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STAFF REPORT

Case Number: SUB23-01

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Director, Development Services

From: Derek Scheerer, Planner II, Development Services

Meeting Date: December 5, 2023

REQUEST

Subdivision (SUB) 23-01: EPS Group, Inc., on behalf of Meritage Homes of Arizona, Inc., is requesting final plat (replat) approval for the "Amended Final Plat of Rancho Mirage Estates Phase 2 Parcel 21" a request for final plat (replat) approval to subdivide +/- 15.5 acres of land into fifty-eight (58) Lots, and six (6) Tracts also being a portion of Section 29, Township 4 South, Range 4 East of the Gila and Salt River Base and Meridian, City of Maricopa, Pinal County, Arizona.

Discussion and Action.

APPLICANT/OWNER

Meritage Homes of Arizona, Inc.
8800 E. Raintree Drive
Suite 300
Scottsdale, AZ 85260
Contact: Troy Hill

ENGINEER/PROJECT MANAGER

EPS Group, Inc.
1130 N. Alma School Road
Suite 120
Mesa, AZ 85201
Contact: Tino Quintana

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	+/- 15.5 ac.
Parcel #'s	502581660, 502581670, 502581680, 502581690, 502581700, 502581710, 502581650, 502581640, 502581630, 502581620, 502581610, 502581600, 502581590, portion of N. Fiano Drive
Site Addresses	Multiple
Existing Site Use	Vacant
Proposed Site Use	Residential and Neighborhood Park
Existing General Plan, Land Use	Master Planned Community (MCP)
Existing Zoning	CR-3 PAD – Rancho Mirage Estates PAD
Lot Count	63 existing, 58 proposed Lots
Density	3.74 du/ac. single-family

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	CR-3 PAD (Residential)	Vacant
East	Medium Density Residential (MDR)	CR-3 PAD (Residential)	Single Family Residential, Tortosa Subdivision
South	Master Planned Community (MPC)	CR-3 PAD (Residential)	Vacant
West	Master Planned Community (MPC)	CR-3 PAD (Residential)	Vacant

HISTORY SUMMARY

- 2021: PAD Minor Amendment, case # PAD21-11
- 2007: Final Plat, recorded as Fee Numbers 2007-004937 (Parcel 17) and 2007-004939 (Parcel 21)
- 2004: PAD as CR-3 PAD Master Planned Community, case # PZ-PD-046-03

ANALYSIS

The applicant is requesting a replat of Rancho Mirage Estates Phase 2 Parcel 21, approximately +/- 15.5 acres, affecting existing parcels 502581660, 502581670, 502581680, 502581690, 502581700, 502581710, 502581650, 502581640, 502581630, 502581620, 502581610, 502581600, 502581590, and a portion of the N. Fiano Drive right-of-way, reconfiguring the affected parcels into seven (7) new parcels and two (2) new tracts, and a reconfiguration of a portion of N. Fiano Drive. The proposed reconfiguring of the existing parcels will maintain the codified minimum development standards of the Planned Area Development (PAD) zoning district. The plat additionally adheres to the codified standards of the City's Subdivision Ordinance.

Site access and circulation from W. Rancho Mirage Blvd. will be modified as part of this replat and meets requirements. All other existing points of access will remain unchanged.

CONCLUSION

Staff recommends approval of case #SUB23-01, subject to the conditions of approval stated in this staff report:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State and County agencies, and utility companies.
2. Requested or required amendments to previously approved documents may be reviewed and approved by staff if determined by the City Engineer and Zoning Administrator that the amendment is of a technical and objective nature. However, if the amendment is determined subjective to policy interpretation, amendments require review and approval by the same approving body (or bodies) as the previous approval(s).
3. In accordance with the City's Subdivision Code, Sec. 17.20.060(E), approval of the final plat is valid for a period of twelve (12) months from the date of City Council approval. If the developer fails to provide the required material or perform the necessary work that includes the required improvement plan approval as specified in Sec. 17.20.060(E), within the twelve (12) month period, the final plat approval by City Council shall become null and void. Any further action on said plat, after the expiration of the approval, shall require a complete re-submittal of the plat.

4. All infrastructure improvements shall be in accordance with approved and current improvement plans, with a City-issued construction permit and a County-issued dust control permit prior to installation. The City Engineer and utility providers will perform a final inspection and, as applicable, review the final reports, as-built plans, and warranties prior to City-acceptance of infrastructure.
5. Prior to issuance of the any Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits and passed inspections from the applicable federal, state, county, and any other agencies as applicable.

ATTACHMENTS / EXHIBITS

Exhibit A: "Amended Final Plat of Rancho Mirage Estates Phase 2 Parcel 21"

Exhibit B: Narrative

- End of Staff Report -