

**STAFF REPORT****Case Number: SUB22-32**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Development Services Director

From: Alexander Bosworth, Assistant Planner

Meeting Date: February 7, 2023

**REQUESTS**

**Subdivision Final Plat (SUB) 22-32 Desert Sunrise High School – HILGARTWILSON, LLC**, is requesting approval of the Desert Sunrise High School final plat in order to consolidate the subject site into one parcel. The site is comprised of approximately 78.1+/- gross acres generally located on the southwest corner of W. Farrell Rd. and N. Murphy Rd. **Discussion and Action.**

**APPLICANT**

HILGARTWILSON, LLC  
 2141 E. Highland Ave., Ste. 250  
 Phoenix, AZ 85016  
 Contact: [hwprojects@hilgartwilson.com](mailto:hwprojects@hilgartwilson.com)

**DEVELOPER**

Maricopa Unified School District No. 20  
 44150 W. Maricopa-Casa Grande Hwy.  
 Maricopa, AZ 85138  
 Contact: Tracey Lopeman, Superintendent  
 Phone: (520) 569-5100

**COUNCIL PRIORITIES CONSIDERED**

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

**SURROUNDING ZONING/USE:**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Planned Area Development (PAD), General Rural (GR)	Agriculture
East	Master Planned Community (MPC)	General Rural (GR)	Agriculture
South	Master Planned Community (MPC)	Single Family Residential (CR-3)	Agriculture, Low Density Residential
West	Master Planned Community (MPC)	Single Family Residential (CR-3)	Vacant

## PROJECT DATA

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Site Gross Area	78.1+/- acres
Area of Right-of-Way	1.49+/- acres
# of Proposed Lots	One (1)
Parcel #	502-06-035D
Site Address	16200 N. Murphy Rd., Maricopa, AZ 85138
Existing Site Use	High School
Proposed Site Use	High School
Existing General Plan, Land Use	Master Planned Community (MPC)
Existing Zoning	CR-1 Single Family Residential, CR-3 Single Family Residential

## HISTORY SUMMARY

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12/20/2005:	The City Council approved the Cortona Planned Area Development with underlying CR-1 Single Family Residential and CR-3 Single Family Residential zoning, under Ordinance No. 05-16 under case # ZON 05.06 and PAD 05.06.
12/04/2007:	The City Council approved a subdivision preliminary plat for Cortona under case # SUB06.10.
02/05/2013:	The City Council approved a subdivision preliminary plat amendment for Cortona under case # SUB12-05.
04/05/2016:	The City Council approved a subdivision final plat for Cortona Parcel 5 under case # SUB13-02.
04/04/2017:	The City Council approved a subdivision final plat extension for Cortona Parcel 5 under case # SUB13-02.
01/18/2022:	The City Council passed a resolution approving and adopting a Development Agreement and Lot Sale Prohibition for Cortona Phase 1B between the City of Maricopa and Cortona, Inc.

## ANALYSIS

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HILGARTWILSON, LLC on behalf of Maricopa Unified School District No. 20 is requesting to combine the above portion of land into one singular lot across 78.1+/- acres. This lot is the site of the Desert Sunrise High School, which is currently in operation and in the process of expanding its facilities.

The approximately 95+/- lots that are proposed to be combined were formerly a part of the Cortona subdivision, parcels 5 and 6 under preliminary plat case # SUB12-05. Cortona Parcel 5 Final Plat was approved by the Mayor and City Council on April 5, 2016 under case # SUB13-02. The site is no longer planned for single family residential development, and will instead be the site of the new Desert Sunrise High School campus. The site, as a single combined parcel, will encompass the area between N. Murphy Road and N. Freeland Ln., and W. Farrell Rd. and W. Milan Pkwy.

In reviewing the final plat request, staff reviewed the proposal for conformance with the City of Maricopa's Subdivision Regulations and Zoning Code.

## **CONCLUSION**

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Staff recommends approval of case # SUB22-32 Desert Sunrise High School, 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 agencies and utility companies.
2. Landscape and street light maintenance will be the responsibility of the property owner.
3. 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.
4. In accordance to the City's Subdivision Code 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 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.
5. 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.
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 issuance of any building permits for model homes/sales office/buildings, the Developer/applicant shall provide evidence that the above disclosures has been included and disseminated to the best of their ability as notes on the final plat, or as a separated recorded document.
8. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.

## **ATTACHMENTS / EXHIBITS:**

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Exhibit A: Final Plat

Exhibit B: Project Narrative