

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Rick Williams, Planning and Zoning Manager

Date: December 11, 2023

RE: **PPE23-01: Preliminary Plat Extension – A request by Crescent Bay Holdings, for a one-time, two-year extension of the previously approved Red Valley Ranch Preliminary Plat (SUB21-20). Discussion and Action**

Analysis

On November 8, 2021, Planning Commission approved a request by Coe & Van Loo Consultants, Inc, on behalf of Crescent Bay Holdings, for the Red Valley Ranch Preliminary Plat (SUB21-20). The proposed residential development is generally located at the southwest corner of Farrell Road and Anderson Road and totals 164.3 acres of land. With the preliminary plat approval, the subject site was subdivided into 544 single-family residential lots. As a condition of said approval, the applicant/developer had approximately twelve (12) months to submit a final plat for the development or the plat would expire. The approved plat expired on November 8, 2022.

Section 17.20.050-D.2, of the City's Subdivision Code states the following:

Approval of a preliminary plat approved by the city of Maricopa shall be effective for two years in accordance with an approved phasing plan, but may be extended one time only, upon reapplication and review by staff and verification that the development is in compliance with all current applicable codes of the city, for an additional two years. For phased plats, the city has authority to grant additional extensions if it can be seen that there is progress being made on other phases.

In reviewing the extension request, the following items were reviewed internally by City Staff to assure compliance with the stated requirements outlined in Section 17.20.050-D.2:

- On October 9th, the applicant resubmitted all required materials for preliminary plat approval and satisfied all applicable fees.
- On October 24th, the application was reviewed by the Development Review Team (DRT) for compliance with all current applicable City codes.

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Conclusion

Staff recommends approval of case PPE23-01, subject to the conditions of approval stated in this staff memo:

1. Per Subdivision Code, Section 17.20.050-D.2, this is a one-time extension of the previously approved Red Valley Ranch preliminary plat and is valid for a period of two (2) years from the date of Commission approval.
2. All previous conditions of approval for the Red Valley Ranch Preliminary Plat (SUB21-20) dated November 8, 2021, are still in effect unless amended by the Planning Commission.

Exhibit A – SUB21-20 Approved Red Valley Ranch Staff Report, Narrative, Pre-plat.

Exhibit B – SUB21-20 Red Valley Ranch Memo of Approval

Exhibit C – PPE23-01 Resubmitted Red Valley Ranch Preliminary Plat

Exhibit D – PPE21-01 Resubmitted Red Valley Ranch Landscape Plans