

1 **Case:** **FS16-322**
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3 **Project Name:** Marley Park Lots 1110 & 1111 Corrective Plat
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5 **Council District:** 6
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7 **City Council Date:** **November 1, 2016**
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10 **Planner:** Robert H. Kuhfuss, AICP
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13 **Owner:** Marley Park Phase 1, LLC
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15 **Applicant:** Mike Russo of Wood Patel & Associates for Marley Park Phase 1, LLC
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17 **Request:** Re-plat of Lots 1110 and 1111 of Marley Park Parcel 1
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19 **Site Location:** South of Pershing St. and west of Founder’s Park Blvd. in Marley Park
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21 **Site Size:** Approx. 0.24 Ac.
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23 **Density:** 8.33 DU/Ac
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25 **Findings:**
26 • The proposed Corrective Plat is consistent with the Surprise General Plan 2035.
27 • The proposed Corrective Plat is consistent with the Marley Park PAD.
28 • The proposed Corrective Plat is consistent with the SUDC.
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30 **Alternative Actions:** **Approval** of the requested Corrective Plat will allow the applicant to
31 dispose of the property in a manner that is consistent with city of
32 Surprise requirements and the approved PAD.
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34 **Denial** of the requested Final Plat will deny the applicant the
35 opportunity to easily dispose of the property.
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44 **PROJECT DESCRIPTION:**

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46 Mike Russo of Wood Patel & Associates for Marley Park Phase 1, LLC, on behalf of Marley Park
47 Phase 1, LLC, seeks approval of a two-lot corrective plat located within Marley Park. The original
48 final plat showed 41 lots of various sizes. Lots 1110 and 1111 were originally configured within that
49 plat as two separate lots; however, in order to accommodate the Model Home Sales Office for
50 Marley Park, said lots were combined into a single lot. A model home sales office was constructed
51 on said lot. The developer wishes to split the lot back into its original configuration, and make
52 appropriate retrofits to the building, in order to accommodate the sale two (2) single-family
53 attached dwelling units.

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55 **BACKGROUND:**

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57 **September 25, 2003:** The City Council approved the original Final Plat for Marley Park Parcel 1.
58 Said plat was subsequently recorded under Book 682, Page 1 MCR on April 23, 2004.

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60 **February 28, 2008:** The City Council approved the 1st Corrective Plat for Marley Park Lots 1110 and
61 1111. Said plat was subsequently recorded under Book 988, Page 50, MCR on May 19, 2008.

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63 **July 19, 2016:** The applicant filed a request for the subject case.

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65 **REVIEWING AGENCIES:**

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67 The subject plat was routed to the standard city reviewing agencies, who indicate no objections to
68 the requests.

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70 **SUMMARY:**

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72 The proposed corrective plat will facilitate the sale of said property and improvements, and is
73 consistent with the original Final Plat for Marley Park Parcel 1.

74
75 **Findings:**

- 76
- The proposed Corrective Plat is consistent with the Surprise General Plan 2035.
 - The proposed Corrective Plat is consistent with the Marley Park PAD.
 - The proposed Corrective Plat is consistent with the SUDC.
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80 **ATTACHMENTS:**

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82 01 – Vicinity Map (1 page)
83 02 – Case Map (1 page)
84 03 – Final Plat (2 pages)