



39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.568.9098  
Fx: 520.568.9120  
www.maricopa-az.gov

**STAFF REPORT**

**Case Number: SUB24-03**

To: Honorable Mayor and City Council  
Through: Rodolfo Lopez, Director, Development Services  
From: Derek Scheerer, Planner II, Development Services  
Meeting Date: April 16, 2024

**REQUESTS**

**Subdivision (SUB) 24-03:** Rick Engineering, Inc., on behalf of TTRG AZ Maricopa Honeycutt Development, LLC is requesting commercial/final plat approval for the “Lowes at Southbridge Marketplace,” a request for commercial/final plat approval to subdivide +/- 16.161 acres of land into three (3) 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**

**ENGINEER/PROJECT MANAGER**

TTRG AZ Maricopa Honeycutt Development, LLC  
2398 E. Camelback Rd., Suite 210  
Phoenix, AZ 85016  
Contact: John Shields

Rick Engineering, Inc.  
2401 W. Peoria Ave., Suite 130  
Phoenix, AZ 85029  
Contact: Aubrey Shumaker

**COUNCIL PRIORITIES CONSIDERED**

- Quality of Life
- Economic Sustainability
- Managing the Future

**PROJECT DATA**

Site Gross Acres +/- 16.161 ac.  
Parcel #'s (Unassigned APNs) Parcels 1, 2, and 3 of the Southbridge Marketplace South Plat (Pinal County Recorder Fee No. 2023-089332), and a portion of Parcels 1 and 3, and Parcels 4, 5, 6, and 7 of the Southbridge Marketplace North Plat (Pinal County Recorder Fee No. 2023-89333)  
Site Address Unassigned  
Existing Site Use Vacant  
Proposed Site Use Commercial  
Existing General Plan, Land Use Employment (E)  
Existing Zoning Shopping Center (SC) and General Mixed Use (MU-G)  
Lot Count 9 existing, 3 proposed Lots  
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 a plat of approximately +/- 16.161 acres affecting existing parcels 1, 2, and 3 of the Southbridge Marketplace South Plat (Pinal County Recorder Fee No. 2023-089332), and a portion of Parcels 1 and 3, and Parcels 4, 5, 6, and 7 of the Southbridge Marketplace North Plat (Pinal County Recorder Fee No. 2023-89333). Pinal County Parcel Numbers for the affected lots have not been assigned. The proposal will reconfigure said parcels into three (3) new parcels, Lot 1 (approx. 10.705 ac.), Portion of Parcel 1 (approx. 2.763 ac.) and Portion of Parcel 3 (approx. 2.693 ac.). Proposed Lot 1 is being formed for the proposed Lowe’s at Southbridge Marketplace development, while Portion of Parcel 1 and Portion of Parcel 3 will be further reconfigured into various parcels and tracts as development proposals for the area are further established. The ultimate reconfiguration of the site and its parcels will maintain and be developed to the codified minimum development standards of the Shopping Center (SC) zoning district. The area consisting of existing parcels 1, 2, and 3 of the Southbridge Marketplace South Plat will be rezoned from current General Mixed Use (MU-G) to the Shopping Center (SC) zoning district under a separate rezone application. 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 Ave., and the W. Edwards Ave. extension, and is anticipated to have future yet to be determined multiple access points along south of the site along N. John Wayne Pkwy., and N. Desert Cedars Dr.

**CONCLUSION**

Staff recommends approval of case SUB24-03, 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 the 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.
6. The area consisting of existing Parcels 1, 2, and 3 of Southbridge Marketplace South Plat (Pinal County Recorder Fee No. 2023-089332) shall be rezoned from the General Mixed Use (MU-G) zoning district to the Shopping Center (SC) zoning district under a rezone application.

**ATTACHMENTS / EXHIBITS**

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Exhibit A: "Lowes at Southbridge Marketplace"

Exhibit B: Narrative

- End of Staff Report -