



STAFF ANALYSIS

CASE #SUB21-02

To: P Honorable Mayor and City Council

Through: Nathan Steele, Economic & Community Development Director

From: Rodolfo Lopez, Economic & Community Development Deputy Director

Meeting Date: February 2, 2021

REQUESTS

Subdivision Final Plat SUB21-02 Bowlin Corner: The City of Maricopa, is requesting final plat approval for the commercial development site dividing the parcel of approximately 8.78 acres into five (5) separate lots. Generally located at southeast corner of John Wayne Pkwy and Bowlin Rd. also described as the southwest quarter of Section 27 and the northwest quarter of Section 34, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

DISCUSSION AND ACTION.

APPLICANT/OWNER

City of Maricopa
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Proposed Parcel area:

- Parcel 1 2.03 acres
- Parcel 2 0.78 acres
- Parcel 3 0.78 acres
- Parcel 4 2.12 acres
- Parcel 5 2.54 acres

SURROUNDING LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Residential (MDR)	Single Family Residential (CR-3)	Residential
East	Employment (E)	Transitional (TR)	Police Substation
South	Mixed Use (MU)	PAD (Planned Area Development)	Vacant
West	Residential (MDR)	Single Family Residential (CR-3)	Residential

