



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

Cases Numbers: SUB20-03

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Economic & Community Development Deputy Director
From: Ryan Wozniak, Senior Planner
Meeting Date: August 18, 2020

REQUESTS

Subdivision Re-plat (SUB) 20-03: Elliot Homes, Inc. is requesting final plat approval for the “RE-PLAT OF SANTA ROSA SPRINGS – PARCEL 4” an amendment to the final plat as recorded in Pinal County, fee number 2012-009844 and Affidavit of Correction as fee number 2012-097090. Generally located west of Porter Road and immediately north of W. Farrell Road. More specifically located in a subdivision in the south half of Section 36, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

Sunset Tartesso, LLC
1400 E SOUTHERN AVE #720
TEMPE, AZ 85282

ENGINEER/PROJECT MANAGER

Adrian Burcham
Hubbard Engineering
1201 S. Alma School Rd. #12000
Mesa, AZ 85210
480-892-3313

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	46.68
Parcel #	To be re-assigned in Pinal County with Plat Amendment
Site Address	Addresses not yet assigned
Existing Site Use	Vacant
Proposed Site Use	Single Family Residential
Existing General Plan, Land Use	Medium Density Residential (MDR)
Existing Zoning	CR-3 PAD
Lot Count	141
Density	3.03 dwelling units per gross acre

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Res (MDR) and Open Space (OS)	PAD CR-3 (Residential)	Santa Rosa Springs Subdivision
East	Commercial (C)	General Commercial (GC)	Vacant, Planned RV Condos
South	Master Planned Community (MPC)	CR-3 PAD (Residential)	Vacant
West	Medium Density Res (MDR)	General Rural (GR)	Vacant

Site Location Map



HISTORY SUMMARY

- 2012: Final Plat, recorded as Fee Numbers 2012-09844 (Plat) and 2012-097090 (Affidavit of Correction).
- 2013: PAD Amendment as CR-3 PAD Medium Density Residential, case # PAD13-02 and Ord. 13-15

ANALYSIS

The applicant is requesting:

1. Replat of Santa Rosa Springs Parcel 4

The applicant is requesting a replat the approximately 46.7 acres formerly platted with 141 lots with a minimum of 4,488 square feet and 45 feet wide. The replat reconfigures the parcel to yield the same 141 lots with the same minimums with new layout. The revised improvement plans adhere to the community precedent and/or codified standards of the Subdivision Ordinance.

The replat meets the standards set forth in the Planned Area Development Zone (PAD13-02) requiring the minimums as mentioned above.

Site access and circulation meet requirements. Crossing of the Santa Rosa Wash has been designed to the satisfaction of the City Engineer. The road crossing the wash (Iron Point Road) will not be closed due to nuisance flows in the wash. An landscape tract has been defined as “potential future right-of-way” in planning for connectivity for future residential development to the west of the parcel providing interconnectivity and orderly development for future growth.

CONCLUSION

Staff recommends approval of case SUB20-03, 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 to the City’s Subdivision Code, Sec. 14-4-6 (G)(4), 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. 14-4-6(G)(3), 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. In accordance to the City’s Subdivision Code, Sec. 14-7-4 (E), within ninety (90) days from the date of City Council approval, and prior to the recording of the Final Plat, the following items must be submitted:
 - a. A project approval letter, signed by the City Engineer, stating that all of the subdivision improvement plans and reports have been approved by the City.
 - b. A project approval letter, signed by the Zoning Administrator, stating that any and all required agreements between the City and developer have been executed

- c. The required “Financial Assurance for Construction” is submitted reviewed to the satisfaction by the City’s Engineer and City Attorney.
- d. A letter of agreement from the serving utilities stating the availability of utilities and the approval of improvement plans for the subdivision.
5. After approval of the Final Plat, the applicant shall be responsible of applying for an address request for all single-family residential lots. Building permits for lots shall not be issued without the having assigned addresses appropriate for the structure.
6. 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 developer 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.
7. 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:

Exhibit A: Proposed Replat