

## MINOR GENERAL PLAN AMENDMENT SUBMITTAL APPLICATION NARRATIVE

**Prepared for:** City of Maricopa

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

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

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### 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).