

STAFF REPORT

Case Number: GPA21-01

To: City Council

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

From: Peter Margoliner, Assistant Planner

Meeting Date: April 20, 2021

REQUESTS

GPA21-01 Honeycutt Run General Plan Amendment: A request by Sandbox Development Consultants to amend the General Plan Future Land Use Map of approximately 18.82 acres, from existing Commercial (C) to High Density Residential (HDR), generally located on the southeast corner of Honeycutt Road and Hartman Road. **DISCUSSION 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

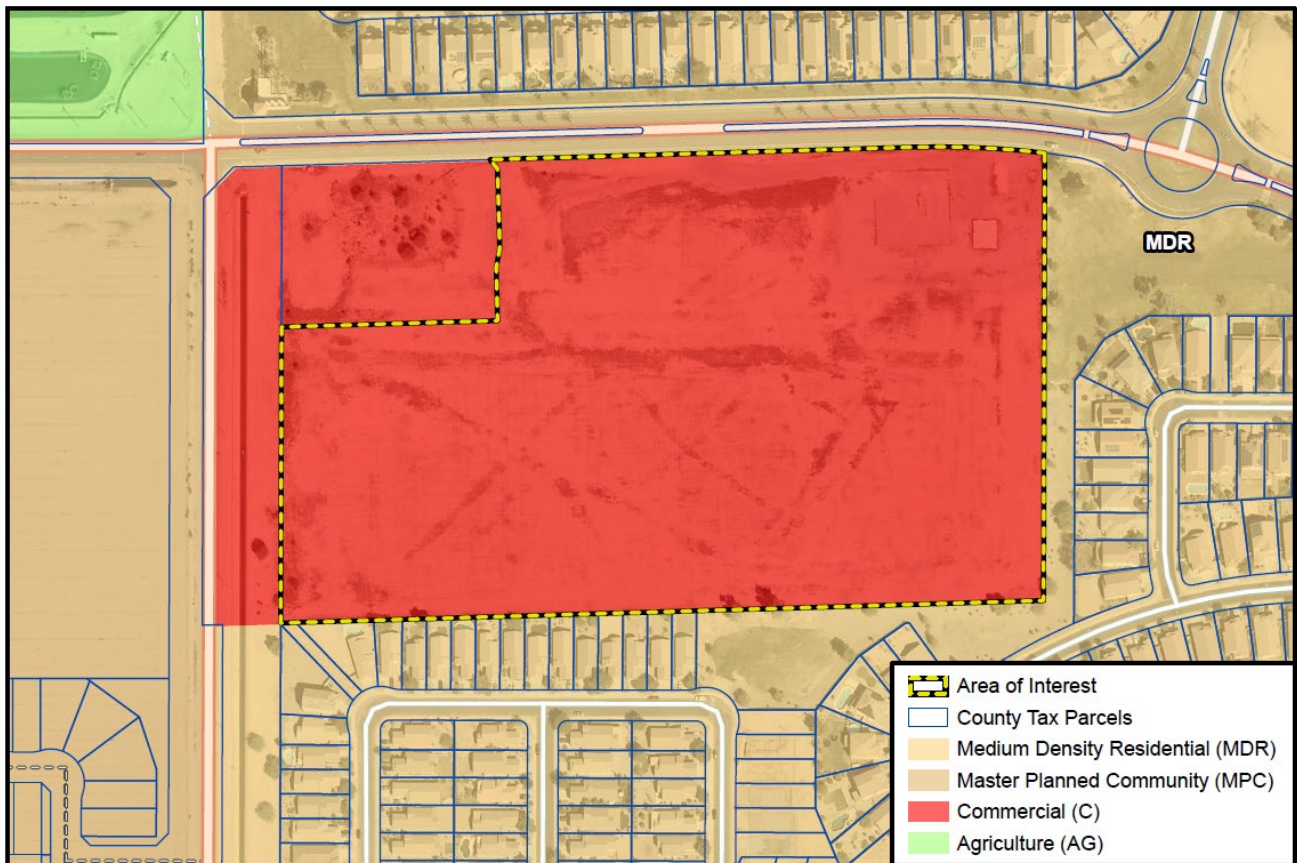
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

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	Commercial - C
Proposed General Plan, Land Use	High Density Residential - HDR
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

General Plan Map (Existing)**GPA21-01 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 Honeycutt Run\honeycutt_run.aprx

0 100 200 Feet
1 inch = 200 Feet

Zoning Map (Proposed)**GPA21-01 Proposed****HISTORY SUMMARY**

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

ANALYSIS

The applicant is requesting a Minor General Plan Amendment to the Future Land Use Map from Commercial (C) to High Density Residential (HDR) for a later application of a proposed multi-family development. Refer to Attachment A for the project narrative and land use analysis for thorough descriptions of the proposals to that met staff's satisfaction for clarity and completeness.

The considerations for the General Plan Land Use Map Amendment consider the Plan Administration section of the General Plan itself. Criteria include the (1) number of acres for land use change and/or (2) the capital cost burdens to the City when classifying an amendment as either Major or Minor.

1. Proposed land use changes that do not meet or exceed the thresholds of a Major Plan Amendment (as defined in Table 1 – Major Plan Amendment Land Use Criteria within City Limits) are defined as Minor. This proposal, refers to the line for current designation of Commercial to propose Designation of Any Residential, which set the trigger (or threshold) at 40 acres, whereas this proposal is below the trigger at approximately 18.82 acres.
2. Infrastructure Criteria is also listed as an independent consideration to acreage. The context of the site requires no expansion of infrastructure that warrants costly capital improvements.

In accordance with this criteria, staff classifies the proposed General Plan Land Use Map Amendment as Minor. The application was submitted with a Public Participation Plan that met state statutes and the standards prescribed within the Zoning Code, as outlined later in this report. The remaining public process includes holding a Public Hearing before the Planning & Zoning Commission, a recommendation by the Commission made to City Council, holding a Public Hearing before City Council, and a decision by City Council. A recommendation should be made as to whether the amendment achieves, on balance, the goals and objectives as defined within the text of the General Plan Elements.

SUBJECT SITE

Subject site shown below.



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.

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

MINOR GENERAL PLAN AMENDMENT FINDINGS:

As required by the General Plan, the following goals and objectives are of consideration:

Goal B1.4: Minimize conflicts between land uses.

Staff Analysis: *The high density development and commercial land use abuts and is sited on the corner of two major roadway arterials, which minimizes conflict to the adjacent residential to the north. Impacts to the surrounding areas should be minimal with the exiting built infrastructure to accommodate the proposed land use.*

Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.

Staff Analysis: *Housing diversity is improved in both dwelling type and density with the proposal. The proposal also advances the city housing needs assessment's goals and needs that identified this type of request to accommodate the city's growing workforce population and shortage in rental housing.*

Goal E3.1: Create safe and functional pedestrian ways and bicycle routes as an alternative mode of travel throughout Maricopa.

Staff Analysis: *Through development process the development shall adhere to the required pedestrian connectivity standards as set forth within the city's Zoning Code.*

CONCLUSION:

The Planning and Zoning Commission unanimously recommends approval of **General Plan Amendment case # GPA21-01**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Prior to the City Council approval of the Minor General Plan Amendment, the applicant shall submit to the city a signed waiver pursuant to Proposition 207.
2. At the time of the formal Development Review Permit submittal, the development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Land Change Map

Exhibit C: Citizen Participation Report

-- End of staff report --