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STAFF REPORT

Case Number: SUB23-19

To: Honorable Mayor and City Council
 Through: Rodolfo Lopez, Director, Development Services
 From: Derek Scheerer, Planner II, Development Services
 Meeting Date: December 5, 2023

REQUESTS

Subdivision (SUB) 23-19: the City of Maricopa, on behalf of Desert Cedars Equities, LLC, is requesting commercial/final plat approval for the “Final Plat Southbridge Marketplace South,” a request for commercial/final plat approval to subdivide +/- 27.12 acres of land into seven (7) Lots and one (1) right-of-way Tract, also being a portion of Section 27, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. **Discussion and Action.**

APPLICANT/OWNER

ENGINEER/PROJECT MANAGER

Desert Cedars Equities, LLC
 5346 E. Calle Del Norte
 Phoenix, AZ 85018
 Contact: Michael Koslow

City of Maricopa
 39700 W Civic Center Plaza
 Maricopa, AZ 85138
 Contact: Eduardo Raudales

City of Maricopa
 39700 W Civic Center Plaza
 Maricopa, AZ 85138
 Contact: Derek Scheerer

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	+/- 27.12 ac.
Parcel #'s	510-25-009T
Site Address	Unassigned
Existing Site Use	Vacant
Proposed Site Use	Commercial
Existing General Plan, Land Use	Employment (E)
Existing Zoning	General Mixed Use (MU-G), General Commercial (GC)
Lot Count	1 existing, 7 proposed Lots
Density	N/A

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	Shopping Center (SC)	Vacant
East	Employment (E), Medium Density Residential (MDR)	Apartments at Honeycutt Planned Area Development (PAD), Single-Family Residential (CR-3 PAD) Desert Cedars PAD	Multi-Family Residential, Single-Family Residential
South	Medium Density Residential (MDR)	Single-Family Residential (CR-3 PAD) Desert Cedars PAD	Single-Family Residential
West	Employment (E)	General Commercial (GC)	Religious Institution, Vacant

HISTORY SUMMARY

- 2023: Rezone, General Mixed Use (MU-G) to General Commercial (GC). ZON23-05
- 2023: Rezone, Light Industry & Warehouse (CI-1) and General Business (CB-2) to General Mixed Use (MU-G). ZON23-01
- 2004: Rezone, General Rural (GR) to General Business (CB-2) and Light Industry & Warehouse (CI-1). PZ-004-04/PZ-PD-004-02

ANALYSIS

The applicant is requesting a plat of approximately +/- 27.12 acres affecting existing parcel 510-25-009T, reconfiguring the parcel into seven (7) new parcels and one (1) new right-of-way tract. The proposed seven (7) new parcels will be further reconfigured into various parcels and tracts, including right-of-way dedications, as development proposals for the area are further established. The ultimate reconfiguration of the site and its parcels will maintain and be developed to the codified minimum development standards of the General Mixed Use (MU-G) and General Commercial (GC) zoning districts. The plat additionally adheres to the codified standards of the City’s Subdivision Ordinance.

Site access and circulation from W. Honeycutt Ave. will not be changed and meets requirements. The proposed Final Plat subdivision will have one (1) point of access along W. Honeycutt Ave., and future yet to be determined multiple access points along N. John Wayne Pkwy., and N. Desert Cedars Dr.

CONCLUSION

Staff recommends approval of case SUB23-19, 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

Exhibit A: "Final Plat Southbridge Marketplace South"

Exhibit B: Narrative

- End of Staff Report -