

**MEMO**

Planning and Zoning Division

To: Honorable Mayor and City Council

From: Alexander Bosworth, Planner

Through: Rodolfo Lopez, Development Services Director

Date: May 7, 2023

RE: SUB22-33: Final Plat Extension – A request by David Bohn of the BFH Group, LLC, for a one-time, six (6) month extension of the previously approved Villas at Stonegate Final Plat (SUB22-33). Discussion and Action

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**Analysis**

On May 2, 2023, the Mayor and City Council approved a request by David Bohn of the BFH Group, LLC, for the Villas at Stonegate Final Plat (SUB22-33). The proposed residential development is generally located at the southeast corner of N. Stonegate Rd. and W. Alan Stephens Pkwy., and totals 16.10 gross acres of land. With the final plat approval, the subject site was subdivided into 293 townhome-style residential lots. As a condition of said approval, the applicant/developer had approximately twelve (12) months to obtain a 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 May 2, 2024.

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

*Council may grant a maximum of one six month extension of the final plat approval if 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 # SUB22-33, 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 Villas at Stonegate 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 Villas at Stonegate Final Plat (SUB22-33) dated May 2, 2023, are still in effect unless amended by the Mayor and City Council.

Exhibit A – Final Plat Extension Narrative

Exhibit B – SUB22-33 Final Plat Memo of Approval

Exhibit C – SUB22-33 Final Plat

