



City of Maricopa

Legislation Text

File #: MISC 12-070, **Version:** 1

The Mayor and City Council shall discuss and possibly take action on approving a Lots 1 and 2, a Final Plat for Dignity Health Maricopa Medical Campus; more specifically described as a Replat of a Portion of Tract “NN” of Rancho El Dorado, recorded in Cabinet C, Slide 172, Pinal County Records, being a portion of the Southwest Quarter of Section 15, Township 4 South, Range 3 East of the Gila and Salt River Basin and Meridian, Pinal County, Arizona. Discussion and Action.

The purpose of this final plat is to:

- * create two (2) separate and distinct lots from the existing one (1) parent lot (currently Tract “NN”)
- * abandon the existing blanket easements (water, sewer, signing, landscaping, and drainage) dedicated through the Parcel Map for Rancho El Dorado as recorded in Cabinet C, Slide 172, Pinal County Records, October 2000
- * establish a dimensioned drainage easement to accept the runoff from the adjacent subdivision, Rancho El Dorado, on the newly formed Lot 1
- * dedicate 1’ Vehicular Non-Access Easements (VNAE) and 8’ Public Utility Easements (PUE) at their appropriate locations as identified on the final plat map.

Each of the items listed is thoroughly described below.

Tract “NN” was reserved as a commercial site within the original Rancho El Dorado parcel map and is approximately 22.790 acres in size. Lot Number 1, approximately 18.51 acres or 806,296.43 square feet in size, will be owned in fee by Dignity Health, A California Non-Profit Public Benefit Corporation. Lot Number 2 is 2.446 acres or 106,579.00 square feet, will be owned in fee by VP John Wayne Parkway 21, LLC.

At the time of initial platting, Tract “NN” was encumbered with the following blanket easements: water, sewer, signage, landscaping, and drainage. With the approval and recordation of this final plat, the blanket easements over the newly defined lots 1 and 2 will be abandoned.

The blanket drainage easement that is being abandoned over the newly formed lots 1 and 2 will be replaced with a sizeable, defined retention easement to be located at the north end of the site. The easement, to be dedicated with the approval and recordation of the final plat, will measure 150’ x 600’ x 150’ x 600’ (90,000 square feet/1.99 acres) and will accommodate the drainage run-off from the Rancho El Dorado residential parcel to the east.

Subsequently, with the approval and recordation of this final plat, the necessary 1’ Vehicular Non-Access Easements (VNAE) and 8’ Public Utility Easements (PUE) are conveyed to the City of Maricopa at their appropriate locations within the boundaries of the two lots.

Located at the southwest corner of the present Tract “NN” exists an exception parcel, owned in fee by German Dobson CVS, LLC and Pinal County AZ CVS, LLC, both Arizona limited liability companies. This existing CVS commercial site plan development was processed through Pinal County prior to the incorporation of the City of Maricopa. There are two (2) ingress/egress easements that are associated with this CVS parcel. One (1) is contained wholly within the CVS parcel on the southeast corner of the site and one (1) breaks over the existing property line at the northwest corner of the site, interfering with the newly created Lot Number 2. The easement that encumbers Lot Number 2 is just about 0.2 acres or 8,700 square feet in size. The property owners of Lot Number 2 find this ingress/egress easement advantageous as does the City of Maricopa; the City

of Maricopa supports the concept of shared ingress/egress where access management is controlled by parties other than the City, such as State Route 347.

This project has been reviewed by the Development Services Department-Engineering Division and is found to be in substantial conformance with City of Maricopa codes and policies and sound engineering guidelines and principles.

Staff recommends approval of the final plat for Dignity Health Maricopa Medical Campus to satisfy all parties involved including the owners and residents of the City of Maricopa.