



ZONING APPLICATION APPROVAL REQUEST REVIEW

February 18, 2021

APPLICANT INFORMATION

Case: PZ20-05-12
Owner/Applicant: Pueblo El Mirage Golf & RV Resort
Agent: SKG Enterprises, Inc.
Request (s): Final Plat Approval

PROPERTY INFORMATION

Parcel(s): Several Parcels
Address: 11201 N. El Mirage Road
Property History: MP Mobile Park
Land Area: 4.85 ac.
Building Area: N/A

ZONING / LAND USES

Existing Zoning/Land Use: MP Mobile Park
Proposed Zoning/Land Use: MP Mobile Park
ARS 28-8481 Zone: 70 Ldn – 75 Ldn
Flood Zone: N/A

SURROUNDING PROPERTY

North: High Density Dwellings (Manufacture Homes)
East: High Density Dwellings (Manufacture Homes)
South: High Density Dwellings (Manufacture Homes)
West: High Density Dwellings (Manufacture Homes)

COMMUNITY SERVICES

Water: City of El Mirage
Sewer: City of El Mirage
Electric: APS
Police: 0.5 Miles
Fire: 1.25 Miles

ACCESS

Road: El Mirage Road
Class: Major Arterial
Improvements: Good
Condition: Good

SCHOOLS

District: Dysart Unified School District
Elementary: Dysart Elementary School
High School: Dysart High School

STAFF REPORT

Compliance with General Plan:

The 2020 General Plan designates this area as part of The Neighborhoods Planning Area and is compatible with the General Plan Land Use Map but requires a final action from Council for the final plat to be approved.

Considerations:

The applicant is requesting an approval for a Final Plat for 29 Single Family Residential dwellings in an MP Mobile Park zoning district located at 11201 N. El Mirage road as pursuant to the El Mirage Zoning Code §155.032. A. FINAL PLAT; REQUIREMENTS AND REVIEW. The owners of the property are adjusting the lot lines to accommodate a new dwelling product to offer potential buyers. The new dwellings will be located at current location of the softball field adjacent to the golf course fairways.

A final plat is the legal document that is recorded with the County's Recorder's Office. The primary purpose of the final plat is to delineate property boundaries and to describe and dedicate right-of-way and easements.

City Staff Review

Staff has reviewed and insured that the application has met the required regulations.

Stipulations:

None

Planning Commission

No action required.

Council

Staff will be seeking a final action from Council.

Attachment

Application Packet