

**STAFF REPORT****Case Number: SUB24-19**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Director, Development Services

From: Derek Scheerer, Senior Planner, Development Services

Meeting Date: September 16, 2025

REQUESTS

Subdivision (SUB) 24-19: Rick Engineering Company, on behalf of TTRG AZ Maricopa Phase II Development II, LLC, is requesting final plat approval for the "Final Plat Southbridge Marketplace Phase 2" a request for final plat approval to subdivide +/- 8.632 acres of land from three (3) Lots into seven (7) Lots, 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

TTRG AZ Maricopa Phase II Development,
 LLC
 2398 E. Camelback Road
 Suite 120
 Phoenix, AZ 85016

ENGINEER/PROJECT MANAGER

Rick Engineering
 2401 West Peoria Avenue
 Suite 130
 Phoenix, AZ 85029
 Contact: Michael Banta

COUNCIL PRIORITIES CONSIDERED

- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	+/- 8.632 ac.
Parcel #'s	510-25-0510, 510-510-25-052B, & 510-25-050B
Site Address	Unassigned
Existing Site Use	Vacant
Proposed Site Use	Commercial Subdivision
Existing General Plan, Land Use	Employment (E)
Existing Zoning	Shopping Center (SC)
Lot Count	3 existing, 7 proposed
Density	N/A

Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Employment (E)	General Industrial (CI-2)	Union Pacific Railroad
East	Employment (E)	Apartments at Honeycutt Planned Area Development (PAD)	Vacant (Proposed Multi-Family Residential)
South	Employment (E)	General Mixed Use (MU-G)	Vacant
West	Employment (E)	General Commercial (GC)	Hospital, Vacant

HISTORY SUMMARY

- 2023: Rezone, Light Industry & Warehouse (CI-1) and General Business (CB-2) to Shopping Center (SC) and 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:

1. Final Plat for Southbridge Marketplace Phase 2

The applicant is requesting a final plat for approximately +/- 8.632 acres affecting existing parcels 510-25-0510, 510-510-25-052B, & 510-25-050B, splitting the three (3) existing parcels into seven (7) new parcels for commercial development. The proposed changes will permit the site to be developed into the second phase of the Southbridge Marketplace commercial development. The plat 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 commercial replat will maintain two (2) points of access along W. Honeycutt Avenue, and the W. Edwards Avenue extension, and is anticipated to have future yet to be determined multiple access points along south of the site along N. John Wayne Parkway, and N. Desert Cedars Drive.

CONCLUSION

Staff recommends approval of case SUB24-19, 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 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 Phase 2”

Exhibit B: Narrative

- End of Staff Report -