

City of El Mirage

Planning and Zoning Commission

City Hall Council Chambers
10000 N. El Mirage Road
El Mirage, Arizona 85335

September 9, 2025

Action Item: The Lakes at El Mirage Preliminary Plat

Site Location

Pueblo El Mirage RV & Golf Resort (The Lakes)

11201 N El Mirage Road
El Mirage, AZ 85335

Lot Size: ±10.35 acres

2020 General Plan: The Neighborhoods Planning Area

Zoning: MP Mobile Park

Overlays: ARS 28-8481 (70/75 ldn)

Land Use: Undeveloped (Storage)

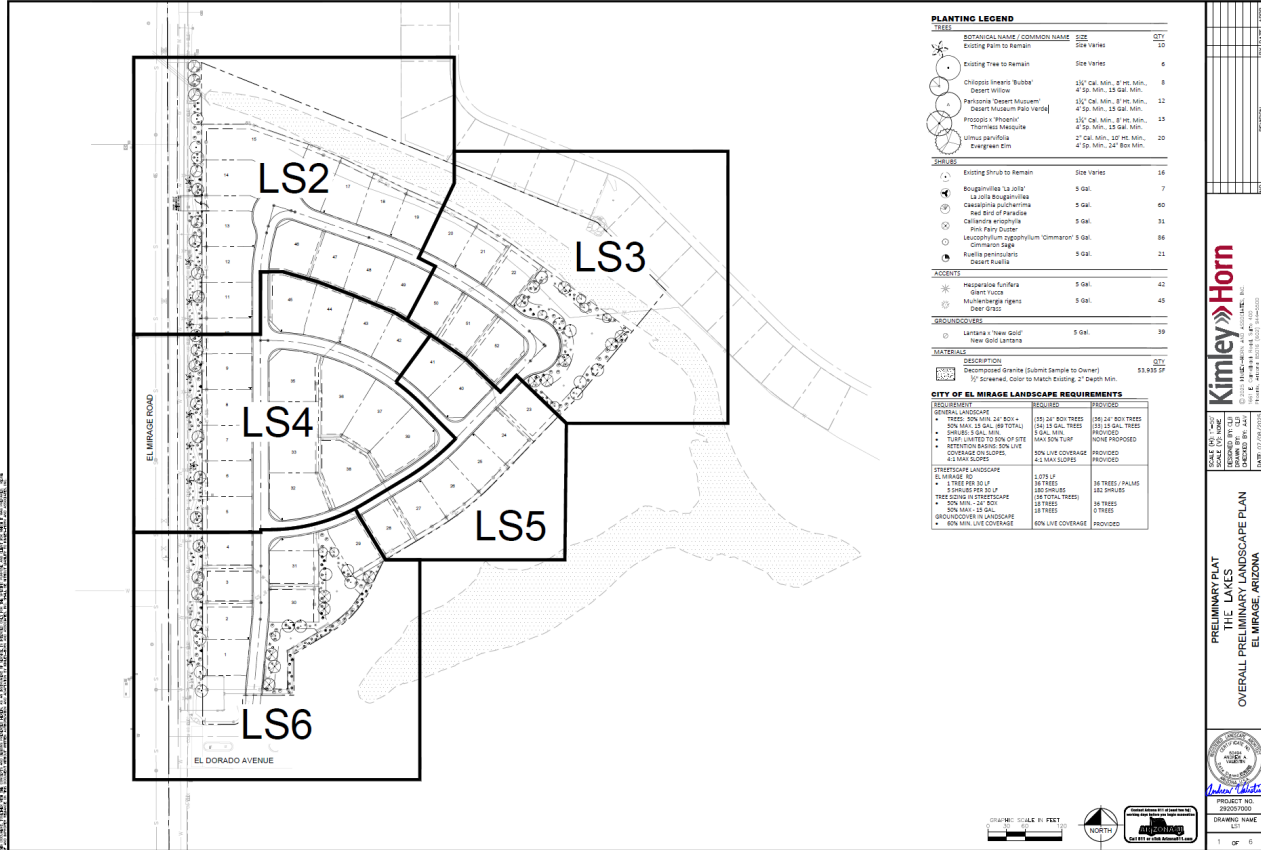
Flood Zone: None

Proposed Use: Residential Subdivision

Table of Land Use: Preliminary Plat



Landscape Plan



Scale: 1" = 40' (SEE SHEET 1)
 PREPARED BY: JLB
 CHECKED BY: JLB
 DRAWN BY: JLB
 DATE: 07/20/2023

**PRELIMINARY PLAT
 THE LAYLES
 OVERALL PRELIMINARY LANDSCAPE PLAN
 EL MIRAGE, ARIZONA**



PROJECT NO: 20230700
 DRAWING NAME: L33
 1 OF 6

13	TREE
16	SHRUBS
17	ACCENTS
18	GROUNDCOVERS
19	MATERIALS

Staff Review:	The staff of the Technical Advisory Committee (TAC) has conducted a thorough review of the application and has determined that it is appropriate to proceed with the public hearings.
Luke AFB Review	The base acknowledged that the city approved a Planned Area Development on July 1, 2001, which includes The Lakes Preliminary Plat and is grandfathered.
Stipulation(s):	Consent and address the comments provided by the TAC members mentioned in the August 13, 2025, with the final plat submittal.
Public Comment:	None
Planning & Zoning Commission:	Staff seeking approval of the Preliminary Plat
City Council:	No Action Required – Applicant has twelve months to submit a final plat for City review and approval.





Applicant: Kimley-Horn

Owner: Pueblo El Mirage LLC

