

STAFF ANALYSIS – SUB14-04

REQUEST

Subdivision (SUB) 14-04: EEC, Inc., representing Great Western Bank, is requesting the abandonment of the common lot lines within Amended Maricopa Manor subdivision, as allowed per Sec. 14-4-9 of the City's Subdivision Ordinance. Recorded in book 8, page 27, records for Pinal County. It is located in a portion of the southeast quarter of Section 21, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, City of Maricopa, Arizona.

PROJECT INFORMATION

Property Owner:

Great Western Bank
1235 N. Street
Lincoln, NE 68508
Phone: 402-473-6190
Primary Contact: Diane Brennan
Email: dbrennan@roiproperties.com

Applicant:

EEC, Inc.
7740 N. 16th St. Suite # 135
Phoenix, AZ 85020
Phone: 602-248-7702
Primary Contact:
Email: jgriffin@eecorp.com

Current Assessor Parcel #: 510-19-064, 065, 066, 067, 068, 069 and 037

Current Zoning: CB-1 (Local Business Zone)

Existing Use: Maricopa Manor Commercial Center

Gross Acreage of Lots: 2.0942 acres

Site Location Map:



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History:

November 1957	Amended Maricopa Manor Subdivision is approved by the Pinal County Supervisors (recording document, Book 8, pg. 27)
October 2004	Rezoning of the properties from CB-1 (Local Business Zone) to CB-2 (General Business Zone). City of Maricopa case number ZON04-02.
October 2004	Site Plan Review approved for development of the Maricopa Manor Commercial Center, City of Maricopa case # SPR04-07

Background and Request:

The property owner was notified by the City of Maricopa of non-compliance with the City's minimum development standards for local business zone, CB-1. This portion of the subdivision, Amended Maricopa Manor, was developed into a commercial center in 2007, City of Maricopa Site Plan Review case # SPR04-07. The approval of the Site Plan Review was conditioned to consolidate the properties into a single property to meet minimum setback standards however this task was never completed.

The property owner is processing the request to abandon the common lot lines # 41, 68, 69, 70, 71, 72, and 73 and creating new lot # 68A to be in conformance with the applicable zoning district, local business zone CB-2, General Business Zone.

As part of the abandonment request staff is requesting the proper dedication of easements such as vehicular non-access easements, sight visibility triangle, and public utility easements are dedicated as part of the abandonment process. This shall be processed as a separate resolution titled 'Grant of Easement'.