

**STAFF REPORT****Case Number: SUB25-08**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Director, Development Services

From: Derek Scheerer, Senior Planner, Development Services

Meeting Date: September 16, 2025

**REQUESTS**

**Subdivision (SUB) 25-08:** CVL Consultants, LLC, on behalf of Maricopa 64 Partners, LLC, is requesting final plat approval for the "Final Plat for Palomino Ridge Phase 1" a request for final plat approval to subdivide +/- 63.053 acres of land into two hundred twenty-six (226) Lots and twenty-four (24) Tracts, also being a portion of Section 21, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, City of Maricopa, Pinal County, Arizona. **Discussion and Action.**

**APPLICANT/OWNER**

Maricopa 64 Partners, LLC  
 14555 N. Scottsdale Road  
 Suite 330  
 Scottsdale, AZ 85254

**ENGINEER/PROJECT MANAGER**

CVL Consultants, LLC  
 4550 N. 12<sup>th</sup> Street  
 Phoenix, AZ 85014  
 Contact: Parker Froehlich

**COUNCIL PRIORITIES CONSIDERED**

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

**PROJECT DATA**

|                                 |                                                                 |
|---------------------------------|-----------------------------------------------------------------|
| Site Gross Acres                | +/- 63.053 ac.                                                  |
| Parcel #'s                      | 510-17-011G, 510-17-005B                                        |
| Site Address                    | Unassigned                                                      |
| Existing Site Use               | Vacant                                                          |
| Proposed Site Use               | Single-Family Residential Subdivision                           |
| Existing General Plan, Land Use | Medium Density Residential (MDR)                                |
| Existing Zoning                 | Planned Area Development – Palomino Ridge (McDavid Estates) PAD |
| Lot Count                       | 2 existing, 226 proposed Lots, 24 proposed Tract                |
| Density                         | 3.584 du/ac.                                                    |

Surrounding Zoning/Use:

| Direction | General Plan Land Use                                          | Existing Zoning                                                                                | Existing Use                           |
|-----------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------------|
| North     | Employment (E)                                                 | Industrial (CI-2)                                                                              | Railroad                               |
| East      | Employment (E),<br>Mixed Use (MU),<br>Public/Institutional (P) | Industrial (CI-2),<br>General Rural (GR)                                                       | Telecommunication Facilities           |
| South     | Medium Density Residential (MDR),<br>Mixed Use (MU)            | Single-Family Residential (CR-3),<br>Manufactured/Mobile Home Park (MH),<br>General Rural (GR) | Single-Family Residential, High School |
| West      | Mixed Use (MU),<br>Commercial (C)                              | General Rural (GR)                                                                             | Single-Family Residential              |

**HISTORY SUMMARY**

- 2011: Minor Land Division, recorded as Fee No. 2011-047327
- 2018: Minor Land Division, recorded as Fee No. 2018-001521
- 2020: Rezone, Palomino Ridge/McDavid Estates PAD (PAD20-01)
- 2020: Minor General Plan Amendment, Palomino Ridge/McDavid Estates (GPA20-03)

**ANALYSIS**

The applicant is requesting:

1. Final Plat for Palomino Ridge

The applicant is requesting a plat of approximately +/- 63.053 acres affecting existing parcels 510-17-011G, and 510-17-005B, with the splitting of parcel 510-17-011G into two hundred twenty-six (226) new parcels, and twenty-three (23) new Tracts. Parcel 510-17-005B will remain but be converted into a single Tract for the subdivision. The proposed changes reconfigure the existing parcels while maintaining the codified minimum development standards of the Planned Area Development (PAD) zoning district. The plat additionally adheres to the codified standards of the City's Subdivision Ordinance. Phase 2 of the proposal, affecting parcel 510-17-005B, will be presented at a future date.

Site access and circulation from W. McDavid Road will not be changed and meets requirements. The proposed Final Plat subdivision will have two (2) points of access along McDavid Drive.

**CONCLUSION**

Staff recommends approval of case SUB25-08, 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 that 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 with 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. 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 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.
5. 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:**

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Exhibit A: "Final Plat for Palomino Ridge Phase 1"

Exhibit B: Narrative

- End of Staff Report -