



STAFF REPORT**Case Number: SUB23-12**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Development Services, Director

From: Derek Scheerer, Development Services, Planner II

Meeting Date: May 21st, 2024

REQUESTS

Subdivision (SUB) 23-12: Charlie Schuster, of Lincoln Avenue Capital, is requesting final plat approval for the “Final Plat for Ironwood Ranch Apartments” a Replat of Lot 1, Lot 2 & Lot 3 of Block Plat for City of Maricopa Complex, Fee No. 2022-115633, as recorded, Official Records of Pinal County Recorder, respectively, also being a portion of Section 30, Township 4 South, Range 4 East of the Gila and Salt River Base and Meridian, City of Maricopa, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

Charlie Schuster
Lincoln Avenue Capital
401 Wilshire Boulevard
Suite 1070
Santa Monica, CA 90401
612-940-1342

ENGINEER/PROJECT MANAGER

Thomas Granillo
Atwell Group
4900 N Scottsdale Road
Suite 1600
Scottsdale, AZ 85251
480-218-8831

COUNCIL PRIORITIES CONSIDERED

- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acres	13.92 (12.749 net)
Parcel #'s	To be re-assigned with Plat
Site Address	Various
Existing Site Use	Vacant
Proposed Site Use	Residential
Existing General Plan, Land Use	High Density Residential (H)
Existing Zoning	High Density Residential (RH)
Lot Count	1
Density	19.7 du/ac. proposed

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	General Rural (GR)	Agricultural
East	Public Institutional (P)	Transitional (TR)	Agricultural
South	Public Institutional (P)	Transitional (TR)	Government Facilities
West	Parks/Open Space (OS)	Single-Family Residential (CR-3)	Neighborhood Park

HISTORY SUMMARY

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- 2013: Record of Survey, recorded as Fee No. 2013-075289
 - 2013: Map of Dedication for Maricopa City Hall Complex, recorded as Fee No. 2013-000598
 - 2020: Plat of Record, recorded as Fee No. 2020-103909
 - 2022: Property zoned RH by zoning case ZON22-02
 - 2022: Block Plat for City of Maricopa Complex, recorded as Fee No. 2022-115633

ANALYSIS

The applicant is requesting:

1. Final Plat for Ironwood Ranch Apartments

The applicant is requesting a replat of approximately 13.92 acres affecting existing Lot 1, Lot 2, and Lot 3, (APN #'s unassigned) with the combining of these lots into a single (1) new parcel of record. The proposed change, formerly platted under the instruments noted above, reconfigures the existing lots while maintaining the codified minimum development standards of the High Density Residential (RH) zoning district. The revised Plat additionally adheres to the codified standards of the City's Subdivision Ordinance.

Site access and circulation will not be changed and meets requirements.

CONCLUSION

Staff recommends approval of case SUB23-12, subject to the conditions of approval stated in this staff report:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State and County agencies, and utility companies.

2. Requested or required amendments to previously approved documents may be reviewed and approved by staff if determined by the City Engineer and Zoning Administrator the amendment is of a technical and objective nature. However, if the amendment is determined subjective to policy interpretation, amendments require review and approval by the same approving body (or bodies) as the previous approval(s).
3. In accordance with the City's Subdivision Code, Sec. 17.20.060(E), approval of the final plat is valid for a period of twelve (12) months from the date of City Council approval. If the developer fails to provide the required material or perform the necessary work that includes the required improvement plan approval as specified in Sec. 17.20.060(E), within the twelve (12) month period, the final plat approval by City Council shall become null and void. Any further action on said plat, after the expiration of the approval, shall require a complete re-submittal of the plat.
4. After approval of the Final Plat, the applicant shall be responsible for applying for an address request for all lots. Building permits for lots shall not be issued without having assigned addresses appropriate for the structure.
5. All infrastructure improvements shall be in accordance with approved and current improvement plans, with a City-issued construction permit and a County-issued dust control permit prior to installation. The City Engineer and utility providers will perform a final inspection and, as applicable, review the final reports, as-built plans, and warranties prior to City-acceptance of infrastructure.
6. Prior to issuance of the any Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits and passed inspections from the applicable federal, state, county, and any other agencies as applicable.
7. Prior to recordation of this Plat, the applicant shall satisfy all contractual obligations with the City of Maricopa regarding disposition of the land involved.

ATTACHMENTS / EXHIBITS:

Exhibit A: Proposed Replat "Final Plat for Ironwood Ranch Apartments"