

May 6, 2025

City of Maricopa
39700 W Civic Center Plaza
Maricopa, AZ 85138

RE: **Project Title: Southbridge Marketplace, Design Review Submittal, Phase 2B**

Project Narrative – Southbridge Marketplace

The project is located at the northeast corner of the intersection of Honeycutt Avenue and John Wayne Parkway. The property was recently approved by the Planning Department as DRP24-05 on September 10, 2024. The site will now be developed to include an additional Shops building west of Aldi and two out parcel pads south of Aldi and the in-line buildings in this proposed development phase. The site is zoned Shopping Center (SC).

This proposed phase of the project includes the construction of a 10,000 SF multi-tenant shops building (Shops B) and two pad lots Pad A (6,500 SF) and Pad B (3,200SF). Pad A will be a multi-tenant building with the west end cap user having a drive-thru. Pad B will be a future unknown drive-thru restaurant. We are requesting approval of the drive-thru element and adjacent site improvements, and the future tenant will submit a separate application for their proposed design elevations at a later date. The uses proposed for these buildings are retail and QSR restaurants along with two drive-thru uses at Pads A and B. The design elevations conform to the existing elevation designs of the Shops A and Pads C and D.

Utility infrastructure including electric, telephone, gas, water and sanitary sewer are either in design or are under construction and should be available for use upon start of construction of this phase.

Typical proposed hours of operation will be 7 am to 10 pm.

The proposed building square footages are shown on the submitted Site Plan.

The proposed and required parking site data can be found on the submitted Site Plan. The site parks to the City's required number of stalls with an excess of 12 stalls.

Access to the project is via Honeycutt Avenue from John Wayne Parkway (State Route 347). A private drive joins the project to the north at the overpass. A shared, private access road, running north of the tee-intersection at Honeycutt will be shared by this development and Lowes as access for service vehicles and patron traffic. All properties in this phase will be under CCRs for shared access and parking between tenants in this phase and for all future development.