

## STAFF REPORT

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**To:** Planning and Zoning Commission

**Through:** Rodolfo Lopez, Planning and Zoning Manager

**From:** Ben Cereceres, Planner I

**Date:** August 12, 2019

**RE:** Preview of the Sonoran Creek Shopping Center Development Plan Review (DRP19-11) request from Thompson Thrift for the construction of a 5-PAD retail shopping center, including 30,000 square-feet of grocery and 56,500 square feet of retail/shops, on approximately 7.86 acres located on the south-west corner of John Wayne Parkway and Edison Road. **DISCUSSION ONLY.**

### RECOMMENDATION

Staff is not seeking action (approval or denial) at this time, this is for discussion only.

### PROJECT INFORMATION

This request is being presented to the Commission as a **preview meeting**. Thompson Thrift is requesting to the construct a 5-PAD retail shopping center, including 30,000 square-feet of grocery and 56,500 square feet of retail/shops, on approximately 7.86 acres. The retail center will be phased out into two phases.

The project is currently being reviewed by City Staff to verify conformance with Development Standards set forth within Maricopa's Zoning Code. The retail center has been designed with architectural and landscape features that comply with the design guidelines established under the Mixed Use – Heritage Overlay District. The elevations on proposed buildings provide a mixture of finishes such as stucco, CMU block, brick veneer, composite wood planking and boxed ribbed metal siding. The use of different façade finishes provide architectural interest to the building and help break-up the massing.

### CONCLUSION

Staff is not recommending denial or approval with this review. This item is being presented as a **preview** (discussion only) to simply inform the P&Z Commission of the proposed development and to ask questions, if any. However, when the Development Plan Review will be submitted to the Commission for action, the Commission can expect specific stipulations pertaining to this land development and code requirements.

Exhibit A – Elevations

Exhibit B – Landscape Plan

-- End of staff report --