

MEMO

Planning and Zoning Division

To: Honorable Mayor and City Council

From: Derek Scheerer, Planner II

Through: Rodolfo Lopez, Development Services Director

Date: November 19, 2024

RE: SUB21-51: Final Plat Extension – A request by Parker Froehlich of CVL Consultants, for a one-time, six (6) month extension of the previously approved Palomino Ridge Phase I (SUB21-51). Discussion and Action

Analysis

On November 7, 2023, the Mayor and City Council approved a request by CVL Consultants, LLC, on behalf of Maricopa 64 Partners, LLC, for the Palomino Ridge Phase I Final Plat (SUB21-51). The proposed residential development is generally located at the northwest corner of W. McDavid Dr. and N. Taft Ave., and totals +/- 63.053 acres of land. With the final plat approval, the subject site was subdivided into 226 single-family residential lots. As a condition of said approval, the applicant/developer had approximately twelve (12) months to obtain final improvement plan approval for the development and record the plat with Pinal County, or the plat would expire. The approved plat is set to expire on November 7, 2024.

Section 17.20.060-F.2, of the City's Subdivision Code states the following:

Council may grant a maximum of one six month extension of the final plat approval if applicant demonstrates that there has been no significant substantive change in the engineering standards; that the final plat, including the supporting documents, continue to comply with all applicable requirements; and that the applicant has expended substantial effort and made substantial progress towards the completion of the engineering construction plans and required items, as indicated in this section.

In reviewing the extension request, the extension request was reviewed internally by City Staff to assure compliance with the stated requirements outlined in Section 17.20.060-F. Staff concluded that the applicant has made substantial effort and progress in obtaining approved on-site improvement permits with the Engineering Division, and any other required items.



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Conclusion

Staff recommends approval of an extension to Final Plat case # SUB21-51, subject to the conditions of approval stated in this staff memo:

1. Per Subdivision Code, Section 17.20.060-F.2.c, this is a one-time extension of the previously approved Palomino Ridge Phase I plat and is valid for a period of six (6) months from the date of Council approval.
2. All previous conditions of approval for the Palomino Ridge Phase I Plat (SUB21-21) dated November 7, 2023, are still in effect unless amended by the Mayor and City Council.

Exhibit A – Final Plat Extension Narrative

Exhibit B – SUB21-51 Final Plat Memo of Approval

Exhibit C – SUB21-51 Final Plat

