

Case # \_\_\_\_\_

**Plat Narrative  
For the Final Plat of Copper Sky**

**Dated 4/30/2020**

The “Final Plat of Copper Sky” is the re-plat of two city owned parcels of land adjacent to the Copper Sky Regional Park.

For the last year and a half the City of Maricopa and Shea Connelly Development have been working on a 20-Acre +/- Master Planned Urban Development, referred to as Copper Sky Commercial. This development is located at the intersection of Martin Luther King Jr. Boulevard and John Wayne Parkway adjacent to the Copper Sky Regional Park.

This Master Planned Urban Development includes:

- Lot 1 - A Senior Housing Community - approximately 150 Units
- Lot 2 - A Mixed Use Project One – Approximately 300 Residential Units and 16,000 SF of Commercial
- Lot 3 - A Mixed Use Project Two - Approximately 300 Residential Units and 16,000 SF of Commercial
- A meets and bound lot that is not part of this re-plat - La Quinta Inn
- Additional ROW for improvements to Martin Luther King Jr. Blvd including a Plaza, bus stop, and on street parking

This Master Planned Urban Community takes the existing 20 acres and develops 4 commercial lots on approximately 17.5 Acres. The balance of the Land will be used for access easements and to increase the Martin Luther King Jr. Boulevard Right of Way (ROW) to be used as additional community open space. This additional ROW space will be used to develop a plaza for events and gatherings such as farmers markets, craft shows, vendor’s shows and small live events. The space will also provide additional street parking, a bus stop, and pedestrian access to the existing recreational activities and the planned mixed-use residential and commercial developments.

This re-plat changes the lot sizes, configuration, and increases the ROW for Martin Luther King Jr. Boulevard to accommodate the proposed development. Lots 1, 2 and 3 are under contract to 3 different Special Purpose LLC’s for the development of the master planned community.

Lot 1’s entitlements were finalized through Cases CUP20-01, DRP20-05 and PAD20-01. Lot 2 will be submitting for DRP shortly. The additional Improvements to Martin Luther King Jr. Boulevard will be constructed and completed concurrent with the construction of Mixed Use Project One on Lot 2. Development on Lot 3 will start after lot 2’s development and the improvements to Martin Luther King Jr. have been completed. Minor modifications to the Development Standards may be needed to complete the development of lots 2 and 3.

The current is PAD zoning for lot 1 and MU-G Zoning for lots 2 and 3 along with a Mixed Use General Plan Classification for all three will remain in place.