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**STAFF REPORT**

**Case Number: SUB22-48**

To: Honorable Mayor and City Council  
Through: Rick Williams, Planning and Zoning Manager  
From: Derek Scheerer, Development Services, Planner II  
Meeting Date: December 6, 2022

**REQUESTS**

**Subdivision (SUB) 22-48:** Garret Howicz, on behalf of STNL Development and Tractor Supply Company, is requesting final plat approval for the “Final Plat Replat of Lot 16 of Maricopa Power Center The Wells” a Replat of Maricopa Power Center The Wells, Fee No. 2008-021061, PCR, as recorded in Cabinet H, Slide 053, PCR (R1), Official Records of Pinal County, respectively, also being a portion of Section 36, and a portion of Section 35, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

**APPLICANT/OWNER**

**ENGINEER/PROJECT MANAGER**

Garret Howicz  
8150 Corporate Park Drive  
Suite 110  
Cincinnati, OH 45242

Gary L. Green  
ALTA Arizona  
1800 W Broadway Road  
Suite 5  
Tempe, AZ 85282

CAPDEVLO60, LLC  
3800 N Central Avenue  
Suite 460  
Phoenix, AZ 85012

**COUNCIL PRIORITIES CONSIDERED**

- Economic Sustainability
- Managing the Future
- Public Safety

**PROJECT DATA**

Site Gross Acres 15.354 ac.  
Parcel #'s 510120510, and to be re-assigned in Pinal County with Plat  
Site Address 42000 W Maricopa-Casa Grande Highway  
Existing Site Use Vacant  
Proposed Site Use Commercial  
Existing General Plan, Land Use Mixed Use (MU), Employment (E)  
Existing Zoning CI-1 PAD  
Lot Count 3  
Density N/A

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Mixed Use (MU)	Light Industry & Warehouse (CI-1) PAD	School
East	Mixed Use (MU)	Light Industry & Warehouse (CI-1) PAD	Vacant/Commercial
South	Mixed Use (MU), Employment (E)	Light Industry & Warehouse (CI-1) PAD	Vacant
West	Employment (E)	Light Industry & Warehouse (CI-1) PAD	Vacant

**HISTORY SUMMARY**

- 2008: Maricopa Power Center The Wells, recorded as Fee No. 2008-021061

**ANALYSIS**

The applicant is requesting:

1. Replat of Lot 16 of Maricopa Power Center The Wells

The applicant is requesting a replat of approximately 15.354 acres affecting existing parcel 510120510, with the splitting of parcel 510120510 into three (3) new parcels. The proposed changes, formerly recorded under the instrument noted above, reconfigures existing parcel 510120510 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**

Staff recommends approval of case SUB22-48, 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. After approval of the Final Plat, the applicant shall be responsible for applying for an address request for all lots. Building permits for lots shall not be issued without having assigned addresses appropriate for the structure.
5. 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.
6. 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 Replat of Lot 16 of Maricopa Power Center The Wells”