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**STAFF REPORT**

**Case Number: SUB23-07**

To: Honorable Mayor and City Council  
Through: Rodolfo Lopez, Director, Development Services  
From: Derek Scheerer, Planner II, Development Services  
Meeting Date: October 3, 2023

**REQUESTS**

**Subdivision (SUB) 23-07:** DBG Properties, LLC, is requesting final plat approval for the “Final Plat of Reinsman a request for final plat approval to subdivide +/- 20.17 acres of land into three (3) Lots and one (1) Tract, also being a portion of Section 27, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, City of Maricopa, Pinal County, Arizona. **Discussion and Action.**

**APPLICANT/OWNER**

DBG Properties, LLC  
2164 SW Park Place  
Portland, OR 97205  
Contact: Eric Grodahl

**ENGINEER/PROJECT MANAGER**

HilgartWilson, LLC  
2141 E. Highland Ave.  
Suite 250  
Phoenix, AZ 85016  
Contact: Brian J. Benedict, RLS

**COUNCIL PRIORITIES CONSIDERED**

- Economic Sustainability
- Managing the Future
- Public Safety

**PROJECT DATA**

Site Gross Acres +/- 20.17 ac.  
Parcel # 510-25-009S  
Site Address Unassigned  
Existing Site Use Vacant  
Proposed Site Use Multi-family Residential  
Existing General Plan, Land Use High Density Residential (HDR)  
Existing Zoning Planned Area Development – PAD  
Lot Count 1 existing, 3 proposed Lots, 1 proposed Tract  
Density 28.5 du/ac.

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	Industrial (CI-2)	Railroad & Maricopa-Casa Grande Highway
East	Medium Density Residential (MDR)	Single-Family Residential (CR-3)	Single-Family Residential
South	Medium Density Residential (MDR)	Single-Family Residential (CR-3)	Single-Family Residential
West	Employment (E)	General Business (CB-2)	Vacant

**HISTORY SUMMARY**

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- 2021: Minor Land Division, recorded as Fee No. 2022-064259

**ANALYSIS**

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The applicant is requesting:

1. Final Plat (Commercial Plat) for Reinsman Commons

The applicant is requesting a plat of approximately +/- 20.17 acres affecting existing parcel 51030002N, with the splitting of parcel 51025009S into three (1) new parcels, and one (1) new Tract. The proposed changes, formerly recorded under the instrument noted above, reconfigures existing parcel 51025009S while maintaining the codified minimum development standards of the Planned Area Development (PAD) zoning district. The 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**

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Staff recommends approval of case SUB23-07, 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 that 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. 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.
5. 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.

**ATTACHMENTS / EXHIBITS:**

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Exhibit A: “Final Plat of Reinsman Commons”

Exhibit B: Narrative