



City of Maricopa

Legislation Text

File #: MISC 12-010, **Version:** 1

The Mayor and City Council shall discuss and possibly take action on approval of the Maricopa Towne Plaza Final Plat. **Discussion and Action.**

Maricopa Towne Plaza generally lies at the southeast corner of the intersection of State Route 347 and the Hathaway Avenue alignment within the City of Maricopa's designated redevelopment area. The site is a 261,413 sq. ft. /6.001 acres (gross) parcel with approximately 550 linear feet of frontage on State Route 347. The subject property is zoned CB-2, commercial/business. The property is located in a Federal Emergency Management Agency Flood Zone X as depicted on Map No. 04021C0745E dated December 4, 2007. The project highlights approximately 17% open space.

Upon successful completion of the final plat the property will:

- be divided in four (4) separate parcels
- provide a 10' wide public utility easement (PUE) and public access easement (PAE) parallel to State Route 347 that is dedicated to the City of Maricopa
- provide a 59' half-street right-of-way (ROW) to be dedicated to the State of Arizona (by separate instrument) for the improvements of State Route 347

The property configuration will be:

- Lot 1 (hotel) = 72,479 ft² /1.664 acres
- Lot 2 (quick service restaurant) = 37,243 ft² /0.855 acres
- Lot 3 (full service restaurant) = 54,588 ft² /1.253 acres
- Lot 4 (hotel/Holiday Inn Express) = 90,548 ft² /2.079 acres
- PUE/PAE (City of Maricopa) = 7,529 ft² /0.173 acres
- ROW (Arizona Department of Transportation) = 8575 ft² /0.151 acres

The development of this property requires the dedication of multiple easements. The easements serve a two-fold purpose: 1) the easements bring the utility from its current point of termination across the adjacent southern property to the Maricopa Towne Plaza property line and 2) within the site the utilities are required to be within an easement as requested by the provider of the utility. These easements include:

- 5' gas line (offsite)
- 10' public utilities (offsite)
- 15' water line (offsite) / 20' water line (onsite)
- 20' sewer line (offsite and onsite)
- 30' sewer and water line (onsite)

This project has been reviewed by the Development Services Department-Engineering Division and is found to be in substantial conformance with City of Maricopa codes and policies and sound engineering guidelines and principles.

Staff recommends approval of the Maricopa Towne Plaza Final Plat.

