

## STAFF ANALYSIS – SUB16-04

### REQUEST

**Sonoran Creek Final Plat Amendment- Re-plat (SUB)16-04:** S&W Land Surveying Services, representing the Sonoran Creek LLC, is requesting the replat of tract Lots, 2, 3 and 4 of Council approved final plat SUB12-06 Sonoran Creek commercial center as recorded in Document No. 2013-058465, Cabinet H, slide 98, Records of Pinal County. The site is generally located at the southwest corner of John Wayne Parkway (State Route 347) and Edison Road, within the City of Maricopa incorporated limits. In 1988, the site was zoned “CB-2” General Business Zone under case number PZ-09-88 by Pinal County, Arizona.

### PROJECT INFORMATION

#### **Property Owner:**

Sonoran Creek, LLC  
5346 E. Calle Del Norte  
Phoenix, AZ 85283

#### **Current Zoning:**

CB – 2 General Business Zone

#### **Site Location Map:**



#### **Background and Request:**

As submitted, the final plat identifies the total area for this development at approximately 22.27 acres. The proposed re-plat will create three (3) separate lots, and as identified, Lot#2 = 17.44 acres, Lot#3 = 3.69 acres and Lot#4 = 31.13 acres.

In 2012, the City Council approved a site plan for Fast and Friendly Car Wash under case number SPR12-10 consisting of approximately 1.2 acres, which is identified in the current final plat as Not a Part.

This property is affected by the existing floodplain in this area. To address floodplain constraints on the site and to obtain a Conditional Letter of Map Revision (CLOMR), the applicant designed a new channel for drainage, which was approved by the City of Maricopa, FEMA, and Pinal County. Currently, Pinal County Flood Control District is the Floodplain Administrator for the City of Maricopa. Upon successful submittal of the Sonoran Creek Grading and Drainage Plan, a Floodplain Use Permit FUP1301-002 Sonoran Creek Mass Grading was approved by the Pinal County Flood Control District on February 26, 2013, clearing the path for the final plat review and approval by the City Council.

In July 2012, the City of Maricopa and Sonoran Creek, LLC signed and agreed to a Development Agreement (O & M Plan), granting for a non-exclusive access easement to the City over the flood control structures as more fully described in the terms and conditions of the Development Agreement for Sonoran Creek, as recorded with the Pinal County Recorder's Office in Fee No. 2012-078203.

Since the original site plan approval in 2008, and subsequent 2012 sale of lot#1 to a new development, Fast and Friendly Car Wash, staff continued to work with the applicant to address various site planning issues and adjustments, including lot sales to other developers, which have been satisfactorily met, and those pending are adequately noted through this re-plat subdivision process. In addition to the Sonoran Creek re-plat notes/stipulations, the final plat for Sonoran Creek will be governed by the "Declaration of Covenants, Conditions, and Restrictions (CCR's)" Easements for Use of Common Areas specifically states that the Declarant hereby reserves and grants to each Owner in the Common Area throughout the Property for pedestrian and vehicular ingress to and egress from public streets adjacent to the property. This declaration in the CCR's will ensure that all three (3) lots have access to City of Maricopa and ADOT rights-of-way. Each lot owners will be responsible for their fair share of on and off-site improvements adjacent to Edison Road, Wilson Road and Hathaway Avenue.

All public roadway and infrastructure improvements bordering John Wayne Parkway have been completed by the applicant; the applicant also has agreements in place with private utility providers - among others, water and sewer facilities to the site.

This project has been reviewed by the Development Services Department's Fire Department, Planning and Engineering Divisions and is found to be in substantial conformance with the City of Maricopa Codes and Policies.

Staff recommends that the Mayor and City Council approve the replat for Sonoran Creek Commercial Center, case number SUB16-04.