

Planning and Zoning Commission

April 20, 2021

RES21-18 GPA21-01, ORD21-06 ZON21-01

Honeycutt Run

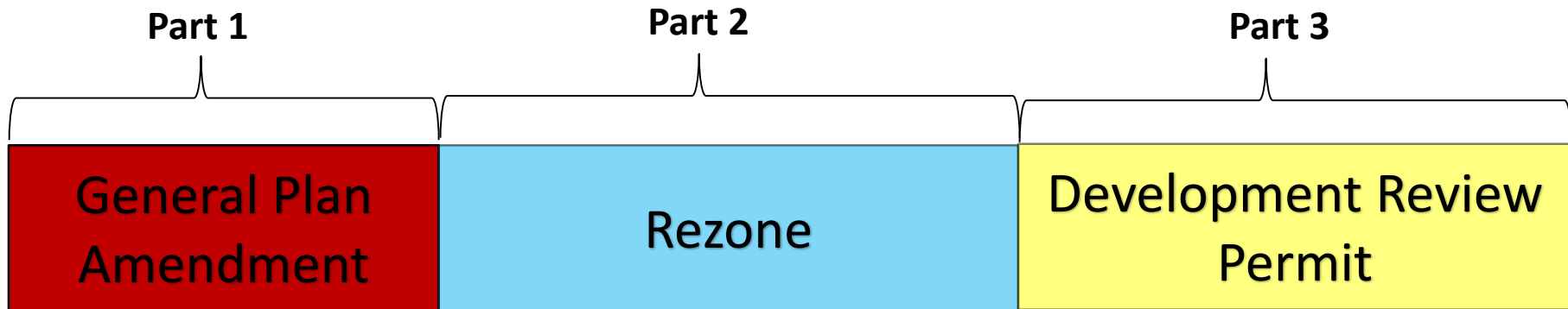


Request

- A request by Sandbox Development requesting review and approval of a Minor General Plan Amendment and Zoning Map Amendment for a Single story multi-family development.



Entitlement Process



- The planning and Zoning Commission has recommended approval for the General Plan Amendment and the Zoning map Amendment as well as approved the Development Review Permit.

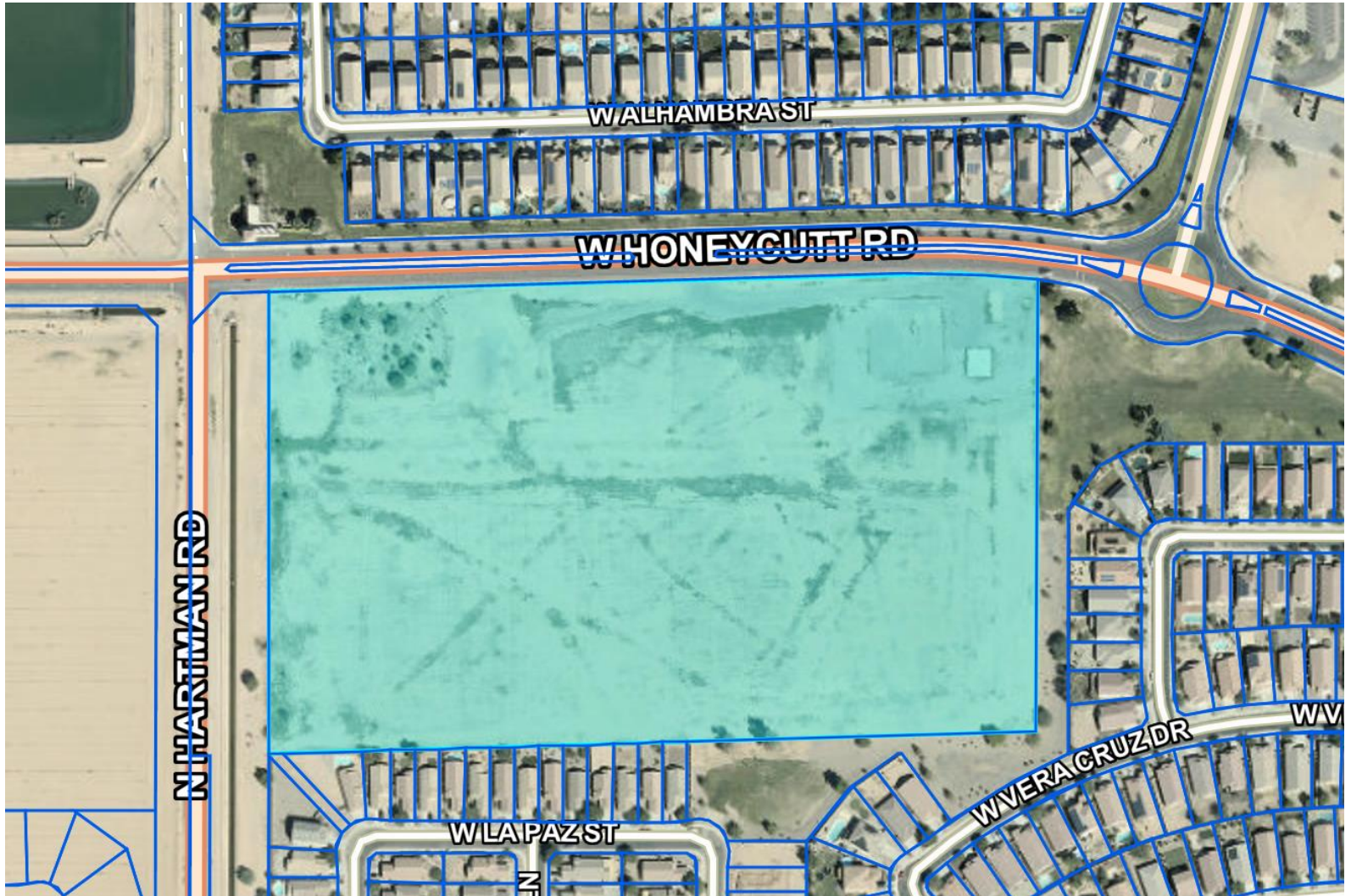


Site Info

- Site Acreage: 18.82 Acres
- Parcel #: 502-510-030
- Existing Site Use: Vacant
- Propose Site Use: Multi-family Residential
- Existing General Plan Use: Commercial - C
- General Plan Land Use: High Density Residential - HDR
- Existing Zoning: General Business – CB-2
- Proposed Zoning: Multiple Unit Residential - RM



Site Location

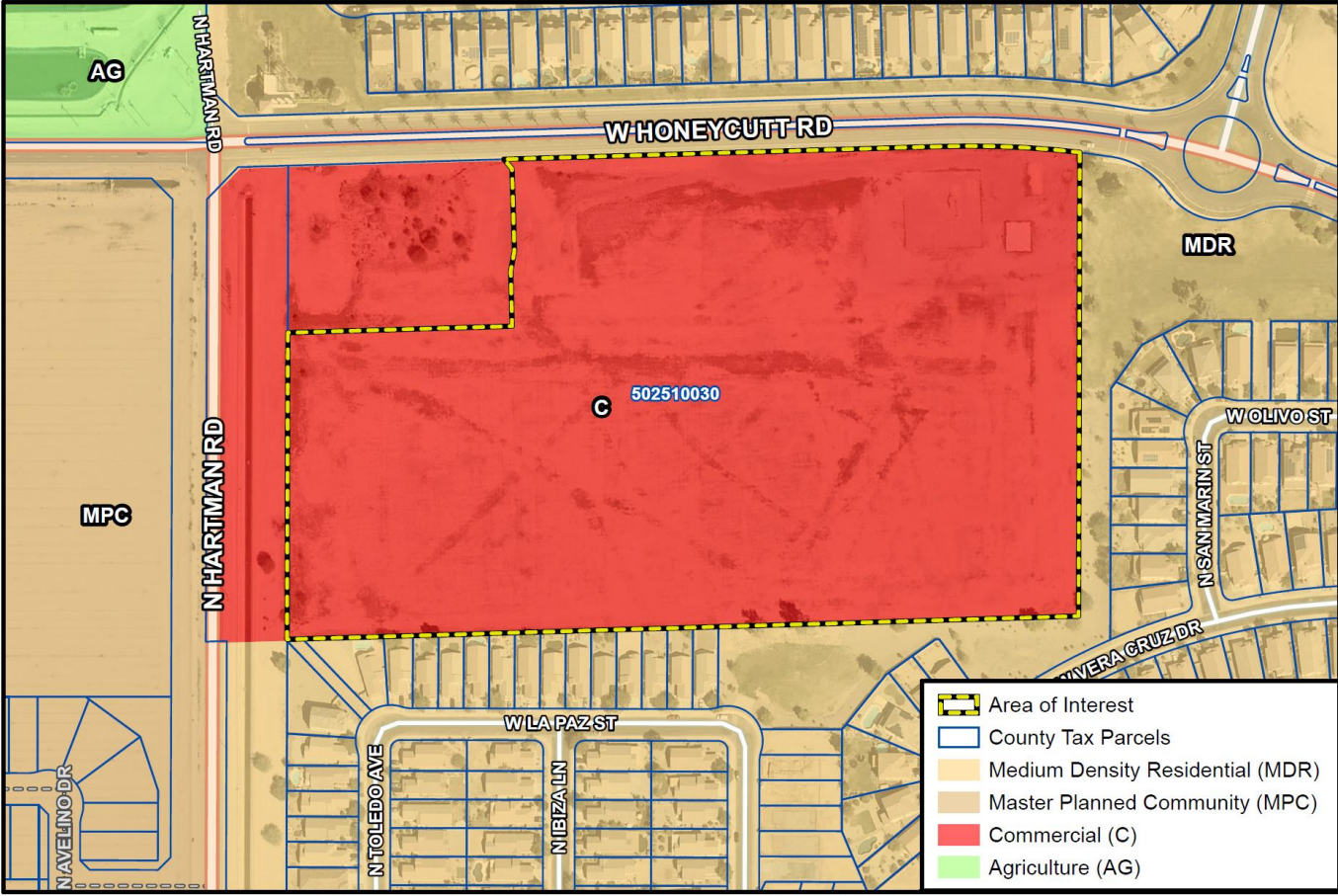




Existing General Plan

CITY OF
MARICOPA
PROUD HISTORY - PROSPEROUS FUTURE

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"

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0 100 200
Feet
1 inch = 200 Feet



Proposed General Plan



GPA21-01 Proposed

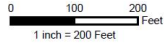


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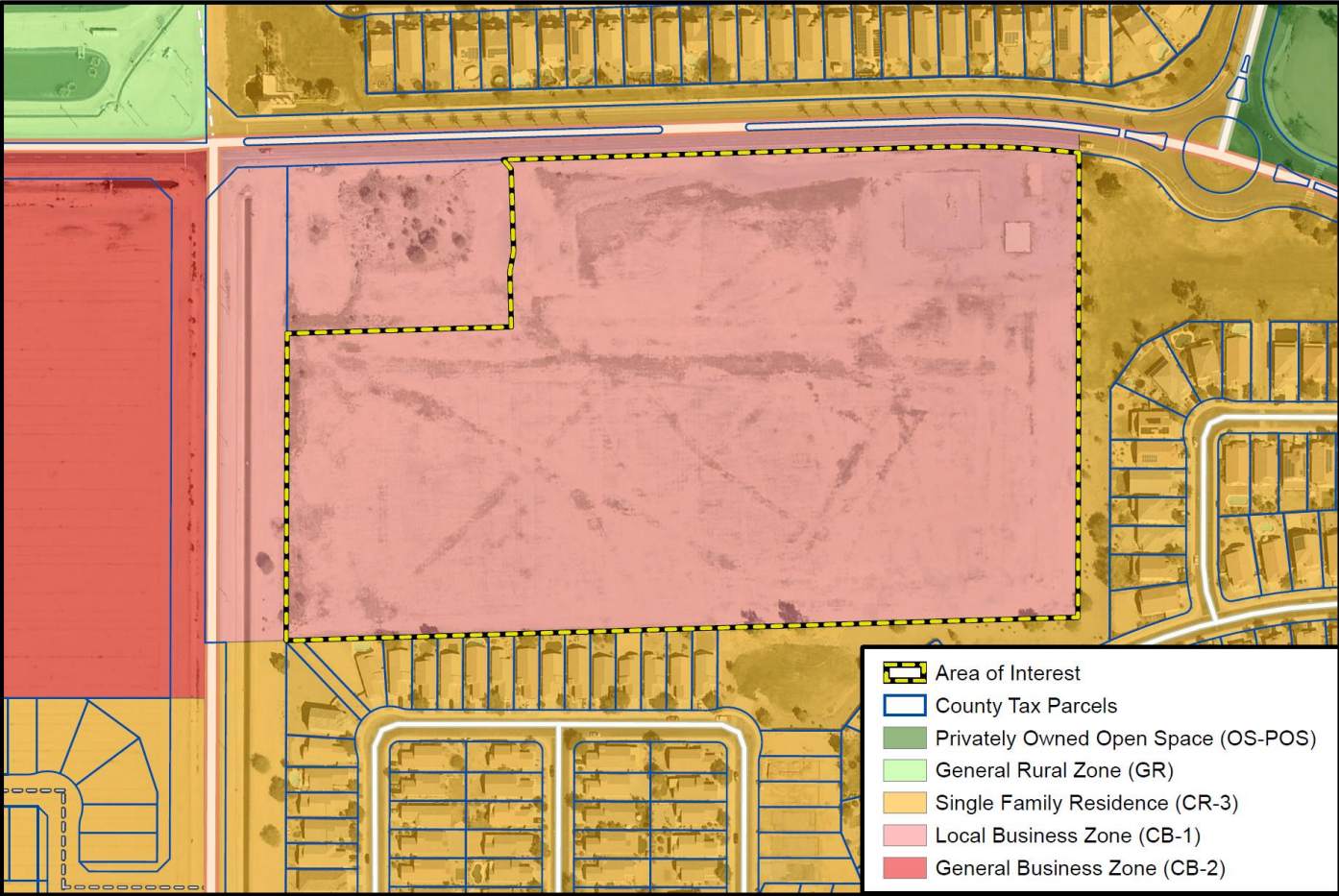




Existing Zoning

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ZON21-01 Existing



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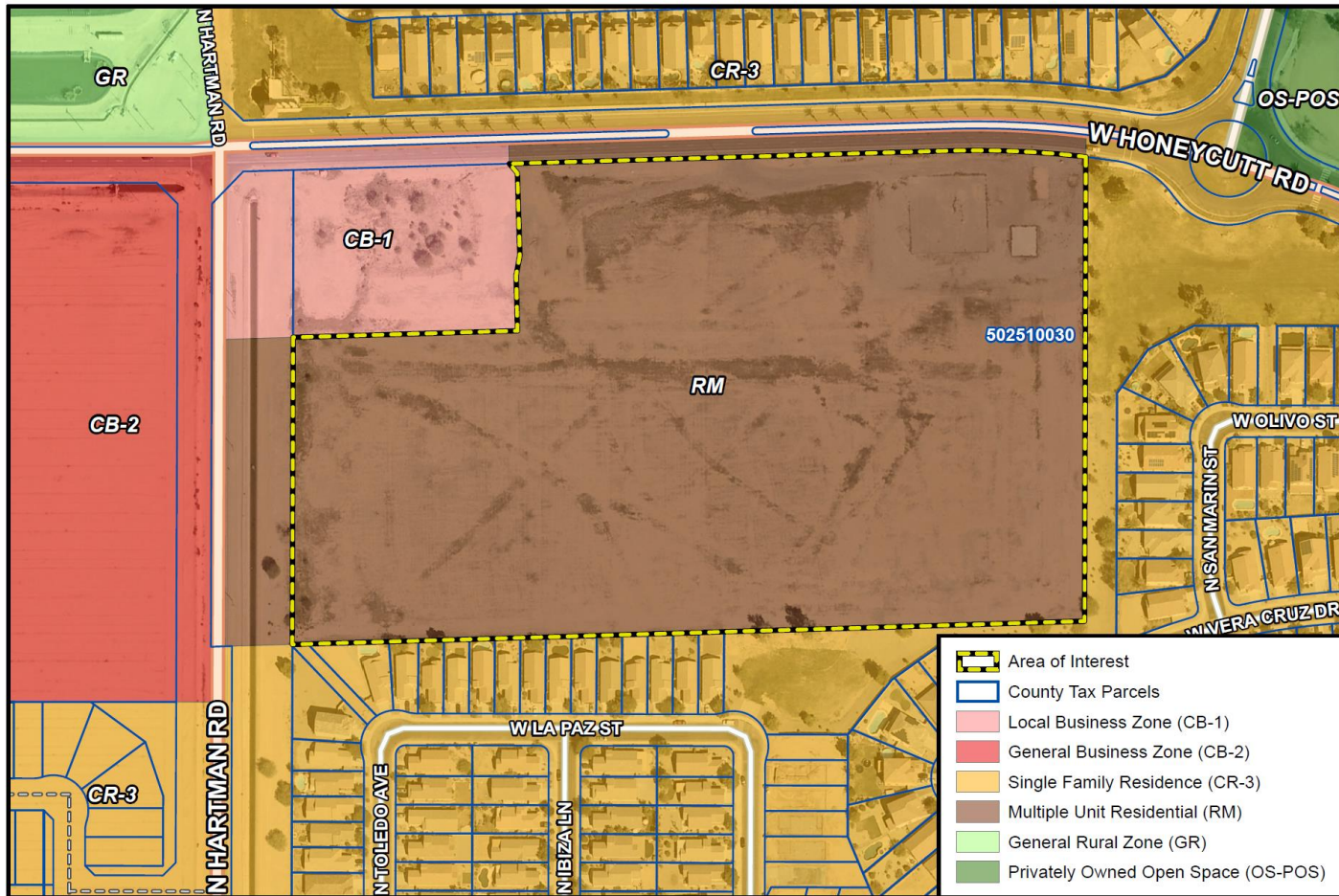
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Proposed Zoning

ZON21-01 Proposed

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE





Transportation Analysis

- A Traffic Impact Analysis (TIA) was submitted and reviewed by the Engineering Division.
 - The report determined that the proposed roadway infrastructure for the development is adequate.
- All signalized intersections are expected to operate at acceptable levels of Service at both AM and PM peak hours.
- All approaches of signalized intersections and all movements of un-signalized intersection and driveways are expected to operate also at acceptable level of service at both AM and PM peaks hours in for all required traffic scenarios.



General Plan Amendment: Findings

GPA20-01 Minor General Plan Amendment Findings

- ✓ Goal B1.4: Minimize conflicts between land uses.
- ✓ Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.
- ✓ Housing Needs Assessment and Plan: Diversity of housing stock for work force housing.
- Staff's findings are favorable in all the above considerations



Rezoning: Findings

ZON21-01 Zone Map Amendment Findings

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 will allow the applicant to continue its development plan for a proposed multi family development within the City.*

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.*



Public Comment(s)

- As required per the Zoning Code.
 - One (1) sign posting was posted on the property by City staff.
 - Notification letters went out to property owners within 600 feet of the subject site.
 - A neighborhood meeting was held.
 - All public comments provided to staff were included in the staff report to the Planning and Zoning Commission.
 - *Refer to Exhibit C, Citizen Participation Report for further information.*



Recommendation

- On April 12, 2021 the Planning and Zoning Commission unanimously recommended approval of GPA21-01 and ZON21-01 be substantially compliant with the city's Zoning Code.
- Staff recommends **Approval of GPA21-01 and ZON21-01** subject to the conditions set in the Staff Reports.



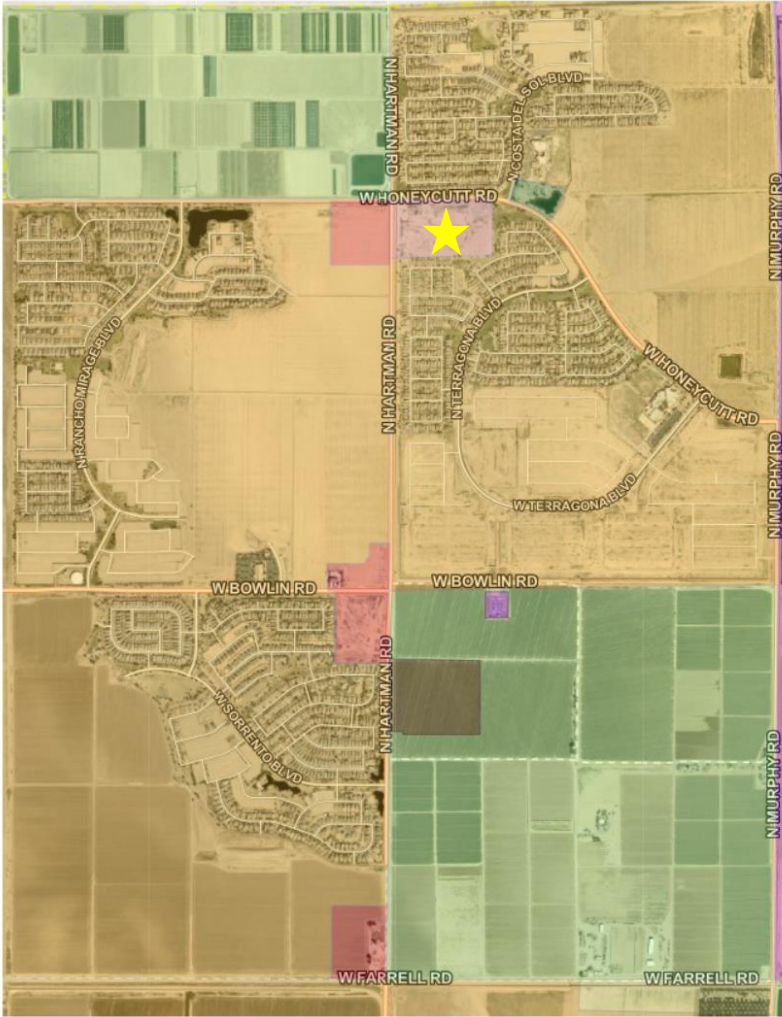
QUESTIONS?

Site Plan



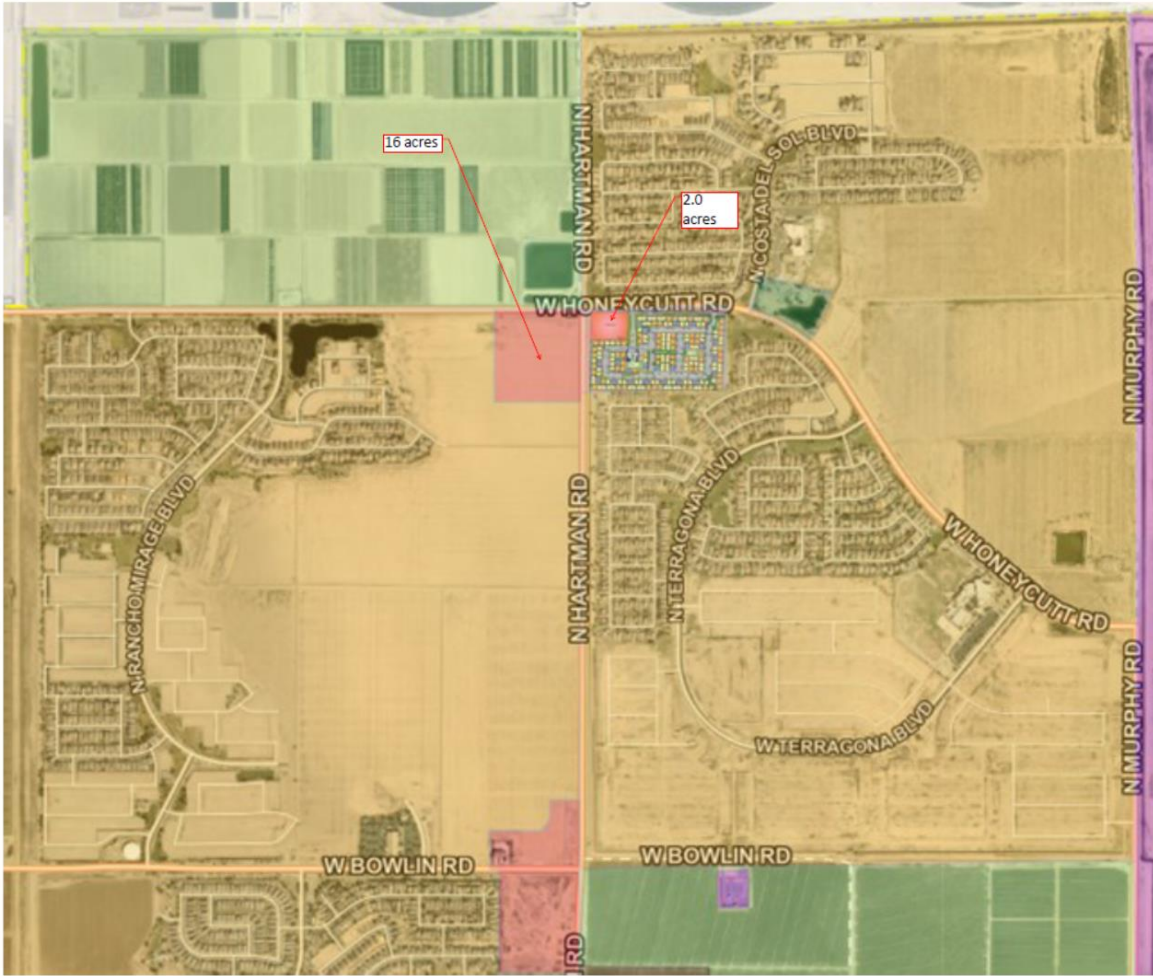


Hartman Corridor





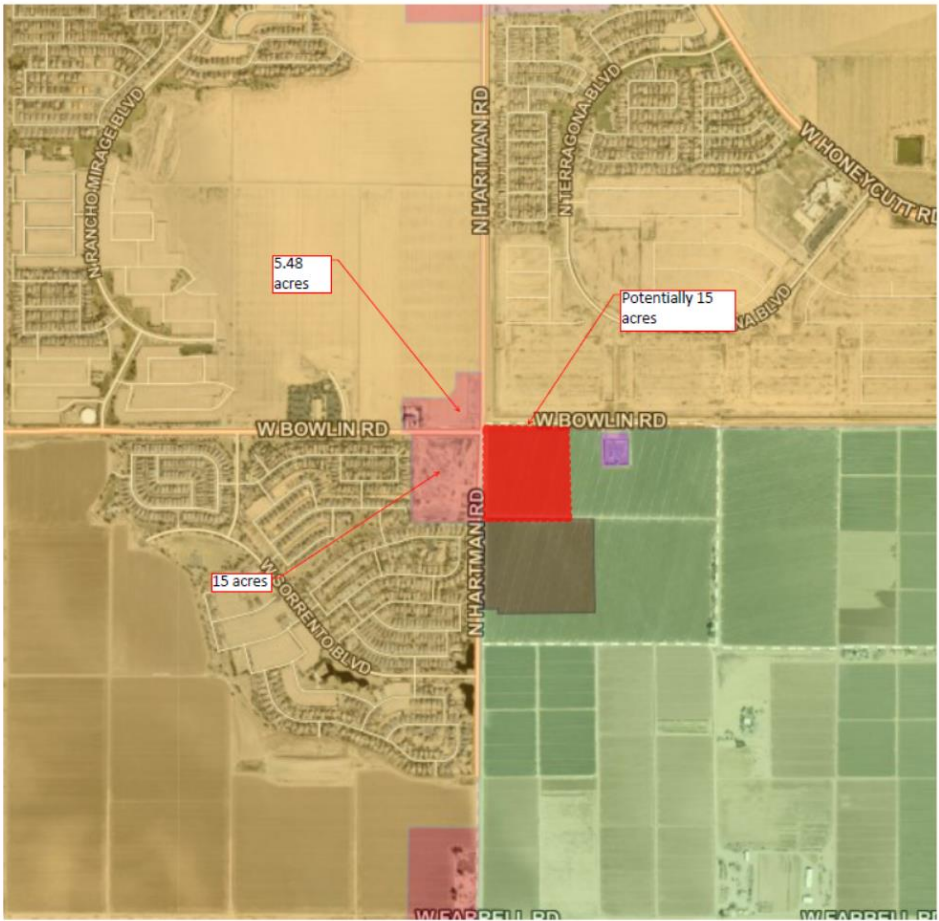
Hartman Corridor



| Legend | |
|--|--|
| Zoning | |
| Label | |
| CB-1 : Local Business Zone | |
| CB-2 : General Business Zone | |
| CI-1 : Light Industry & Warehouse Zone | |
| CI-2 : Industrial Zone | |
| CR-1 : Single Family Residence | |
| CR-2 : Single Family Residence | |
| CR-3 : Single Family Residence | |
| CR-4 : Multiple Residence Zone | |
| CR-5 : Multiple Residence Zone | |
| GC : General Commercial | |
| GI : General Industrial | |
| GR : General Rural Zone | |
| LI : Light Industrial | |
| MH : Manufactured/Mobile Home Zone | |
| MU-G : General Mixed Use | |
| OS-POS : Privately Owned Open Space | |
| PAD : Planned Area Development | |
| PI : Public-Institutional | |
| RM : Multiple Unit Residential | |
| RS-5 : Medium Density Residential | |
| SR : Suburban Ranch Zone | |
| TR : Transitional Zone | |



Hartman Corridor

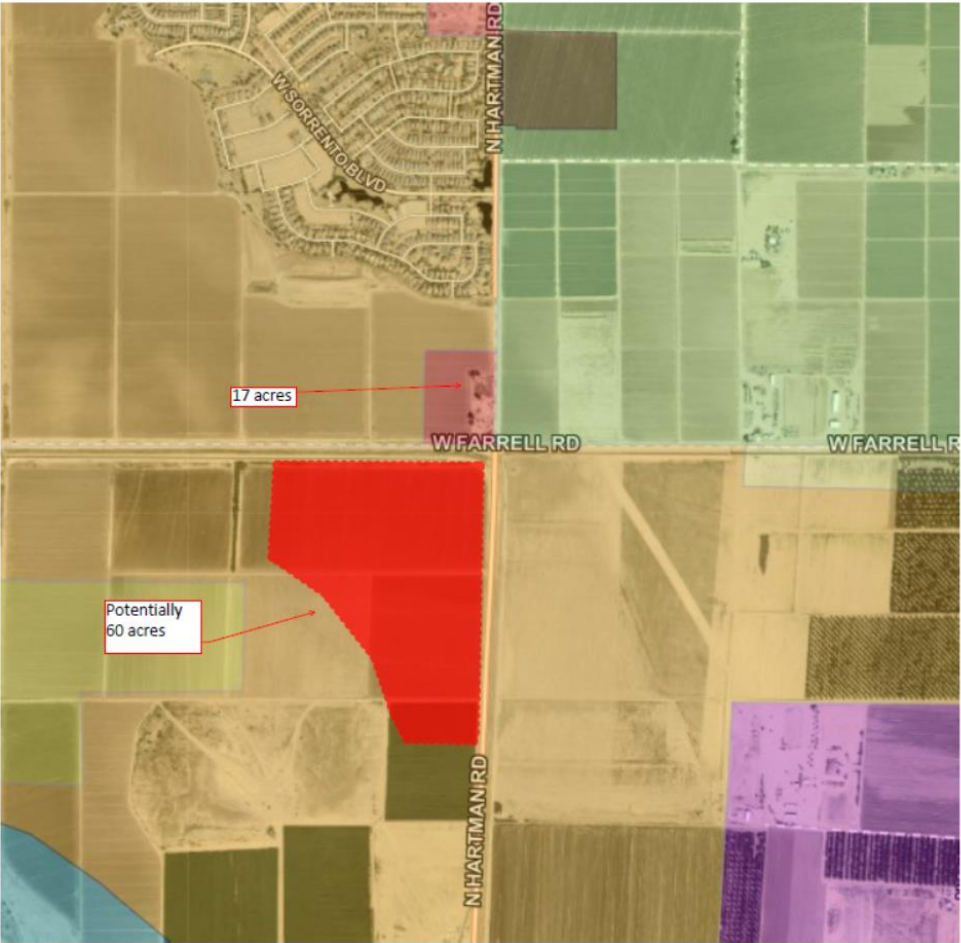


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