

Case: FS20-573

Project Name: Paloma Creek Phase 1 Final Plat

Council District: 1 - Acacia

City Council Date: October 19, 2021

Planner: Robert H. Kuhfuss, AICP

Owner/Applicant: Meritage Homes of Arizona, Inc.

Request: Consideration and action regarding the Final Plat entitled, "Paloma Creek Phase 1"

Site Location: Generally, north of Happy Valley Road and east of 163rd Avenue

Site Size: 47.96 acres (approx.)

Density: 4.12 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the RM-9 PUD zoning district as approved under case FS18-150.
- The Final Plat is consistent with the Preliminary Plat as approved under case FS18-150.

Alternative Actions: Approval of the proposed Final Plat will allow owner the ability to subdivide the property as proposed.

Deny: Denial of the proposed Final Plat will prevent the property from being subdivided as proposed.

Additional Information:

43 EPS Group, on behalf of Meritage Homes, Inc., requests approval of the Final Plat for Paloma
44 Creek Phase 1. The subject property is approximately 48 acres and is located north of Happy
45 Valley Road and east of 163rd Avenue. The subject property is zoned RM-9 PUD. The applicant
46 proposes 198 single-family lots for a total gross density of 4.12 dwelling units per acre. The proposed
47 Final Plat is in compliance with the approved Paloma Creek PUD and Preliminary Plat, both approved
48 under case FS18-150.

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50 **Attachments:**

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52 01 – Vicinity Map

53 02 – Zoning Map

54 03 – Final Plat

55 04 – Luke AFB Letter