

## **RE-ZONE SUBMITTAL APPLICATION NARRATIVE**

**Prepared for:** City of Maricopa

**Prepared by:** Sandbox Development Consultants  
Bowman Consulting Group  
Suncrest

**Date:** January 4, 2021

**Project No.:** PA 20-20 (ZON 21-01)

**Project Name:** Honeycutt Run  
SEC of N. Hartman Road and W. Honeycutt Road

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### **1. PROJECT LOCATION AND SURROUNDING LAND USES**

The proposed project is located on the southeast corner of N. Hartman Road and W. Honeycutt Road. The APN is: 502510030. The total parcel area is 21.3 gross-acre, 18.82 net-acre subject property dedicated for residential use, and a 2.015 acre parcel, which will be retained by the current owner and planned for future commercial uses. To the north, east, and south of the project is an existing single-family masterplan named Tortosa, zoned CR-3. To the west is an irrigation easement adjacent to Hartman Road. West of Hartman is agricultural land that has been platted for future development for the Rancho Mirage community as well as an outparcel for commercial.

This project will have a full-access main-marketing entrance off West Honeycutt Road aligned with the existing median opening. A secondary emergency access entrance will be provided east of the main entrance on W. Honeycutt Road, which will also serve as an “exit only” for residents and visitors.

### **2. EXISTING AND PROPOSED ZONING**

This property is currently zoned CB-1, and the purpose of this application is to rezone to RM to allow for approximately 10.48 du/ac (Gross) on 19.95 acres. Development standards will conform to the current City of Maricopa RM Standards, unless otherwise modified by this application. (The only modification currently proposed is the use of 4’-wide sidewalks in the courtyard areas, but 6’-wide sidewalks will be used in the larger open space areas). The proposed use is compatible with the adjacent single family residential neighborhoods.

### **3. PROJECT DESCRIPTION**

The 18.82-ac (net) subject property in eastern Maricopa is planned for a 209-unit gated Purpose-Built Single-Family Rental (PBSFR) community known as Honeycutt Run to be developed and constructed by Suncrest. The demand fundamentals for PBSFR in the immediate vicinity are measurable and sustainable. The planned neighborhood stands to benefit from an efficient configuration which also marries the quality, privacy and comfort of single-family living with high-level amenities and lifestyle offered by traditional Class A apartment living. Due to the shift in residents' preference for more efficient design, individual spacious living and a low maintenance lifestyle, baby boomer and millennial residents are drawn to the combination of private walk-up entrances, large, covered porches, and a centralized neighborhood amenity area without having the worry of overbearing maintenance responsibilities.

Honeycutt Run is located within walking distance to the local elementary and middle schools and is only minutes from many 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 destination. 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).

The intent of the project is to provide a housing option that is in high demand to an area that has historically lacked new medium-density housing opportunities. This neighborhood will consist of 209 one, two, and three-bedroom residences, each including private walk-up entrances and individual back porches. Honeycutt Run will offer a desirable, transitional residential housing option for Maricopa residents while avoiding the typical maintenance burdens of single-family home ownership.

Honeycutt Run is a community designed to align with the way people want to live, maximizing private living space, fully maintained outdoor space, and a central gathering area while staying current with the latest in smart home technology, pet friendliness, and community amenities that include a swimming pool, central grilling area, well-appointed cabana and green open space for neighborhood planned gatherings.