



STAFF REPORT

Case # ZON21-07 (previously ZON21-04)

To: Planning and Zoning Commission

From: Rodolfo Lopez, Development Services Director

Meeting Date: December 13, 2021

To: Planning and Zoning Commission

REQUESTS

PUBLIC HEARING ZON21-07 (previously ZON21-04) Honeycutt Ranch: A request by Lincoln Avenue Capital, LLC for a rezoning of 15 acres from General Business (CB-2) to General Mixed Used (MU-G) for a proposed multi-family development and future commercial development. The site is generally located on the Southeast Corner of Honeycutt Road and Continental Road.

Discussion and Action.

APPLICANT/PROPERTY OWNER

Applicant:
Matthew Klein
Lincoln Avenue Capital
401 Wilshire Blvd,
Suite 1070
Phoenix AZ, 85018
Phone: 602-708-0227

Owner:
Maricopa 30 LLC
7702 E. Doubletree Ranch, Suite #300
Scottsdale AZ, 85258

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

| | |
|---------------------------------|--|
| Site Gross Acres | 15 acres |
| Parcel # | 510-71-003L 510-71-003F 510-71-003J 510-71-023B 510-71-022B 510-71-003H 510-71-003G 510-71-003N |
| Site Address | N/A |
| Existing Site Use | Vacant |
| Proposed Site Uses | Multiple Unit Residential and future commercial development |
| Existing General Plan, Land Use | Mixed Use |
| Existing Zoning | General Commercial – CB-2 |
| Proposed Zoning | Mixed Use General – MU-G |

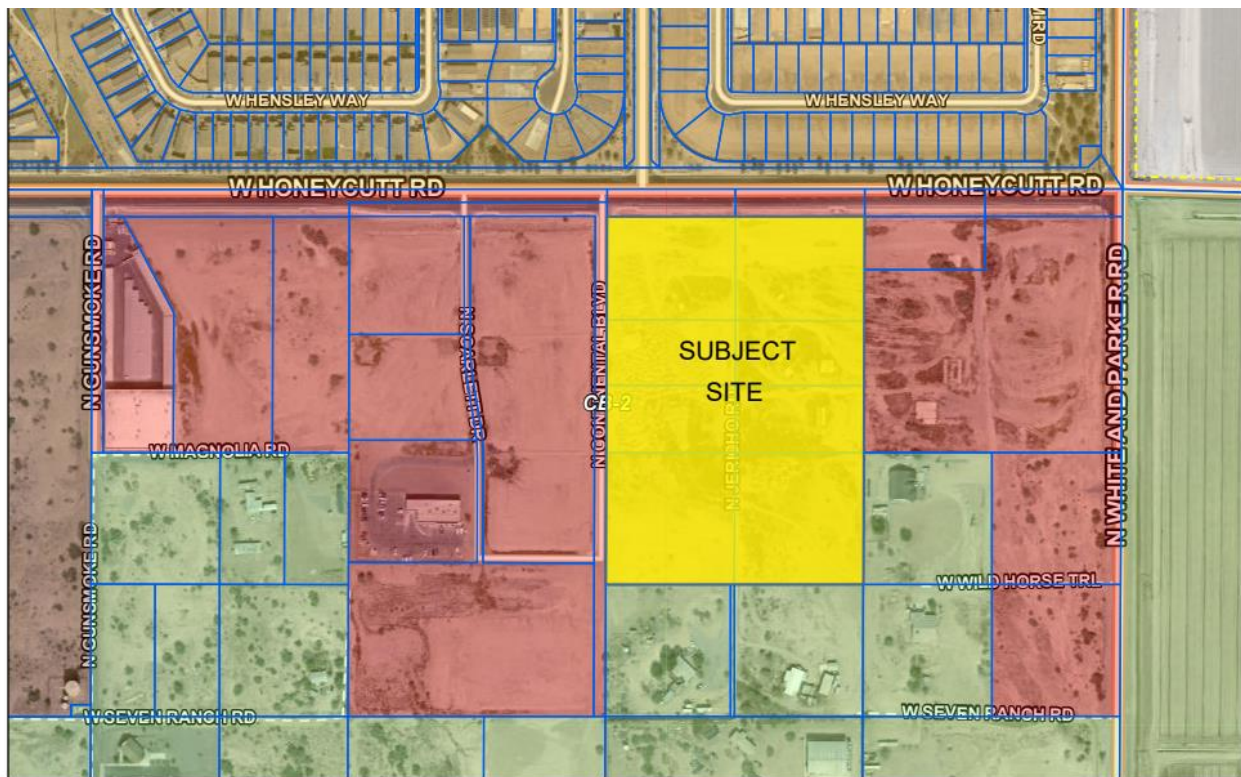
SITE HISTORY

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

SURROUNDING ZONING/LAND USE

| Direction | General Plan Land Use | Existing Zoning | Existing Use |
|-----------|----------------------------------|----------------------------------|-----------------------|
| North | Medium Density Residential (MDR) | Single Residence Zone (CR-3) PAD | Homestead Subdivision |
| East | Mixed Use (MU) | General Business (CB-2) | Vacant Land |
| South | Mixed Use (MU) | General Rural (GR) | Residential Homes |
| West | Mixed Use (MU) | General Business (CB-2) | Vacant Land |

SUBJECT SITE



12/1/2021, 10:45:30 PM

County Tax Parcels

Zoning

CB-2 : General Business Zone

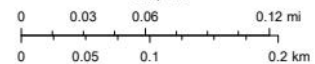
CR-3 : Single Family Residence

GR : General Rural Zone

RM : Multiple Unit Residential

City Limits

1:4,514



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Atlas Web App

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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. 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 area as designated in the city's voter approved General Plan Land Use Map.

This project was previously presented as a single development use for multi-family development with the Mixed-Use General Zoning District proposal. With the input provided and recommendation to Council at the November 8 P&Z Commission meeting, the applicant withdrew their current application, restarted a new application request, and increased the rezoning area from 12 acres to approximately 15 acres. The new 15 acres, including the proposed multi-family development, has integrated 2.5 acres approximate for future commercial development. The applicant has also provided a conceptual site plan of the retail component that will integrate with the multi-family development through pedestrian access points. See Figure 1 below or Exhibit B Land Use Map.

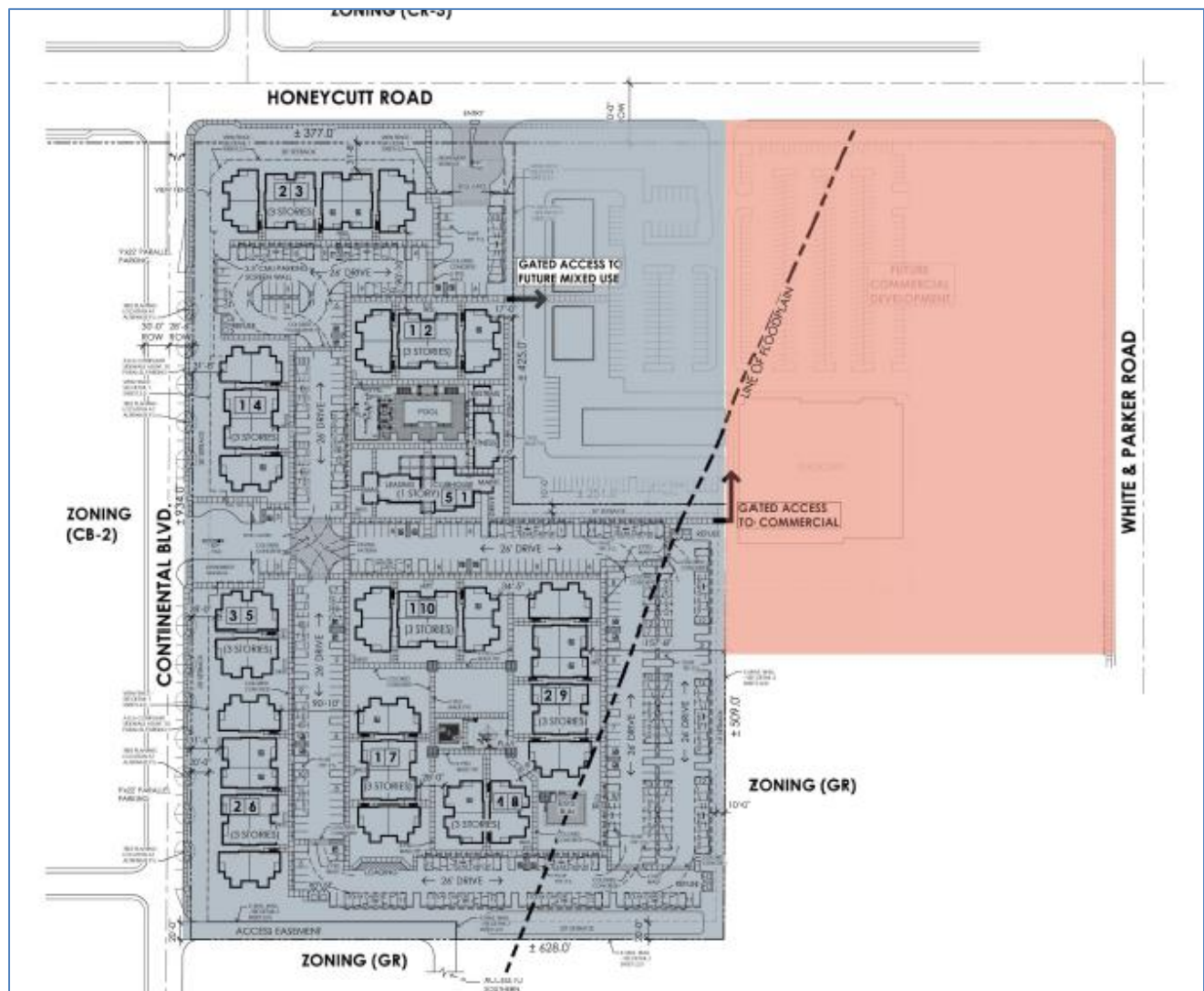


Figure 1

Refer to Exhibit A: Project Narrative for a thorough description of the proposal. Through the analysis, it has been determined to have met Staff's satisfaction for clarity and completeness. Within the Narrative, rationale for the change of land use reads the following:

“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.

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 multi-family housing will be a catalyst for additional growth/infill development (i.e., retail/commercial) 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.) 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).

As stated, providing easy access for the residents to the future commercial uses planned to the east will be accomplished via gated pedestrian connections at strategic locations throughout Lincoln Avenue’s site. The proposed pedestrian access points support a pedestrian/mixed-use oriented environment and will reduce the need for future residents to drive to the abutting commercial center as well as provide for ease of access to potential jobs within the commercial center. As the commercial/retail center develops to the east additional vehicular access points will be provided along Honeycutt Road and internally as needed during the City’s site planning review process.” - Exhibit A Project Narrative.

The city currently has approximately 2,484 acres of land reserved for retail/commercial through the city’s general plan. From an economic standpoint, 45 square feet of retail/commercial space per capita is a general average for a population to support retail/commercial space ¹

Assuming a typical commercial development will develop roughly 8,500 square feet of retail space per acre, the existing land use plan in the city limits will yield an approximate 21,125,250 square feet of retail space, both existing and planned (2,484 acres x 8,400 square feet).

Under the current population of approximately 70,000, a city will need 3,150,000 square feet of retail space (45 square feet per capita, 70,000 x 45), which equates to about 375 acres or retail to support a population of 70,000 (3,150,000/8,400). Under this analysis, the city is well above the minimum retail acreage per capita needed, even with the proposed rezoning request.

^[1] Source: U.S. Census Quick Facts and CoStar Analytics – 2019 All Retail Property Types (note: source notes that the number of population needed to support retail/commercial is higher or lower depending on community income levels. The number presented is the average. Maricopa income levels are higher than the State & National Average.

PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:

The land use designation per the General Plan calls out the area as Mixed Use, which is intended to foster creative design for developments that desire to combine commercial, office and residential components. The request of appropriately rezoning the land from the previous zoning code to the current zoning code meets the following goals and objectives.

- 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.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within **600 feet** of the subject area, public notice

signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown and copy of the Participation Plan is available to be reviewed upon request.

- November 15, 2021 - Notification letters sent
- November 16, 2021 - Sign posted
- November 18, 2021 - Legal notice published (newspaper)
- November 29, 2021 - Neighborhood Meeting held

PUBLIC COMMENT:

During the neighborhood meeting held on November 29, 2021, The following was summarized by the applicant; *Six (6) property owners that were in attendance provided feedback on the following subject matters; The ability of 7 ranches to provide water to the site, management of stormwater flow, and high density residential housing in the area. Aside from those, no one expressed any direct concerns with the proposed request. Additionally, the attendees thought the design and layout looked nice and would be a nice addition to the area.*

Staff did not receive any public comment at the time of writing this report.

CRITERIA FOR APPROVAL

As required by Sec. 509.14 of the City's [Zoning Code](#), the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

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, pending approval of the Mixed 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 residential development in support of the housing plan's goal to diversify the housing options within the City.*

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 ZON21-07 (previously ZON21-04) Honeycutt Ranch**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission. Each case will require an independent motion by the Commission:

1. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.
2. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.
3. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure a Minor Land Division to create the new parcel. This will also be required for the Zoning Map and General Plan Map amendments.
4. Prior to the City Council approval of the ZON21-07 (previously ZON21-04), the applicant shall submit to the city a signed waiver pursuant to Proposition 207 as applicable.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Land Use Exhibit

Exhibit C: Zone Change Map

-- End of staff report --

Honeycutt Ranch

General Overview of Revised Request

Pursuant to input received from the City of Maricopa Planning & Zoning Commission on November 8, 2021, regarding creating a “mixed-use” development, Lincoln Avenue Capital, LLC (i.e., the future buyer of ±12-acres for multi-family) and Maricopa 30 LLC (i.e., the owner of the ±12-acres and the adjacent land to the east) have agreed to adjust / rezone a larger area of approximately 15-acres from General Business (CB-2) to General Mixed Used (MU-G). The site is located at the southeast corner of Honeycutt Road and Continental Boulevard (“The Property”). This Property will allow for the original proposed multi-family development (±12-acres) by Lincoln Avenue Capital, LLC (“Lincoln Avenue”), along with a future mixed-use development (±2.5-acres) remaining in ownership with Maricopa 30 LLC to better conform with the Maricopa General Plan Mixed Use. Lincoln Avenue will be moving forward quickly to develop a high quality, affordable (workforce) multi-family residential community (the “Seven Ranches Multifamily”). Although the mixed-use area does not have users nor has been fully planned out at this time, the owner has provided a reasonable conceptual site plan layout for the approximately ±2.5-acres to provide context and to assist with Lincoln Avenue’s site planning process.

This re-zone proposal for the combined ±15-acres complies with the General Plan directed uses (see the “Compliance with General Plan” outline below for further substantiation)

Seven Ranches Multifamily - 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 Avenue 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 Avenue will develop the project utilizing the federal Section 42 Low Income Housing Tax Credit (“LIHTC”) program. Lincoln Avenue’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.

Property’s 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).

Developer / Future Owner of the Multifamily Property (Approx. 12 - Acres)

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 their 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.

Property Location and Current Use

Again, the Property is comprised of approximately ± 15 -acres at the southeast corner of Honeycutt Road and Continental Boulevard and comprises of multiple parcels. The Property is vacant, and Lincoln Avenue will be combining their parcels into one (1) parcel for their proposed development (± 12 -acres). The remaining approximately ± 2.5 -acres for the commercial area of the Property will proceed at a later date with a final site plan / design.

Property's 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

Property's 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 (*emphasis added*)

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 interrelate 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 multi-family housing will be a catalyst for additional growth/infill development (i.e., retail/commercial) 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.)

As stated, providing easy access for the residents to the future commercial uses planned to the east will be accomplished via gated pedestrian connections at strategic locations throughout Lincoln Avenue's site. The proposed pedestrian access points support a pedestrian/mixed-use oriented environment and will reduce the need for future residents to drive to the abutting commercial center as well as provide for ease of access to potential jobs within the commercial center. As the commercial/retail center develops to the east additional

vehicular access points will be provided along Honeycutt Road and internally as needed during the City's site planning review process.

Property Zoning Classification / Seven Ranches Multifamily Development Standards (Amend.)

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 and commercial uses. 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 (2) minor development standards within the General Mixed Use category need to be modified in order to allow for the proposed Seven Ranches Multifamily workforce/affordable housing development.

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 Avenue 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 Avenue 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 Avenue 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 Avenue 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 Avenue's experience designing and operating affordable housing properties across the country. Lincoln Avenue 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.

Seven Ranches Multifamily - 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 three (3) out of the seventeen (17) sustainable development features.

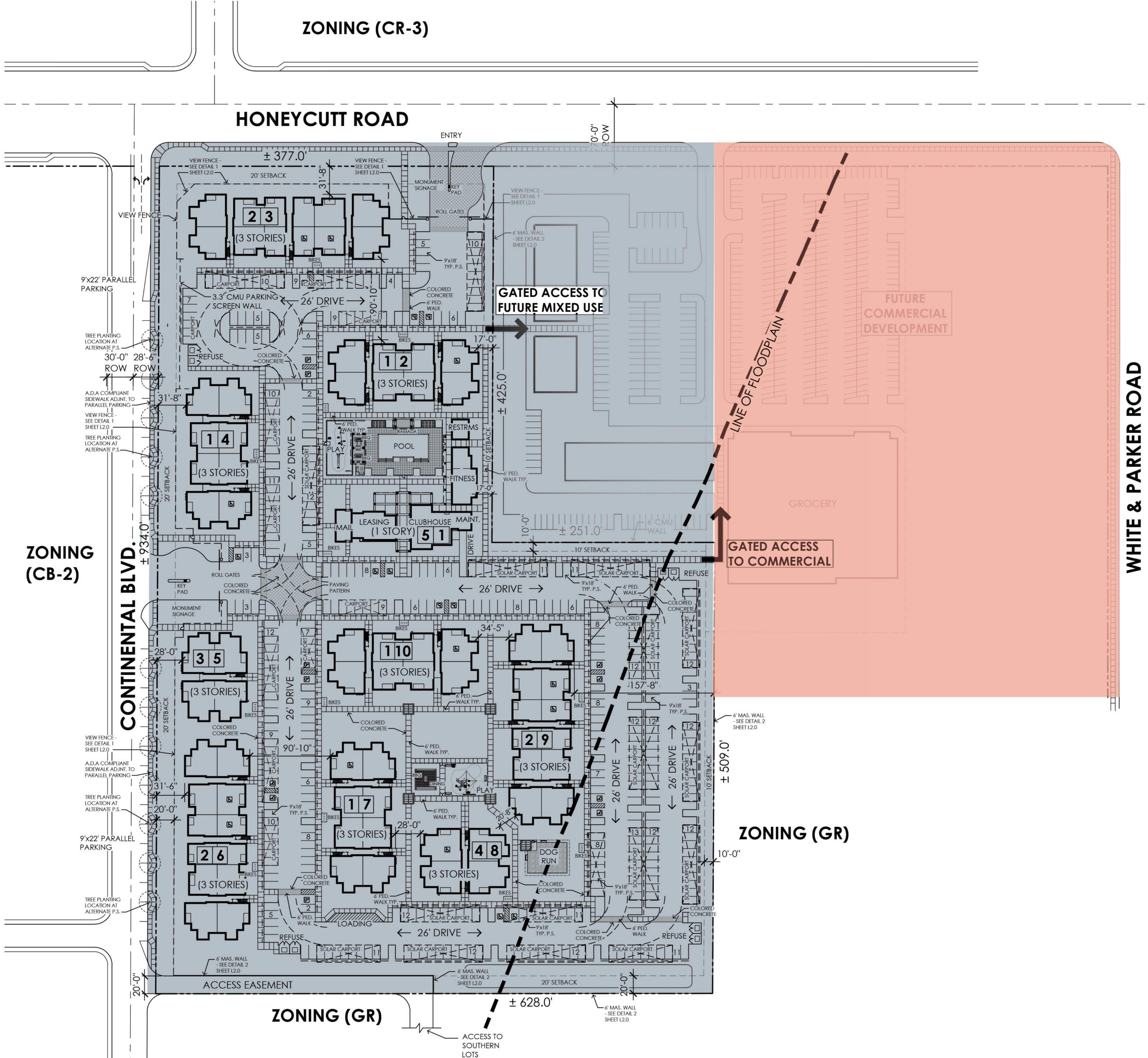
The Seven Ranches Multifamily development, at a minimum, plans to meet the following sustainable development features.

- 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 Seven Ranches Multifamily development proposal could potentially fulfill Sustainability Requirements (e.g., 9, 10, 11, 12 and 17), and Lincoln Avenue will keep the City apprised as these progress further.

Conclusion

The proposed rezoning of approximately 15-acres from General Business (CB-2) to General Mixed Used (MU-G) at the southeast corner of Honeycutt Road and Continental Boulevard is consistent with the City of Maricopa's General Plan as well as the recently approved Seven Ranches Land Use Study (2021), which promotes density of people living within mixed-use developments. The approval of this request will allow for the proposed multifamily development (±12-acres) by Lincoln Avenue Capital, LLC along with a future commercial development (±2.5-acres) by Maricopa 30 LLC. More importantly, Lincoln Avenue will move forward quickly to develop their multifamily residential community due to the immediate need within the City, which will also help create the necessary synergy needed in the immediate area to realize high quality, sustainable, integrated, and expanding mixed-use development(s) envisioned. Moreover, the proposed multi-family development will provide the needed density of people to help bring/support the planned retail/commercial. The result will provide a complementary mix of uses within this area that will fit seamlessly together as future development occurs east, west, and south of the proposal. Lincoln Avenue Capital, LLC and Maricopa 30 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.

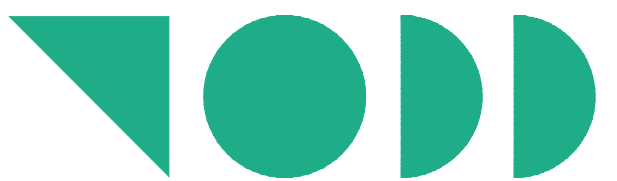
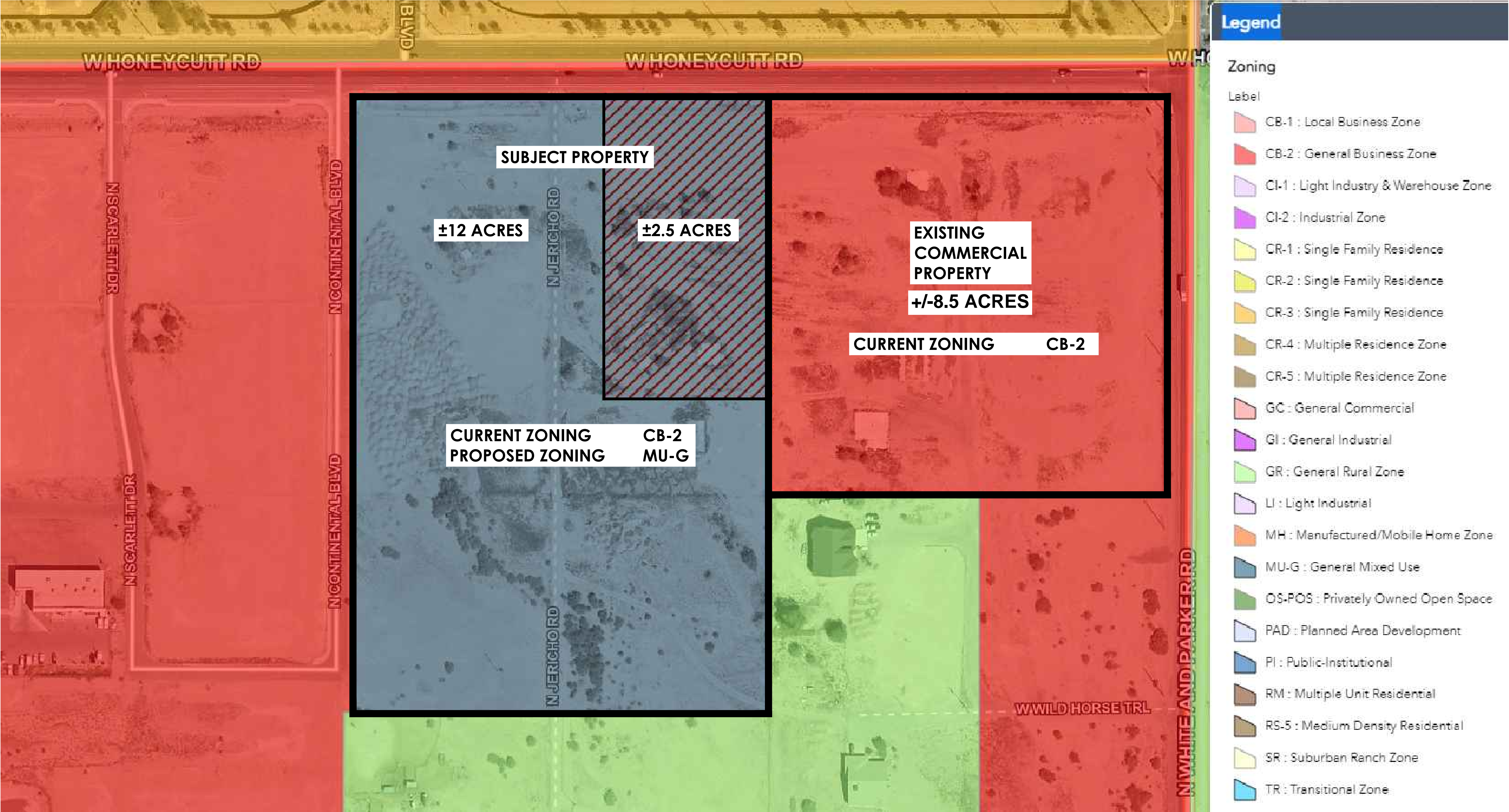


PROJECT NO. 21-2014-01
HONEYCUTT RANCH APARTMENTS

CITY OF MARICOPA, AZ
Lincoln Avenue Capital
1001 Bannock Street #210
Denver, CO. 80204

CONTACT
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASSOC.COM
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PHASE 12-13-2021
Planning & Zoning Commission Meeting
Proj Mgr.:
Drawn By:
Rev. Date: Description:
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**TODD +
ASSOCIATES**

602-952-8280 / TODDASSOC.COM
21-2014-01

LINCOLN AVENUE
CAPITAL

Honeycutt Ranch Apartments

City of Maricopa, Arizona

PLANNING & ZONING COMMISSION MEETING

December 13, 2021

ZONING CHANGE MAP

Preliminary Not For Construction

A1.2