



STAFF REPORT**Case Number: SUB23-16**

To: Honorable Mayor and City Council

Through: Rodolpho Lopez, Development Services, Director

From: Derek Scheerer, Development Services, Planner II

Meeting Date: February 6, 2024

REQUESTS

Subdivision (SUB) 23-16: The City of Maricopa is requesting final plat amendment approval for the “Final Plat for Maricopa City Complex a Re-Plat of Lot 4 of Block Plat for City of Maricopa Complex,” a replat of the Block Plat for City of Maricopa Complex, as recorded, Official Records of Pinal County, Fee No. 2024-005125, 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, 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.**

APPLICANT/OWNER

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

ENGINEER/PROJECT MANAGER

Dan Mann, P.E.
3 Engineering
6370 E. Thomas Road
Suite 200
Scottsdale, AZ 85251
602-334-4387

COUNCIL PRIORITIES CONSIDERED

- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

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, City Court of Maricopa, 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

- 2024: Block Plat for City of Maricopa Complex (corrected), recorded as Fee No. 2024-005125
- 2022: Block Plat for City of Maricopa Complex, recorded as Fee No. 2022-115633
- 2020: Plat of Record, recorded as Fee No. 2020-103909
- 2013: Map of Dedication for Maricopa City Hall Complex, recorded as Fee No. 2013-000598
- 2013: Record of Survey, recorded as Fee No. 2013-075289

ANALYSIS

The applicant is requesting:

1. To amend the Block Plat for City of Maricopa Complex

The applicant is requesting to amend the Block Plat Map for the City of Maricopa Complex, which was 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 replat seeks to split existing Lot 4 into seven (7) new lots (Lots 4A, 4B, 4C, 4D, 4E, 4F and 4G) and dedication of right-of-way for the proposed N. Park Plaza roadway. The proposed replat will maintain the codified minimum development standards of the Public Institutional (PI), Transitional (TR), High Density Residential (RH), and Neighborhood Commercial (NC) zoning

districts. The replat 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 SUB23-16, 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:

Exhibit A: Final Plat

Exhibit B: Narrative

- End of Staff Report -