

MINOR GENERAL PLAN AMENDMENT SUBMITTAL APPLICATION NARRATIVE

Prepared for: City of Maricopa

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Date: January 5, 2021

Project No.: PA 20-20 (GPA 21-01)

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

1. SITE CONTEXT

The site is situated at the SEC of Hartman Rd. and Honeycutt Rd. and is currently vacant land. The property was originally planned as a commercial corner as part of the Tortosa Masterplan. It has remained undeveloped as a commercial use to date. The adjacent intersection is signalized. A large concrete-lined canal withing an irrigation easement runs north/south abutting the west boundary of the site. This restricts access opportunities along Hartman Rd.; however, it does provide an additional setback from the arterial street. There are some overhead power lines along Hartman Road. A sewer easement runs north/south on the west 15' of the subject property.

The immediate surrounding uses include a mix of agricultural uses and master-planned communities. Volkswagen Proving Grounds is located approximately 1 mile east of the property. University of Arizona Agricultural Land is located to the northwest. Maricopa City Hall Complex is approximately 2 ½ miles southwest. 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).