

STAFF ANALYSIS – SUB14-02

REQUEST

Subdivision Re-plat (SUB) 14-02: Survey Innovation Group Inc., representing VP John Wayne Parkway 21 LLC and Dignity Health, is requesting the replat of Dignity Health Medical Campus, a plat development recorded by fee# 2012-083730 , Pinal County Records. It is located in a portion of the southwest quarter of Section 15, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona.

PROJECT INFORMATION

Property Owner:

Dignity Health, a California Non-Profit
Public Benefit Corporation
185 Berry Street, #300
San Francisco, CA 94107

VP John Wayne Parkway 21, LLC,
An Arizona Limited Liability Company
2502 E. Camelback Road, Ste 214
Phoenix, AZ 85016

Current Zoning: CB-2 (General Business)

Site Data:

- Lot #1: ± 18.510 Acres
- Lot #2: ± 0.953 Acres
- Lot #3: ± 1.493 Acres

Site Location Map:



STAFF ANALYSIS - SUB13-01

Background and Request:

This parcel was originally platted as part of the Rancho El Dorado development and referenced as tract NN per the original plat. This parcel is also designated as a commercial property per the Rancho El Dorado PAD plan that was approved under the County jurisdiction. An exception property was carved out for the development for the CVS store in 2004. And in 2012 the rest of the property was re-platted under City of Maricopa file # MISC 12-070 and approved by the City Council on September 4, 2012 (recording fee # 2012-083730).

The applicant is requesting to split the existing lot into two (2) separate properties to accommodate the Maricopa Station development that is currently under construction (Site Plan Review case # 14-01). Newly created lot #3 corresponds to the development boundaries of the multi-tenant building under construction and lot #2 will also correspond to the future fast food restaurant development (see image below). City staff has assured that proper cross access/parking and between the two new properties is provided within the development's Conditions, Covenants and Restrictions (CC & R's). CC&R's will be recorded separately with the County and noted as part of the final plat at the time of recording.

