



STAFF REPORT**Case Number: SUB23-06**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Development Services Director

From: Alexander Bosworth, Planner

Meeting Date: November 21, 2023

REQUESTS

Subdivision Final Plat (SUB23-06) – The Lofts on Edison, A request by Gary Stapley, on behalf of RDM Maricopa, LLC, requesting approval of the Lofts on Edison subdivision final plat. The property is generally located at the southwest corner of W. Edison Rd. and N. Wilson Ave.

Discussion and Action.

APPLICANT

Gary Stapley
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Gilbert, AZ 85297

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PROPERTY OWNER

RDM Maricopa, LLC
13404 S. 33rd Ct.
Phoenix, AZ 85044

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	2.24 acres
Parcel #	510-20-0430
Site Address	20390 N. Wilson Ave., Maricopa, AZ 85139
Existing Site Use	Vacant
Proposed Site Use	Residential Townhomes
Existing General Plan, Land Use	Commercial (C)
Existing Zoning	General Rural (GR)
Lot Count	Five (5) lots; one (1) tract
Density	19.19 dwelling units per acre

HISTORY SUMMARY

- 2015 – This site was placed under the Mixed-Use Heritage Overlay District.

- 2022 – The Lofts on Edison site plan was approved by the Planning and Zoning Commission under case # DRP22-15.
- 2023 – The site was removed from the Mixed-Use Heritage Overlay District under case # ZON23-03.

SURROUNDING ZONING/USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	Planned Area Development (PAD)	Single Family Residential
East	Commercial (C)	General Business (CB-2)	Commercial
South	Commercial (C)	General Rural (GR)	Single Family Residential
West	Commercial (C)	General Business (CB-2)	Multifamily Residential

ANALYSIS

The Lofts on Edison is an approved multi-family development on 2.24 acres, located at the southwest corner of W. Edison Rd. and N. Wilson Ave. The site contains 43 proposed townhomes, at a density of 19.19 dwelling units per acre. There are two access points for the development: one main access via N. Wilson Ave., and one secondary access point on W. Lexington Ave. Street(s) internal to the site will remain private.

The Lofts on Edison 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 on December 12, 2022, following a recommendation for approval by staff.

This final plat request will subdivide the site into five (5) lots and one (1) tract. Each lot will contain a portion of the project's buildings/units, and Tract A containing the site's private street(s) and drive aisles. Through this final plat request, the property owner will grant to the City a perpetual cross-access easement across the plat for continuous and uninterrupted ingress and egress for emergency vehicles.

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 conform with overall setbacks for the parcel they are located within, as provided by the Heritage Mixed-Use Overlay District (MU-H).

2. Wall Boundary Design:

Theme wall, view fence, and standard wall designs meet minimum design requirements set forth in the City's Multi-Family Residential Design Guidelines. Wall boundary design was reviewed and approved through a Development Review Permit (case # DRP22-15).

3. Pedestrian Connectivity:

The project proposes a well-connected pathway system through the development that will link the individual units to the adjacent roadways and sidewalks, thus satisfying the connectivity requirements as set forth in the City's Zoning Code.

4. Residential Design Guidelines:

The design review was completed by Staff through the Major Development Review Permit (case # DRP22-15) process in which the City's Zoning Code and Multi-Family Residential Design Guidelines were applied.

5. Road Design:

Roadway designs proposed in the final plat along W. Lexington Ave. and N. Wilson Ave. adhere to, or advance the intent of, the City's Roadway standards as specified in the City's Subdivision Code.

6. Final Traffic Impact Statement (TIS):

Offsite roads surrounding the property, their intersections and arterial roads serving as access to the development (W. Edison Rd., N. Wilson Ave., W. Lexington Ave.) have been analyzed by a traffic engineer and reviewed by City Staff at the DRP stage.

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

CONCLUSION

Staff recommends approval of final plat case SUB23-06 – The Lofts on Edison, 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 all single family residential lots.
6. The developer shall create a property management company for the maintenance of all landscaping and site lighting within the local drive aisles and open spaces, parks, and/or tracts as shown on the final plat.

7. The property owners' association shall properly maintain all street lighting, landscape materials, and landscaped areas and amenities, including that within the public rights-of-way adjacent to the development on W. Edison Rd., N. Wilson Ave., and W. Lexington Ave.
8. Replacement of dead trees along arterial, collector, and local streets shall be by the homeowners' association and shall be completed within three (3) months from the date that the association or property owner is notified by the City.
9. The property owner shall grant to the City of Maricopa a perpetual cross access easement across the plat including roads and streets, open spaces, community facilities, tracts, sidewalks, drainage basins and any property within the plat owned by the homeowners' association, for the purpose of providing continuous and uninterrupted ingress and egress for emergency vehicles.
10. The overhead utility lines and electric lines on or adjacent to this site shall be undergrounded.
11. Prior to recordation of the final plat, the applicant shall record the proposed CC&R's and the recording number shall be noted within the approval final plat.
12. Public disclosure of potential noise impacts – constructive knowledge of potential railroads/agricultural/industrial impacts shall be made to future renters, occupier and users of the property. Developer/applicant shall provide evidence that this disclosures has been included and disseminated to the best of their ability as notes on the final plat, and/or as a separated recorded document.
13. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
14. Housing products shall be designed in accordance to the approved Development Review Permit (case # DRP22-15).
15. 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.
16. 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.
17. 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: Project Narrative

Exhibit B: Final Plat