**STAFF REPORT****Case Number: ZON21-01**

To: City Council

Through: Rodolfo Lopez, Economic & Community Development, Deputy Director

From: Peter Margoliner, Assistant Planner

Meeting Date: April 20, 2021

REQUESTS

ZON21-01 Honeycutt Run Zoning Map Amendment: A request by Sandbox Development Consultants rezone approximately 18.82 acres, from existing General Business (CB-1) to Multiple Unit Residential (RM) generally located on the Southeast Corner of Honeycutt Road and Hartman Road. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant: Sandbox Development Contact: Anthony Summer 2375 E Camelback Rd Ste 600 Phoenix AZ, 85016 Phone: (602) 275 5445 Email: Anthony@sandboxdevelopment.com	Owner: Levine Investments 2801 E Cammelback Rd Ste 450 Phoenix AZ, 85016
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COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	18.82 acres
Parcel #	502-510-030
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Unit Residential
Existing General Plan, Land Use	High Density Residential - HDR
Existing Zoning	General Commercial – CB-1
Proposed Zoning	Multiple Family residential - RM
Overlay Zoning	None

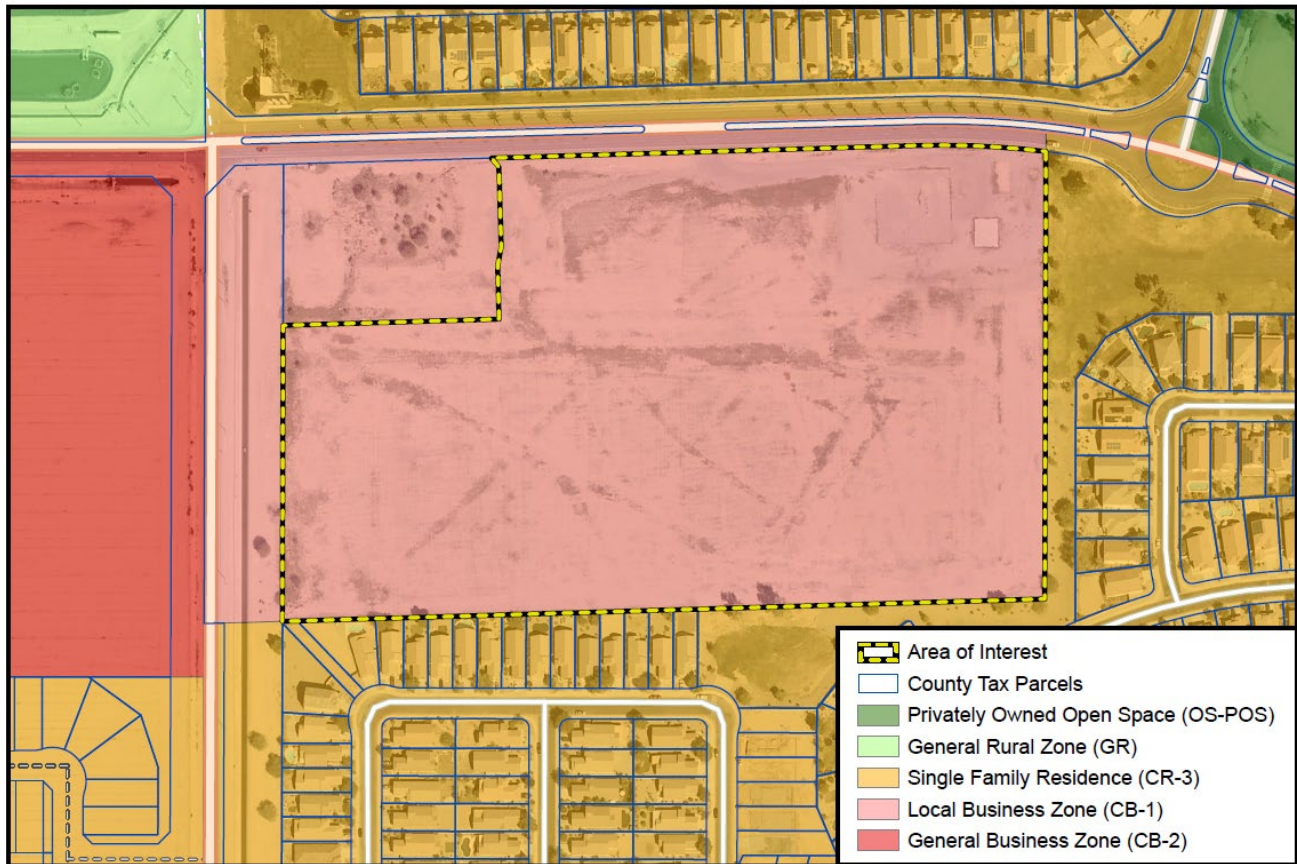
Surrounding Zoning/Use:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Single Family Residential (CR-3)	Tortosa
East	Master Planned Community (MPC)	Single Family Residential (CR-3)	Tortosa
South	Master Planned Community (MPC)	Single Family Residential (CR-3)	Tortosa
West	Master Planned Community (MPC)	General Business Zone (CB-2)	Vacant

Zoning Map (Existing)



ZON21-01 Existing



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.

2/4/2021
11" x 8.5"

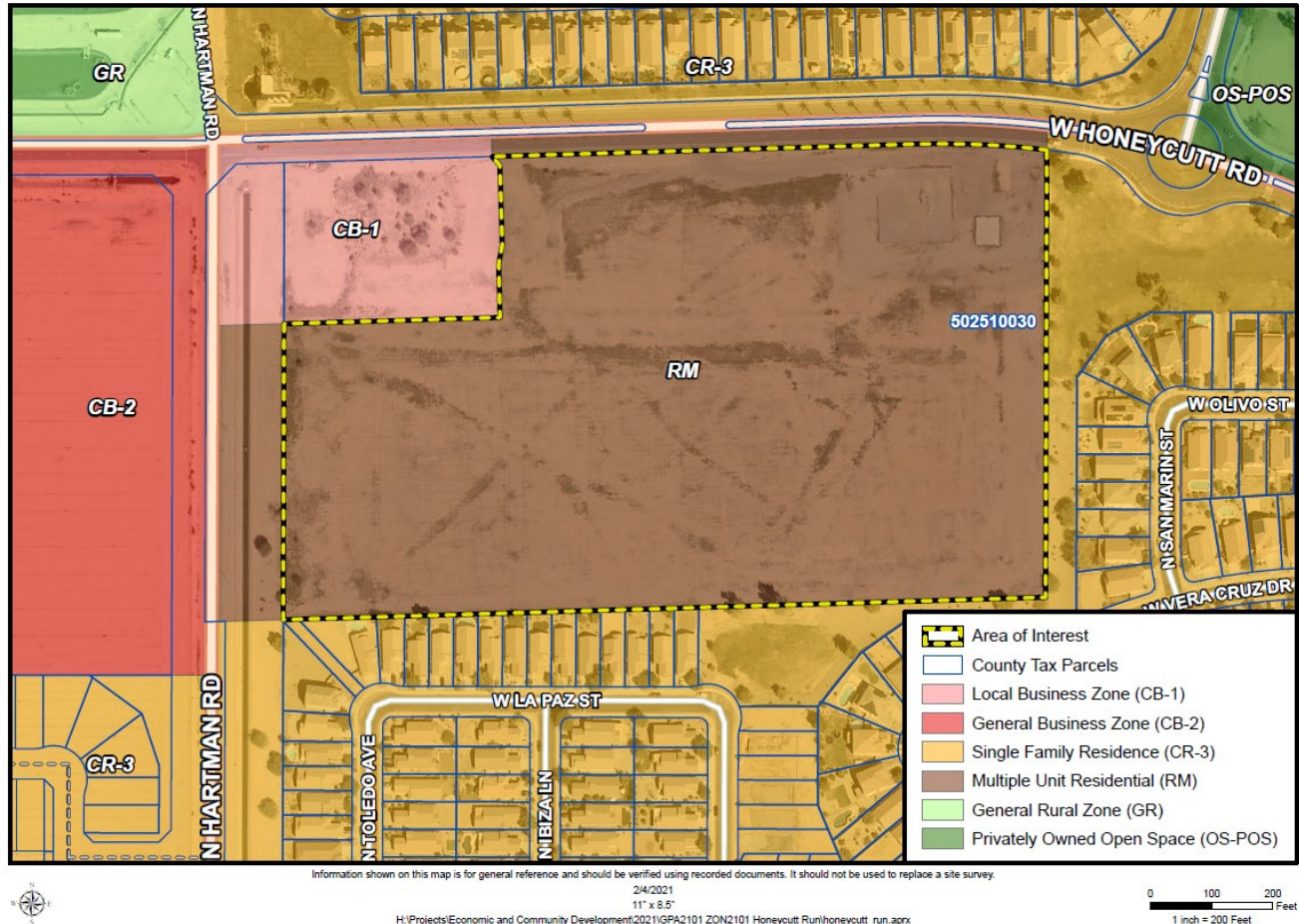
H:\Projects\Economic and Community Development\2021\GPA2101 ZON2101 Honeycutt Run\honeycutt_run.aprx

0 100 200 Feet
1 inch = 200 Feet

Zoning Map (Proposed)



ZON21-01 Proposed



HISTORY SUMMARY

- 2003 – Rezoned to CB-1 Zoning, Pinal County Case # PZ-22-03.

ANALYSIS

The applicant is requesting a rezone from General Business (CB-1) Zoning (previous Zoning Code) to Multiple Unit Residential (RM), existing zoning code. This zone change request will allow the applicant to develop a proposed single story multi family residential project, the development of this project further meets the goals of the city's housing plan to provide a more varied housing mix within the City of Maricopa. The multi family residential development is an allowed use under the RM Zoning District. The review of the development site plan for the multi family component is currently in process under a development review permit application the will come to the planning and zoning commission for review. Refer to Exhibit B for Zone Map.

Refer to Attachment A for the project narrative for thorough descriptions of the proposals to that met staff's satisfaction for clarity and completeness.

The land use designation per the General Plan calls out the area as High Density Residential which is intended to allow for a multi family development. The request of appropriately rezoning the land from the previous zoning code to the current zoning code meets Goal B1.4, Objective 6; Minimize conflicts between land uses by transitioning all property zoning designations from preexisting districts to existing zoning districts that best achieves the goals of this General Plan.

The proposal does not appear to impose any risk to violating the performance standards in place for nuisance control. However, if such nuisances are encountered, the City will enforce the authority provided by code.

SUBJECT SITE



CITIZEN PARTICIPATION:

The applicant has properly notified the surrounding property owners of the proposed development as required per the City's Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below. Refer to exhibit C , Citizen Participation Report

- March 15, 2021 - Notification letters sent
- March 15, 2021 - Sign posted posted
- March 29, 2021 - Neighborhood Meeting
- April 12, 2021 - P&Z Commission meeting

Required Findings

In accordance with Zoning Code Sec. 18.155.070 Required Findings, the decision making body shall evaluate the proposed development conform to the policies of the General Plan and any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies, guidelines adopted or approved by the City Council, including the following criteria:

1. The amendment is consistent with the General Plan;

***Staff Analysis:** The proposed zone change to RM adheres to the General Plan's future land 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 commercial development and a multi family development in support of providing diverse uses throughout the City for a complete range of local business opportunities meeting residence needs locally.*

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:

The Planning and zoning commission unanimously recommends approval of **case ZON21-01** subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The zone change request case # ZON21-01 will be fully subject to Article 202 and 203 of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The applicant shall continue with the development process of submitting a Development Review Permit as prescribed within the City's Zoning Code.
3. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division.
4. Prior to the City Council approval of the ZON21-01, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207 and as applicable.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Zone Change Map

Exhibit C: Citizen Participation Report

-- End of staff report --