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**STAFF REPORT**

**Case Number: SUB22-41**

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

**REQUESTS**

**Subdivision (SUB) 22-41:** Shelter Asset Management is requesting final plat approval for the “Final Plat for Home @ Maricopa” a Plat of Lot 1, Fee No. 2022-064259, as recorded, Official Records of Pinal County, respectively, also being a portion of Section 36, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

**APPLICANT/OWNER**

SAM MC I, LLC  
1880 Century Park East  
Suite 1011  
Los Angeles, CA 90067

**ENGINEER/PROJECT MANAGER**

Michael Ragsdale  
Terrascope Consulting  
645 East Missouri Avenue  
Suite 420  
Phoenix, AZ 85012

**COUNCIL PRIORITIES CONSIDERED**

- Economic Sustainability
- Managing the Future
- Public Safety

**PROJECT DATA**

Site Gross Acres	18.84 ac.
Parcel #'s	51030002N, and to be re-assigned in Pinal County with Plat
Site Address	Unassigned
Existing Site Use	Vacant
Proposed Site Use	Multi-family Residential
Existing General Plan, Land Use	Mixed Use – MU
Existing Zoning	Planned Area Development – PAD
Lot Count	1 existing, 5 proposed
Density	28.5 du/ac.

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Public/Institutional (P) – Mixed Use (MU)	Light Industry & Warehouse (CI-1)	Multi-family (under construction)
East	Public/Institutional (P)	Transitional (TR)	Vacant
South	Mixed Use (MU)	Mixed Use (MU-G)	Multi-family (under construction)
West	Mixed Use (MU)	Light Industry & Warehouse (CI-1) and Mixed Use (MU-G)	Commercial/Residential

**HISTORY SUMMARY**

- 2020: Plat of Lot 1, recorded as Fee No. 2022-064259

**ANALYSIS**

The applicant is requesting:

1. Final Plat (Commercial Plat) for Home at Maricopa

The applicant is requesting a plat of approximately 18.84 acres affecting existing parcel 51030002N, with the splitting of parcel 51030002N into five (5) new parcels. The proposed changes, formerly recorded under the instrument noted above, reconfigures existing parcel 51030002N 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 SUB22-41, 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 for Home @ Maricopa”

Exhibit B: Vicinity Map