



39700

Maricopa City Council

January 17, 2023

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

Agenda Items:

Apartments @ Honeycutt

(Overland/Waterman/Butterfield)

Minor General Plan Amendment

GPA22-09

Planned Area Development

PAD22-13

Presented by: Derek Scheerer



Site Information:

Applicant:

Rachael Smith and Alan Beaudoin, Norris Design

Location:

SE of the SEC of State Route 347 and Maricopa - Casa Grande Hwy

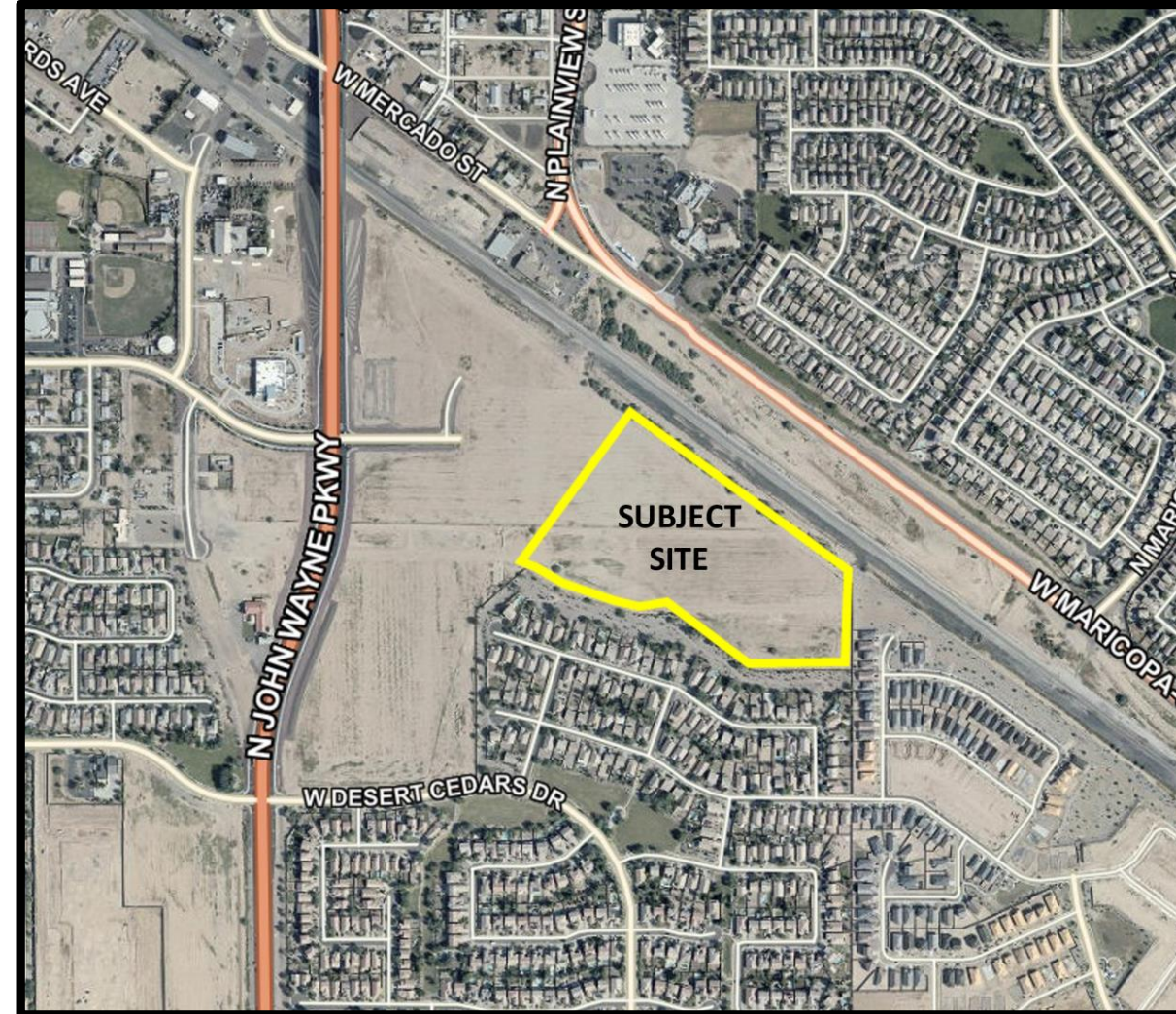
Project Area:

Approximately 20-acres

Proposal:

Minor General Plan Amendment from Employment (E) to High Density Residential (HDR) and Rezone from Light Industry & Warehouse (CI-2) to the Apartments @ Honeycutt Planned Area Development (PAD) for a proposed multi-family residential development

Vicinity Map



Details Of The Request:

Conceptual Site Plan

Apartments @ Honeycutt PAD:

- Access from SR 347 via Honeycutt Avenue
- Eight multi-family buildings
 - Four Workforce Rate
 - Three Market Rate
 - One Senior Restricted
- 'Main Street' concept entrance
- Amenities:
 - Clubhouses for ea. development
 - Community Open Space
 - Dog Park
 - Sport Courts, Tot Lot, and more



Details Of The Request:

Main Street Concept

Apartments @ Honeycutt PAD:

- ‘Main Street’ concept:
 - Angled parking with colored concrete stalls
 - Garden walls and seating nodes
 - Decorative string lighting
 - Wide concrete walkways
 - Patio connections from residences to walkways and street
 - Landscaped parking islands and walkways



Staff Analysis:

General Plan

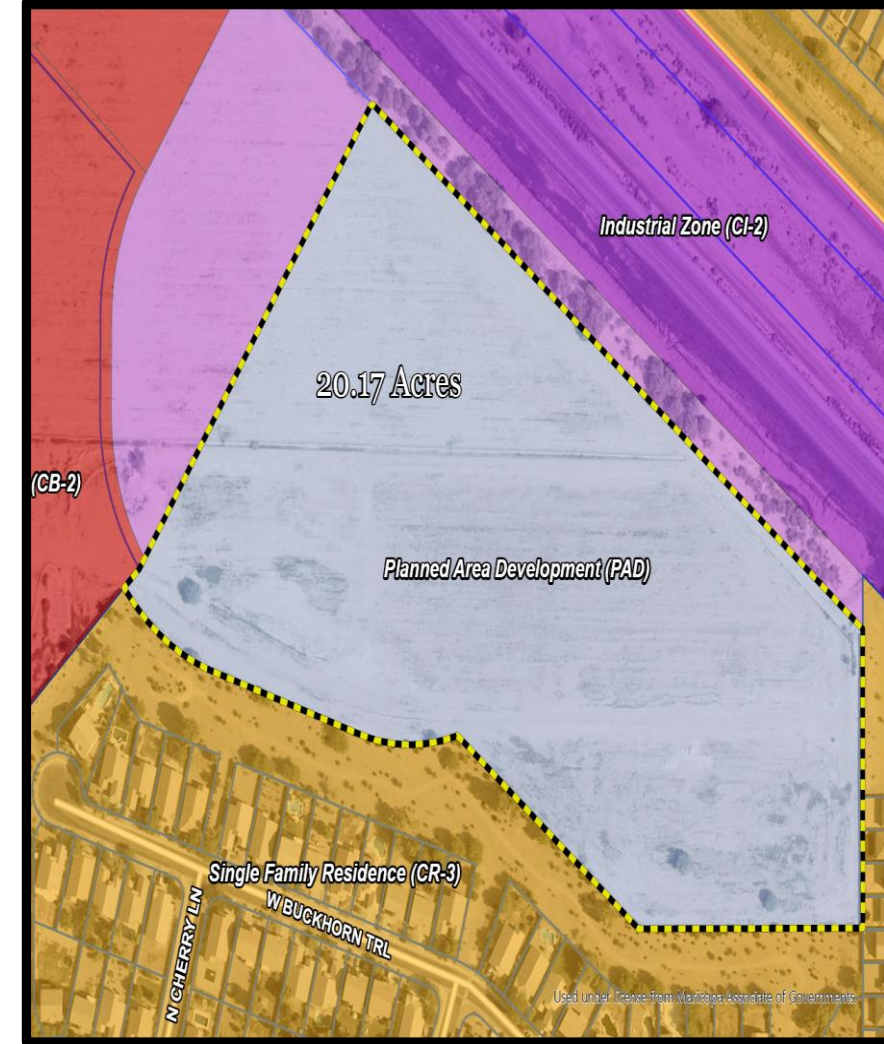
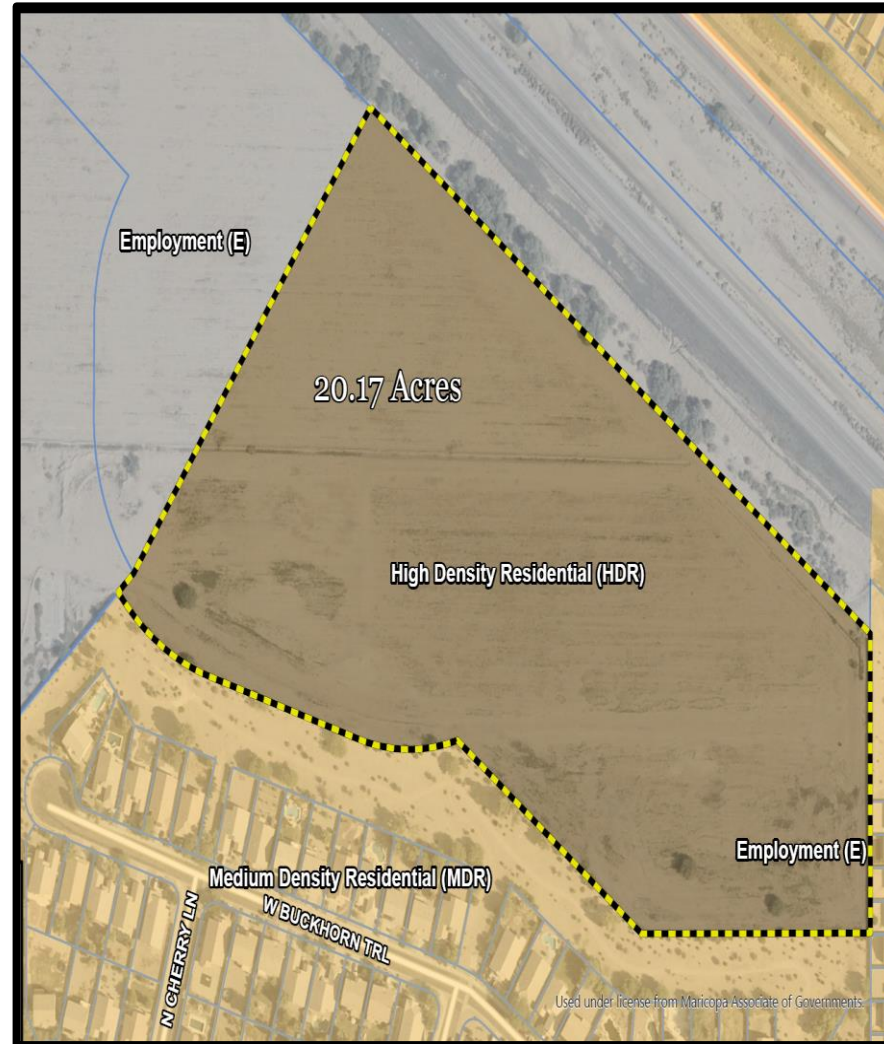
Zoning Map

General Plan:

- Employment
- Amend to High Density Residential

Zoning Map:

- Light Industry & Warehouse
- Rezone to PAD



Staff Analysis:

General Plan Goals and Objectives:

- Goal B1.4: Minimize conflicts between land uses.
- Goal B2.1: Partner with developers to identify innovative strategies for providing housing diversity for all ages and income levels.
- Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.
- Goal E3.1: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa.

Staff Analysis:

Conformance with the Zoning Ordinance:

- Proposed Zoning will be consistent with the General Plan with the proposed Amendment
- Light Industry & Warehouse to PAD given the context of the surrounding areas is appropriate
- The proposal has been fully vetted internally by all departments
- The proposal meets all requirements outlined in Section 18 of the Zoning Ordinance

Public Outreach:

- May 23, 2022 – Neighborhood meeting notification letters sent
- June 8, 2022 – 1st Neighborhood meeting
- September 8, 2022 – Sign posted
- September 15 & 16, 2022 – Newspaper legal notices published
- September 16, 2022 – Neighborhood meeting notification letters sent
- October 6, 2022 – 2nd Neighborhood meeting
- November 18, 2022 – Public Hearing notification letters sent
- November 18, 2022 – Sign posting updated with hearing dates
- November 18, 2022 – Newspaper legal notices published
- December 12, 2022 – Planning and Zoning Commission

Recommendations:

- On December 12, 2022, the Planning and Zoning Commission recommended approval of the Apartments @ Honeycutt Minor General Plan Amendment, **Case #GPA22-09**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission.
- On December 12, 2022, the Planning and Zoning Commission recommended approval of the Apartments @ Honeycutt Planned Area Development, **Case #PAD22-13**, subject to the conditions of approval stated in the staff report, and/or as amended by the Planning and Zoning Commission