

## **MARICOPA STATION – INTERIM PHASE RETAIL**

### **City of Maricopa, Arizona**

#### **Project Narrative**

04.30.14

#### **OVERVIEW**

The subject development is a proposed 7,800 square foot multi-tenant shops building and an approximate 3,300 square foot drive through restaurant on two separate, but adjoining parcels at the northeast corner of SR 347 (John Wayne Parkway) and Smith-Enke Road in Maricopa. The total land area of the two subject parcels is 2.45 acres. VP John Wayne, LLC is the current owner of the subject site and will develop the shops building. Capital Development Partners will develop the drive-through restaurant.

#### **MASTER PLAN**

To the north and east of the subject development an approximately 18.5 acre medical health center is planned under separate ownership in a future phase. The land is currently vacant, with no record of previous use. An existing CVS drugstore is immediately south of the proposed development and will share an existing access drive on Smith-Enke as well as two new proposed driveways directly from SR 347. As requested by staff, future vehicular cross access to the medical campus will occur at the main, northern driveway connecting to SR 347. Arrows on the plans indicate what will be designed as a future four-way intersection for cars and pedestrian travel within the interior of the master plan.

#### **SITE PLANNING FEATURES**

Both uses will feature drive-through convenience as well as outdoor amenities for patrons including shaded walkways and seating areas as provided by the tenants. Service areas are located toward the rear of each property in screened areas per ordinance. Interior pedestrian pathways with concrete walks and other special surfacing are planned throughout the project interior and to adjacent properties. Screening of the parking areas along the frontage will be accomplished with a combination of landscaped earth berms, shrubs and groundcover material to form a soft edge.

#### **DESIGN THEME**

The project architectural design theme will feature local and native-inspired materials and colors. Sloping metal roof forms and exposed metal frame details are utilized to recall local agrarian architecture. Random basketry-style patterning is introduced with contrasting block in varying colors and finishes. Tensioned fabric material will be used over some of the walkway areas to provide shade and visual interest.

#### **APPROVAL TRACK**

The project will initially be seeking development plan approval, and follow up closely with building, landscape and civil development plans for permit. Sign approvals will be processed separately, as will tenant improvements for the shops building.