



HUNT HIGHWAY SOUTH (PZ-PD-013-23 AND PZ-040-23)

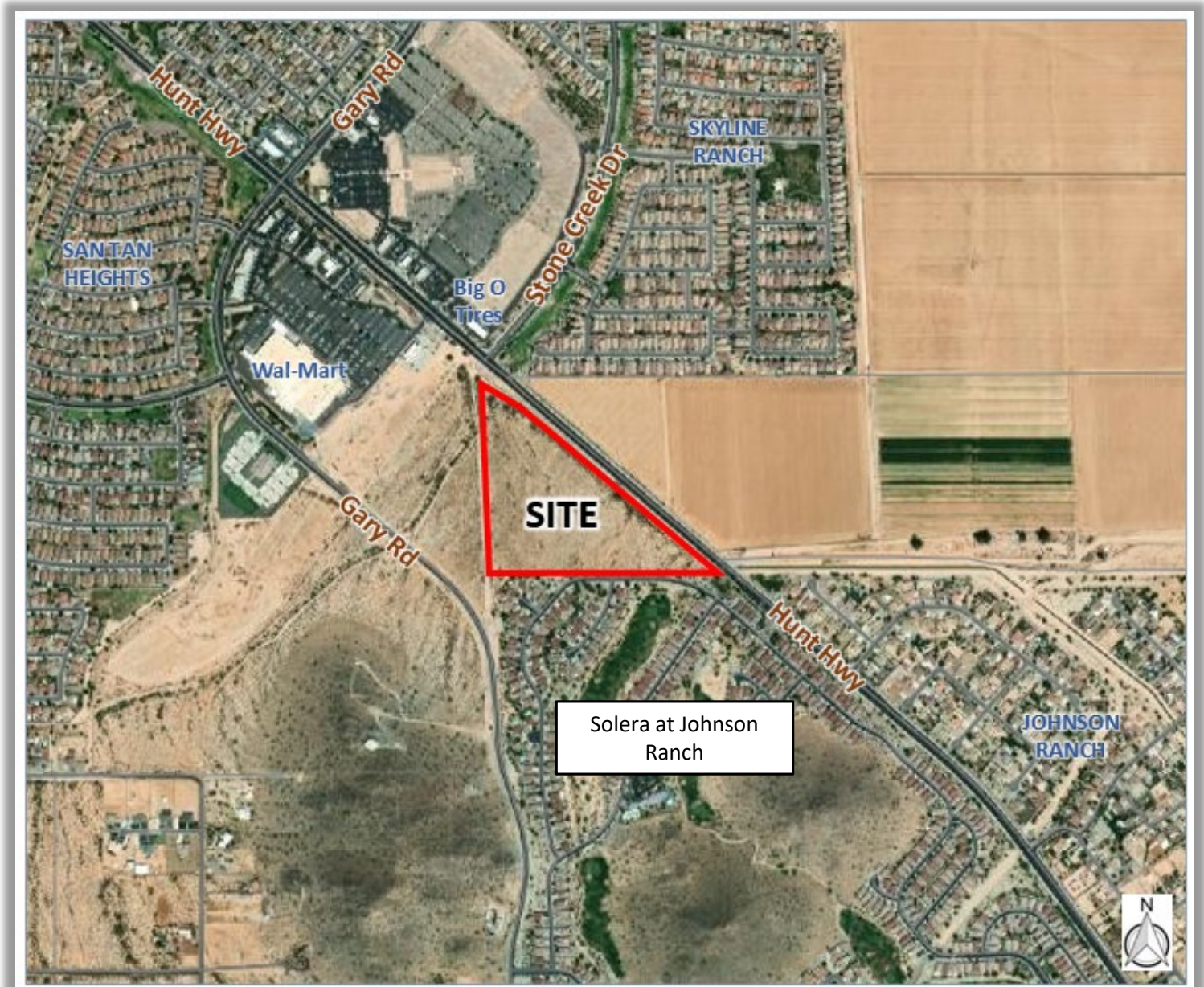
November 1, 2023

Pinal County Board of Supervisors



Aerial Map

- 27.7 acres



Requests:

- ✓ Change the Land Use from MLDR to HDR- **COMPLETE**
- ✓ Change Area Plan Map from Suburban Neighborhood to Urban Transitional- **COMPLETE**
- Change Zoning from GR to MR PAD (18.43 acres) and C-2 (9.32 acres)- **PROPOSED**

To allow for the Hunt Highway South commercial and residential development

Neighborhood Outreach- 2021- 2023

April 12, 2021- Virtual Neighborhood Meeting

- 63 virtual participants
- 35 in Solera Community Room

August 19, 2021- Virtual Neighborhood Meeting

- 60 participants
- 18 in the Solera Community Room

January 2023 to Present

- Multiple meetings with HOA representatives and neighbors to negotiate a compromise

August 14, 2023- Neighborhood Meeting

- 50+ people attended
- Generally supportive of revised project

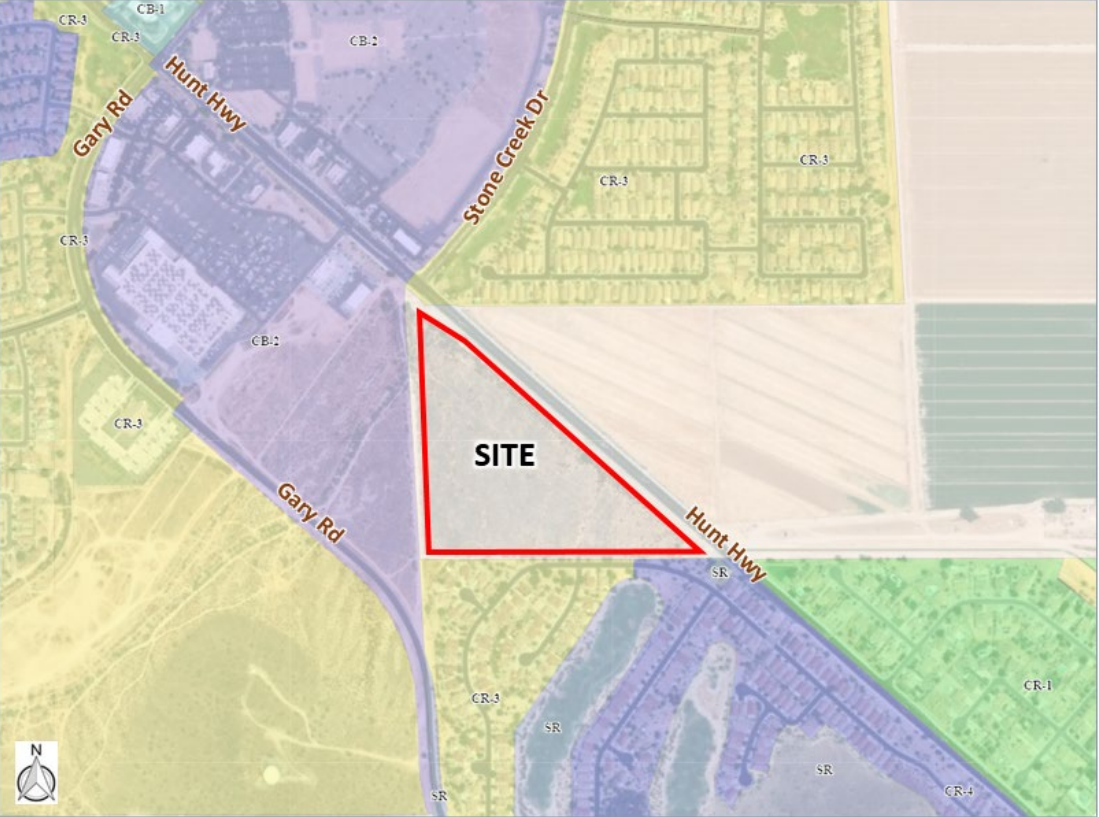
Numerous individual conversations with interested neighbors and HOA Leadership

Executed Agreement with Neighbors:

- ✓ Add 8+ acres of Commercial along Hunt Hwy
- ✓ Extend Sidewalk from Tumbleweed Lane to Future Commercial
- ✓ 8' split face fence along south side
- ✓ Reduction of total homes by 90 units
- ✓ Residential will be Gated Community
- ✓ Add Traffic Signal to Hunt to improve safety for ALL
- ✓ No Homes Backing up to three Solera Homes
- ✓ Single Story Homes only
- ✓ All homes on south side shall have 1 tree installed in rear yard.
- ✓ Larger Rear yard buffer on south side of 25'
- ✓ Adding Access to Gary Road
- ✓ Salvage existing wrought iron fence with HOA

Zoning Map

Existing



Proposed



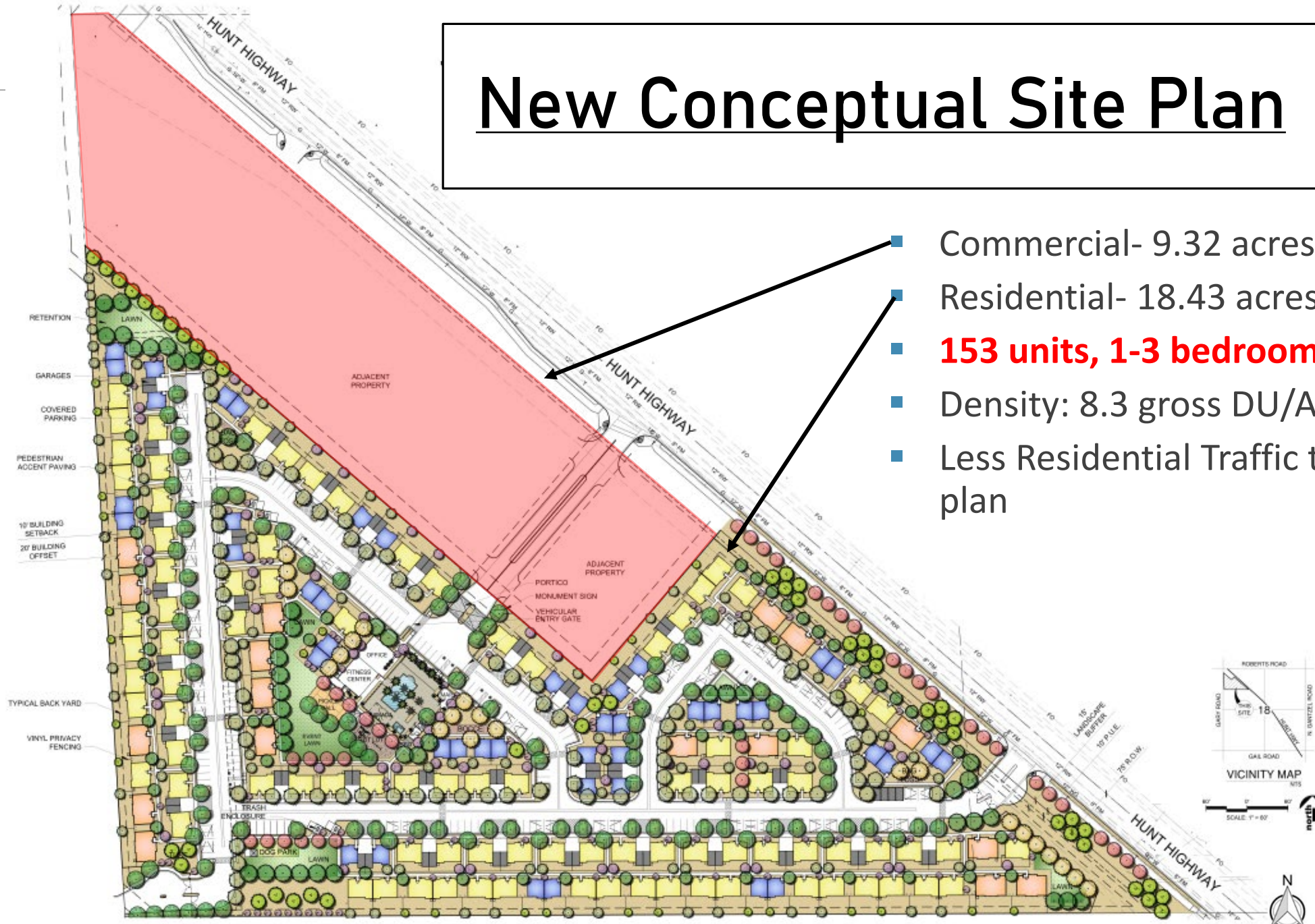
Old Conceptual Site Plan



- Used entire 27 acres
- Single-Family Residential
- **243 units, 1-3 bedroom**
- 25.4 Net Acres, 27.7 gross acres
- Density: 9.6 net, 8.8 gross



New Conceptual Site Plan



- Commercial- 9.32 acres
- Residential- 18.43 acres
- **153 units, 1-3 bedroom (90 less)**
- Density: 8.3 gross DU/AC
- Less Residential Traffic than previous plan

New Residential Site Details

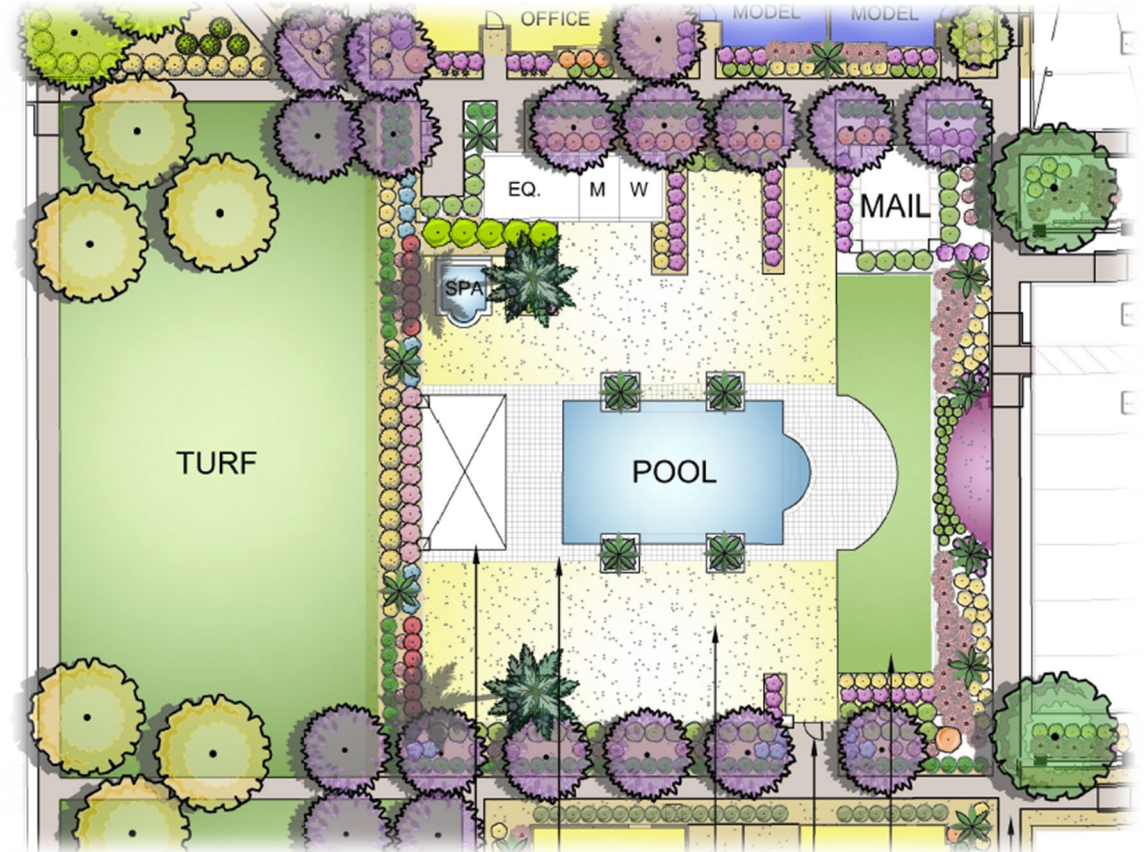
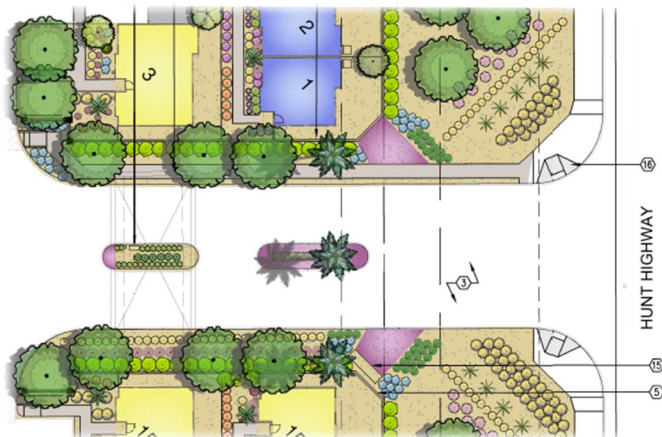


Parking Standards	Required Per Code	Required Per Code
1 Bedroom	1.5	69
2 Bedroom	2	180
3 Bedroom	2.5	34
Other/Guest	1/10 units	16
Total Required		299

Parking Provided	Ct.
Covered	90
Uncovered	128
Driveways	116
Garages	72
Total	406

Amenities

- 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



Wall Plan

HUNT HIGHWAY-SOUTH PINAL COUNTY PRELIMINARY WALL PLAN

DEVELOPER
HANCOCK COMMUNITIES, LLC
4040 E. CAMELBACK RD, SUITE 215
PHOENIX, AZ 85018
(602)795-1205
CONTACT: JANINE LONG

LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC.
2020 N. CENTRAL ST.
PHOENIX, AZ 85004
(602) 888-7000
CONTACT: JOHN P. JACOBSON, RLA

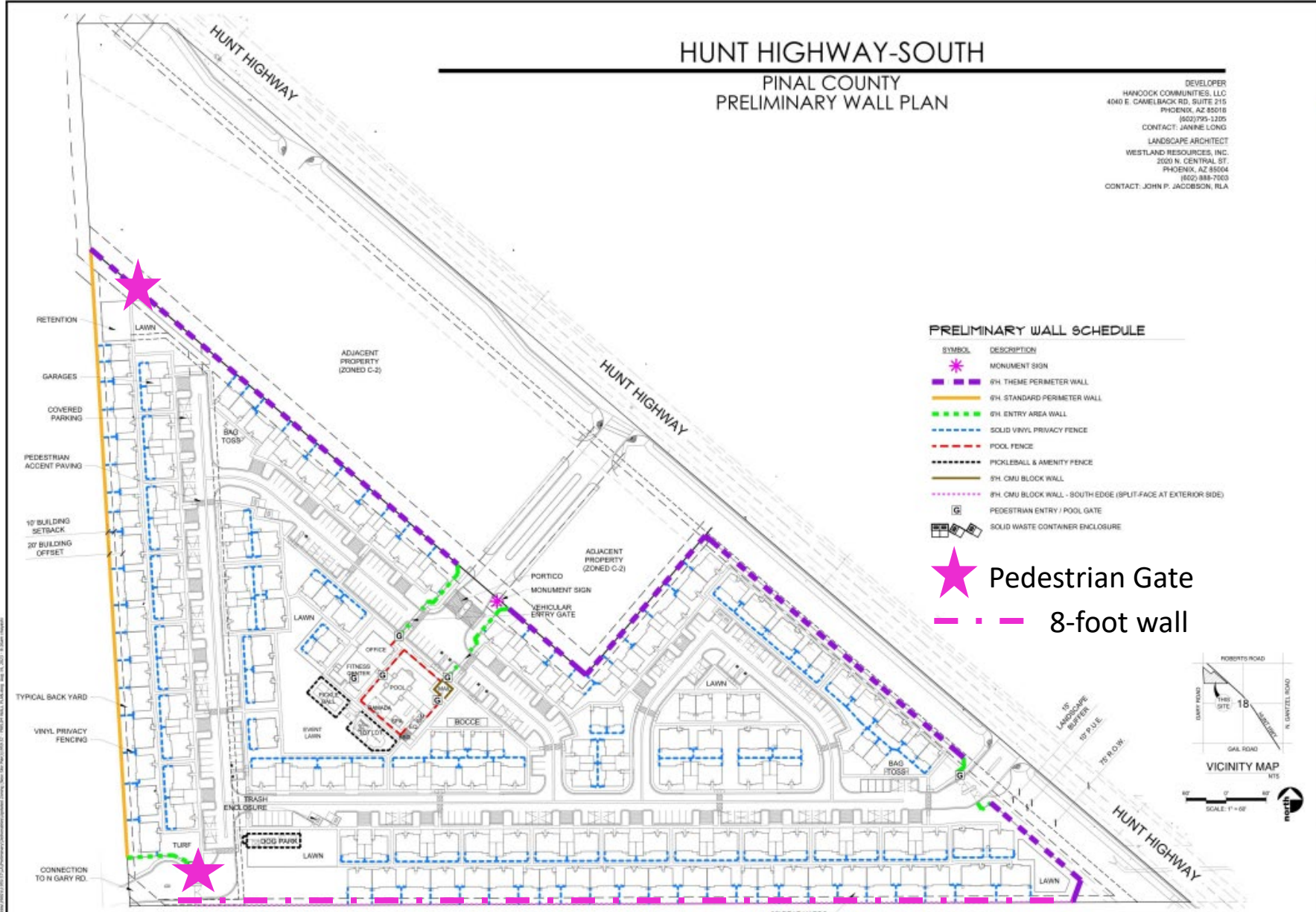
DESIGNED BY:
TEAM
DRAWN BY:
TEAM
CHECKED BY:
JPL

Westland Resources
2020 N. Central Ave. #205
Phoenix, AZ 85004
(602) 888-7000

PRELIMINARY WALL SCHEDULE

- | SYMBOL | DESCRIPTION |
|-------------------|--|
| ★ | MONUMENT SIGN |
| — (purple dashed) | 6" THEME PERIMETER WALL |
| — (orange solid) | 6" STANDARD PERIMETER WALL |
| — (green dashed) | 6" ENTRY AREA WALL |
| — (blue dashed) | SOLID VINYL PRIVACY FENCE |
| — (red dashed) | POOL FENCE |
| — (black dashed) | PICKLEBALL & AMENITY FENCE |
| — (yellow solid) | 8" CMU BLOCK WALL |
| — (purple dotted) | 8" CMU BLOCK WALL - SOUTH EDGE (SPLIT-FACE AT EXTERIOR SIDE) |
| G | PEDESTRIAN ENTRY / POOL GATE |
| ☒ | SOLID WASTE CONTAINER ENCLOSURE |

★ Pedestrian Gate
- - - 8-foot wall

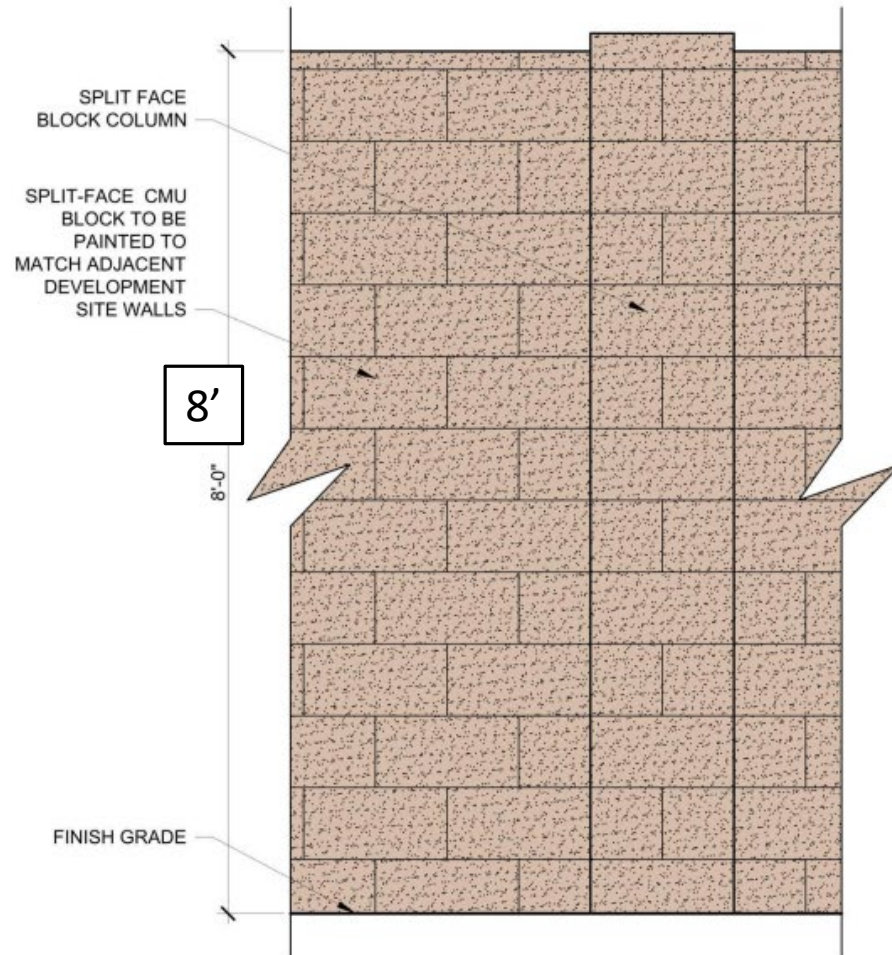


NO.	DATE	DESCRIPTION	BY

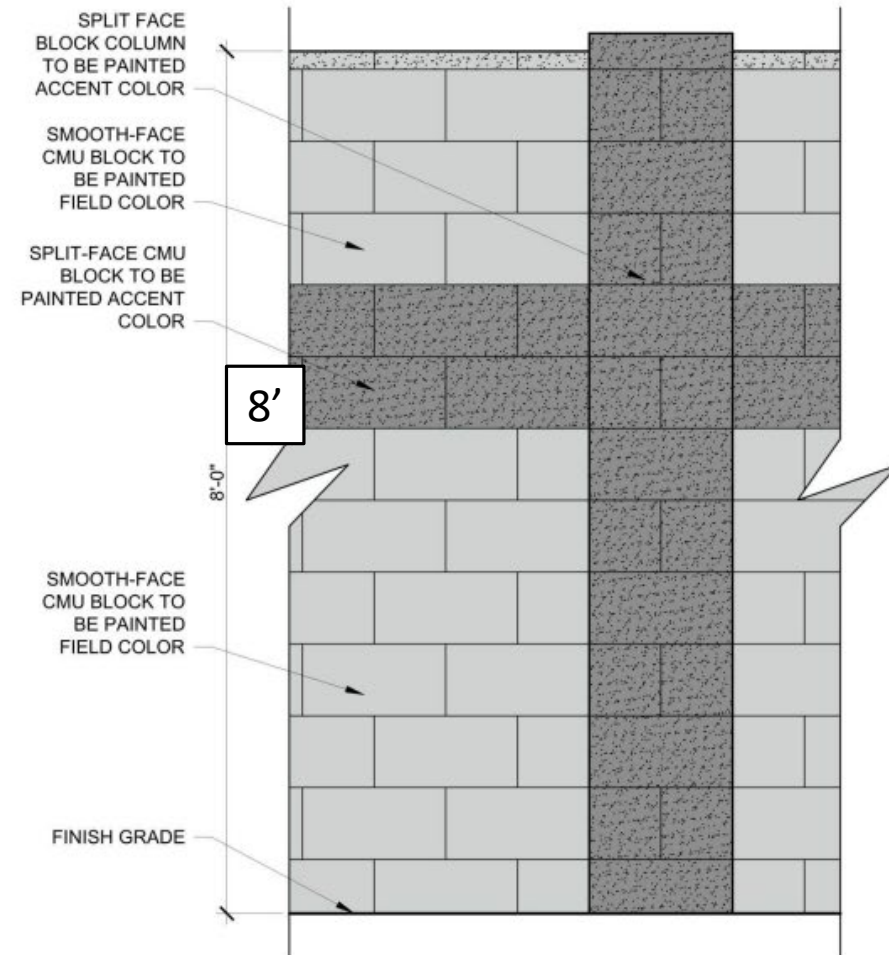
HUNT HIGHWAY SOUTH
PINAL COUNTY, ARIZONA
PRELIMINARY WALL PLAN

PLAN DATE:
AUGUST 14, 2023
PROJECT NUMBER:
1850.57
SHEET NO.

Southern Boundary Wall Elevation (to be approved by HOA)

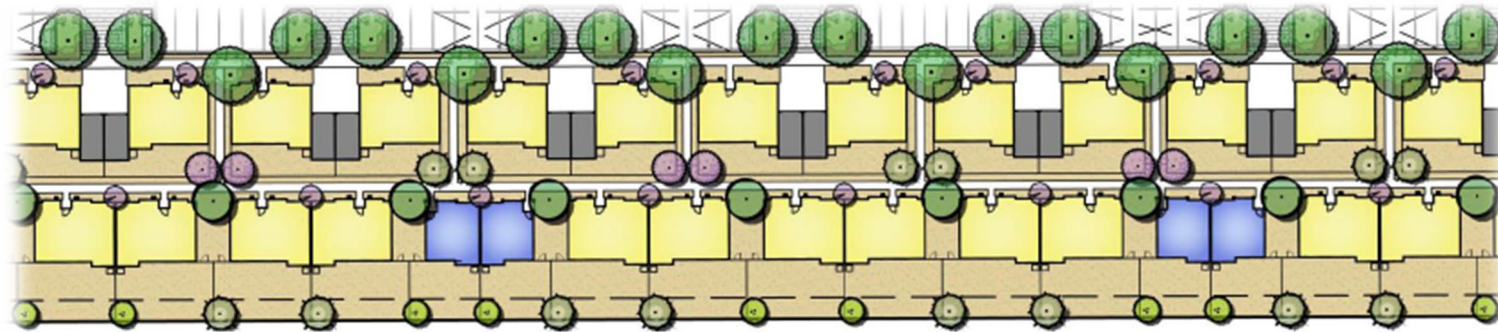


3 PERIMETER WALL & PIERS AT SOUTH EDGE - ELEVATION (EXTERIOR SIDE)
SCALE: 1" = 1'-0"



4 PERIMETER WALL & PIERS AT SOUTH EDGE - ELEVATION (INTERIOR SIDE)
SCALE: 1" = 1'-0"

New Setback Details



**Hancock Property
Southern Boundary Setback
25-foot**

15-foot extra setback

10-foot building setback

Property Line



Hancock Property

Solera Property
12-foot buffer
40-foot setback



Amenity Areas

Design Themes: Homes



Representative Design Concept- Entry



Questions?

Contact:

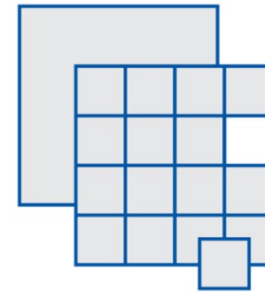
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