



39700 W. Civic Center Plaza  
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**STAFF ANALYSIS**

**CASE # SUB20-15**

<b>To:</b>	Honorable Mayor and City Council
<b>Through:</b>	Nathan Steele, Economic and Community Development, Director
<b>From:</b>	Rodolfo Lopez, Economic and Community Development, Deputy Director
<b>Meeting Date:</b>	December 1, 2020

**REQUEST**

**Subdivision Final Plat SUB20-15:** Shea Connelly Development LLC, is requesting final plat approval for the “Copper Sky” commercial development site dividing the parcel of approximately 20 acres into four (4) separate lots. Generally located on the north and southeast corner of Martin Luther King Jr. Blvd and John Wayne Pkwy, a portion of the northwest quarter of Section 34, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona.  
**DISCUSSION AND ACTION.**

**COUNCIL PRIORITIES CONSIDERED**

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

**APPLICANT**

Shea Connelly Development LLC  
2055 S. Cottonwood Dr.  
Tempe, AZ 85282

Phone: 623-261-9091  
Contact: Michael Duffy  
Email: [mduffy@scd-llc.com](mailto:mduffy@scd-llc.com)

**PROPERTY OWNER**

City of Maricopa  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**PROJECT DATA**

- Parcel area: 40 acres +/-
  - **Parcel 1** 3.44 acres
  - **Parcel 2** 5.85 acres
  - **Parcel 3** 6.43 acres
  - **Tract A** 0.77 acres
  - **Streets** 3.59 acres
- Parcel #: N/A
- Site Address: N/A

**SURROUNDING USES**

Direction	Existing Zoning	Existing Use
North	General Mixed Use (MU-G) Zoning	Vacant Land
South	Transition (TR) Zoning	Copper Sky Regional Park
East	Transition (TR) Zoning	Copper Sky Regional Park
West	Single Family Residential (CR-3 PAD)	Alterra Subdivision

**SUBJECT SITE**



**PROJECT INFORMATION**

This request is by Shea Connelly on behalf of the City of Maricopa is subdivide the two existing parcels into four (4) separate parcels. Parcel 1 of the proposed final plat is a planned Senior Housing facility which received Planning and Zoning Commission approval earlier this year, case # DRP20-05. All other parcels is conceptualize for a mixed use development project to be processed through a separate Development Review Permit request.

### **STAFF RECOMMENDATION**

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Staff finds the submittal items of SUB20-15 to be substantially compliant with Subdivision Code, Sec. 17.20.060. Staff recommends **Approval of SUB20-15** subject to the following conditions:

1. After approval of the Final Plat, the applicant shall be responsible of applying for an address request.
2. Building permits for lots shall not be issued without the having assigned addresses appropriate for the structure.
3. All infrastructure improvements shall be in accordance with approved and current approved plans in accordance with the Development Review Permit and construction permits.
4. 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 from the applicable federal, state, county and any other agencies as applicable.

### **ATTACHMENTS**

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Exhibit A – Narrative

Exhibit B – Master Plat

-- End of staff report --