



2023

CITY OF MARICOPA PROJECTS

Development Services
Department



(520) 316-6920



maricopa-az.gov

City of Maricopa Projects - 2023

Development Services offers a one-stop shop approach to developments and continuously strives for new and efficient ways to conduct business. Since 2021, Development Services has reestablished the Project Coordinator role. Our Project Coordinator plays a vital role in managing and facilitating various aspects of the development process, from project inception to completion ensuring goals and timelines are successfully met. Customer service is crucial to our success and our Project Coordinator provides tailored assistance to our applicants.

Services Provided:

1. **Planning and Organization:** Create detailed schedules with deadlines and milestones to monitor progress and ensure tasks are executed on schedule.
2. **Communication:** Facilitate communication between team members, applicants, and management ensuring all parties are informed and aligned.
3. **Documentation & Reporting:** Maintain project documentation, track progress, and update project reports and records regularly.
4. **Resource & Risk Management:** Allocate resources to meet project objectives. Identify and mitigate risks or issues to prevent project delays.

The following are recently completed projects that represent economic growth in Maricopa. This report is one of a series that will be produced periodically to highlight projects throughout the community. These projects are the result our commitment and ability to meet and exceed developer's expectations.

"Working with any city through the entitlement and development process is challenging and time consuming, but the City of Maricopa made it as seamless as possible. We found the staff to be communicative, responsive, reasonable, professional, and friendly. In 20+ years of developing in multiple cities throughout Arizona, this was definitely one of our best experiences. We are grateful to everyone at the city who played a role in getting us to the finish line."

Brad Flahiff, VP of Real Estate
AZ Slims, dba Slim Chickens

Slim Chickens

41740 W Maricopa-Casa Grande Hwy
Opening Date: November 4, 2023

Fast-food restaurant located on the northwest corner of MCG Hwy and Porter Rd. The restaurant sits in a 1.22-acre lot and is 4,111SF.



Process	City Review	Applicant
Pre-Application	1 month	N/A
Site Plan Review	1.5 months (2 review cycles)	12 days
Civil and Building (concurrent reviews)	2 months (2 & 3 review cycles)	1 month
Development Process (6 months approx.)	4.5 months	1.4 months
Construction	N/A	5.5 months
Total Project Duration: 11.5 months		

Auto Zone

17520 N Porter Road
Opening Date: March 2023

A 7,372 SF automotive retail store located on the northwest corner of Maricopa-Casa Grande Hwy & Porter Rd. store is part of The Wells commercial development.



Process	City Review	Applicant
Pre-Application	1 month	N/A
Site Plan Review	2 months (2 review cycles)	1 month
Civil and Building (concurrent reviews)	4 months (2 review cycles)	1.2 months
Development Process (9 months approx.)	7 months	2.2 months
Construction	N/A	7 months
Total Project Duration: 16.2 months		

Tractor Supply

W Maricopa-Casa Grande Hwy
Opening Date: January 6, 2024

Newest prototype retail store located on Shea Way. The store is in a 3.4-acre lot and is a 21,702 SF building with outdoor display area, greenhouse, trailer display, and a pet grooming/washing facility.



Process	City Review	Applicant
Pre-Application	1 month	N/A
Site Plan Review	2 months (4 review cycles)	1.3 months
Civil and Building (concurrent reviews)	1.5 months (2 review cycles)	1 month
Development Process (7 months approx.)	4.5 months	2.3 months
Construction	N/A	9 months
Total Project Duration: 15.8 months		

Edison Point Shops

44360 W Edison Rd
Opening Date: October 15, 2023

Multi-tenant building located on the south side of Edison Road. Shell building consists of 23,287 SF with a total of 6 suites of retail space.



Process	City Review	Applicant
Pre-Application	1 month	N/A
Site Plan Review	2.5 months (3 review cycles)	1.5 months
Civil and Building (concurrent reviews)	1 month (1 review cycle)	2 months
Development Process (8 months approx.)	4.5 months	3.5 months
Construction	N/A	17 months
Total Project Duration: 25 months		

Home at Maricopa

N Porter Road
Opening Date: Summer 2024

A multi-family community by SAM Development Group, LLC and Shelter Asset Management. Located on 18.8 acres located on the east side of Porter Road, south of Bowlin Road, north of MCG Hwy. 536 units built in a combination of four and five story residential buildings.



Process	City Review	Applicant
Pre-Application	1 month	N/A
Zoning	1.5 months (3 review cycles)	2.8 months
Site Plan Review	2.5 months (3 review cycles)	.5 months
Civil	2 months (2 review cycles)	1.5 months
Building	2 months (2 review cycles)	1 month
Development Process (15 months approx.)	9 months	5.8 months
Construction	N/A	Ongoing

Estimated Completions: Q2 of 2024



New Carl's Jr. location at 20015 N John Wayne Pkwy. Restaurant is 2,855 SF and is located between Maricopa Animal Hospital and Rili B's Taco Shop.

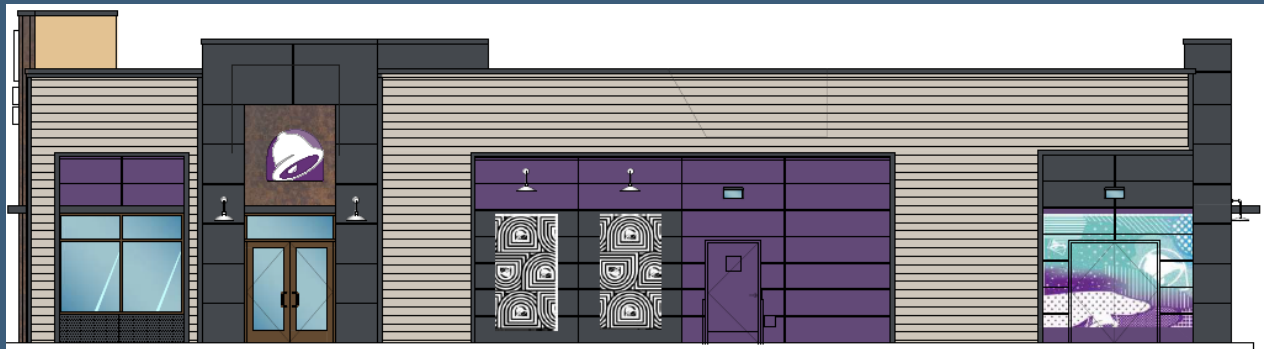
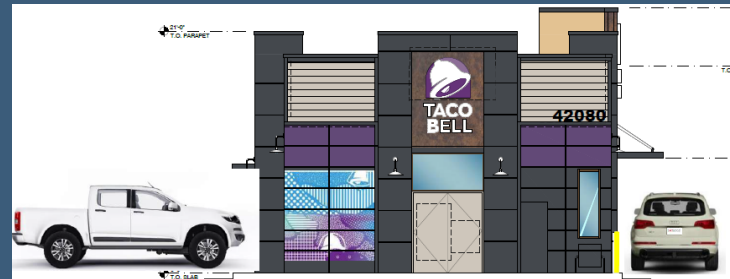


Process	City Review	Applicant
Pre-Application	1 month	N/A
Site Plan Review	1.5 months (3 review cycles)	3 months
Civil and Building (concurrent reviews)	2.5 months (2 review cycles)	1 month
Development Process (9 months approx.)	5 months	4 months
Construction	N/A	Began Nov. 2023
Total Project Duration: Under Construction		

Taco Bell

Maricopa Casa Grande Highway
Opening Date: 2024

New Taco Bell restaurant located on Lot 3 at Maricopa Power Center - The Wells. Restaurant is a total of 2,106 SF and will be situated between the existing Jiffy Lube and the Fast & Friendly Express Carwash.



Process	City Review	Applicant
Pre-Application	1 month	N/A
Site Plan Review	1 month (2 review cycles)	12 days
Civil and Building (concurrent reviews)	2 months (3 review cycles)	1.5 months
Development Process (6 months approx.)	4 months	2 months
Construction	N/A	Began Nov. 2023
Total Project Duration: Under Construction		