

El Mirage Plaza NEC El Mirage and Lower Buckeye

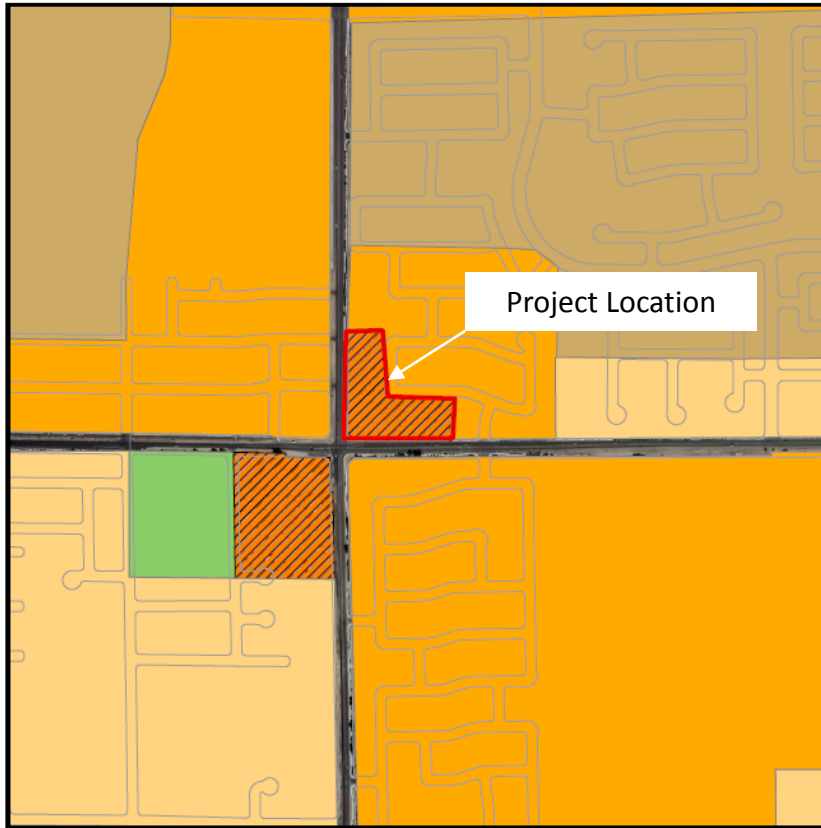
Amended Final Plat

PL-16-0178

February 21, 2017

Presenter: Alison Rondone, Planner II





General Plan Land Use Map

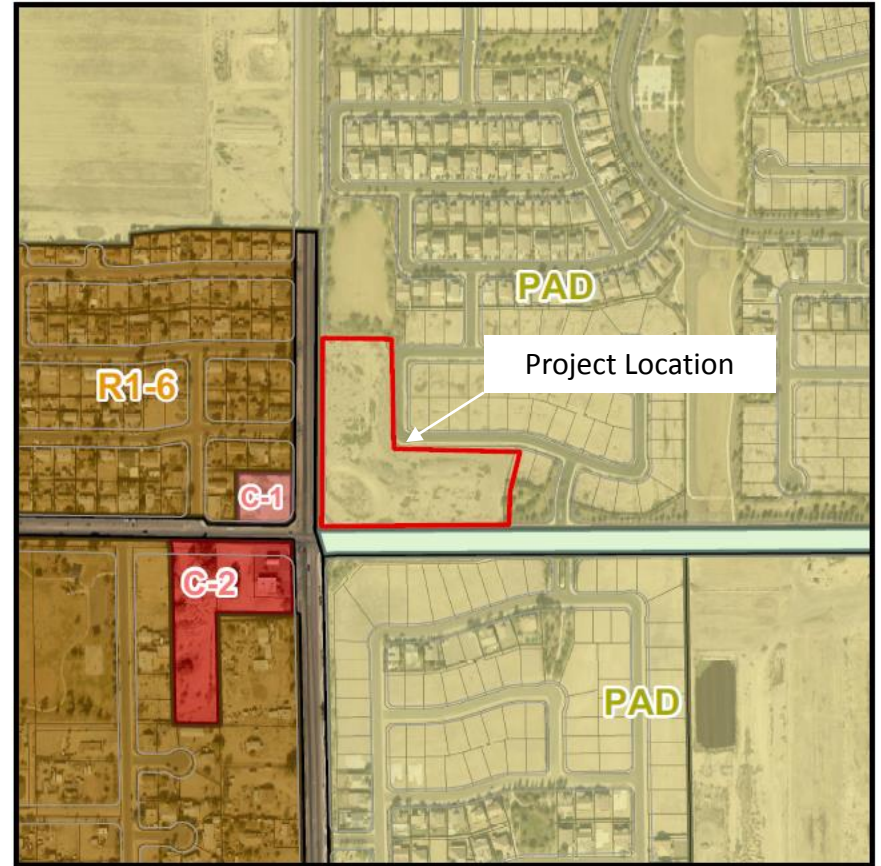


Medium Density Residential
Estate/Low Density
Open Space and Parks

Medium/High Density Residential



Project Location



Zoning Vicinity Map



Project Location



Background

- Parent parcel - 6.1 acres
- Annexed February 2005
- Part of Del Rio Ranch PAD approved 2005
- One of two identified parcels for neighborhood commercial uses
- Vacant since PAD approval



Aerial Photograph



 Project Location



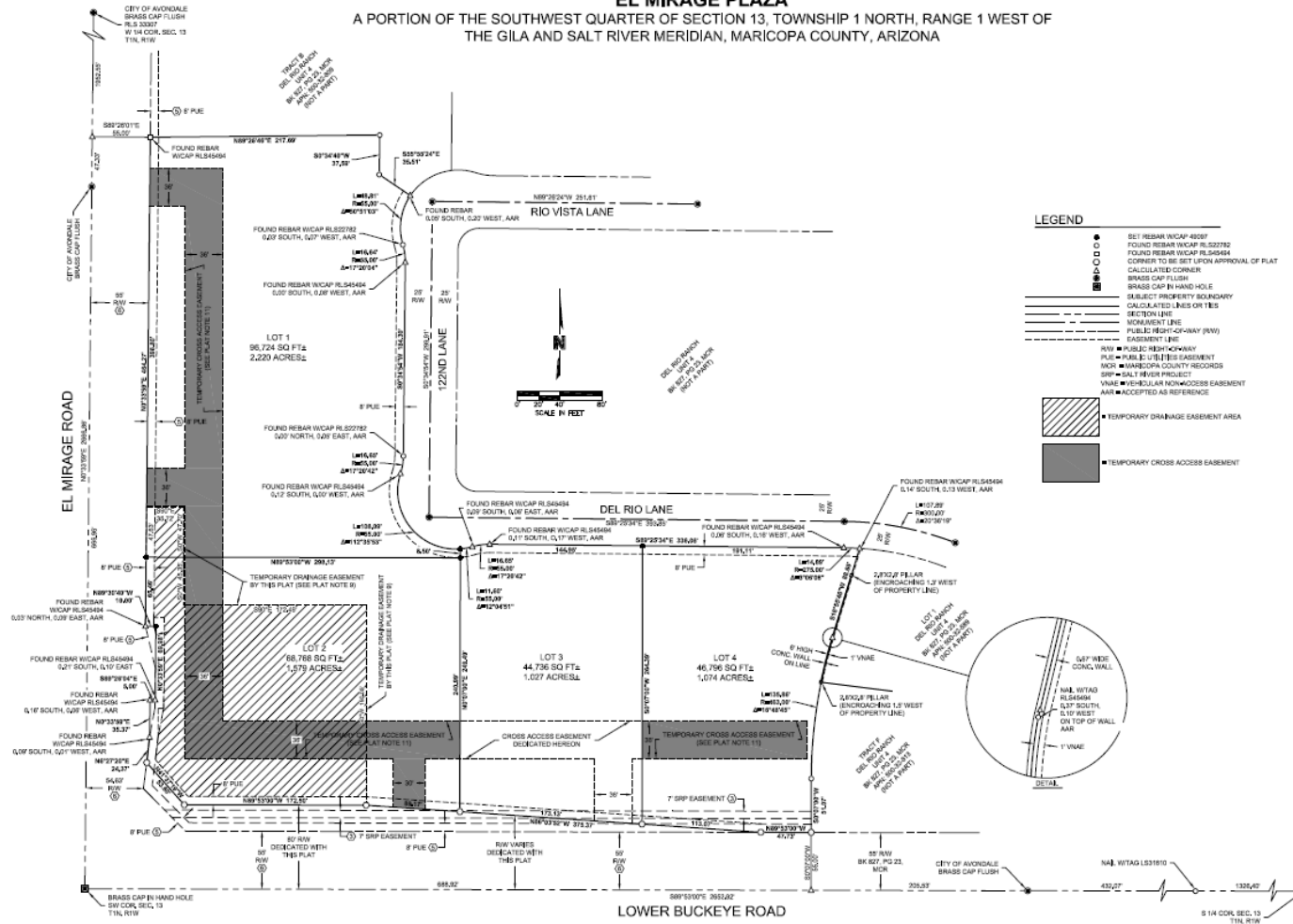
Request

- Split parcel into four separate parcels for greater marketability
 - Lot 1 – 96,724 sf
 - Lot 2 – 68,768 sf
 - Lot 3 – 44,736 sf
 - Lot 4 – 46,796 sf
- Dedicating approximately 9,954 sf additional ROW on north side of Lower Buckeye
- El Mirage Master Site Plan under separate review (PL-16-0011)

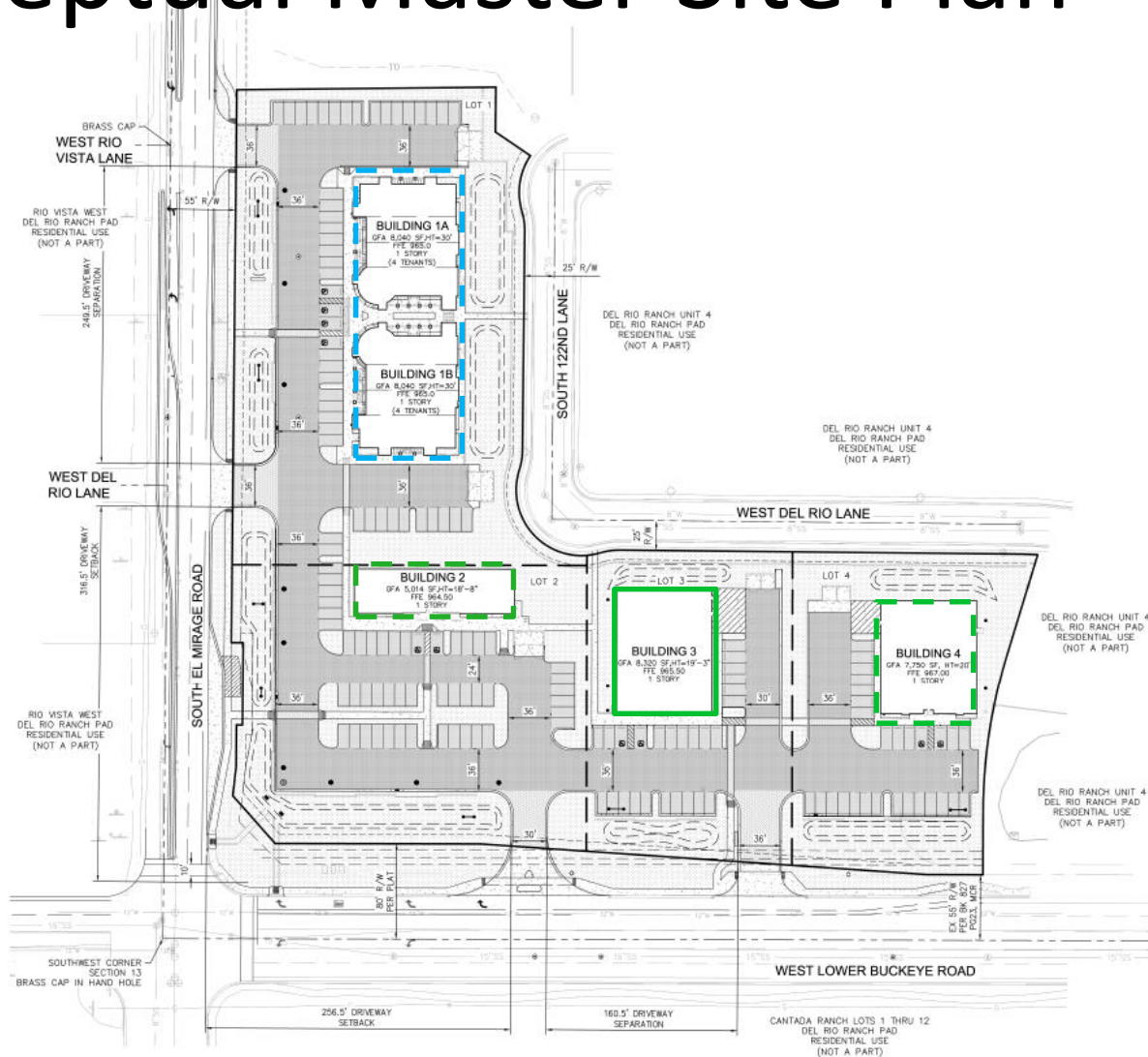
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FINAL PLAT EL MIRAGE PLAZA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



Conceptual Master Site Plan



Analysis

- Amended Final Plat reviewed by registered land surveyor
- Request in conformance with Zoning Ordinance and Subdivision Regulations
- Consistent with Development Plan for Del Rio Ranch PAD to develop with neighborhood commercial uses
- Replat necessary to accommodate development
 - Individual site plan in review for Lot 3 (Family Dollar)
 - Owner in negotiations with auto parts store for Lot 4

Analysis

- Master Site Plan in review
 - Common architectural and materials theme to integrate with Del Rio Ranch
 - Cross-access between individual lots
 - Comprehensive sign program
 - Master traffic impact analysis
 - Pedestrian access from residential in Del Rio Ranch
 - Master grading & drainage plan, landscape plan
 - Driveway locations, water/sewer tap points identified
 - ROW improvements

Staff recommends **APPROVAL**

Application PL-16-0178

Request for Amended Final Plat

El Mirage Plaza

NEC El Mirage and Lower Buckeye