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STAFF REPORT

Case Number: SUB21-51

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Director, Development Services
From: Derek Scheerer, Planner II, Development Services
Meeting Date: November 7, 2023

REQUESTS

Subdivision (SUB) 21-51: 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

ENGINEER/PROJECT MANAGER

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

CVL Consultants, LLC
4550 N. 12th 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), Mixed Use (MU), Public/Institutional (P)	Industrial (CI-2), General Rural (GR)	Telecommunication Facilities
South	Medium Density Residential (MDR), Mixed Use (MU)	Single-Family Residential (CR-3), Manufactured/Mobile Home Park (MH), General Rural (GR)	Single-Family Residential, High School
West	Mixed Use (MU), 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 SUB21-51, 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:

Exhibit A: “Final Plat for Palomino Ridge Phase 1”

Exhibit B: Narrative

- End of Staff Report -