



STAFF REPORT

Case Number: SUB24-17

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Director, Development Services

From: Derek Scheerer, Senior Planner, Development Services

Meeting Date: October 7, 2025

REQUESTS

Subdivision (SUB) 24-17: Vespro, on behalf of property owners A+ Charter Schools, Maricopa Wells Villas, LLC, CAPDEVLo60, Maricopa Hospitality, LLC, and BRSD Diversified, LLC, is requesting final plat approval for the “Final Plat – Replat of Lots 16A, 17, and 18 of Maricopa Power Center The Wells” a request for final plat approval to subdivide +/- 34.987 acres of land into six (6) Lots, also being a portion of Section 35, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, City of Maricopa, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

A+ Charter Schools
41735 W. Alan Stephens Pkwy.
Maricopa, AZ 85138

Maricopa Wells Villas, LLC
7400 E. McDonald Dr., Ste. 121
Scottsdale, AZ 85250

CAPDEVLo60
200 S. Biscayne Blvd., Ste. 3550
Miami, FL 33131

Maricopa Hospitality, LLC
12755 N. Yellow Bird Dr.
Oro Valley, AZ 85755

BRSD Diversified, LLC
7377 E. Doubletree Ranch Rd., Ste. A170
Scottsdale, AZ 85258

APPLICANT/ENGINEER

Vespro
8502 E. Via de Ventura, Ste. 101
Scottsdale, AZ 85258
Contact: Peter Vesecky

COUNCIL PRIORITIES CONSIDERED

- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acres	+/- 34.987 ac.
Parcel #'s	510-12-054H, 510-12-054J, 510-12-052B, 510-12-052D, 510-12-052C, 510-12-062B, 510-12-062A
Site Addresses	Multiple
Existing Site Use	Charter School and vacant
Proposed Site Use	Education, Commercial, Residential
Existing General Plan, Land Use	Mixed Use (MU), High Density Residential (HDR), Employment (E)
Existing Zoning	Planned Area Development – Glennwilde, Homestead, The Wells PAD Light Industry and Warehouse (CI-1), High Density Residential (RH)
Lot Count	7 existing, 6 proposed
Density	N/A

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Glennwilde, Homestead, The Wells PAD – CR3 Single-Family Residential	Single-Family Residential
East	Employment (E), Mixed Use (MU)	Glennwilde, Homestead, The Wells PAD – Industrial (CI-1), General Rural (GR)	Medical Commercial and Commercial
South	Employment (E)	Single-Family Residential (CR-3), Manufactured/Mobile Home Park (MH), General Rural (GR)	Commercial
West	Mixed Use (MU), Employment (E)	General Rural (GR)	Commercial

HISTORY SUMMARY

Land Platting

- 2002: Final Plat, Recorded in Cabinet H, Slide 053 (Fee No. 2008-021061)
- 2011: Final Plat, Recorded as Fee No. 2011-052634
- 2019: Final Plat, recorded as Fee No. 2019-038034
- 2020: Final Plat, recorded as Fee No. 2020-035333
- 2022: Record of Survey, recorded as Fee No. 2022-050574
- 2022: Final Plat, recorded as Fee No. 2022-123944

Zoning

- 1963: Property zoned CI-2 by Pinal County zoning case PZ-7-63
- 2003: Property zoned CI-1 by Pinal County zoning case PZ-017-03, PZ-PD-017-03
- 2021: Property zoned HDR by City of Maricopa zoning case ZON21-05

ANALYSIS

The applicant is requesting:

1. Final Plat for “Final Plat – Replat of Lots 16A, 17, and 18 of Maricopa Power Center The Wells”

The applicant is requesting a replat of approximately +/- 34.987 acres affecting existing parcels 510-12-054H, 510-12-054J, 510-12-052B, 510-12-052D, 510-12-052C, 510-12-062B, 510-12-062A, with the reconfigurations of the parcels into six (6) new lots of record for commercial development. The proposed changes reconfigure the existing parcels 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 from N. Stonegate Rd., W. Alan Stephens Pkwy., N. Shea Way, and W. Maricopa-Casa Grande Hwy. will not be changed and meets requirements. The proposed Final Plat subdivision will have multiple points of access for each proposed lot that will be determined at time of site development.

Final Plat – Replat of Lots 16A, 17, and 18 of Maricopa Power Center The Wells:

The submittal of the final plat includes the plat map of the parcels. If granted approval of the final plat, the applicant will be responsible for obtaining required signatures and approvals from all applicable agencies that include, but are not limited to, local utilities, state agencies, and the City Engineer, as prescribed in the City’s Subdivision Code.

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:**

The proposed lot sizes and dimensions meet minimum requirements as set forth in the approved PAD, case # PZ-PD-017-03, as amended.

- 2. Wall Boundary Design:**

Theme walls, view fences and standard wall designs are not proposed.

- 3. Pedestrian Connectivity:**

The proposal does not include development proposals that would require pedestrian connectivity. At individual development of the proposed lots, pedestrian connectivity will be required in accordance with the applicable regulations of the site’s PAD zoning and the City of Maricopa Zoning Ordinance.

- 4. Design Guidelines:**

The proposed subdivision does not contain specific residential designs for development. The developer will be required to obtain applicable approvals based on the future development of the subject parcels.

- 5. Conceptual Landscaping:**

Not applicable. The proposed subdivision does not include development proposals.

- 6. Preliminary Drainage Report:**

Not applicable. The proposed subdivision does not include development proposals.

- 7. Road Design:**

Not applicable. The proposed subdivision does not include the addition of new roads.

8. Final Traffic Report:

Not applicable. The proposed subdivision does not include development proposals. At the time of development for the proposed lots a Traffic Impact Analysis will be required at the discretion of the City Engineer and per applicable City Codes.

CONCLUSION

Staff recommends approval of case SUB24-17, 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. 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 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. 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 possesses, 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. 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 the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
7. After recordation of the plat and Pinal County has assigned assessor parcel number(s), the applicant shall be responsible for applying for an address request for all lots.
8. Prior to issuance of 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:

Exhibit A: "Final Plat – Replat of Lots 16A, 17, and 18 of Maricopa Power Center The Wells"

Exhibit B: Narrative

- End of Staff Report -