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## STAFF REPORT

**Case Number: SUB23-10**

To: Honorable Mayor and City Council  
Through: Rodolfo Lopez, Development Services Director  
From: Alexander Bosworth, Planner  
Meeting Date: December 5, 2023

## REQUESTS

**Final Plat (SUB23-10) – Christ’s Church of the Valley**, A request by Wade Cooke of Landcor Consulting, on behalf of Christ’s Church of the Valley, requesting approval of the CCV Maricopa final plat. The property is generally located south of the southwest corner of W. Honeycutt Rd. and N. Whisker Rd. **Discussion and Action.**

### APPLICANT

Wade Cooke  
1955 S. Val Vista Dr., Suite 121  
Mesa, AZ 85204

Contact:  
Phone: 480-223-8573  
Email: [wade@landcorconsulting.com](mailto:wade@landcorconsulting.com)

### PROPERTY OWNER

CCV Honeycutt & Porter Road, LLC  
7007 W. Happy Valley Rd.  
Peoria, AZ 85383

## COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

## PROJECT DATA

Site Gross Acres	+/- 10.25 acres
Parcel #	510-71-016E, 510-71-016G, 510-71-017C, 510-71-018W
Site Address	19462 N. Whisker Rd., Maricopa, AZ 85138
Existing Site Use	Vacant
Proposed Site Use	Church
Existing General Plan, Land Use	Employment (E)
Existing Zoning	General Business (CB-2)

## HISTORY SUMMARY

- 2022 – CCV Maricopa site plan was approved under City of Maricopa Case # DRP22-13.

**SURROUNDING ZONING/USE:**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	General Business (CB-2)	Vacant
East	Mixed Use (MU)	General Business (CB-2)	Vacant
South	Employment (E)	General Business (CB-2)	Charter School
West	Employment (E)	General Business (CB-2)	Vacant

**ANALYSIS**

The Christ’s Church of the Valley – Maricopa project is an approved church development located within the Seven Ranches district, generally on the southwest corner of W. Honeycutt Rd. and N. Whisker Rd. on +/- 10.25 acres. The purpose of this final plat request is to combine the site’s four (4) parcels and provide a 30-foot half-street right-of-way dedication on N. Whisker Rd. A 40-foot private access easement is also being dedicated as a part of this plat request, in order to allow shared access with parcels # 510-71-018U and 510-71-018Y to the south of the subject site.

The CCV Maricopa development was thoroughly reviewed and approved through the Major Development Review Permit (DRP) process. During this stage of approval, the project’s site, landscape, photometric, and elevation plans were approved by the Commission following a recommendation for approval by staff. The Development Review Permit (DRP) for site plan approval was approved by the Planning and Zoning Commission on September 26, 2022.

In reviewing the final plat request, the following items were reviewed to assure adequacy with the city’s development regulations for residential subdivisions:

**1. Lot size, dimensions and setbacks:**

All buildings on the site will confirm with overall setbacks for the new parcel.

**2. Conceptual Landscaping:**

The landscaping currently proposed exceeds the minimum requirement set forth within the City’s Zoning Code. The project’s landscape plan was reviewed and approved through a Development Review Permit (case # DRP22-13).

**3. Road Design:**

Roadway design has been reviewed for adherence to the City’s Roadway standards as specified in the City’s Subdivision Ordinance. As required by the City Engineer, the applicant is providing a 30-foot half-street dedication on N. Whisker Rd.

All off-site improvements will be thoroughly reviewed for conformance with the approved TIA and City standards during the submittal of construction drawings.

**4. Final Traffic Impact Analysis (TIA):**

Offsite roads surrounding the property, their intersections and arterial roads serving as access to the development (W. Honeycutt Rd., N. Porter Rd., N. Whisker Rd.) have been analyzed by a traffic engineer and reviewed by City Staff.

**CONCLUSION**

Staff recommends approval of final plat case SUB23-10 – Christ’s Church of the Valley, 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 agencies, and utility companies.

2. Changes/amendments not included with this application request and or addressed during the city’s review shall require separate review and approval by staff and if deemed necessary, review and approval by the same approving body for this application as determined by the City Engineer and Zoning Administrator.
3. In accordance to the City’s Subdivision Code 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 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. Human remains and artifacts have been found in the Maricopa area. “Public law 101-601, Native American Graves Protection and Repatriation Act” and “Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions”, A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
5. The property owner shall be responsible for maintenance and any and all costs of all landscaping and street lighting within the public rights-of-way adjacent to the subject site.
6. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
7. Buildings and structures on the subject site shall be designed in accordance to the approved Development Review Permit (case # DRP22-13).
8. Prior to issuance of the final Certificate of Occupancy, the applicant/developer shall submit and secure all required applications, plans supporting document submittals, approvals, and permits from the applicable federal, state, county, and any other agencies as applicable.
9. The development and operation of the proposed facilities shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies, rules, and regulations.
10. The applicant/property owner shall have met and complied with all applicable fire codes under the 2018 IFC, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

#### **ATTACHMENTS / EXHIBITS:**

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Exhibit A: Final Plat

Exhibit B: Project Narrative