

# BOARD OF SUPERVISORS



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**PZ-PD-013-23 & PZ-040-23**  
**HANCOCK HOMES**

11/1/23

Community Development Department

# PZ-PD-013-23 & PZ-040-23

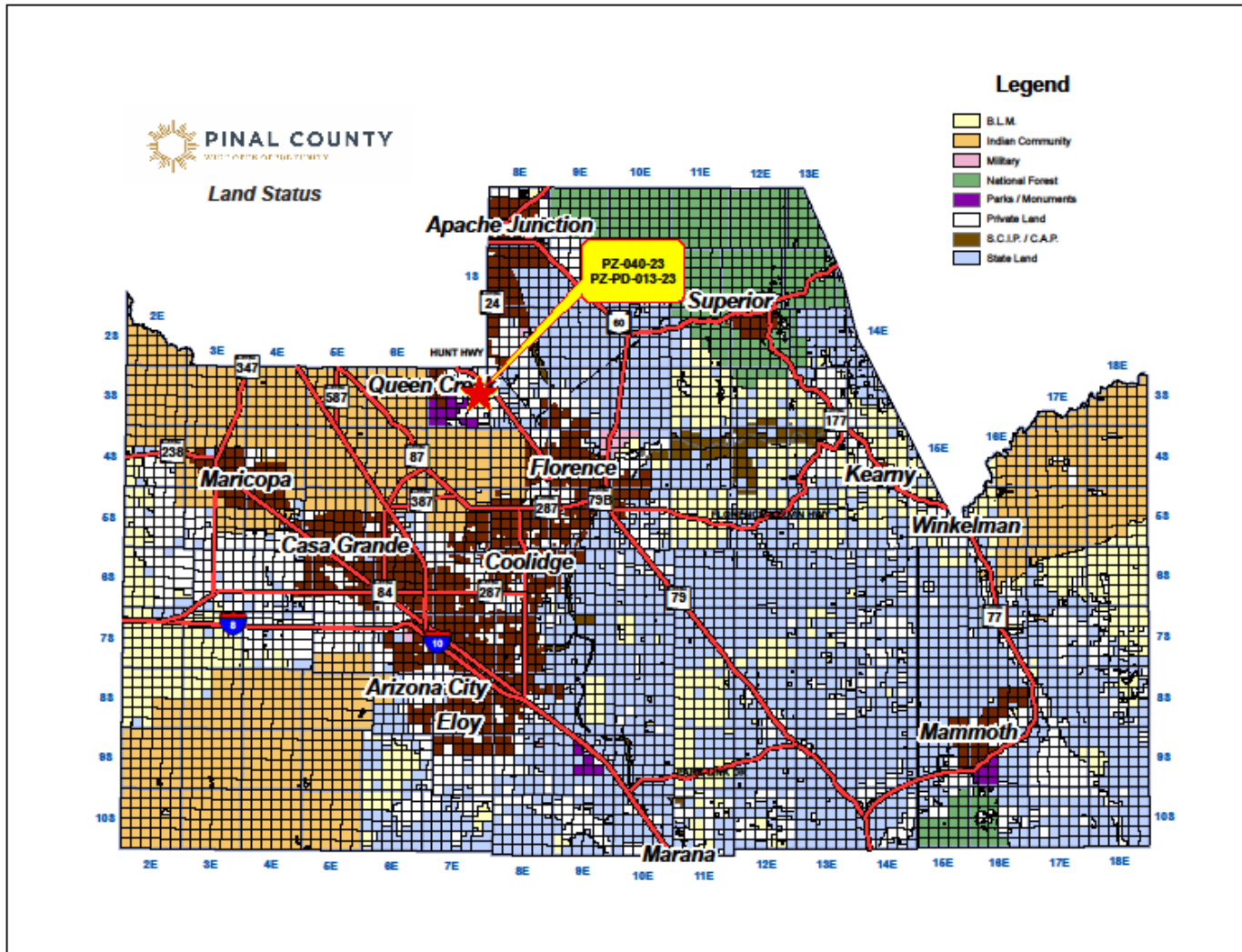
- Proposal:
  - Rezone from GR to C-2 (9.32 acres) and MR (18.43 acres) on 27.74 ± acres, to allow a mixed use development plan.
  - Approval of a Planned Area Development (PAD) Overlay District on 18.43 ± acres, to allow flexible standards in the residential portion of a mixed used development
- Size:
  - 27.74 ± acres
- Location:
  - West of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.
- Owner/Applicant:
  - VTLG HUNT HIGHWAY LAND CO., LLC

# County Map

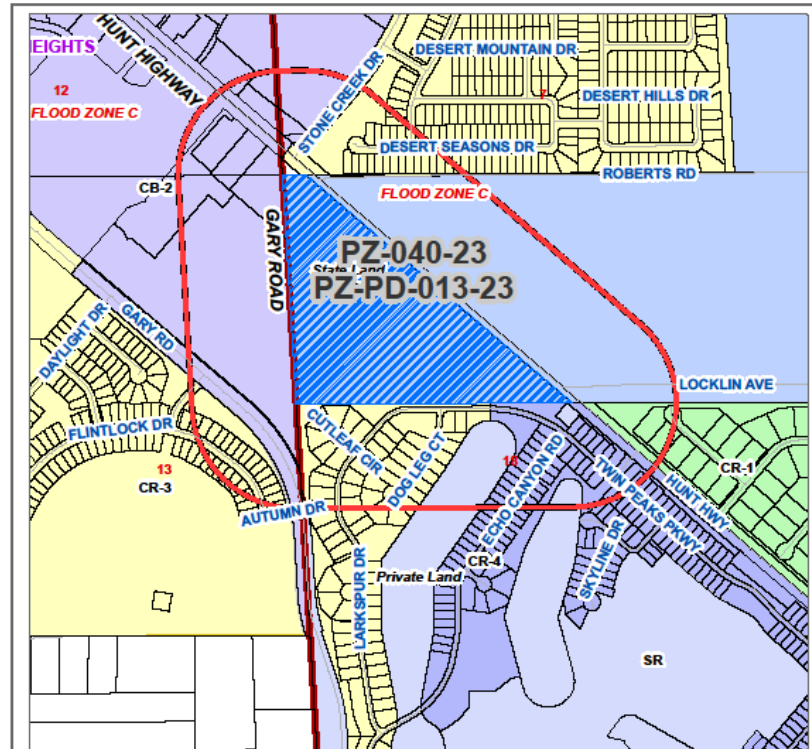


**PINAL COUNTY**

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# Existing Zone



### Community Development

**PZ-040-23** – PUBLIC HEARING/ACTION: VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a rezone from General Rural-GR to Community Commercial-C-2 (9.32 acres) and Multiple Residence-MR (18.43 acres) on 27.74 ± acres, to allow a mixed use development plan, situated in Section 18, T03S, R07E G&SRB&M, tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

**PZ-PD-013-23** – PUBLIC HEARING/ACTION: VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 18.43 ± acres, to allow flexible standards in the residential portion of a mixed used development, situated in Section 18, T03S, R07E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

Current Zoning: GR      Requested Zoning: Rezone      Current Land Use: STV SAP Suburban Neighborhood



Legal Description:	Drawn By:	Date:
Situated in Section 18, T03S, R07E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.	GIS / IT / SAH	09/05/2023
SEC 18, T3N 03S, R10E 07E	Sheet No. 1 of 1	Scale: 07E
	Case Number: PZ-040-23, PZ-PD-013-23	

# Aerial Map



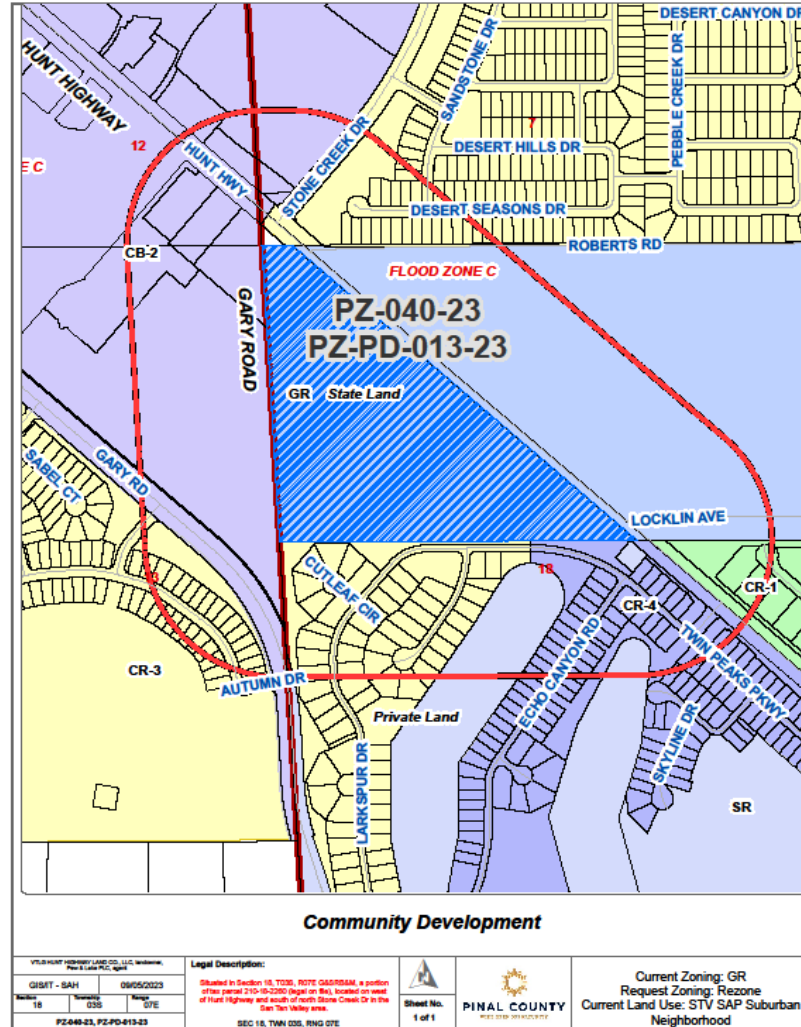
**Community Development**

# Area Map



**PINAL COUNTY**

WIDE OPEN OPPORTUNITY





# Conceptual Site Plan



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## LEGAL DESCRIPTION

THAT PORTION OF (GLO LOT 1) IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°48'57" EAST (BASIS OF BEARINGS), A DISTANCE OF 521.93 FEET;

THENCE NORTH 89°48'57" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 185.06 FEET TO THE MONUMENT LINE OF HURT HIGHWAY;

THENCE SOUTH 49°53'00" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 3029.44 FEET TO THE SOUTH LINE OF SAID (GLO LOT 1);

THENCE SOUTH 89°48'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1842.04 FEET TO THE SOUTHWEST CORNER OF SAID (GLO LOT 1);

THENCE NORTH 02°53'55" WEST, ALONG THE WEST LINE OF SAID (GLO LOT 1), A DISTANCE OF 1284.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,308,882 SQ. FT. OR 37,747.8 ACRES, MORE OR LESS.



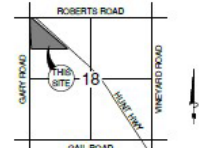
## LEGEND



TYPICAL PARKING DETAIL  
NTS



TYPICAL BUILDING SPACING  
NTS



VICINITY MAP  
NTS

## OWNER

VAN TUYL COMPANIES  
14747 N. NORTHSIDE BLVD,  
SUITE 111-431  
SCOTTSDALE, AZ 85250  
CONTACT: CHRIS HAINES

## CIVIL

BOWMAN CONSULTING GROUP  
1600 N. DESERT DRIVE, SUITE 210  
TEMPE, AZ 85281  
CONTACT: MATT CAWLEY, PE  
EMAIL: MCAWLEY@BOWMAN.COM

## DEVELOPER

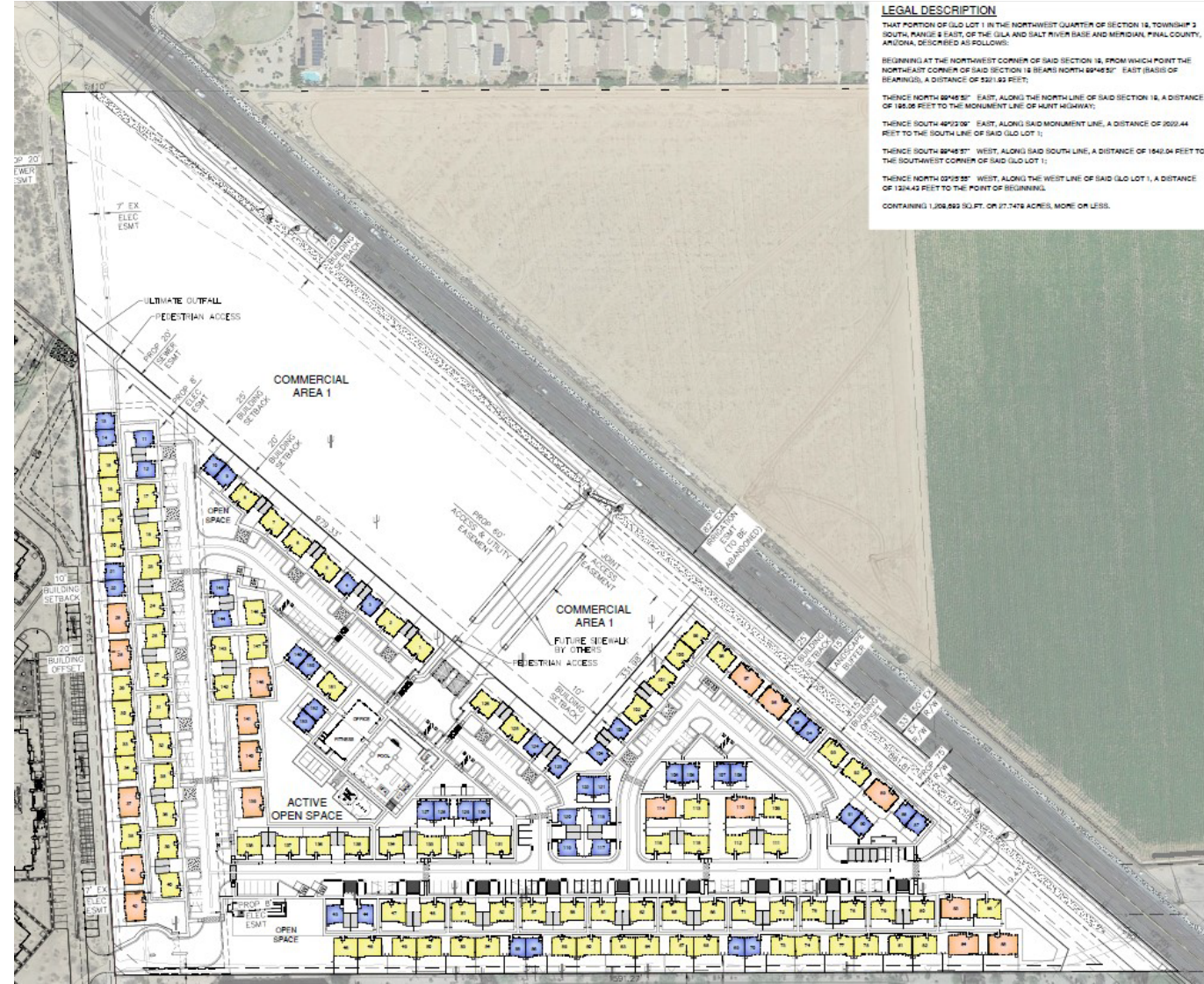
HANCOCK COMMUNITIES, LLC  
4040 E. CAMELBACK RD, SUITE 215  
PHOENIX, AZ 85018  
CONTACT: GREG HANCOCK  
EMAIL: GREG@HANCOCK-AZ.COM

## LANDSCAPE ARCHITECT

WESTLAND RESOURCES, INC.  
1600 N. DESERT DRIVE, SUITE 210  
2020 N. CENTRAL AVE, SUITE 695  
PHOENIX, AZ 85004  
EMAIL: JACOBSON@WESTLANDRESOUR  
PHONE: (602) 888-7000

## MR PARKING SUMMARY

	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	38	1.5	45
1 BEDROOM W/GARAGE	16	1.5	24
2 BEDROOM	38	2.0	76
2 BEDROOM W/ GARAGE	32	2.0	104
3 BEDROOM	17	2.0	34
REQUIRED MIN.			283
REQUIRED GUEST PARKING (1 SPACE PER 10 UNITS)			16
TOTAL PARKING REQUIRED			299
MR PARKING PROVIDED			
COVERED PARKING (NON ADA)			89
COVERED PARKING (ADA)			1
UNCOVERED PARKING (NON ADA)			120
UNCOVERED PARKING (ADA)			8
ATTACHED GARAGES			68
RESERVED DRIVEWAY SPACES			68
RESERVED DRIVEWAY ACCESS SPACES			48
DETACHED GARAGES			4
OVERALL PARKING PROVIDED			406



# Open Space Plan








PINAL COUNTY

WIDE OPEN OPPORTUNITY

80 40 0 8  
GRAPHIC SCALE  
1" = 80'

## LEGEND

-  NET BOUNDARY (16.86 AC)
- OPEN SPACE REQUIRED MR PAD:  
OPEN SPACE TOTAL  
18% OF NET ACREAGE (16.86) = 3.03  
ACTIVE OPEN SPACE  
7% OF NET ACREAGE (16.86) = 1.18
-  COMMON OPEN SPACE PROVIDED:
-  ACTIVE OPEN SPACE PROVIDED:
-  PRIVATE OPEN SPACE PROVIDED:
-  PERIMETER LANDSCAPE PROVIDED:
- TOTAL OPEN SPACE PROVIDED



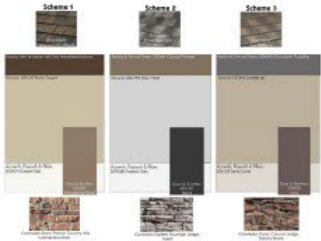
# Elevations



**PINAL COUNTY**

WIDE OPEN OPPORTUNITY

## ARIZONA RANCH STYLE SCHEME 1



**FRONT**



**LEFT**



**PERSPECTIVE**



**RIGHT**



**REAR**

## UNIT 1

REVISIONS

**VLUX**

**HUNT  
HIGHWAY  
SOUTH**

**PINAL COUNTY**

**UNIT 1**



OWNER: [illegible]
ARCHITECT: [illegible]
DATE: [illegible]
PROJECT NO.: [illegible]

**DR2**

UNIT 1 - ALL SIDES - ARIZONA RANCH

# Elevations

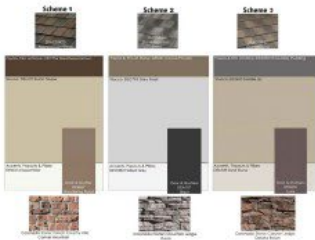


**PINAL COUNTY**

WIDE OPEN OPPORTUNITY

## ARIZONA RANCH STYLE SCHEME 2

## UNIT 2 W/GARAGE



**FRONT**



**LEFT**



**PERSPECTIVE**



**RIGHT**



**REAR**

REVISIONS

**VLUX**

HUNT  
HIGHWAY  
SOUTH

PINAL COUNTY

**UNIT 2  
W/GARAGE**

APPROVED FOR CONSTRUCTION



**barduson  
architects**  
planning design create

DATE: 08/20/2020
OWNER:
DESIGNER:
PROJECT NO.:

**DR10**

UNIT 2 W/GARAGE-ALL SIDES-ARIZONA RANCH

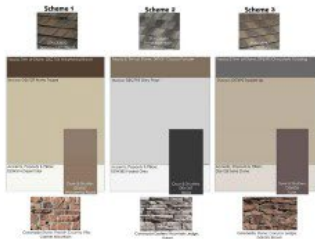
# Elevations



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

## ARIZONA RANCH STYLE SCHEME 2

## UNIT 2 DUPLEX



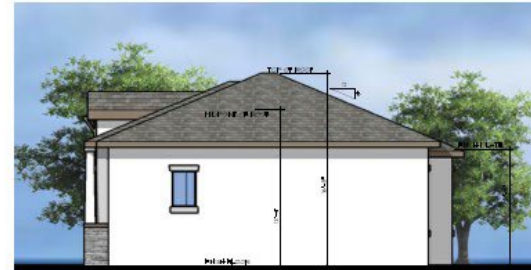
**FRONT**



**LEFT**



**PERSPECTIVE**



**RIGHT**



**REAR**

REV	DATE	DESCRIPTION

**VLUX**  
HUNT  
HIGHWAY  
SOUTH  
PINAL COUNTY

**UNIT 2  
DUPLEX**

DATE: 11/12/2024  
TIME: 10:00 AM



**barduson  
architects**  
growing design community

OWNER	
ARCHITECT	
DATE	
PROJECT NO.	

**DR12**

UNIT 2 DUPLEX-ALL SIDES-ARIZONA RANCH

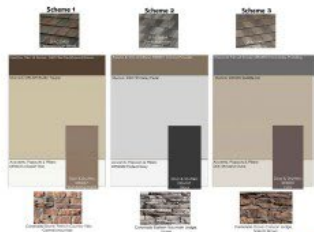
# Clubhouse Elevation



**PINAL COUNTY**

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## PRAIRIE STYLE SCHEME 3



**PERSPECTIVE**



**FRONT**



**LEFT**



**RIGHT**



**REAR**

## CLUBHOUSE

Revisions

**VLUX**

HUNT  
HIGHWAY  
SOUTH

PINAL COUNTY

**CLUBHOUSE**

11/15/2024 10:00 AM  
11/15/2024 10:00 AM



**barduson  
architects**

providing design solutions

11/15/2024 10:00 AM
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**DR22**

**CLUBHOUSE**

# Northwest



**PINAL COUNTY**

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# South



**PINAL COUNTY**

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# East



**PINAL COUNTY**

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# PINAL COUNTY *Public Hearings*

**Case Numbers:** PZ-040-23 and PZ-PD-013-23

**Existing Zoning:** General Rural (GR)

**Proposed Zoning:** Community Commercial (C-2; 9.32 acres)  
and Multiple Residence MR-PAD; 18.43 acres)

**Acreage:** 27.75 acres Total

**Applicant Name:** Sean Lake, Pew & Lake, PLC

**Applicant Phone Number:** 480-461-4670

Case Information Available at Pinal County Community Development Services  
(520) 866-6442 or [www.pinalcountyz.gov](http://www.pinalcountyz.gov)

## NOTICE

PLANNING & ZONING  
PINAL COUNTY  
PUBLIC HEARING

Any person who is interested in the services, conditions, or terms of an application, with the Planning & Zoning Department to Pinal County or appear in person at the hearing.

Date Posted: 4/5/23



# Items of Consideration

- The applicant has made many modifications to the original project design to help with Public concern and co-exist with surrounding communities.
- Multi-family housing stock is lacking in San Tan Area.
- Multi-Family and Commercial projects do generate large volumes of traffic and noise which will impact the roadways and the communities nearby
- The proposed project will only build one-story type units.

# PZ-PD-013-23 & PZ-040-23

## □ Recommendation for Approval PZ-040-23

### ▣ 1 Stipulation:

Approval of this zone change (PZ-040-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

# PZ-PD-013-23 & PZ-040-23

- Recommendation for Approval PZ-PD-013-23
  - ▣ 15 Stipulations