



# ZONING APPLICATION APPROVAL REQUEST REVIEW

March 16, 2021

## APPLICANT INFORMATION

**Case:** N/A  
**Owner/Applicant:** Real Projectives, LLC  
**Agent:** JMC Engineering  
**Request (s):** Map of Dedication

## PROPERTY INFORMATION

**Parcel(s):** 501-24-003G  
**Address:** 16101 N. El Mirage Road  
**Property History:** MP Mobile Park  
**Land Area:** 36.0 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:** N/A  
**Flood Zone:** N/A

## SURROUNDING PROPERTY

**North:** High Density Dwellings (Manufacture Homes)  
**East:** Agricultural (Vacant Land)  
**South:** Residential (Single Family Dwellings)  
**West:** Residential (Single Family Dwellings)

## COMMUNITY SERVICES

**Water:** City of El Mirage  
**Sewer:** City of El Mirage  
**Electric:** APS  
**Police:** 4.5 Miles  
**Fire:** 2.5 Miles

## ACCESS

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

## SCHOOLS

**District:** Dysart Unified School District  
**Elementary:** Thompson Ranch 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 Map of Dedication to be approved.

**Considerations:**

Recently the Real Projectives, LLC purchased the Palm of El Mirage property, a mobile home park 55+ community located at the north end of the City. The new owners submitted permit applications to improve the property by adding a few new recreational amenities and 17 new home sites and renamed the property to Coppersun.

At the request of City, the applicant was asked to dedicate land to the City which includes a portion of a public street (El Mirage Road). The City had been maintaining public street for several years. The applicant is requesting the approval of a Map of Dedication (MOD) to correct the appropriate property line location and allow the City to continue to maintain the public street, which include the road, curb and gutters, sidewalks and easements. The applicant will continue to maintain the landscaping along the frontage of the street.

A Map of Dedication is the legal document that is recorded with the County's Recorder's Office. The primary purpose of the Map of Dedication 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