



HUNT HIGHWAY SOUTH

November 2, 2022

CASE #: PZ-PA-013-21, PZ-022-21, PZ-PD-022-21

Vicinity



28.8 Acres

**Staff
Recommend Approval**

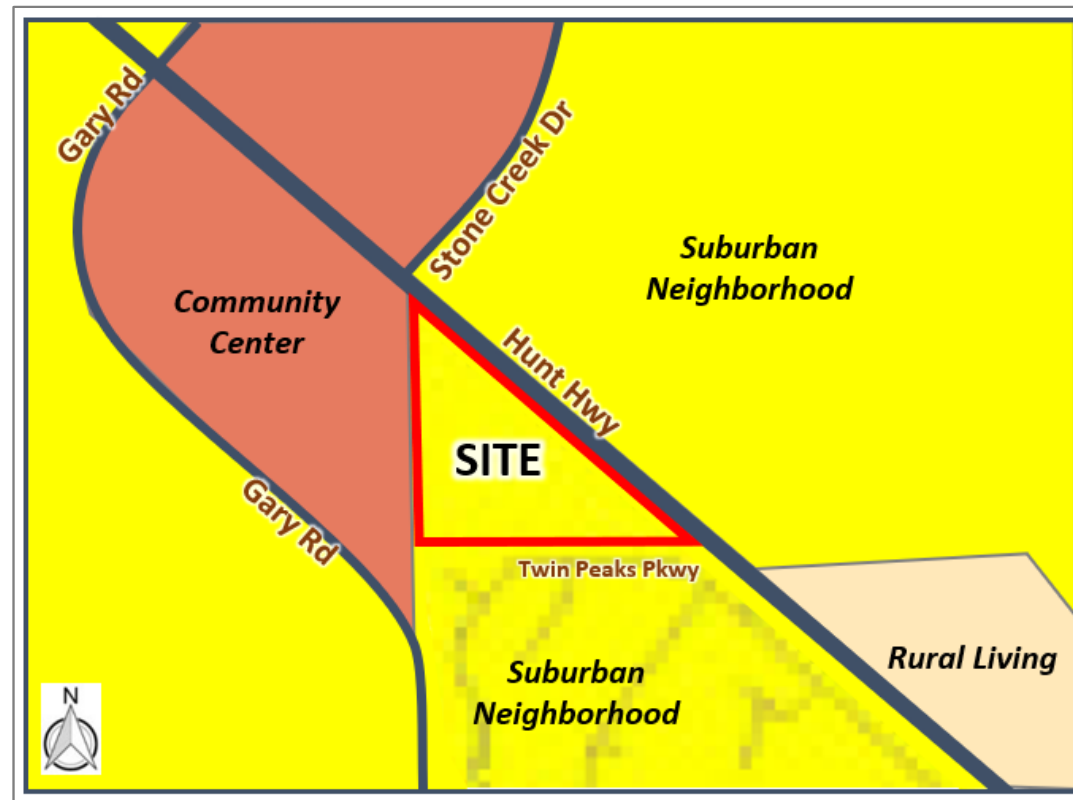
**PZ
Recommend Approval**

**Option 2 San Tan Plan
Recommendation.**

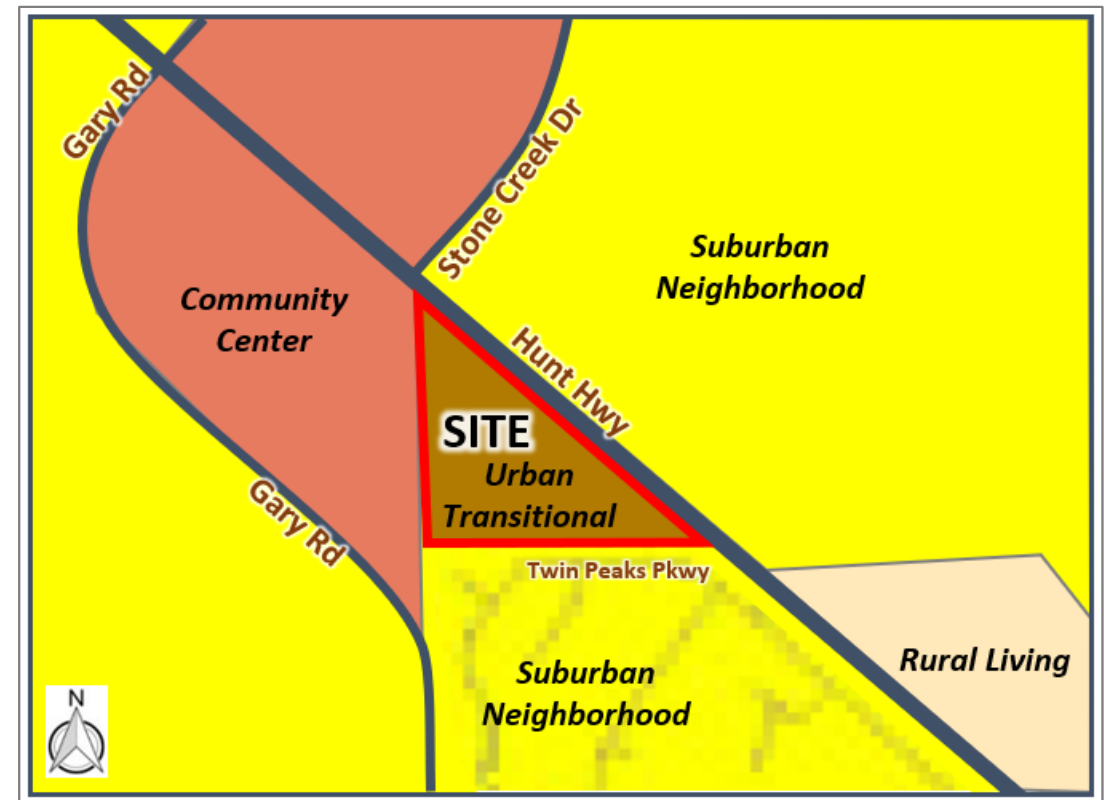
Comprehensive Plan Designation

- Proposed: **Urban Transitional** (reduced density below 8 du/acre)
- Transition between Neighborhood and Commercial
- Existing Suburban Neighborhood allows up to 8 du/acre attached
- Consistent with San Tan Plan Recommendation

Existing



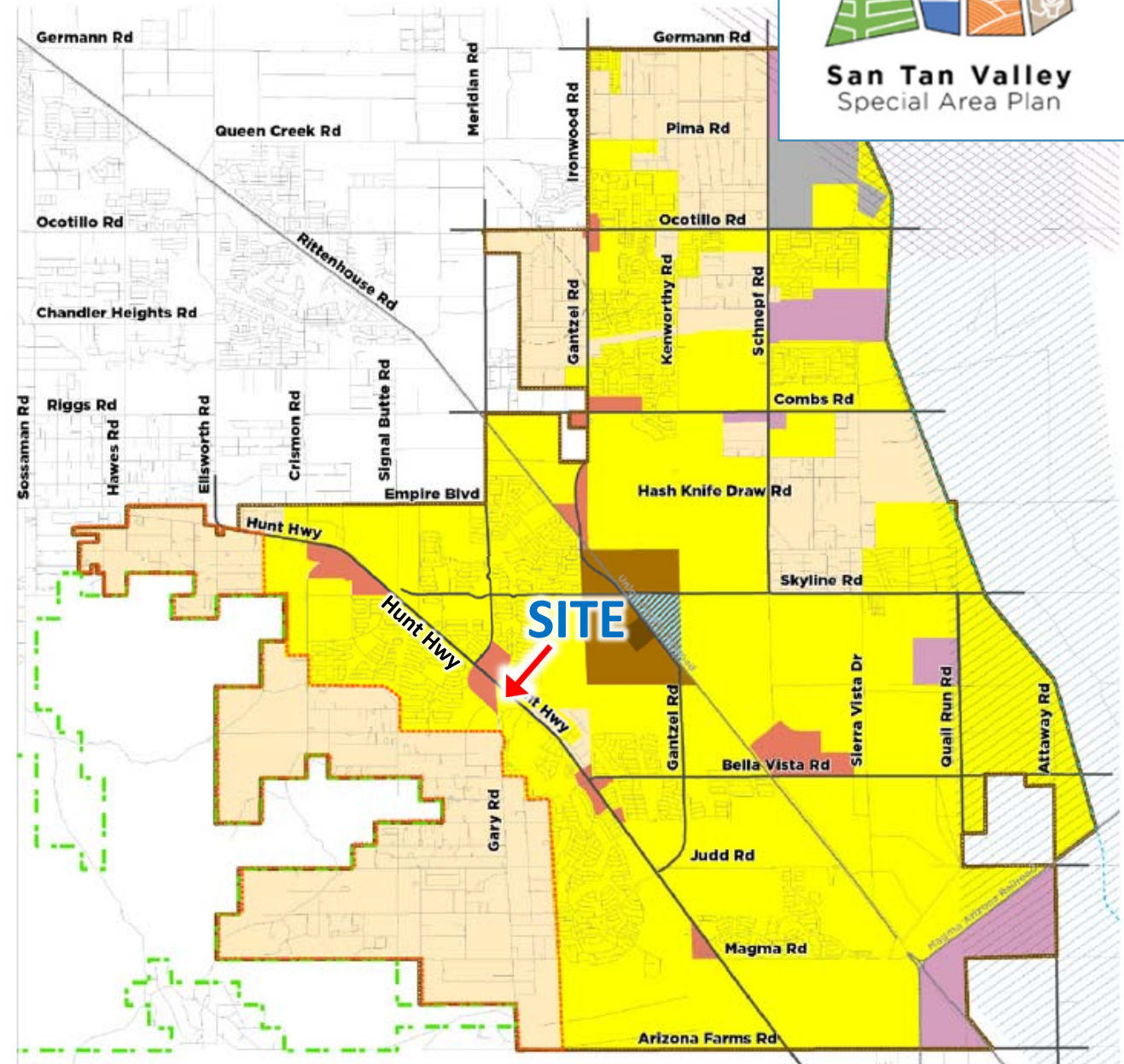
Proposed



San Tan Valley Special Area Plan



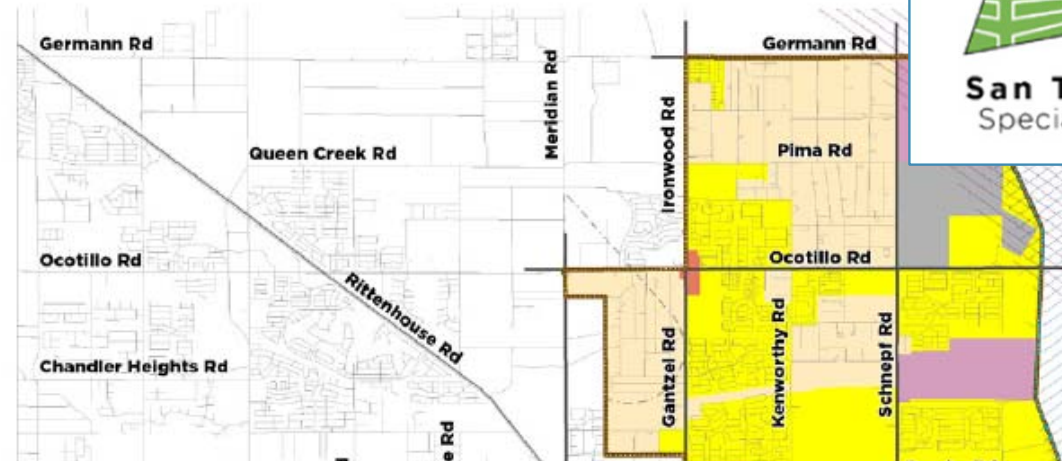
- The Area Plan has designated the site for residential uses.
- Encourages diversity of housing
- Proposed project provides diversity of housing



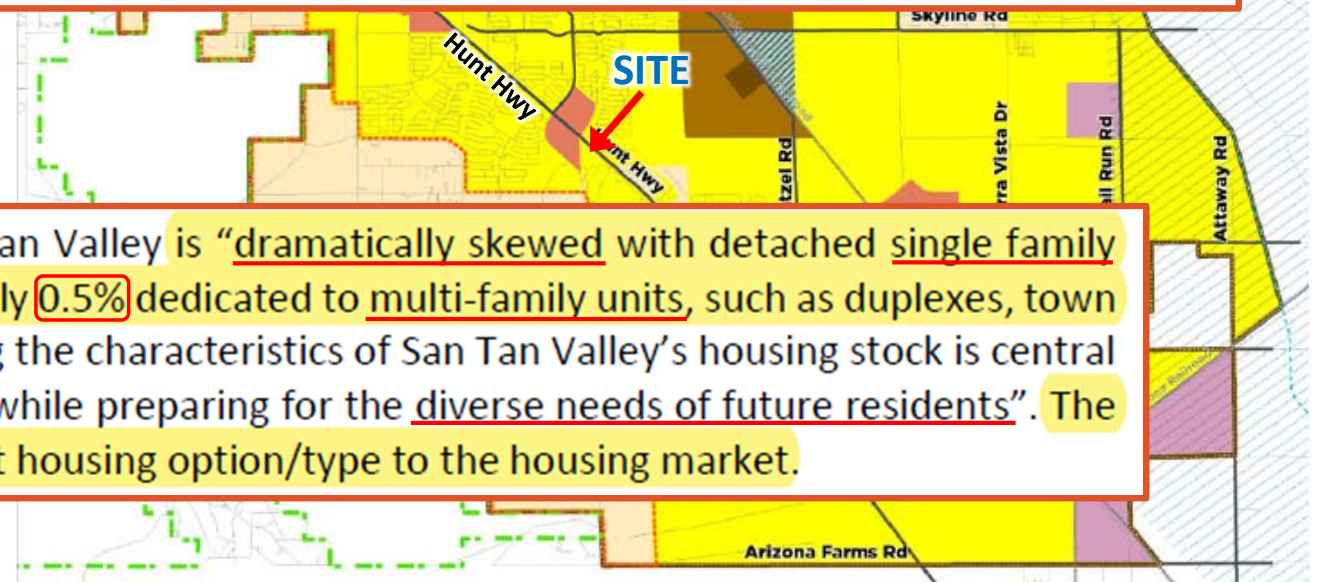
San Tan Valley Special Area Plan



- The Area Plan has designated the site for residential uses.
- The proposal offers a balance of housing diversity.



Staff notes that this place type includes various housing types that establish a smooth transition from lower to higher intensity residential development; while also accommodating a cross section of incomes, life styles, and life cycles.



Per the STV Area Plan, the housing stock in San Tan Valley is “dramatically skewed with detached single family homes accounting for 99.5% of all units, leaving only 0.5% dedicated to multi-family units, such as duplexes, town homes and apartments.” Furthermore, “examining the characteristics of San Tan Valley’s housing stock is central to the task of embracing existing neighborhoods, while preparing for the diverse needs of future residents”. The proposed Hancock Hybrid homes brings a different housing option/type to the housing market.

San Tan Plan Land Use Strategy

- Encourages transitional uses

LAND USE STRATEGY



This land use strategy section lays out a planning framework for the San Tan Valley community. The provided existing conditions analysis and public feedback were used to help define the overall direction of the San Tan Valley Area Plan. These important inputs were then considered and categorized into the following four Principle Themes that represent the foundation upon which the Area Plan is formed. These Themes are critical for decision-makers and for the public to understand because they capture the broad-sweeping overall direction of the Area Plan.

PRINCIPLE THEMES

+ STRENGTHEN THE COMMUNITY

Preserve and Enhance Existing Neighborhood Character

San Tan Valley contains an array of newer suburban neighborhoods intermixed with established rural enclaves. Facilitating a long-range plan that supports not just individual neighborhood needs, but recognizes the importance of creating a cohesive collection of high-quality places where residents can build social networks and integrate into a balanced community that is distinctly "home" must be addressed.

Foster More Housing Diversity

The make-up of San Tan Valley's population has changed over the years. Today the community has more young families and a growing number of adults living longer lives. These changes create different housing priorities than those of the past. Developing places where residents can find a home at all stages of their lives supports the opportunity for residents to age in place and maintain community bonds.

Develop High Quality Places for Residents to Congregate and Experience

San Tan Valley lacks places where people can meet, interact, and simply enjoy the community they live in. National trends show that young families and retirees are often looking to live in environments with easy access to jobs, services, and entertainment. Creating vibrant places where generations can interact with common and diverse options is key to fostering a sense of community.

+ BROADEN ECONOMIC OPPORTUNITY

Enhance Local Spending

The lack of a variety of restaurants and retail stores, especially sit-down restaurants and locally owned businesses in San Tan Valley reduces the ability to create a stronger sense of community and capture the vast spending power of the residents. With a more targeted approach to identifying the site location requirements of desired retail and restaurants, opportunities to increase the number, location, and variety of establishments throughout San Tan Valley could be accomplished.

Encourage Investment in the Local Economy

There is a significant lack of diversity of job-producing uses, namely office and research and development uses in San Tan Valley. Promoting employment uses that require large footprints or major freight infrastructure could help to diversify the economy and advance the long-term economic position of the community.

San Tan Plan Land Use Strategy

- Encourages diversity of housing
– Patio homes, townhomes, apartments

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San Tan Plan: Land Use Strategy

- Encourages high quality
- Quality architecture, landscaping
- Open space exceeds standards.
33% common open space
plus private open space
45% total open space

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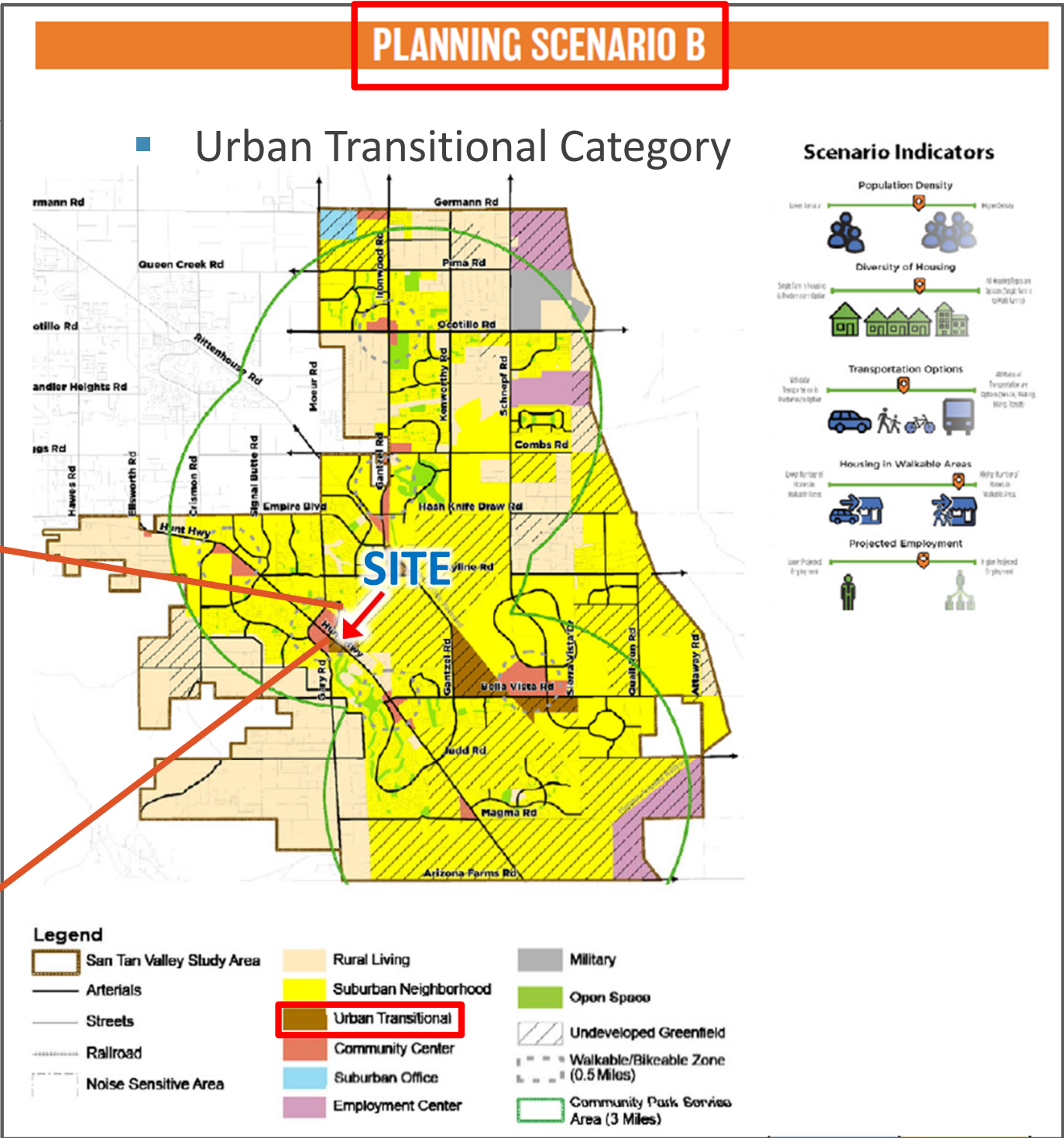
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San Tan Plan: Planning Scenario B

- Consistent with Plan:
Recommends
“Urban Transitional”



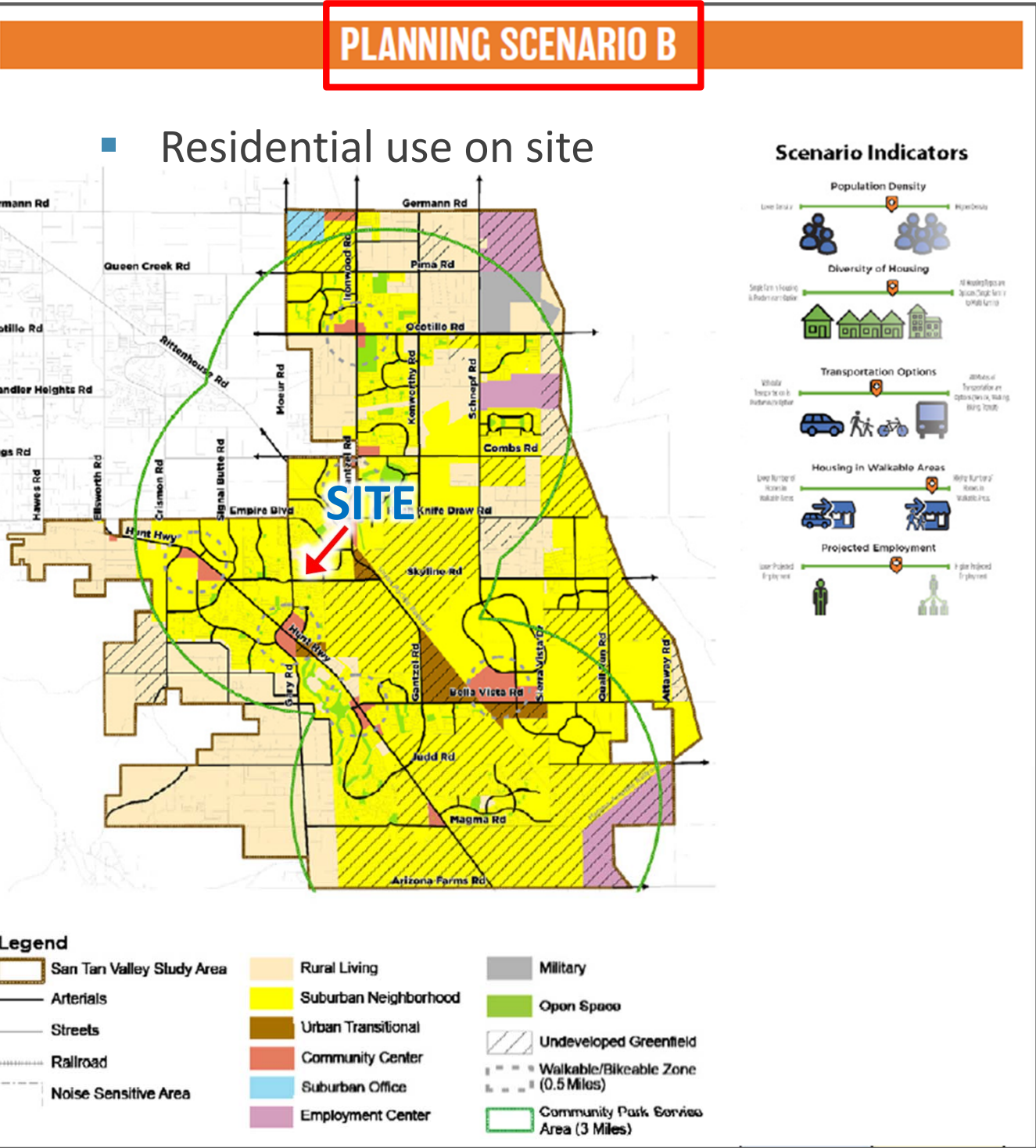
Urban Transitional



San Tan Plan: Planning Scenario B

+ Scenario B Community Node

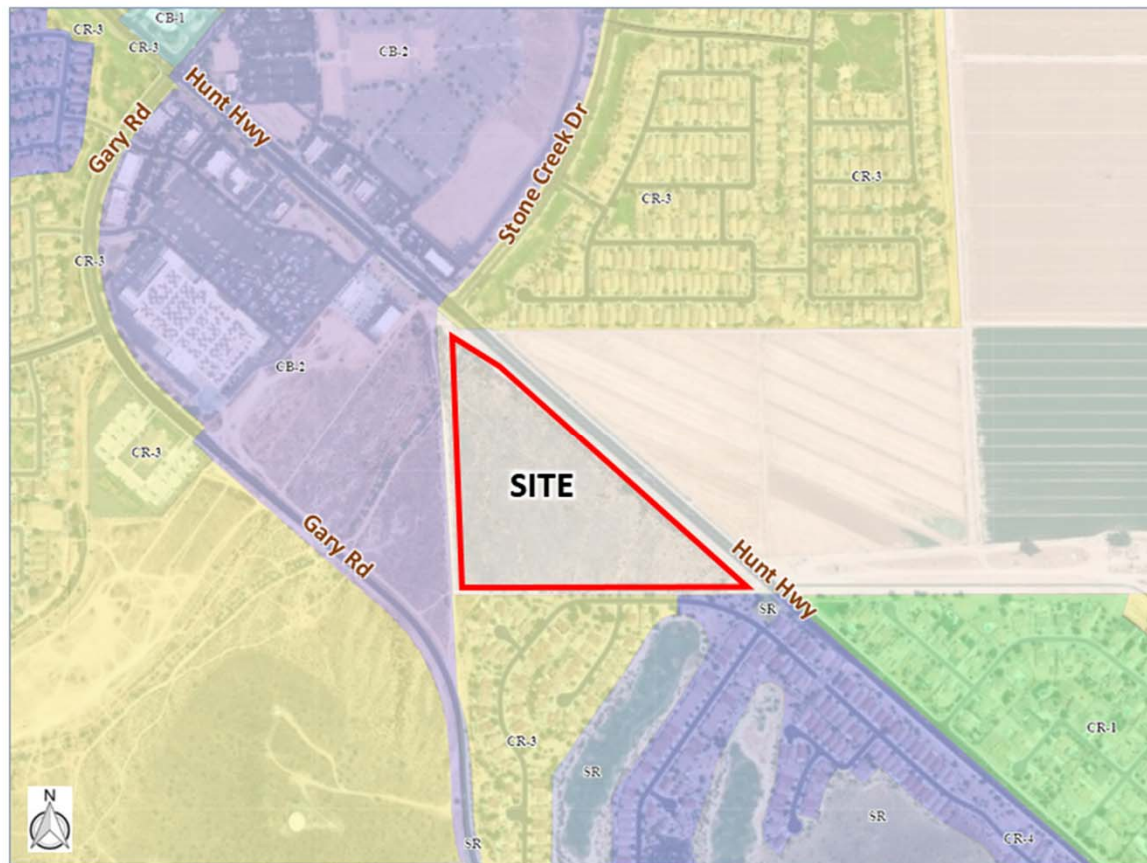
This scenario places increased residential density around existing commercial nodes to encourage developed neighborhoods to be more walkable. This enhanced mixture of residential land uses would also help to foster commercial growth by creating a higher concentration of consumer demand in each node. Strategically placed office type land uses near planned transportation corridors would increase professional employment opportunities in the area. However, most residents would still commute to jobs outside the San Tan Valley area. While vehicle travel would still be the primary mode of transportation, improved walkability would remove some trips from local roadways.



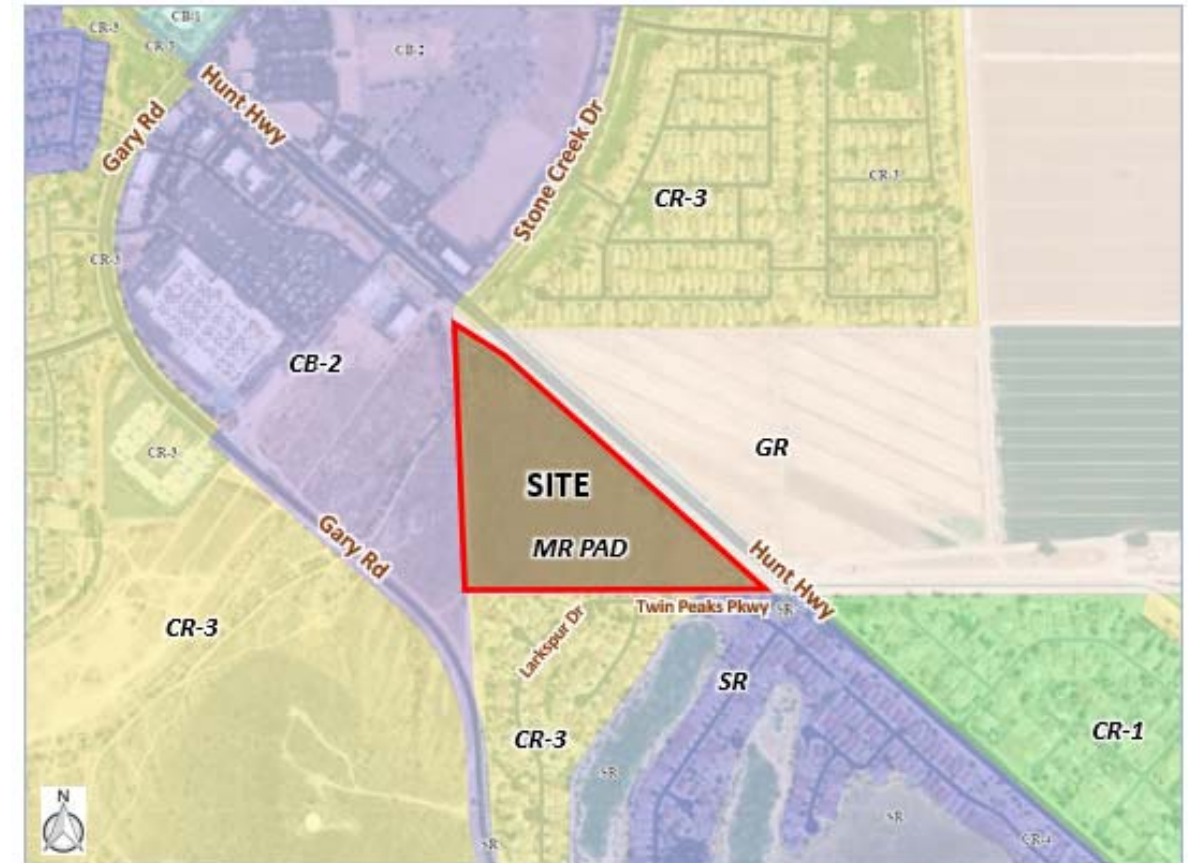
Zoning Map: Proposed MR PAD

- This caps it at 7.9 PAD density as submitted (low end of range)

Existing

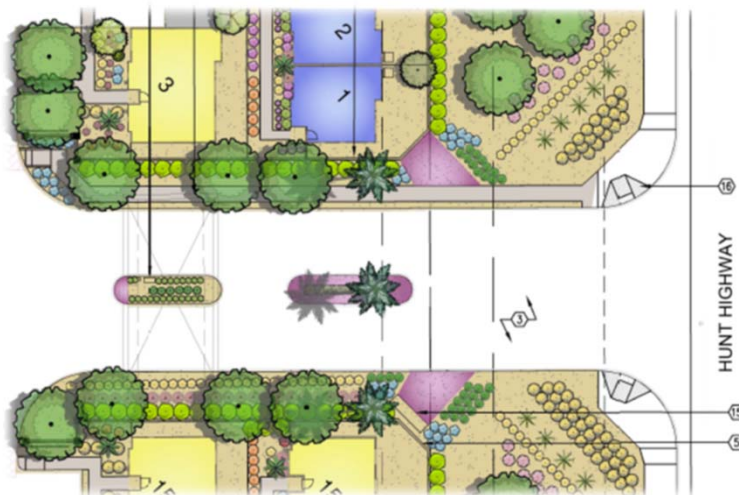
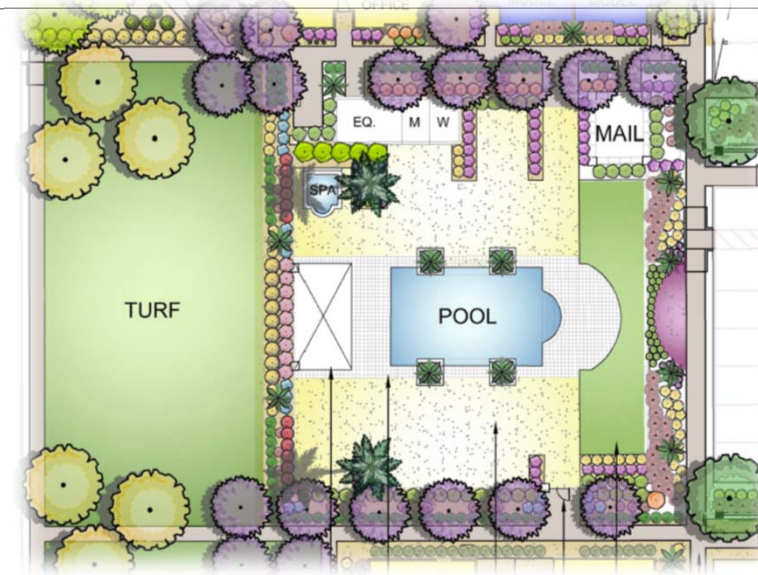


Proposed



Amenities

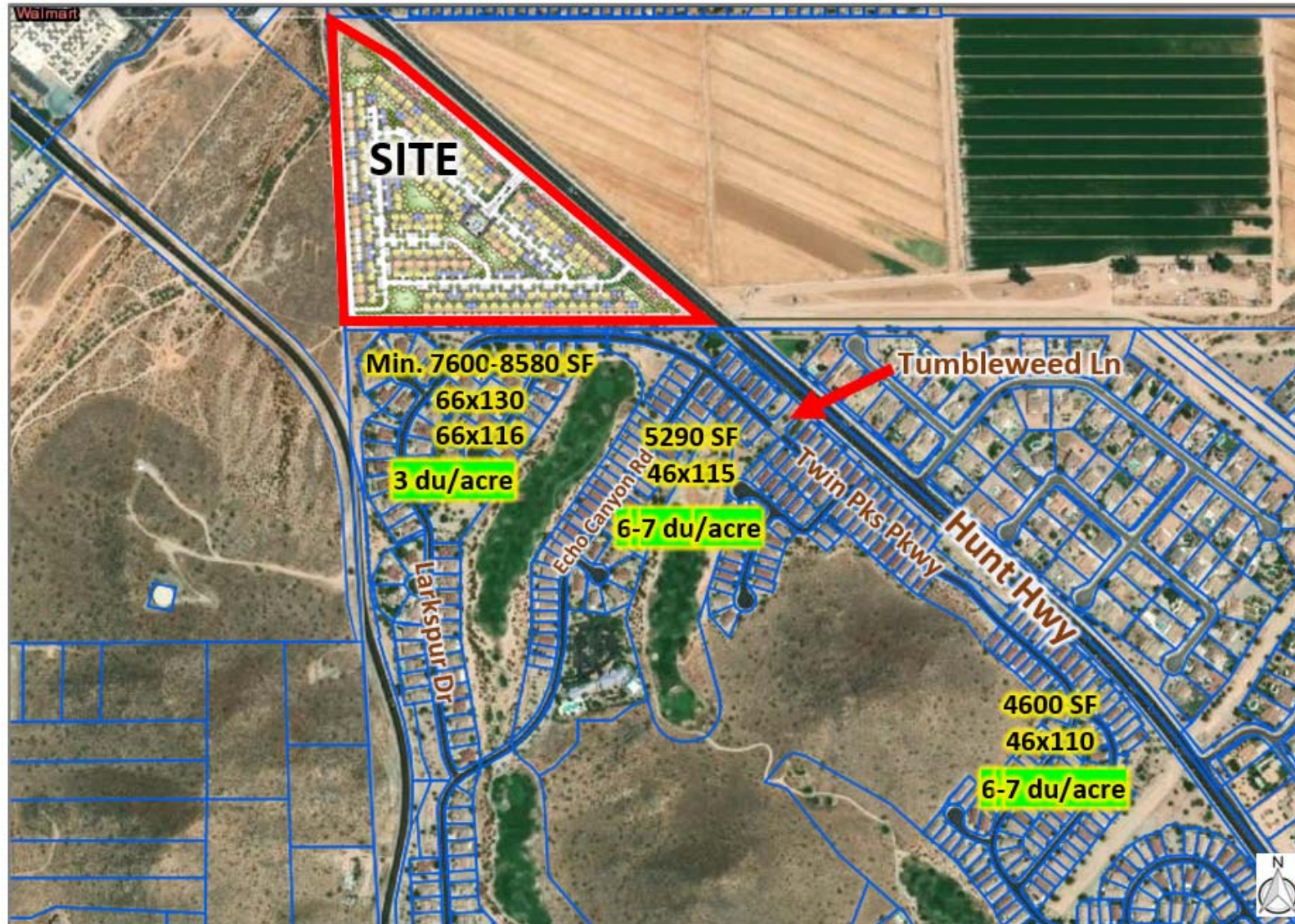
- Pool/spa Amenity Area
- Ramada sitting area
- Fire pit and TV
- Turf lawn areas
- Play equipment
- Gathering areas/shaded/trees
- Outdoor seating
- Shaded pedestrian paths



Design Themes



Adjacent Johnson Ranch Density



- Proposed 7.9 du/acre

Parking Standards: 110 extra spaces



Parking Standards

TOTAL REQUIRED	441
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Parking Provided:

TOTAL PROVIDED	551
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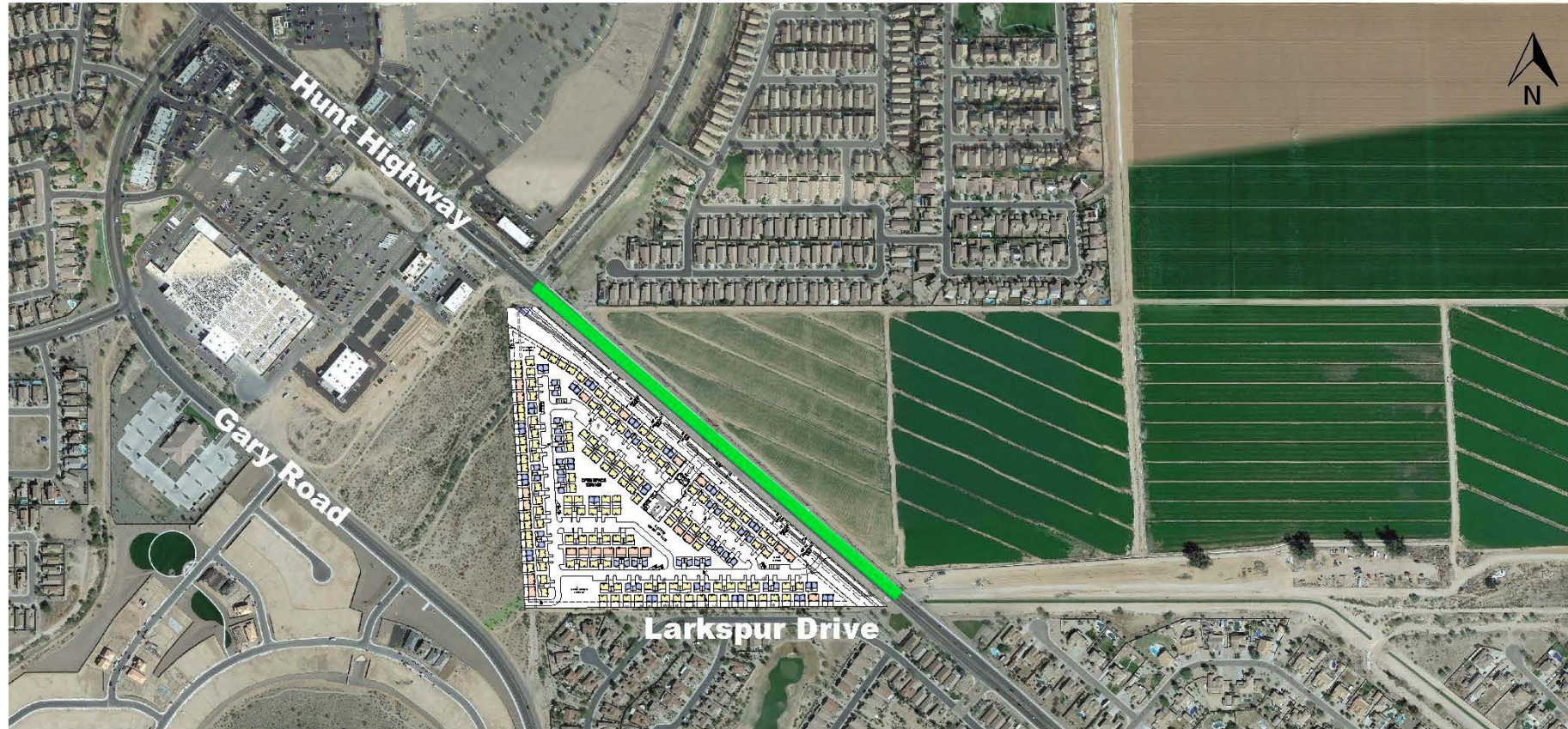
Gary Rd

Traffic: 2 accesses required, 3 provided



- 3 access points
- Hunt Hwy. improvements (75 ft.)
- THIRD LANE HUNT ADDED WITH PROJECT
- TIA proposed: decel. lanes, signal, left turn lanes into project
- **Level of service improves from category F to C (Solera)**

Traffic Improvements

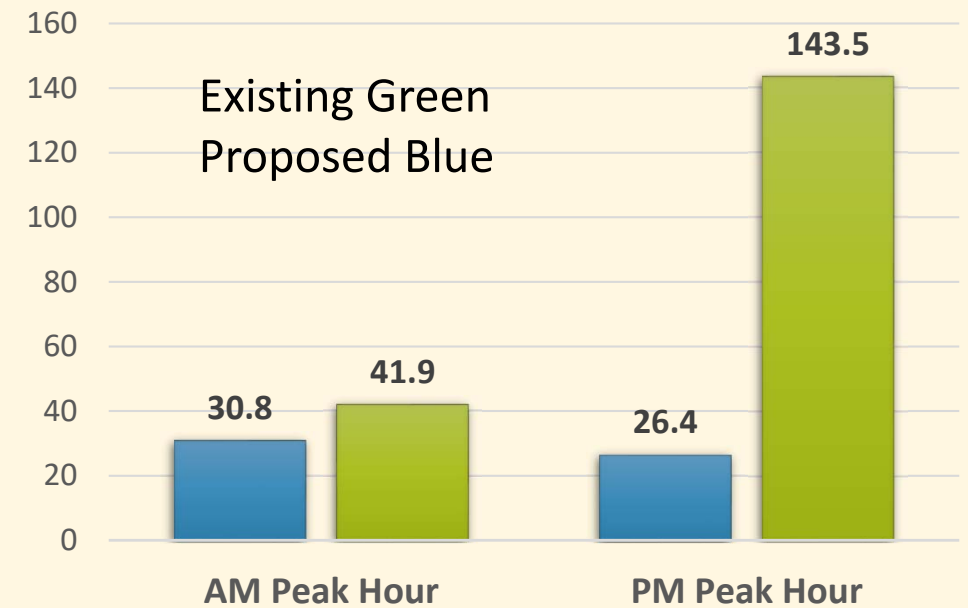


- ✓ Center two-way left turn lane
- ✓ Curb, Gutter, & Sidewalk
- ✓ Dedicated right turn lane
- ✓ Traffic Signal
- ✓ Connection to Gary Road

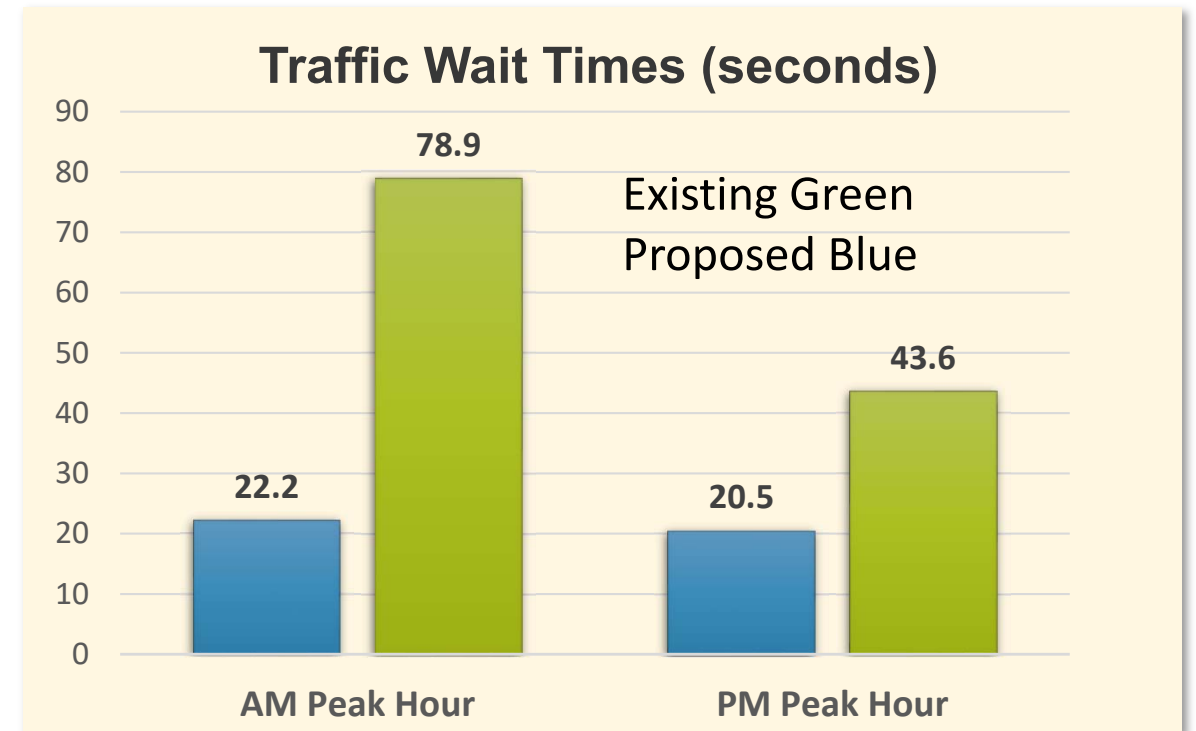
Traffic Wait Times: Hunt Hwy & Tumbleweed Lane (Solera)



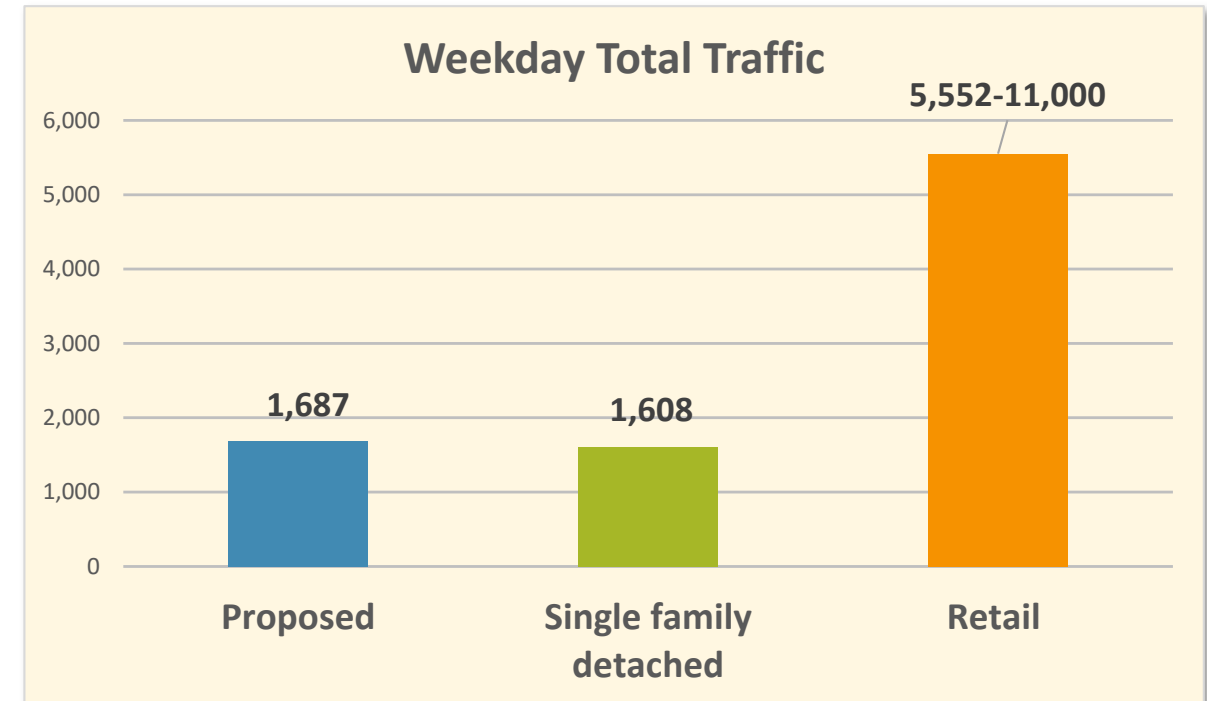
Traffic Wait Times (seconds)



Traffic Wait Times: Hunt Hwy & Stone Creek Drive (Skyline Ranch)



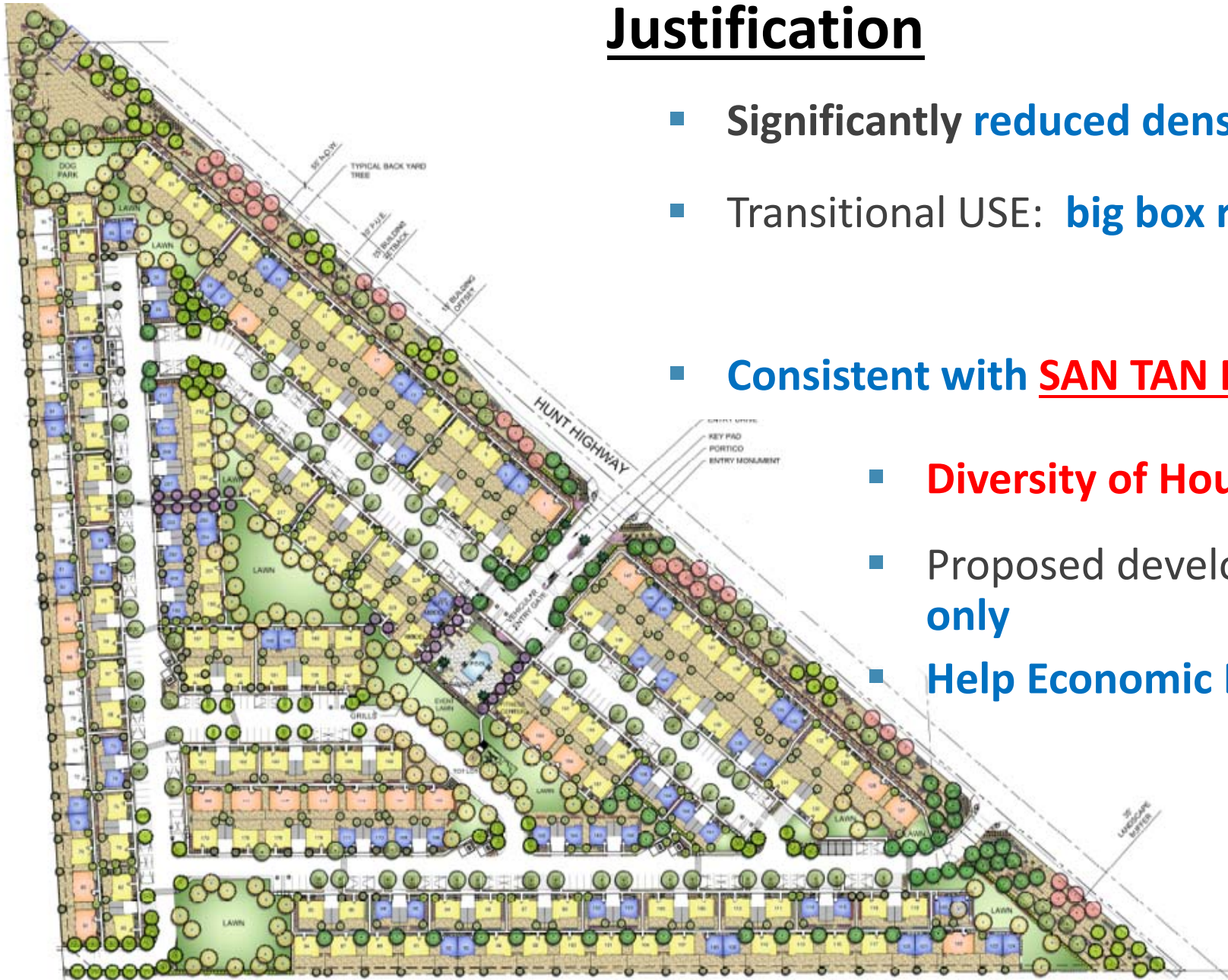
Traffic Comparison



Zoning Map: Proposed MR PAD

Justification

- Significantly **reduced density** from 11.5 to 7.9 du/acre
- Transitional USE: **big box retail or multi-family**
- Consistent with **SAN TAN PLAN Recommendation!!!**
 - **Diversity of Housing**
 - Proposed development is **single-story only**
 - **Help Economic Development**



Questions

Diversity of Housing Goal of San Tan Plan

Great Transition to More Intense Uses

Less Traffic than alternatives

**Improvements to Hunt to Improve Traffic
(Level of Service F to C at Solera)**

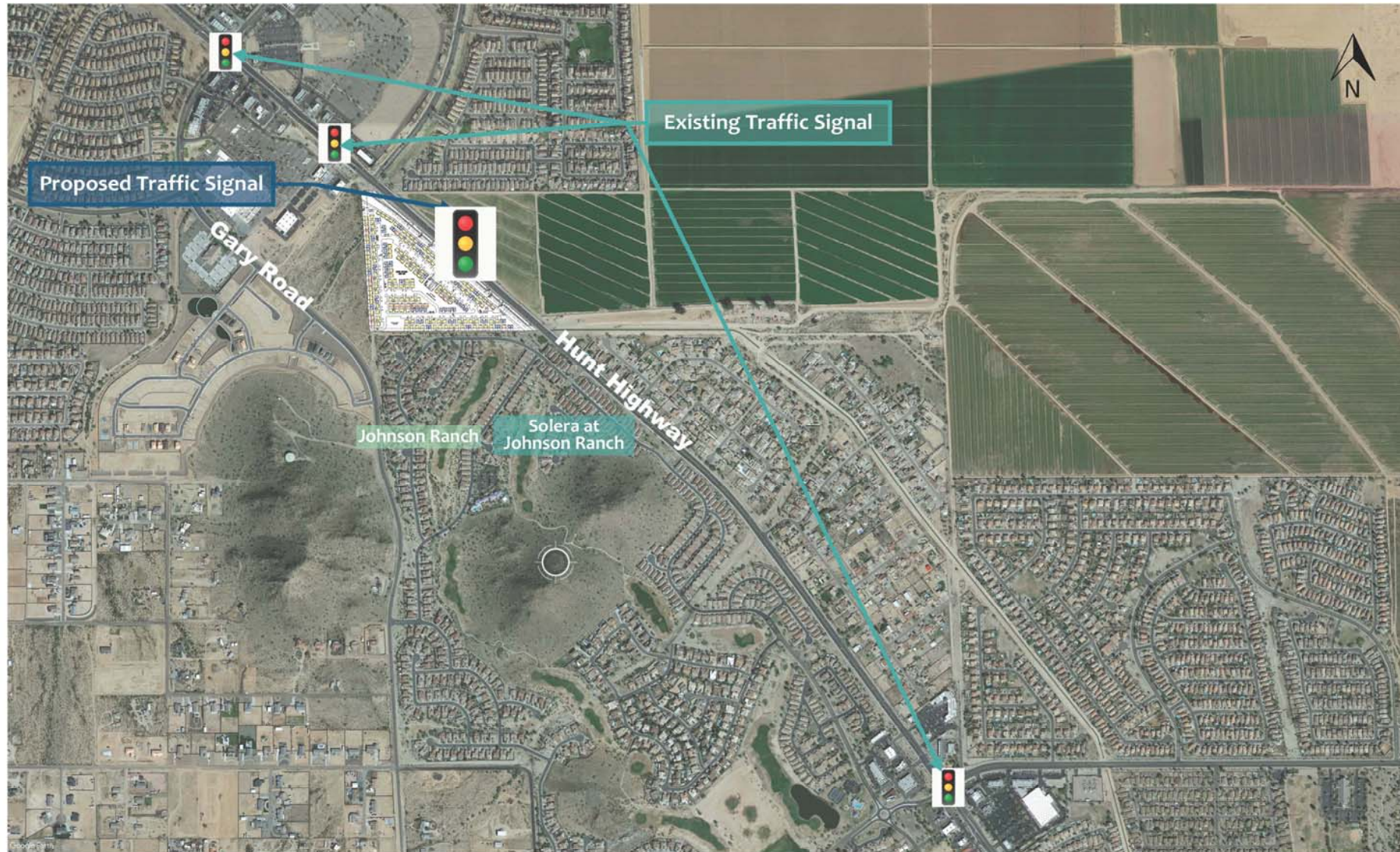
Huge Buffers 95' to 215'

Single Story Only

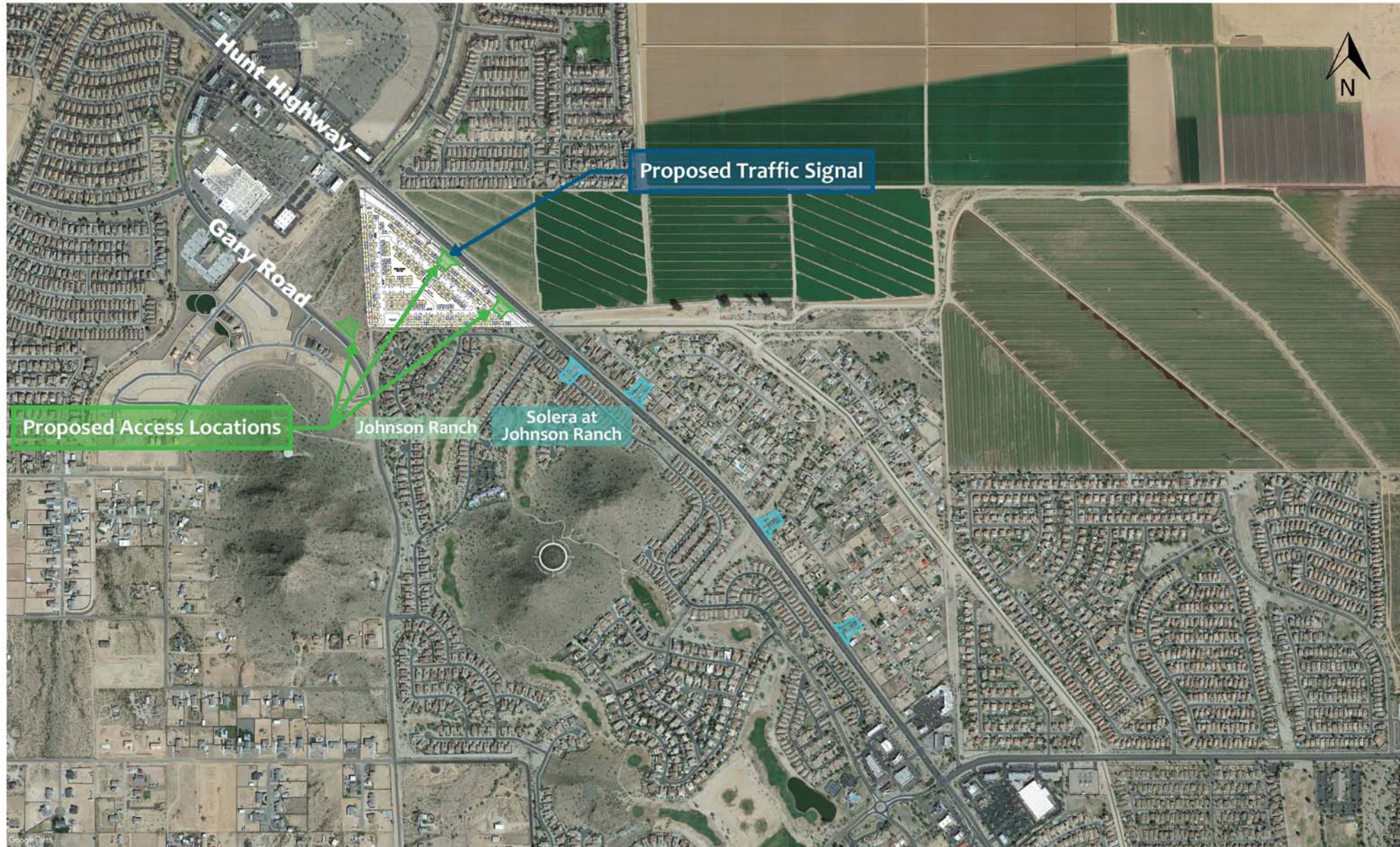
Access to Hunt Hwy and Gary Rd.



Existing/Proposed Traffic Signal



Proposed Driveway Locations







HUNT HIGHWAY SOUTH

November 2, 2022

CASE #: PZ-PA-013-21, PZ-022-21, PZ-PD-022-21

San Tan Plan: Planning Scenario C

Scenario C Community Core

This scenario focuses on the establishment of a Community Core that would function as the economic and social hub of the San Tan Valley area. While traditional suburban residential and commercial growth would continue to expand in undeveloped areas; higher density residential, regional retail, and office uses would be encouraged to concentrate in a central urban environment. By integrating land uses, this core area would be more walkable, vibrant and foster a sense of community. People living, shopping, and recreating in the core would also bring professional employment opportunities and increased transportation options such as transit.