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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
Parcel 2
Parcel 2
Parcel 3
Parcel 4
Parcel 5
2.03 acres
0.78 acres
2.12 acres
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

Site Location Map



PROJECT INFO

This request by the City of Maricopa is to subdivide an existing parcel of 8.78 acres approximately, to five (5) individual parcels along with road segment to provide access to each individual parcel. No development plans is slated at this time other than to prepare the land for possible development in the future. Any development proposed shall require a separate review and approval by the City of Maricopa adhering to all developments standards of the city.

STAFF RECOMMENDATION

Staff finds the submittal items of SUB21-02 to be substantially compliant with Subdivision Code, Sec. 17.20.060. Staff recommends Approval of SUB21-02 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