



STAFF ANALYSIS

CASE #SUB20-15

To: Honorable Mayor and City Council
From: Rodolfo Lopez, Community Development Director
Through: Byron Easton, Senior Planner
Meeting Date: July 20, 2021

REQUESTS

Subdivision Final Plat SUB20-15 West Maricopa Village: Bowman Consulting on behalf of Maricopa 35 LLC, is requesting final plat approval for the “West Maricopa Village” subdivision, dividing a parcel of land approximately 35 acres into three (3) separate lots. Generally located at the southeast corner of Smith Enke Rd (SR-238) and Loma Rd. also described as a portion of the northwest quarter of Section 21, Township 4 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

DISCUSSION AND ACTION.

APPLICANT

OWNER

Bowman Consulting
1295 W. Washington St., Suite 108
Tempe, AZ 85281
Contact: Douglas B. Toney
Email: dtoney@bowmanconsulting.com

Maricopa 35, LLC
Matrix Equities, Inc.
10446 N. 74th St., Suite 200
Scottsdale, AZ 85258

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Proposed Parcel area:
- Parcel 1 16.35 acres
- Parcel 2 14.010 acres
- Parcel 3 3.44 acres

PROJECT INFO

This request by Bowman Consulting on behalf of Maricopa 35 LLC, is to subdivide an existing parcel of 35 acres approximately to three (3) individual parcels along with a road segment to provide access to each parcel. Recently two separate multi-family developments were approved by the Planning and Zoning Commission for lots 2 and 3. Road improvements along Loma Rd, Smith Enke (SR-238), and an internal roadway is proposed as part of this plat request.

STAFF RECOMMENDATION

Staff finds the submittal items of SUB21-04 to be substantially compliant with Subdivision Code, Sec. 17.20.060. Staff recommends Approval of SUB21-04 subject to the following conditions:

1. Prior to issuance of any Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals, and permits applicable from the Federal, State, County, and the City of Maricopa.

ATTACHMENTS / EXHIBITS:

Exhibit A: Plat