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**STAFF REPORT****Case Number: SUB22-36**

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To: Honorable Mayor and City Council

Through: Rodolpho Lopez, Development Services, Director

From: Derek Scheerer, Development Services, Planner II

Meeting Date: November 1, 2022

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**REQUESTS**

**Subdivision (SUB) 22-36:** The City of Maricopa is requesting final plat approval for the “Block Plat for City of Maricopa Complex” a Replat of Map of Dedication for Maricopa City Hall Complex, Fee No. 2013-000598, Map of Dedication for City of Maricopa Library, Fee No. 2020-103909, and Record of Survey, Amended, City of Maricopa Lot Split, Fee No. 2013-075289, as recorded, Official Records of Pinal County, respectively, also being a portion of Section 30, Township 4 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

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**APPLICANT/OWNER**

City of Maricopa  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

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**ENGINEER/PROJECT MANAGER**

Thomas Granillo  
Atwell Group  
4900 N Scottsdale Road  
Suite 1600  
Scottsdale, AZ 85251  
480-218-8831

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**COUNCIL PRIORITIES CONSIDERED**

- Economic Sustainability
- Managing the Future
- Public Safety

**PROJECT DATA**


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Site Gross Acres	111.226
Parcel #'s	50203012M, 50203012Q, 50203012N, 502030420, 502030430, and to be re-assigned in Pinal County with Plat
Site Address	Various
Existing Site Use	Maricopa City Hall, City of Maricopa Police Department, Maricopa Library and Cultural Center, and vacant
Proposed Site Use	Government Facilities, Commercial, Residential
Existing General Plan, Land Use	Public/Institutional (P), Employment (E), and High Density Residential (H)
Existing Zoning	Public Institutional (PI), Transitional (TR), High Density Residential (RH), and Neighborhood Commercial (NC)
Lot Count	10
Density	N/A

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	General Rural (GR)	Vacant, Agriculture
East	Master Planned Community (MPC), Public/Institutional (P), Employment (E)	CR-3 PAD (Residential), General Rural (GR)	Vacant, Agriculture
South	Employment (E), Medium Density Residential (MDR)	Neighborhood Commercial (NC)	Vacant, Agriculture
West	Open Space (OS), Master Planned Community (MPC)	CR-3 PAD (Residential)	Open Space, Single-Family Residential

**HISTORY SUMMARY**

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- 2013: Record of Survey, recorded as Fee No. 2013-075289
  - 2013: Map of Dedication for Maricopa City Hall Complex, recorded as Fee No. 2013-000598
  - 2020: Plat of Record, recorded as Fee No. 2020-103909

**ANALYSIS**


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The applicant is requesting:

1. Block Plat for City of Maricopa Complex

The applicant is requesting a replat of approximately 111.226 acres affecting existing parcels 50203012M, 50203012Q, 50203012N, 502030420, and 502030430, with the splitting of parcel 50203012M into six (6) new parcels. The proposed changes, formerly platted under the instruments noted above, reconfigures existing parcel 50203012M while maintaining the codified minimum development standards of the Public Institutional (PI), Transitional (TR), High Density Residential (RH), and Neighborhood Commercial (NC) zoning districts. The revised 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**

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Staff recommends approval of case SUB22-36, 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 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: Proposed Replat "Block Plat for City of Maricopa Complex"