



39700

# Maricopa City Council

January 17, 2023

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## 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

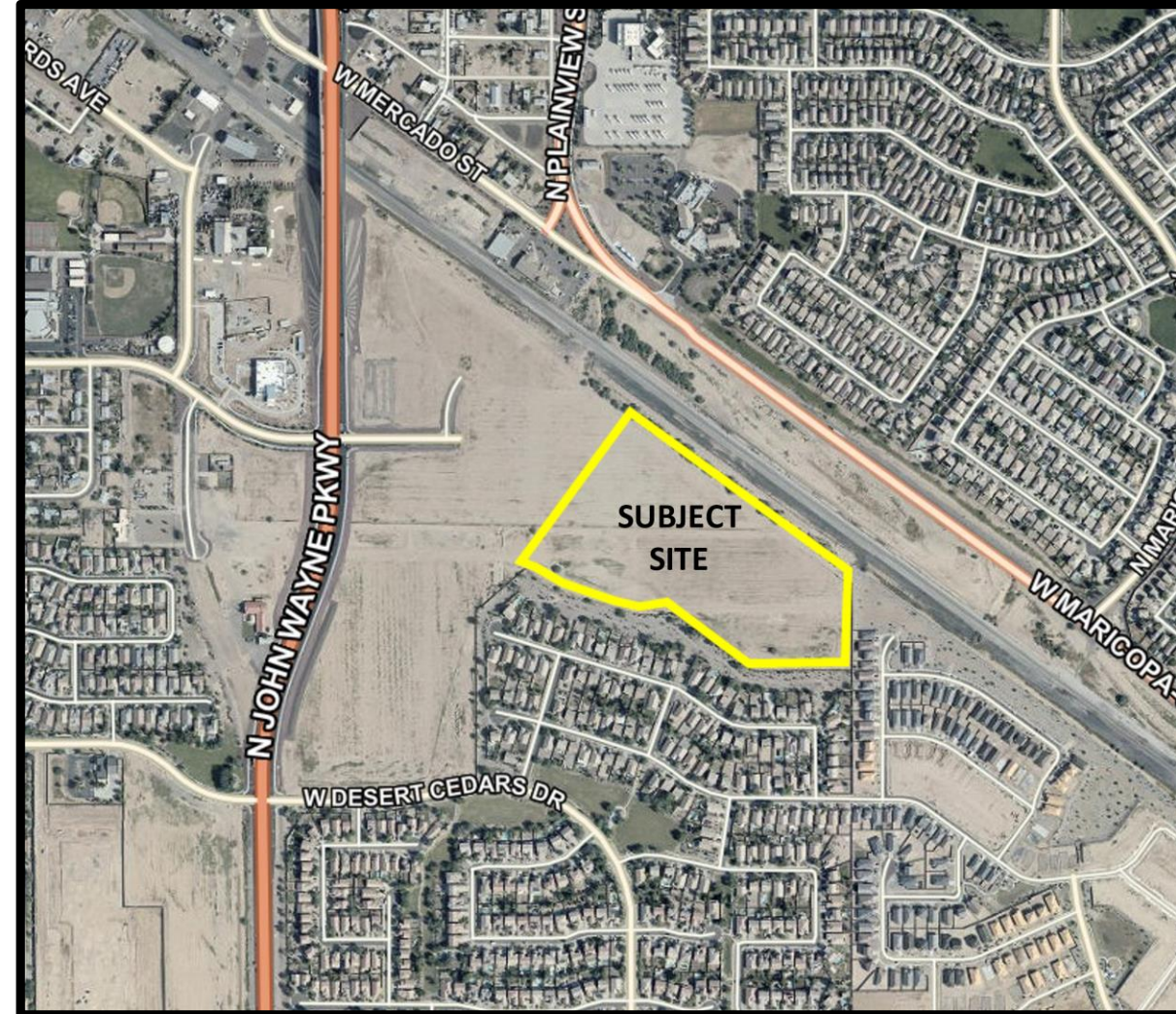
## Project Area:

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

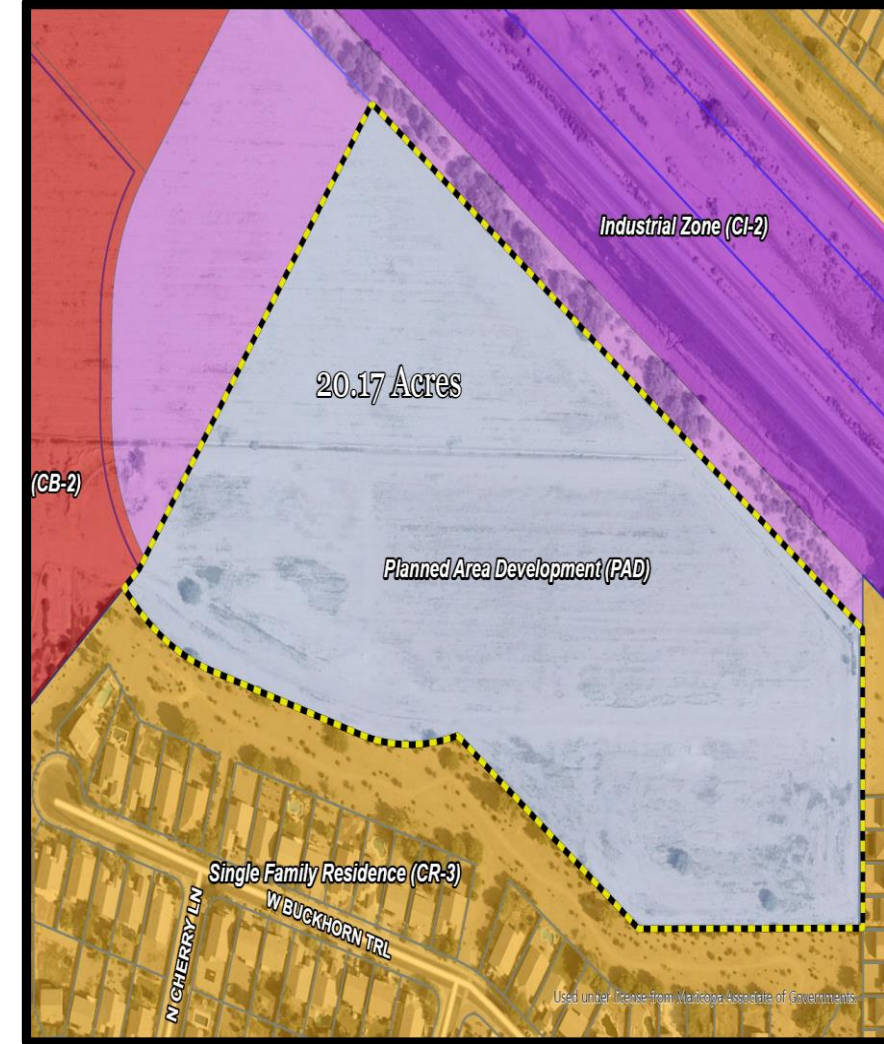
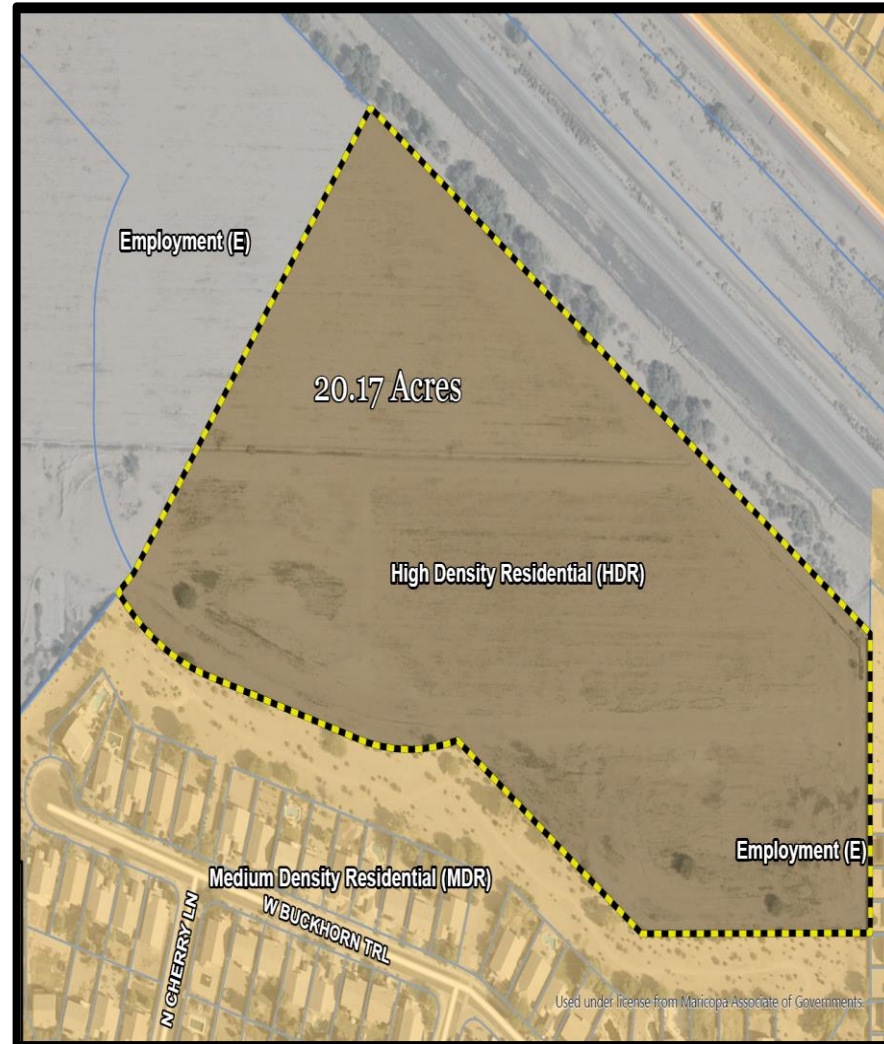
## Zoning Map

### 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 – 1<sup>st</sup> 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 – 2<sup>nd</sup> 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