

MINOR GENERAL PLAN AMENDMENT SUBMITTAL APPLICATION NARRATIVE

Prepared for: City of Maricopa

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Date: 7/15/2022

Reference No.: 22-0393

Project Name: Maricopa Commercial Center

Location: Porter Road and Honeycutt Road, nearest signalized intersection, fronting Porter Road

APN 510-71-018U

Porter Road and Honeycutt Road. (Closest signalized intersection)

1. PROJECT LOCATION AND SURROUNDING LAND USES

The proposed commercial project is located on Porter Road, South of Honeycutt Road, in the City of Maricopa. The gross area of all parcels associated with this project is 3.60 acres and is comprised of 4 parcels. We are requesting a General Plan amendment change of Parcel 1, APN 510-71-018U. The gross area of Parcel 1 is 1.69 acres, and the subject parcel's current General Plan land use is HDR (High Density Residential). The applicant is requesting a General Plan amendment change to Parcel 1 from its current "HDR" land use back to its previous General Plan land use, of "Employment". Surrounding parcels in the area and immediately adjacent to Parcel 1 are zoned CB2 and the General Plan land use is Employment

The proposed project will have 2 primary access points off Porter Road, and 2 access points into the project from a shared access easement with CCV (Christ Church of the Valley), locate directly north of Parcel 1 & 2. In addition, there is shared easement with the Pre-School locate directly south of subject project.

2. EXISTING AND PROPOSED GENERAL PLAN LAND USE

The existing General Plan Future Land Use of the project is Employment. The purpose of this application is to amend the GP and return the Land Use to Employment, from its current land use of HDR. This change aligns with the City of Maricopa's General Plan Future Land Use.

3. SITE CONTEXT

This project is located on the east side of Porter Road and south of Honeycutt Road and is currently vacant land. The property was originally planned as HDR (High Density Residential) use and has remained undeveloped as HDR use to date. The nearest intersection is Porter Road and Honeycutt Road which, is a signalized intersection. Utility access is off Porter Road, with water and sewer runs north and south on Porter Road.

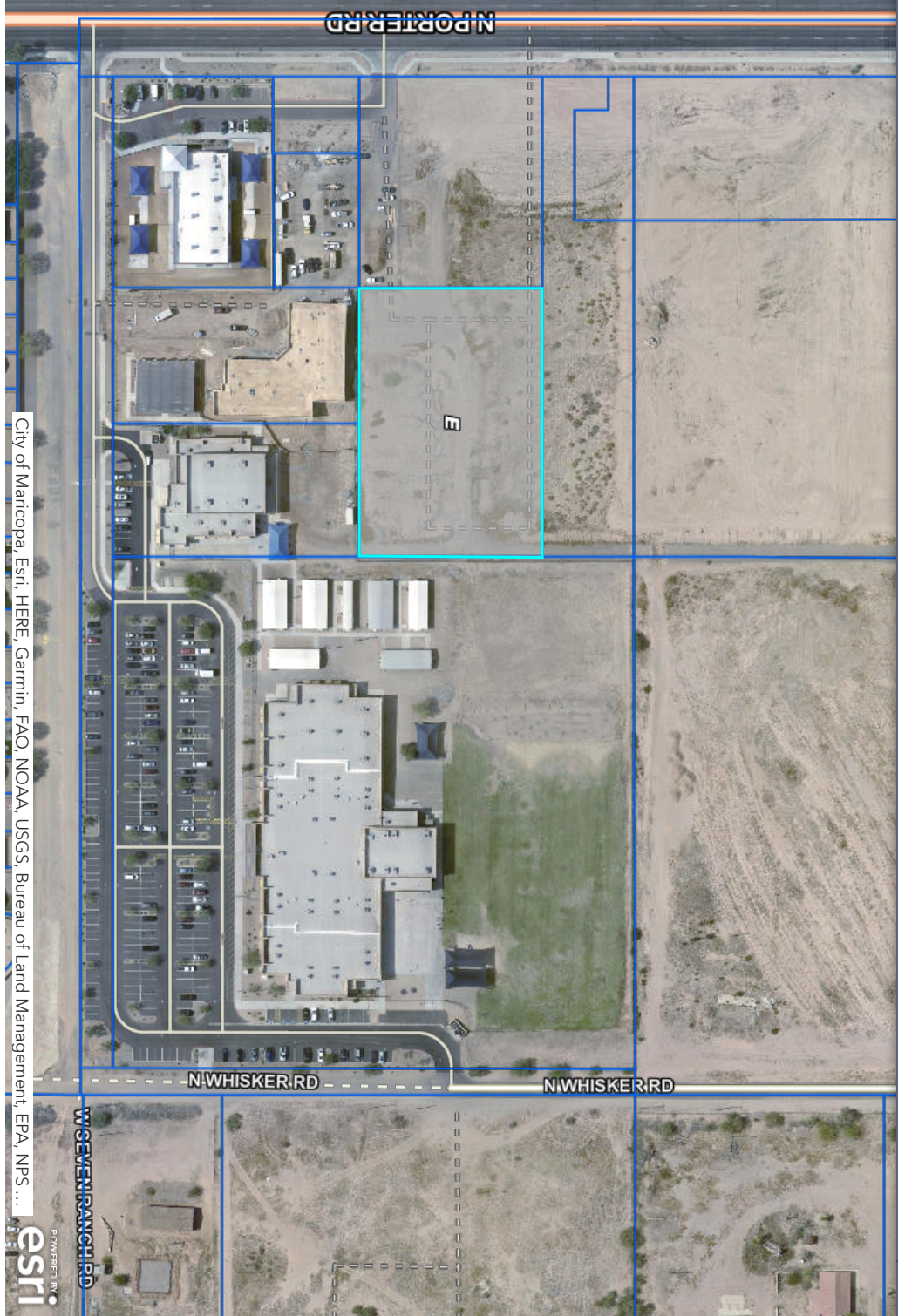
The land uses in the immediate area and adjacent to the subject project, include a mix of commercial and other uses; Circle K, CCV Church, a Pre-School and a Private school. Located to the west of Porter Road and south of the Pre-School is residential. The primary major commercial area is located on John Wayne Parkway. Community amenities such as golf courses, the Ak-Chin Hotel and Casino, Banner Health Center, Central Arizona College, and the Copper Sky Recreation Complex; Maricopa's expansive sporting, fitness, recreation, and leisure are in the immediate area. Maricopa is connected to I-10 via Hwy 347 offering excellent connectivity to major job centers in Phoenix, Chandler, Mesa, Tempe and Gilbert, each within a 30 to 45-minute drive. The local area features a concentration of large employers such as Intel (11,000 employees), Arizona State University (8,500 employees) State Farm Insurance (6,000 employees) Bank of America (3,600 employees) and eBay PayPal (2,000 employees).

4. LAND USE ANALYSIS

"General Plan Future Use designation and the proposed land use is Employment.

The proposed project is comprised of 4 parcels situated on 3.60 acres. The proposed development consists of 2 buildings; a 15,410+/- GSF multi-tenant Retail building, and a 25,600+/- GSF multi-tenant Flex-Commercial building, each to be located on separate parcels. By amending proposed General Plan Amendment, it will return the HDR land use to its original designation of Employment, aligning with the City of Maricopa General Plan Future Land Use and allowing for the development of the much-needed multi-tenant flex industrial space in the City of Maricopa.

The City of Maricopa public benefits to this project are many. The demand fundamentals for Retail and Industrial Flex in the immediate vicinity are measurable and sustainable. There's strong demand for both Retail and Industrial Flex space in the immediate area and in the City of Maricopa. Retail and small business owners have very few options available to them in the existing rental/lease environment. There's limited retail space located on Porter Road and no Industrial Flex space. Both will fill gaps in available space for small to mid-size business owners, providing much needed products and services to the community.



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