

CITIZEN PARTICIPATION REPORT – HONEYCUTT RUN

Prepared for: City of Maricopa
Prepared by: Sandbox Development Consultants
Date: April 7, 2021
Project No.: ZON 21-01/GPA 21-01/DRP 21-02
Project Name: Honeycutt Run
SEC of N. Hartman Road and W. Honeycutt Road

1. TABLE OF CONTENTS

1.1. Original CPP

1.2. Picture of Sign Posting

1.3. Finalize List of Property Owners

1.4. Final Draft Sign Language

1.5. Final Draft Notification Letter

1.6. Confirmation of Newspaper Ad Posting

1.7. Neighborhood Meeting Minutes

1.8. Neighborhood Meeting Registration

1.9. HOA Letter of Support

1.1 ORIGINAL CPP DOCS



Due Diligence | Entitlements | Project Management | Construction Management | Contract Administration

January ~~28~~4, 2021

~~Adam Shipley~~Peter Margoliner

City of Maricopa, Economic & Community Development
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Re: Honeycutt Run (ZON 21-01) Citizen Participation Plan

Dear ~~Peter~~Adam,

Pursuant to the Citizen Review Process Requirements we are providing you with our Review Plan:

- 1) We intend on holding one (1) neighborhood "Open House" meeting, a 2nd Open House meeting may be held if additional follow-up is warranted or required.
- 2) The Initial Open House Meeting is scheduled for _____ from 5:30pm – 6:30pm via Zoom
- 3) Mailings to all property owners within ~~600300~~' radius of the subject property and the Tortosa HOA will be mailed via first class mail on or before _____ (see attached mailing list).
- 4) The Maricopa/Stamfield Unified School District will be sent the required documentation via certified mail by _____.
- 5) The "Public Notice Sign" to be erected by _____.

On behalf of Suncrest, we look forward to working with you on this project. Please confirm that this letter meets the requirements of Step 1 of the Citizen Participation Plan.

Sincerely,

Anthony Sumner
Sandbox Development Consultants, Inc.
Phone: 480-703-8784 (cell)
Anthony@sandboxdevelopment.com

Cc: Mike Koch, Casey Werner – Suncrest
Joseph Cable – Bowman Consulting

Attachments: Mailing list

1.2 PICTURE OF SIGN POSTING

Anthony Sumner

Subject: FW: Zoning Sign

From: Peter Cohen <peter@promosignsaz.com>
Sent: Monday, March 15, 2021 11:10 AM
To: Anthony Sumner <anthony@sandboxdevelopment.com>
Subject: Zoning Sign

Completed!
Thank you Anthony.



Sent from my iPhone

1.3 FINAL LIST OF PROPERTY OWNERS

Property Owner Notification: 600 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Andy S. Benedek	502-52-2640	36619 W. Alhambra St. Maricopa, AZ 85138	Same
Michael K. Bishop	502-52-2650	36605 W. Alhambra St. Maricopa, AZ 85138	Same
Melania Aviles	502-52-2660	36591 W. Alhambra St. Maricopa, AZ 85138	Same
Randy & Theresa Lavalla	502-52-2670	36579 W. Alhambra St. Maricopa, AZ 85138	Same
Bret & Yadira Dixon	502-52-2680	36565 W. Alhambra St. Maricopa, AZ 85138	Same
Michael & Maria Isler	502-52-2690	36551 W. Alhambra St. Maricopa, AZ 85138	Same
Jose Guerrero, Juan Palomera & Elbia Gonzales	502-52-2700	36537 W. Alhambra St. Maricopa, AZ 85138	Same
Elizabeth Monarrez	502-52-2710	36523 W. Alhambra St. Maricopa, AZ 85138	Same
Eric & Elaine Heffelfinger	502-52-2720	36511 W. Alhambra St. Maricopa, AZ 85138	Same
Jimmie & Mary Jackson	502-52-2730	36497 W. Alhambra St. Maricopa, AZ 85138	Same
Douglas & Kathy Stockton	502-52-2740	36438 W. Alhambra St. Maricopa, AZ 85138	Same
Lewis & Cythnia McClure	502-52-2750	36469 W. Alhambra St. Maricopa, AZ 85138	Same
Brandi N Hale	502-52-2760	36455 W. Alhambra St. Maricopa, AZ 85138	Same
Ozvest Incorporated	502-52-2770	36441 W. Alhambra St. Maricopa, AZ 85138	2111 Mergho Impasse San Diego, CA 92110
Steven C Lowry	502-52-2780	36429 W. Alhambra St. Maricopa, AZ 85138	Same
Andrea Brunner & Justin Gneiting	502-52-2790	36415 W. Alhambra St. Maricopa, AZ 85138	Same
Zhu Douglas	502-52-2800	36401 W. Alhambra St. Maricopa, AZ 85138	6750 W Del Rio Street Chandler, AZ 85226
Duane Sr. & Chris Yetton	502-52-2810	36387 W. Alhambra St. Maricopa, AZ 85138	Same
Tsingine Lee	502-52-2820	36373 W. Alhambra St. Maricopa, AZ 85138	PO Box 1617 Tuba City, AZ 86045
TAH 2018-1 Borrower, LLC	502-52-2830	36361 W. Alhambra St. Maricopa, AZ 85138	1508 Brookhollow Drive Santa Ana, CA 92705
Kennedy Raleigh	502-52-2840	36347 W. Alhambra St. Maricopa, AZ 85138	Same
Steve Schindler	502-52-2850	36337 W. Alhambra St. Maricopa, AZ 85138	Same
Mark Payne	502-52-2860	36315 W. Alhambra St. Maricopa, AZ 85138	Same
Chloe Arms	502-52-2870	36305 W. Alhambra St. Maricopa, AZ 85138	Same
Obdulio Quijada & Maria Carbajal	502-52-2880	36293 W. Alhambra St. Maricopa, AZ 85138	Same
Stacy & Patricia Wilson	502-52-2890	36279 W. Alhambra St. Maricopa, AZ 85138	Same
Andrew & Linda Mcevers	502-52-2900	36265 W. Alhambra St. Maricopa, AZ 85138	Same
Rodney Tennant	502-52-2910	19703 N Castille Drive Maricopa, AZ 85138	Same
Robert & Karen Quimpo	502-52-0190	19320 N Toledo Maricopa, AZ 85138	Same

Property Owner Notification: 600 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Irene Haley Gomez	502-52-0180	19332 N. Toledo Ave Maricopa, AZ 85138	Same
James & Kimberly Dunlap	502-52-0170	19346 N. Toledo Ave Maricopa, AZ 85138	Same
Beverly S Burns	502-52-0160	19358 N. Toledo Ave Maricopa, AZ 85138	44335 W Buckhorn Trail Maricopa, AZ 85138
Curtis Leon Bryant	502-52-0150	19370 N. Toledo Ave Maricopa, AZ 85138	Same
Dwayne Cohron	502-52-0140	36626 W. La Paz Street Maricopa, AZ 85138	Same
James Robert Lemay	502-52-0130	36614 W. La Paz Street Maricopa, AZ 85138	Same
Jon Munro	502-52-0120	36600 W. La Paz Street Maricopa, AZ 85138	Same
Bossard Gail A Tr	502-52-0110	36590 W. La Paz Street Maricopa, AZ 85138	Same
Sharon Rumbolz	502-52-0100	36576 W. La Paz Street Maricopa, AZ 85138	Same
Billy J Young	502-52-0090	36564 W. La Paz Street Maricopa, AZ 85138	Same
Matthew & Shelley Anderson	502-52-0080	36552 W. La Paz Street Maricopa, AZ 85138	Same
Vincent & Danielle Lombardi	502-52-0070	36538 W. La Paz Street Maricopa, AZ 85138	Same
Sean Maurice Herbert	502-52-0060	36528 W. La Paz Street Maricopa, AZ 85138	Same
Curtis & Alexa Walling	502-52-0050	36516 W. La Paz Street Maricopa, AZ 85138	1713 E. Libra Drive Tempe, AZ 85283
Niltza Marin	502-52-0040	36502 W. La Paz Street Maricopa, AZ 85138	Same
Alejandra Razo & Efren Ramirez	502-52-0030	36490 W. La Paz Street Maricopa, AZ 85138	Same
Christel A Gibbon	502-52-0020	36478 W. La Paz Street Maricopa, AZ 85138	Same
Erwin Bustamante	502-52-0010	36466 W. La Paz Street Maricopa, AZ 85138	Same
Jenai R Johansen	502-52-1310	19351 N Toledo Ave Maricopa, AZ 85138	Same
Jessica Reyes	502-52-1300	19337 N Toledo Ave Maricopa, AZ 85138	Same
Doug Austin	502-52-1290	19325 N Toledo Ave Maricopa, AZ 85138	Same
Lourdes Leon	502-52-1200	19324 N Ibiza Lane Maricopa, AZ 85138	Same
Fernanda Rangel	502-52-1190	19336 N Ibiza Lane Maricopa, AZ 85138	Same
Jennifer Ives	502-52-1180	19352 N Ibiza Lane Maricopa, AZ 85138	2153 E Ranch Court Gilbert, AZ 85296
Lisa M Reith	502-52-1170	19351 N Ibiza Lane Maricopa, AZ 85138	Same
Keith Gladwin	502-52-1160	19337 N Ibiza Lane Maricopa, AZ 85138	Same
Christopher & Karen Reher	502-52-1150	19325 N Ibiza Lane Maricopa, AZ 85138	Same
Theresa Hughes	502-52-1060	19324 N Costa Verdez Ave Maricopa, AZ 85138	Same
Carol Marshall	502-52-1050	19336 N Costa Verdez Ave Maricopa, AZ 85138	511 N 45th Street Milwaukee, WI 53208

Property Owner Notification: 600 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Diane Castro	502-52-1040	19352 N. Costa Verdez Ave Maricopa, AZ 85138	Same
Alex & Megan Stout	502-52-1030	19359 N. Costa Verdez Ave Maricopa, AZ 85138	Same
Bianca Orozco & Phillip E Garcia	502-52-1020	19347 N. Costa Verdez Ave Maricopa, AZ 85138	Same
Frank Baca	502-52-1010	19335 N. Costa Verdez Ave Maricopa, AZ 85138	Same
Rafael Ramirez	502-52-1000	19323 N. Costa Verdez Ave Maricopa, AZ 85138	7047 San Luis Street Paramount, CA 90723
Dora I Felix	502-52-1330	36318 W Vera Cruz Drive Maricopa, AZ 85138	Same
Craig E Brandon	502-52-1340	36332 W Vera Cruz Drive Maricopa, AZ 85138	Same
Larrel Enander & Connie Nichols	502-52-1350	36346 W Vera Cruz Drive Maricopa, AZ 85138	Same
Josh & Jessica Tuffly	502-52-1360	19334 N Del Mar Ave Maricopa, AZ 85138	Same
Tricia & Shaylon Nounnan	502-52-1370	19324 N Del Mar Ave Maricopa, AZ 85138	Same
Chris Okeke & Azam Aleem	502-52-2280	36201 W Vera Cruz Drive Maricopa, AZ 85138	Same
Susan M Rapp	502-52-2270	36215 W Vera Cruz Drive Maricopa, AZ 85138	Same
Robert E Fernandez Jr.	502-52-2260	36229 W Vera Cruz Drive Maricopa, AZ 85138	Same
Yoanquis Barban Cutino	502-52-2250	36245 W Vera Cruz Drive Maricopa, AZ 85138	Same
Christopher Lee Dunn	502-52-2240	36259 W Vera Cruz Drive Maricopa, AZ 85138	Same
Paul Etal Millar	502-52-2230	36273 W Vera Cruz Drive Maricopa, AZ 85138	Same
Dennis & Pamela Peterson	502-52-2220	36287 W Vera Cruz Drive Maricopa, AZ 85138	20341 Old Highway 99 SW Centralia, WA 98531
Florence & Edward Thomas	502-52-2210	36303 W Vera Cruz Drive Maricopa, AZ 85138	Same
Raymond & Lori Wilson	502-52-2200	36317 W Vera Cruz Drive Maricopa, AZ 85138	Same
Glenn & Lynda Merrer	502-52-2190	36331 W Vera Cruz Drive Maricopa, AZ 85138	Same
Larry A Helgeson & Joy Magstadt	502-52-2610	36290 W Prado Street Maricopa, AZ 85138	48247 Lindas Beach lane Pelican Rapids, MN 56572
Vincent & Michelle Adamo	502-52-2600	36278 W. Prado Street Maricopa, AZ 85138	Same
James & Rosalind Jefferson	502-52-2590	36262 W. Prado Street Maricopa, AZ 85138	72 Deercross Road SE Calgray, AB
Duronda Donnell	502-52-2580	36248 W. Prado Street Maricopa, AZ 85138	Same
Gabriela Barnett Hernandez	502-52-2570	36234 W. Prado Street Maricopa, AZ 85138	Same
Marcia Hereford	502-52-2560	36218 W. Prado Street Maricopa, AZ 85138	Same
Cami E Barnella	502-52-2550	36204 W. Prado Street Maricopa, AZ 85138	Same
Julie Laursen	502-52-2170	36196 W Vera Cruz Drive Maricopa, AZ 85138	Same
Diane Hess	502-52-2180	36212 W Vera Cruz Drive Maricopa, AZ 85138	Same

Property Owner Notification: 600 feet mailing list

[illegible]

Property Owner Notification: 600 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Maria Perez	502-52-2920	19719 N Castille Drive Maricopa, AZ 85138	Same
Dustin Smith	502-52-2930	19735 N Castille Drive Maricopa, AZ 85138	Same
Jose & Guadalupe Garcia	502-52-2940	19749 N Castille Drive Maricopa, AZ 85138	Same
Lenita Shamsiddeen	502-52-2950	19765 N Castille Drive Maricopa, AZ 85138	Same
Kathryn William-Jones	502-52-2960	19781 N Castille Drive Maricopa, AZ 85138	Same
Judy & Ira Rice	502-52-2970	19797 N Castille Drive Maricopa, AZ 85138	Same
Sheila & John Best	502-52-3570	19720 N Toledo Ave Maricopa, AZ 85138	Same
Timothy Ames	502-52-3560	19738 N Toledo Ave Maricopa, AZ 85138	Same
Ozelle Sanders	502-52-3550	19754 N Toledo Ave Maricopa, AZ 85138	Same
Kathleen & Stanley Skjei	502-52-3540	19772 N Toledo Ave Maricopa, AZ 85138	Same
Maria & Sergio Lomas	502-52-3530	19790 N Toledo Ave Maricopa, AZ 85138	Same
Burback Terry D Living Trust	502-52-3580	36625 W El Greco Street Maricopa, AZ 85138	Same
Veronica Ochoa Dulce	502-52-3590	36617 W El Greco Street Maricopa, AZ 85138	Same
Marco Pineda & Yvette Maria	502-52-3600	36609 W El Greco Street Maricopa, AZ 85138	Same
Robin Gasper	502-52-3610	36597 W El Greco Street Maricopa, AZ 85138	Same
Hilda & James Bunker	502-52-3620	36581 W El Greco Street Maricopa, AZ 85138	Same
Roberto & Francisca Quintero	502-52-3630	36567 W El Greco Street Maricopa, AZ 85138	Same
Sylvia & Jaime Lopez	502-52-3640	36553 W El Greco Street Maricopa, AZ 85138	Same
John & Vicki Keenan	502-52-3650	36537 W El Greco Street Maricopa, AZ 85138	2077 Piccadilly Court Sierra Vista, AZ 85635
Johnny Marshall	502-52-3660	36523 W El Greco Street Maricopa, AZ 85138	Same
Miguel Estrada Fernandez	502-52-3670	36509 W El Greco Street Maricopa, AZ 85138	Same
Natalie & Tony Lopez	502-52-3680	36495 W El Greco Street Maricopa, AZ 85138	Same
Kimberly Hunt	502-52-3690	36479 W El Greco Street Maricopa, AZ 85138	Same
Patricia & Willie Coleman	502-52-3700	36465 W El Greco Street Maricopa, AZ 85138	1869 Ballina Drive San Diego, CA 92114
Michael Vukmir	502-52-3710	36451 W El Greco Street Maricopa, AZ 85138	Same
Christopher Paraday	502-52-3720	36437 W El Greco Street Maricopa, AZ 85138	Same
Betty Sykes	502-52-3730	36423 W El Greco Street Maricopa, AZ 85138	Same
Matthew & Rachel Catherman	502-52-3740	36407 W El Greco Street Maricopa, AZ 85138	Same
Kevin & Dianne Goates	502-52-3750	36393 W El Greco Street Maricopa, AZ 85138	1530 E Thunderhead Drive Tucson, AZ 85718

Property Owner Notification: 600 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Katrina Jones	502-52-4050	36568 W Alhambra Street Maricopa, AZ 85138	Same
Anthony Johnson	502-52-4060	36582 W Alhambra Street Maricopa, AZ 85138	Same
Jose Antonio Vizcarra	502-52-4070	36598 W Alhambra Street Maricopa, AZ 85138	2596 E Silversmith Trail San Tan Valley, AZ 85143
Patrina Rochelle Kegler	502-52-4080	36610 W Alhambra Street Maricopa, AZ 85138	Same
Mehrab Zubin Dastoor	502-52-4090	36618 W Alhambra Street Maricopa, AZ 85138	246 Jarrett Crossing Milton, OH
Xiaoqiang Liao	502-52-4100	36626 W Alhambra Street Maricopa, AZ 85138	431 N Chase Court Chandler, AZ 85225
Sheridan Michael Deering SR	502-52-3230	36258 W El Greco Street Maricopa, AZ 85138	Same
Leslie Rubin	502-52-3240	36264 W El Greco Street Maricopa, AZ 85138	Same
Kayla Hoang & Brandon Tang	502-52-3250	36278 W El Greco Street Maricopa, AZ 85138	12092 Ellen Street Garden Grove, CA 92840
Alexander & Hailey Damian	502-52-3260	36292 W El Greco Street Maricopa, AZ 85138	Same
Eloy M Ruiz	502-52-3270	36308 W El Greco Street Maricopa, AZ 85138	Same
Ciro Bernal Avila	502-52-3280	36322 W El Greco Street Maricopa, AZ 85138	Same
Walter & Sonda Mercadal	502-52-3290	36336 W El Greco Street Maricopa, AZ 85138	Same
Gary & Angela Durbin	502-52-3300	36350 W El Greco Street Maricopa, AZ 85138	Same
Michelle Wesley	502-52-3310	36366 W El Greco Street Maricopa, AZ 85138	Same
Acasha Gomez	502-52-3320	36380 W El Greco Street Maricopa, AZ 85138	Same
Jemison Ronald K Tr	502-52-3330	36394 W El Greco Street Maricopa, AZ 85138	Same
Allison Ingraham	502-52-3340	36408 W El Greco Street Maricopa, AZ 85138	Same
John & Amanda Sullivan	502-52-3350	36424 W El Greco Street Maricopa, AZ 85138	Same
Keith & Jamie King	502-52-3360	36438 W El Greco Street Maricopa, AZ 85138	Same
Robert & Kristina Chamberlain	502-52-3370	36452 W El Greco Street Maricopa, AZ 85138	Same
Daniel Holland	502-52-3380	36466 W El Greco Street Maricopa, AZ 85138	Same
Dianne Lanier	502-52-3390	36480 W El Greco Street Maricopa, AZ 85138	7440 S Blackhawk St, Unit 12104 Englewood, CO 80112
Alicia Rodriguez	502-52-3400	36496 W El Greco Street Maricopa, AZ 85138	Same
Tammie Johnson	502-52-3410	36510 W El Greco Street Maricopa, AZ 85138	5450 Gorans Road Longview, WA 98632
Tah MS Borrower LLC	502-52-3420	36524 W El Greco Street Maricopa, AZ 85138	1508 Brookhollow Drive Santa Ana, CA 92705
Doug Wilson	502-52-3430	36538 W El Greco Street Maricopa, AZ 85138	2626 Croydon, Suite 310 Surrey, BC
Luis & Leonor Marquez	502-52-3440	36554 W El Greco Street Maricopa, AZ 85138	13040 Tonopah Street Arleta, CA 91331
Summer Risley	502-52-3450	36568 W El Greco Street Maricopa, AZ 85138	1530 Lake Ave, Apt 3 Pueblo, CO 81004

Property Owner Notification: 600 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Dora Bradbury	502-52-3460	36582 W El Greco Street Maricopa, AZ 85138	Same
Alex & Crystal Rodriguez	502-52-3470	36598 W El Greco Street Maricopa, AZ 85138	Same
Bill & Tanya Sartin	502-52-3480	36610 W El Greco Street Maricopa, AZ 85138	Same
Orlando Hall Jyusef	502-52-3490	36618 W El Greco Street Maricopa, AZ 85138	Same
David & Dixie Shaw	502-52-1840	36106 W Olivo Street Maricopa, AZ 85138	P O BOX 11 Frannie, WY 82423
Jackson Rosa A Tr	502-52-1850	36120 W Olivo Street Maricopa, AZ 85138	Same
Richard & Cynthia Buckanan	502-52-1860	36134 W Olivo Street Maricopa, AZ 85138	Same
Monya Evans	502-52-1870	36148 W Olivo Street Maricopa, AZ 85138	Same
Roy Stover	502-52-1880	36162 W Olivo Street Maricopa, AZ 85138	Same
Melissa Maria Haro	502-52-1890	36176 W Olivo Street Maricopa, AZ 85138	Same
Rickey & Laura Oates	502-52-1900	36190 W Olivo Street Maricopa, AZ 85138	Same
David & Kimberly Elliott	502-52-2080	36107 W Olivo Street Maricopa, AZ 85138	Same
Stan & Wendy Coutu	502-52-2070	36121 W Olivo Street Maricopa, AZ 85138	Same
Eldon Wong	502-52-2060	36137 W Olivo Street Maricopa, AZ 85138	Same
James Smith Jr.	502-52-2050	36151 W Olivo Street Maricopa, AZ 85138	Same
Carol Cook	502-52-2040	36167 W Olivo Street Maricopa, AZ 85138	Same
Nancy Da Silva	502-52-2030	36181 W Olivo Street Maricopa, AZ 85138	Same
Marc & Janice Force	502-52-2110	36098 W Vera Cruz Drive Maricopa, AZ 85138	Same
Olga & Johna Amaro	502-52-2120	36114 W Vera Cruz Drive Maricopa, AZ 85138	Same
R&R ENT Prop Management LLC	502-52-2130	36130 W Vera Cruz Drive Maricopa, AZ 85138	Same
Melvin Bryant	502-52-2140	36148 W Vera Cruz Drive Maricopa, AZ 85138	Same
Tandy Manross	502-52-2150	36164 W Vera Cruz Drive Maricopa, AZ 85138	Same
Donnell Linton	502-52-2160	36180 W Vera Cruz Drive Maricopa, AZ 85138	330 Lind Ave NW Renton, WA 98057
Jackeline Robles & Aurelia Reyes	502-52-2290	36187 W Vera Cruz Drive Maricopa, AZ 85138	Same
Justin Lauffer	502-52-2300	36171 W Vera Cruz Drive Maricopa, AZ 85138	Same
Jeffery Clark	502-52-2310	36157 W Vera Cruz Drive Maricopa, AZ 85138	Same
John & Elizabeth Williams	502-52-2320	36143 W Vera Cruz Drive Maricopa, AZ 85138	Same
Vera Cruz Cab LLC	502-52-2330	36129 W Vera Cruz Drive Maricopa, AZ 85138	PO Box 21644 Mesa, AZ 85277
Ricardo Biebrich	502-52-2340	36113 W Vera Cruz Drive Maricopa, AZ 85138	Same

Property Owner Notification: 600 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Timothy Kirley	502-52-2490	36118 W Prado Street Maricopa, AZ 85138	Same
Shawn Olszewski	502-52-2500	36132 W Prado Street Maricopa, AZ 85138	Same
Jennifer Bradley	502-52-2510	36146 W Prado Street Maricopa, AZ 85138	Same
Barbara Polette	502-52-2520	36162 W Prado Street Maricopa, AZ 85138	Same
John & Angela Cameron	502-52-2530	36176 W Prado Street Maricopa, AZ 85138	Same
Jane Davison	502-52-2540	36190 W Prado Street Maricopa, AZ 85138	Same
Cami Barnella	502-52-2550	36204 W Prado Street Maricopa, AZ 85138	Same
Marcia Hereford	502-52-2560	36218 W Prado Street Maricopa, AZ 85138	Same
Gabriela Barnett Hernandez	502-52-2570	36234 W Prado Street Maricopa, AZ 85138	Same
Duronda Donnell	502-52-2580	36248 W Prado Street Maricopa, AZ 85138	Same
James & Rosalind Jefferson	502-52-2590	36262 W Prado Street Maricopa, AZ 85138	Same
Vincent John & Michelle Adamo	502-52-2600	36278 W Prado Street Maricopa, AZ 85138	Same
Larry Helgeson	502-52-2610	36290 W Prado Street Maricopa, AZ 85138	48247 Lindas Beach Lane Pelican Rapids, MN 56572
Silvia Magallanes Mendivil	502-52-2620	36306 W Prado Street Maricopa, AZ 85138	Same
David & Sherry Bone	502-52-1550	36129 W Prado Street Maricopa, AZ 85138	528 Stone Terrace Martinsville, SK
Cheryl Pierce	502-52-1540	36143 W Prado Street Maricopa, AZ 85138	Same
Ellis Nancy Dee Liv Trust	502-52-1530	36157 W Prado Street Maricopa, AZ 85138	Same
David & Dixie Shaw	502-52-1520	36171 W Prado Street Maricopa, AZ 85138	PO Box 11 Frannie, WY 82423
Jessica & Dustin Hall	502-52-1510	36185 W Prado Street Maricopa, AZ 85138	1221 E Royal Palm Road Phoenix, AZ 85020
Lawrence Eta	502-52-1500	36199 W Prado Street Maricopa, AZ 85138	Same
James & Susan Deegan	502-52-1490	36213 W Prado Street Maricopa, AZ 85138	Same
Eric & Sherry Hanchett	502-52-1480	36229 W Prado Street Maricopa, AZ 85138	Same
Debra Jacobs	502-52-1470	36243 W Prado Street Maricopa, AZ 85138	Same
Daniel Pridham	502-52-1460	36257 W Prado Street Maricopa, AZ 85138	Same
Christopher Smith	502-52-1450	36271 W Prado Street Maricopa, AZ 85138	Same
William Townsend	502-52-1380	19314 N Del Mar Ave Maricopa, AZ 85138	PO Box 2329 Jacksonville, FL 32232
Gregory & Regina Fuller	502-52-1390	19304 N Del Mar Ave Maricopa, AZ 85138	PO Box 1804 Chinle, AZ 86503
Dean & Omella Foster	502-52-1400	19294 N Del Mar Ave Maricopa, AZ 85138	PO Box 694 Slave Lake, AB
Kenneth Rulli	502-52-1410	19284 N Del Mar Ave Maricopa, AZ 85138	Same

Property Owner Notification: 600 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Charles & Anne Roetter	502-52-1420	19274 N Del Mar Ave Maricopa, AZ 85138	10707 Oak Creek Drive Lakeside, CA 92040
Amanda Marie & Fonzie Cavazos	502-52-1430	19264 N Del Mar Ave Maricopa, AZ 85138	Same
Lashawn Whiting	502-52-1440	19254 N Del Mar Ave Maricopa, AZ 85138	Same
Gabriela & Nicholas Martinez	502-52-0980	19297 N Costa Verdez Ave Maricopa, AZ 85138	Same
John Otis Moore Jr.	502-52-0900	36352 W Mallorca Ave Maricopa, AZ 85138	Same
PMC & DC LLC	502-52-0910	36362 W Mallorca Ave Maricopa, AZ 85138	4040 W Camino Acequia Phoenix, AZ 85051
Michael David Capps	502-52-0920	36374 W Mallorca Ave Maricopa, AZ 85138	Same
Tyshaa Wiley	502-52-0930	36386 W Mallorca Ave Maricopa, AZ 85138	Same
Kaitlin Ladd	502-52-0940	36396 W Mallorca Ave Maricopa, AZ 85138	Same
DR Horton Inc	502-52-0950	36408 W Mallorca Ave Maricopa, AZ 85138	20410 N 19th Ave, Ste 100 Phoenix, AZ 85027
Kalisa Aneika Villafania	502-52-0960	36418 W Mallorca Ave Maricopa, AZ 85138	Same
Bruce H Walton	502-52-0970	36430 W Mallorca Ave Maricopa, AZ 85138	Same
Anne Westenberg	502-52-1070	19310 N Costa Verdez Ave Maricopa, AZ 85138	Same
Robert & Blanche Odom	502-52-1080	19296 N Costa Verdez Ave Maricopa, AZ 85138	Same
Robert Lecount	502-52-1090	19284 N Costa Verdez Ave Maricopa, AZ 85138	Same
William Bender III	502-52-1100	19270 N Costa Verdez Ave Maricopa, AZ 85138	Same
Ricardo Almaguer	502-52-1140	19311 N Ibiza Lane Maricopa, AZ 85138	Same
2018-3 IH Borrower LP	502-52-1130	19297 N Ibiza Lane Maricopa, AZ 85138	1717 Main Street, Ste 200 Dallas, TX 75201
Andrew Olson & Wendy Walsh	502-52-1120	19285 N Ibiza Lane Maricopa, AZ 85138	Same
James Albert Blakemore III	502-52-1110	19271 N Ibiza Lane Maricopa, AZ 85138	Same
Olivia Cortez Chavez	502-52-1210	19310 N Ibiza Lane Maricopa, AZ 85138	6506 W Baseline Road Laveen, AZ 85339
Bernd Birk	502-52-1220	19296 N Ibiza Lane Maricopa, AZ 85138	Same
2018-3 IH Borrower LP	502-52-1230	19284 N Ibiza Lane Maricopa, AZ 85138	1717 Main Street, Ste 200 Dallas, TX 75201
TAH MS Borrower LLC	502-52-1240	19270 N Ibiza Lane Maricopa, AZ 85138	1508 Brookhollow Drive Santa Ana, CA 92705
Andrew Young & Youngs Family Trust	502-52-1280	19311 N Toledo Ave Maricopa, AZ 85138	8302 E Wilshire Drive Scottsdale, AZ 85257
Gayle Linnett Nortis & Lee Wilson	502-52-1270	19297 N Toledo Ave Maricopa, AZ 85138	Same
Meredith & Timothy Schess	502-52-1260	19285 N Toledo Ave Maricopa, AZ 85138	Same
Sandra Chagollan	502-52-1250	19271 N Toledo Ave Maricopa, AZ 85138	Same
Caree Brown & John Anderson	502-52-0200	19308 N Toledo Ave Maricopa, AZ 85138	Same

Property Owner Notification: 600 feet mailing list

[illegible]

1.4 FINAL DRAFT SIGN LANGUAGE

NEWSPAPER NOTICE

NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING

GENERAL PLAN AMENDMENT, RE-ZONE, DEVELOPMENT REVIEW PERMIT

CASE #: GPA 21-01, ZON 21-01 & DRP 21-02

Neighborhood Meeting

March 29, 2021 @ 5:30pm (via Zoom)

www.sandboxdevelopment.com/honeycutt access code: 2778

Planning & Zoning Commission Meeting

April 12, 2021 @ 6:00pm

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

City Council Meeting

April 20, 2021 @ 6:00pm

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

NOTICE IS HERBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated dated, time, location.

Suncrest Real Estate represented by Anthony Sumner of Sandbox Development Consultants, is proposing a General Plan Amendment from Commercial to HDR, Rezone from CB-1 to RM and DPR for 209 residential units located at the SEC of Hartman Rd. and Honeycutt Rd.

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a (GPA, ZON and DRP).

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Peter Margoliner at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or e-mail peter.margoliner@maricopa-az.gov Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

March 10, 2021

Publish in Maricopa Monitor – March 16, 2021

Publish in Casa Grande Dispatch – March 13, 2021

1.5 FINAL DRAFT NOTIFICATION LETTER



Due Diligence | Entitlements | Project Management | Construction Management | Contract Administration

March 10, 2021

Re: Honeycutt Run (Case #: ZON 21-01, GPA 21-01 and DRP 21-02) This site is generally located at the SEC of Hartman Rd. and Honeycutt Rd.

Dear Neighbor,

An application has been filed with the City of Maricopa by Sandbox Development Consultants for a Honeycutt Run at the above mentioned property. The meeting dates regarding this request are as follows:

Virtual Neighborhood Meeting

Date: March 29, 2021 at 5:30 pm (via Zoom)

Visit: www.sandboxdevelopment.com/honeycutt

Access Code: 2778

Planning & Zoning Commission

Date: April 12, 2021 at 6:00pm

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

City Council (GPA & ZON only)

Date: April 20, 2021 at 6:00pm

City Hall

39700 W. Civic Center Plaza


Maricopa, AZ 85138

According to Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Peter Margoliner at the City of Maricopa Planning Department at 520-568-9098. You can e-mail him at peter.margoliner@maricopa-az.gov subject Case # and Project Name. *Esta información se puede proporcionar en español a pedido.*

Please see additional pages for Narrative and Exhibits.

Sincerely,


Anthony Sumner
Sandbox Development Consultants, Inc.
Phone: 480-703-8784 (cell)
Anthony@sandboxdevelopment.com

Cc: Mike Koch, Casey Werner – Suncrest
Joseph Cable – Bowman Consulting
City of Maricopa – Community & Economic Development

Attachments: Site Plan. Additional project documents available at the neighborhood meeting link noted above.

1.6 CONFIRMATION FOR NEWSPAPER AD

**CASA GRANDE VALLEY
NEWSPAPERS INC**200 W. 2ND ST.
CASA GRANDE AZ 85122(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period		2 Advertiser/Client Name	
03/2021		SANDBOX DEVELOPMENT CONSULTANT	
23 Total Amount Due		*Unapplied Amount	3 Terms of Payment
59.86			
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
.00	.00	.00	.00
4 Page Number	5 Memo Bill Date	6 Billed Account Number	7 Advertiser/Client Number
1	03/15/21	16606 CHRIS.	16606

8 Billed Account Name and Address		Amount Paid:
SANDBOX DEVELOPMENT CONSULTANTS, INC. ANTHONY SUMNER 2375 E CAMELBACK RD. STE 600 PHOENIX AZ 85016		Comments:
		Ad #: 103907

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
03/13/21	103907 PCG AZTPT	CASE #: GPA 21-01 03/13 CGCG CGIT AZ TPT TAX	1.0X 6.82 7.00	1 58.80 1.06	58.80	59.86

PAID

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		59.86

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information
1 Billing Period	6 Billed Account Number
103907 03/2021	16606
7 Advertiser/Client Number	2 Advertiser/Client Name
16606	SANDBOX DEVELOPMENT CON

STATE OF ARIZONA

COUNTY OF PINAL

} ss.

Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
GENERAL PLAN AMENDMENT,
RE-ZONE, DEVELOPMENT
REVIEW PERMIT
CASE #: GPA 21-01, ZON 21-01
& DRP 21-02
Neighborhood Meeting
March 29, 2021 @ 5:30pm (via
Zoom)

www.sandboxdevelopment.com/
honeycult access code: 2778
Planning & Zoning Commission
Meeting

April 12, 2021 @ 6:00pm

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

City Council Meeting

April 20, 2021 @ 6:00pm

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated dated, time,
location.

Suncrest Real Estate represented
by Anthony Sumner of Sandbox
Development Consultants,
is proposing a General Plan
Amendment from Commercial to
HDR, Rezone from CB-1 to RM
and DPR for 209 residential units
located at the SEC of Hartman
Rd. and Honeycutt Rd.

The Planning and Zoning Division
is processing this proposal in
accordance to the Zoning Code
as a (GPA, ZON and DRP).

Anyone wishing to appear and
make comment is encouraged
to attend. Written comments are
welcome and if received prior to
the meeting, will be included in the
record. All comments or appeals
should be sent in a written form
to the Planning and Zoning
Division, Attn: Peter Margoliner
at 39700 W. Civic Center Plaza,
Maricopa, AZ 85138 or e-mail
peter.margoliner@maricopa-
az.gov Please include name,
address, telephone number and
signature. For questions, contact
the Planning and Zoning Division
at (520) 568-9098.

March 10, 2021

No. of publications: 1; date of
publication: Mar. 13, 2021.

Ruth A. Kramer, first being duly sworn deposes and says:
That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or
publisher of the Casa Grande Dispatch, a newspaper
published at Casa Grande, Pinal County, Arizona, Tuesday,
Thursday and Saturday of each week; that a notice, a full,
true and complete printed copy of which is hereunto
attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for ONE issues.
The publications thereof having been on the following dates:

03/13/2021

CASA GRANDE DISPATCH

By

[Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this

23rd

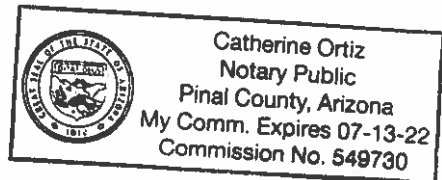
day of

March

A.D., *2021*

[Signature]

Notary Public in and for the County
of Pinal, State of Arizona



1.7 NEIGHBORHOOD MEETING INFO

1.7.1 Date, Time & Location:

March 29, 2021 @ 5:30pm via zoom: <https://sandboxdevelopment.com/honeycutt/>

1.7.2 Facilitator(s):

Anthony Sumner, Principal – Sandbox Development Consultants

Casey Werner, Director of Land Development – Suncrest Real Estate

1.7.3 Outline of Presentation

A brief power point slide was presented via Zoom to the attendees. (attached for reference). The presentation included an overview of the proposed uses, site plan, amenities and product type. Additional renderings and perspectives were provided.

1.7.4 Questions & Answers:

Q: Tony Fillicelli asked about ingress/egress to the Subject Property and voiced concerns about potential increase in traffic.

A: Anthony Sumner (Sandbox) and Joe Cable (engineer) confirmed that there is a proposed median break that will allow a left-out onto Honeycutt Road from the main entry of Honeycutt Run.

Q: Karen Snyder: shares concerns about traffic. Asked about how traffic counts were done given the COVID-19 Pandemic.

A: Anthony Sumner (Sandbox) noted that we would ask the Traffic Engineer to confirm the methods and assumptions used in the TIA.

Q: Participants asked about rental rates.

A: Casey Werner (Suncrest) provided the estimated rental rates per unit type: 1-Bedroom: \$1,250-1,350/mo. 2 Bedroom: \$1,700/mo. and 3 Bedroom: \$2,000/mo.

Q: Gail Bossard: Lives south of Property, home backs to the proposed project. She asked to confirm the setback along the southern boundary.

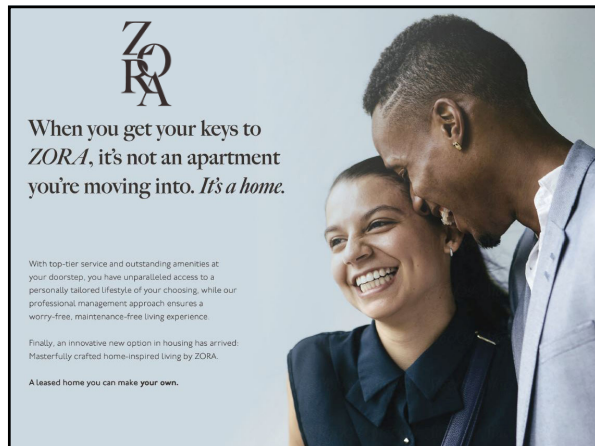
A: Joe Cable (Bowman) confirmed the rear setback is 20'

Q: Who will have access to the future commercial parcel?

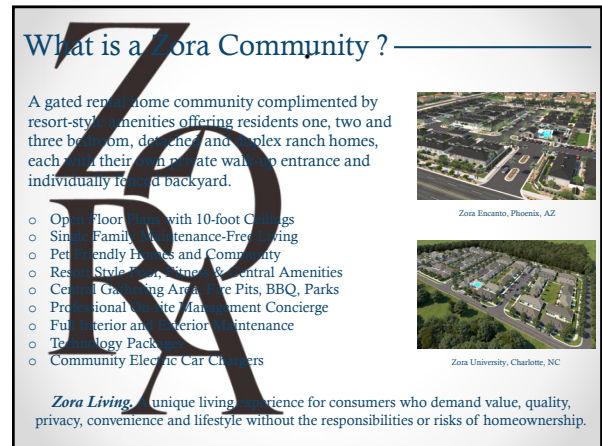
A: Anthony Sumner (Sandbox) noted that the commercial corner is an exception parcel retained by the seller. It will remain as commercial zoning and could be developed with allowed uses in that zoning designation. Access to commercial is proposed via Honeycutt and Hartman. A pedestrian connection is also being extended along Hartman Road.

Q: What is the timing of the project?

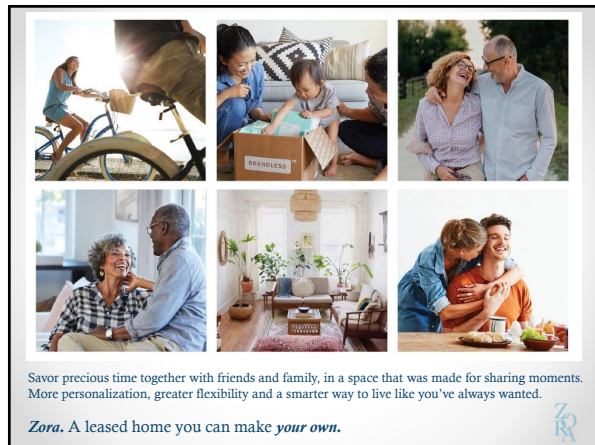
A: Casey Werner (Suncrest) responded noting that they expect to break ground in December 2021 and have a 2-year build schedule.



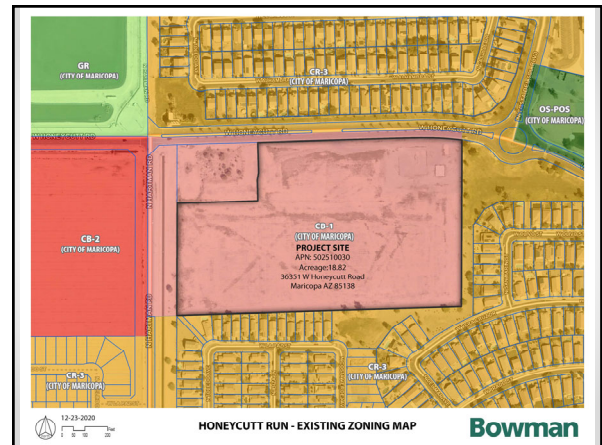
1



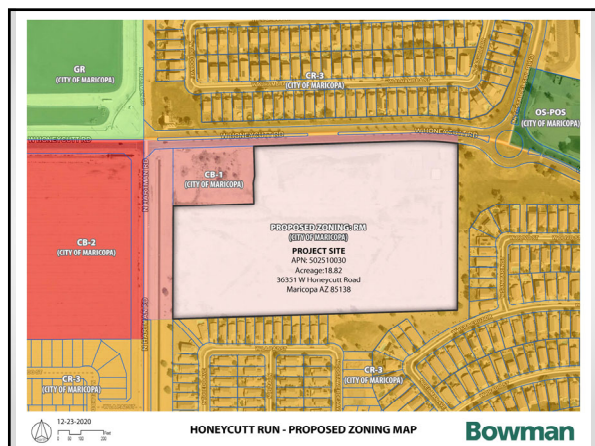
2



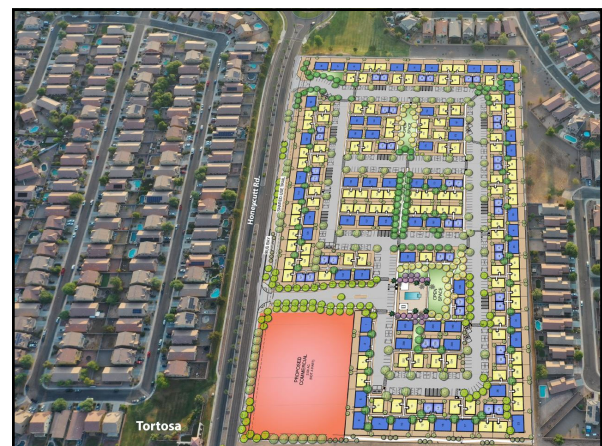
3



4



5



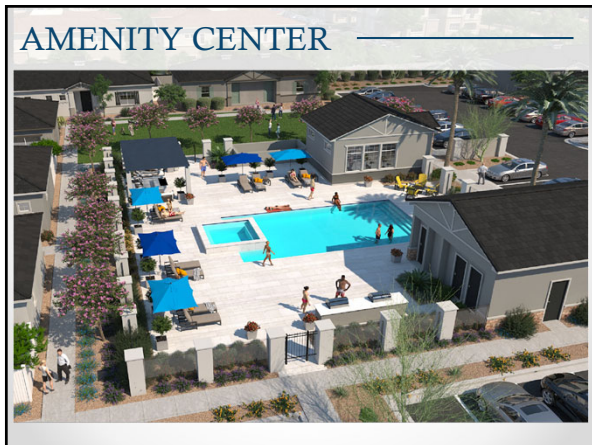
6



7



8



9



10



11



12

Suncrest Management Team

Experience

- Over 50 years of combined real estate and residential land development experience
- Suncrest principals and partners have been involved in the acquisition of +/-75,000 acres and the development of +/-25,000 homesites.
- Currently managing the entitlement and development of +/- 8,500 lots in 5 states.
- National footprint with localized expertise

Vision

At Suncrest our vision is to enhance the lives of others by developing Zora Communities that blend the comforts of single family living with the welcoming feel of a neighborhood, with the flexibility and ease of maintenance-free, rental home community living.

Zora Living.

Scott Cooney
Managing Partner

Mike Hays
Managing Partner

Casey Werner, PE
Director of Land Development

James Schilbeck
Chief Financial Officer

PHOENIX | DALLAS | RALEIGH | CHARLOTTE | NASHVILLE | ORLANDO

1.8 NEIGHBORHOOD MEETING REGISTRATION

Registrants for 'Honeycutt Run Neighborhood Meeting '

 Search

<input type="checkbox"/>	Registrants	Email Address	Registration Date	
<input type="checkbox"/>	M K	mike@mikekoch.com	Mar 29, 2021 05:32 PM	Copy
<input type="checkbox"/>	Moses Eason	meason@suncrestreal.com	Mar 29, 2021 05:31 PM	Copy
<input type="checkbox"/>	GAIL BOSSARD	gentle_hands_gb@yahoo.com	Mar 29, 2021 05:30 PM	Copy
<input type="checkbox"/>	Casey Werner	cwerner@suncrestreal.com	Mar 29, 2021 05:27 PM	Copy
<input type="checkbox"/>	A Avenas	avenas@earthlink.net	Mar 29, 2021 05:26 PM	Copy
<input type="checkbox"/>	bernie birk	blink6344@gmail.com	Mar 29, 2021 05:25 PM	Copy
<input type="checkbox"/>	Azam Okeke	azamokeke@gmail.com	Mar 29, 2021 05:24 PM	Copy
<input type="checkbox"/>	Rick Schonfeld	rschonfeld@westlandresources.com	Mar 29, 2021 05:23 PM	Copy
<input type="checkbox"/>	Karen Snyder	kmacsnyde@gmail.com	Mar 29, 2021 05:23 PM	Copy
<input type="checkbox"/>	Sue Birk	ru4744@aol.com	Mar 29, 2021 05:22 PM	Copy
<input type="checkbox"/>	Sara Schulte	sschulte@bowmanconsulting.com	Mar 29, 2021 05:21 PM	Copy
<input type="checkbox"/>	Anthony Sumner	anthony@sandboxdevelopment.com	Mar 29, 2021 03:28 PM	Copy
<input type="checkbox"/>	Dorothy & Kent charles	dacharles@q.com	Mar 29, 2021 03:17 PM	Copy
<input type="checkbox"/>	Anthony Fillicelli	tfillicelli@sbcglobal.net	Mar 27, 2021 12:56 PM	Copy
<input type="checkbox"/>	Joe Cable	jcable@bowmanconsulting.com	Mar 25, 2021 03:12 PM	Copy

Cancel Registration Resend Confirmation Email

1.9 HOA LETTER OF SUPPORT

March 11, 2021

Mike Koch
Suncrest Arizona LLC
2701 E. Camelback Rd. Suite 180
Phoenix, AZ 85016

Re: Honeycutt Run (Case #: ZON 21-01, GPA 21-01 and DRP 21-02) This site is generally located at the SEC of Hartman Rd. and Honeycutt Rd.

Mr. Koch,

The Tortosa Homeowners Association is in receipt of the site plans and renderings associated with the above-referenced cases filed with the City of Maricopa for a Honeycutt Run at the above-mentioned property. The Association has no objection to the proposed product type or land uses contained in the application. This letter of support is specific to the municipal case numbers noted above and does not represent an Architectural Committee approval of the proposed project by the Association.

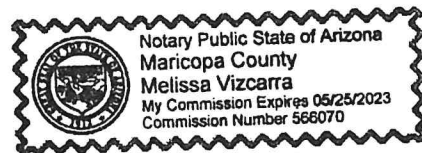
Sincerely,



Larry Miller, President
Tortosa Homeowners Association

X 
Melissa Vizcarra NOTARY PUBLIC OF ARIZONA

cc: Andrew Cohn, Director, Real Estate at Levine Investments Limited Partnership





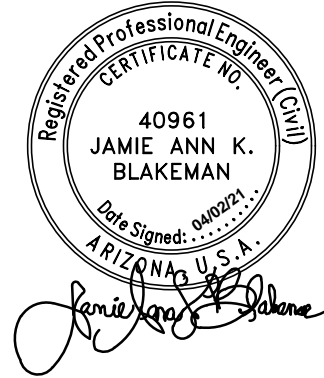
To: Casey Werner
Suncrest Real Estate & Land

From: Jamie Blakeman, PE, PTOE

Job Number: 20.5154

RE: Honeycutt Run
Traffic Impact Analysis - Addendum

Date: April 2, 2021



Lōkahi, LLC (Lōkahi) has prepared an Addendum to the Honeycutt Run Traffic Impact Analysis, dated January 4, 2021. As indicated in the Traffic Impact Analysis, the proposed development is anticipated to be comprised of a total of 209 multi-family units. Of which, there will be 44 one-bedroom units, 104 two-bedroom units, and 61 three-bedroom units.

TRAFFIC COUNT ADJUSTMENT

As part of the Honeycutt Run Traffic Impact Analysis, dated January 4, 2021, a local data collection firm, Field Data Services of Arizona, Inc., was utilized to collect traffic counts. On Thursday, December 10, 2020, four (4) hours of typical weekday turning movements were counted at the intersection of Honeycutt Road and Hartman Road.

The traffic counts collected on Thursday, December 10, 2020, were adjusted, by a factor of 1.08 to account for COVID-19 conditions. This factor was calculated based on a comparison between the December 2020 and 2017 traffic counts obtained from the City of Maricopa. Prior to determining the adjustment factor, as a conservative approach, the 2017 traffic counts were adjusted by an annual growth rate of 4%. This growth rate was determined by 2019 Maricopa Association of Governments (MAG) socioeconomic projections, as indicated in Section 6.1 of the Traffic Impact Analysis, dated January 4, 2021.

BOWLIN ROAD IMPROVEMENTS

City of Maricopa's Capital Improvement Plan identifies project 40012 Bowlin Road Crossing, which includes the interim roadway improvements of Bowlin Road, between White and Parker Road and Anthony Boulevard. According to the Capital Improvement Plan, dated June 11, 2019, this project will "increase vehicular connectivity, improve response times of the fire department and provide relief to congestion on Honeycutt Road."





This connection will provide residents in the vicinity area an alternative route to and from the west, reducing the reliance and impact of traffic volumes along Honeycutt Road.

TRIP GENERATION

Potential Development

According to the Pinal County Assessor's website, the proposed site is located on one (1) parcel (502-51-0030) and comprised of approximately 21.26-acres. The existing parcel is currently vacant and according to the City of Maricopa's Land Use Map, this site is planned for commercial land uses.

This section analyzes two (2) alternative build-out scenarios permitted under the existing commercial zoning:

Alternative 1

This alternative analyzes the potential build out of a proposed convenience store/gasoline station with 16 fueling stations, and a 4,000 square foot fast food restaurant with drive-through.

Utilizing ITE Land Use 853 – Convenience Market with Gasoline Pumps and Land Use 934 Fast-Food Restaurant with Drive-Through Window, the trip generation for the potential development was calculated as shown in **Table 1** below. See **Attachment A** for detailed trip generation calculations.

Table 1 – Trip Generation (Potential Development – Alternative 1)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through Window	934	4	1000 SF GFA	1,884	161	82	79	131	68	63
Convenience Market with Gasoline Pumps	853	16	Vehicle Fueling Positions	5,160	332	166	166	369	185	184
Potential Total				7,044	493	248	245	500	253	247

Alternative 2

This alternative analyzes the potential build out of a 200,000 square foot commercial/retail development. As indicated in the Honeycutt Run Traffic Impact Analysis, dated January 4, 2021, the proposed development will occupy approximately 21.26 gross acres of the existing parcel. Therefore, a 200,000 commercial/retail would represent a floor-to-area ratio (FAR) of 0.22.

Utilizing ITE Land Use 820 – Shopping Center, the trip generation for the potential development was calculated as shown in **Table 2** below. See **Attachment A** for detailed trip generation calculations.



Table 2 – Trip Generation (Potential Development – Alternative 2)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	200	1000 SF GLA	7,550	188	117	71	762	366	396
Potential Total				7,550	188	117	71	762	366	396

Trip Generation Comparison

Alternative 1 vs. Proposed Development

A trip generation comparison between the proposed Honeycutt Run development and the potential build-out of a convenience store/gasoline station with 16 fueling stations, and a 4,000 square foot fast food restaurant with drive-through is shown in **Table 3** below.

Table 3 – Trip Generation Comparison (Alternative 1 vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through Window	934	4	1000 SF GFA	1,884	161	82	79	131	68	63
Convenience Market with Gasoline Pumps	853	16	Vehicle Fueling Positions	5,160	332	166	166	369	185	184
Potential Total				7,044	493	248	245	500	253	247
Multifamily Housing (Low-Rise)	220	209	Dwelling Units	1,539	96	22	74	114	72	42
Proposed Total				1,539	96	22	74	114	72	42
Difference				-5,505	-397	-226	-171	-386	-181	-205

The build-out of Honeycutt Run development is anticipated to generate 5,505 (78.2%) fewer weekday trips, with 397 (80.5%) fewer trips during the AM peak hour, and 386 (77.2%) fewer trips during the PM peak hour than the build-out of a convenience store/gasoline station with 16 fueling stations, and a 4,000 square foot fast food restaurant with drive-through under existing zoning.



Alternative 2 vs. Proposed Development

A trip generation comparison between the proposed Honeycutt Run development and the potential build-out of a 200,000 square foot commercial/retail development is shown in **Table 4** below.

Table 4 – Trip Generation Comparison (Alternative 2 vs. Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	200	1000 SF GLA	7,550	188	117	71	762	366	396
Potential Total				7,550	188	117	71	762	366	396
Multifamily Housing (Low-Rise)	220	209	Dwelling Units	1,539	96	22	74	114	72	42
Proposed Total				1,539	96	22	74	114	72	42
Difference				-6,011	-92	-95	3	-648	-294	-354

The build-out of Honeycutt Run development is anticipated to generate 6,011 (79.6%) fewer weekday trips, with 92 (48.9%) fewer trips during the AM peak hour, and 648 (85.0%) fewer trips during the PM peak hour than the build-out of a 200,000 square foot commercial/retail development under existing zoning.



ATTACHMENT A - TRIP GENERATION



Honeycutt Run

Trip Generation Calculations (10th Edition)

Completed: GT 4/1/2021
Checked: TG 4/1/2021

Existing Land Use

Fast-Food Restaurant with Drive-Through Window																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Fast-Food Restaurant with Drive-Through Window	934	4	1000 SF GFA	470.95	50%	50%	40.19	51%	49%	32.67	52%	48%	1,884	942	942	161	82	79	131	68	63	Average
Fast-Food Restaurant with Drive-Through Window	934	4	1000 SF GFA	98.89	50%	50%	0.38	51%	49%	8.17	52%	48%	396	198	198	2	1	1	33	17	16	Minimum
Fast-Food Restaurant with Drive-Through Window	934	4	1000 SF GFA	1137.66	50%	50%	164.25	51%	49%	117.22	52%	48%	4,551	2276	2275	657	335	322	469	244	225	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Fast-Food Restaurant with Drive-Through Window	934	4	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equation
Fast-Food Restaurant with Drive-Through Window				Standard Deviation		244.44		28.78			17.87											
				Number of Studies		67		111			185											
				Average Size		3		4			3											
				R ²		N/A		N/A			N/A											
853 Convenience Market with Gasoline Pumps																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Convenience Market with Gasoline Pumps	853	16	Vehicle Fueling Positions	322.5	50%	50%	20.76	50%	50%	23.04	50%	50%	5,160	2580	2580	332	166	166	369	185	184	Average
Convenience Market with Gasoline Pumps	853	16	Vehicle Fueling Positions	68.5	50%	50%	3.75	50%	50%	5.75	50%	50%	1,096	548	548	60	30	30	92	46	46	Minimum
Convenience Market with Gasoline Pumps	853	16	Vehicle Fueling Positions	701.00	50%	50%	50	50%	50%	57.8	50%	50%	11,216	5608	5608	800	400	400	925	463	462	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Convenience Market with Gasoline Pumps	853	16	Vehicle Fueling Positions	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equation
Convenience Market with Gasoline Pumps				Standard Deviation		173.92		9.88			11.91											
				Number of Studies		36		59			69											
				Average Size		5		6			6											
				R ²		N/A		N/A			N/A											
820 Shopping Center																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Shopping Center	820	200	1000 SF GLA	37.75	50%	50%	0.94	62%	38%	3.81	48%	52%	7,550	3775	3775	188	117	71	762	366	396	Average
Shopping Center	820	200	1000 SF GLA	7.42	50%	50%	0.18	62%	38%	0.74	48%	52%	1,484	742	742	36	22	14	148	71	77	Minimum
Shopping Center	820	200	1000 SF GLA	207.98	50%	50%	23.74	62%	38%	18.69	48%	52%	41,596	20798	20798	4,748	2944	1804	3,738	1794	1944	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Shopping Center	820	200	1000 SF GLA	Ln(T)=0.68Ln(X)+5.57	50%	50%	T=0.50(X)+151.78	62%	38%	Ln(T)=0.74Ln(X)+2.89	48%	52%	9,632	4,816	4,816	252	156	96	908	436	472	Equation
Shopping Center				Standard Deviation		16.41		0.87			2.04											
				Number of Studies		147		84			261											
				Average Size		453		351			327											
				R ²		0.76		0.50			0.82											

Emails to Staff

1. Sue Birk



Thu 3/18/2021 6:53 PM

ru4744@aol.com

Honeycutt Run

To: Peter Margoliner

You replied to this message on 3/22/2021 7:17 AM.

ATTENTION: This email is from an EXTERNAL source. OUTSIDE the City of Maricopa network. DO NOT CLICK links or open attachments unless you are sure the source, sender, and content of the email is credible.

Mr. Margoliner,

We recently received information regarding **Honeycutt Run** zoning change request at Hartman and **Honeycutt**. I am asking you to reconsider this plan for our area. Tortosa is exploding with new single family homes and the new high school will be built new by. Our roads cannot handle the additional vehicles this high density project would bring. I simply do not believe this is a good fit for this location.

Thank you,

Sue Birk

19296 N. Ibiza Ln

Maricopa, Az 85138

520-509-7439,



Mon 3/22/2021 7:18 AM

Peter Margoliner

RE: **Honeycutt Run**

To: 'ru4744@aol.com'

Sue –

I will include this with my report to the Planning and Zoning Commission.

Thank you!

Peter Margoliner

Assistant Planner

Economic & Community Development

(520) 316 6921

39700 West Civic Center Plaza, Maricopa, Arizona 85138

City Hall Open Monday-Thursday, 7:00 a.m.-6:00 p.m., closed Friday



Mon 3/22/2021 8:07 AM

ru4744@aol.com

Re: **Honeycutt Run**

To: Peter Margoliner

You replied to this message on 3/22/2021 8:42 AM.

Action Items

Thank you, Sir. Can you tell me if a traffic study was completed for this project?

-----Original Message-----

From: Peter Margoliner <Peter.Margoliner@maricopa-az.gov>

To: ru4744@aol.com <ru4744@aol.com>

Sent: Mon, Mar 22, 2021 7:17 am

Subject: RE: **Honeycutt Run**



Mon 3/22/2021 8:43 AM

Peter Margoliner

RE: Honeycutt Run

To: ru4744@aol.com

Yes there was, thank you for asking!

Here are two quotes from the Traffic Impact Analysis (TIA) that I think you'll be happy to read:

- **Existing Capacity Analysis**
 - The AM and PM peak hour existing conditions capacity analysis was completed for the intersection of Honeycutt Road and Hartman Road (1). All movements operate at a Level of Service B or better.
- In conclusion, the traffic generated by the proposed Honeycutt Run development is anticipated to result in minimal traffic impacts to the existing roadway network and the surrounding area.

If you would like to read the full TIA you can access it by filling out a public records request [HERE](#) and specifically requesting the Traffic Impact Analysis for this project.

Thank you!

Peter Margoliner
Assistant Planner
Economic & Community Development
(520) 316 6921

39700 West Civic Center Plaza, Maricopa, Arizona 85138
City Hall Open Monday-Thursday, 7:00 a.m.-6:00 p.m., closed Friday

2. Barbara Romanchuk



Mon 3/22/2021 1:28 PM

Barbara Romanchuk <broman2102@gmail.com>

Honeycutt Run

To: Peter Margoliner

Cc: ru4744@aol.com

You replied to this message on 3/22/2021 2:01 PM.

ATTENTION: This email is from an EXTERNAL source. OUTSIDE the City of Maricopa network. DO NOT CLICK links or open attachments unless you are sure the source, sender, and content of the email is credible.

Dear Mr Margoliner,

I am confused about where the entrance to Honeycutt Run is located. In the picture I have seen, it looks like it is opening onto Honeycutt about halfway between the Stop sign at Hartman and Honeycutt and the beginning of the rotary. At that point Honeycutt is one way east bound. The residents of Honeycutt Run would have to take a right turn only and proceed all the way around the rotary in order to get onto Honeycutt west. Getting home would be even more awkward if they are coming from the west.

The distance from the Stop sign to the beginning of the rotary is only 5 tenths of a mile a very short stretch of road to add another entry point. When the traffic impact study was done was this taken into consideration.

If the entrance is onto Hartman Rd. it would provide a much more reasonable traffic flow for the residents of Honeycutt Run and not impact traffic on the section of Honeycutt that goes through Tortosa.

Are we too late to protest this project?

Thank you.

Barbara Romanchuk
36557 W Mallorca Ave.
Maricopa, Az
520-208-0772



Mon 3/22/2021 2:01 PM

Peter Margoliner

RE: Honeycutt Run

To: ☐ Barbara Romanchuk
Cc: ☒ Adam Shipley

Barbara –

Thank you so much for reaching out. I will be sure to include our conversation in my report to the planning and zoning commission.

First of all I encourage you to submit a public records request and ask for the Traffic Impact Analysis for this project. I think it could help alleviate some of your concerns. If that is something that would interests you it can be done [HERE](#).

There will be two driveways for Honeycutt Run, both along Honeycutt Road. The first is roughly 475 feet East of the Honeycutt road and Hartman road intersection, this will be a "full access" driveway meaning that residents will be able to turn both left and right out of the development, for this to be possible a cut will be made in the median on Honeycutt Road. The second driveway will be roughly 1,230 feet East of the Honeycutt Road and Harman Road intersection, this second access point will be what's called "Right in, Right out" meaning residents will only be able to turn into it while traveling East and will only be able to turn out of it if they want to travel East. This system of driveways makes it possible for residents to turn left heading out of Honeycutt Run without having to go all the way to the roundabout to do so. This is also illustrated on page 8 of the PDF for the Traffic Impact Analysis.

The distance from the stop sign to the beginning of the roundabout as I measure is closer to 1,432 feet which is over a quarter mile the way I measure it.



Mon 3/22/2021 2:01 PM

Peter Margoliner

RE: Honeycutt Run

To: ☐ Barbara Romanchuk
Cc: ☒ Adam Shipley



An entry point off of Harman Road would most likely be just as good as the two driveways on Honeycutt Road unfortunately two things make that impossible. The first is that Honeycutt Run does not directly front Hartman Road (see below). Everything not in blue is NOT owned by the developer and therefore they cannot build on it). This means that the developer would have to cross a parcel of land that they do not own in order to create a driveway, this would be unreasonable of the city to ask, both for the developer and for the other property owner. The second reason is that a bridge would have to be created to cross over the canal which would be cost prohibitive considering the much cheaper alternative of creating two access points off of Honeycutt Road works just as well.





Mon 3/22/2021 2:01 PM

Peter Margoliner

RE: **Honeycutt Run**

To ☐ Barbara Romanchuk
Cc ☒ Adam Shipley



If you have any other questions or concerns please don't hesitate to reach out to me.

If you have a legitimate reason to protest it is not too late. I am more than happy to hear you out and try to ease your concerns or you may also voice your opinion to the Planning and Zoning Commission.

Thank you!

Peter Margoliner
Assistant Planner
Economic & Community Development
(520) 316 6921

39700 West Civic Center Plaza, Maricopa, Arizona 85138
City Hall Open Monday-Thursday, 7:00 a.m.-6:00 p.m., closed Friday



Mon 3/22/2021 3:24 PM

Barbara Romanchuk <broman2102@gmail.com>

Re: **Honeycutt Run**

To ☒ Peter Margoliner

Action Items

Thank you for your reply it clears things up.

On Mon, Mar 22, 2021 at 2:01 PM Peter Margoliner <Peter.Margoliner@maricopa-az.gov> wrote:

3. Bernie Birk



Tue 3/23/2021 12:09 PM

bernie birk <brb4463@outlook.com>

Honeycutt Run ZON21-01, GPA21-01 and DRP21-02

To ☒ Christian Price; ☒ Nancy Smith; ☒ Peter Margoliner

You replied to this message on 3/23/2021 1:23 PM.

Good day! My name is Bernie Birk and I have been a resident of Maricopa's Tortosa HOA since 2009. I am writing to express my concerns regarding the proposed **Honeycutt Run** at the entrance of Tortosa at **Honeycutt** and Hartman. Let me begin by saying I have been a Maricopa Police Department Volunteer for six years and have been their radar trailer coordinator. I am aware of the traffic concerns in our City including: 347, speeding, failure to come to a complete stop, lack of turn arrows and simply a lack of courtesy to other drivers.

My main concern for this proposed development at **Honeycutt** and Hartman is the excess traffic. Most of our "Zombie" lots have filled in, Tortosa South is currently building and Tortosa Trails is ready; my guess would be an additional fifteen hundred new homes adding to the current traffic. Santa Cruz Elementary School, Desert Winds Middle School and the proposed new high school are all in our neighborhood. I understand there was a Traffic Impact Study (TIA) done in January 2021, but at that time the schools were closed and many people were working from home. I intend to do my own traffic count in the next few days and will share my findings.

The proposed cut across **Honeycutt** for the entrance and exit of **Honeycutt Run** is unacceptable and an accident waiting to happen. I am requesting those be moved to Hartman as part of this zoning change.

Bernd Birk
19296 N Ibiza Ln
Maricopa, AZ 85138
520-509-7439



Tue 3/23/2021 1:24 PM

Peter Margoliner

RE: Honeycutt Run ZON21-01, GPA21-01 and DRP21-02

To: ☐ bernie birk'
Cc: ☐ Christian Price; ☐ Nancy Smith; ☐ Adam Shipley
Bcc: ☒ Rodolfo Lopez

Bernd –

Thank you so much for reaching out to me, I will be sure to include your comments and our conversation on my report to the planning and zoning commission. I will do my best to address your concerns one by one:

- "My main concern for this proposed development at Honeycutt and Hartman is the excess traffic. Most of our "Zombie" lots have filled in, Tortosa South is currently building and Tortosa Trails is ready; my guess would be an additional fifteen hundred new homes adding to the current traffic."
 - Honeycutt road as it comes into tortosa was already designed and approved to accommodate all of the tortosa south traffic that those homes are due to generate, if there were any traffic concerns regarding the homes in a subdivision those concerns should be brought up when the plat is being approved. The Honeycutt Run TIA does take into account those surrounding homes but at this point we want to focus on the impact that this new development will cause.
- "Santa Cruz Elementary School, Desert Winds Middle School and the proposed new high school are all in our neighborhood. I understand there was a Traffic Impact Study (TIA) done in January 2021, but at that time the schools were closed and many people were working from home."
 - While the TIA did gather some of its data during the Covid-19 Pandemic it recognizes this and adjusted its findings accordingly, as its mentioned in sectioned 4.2 of the TIA. I highly encourage you to submit a public records request (that can be done [HERE](#)) and read the TIA for yourself as I think you will find its finding to be very helpful.
- "The proposed cut across Honeycutt for the entrance and exit of Honeycutt Run is unacceptable and an accident waiting to happen. I am requesting those be moved to Hartman as part of this zoning change."
 - There is no reason why the full access driveway that cuts across Honeycutt should be considered unacceptable. This sort of driveway is standard across not only our city but throughout road design.
 - An access point off of Hartman would be just as good as the ones located off of Honeycutt, unfortunately two things make that impossible. The first is that Honeycutt Run does not directly front Hartman Road (see below. Everything not in blue is NOT owned by the developer and therefore they cannot build on it). This means that the developer would have to cross a parcel of land that they do not own in order to create a driveway, this would be unreasonable of the city to ask, both for the developer and for the other property owner. The second reason is that a bridge would have to be created to cross over the canal which would be cost prohibitive considering the much cheaper alternative of creating two access points off of Honeycutt Road works just as well.



Tue 3/23/2021 1:24 PM

Peter Margoliner

RE: Honeycutt Run ZON21-01, GPA21-01 and DRP21-02

To: ☐ bernie birk'
Cc: ☐ Christian Price; ☐ Nancy Smith; ☐ Adam Shipley
Bcc: ☒ Rodolfo Lopez



If you have any other questions or concerns please don't hesitate to reach out to me.

Thank you!

Peter Margoliner
Assistant Planner
Economic & Community Development
(520) 316 6921

39700 West Civic Center Plaza, Maricopa, Arizona 85138
City Hall Open Monday-Thursday, 7:00 a.m.-6:00 p.m., closed Friday



Wed 3/24/2021 4:20 PM

bernie birk <brb4463@outlook.com>

Honeycutt Run ZON21-01, GPA21-01 and DRP21-02

To: Peter Margoliner

You replied to this message on 3/24/2021 4:45 PM.

ATTENTION: This email is from an EXTERNAL source. OUTSIDE the City of Maricopa network. DO NOT CLICK links or open attachments unless you are sure the source, sender, and content of the email is credible.

Thank you for your willingness to work with me on this issue, Mr. Margoliner, a multitude of Tortosians appreciate your input, also. A big concern for me was the City of Maricopa traffic bi-directional tube volume count that was performed on September 28, 2017 and was included in the Traffic Impact Statement. Traffic in Tortosa has exploded since 2017 and I would ask that the City repeat that count. I stood at the intersection of **Honeycutt** and Hartman this morning from 5:45 am until 7:00 am and counted traffic for my own benefit. **Honeycutt** had 417 vehicles and Hartman had 43. There were also, 4 school buses, 5 construction trucks and 3 bikers in the bike lane, which will soon be eliminated. I continue to believe the entrance and exit of **Honeycutt** Run onto the median at **Honeycutt** is a safety issue. If nothing else, perhaps the city would post a speed limit sign, which is not there today; my suggestion would be 25 mph.

Thanks
Bernie Birk
19296 N Ibiza Ln
Maricopa, AZ 85138
520-509-7439

-----Original Message-----From: bernie birk <brb4463@outlook.com>

To: ru4744@aol.com <ru4744@aol.com>

Sent: Tue, Mar 23, 2021 5:56 pm

Subject: FW: **Honeycutt** Run ZON21-01, GPA21-01 and DRP21-02



Wed 3/24/2021 4:46 PM

Peter Margoliner

RE: **Honeycutt** Run ZON21-01, GPA21-01 and DRP21-02

To: bernie birk

Cc: Adam Shipley; Rodolfo Lopez

Bernie --

I applaud and thank you for your dedication to receive accurate traffic counts. I will be forwarding this to our City Engineer and including this in the report to the planning and zoning commission.

You're right numbers from a traffic count in 2017 were used as A PART of this TIA. Those numbers were not just taken into account blindly though, as it is stated in section 4.2 and 6.1 of the TIA those numbers from 2017 were adjusted 4% per year to account for our annual growth which in reality it was calculated by MAG to be 3.62% so the 4% increase in the traffic count is more generous (as in it counts more cars than necessary) than it was required to be in order to be considered accurate.

Once again I encourage you to take a look at the TIA for yourself because if you look at appendix C you will find that those adjusted counts are even more robust than the counts you provided in your email to me.

I can definitely discuss the possibility of a speed limit sign with our engineering and streets team.

Thank you!

Peter Margoliner
Assistant Planner
Economic & Community Development
(520) 316 6921