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STAFF REPORT

CASE # SUB19-09

To: Honorable Mayor and City Council
Through: Rodolfo Lopez, Development Services Director
From: Rick Williams, Planning and Zoning Division Manager
Meeting Date: October 18, 2022

REQUEST

Subdivision Final Plat (SUB19-09): Chad Meyer, on behalf of Apex Motorsports Club, is requesting an Amendment to the previously approved Final Plat for “Apex Motor Club Private Garage Condominiums”. The site is generally located at the northwest corner of Ralston Road and State Route 238, within the City of Maricopa incorporated limits. The site is zoned “CI-2” Industrial Zone.
DISCUSSION AND ACTION.

APPLICANT

APEX Landco, LLC
9035 E. Pima Center Pkwy. Suite 13
Scottsdale, AZ, 85258

PROPERTY OWNER

APEX Landco, LLC
9035 E. Pima Center Pkwy. Suite 13
Scottsdale, AZ, 85258

COUNCIL PRIORITIES CONSIDERED

- Transportation Connectivity
- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

- Site Gross Acreage: 280 Acres
- Site Address: 22408 N. Ralston Road
- Existing Zoning: CI-2 (Industrial Zone)
- General Plan Land Use: Employment and Commercial
- Parcel Number: 510-79-003C and 510-79-002C

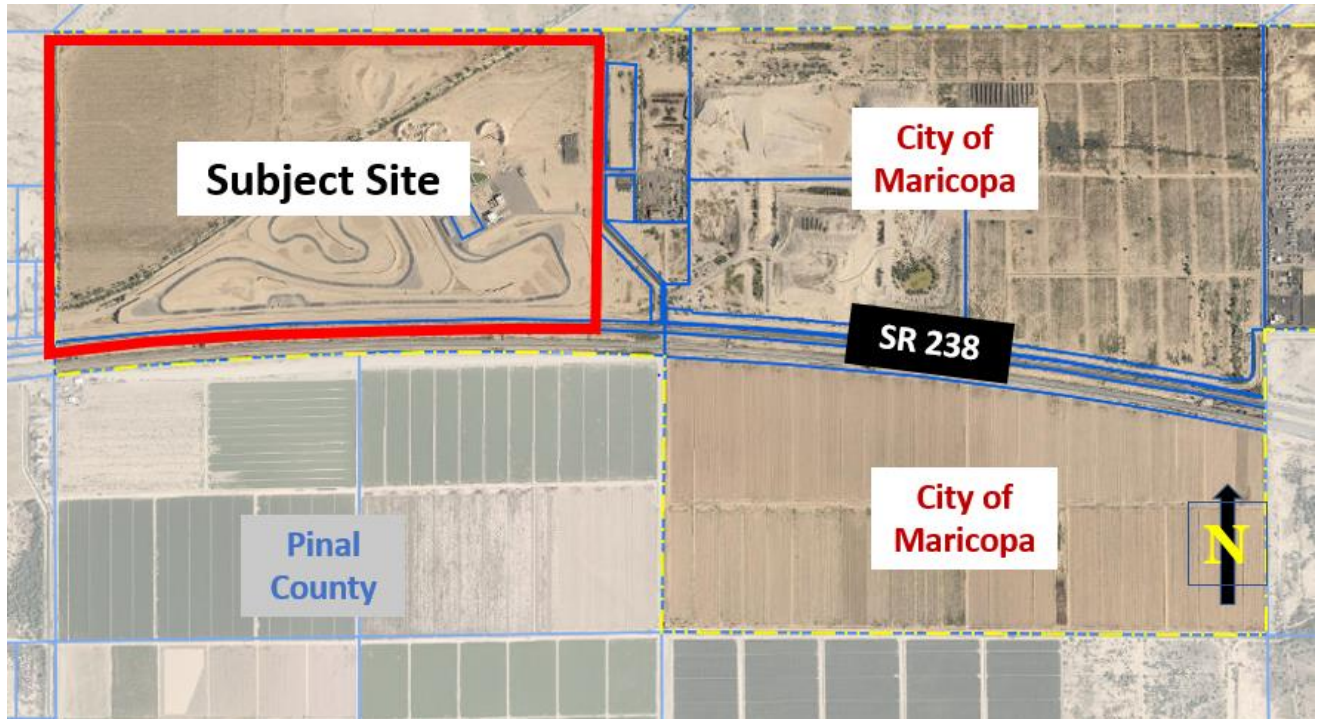
HISTORY

- 2017 – Conditional Use Permit approved (CUP17-01)
- 2017 – Development Review Permit approved (DRP17-08)
- 2019 – APEX Final Plat approval (Sub19-09)

SURROUNDING USES

Direction	Existing Zoning	Existing Use	Direction
North	N/A	Gila River Reservation	North
South	Pinal County Farm Land	Farm Land	South
East	CI-2 Industrial Zoning	Vacant Undeveloped Land	East
West	Pinal County	Industrial Businesses	West

SUBJECT SITE



ANALYSIS

Apex Motorsports is requesting an an amendment to the previously approved Final Plat which was approved by council in 2019 (SUB19-09). The applicant has proposed the following amendments to the plat:

1. Details for both buildings C and D have been relocated from page 1 to page 3 for clarity.
2. The Vicinity Map on the cover sheet has been enhanced for clarity.
3. All portions of the land have been called out as Lot 1, Lot 2, and Lot 3.
4. The temporary pipeline easement adjacent to Warren Road has been removed from sheet 2.
5. Dedication of right-of-way for State Route 238 (SR-238) has been changed from Arizona Department of Transportation (ADOT) to the City of Maricopa.

The submittal of the final amended plat includes the plat map of the parcel, pavement plans, grading plans, drainage plans, and landscaping plans. If granted approval of the amended plat, the applicant will be still responsible for obtaining required signatures and approval from all applicable agencies that includes but not limited to local utilities, state agencies and the City Engineer, as prescribed in

the City's Subdivision Code. It should be noted, all originally conditions of approval with the 2019 Apex Final Plat are still in effect as noted below.

CONCLUSION

Staff finds the submittal items of SUB19-09, Amendment to the Apex Final Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, and other requirements set forth within the City Code.

Staff recommends **Approval of SUB19-09, Amendment to the Apex Final Plat** subject to the following conditions:

1. 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).
2. 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.
3. In accordance to the City's Subdivision Code, Sec. 14-7-4 (E), 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.
4. Prior to receiving City Approval Signatures for plat recordation of Condominium Plat for Apex Motor Club Private Garage Condominiums, the water provider, Global Water Resources, must obtain the approval of the Arizona Corporation Commission and have the ability to serve the subject site. Per Subdivision Code, Sec. 14-4-6(F), the Certificate of Assured Water Supply shall reference a DWR File Number.
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. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State and County agencies, and utility companies.
8. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
9. The development and operation of the proposed Facility 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 IFC 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS

Exhibit A – 2019 Approved Apex Final Plat

Exhibit B – Amended 2019 Apex Final Plat

-- End of staff report --