

STAFF ANALYSIS – SUB18-03

REQUEST

Maricopa Towne Plaza Final Plat Amendment- Re-plat (SUB)18-03: Westwood Professional Services, serving Matrix Equities LLC, is requesting the replat of Maricopa Towne Plaza of previously Council approved final plat from 2012. Originally, Maricopa Towne Plaza was recorded as Document No. 2012-030050 per Records of Pinal County. The site is generally located at the southeast corner of John Wayne Parkway (State Route 347) and Hathaway Avenue, within the City of Maricopa incorporated limits. The site is zoned “CB-2” General Business Zone and within the overlay zones of “TC” Transportation Corridor Overlay (lots 1 - 4) and “MU-H” Mixed Use – Heritage Overlay (lot 5) with all the proposed lots dimensioned to support development standards of these zones.

PROJECT INFORMATION

Property Owner:

Matrix Equities, LLC
10446 N. 74th St.
Scottsdale, AZ 85258

Current Zoning:

CB – 2 General Business Zone
TC – Transportation Corridor Overlay
MU-H – Mixed Use – Heritage Overlay

Site Location Map:



Background and Request:

As submitted, the final plat identifies the total area for this development at approximately 5.38 acres. The proposed re-plat will create five (5) separate lots, and as identified:

LOT 1: 31,789 SQ.FT. OR 0.7298 ACRES MORE OR LESS

LOT 2: 33,497 SQ.FT. OR 0.7690 ACRES MORE OR LESS

LOT 3: 32,900 SQ.FT. OR 0.7553 ACRES MORE OR LESS

LOT 4: 45,420 SQ.FT. OR 1.0427 ACRES MORE OR LESS

LOT 5: 90,547 SQ.FT. OR 2.0787 ACRES MORE OR LESS

In 2012, the City Council approved Maricopa Towne Plaza with four (4) separate lots at a larger total area. Due to the re-alignment of John Wayne Parkway (SR-347) for the Overpass Project, ADOT acquired additional frontage of Maricopa Towne Plaza and negotiated access points to the property. Additionally, there is entitled improvements for Lot 3 for Drive-Thru Restaurant/Retail. This entitlement pre-dates the application of the TC Overlay and will not be required to meet those specific development standards.

All public roadway and infrastructure improvements adjacent to John Wayne Parkway (SR-347) are anticipated to be completed as part of the Overpass project; the applicant also has a Traffic Impact Analysis to comply with as reviewed by ADOT to ensure access improvements are adequate for traffic ingress and egress from the site.

Staff recommends that the Mayor and City Council approve the replat for Maricopa Towne Plaza, case number SUB18-03.