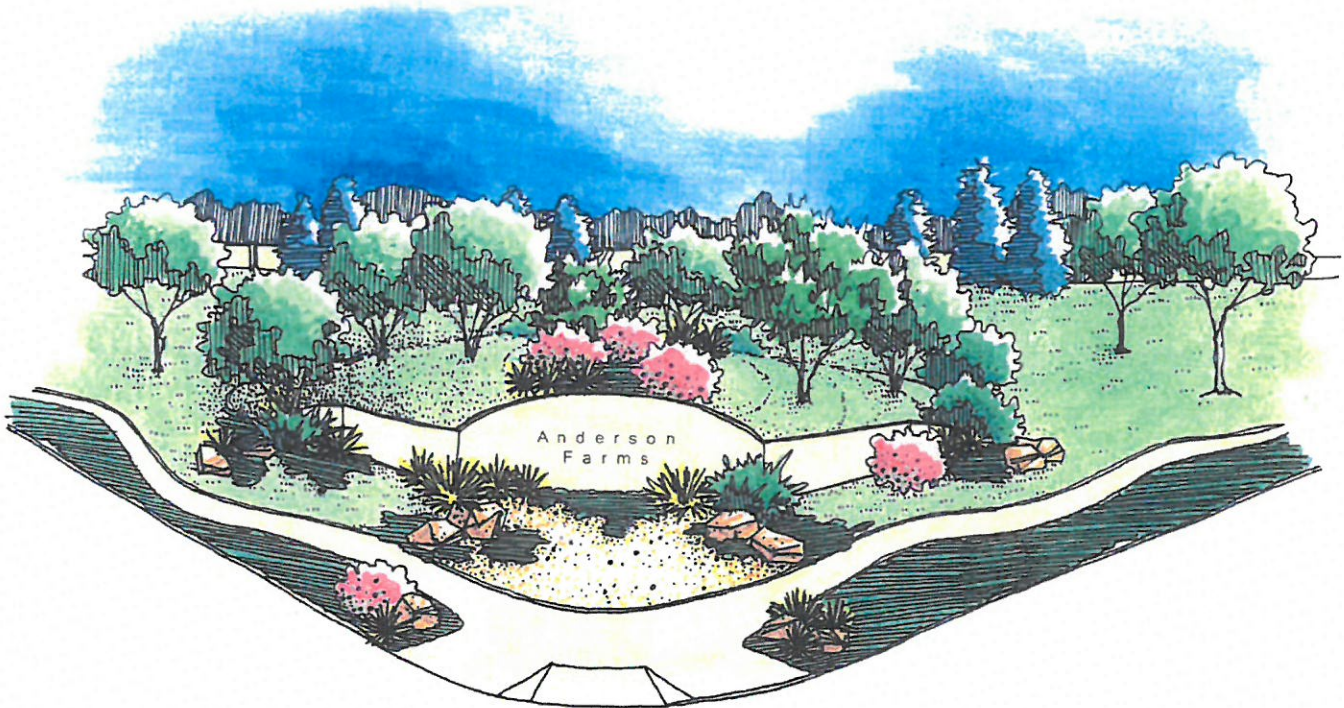
Open Space Plan



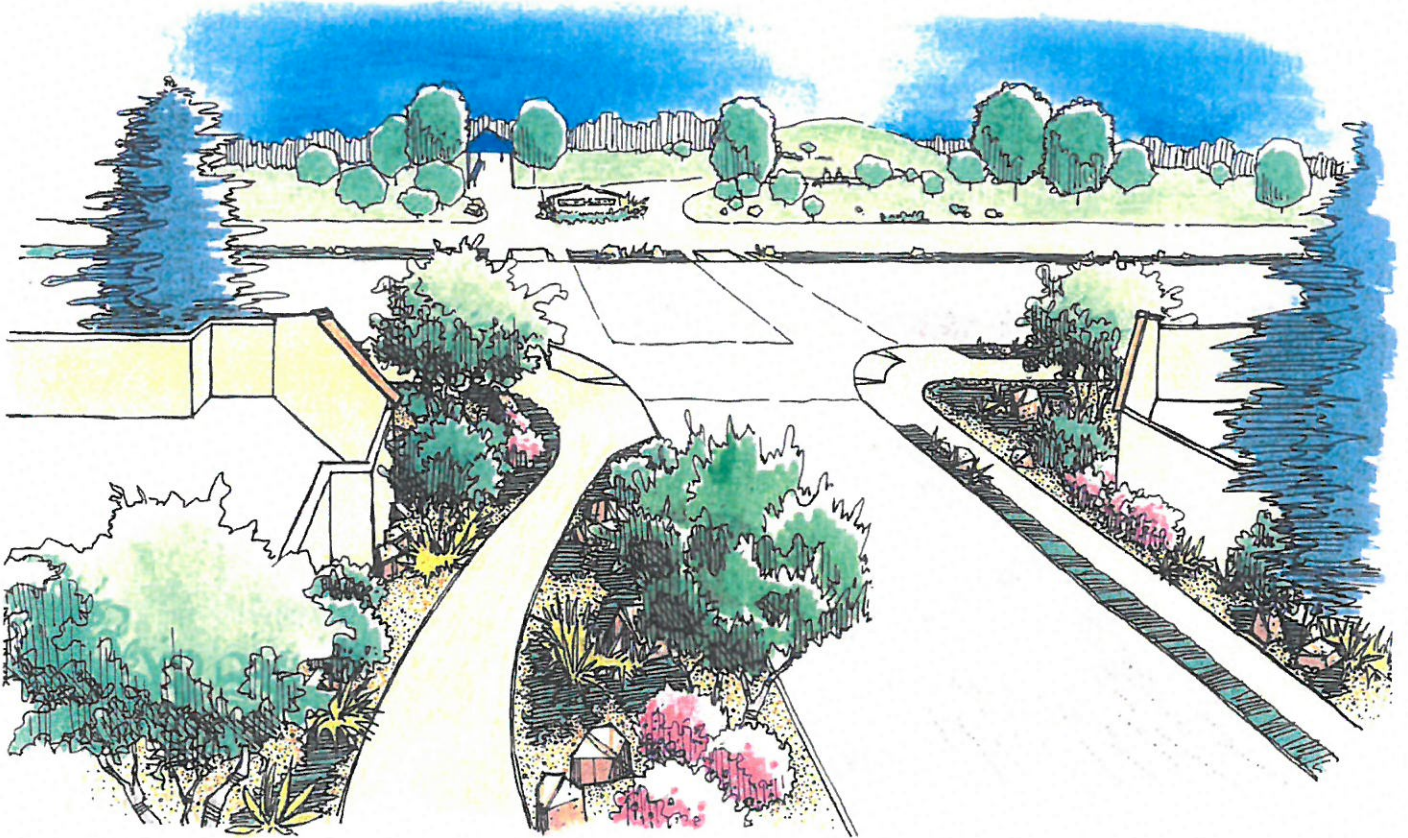
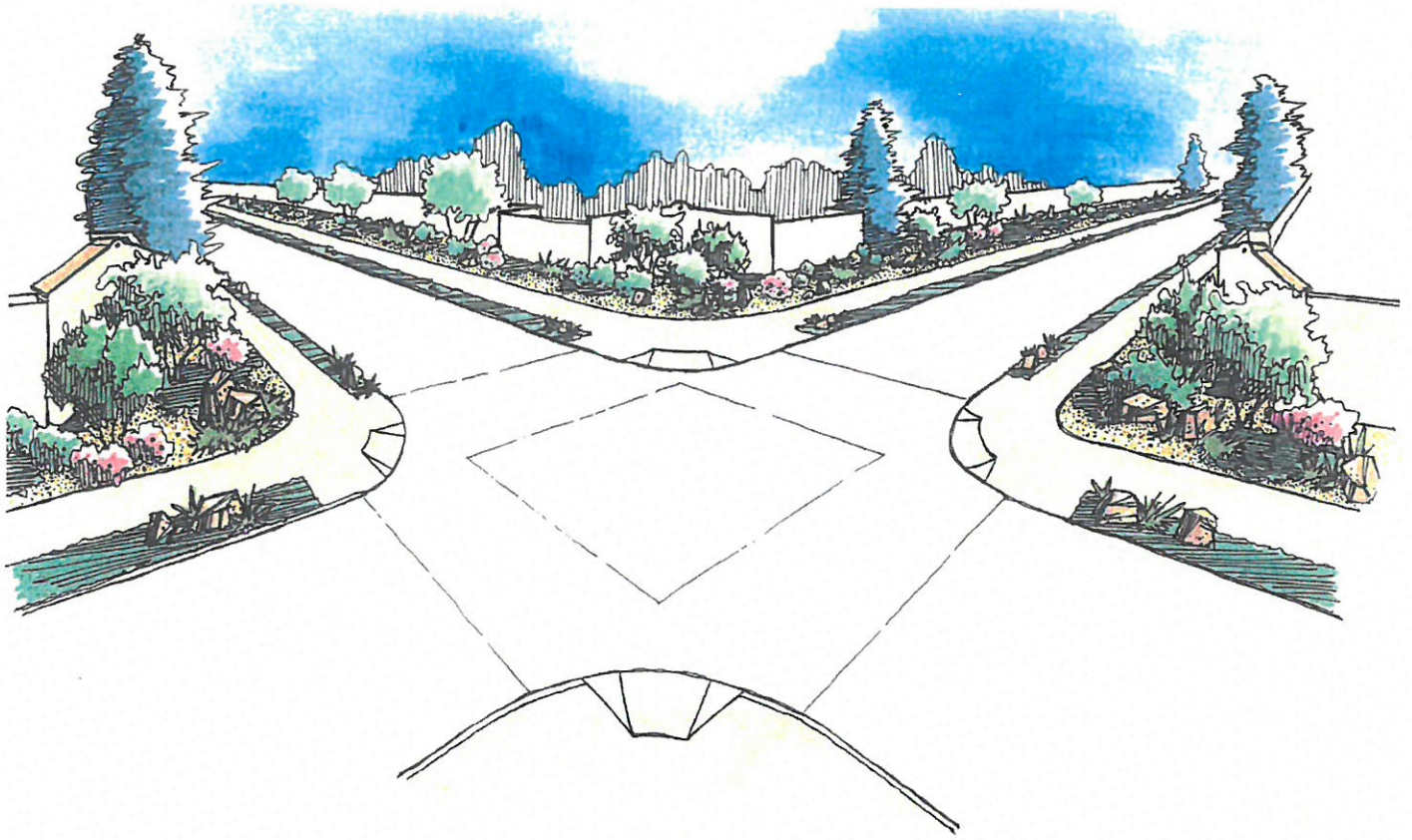
The proposed improvements include general cleanup of the pond area, additional vegetative planting and active park elements such as armadas and picnic facilities. These features will enhance and become an active part of Anderson Farms development.

Entryway Monumentation and Loop Road Intersection Concepts

The marketing entrance to Anderson Farm will be from Honeycutt Road, which will also be the access point for the commercial parcel. An open area and entry monumentation will be provided to establish the Anderson Farm identity as one enters the development. The sketch below presents what is conceived as the monumentation and landscape treatment that will be utilized for the entryway.



Schools, open space areas and neighborhood parks are provided at the three major loop road intersections providing an opportunity for aesthetic, open, visual treatments, as demonstrated by the following two graphic concepts.



Park Amenities and Details

A split-face solid decorative block wall will be utilized along portions of the exterior boundary of Anderson Farm where visual impact is needed and along the outside boundaries of the collector roads within the project. The exterior decorative wall will be a pilaster wall constructed of 4-inch split-face block. The interior collector road and the juncture with Murphy Road running south to the boundary of the property will be of 6-inch split-face block with an accent band and cap. Walls between lots and along the rear of interior lots will be of a standard 4-inch masonry block.

Tot lots/park areas that will be implemented in the smaller more dispersed park areas will be similar to the park area treatments and play stations constructed by Miller Holdings in their San Tan Heights development in Pinal County and the San Tan Ranch development in the Town of Gilbert. Below are photo examples of the park/play station areas constructed in San Tan Ranch.



Landscaping Plant Palette

A preliminary landscape plan will be prepared in conjunction with the preliminary plat. However, a combination of desert xeriscaping treatments along the irrigation tailwater and storm water collection areas and additional areas of highly vegetated treatments and grass are envisioned, to provide varied open spaces and recreational opportunities. The Desert Palette will be used in the natural wash areas existing on the north and east boundary of the property. The Mediterranean/Palm Palette will be utilized in the remainder of the property. The following is a draft landscape palette list to be implemented in Anderson Farm.

Desert Planting

Trees

- Acacia Salicina
- Acacia Smallii
- Palo Verde sp.
- Ironwood
- Texas Ebony
- Mesquite Sp
- Jacaranda

Accents

- Saguaro
- Ocotillo
- Cereus sp.
- Barrel Cactus
- Agave sp.

Shrubs

- Desert Spoon sp.
- Hesperaloe
- Caesalpinia sp.
- Leuchophyllum sp.
- Cassia sp.
- Calliandra sp.
- Mex. Honeysuckle
- Hopseed Bush

Groundcovers

- Lantana sp.
- Trl. Indigo Bush
- Hybrid Bermuda Grass

Mediterranean/Palm

Trees

- Orchid Tree
- Jacaranda
- Southern Live Oak
- Crepe Myrtle
- Chinese Pistache
- Fan Tex Ash
- Indian Rosewood

Palms

- Phoenix Date Palm
- Pigmy Date Palm
- Mediterranean Fan Palm
- Windmill Palm
- Sago Palm

Shrubs

- Dwarf Myrtle
- Dwarf Oleander
- Trailing Rosemary
- Regal Mist Fntain. Grass
- Bougainvillea sp.
- Little John's Bottlebrush
- Natal Plum
- Bush Morning Glory

Groundcovers

- Lantana sp.
- Hybrid Bermuda Grass

Traffic and Circulation

There are a number of constraint conditions that restrict the planning of arterial roads adjacent to or passing through Anderson Farm. The southern boundary of Anderson Farm and the western boundary from Bowlin Road to Honeycutt Road contain a concrete delivery channel that is part of the CAP irrigation system. The irrigation system will continue to serve the adjacent farms after the development of Anderson Farm. The federal easement will preclude road widening of Bowlin Road and Hartman to Honeycutt Road within Anderson Farm, along the easements. With the Volkswagen Test Facility being adjacent to the east boundary of Anderson Farm, Honeycutt Road will not extend any further east than Murphy Road.



Irrigation Ditch Running East Along Bowlin Road From Hartman Road



View of Irrigation Ditch Running Along Hartman Road Looking North From Bowlin

Considering these constraints, off-site traffic flow is emphasized toward Murphy Road, connecting south to the Casa Grande Highway and to Honeycutt Road, connecting west to John Wayne Parkway. Honeycutt Road is planned to traverse southeast, as it passes through Anderson Farm, to form a smooth transition into Murphy Road near the southeast corner of the property. Continuation of traffic north on Murphy Road would occur from Honeycutt Road. Using this design approach, traffic is encouraged to traverse west toward John Wayne Parkway rather than north into the Gila River Indian Community. North/south loop roads are provided within Anderson Farm to provide efficient interior traffic circulation. Implementing the interior loop collector roads also creates a more creative development master plan with a curvilinear street pattern.

The proposed fire station is located at the intersection of Honeycutt Road and the northward extension of Murphy Road, providing ready primary road access and rapid emergency response capability. Anderson Farm is located within the Maricopa Fire District.

Utility Services

Actions are presently underway to provide water and sanitary sewer service through a Special Services District that has been formed by Pinal County with Sonoran Utility Services, LLC as the operator and maintenance provider. This is a Regional District that will serve not only Anderson Farm, but also the Alterra, Maricopa Meadows, and Maricopa Groves master planned areas as well as other upcoming developments.

Timing of Project

Platting of Anderson Farm is moving forward with the first phase of development projected to commence January of 2004. It is anticipated that development of Anderson Farm, based upon projected market demand, will occur over a 5- to 7-year time span from time of approval of this rezoning application.

Public Schools

A meeting was held with the Maricopa Unified School District. Two elementary school sites have been designated for dedication to the School District. The School District is in the process of contracting a consultant to analyze growth projections for the Maricopa area and determine needs and locations for mid and high schools. Continued communication is being maintained with the School District to address school site needs regarding Anderson Farm upon completion of this analysis and recommendations from the consultant.

Public Meeting

Notification was sent to adjacent property owners for a public meeting that was held at the University of Arizona Agricultural Center on February 5, 2003 from 6 PM – 8 PM, all attendees were in support of this project with the exception of Volkswagen, who expressed their concern regarding proximity of housing to their test facility. Communication is continuing with Volkswagen and they have been presented the buffering concept to separate the residential use from the test facility. Meeting minutes have been supplied from that meeting.

Data/Zoning and Table

The following attached tables present the breakdowns required in the P.A.D. checklist.

ANDERSON FARM ZONING TABLE

Total Site Acres: **961 AC**
 CR-3 **941 AC**
 CB-1 **20 AC**

LOT AREA CODE	MINIMUM LOT WIDTH (feet)		MINIMUM SETBACKS (feet)		MAXIMUM BUILDING HEIGHT (feet)	VARIANCES REQUESTED
	ANDERSON FARM	ANDERSON FARM	CODE	ANDERSON FARM		
7,000 SF	60	65	Front - 20 Rear - 25 Side - 8	Front - 18 * (facing garage) Rear - 15** *** Side - 5	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
7,000 SF	60	55	Front - 20 Rear - 25 Side - 8	Front - 18 * (facing garage) Rear - 15** *** Side - 5	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
7,000 SF	60	45	Front - 20 Rear - 25 Side - 8	Front - 18 * (facing garage) Rear - 15** *** Side - 5	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
7,000 SF	60	40	Front - 20 Rear - 25 Side - 8	Front - 18 * (facing garage) Rear - 15** *** Side - 5	30	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)

*Side entry garage or living area 10'
 **Fireplace, Chimneys, Architectural may extend 2' into setback
 ***Patio Cover 5'

ANDERSON FARM STREET TYPE TABLE

STREET	TYPE	R.O.W.	PAVING WIDTH
Honeycutt Road	Arterial	110'	48'
Interior Loop Road	Collector	60'	48'
Murphy Road	Collector	66'	32'
Bowlin Road	Collector	66'	32'
Hartman Road	Collector	66'	32'

Density Calculation

Total Number of Lots **3,764**
 Density (Based on 941 acres) **4.0**

OPEN SPACE AND RECREATIONAL LANDS:

Acres in Residential Development Parcels **941**
 Minimum Open Space Required (15%) **141.15**

Projected Open Space Provided **169.38 (18%)**

UTILITY AND SERVICES TABLE

Sewer	#387 Improvement District
Electric	Electric District #3
Telephone	Qwest
Water	#387 Improvement District
Police/Security	Pinal County Sheriff
Fire	Maricopa Fire District
Schools	Maricopa Unified School District #20
Solid Waste Disposal	To be contracted