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STAFF REPORT

Cases Number: SUB22-04

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services, Director
From: Derek Scheerer, Development Services, Planner II
Meeting Date: September 6, 2022

REQUESTS

Subdivision Re-plat (SUB) 22-04: EPS Group, on behalf of K. Hovnanian at Rancho Mirage Parcel 17, LLC, is requesting final plat approval for the “Amended Final Plat – Rancho Mirage Estates Phase 2 – Parcel 17” an amendment to the final plat of Parcel 17 of Rancho Mirage Estates Phase 2 as recorded in Cabinet G, Slide 166, Official Records of Pinal County and Cabinet G, Slide 168, Official Records of Pinal County, respectively, also being a portion of Section 29, Township 4 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

ENGINEER/PROJECT MANAGER

K. Hovnanian at Rancho Mirage Parcel 17, LLC
20830 North Tatum Boulevard
Phoenix, AZ 85050

Tino Quintana
EPS Group, Inc.
1130 N/ Alma School Road
Suite 120
Mesa, AZ 85201
480-503-2250

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acres	27.49
Parcel #	To be re-assigned in Pinal County with Plat Amendment
Site Address	Various
Existing Site Use	Vacant
Proposed Site Use	Single Family Residential
Existing General Plan, Land Use	Master Planned Community (MPC)
Existing Zoning	CR-3 PAD
Lot Count	123
Density	4.5 dwelling units per gross acre

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

- 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
- 2021: PAD Minor Amendment, case # PAD21-11

ANALYSIS

The applicant is requesting:

1. Replat of Rancho Mirage Estates Phase 2 – Parcel 17

The applicant is requesting a replat of approximately 1.69 acres affecting existing Lots 65 thru 75, Tracts A, C, and D, with the addition of two (2) new Tracts, Tracts H and I. The proposed changes, formerly platted with 123 lots having minimum lot areas of 5,750 square feet and minimum lot widths of 50 feet with seven (7) Tracts, reconfigures the size and widths of the affected Lots and Tracts while maintaining the codified PAD minimum development standards. The proposed changes do not increase the total number of lots for the Parcel. The revised Plat additionally adheres to the codified standards of the City’s Subdivision Ordinance.

The replat meets the standards set forth in the Planned Area Development (PZ-PD-046-03) as amended (PAD21-11) meeting the required minimums as noted above.

Site access and circulation will not be changed and meet requirements.

The proposed replat will see an approximate net reduction of 6,300 square feet of area within Parcel 17, which will be transferred to Parcel 21 under a separate replat application.

CONCLUSION

Staff recommends approval of case SUB22-04, 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 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. 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. 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.
5. 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.
6. 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: Proposed Replat “Amended Final Plat – Rancho Mirage Estates Phase 2 – Parcel 17”