

Land Use Analysis

APN 510-29-001B

Southwest Corner of N. Maricopa Rd. and W. Honeycutt Ave.

1. PROJECT LOCATION AND SURROUNDING LAND USES

The subject site is located at the southwest corner of N. Maricopa Rd. and W. Honeycutt Ave. The gross area of the parcel is 2.59 acres. The City of Maricopa, on behalf of property owner Maricopa Investments, LLC, is requesting a General Plan amendment change from Medium Density Residential (MDR) to Employment (E). To the west and south of the site properties fall under the Medium Density Residential (MDR) designation while properties to the north and east fall under the Public/Institutional (P) and Employment (E) designations.

The site does not have any immediate development plans and the proposed Minor General Plan Amendment (GPA23-01), and Rezone (ZON23-01) applications are being applied for to facilitate future development of the site.

2. EXISTING AND PROPOSED GENERAL PLAN LAND USE

The existing General Plan Future Land Use of the project is Medium Density Residential (MDR). The purpose of this application is to amend the General Plan for the site to Employment (E) which will align with the City of Maricopa's General Plan Future Land Use of commercially zoned properties east and north of the site.

3. SITE CONTEXT

The subject site is located at the southwest corner of N. Maricopa Rd. and W. Honeycutt Ave. The site is currently vacant and undeveloped. The nearest intersection is the N. Maricopa Rd. and W. Honeycutt Ave. intersection which is a signalized intersection. Utility access is off N. Maricopa Rd., with water and sewer connections in the same location.

The land uses in the immediate area and adjacent to the subject project, include a mix of commercial, residential, and institutional/public uses. Some of these uses include the Estrella Park Subdivision, the Alterra subdivision, Maricopa High School, Exceptional Community Hospital, various churches, along with various small business commercial uses.

4. LAND USE ANALYSIS

The proposed project is comprised of a single parcel constituting approximately 2.59 acres. Although there are no immediate development proposals for the site, by amending the General Plan Land Use designation of the site it will allow the site to be rezoned under a single commercial zoning designation (ZON23-01) allowing for the development of much-needed commercial space in the City of Maricopa.

The City of Maricopa public benefits to this project are many. The demand for commercial sites in the immediate area are measurable and sustainable. There is strong demand for both retail and other commercial space to serve the immediate area and the greater City of Maricopa. Retail and small business owners have very few options available to them in the existing rental/lease environment and the addition of property suitably zoned and prepared for commercial development will increase the business potentials of the City. The proposed General Plan amendment will help fill gaps in the available space for small to mid-size business owners, providing much needed products and services to the community.