

MEMO

Planning and Zoning Division

To: Honorable Mayor and City Council

From: James Kamstra, Assistant Planner

Through: Rodolfo Lopez, Development Services Director

Date: July 15, 2025

RE: SUB22-18: Final Plat Extension – A request by Ryan Weed of CVL Consultants, for a one-time, six (6) month extension of the previously approved Sorrento Phase 3, Parcel 8 (SUB22-18). Discussion and Action.

Analysis

On July 16, 2024, the Mayor and City Council approved a request by CVL Consultants, LLC, on behalf of AZALTA LLLC, for the Sorrento Phase 3, Parcel 8 Final Plat (SUB22-18). The proposed residential and commercial development is generally located at the northwest corner of W. Bowlin Rd. and N. Hartman Rd., and totals +/- 640 acres of land. With the final plat approval, Parcel 8 was subdivided into 93 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 July 16, 2025.

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

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 # SUB22-18, 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 Sorrento Phase 3 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 Sorrento Phase 3, Parcel 8 Plat (SUB22-18) dated July 16, 2024, are still in effect unless amended by the Mayor and City Council.

Exhibit A – SUB22-18 Final Plat

Exhibit B – SUB22-18 Project Narrative

Exhibit C – SUB22-18 Extension Request

