

## PROJECT NARRATIVE

Date: 08-15-2024

Rezone Submittal: ZON24-02

Project Location: SWC W. Bowlin Road and N. Hartman Road

J. Paul Adams Group, LLC, owner, and the City of Maricopa, applicant, submitted an application to rezone Assessor's Parcel Number 502-03-0260 from the county CB-1 (Local Business) Zone to the municipal NC (Neighborhood Commercial) Zone.

The subject parcel is located at the southwest corner of West Bowlin Road and North Hartman Road. West Bowlin Road and North Hartman Road both provide legal access to the subject parcel. The entire 15.13-acre parcel is zoned CB-1 (Local Business) Zone and is designated Commercial under the City of Maricopa General Plan.

The proposed rezone will prepare the subject property for neighborhood commercial uses. These uses include retail stores, small grocery and drug stores, specialty food sales and services, restaurants and cafes, fuel stations and convenience stores.

Contact LaRee Mason [LaRee.Mason@maricopa-az.gov](mailto:LaRee.Mason@maricopa-az.gov) (520) 316-6928 for any questions.

