

Development Plan Application Narrative
PA19-09

SWC John Wayne & Edison Rd.

Sonoran Creek



Thompson Thrift
Andrew Call
2398 E. Camelback Rd., Ste 210
Phoenix, AZ 85016

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Request

To approve the Development Plan for 7.86 +/- acre property APN 2009-023601, located at the SWC of John Wayne Pkwy & Edison Rd.

Surrounding Property

North - Directly North of the property is existing residential.

West – Directly to the West, is existing vacant commercial.

South – Directly to the South is existing commercial.

East - Directly East of the property is existing commercial.

The Project

The subject property is located at the SWC of John Wayne Pkwy & Edison Rd. (the “Site”). The proposed development is currently zoned General Commercial CB-2. The proposed development will be a first-class retail development with a mix of general retail, restaurants and retail services, including a few Anchor businesses, such as a specialty grocer.

General Plan

There are no changes being requested for the General Plan. The use is consistent with the uses designated by the City’s current General Plan and Character and Design Elements. The project is consistent with the General Plan’s goal of fostering quality design that enhances Maricopa as a unique southwestern desert community. We have reviewed and took into consideration the Heritage District designs into our site and building designs.

Design Theme

The project architectural design theme will feature local and native-inspired materials and colors, adhering to the Heritage District design and themes. Each tenant will have the flexibility to incorporate their corporate branding colors and design while integrating the Heritage Design Guidelines. Western motifs and themes will be used while maintain a modern overall design. Block, corrugated metal, wood or wood textured metal and stone are materials we have used to enhance the development with the Heritage features.

The landscape plan will be used for buffering key areas, giving shade and safety for pedestrians. Native plants will be a focus that allow the plants and trees to thrive and conserve water usage.

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 improvement for the shops building.