

**STAFF REPORT****Case Number: SUB19-01**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Director, Development Services

From: Derek Scheerer, Senior Planner, Development Services

Meeting Date: September 16, 2025

REQUESTS

Subdivision (SUB) 19-01: 3 Engineering, on behalf of Heritage Academy, is requesting final plat approval for the "Final Plat for Heritage Charter School – A Re-Plat of Lots 4 & 5 of The Crossings at Maricopa" a request for final plat approval to subdivide +/- 15.61 acres of land from two (2) Lots and one (1) Tract into two (2) Lots, also being a portion of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, City of Maricopa, Pinal County, Arizona.

Discussion and Action.¹

APPLICANT/OWNER

Lars Andersen & Associates
 28827 N 91st Ave.
 Peoria, AZ 85383
 Contact: Cassandra Permenter

ENGINEER/PROJECT MANAGER

3 Engineering
 6370 E. Thomas Road
 Suite 200
 Scottsdale, AZ 85251

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Managing the Future

PROJECT DATA

Site Gross Acres	+/- 15.610 ac.
Parcel #'s	512-42-724A, 512-42-724B, 512-427-25A, 512-427-25B, 512-42-726A, & 512-42-726B ²
Site Address	41000 W. Heroes Way
Existing Site Use	Heritage Academy School
Proposed Site Use	Heritage Academy School
Existing General Plan, Land Use	Master Planned Community (MPC)
Existing Zoning	Planned Area Development Transitional – Our Lady of Grace PAD
Lot Count	4 proposed Lots
Density	N/A

¹ This application is a re-application of the original SUB 19-01 Final Plat Re-Plat case that was approved by City Council on May 7, 2019, that was never recorded with the Pinal County Recorder's Office.

² Pinal County Assessor Parcel Numbers were assigned after Meets and Bounds sale of the property outside of formal City required subdivision processes.

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Planned Area Development (PAD) Our Lady of Grace	Religious
East	Master Planned Community (MPC)	Planned Area Development (PAD) Our Lady of Grace	Religious
South	Master Planned Community (MPC)	CR-3 Single-Family Planned Area Development (PAD) Glennwilde, Homestead, The Wells	Single-Family Residential
West	Master Planned Community (MPC)	CR-3 Single-Family Planned Area Development (PAD) Glennwilde, Homestead, The Wells	Single-Family Residential

HISTORY SUMMARY

- 2019: Rezone, Our Lady of Grace PAD Amendment (PAD19-01)
- 2016: Final Plat (SUB16-02 Final Plat of The Crossing at Maricopa)
- 2011: Rezone, Our Lady of Grace PAD (PAD11-01)

ANALYSIS

This request is for a re-plat of lots 4 and 5 of “The Crossing at Maricopa” located at the southwest corner of W. Santi Road and N. Gunsmoke Road. The parcel of land is part of the Our Lady of Grace Planned Area Development (PAD) that was approved in 2011, as amended. The subject parcels of land are occupied and used by the Heritage Academy Charter School. The plat amendment will allow the proper conveyance of land between Our Lady of Grace Catholic Parish and Heritage Academy.

CONCLUSION

Staff recommends approval of case SUB19-01, 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 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. 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. Public disclosure of potential noise impacts – constructive knowledge of potential railroads/agricultural/industrial impacts shall be made to future purchasers, mortgagees, renters, occupier and users of the property.
7. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.
8. After recordation of the plat and Pinal County has assigned assessor parcel number(s), the applicant shall be responsible of applying for an address request for all new lots.
9. Prior to building permitting for any commercial building, a Design Review Permit application shall be submitted for the review and approval.
10. 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:

Exhibit A: “Final Plat for Heritage Charter School”

Exhibit B: Narrative

- End of Staff Report -