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STAFF REPORT

Case Number: SUB23-17

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Alexander Bosworth, Planner
Meeting Date: March 5, 2024

REQUESTS

Subdivision Final Plat (SUB23-17) – Maricopa Grand Professional Village, A request by James Williamson on behalf of American Medical Associates PLLC, requesting approval of a final plat amendment for the Maricopa Grand Professional Village. The property is generally located at the northeast corner of West Smith-Enke Road and North Desert Greens Drive. **Discussion and Action.**

APPLICANT

James Williamson
2122 W. Lone Cactus Rd., STE 11
Phoenix, AZ 85027

Contact:
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Email:
James@superiorsurveying.com

DEVELOPER

American Medical Associates PLLC
1915 E. Chandler Blvd. STE 1
Chandler, AZ 85225

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	0.124 acres
Parcel #	512-02-6300, 512-02-6310, 512-02-6320
Site Address	41724 W. Smith-Enke Rd.
Existing Site Use	Vacant
Proposed Site Use	Medical Office
Existing General Plan, Land Use	Commercial (C)
Existing Zoning	CB-2 (General Business) & PAD (Rancho El Dorado Planned Area Development)

HISTORY SUMMARY

- 2008 – A condominium Final Plat for the Maricopa Grand Professional Village was recorded.
- 2011 – An amendment to the Final Plat for the Maricopa Grand Professional Village was recorded.

- 2017 – A second amendment to the Final Plat for the Maricopa Grand Professional Village was recorded under case # SUB16-07.

SURROUNDING ZONING/USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community	Single Family Residential (CR-3)	Single Family Residential
East	Commercial (C)	General Business (CB-2)	Commercial
South	Commercial (C)	General Business (CB-2)	Commercial
West	Master Planned Community	Single Family Residential (CR-3)	Single Family Residential

ANALYSIS

The proposed final plat amendment is being requested by James Williamson on behalf of American Medical Associates PLLC to combine the subject three (3) parcels (APN # 512-02-6300, 512-02-6310, 512-02-6320) into one (1) single parcel to accommodate a new additional building. The two-story building is proposed for a medical office use, which is consistent with the other uses within the business center. As the three parcels are currently established, such building would be set upon two lot boundaries, where additional building safety and fire code provisions would apply. Therefore, the applicant is requesting this plat amendment to have the building located within one single lot.

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 parcel.

2. Non-Residential Design Guidelines:

The design review was completed by Staff through the Commercial Building Permit (case # CBP23-0104) process in which the City's Zoning Code guidelines were applied.

3. Conceptual Landscaping:

The landscaping currently proposed is consistent with the overall master plan for the Maricopa Grand Professional Village.

CONCLUSION

Staff recommends approval of final plat case SUB22-33 – Villas at Stonegate, 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. After recordation of the plat and Pinal County has assigned an assessor parcel number, the applicant shall be responsible of applying for an address request for any applicable lots.
6. The individual property owner/property management group will be responsible for maintenance and any and all costs of all landscaping and street lighting within the streets internal to the site, open spaces, and/or tracts.
7. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
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:

Exhibit A: Final Plat Amendment

Exhibit B: Project Narrative