



AGENDA ITEM REVIEW FORM

Regular City Council Meeting

7.E.

Meeting Date: 08/27/2025

Department Head: Jose A. Guzman, Director of Development Services, Development Services

Submitted By: Juan Tejada, Associate Planner, Development Services, Planning & Zoning

Action Requested: Motion

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0578F - Orchidea Park Phase 1 Subdivision; a request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 1 Final Plat, located east of 24th Avenue and south of Orchidea Park Townhomes 1 in San Luis, Arizona. **(Juan Leal Rubio, Assistant Director of Development Services)**

SUMMARY:

This is a request by Vega & Vega Engineering, PLC, on behalf of Von Verde Partners LLC, property owner, for the final plat approval of a residential subdivision to be called Orchidea Park Phase 1 Subdivision. The property is located east of 24th Avenue and south of Orchidea Park Townhomes 1 Subdivision. This subdivision will consist of approximately 27.86 acres and will contain 124 residential lots. The lots range in size from approximately 6,000 square feet to 7,137 square feet.

GENERAL PLAN:

In 2021, City Council approved Major Amendment Case No. 2021-0335 changing the land use designation of this property to Medium Density Residential (MDR). The proposed development is consistent with the existing land use designation.

ZONING:

On September 14, 2022, the subject property was rezoned to Medium Density Residential (R1-6) as part of the approval of Rezoning Case No. 2022-0336 and Ordinance No. 430. The properties to the south and east are zoned Medium Density Residential (R1-6) and proposed to be future Orchidea Park phases. In the west, there is vacant land zoned High Density Residential (R-3).

RECREATIONAL AMENITIES:

City Council has directed staff to establish recreational amenity standards for new residential subdivisions to ensure that future developments provide usable and accessible open space features such as playgrounds, ramadas, walking paths, or similar improvements. While the formal standards are still being finalized and are scheduled for Council consideration in October, the developer has agreed to include recreational amenities as part of this subdivision. This agreement is consistent with the Council's expectations that new subdivisions contribute to neighborhood livability. To avoid delaying the project and to maintain consistency with Council direction, staff included a condition acknowledging the developer's agreement to install amenities in accordance with future City requirements.

The applicant has provided the information and materials necessary for the review of the final plat for Orchidea Park Phase 1 Subdivision.

STAFF RECOMMENDATION:

Staff recommends approval of Subdivision Case No. 2024-0578F with the following conditions:

1. Prior to recordation of final plat, applicant must address comments from the Comment Letter prepared by the City of San Luis Development Services Department dated August 21, 2025, to the satisfaction of City of San Luis staff.
2. Developer shall comply with development agreement approved by Resolution No. 2350.
3. The Developer has agreed to install recreational amenities within the subdivision. In the absence of current City standards for such amenities, the Developer will ensure that the installed amenities are designed and constructed to align with the standards adopted by the City of San Luis at the time of their implementation.

RECOMMENDATION / SUGGESTED MOTION:

I MOVE TO APPROVE SUBDIVISION CASE NO. 2024-0578F WITH CONDITIONS AS PRESENTED BY STAFF.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A
FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):	
N/A	

Attachments

- Presentation
 - Location Map
 - Aerial
 - Final Plat
 - Improvement Plans
 - Comment Letter Dated 8/21/2025
 - Resolution No. 2350 Development Agreement
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