

SITE CONTEXT

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.

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).