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**STAFF REPORT**

**Case Number: SUB23-09**

To: Honorable Mayor and City Council  
Through: Rodolfo Lopez, Director, Development Services  
From: Derek Scheerer, Planner II, Development Services  
Meeting Date: November 7, 2023

**REQUESTS**

**Subdivision (SUB) 23-09:** HilgartWilson, LLC, on behalf of Stonegate BFC, LLC, is requesting final plat approval for the "Final Plat of Stonegate" a request for final plat approval to subdivide +/- 54.01 acres of land into eight (8) Lots, also being a portion of Sections 26 & 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**

Stonegate BFC, LLC  
1635 N. Greenfield Road  
Suite 115  
Mesa, AZ 85205  
Contact: Nate Franke

**ENGINEER/PROJECT MANAGER**

HilgartWilson, LLC  
2141 E. Highland Avenue  
Phoenix, AZ 85016  
Contact: Phil Riemer

**COUNCIL PRIORITIES CONSIDERED**

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

**PROJECT DATA**

Site Gross Acres +/- 54.01 ac.  
Parcel #'s 510-12-019G, 510-12-019H, 510-24-001P, 510-24-001Y, 510-24-001X, 510-24-001W  
Site Address Unassigned  
Existing Site Use Vacant  
Proposed Site Use Commercial and Residential uses  
Existing General Plan, Land Use Mixed Use (MU)  
Existing Zoning Planned Area Development – Stonegate PAD  
Lot Count 6 existing, 8 proposed Lots  
Density 15 du/ac. single-family, 28 du/ac. multi-family

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E), Master Planned Community (MPC)	Single-Family Residential (CR-3 PAD Glennwilde)	Single-Family Residential
East	Master Planned Community (MPC), Employment (E), High Density Residential (HDR)	Single-Family Residential (CR-3 PAD Glennwilde), Planned Area Development (Stonegate PAD), High Density Residential (RH PAD Glennwilde), Light Industry & Warehouse (CI-1 PAD Glennwilde)	Single-Family Residential, Commercial self-storage, vacant
South	Medium Density Residential (MDR)	Industrial (CI-2)	Maricopa-Casa Grande Hwy., Union Pacific RR
West	Medium Density Residential (MDR), Employment (E)	Industrial (CI-2), Single-Family Residential (CR-3 PAD Glennwilde)	Maricopa-Casa Grande Hwy., Single-Family Residential

**HISTORY SUMMARY**

- 2020: Rezone, Stonegate Major PAD Amendment (PAD20-05)
- 2019: Rezone, Stonegate Major PAD Amendment (PAD19-02)
- 2008: Rezone, Stonegate PAD (PADO8-01)
- 2003: Rezone, Homestead at Rancho El Dorado PAD (PZ-PD-017-03)

**ANALYSIS**

The applicant is requesting a plat of approximately +/- 54.01 acres affecting existing parcels 510-12-019G, 510-12-019H, 510-24-001P, 510-24-001Y, 510-24-001X, and 510-24-001W, reconfiguring the parcels into eight (8) new parcels. The proposed reconfiguring of the existing parcels will maintain 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. Alan Stephens Pkwy., N. Stonegate Rd., and W. Maricopa-Casa Grande Hwy. will not be changed and meets requirements. The proposed Final Plat subdivision will have two (2) points of access along W. Maricopa-Casa Grande Hwy., two (2) points of access along N. Stonegate Rd., and as yet to be determined accesses along N. Alan Stephens Pkwy.

**CONCLUSION**

Staff recommends approval of case SUB23-09, 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. 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.
5. 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 of Stonegate"

Exhibit B: Narrative

- End of Staff Report -