

STAFF ANALYSIS - SUB19-07

REQUEST

Subdivision Re-plat (SUB) 19-07: METRO RED-1, LLC is requesting final plat approval for the “RE-PLAT OF RANCHO EL DORADO PHASE III, PARCEL 44/47” an amendment to the map of dedication plat, Pinal County recording fee, 2006-160057. Generally located northeast of W. Placone Ln. and N. Powers Pkwy. More specifically located in a subdivision in the north half of Section 13, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

PROJECT INFORMATION

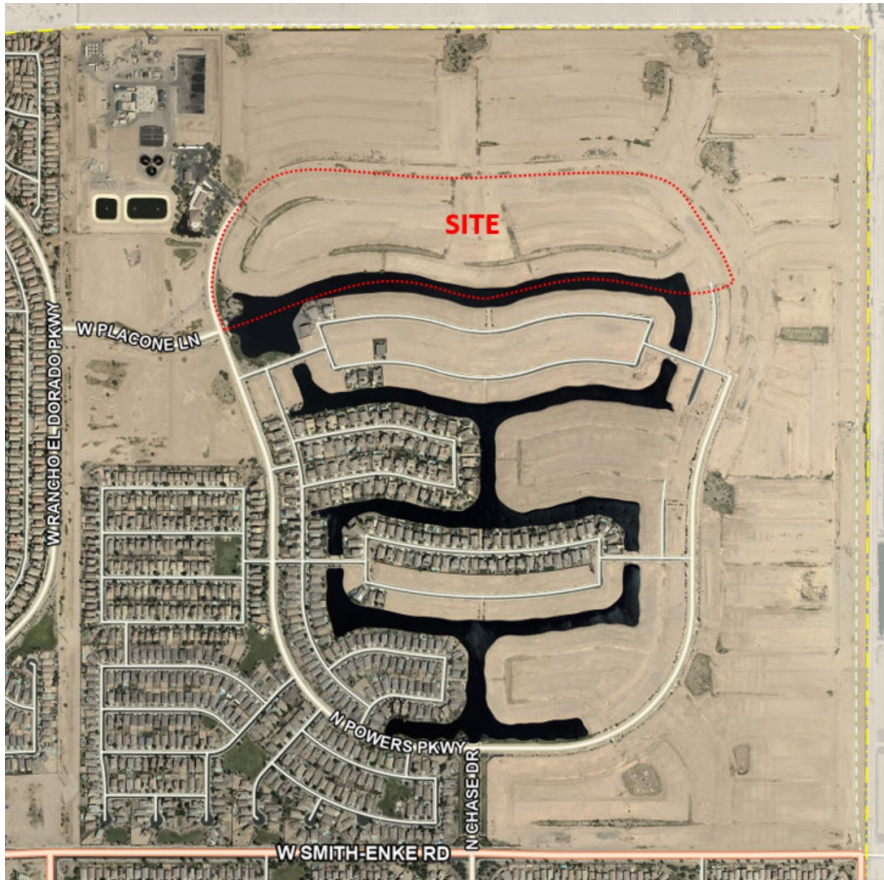
Property Owner:

METRO RED-1, LLC
1700 N PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85255

Existing Assessor Fee Number: 2006-160057

Current Zoning: CR-3 PAD single family detached housing
(case # PZ-PD-030-97)

Site Location Map:



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Background and Request:

The applicant is requesting a replat the approximately 47.8 acres formerly platted with 160 lots, typically sized at 8,400 square feet. The replat reconfigures the parcel to 198 lots, typically sized in the range of 6,000 to 7,000 square feet. The revised improvement plans adhere to the community precedent and/or codified standards of the Subdivision Ordinance.

The replat meets the standards set forth in the Planned Area Development Zone requiring a maximum lot yield of 268 lots with minimum lot size of 5,500 square feet.

Site Data:

- Proposed Parcel
 - Parcel 44/47: 49.791 Acres (unchanged)

Conditions of Approval:

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 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 to the City's Subdivision Code, Sec. 14-4-6 (G)(4), 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. 14-4-6(G)(3), 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. In accordance to the City's Subdivision Code, Sec. 14-7-4 (E), within ninety (90) days from the date of City Council approval, and prior to the recording of the Final Plat, the following items must be submitted:
 - a. A project approval letter, signed by the City Engineer, stating that all of the subdivision improvement plans and reports have been approved by the City.
 - b. A project approval letter, signed by the Zoning Administrator, stating that any and all required agreements between the City and developer have been executed
 - c. The required "Financial Assurance for Construction" is submitted reviewed to the satisfaction by the City's Engineer and City Attorney.
 - d. A letter of agreement from the serving utilities stating the availability of utilities and the approval of improvement plans for the subdivision.

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5. After approval of the Final Plat, the applicant shall be responsible of applying for an address request for all single-family residential lots. Building permits for lots shall not be issued without the having assigned addresses appropriate for the structure.
6. 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 developer 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.
7. 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 from the applicable federal, state, county and any other agencies as applicable.

-- End of Staff Analysis --