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STAFF REPORT

Case Number: ZON21-04

To: Planning and Zoning Commission
Through: Rodolfo Lopez, Director, Development Services
From: Corin Hooper, Planner II, Development Services
Meeting Date: November 8, 2021

REQUESTS

PUBLIC HEARING ZON21-04 Honeycutt Ranch: A request by Lincoln Avenue Capital, LLC for a rezoning of 12 acres from General Business (CB-2) to General Mixed Used (MU-G) for a proposed multi-family development. The site is generally located on the Southeast Corner of Honeycutt Road and Continental Road. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant: Brent Bieser 4019 N. 44 th Street Phoenix, AZ 85018 Phone: (602) 952-8280	Owner: Lincoln Avenue Capital, LLC 401 Wilshire Blvd., Ste. 1070 Santa Monica, CA 90401
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COUNCIL PRIORITIES CONSIDERED

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

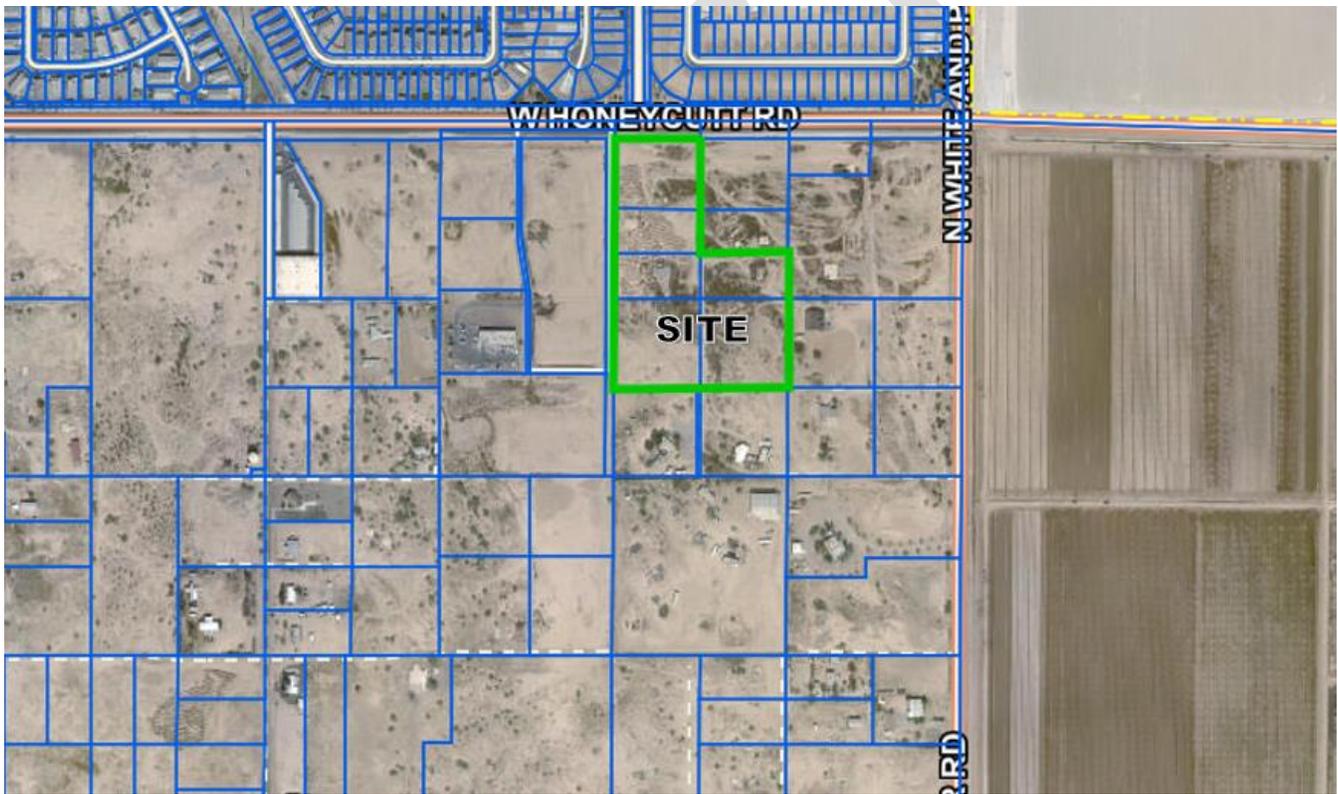
PROJECT DATA

Site Gross Acres	12 acres
Parcel #	510-71-003L, 510-71-003F, 510-71-003J, 510-71-023B, 510-71-022B, 510-71-003H
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Unit Residential
Existing General Plan, Land Use	Mixed Use
Existing Zoning	General Commercial – CB-2
Proposed Zoning	Mixed Use General – MU-G
Overlay Zoning	None

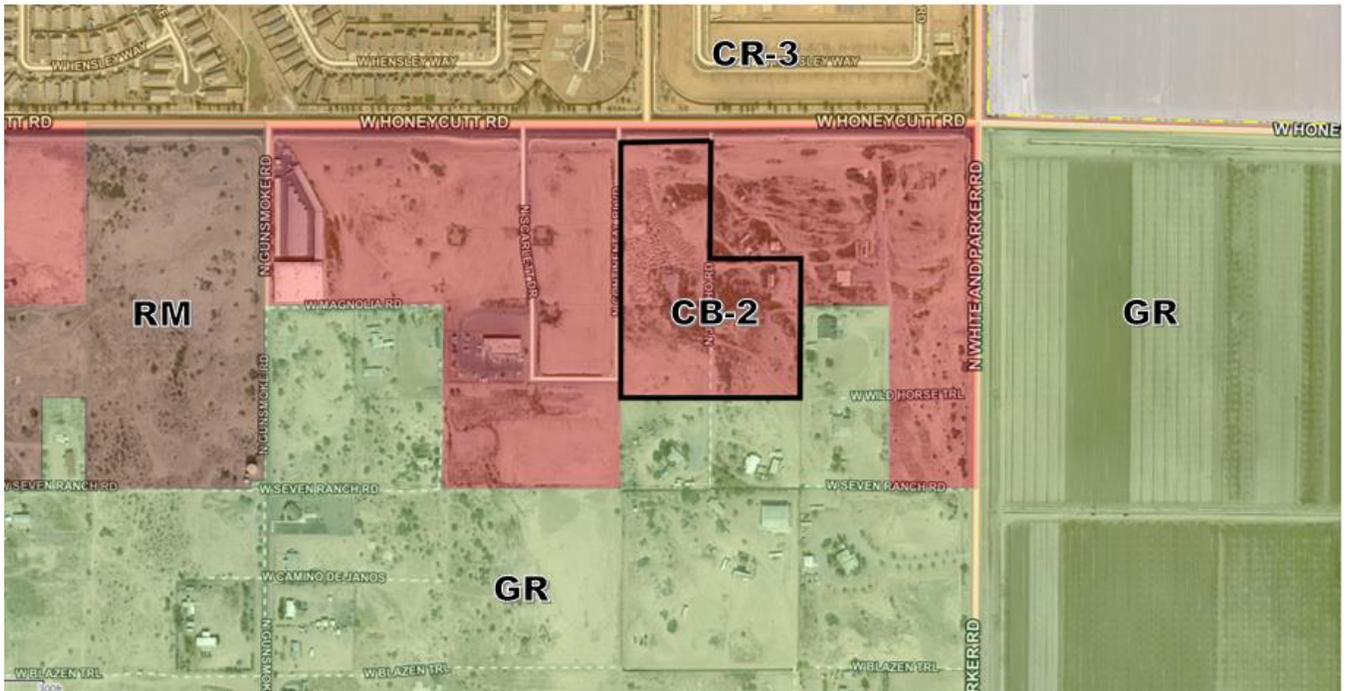
SUBJECT SITE AND SURROUNDING ZONING/USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	CR-3 Residential	Homestead
East	Mixed Use	CB-2 Commercial and GR General Rural	Vacant and Single Family Residential
South	Mixed Use	GR General Rural	Vacant and Single Family Residential
West	Mixed Use	CB-2	Vacant

SUBJECT SITE



ZON21-04 Honeycutt Ranch
Zoning Map (Existing)



Zoning Map (Proposed)



HISTORY SUMMARY

- 2003 – Rezoned to CB-2 Zoning, City of Maricopa case #ZON12-01 and 12-02.

ANALYSIS

The applicant is requesting a rezone from General Business (CB-2) Zoning (previous Zoning Code) to Mixed Use General (MU-G), current zoning code. The request will permit for an increased density. This rezoning correlates to the increased need for mixed uses, promoting a variety of housing types and is bolstered by the mixed-use land use categorization throughout the Seven Ranches neighborhood.

The review of the development site plan for the multifamily development is currently in process under a development review permit application and will be presented to the Planning and Zoning Commission immediately following this presentation. Please refer to Exhibit B for Zone Map. Refer to Attachment A for the project narrative containing thorough descriptions of the proposals that met staff's satisfaction for clarity and completeness. The land use designation per the General Plan indicates the area as Mixed Use, allowing for a multifamily development. The request of appropriately rezoning the land from the previous zoning code to the current zoning code meets Goal B1.4, Objective 6: Minimize conflicts between land uses by transitioning all property zoning designations from preexisting districts to existing zoning districts that best achieve the goals of this General Plan.

The proposal does not appear to impose any risk to violating the performance standards in place for nuisance control. However, if such nuisances are encountered, the City will enforce the authority provided by code.

CITIZEN PARTICIPATION:

The applicant has properly notified the surrounding property owners of the proposed development as required per the City's Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below. A Citizen Participation Report has been submitted and verified by staff. Copy of the report is available at City Hall and can be view upon request.

- October 5, 2021 - Newspaper Notification
- October 6, 2021 - Notification letters sent
- October 5, 2021 - Sign posted
- October 20, 2021 - Neighborhood Meeting
- November 8, 2021 - P&Z Commission

Required Findings

In accordance with Zoning Code *Sec. 18.155.070 Required Findings*, the decision making body shall evaluate that the proposed development conforms to the policies of the General Plan as well as any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies, guidelines adopted or approved by the City Council, including the following criteria:

1. The amendment is consistent with the General Plan;

Staff Analysis: The proposed zone change to MU-G adheres to the General Plan's future land use designation.

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Staff Analysis: The zone change amendment will allow the applicant to continue its development plan for a proposed commercial development and a multi-family development in support of providing diverse uses throughout the City for a complete range of local business opportunities meeting residence needs locally.

3. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

Staff Analysis: The zone change will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.

CONCLUSION:

Staff recommends approval of **case ZON21-04** subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The zone change request case # ZON21-04 will be fully subject to Article 202 and 203 of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.
3. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division.
4. Prior to the City Council approval of the ZON21-04, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207 and as applicable.

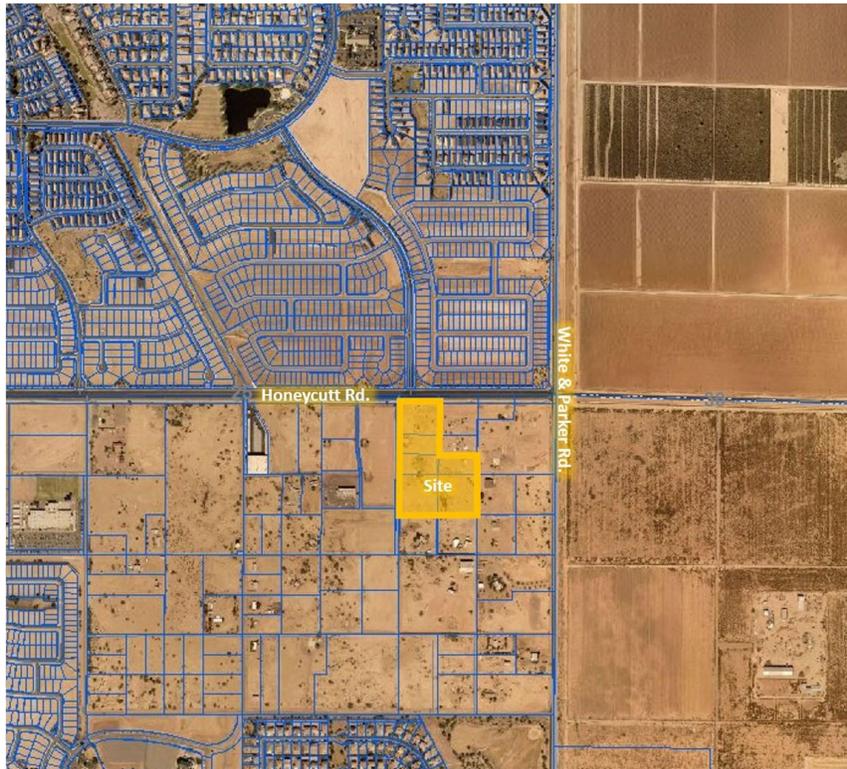
ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Zone Change Map

-- End of staff report --

Southeast corner of Honeycutt Road and Continental Boulevard



Submitted to:

City of Maricopa Planning Department

39700 W. Civic Center Plaza

Maricopa, AZ 85 138

Submitted on Behalf of:

Lincoln Avenue Capital, LLC

401 Wilshire Blvd., Ste. 1070

Santa Monica, CA, 90401



LINCOLN AVENUE CAPITAL

GAMMAGE
&
BURNHAM
Attorneys at Law



TODD+ASSOCIATES

CRITICAL THINKING / CREATIVE DESIGN



City of Maricopa Rezone Application Submittal - Table of Contents

1. Pre-Application Response Comments
- 2. Project Narrative**
3. Site Plan
4. Citizen Participation Plan
5. ALTA Survey
6. Title Report
7. Legal Description

SEVEN RANCHES MULTIFAMILY

Developer/Future Owner

Lincoln Avenue Capital, LLC is a mission-driven, family owned and operated owner, developer, and investor in affordable housing nationwide. Lincoln Avenue Capital invests in affordable housing to strengthen communities. Our company develops quality, affordable homes while delivering social, environmental, and financial returns. Our diverse and experienced team focuses on creating and implementing a range of innovative solutions to support our residents and communities. In the 3 years since our inception, Lincoln Avenue Capital has become one of the fastest growing Affordable Developers in the United States (Ranked the 5th fastest growing affordable housing developer in the U.S. in 2020). Our current portfolio of 95+ properties extends across 17 states and contains 17,000+ units.

Overview of Request

Lincoln Avenue Capital, LLC (“Lincoln”), is currently under contract to purchase approximately 12 acres at the southeast corner of Honeycutt Road and Continental Boulevard (the “Property”). Lincoln is filing this application with the City of Maricopa Planning and Zoning Division to rezone the Property from CB-2 (General Commercial) to MU-G (General Mixed Use) to allow for the development of a high quality, affordable (workforce) multifamily residential community (the “Seven Ranches Multifamily”). The proposed Seven Ranches Multifamily development will include 228 residential multifamily units within nine , 3-story buildings with a central swimming pool/spa along with a clubhouse and a fitness center. The residential multifamily units will be a mix of 1, 2, 3, and 4 bedroom style units ranging in area from approximately 708 square feet to 1,294 square feet and each unit will have private balconies or patios. There will also be outdoor lawn games/eating locations located throughout the community with a children’s play area. Lincoln is also planning to incorporate solar panels to increase the long-term efficiency and sustainability of the community.

Property Location and Current Use

The Property is comprised of approximately 12 acres at the southeast corner of Honeycutt Road and Continental Boulevard. The Property is vacant and consists of multiple parcels of land that will be combined into one parcel for the proposed development. The Property is in a growing/developing area of the City of Maricopa.

Land Use Analysis

The following summarizes the existing zoning and development (current or proposed) on adjacent and surrounding parcels.

1. North: Zoned CR-3 (Single Family Residential), under development as the Homestead Community by Gehan Homes
2. East: Zoned CB-2 (General Commercial), vacant, and GR (General Rural) and planned (conceptually) for development as a neighborhood serving retail center
3. South: Zoned GR (General Rural), developed as large lot single-residence homes
4. West: Zoned CB-2 (General Commercial), vacant

Compliance with General Plan

The Property is designated as Mixed Use (MU) on the City of Maricopa's General Plan (See definition below) and the requested rezoning to MU-G (General Mixed Use) will align with the General Plan's designation, goals, and objectives.

MU – Mixed-Use

Purpose: The Mixed-Use designation is intended to foster creative design for developments that desire to combine commercial, office and residential components. Single use projects are discouraged in the MU designation. Proposed MU projects should provide a true combination of uses that inter relate in design and function with a pedestrian oriented environment. Higher density residential products (such as apartments and condominiums), 8.0 or more dwellings per acre, are expected in Mixed Use projects.

The proposed Seven Ranches Multifamily development will introduce a new residential lifestyle opportunity to the area and along the highly traveled and important Honeycutt Road corridor. Currently, the surrounding area is largely comprised with single-family detached residential style of development although the General Plan and the City's long term plans reflect an intent for more diverse development patterns. Specifically, today, there is a lack of market-rate/affordable multi-family in the area; however with the future commercial uses proposed to the east along with the existing post office and office development proposed to the west, the proposed Seven Ranches Multifamily fits well into this planned mixed-use environment.

The proposed development is in conformance with the following goals/objectives from the City's General Plan: *(emphasis added)*

Goal B1.1: Identify and implement policies to develop multiple mixed-use village core areas with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries.

Objective B1.1.2: Encourage certain areas of the City to rezone to **mixed use and higher density housing consistent with redevelopment plans and General Plan land uses.**

Objective B1.1.4: **Develop a walkable community** with commercial nodes and amenities for residents.

Goal B1.3: Encourage mixed-use development.

Objective B1.3.1: **Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities.**

Goal B2.1: **Partner with Developers to identify innovative strategies for providing housing diversity for all ages and income levels.**

Objective B2.1.1: Conduct a detailed citywide **housing needs assessment that addresses community needs, diversity, design, housing stock and affordability.**

Objective B2.1.4: Evaluate aesthetic design standards for housing to **assure the provision of unique and quality housing choices.**

Objective B2.1.5: **Encourage certain areas of the City to rezone to mixed-use to permit higher density housing** consistent with Master Plans, Strategic Plans, and the Village Center planning concept.

Objective B2.1.8: **Expand housing options** to include live/work and other mixed-use.

Goal B2.2: **Assure the development of a diverse housing stock in both dwelling type and density.**

Objective B2.2.1: Identify and use available tools, including area specific plans, **zoning and subdivision standards, to promote housing diversity in both type and lot size** for existing and future PAD's.

Objective B2.2.2: **Promote higher density infill housing, live/work, and mixed uses in proximity to transit corridors and other appropriate locations.**

Housing diversity is a key component within the City's General Plan and workforce/affordable housing is a significant part of the City's goals and objectives. Securing attainable/affordable housing within the City is key to providing long-term sustainability and housing options for all segments of the population. In addition, the proposed development will be a catalyst for additional growth/infill development within the immediate area and supports the goal for mixed-use development in the area. The proposed Seven Ranches Multifamily housing development will boost the immediate area with a level of density of people to spur the retail/commercial areas. Thus, providing immediate retail/commercial users as well as potential employees. Future residents of the proposed Seven Ranches Multifamily will ultimately be able to live, work, and play within the immediate area along with providing a boost to the tax base both initially (i.e., construction sales tax, property tax, etc.) and in the future (i.e., retail tax, rental tax, etc.).

Project Description

The proposed Seven Ranches Multifamily development will be styled as 3-story, garden-style walk-ups and will be comparable to "market-rate" apartments with regards to quality, design and amenities. The proposed Seven Ranches Multifamily site plan includes 228 residential multifamily units within nine, 3-story buildings with a central swimming pool/spa along with a clubhouse and a fitness center. The residential multifamily units will be a mix of 1, 2, 3, and 4 bedroom style units ranging in area from approximately 708 square feet to 1,294 square feet and each unit will have private balconies or patios. There will also be outdoor lawn games/eating locations located throughout the community with a children's play area (e.g., tot lot, bocce ball court, dog run area, bicycle parking pads, etc.). The overall site will also provide an on-site 6-foot wide pathway system to interconnect the living units and the various amenities around the site. Lincoln is also planning to incorporate solar panels to increase the long-term efficiency and sustainability of the community.

The proposed building elevations are designed in a style that is contextual and complementary to the unique mix of residential and commercial projects that exist or are planned in the area to provide harmony/consistency and a "sense place." Building architecture will include a blend of colors, textures and materials that will also complement the scale and articulation of the buildings.

Lincoln will develop the project utilizing the federal Section 42 Low Income Housing Tax Credit ("LIHTC") program. Lincoln's target demographic caters to workforce residents and their families (e.g., grocery, retail, teachers, municipal and factory/assembly workers, etc.). The proposed Seven Ranches Multifamily development will be 100% restricted at income levels that are at or below 60% of Area Median Income ("AMI") for a minimum of 15 years. The LIHTC program encourages the investment of private capital for the development of rental housing by providing a credit to offset an investor's federal income tax liability and, uniquely, allows workforce/affordable rental housing to be developed at a quality level and with amenities that rival traditional market-rate projects.

Access and Circulation

Main access to the site will be from Continental Boulevard with secondary access from Honeycutt Road. The right of way for Continental Boulevard (a local street) is planned as 58.5 feet, which is a combination of existing 30 feet on the west side and 28.5 feet on the east side of the street. The proposed east side of the 28.5 feet

matches the typical section for a local street per Standard Detail MAR-207-2. Additionally, the eastern side of the street provides for 33 further on-street parallel parking spots to be made available to residents and guests. This complements the existing 484 parking spaces that will be made available and brings total available parking to 517 spaces (includes 12 ADA parking spaces).

Providing easy access to the future commercial uses planned to the east will be accomplished via gated pedestrian connections at strategic locations throughout the site. These strategic pedestrian access points support a pedestrian oriented environment and will reduce the need for multi-family residents to drive to nearby commercial destinations.

Zoning Classification

The request to rezone to a General Mixed Use zoning district is consistent with the General Plan land use designation of Mixed Use. The General Mixed Use zoning will support the proposed development of workforce/affordable housing. This zoning category is suitable and compatible with the surrounding area by providing a density of people within an easy walk to retail/commercial uses that are planned for future development. The proposed Seven Ranches Multifamily development will provide a high-quality multifamily housing development that meets many of the development standards in the City's Zoning Ordinance, particularly for workforce/affordable housing. However, the following two minor development standards within the General Mixed Use category need to be modified in order to allow for this proposed workforce/affordable housing.

1. A waiver from the requirement that "private open spaces" be included with each unit at a minimum amount of 120 square feet.

The required private open space size requirements for patios and balconies, as stated in the Maricopa Zoning Ordinance, call for patios and balconies that are considerably larger than those typically provided in the market. It is not customary in multifamily residential developments, whether market-rate or affordable, to build balconies and patios more than 120 square feet in total area. For Seven Ranches Multifamily, each unit's balcony or patio will be designed to be 6' x 10' (minimum 60 s.f.), which is typical in the industry. To offset the reduction in "private open space" as required by the Ordinance, Lincoln has designed the site plan for Seven Ranches Multifamily with an enhanced amount of outdoor living areas and amenities accessible to all residents. Amenities within the project will include outdoor lawn games and eating locations located throughout the community with a children's play area and tot lot as well as bocce ball court, dog run area, and bicycle parking pads. The aggregate total of private and public open space will exceed the amount of private open space required under the Ordinance. By focusing on enhanced, public amenity areas, Lincoln is able to provide an enhanced recreational opportunities for all residents while fostering an inviting social environment for residents, while maintaining a reasonable amount of private open space that is consistent with that found in the larger market. By focusing on providing quality community interaction spaces, Lincoln is able to create an environment that fosters stronger bonds and care within the community. For the proposed plan for public and private open space meets and exceeds the intent of the Ordinance. See also the attached Site Plan data regarding the private open space/design approach.

2. Request for an exception to the parking ratio requirement for multifamily developments.

The proposed Seven Ranches Multifamily development will utilize the City of Maricopa's 20 percent parking reduction program within the Sustainable Development Incentive Program outlined in Article 411 of the Zoning Ordinance. By utilizing the Sustainable Development Incentive Program, Seven Ranches Multifamily will be allowed a reduction of 110 parking spaces resulting in a requirement for 440 parking spaces vs. 550 parking spaces required pursuant to the standard Zoning Ordinance requirement. As discussed in detail below, Lincoln will meet a minimum of three of the required Sustainability provisions in order to utilize the 20% parking reduction.

The proposed parking ratio of 1.92 spaces per unit is appropriate based on Lincoln's experience designing and operating affordable housing properties across the country. Lincoln recognizes the uniqueness of the City of Maricopa's economy and limited proximity to alternative modes of transportation, but also recognizes that opportunities for alternate transportation will increase over time and in particular in areas with higher density and mix of uses. Additionally, the known demographic for affordable multifamily projects is such that the proposed parking ratio is more than sufficient for the needs of the residents and guests.

3. Allow a single-use development within the Mixed-Use district.

Seven Ranches Multifamily is a single-use development proposed within the General Mixed Use zoning district and within a larger area designated as Mixed Use on the General Plan. Consistent with the intent of the General Plan, and treatment of other similarly situated projects, Seven Ranches Multifamily is will ultimately be part of a larger mixed-use area with planning commercial development to the east and office development to the west. The long term intent for the area to develop in a mixed-use fashion conforms with the intent General Plan and the General Mixed Use district. Seven Ranches Multifamily is the first use to develop within this larger mixed use area and will develop as a single use project until future phases of development occur.

Sustainability Incentives

The proposed Seven Ranches Multifamily development is focused on creating a long-term sustainable development for the City of Maricopa. As such, there are specific sustainability incentives per the Sustainable Development Incentive Program that the proposed Seven Ranches Multifamily development will meet. The program notes that a development may reduce the minimum parking requirements up to 20 percent if the development achieves 3 out of the 17 sustainable development features.

The Seven Ranches Multifamily development, at a minimum, plans to meet the following sustainable development features.

- a. 03 – Development to increase the on-site refuse container screening area to accommodate a six-yard container for the purpose of recycling.
- b. 08 – Site development does not exceed minimum parking requirements by more than 5 percent.
- c. 14 – Site development incorporates solar parking lot lights for at least 50 percent of the proposed fixtures.

Additionally, the project could potentially fulfill Sustainability Requirements (e.g., 9, 10, 11, 12 and 17), and will keep the City of Maricopa Staff apprised on progress as these further develop.

Conclusion

The proposed Seven Ranches Multifamily development will be a high-quality, sustainable, and dynamic development in this area of the City of Maricopa. The proposed rezoning is in conformance with and support the City of Maricopa's General Plan. Moreover, the proposed Seven Ranches Multifamily development will provide a needed housing product (affordable/workforce) as well as additional support to the planned retail/commercial in the area. The final development plan will fit seamlessly with the future mix of uses to be developed east, west, and south of the proposal. Lincoln Avenue Capital, LLC looks forward to working with the City on realizing this valuable, and needed, asset to the City and as such we request your approval.



Legend	
Zoning	
Label	
CB-1	: Local Business Zone
CB-2	: General Business Zone
CI-1	: Light Industry & Warehouse Zone
CI-2	: Industrial Zone
CR-1	: Single Family Residence
CR-2	: Single Family Residence
CR-3	: Single Family Residence
CR-4	: Multiple Residence Zone
CR-5	: Multiple Residence Zone
GC	: General Commercial
GI	: General Industrial
GR	: General Rural Zone
LI	: Light Industrial
MH	: Manufactured/Mobile Home Zone
MU-G	: General Mixed Use
OS-POS	: Privately Owned Open Space
PAD	: Planned Area Development
PI	: Public-Institutional
RM	: Multiple Unit Residential
RS-5	: Medium Density Residential
SR	: Suburban Ranch Zone
TR	: Transitional Zone

VICINITY MAP

