

SITE CONTEXT

The existing General Plan Future Land Use of the subject site, parcel 510-29-001B, is Medium Density Residential (MDR). The purpose of this application is to amend the General Plan Future Land Use of the site to Employment (E). The site is currently zoned General Business (CB-1) and General Rural (GR). As such, the current Medium Density Residential (MDR) designation conflicts with the site's existing zoning. The proposed change will align the land use designation with the proposed zoning under ZON23-01 and with other properties in the area that are similarly zoned under commercial designations. The change will align with the City of Maricopa's General Plan Future Land Use plans for commercial development in the Maricopa Station area.

This project is located at the southwest corner of N. Maricopa Rd. and W. Honeycutt Ave. and is currently vacant land. The property was originally an outparcel of the Estrella Park subdivision that abutted N. Maricopa Rd. Although records from the 1970's do not show what the original development intent of the property was, it would appear that the parcel was intended to be developed as a commercial frontage along N. Maricopa Rd. as part of the property was rezoned to General Business (CB-2) under the old Pinal County Zoning. The nearest intersection is N. Maricopa Rd. and W. Honeycutt Ave., located at the site's northeast corner which is a signalized intersection. Utility access is off N. Maricopa Rd. north of the site 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, public, and residential; Estrella Park subdivision, Maricopa High School, Exceptional Community Hospital, and other various commercial uses north of the site along N. Maricopa Rd. Generally, west of the site is residential property developed with single-family residences and churches; north of the site area educational, health care, and various commercial uses; south and east of the site are vacant commercial properties and a church. Beyond this immediate area is the primary major commercial area located along John Wayne Parkway, which the site is on the periphery of.