

Johnson Ranch BTR

*Board of Supervisors
September 4, 2024*

Agenda

- **Location**
- **Zoning History**
- **Proposed Zoning**
- **Preliminary Site Plan**
- **Consistency with the San Tan Valley SAP**
- **Neighborhood Concerns**
- **Questions and Answers**

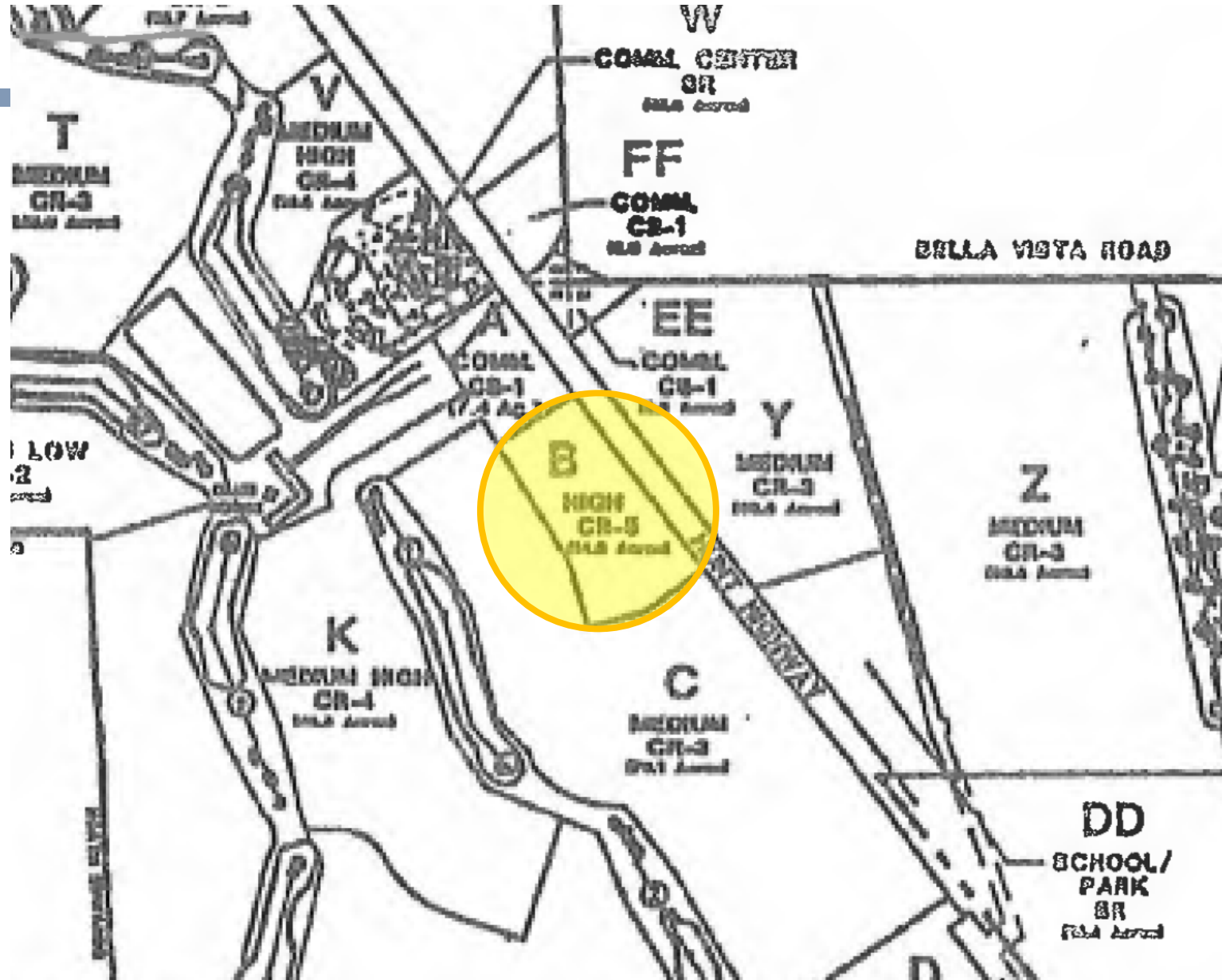
Location



Zoning History

Original Johnson Ranch Master Plan

- Approved in 1997
- Zoned **CR-5 Multiple Residence** for high-density multifamily residential development
- Allowable density between **10.1 and 20.0 du/ac**



Zoning History

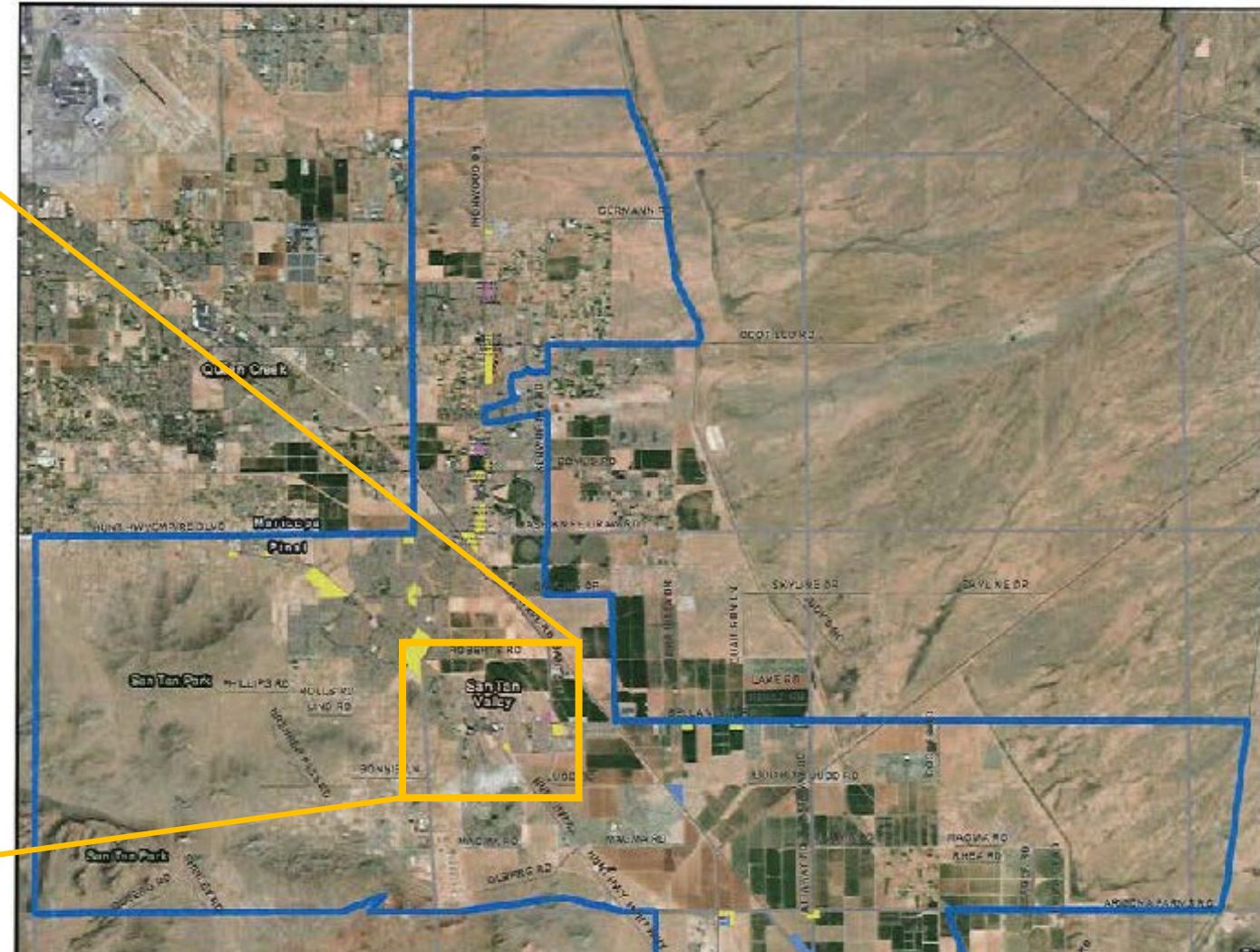
Rezoned Local Business, CB-1/PAD in 2008

PAD Amendment in 2017 to allow for additional uses in CB-1 Zoning

- Automotive services
- Carwashes
- Childcare centers
- Community service facilities
- Health care facilities or urgent/emergency facilities
- Health and fitness centers
- Medical facilities



Retail Recruitment Retention and Execution Strategy – Study



Proposed Zoning

Multiple Residence (MR) Planned Area Development (PAD)

- Less dense than the original CR-5 designation

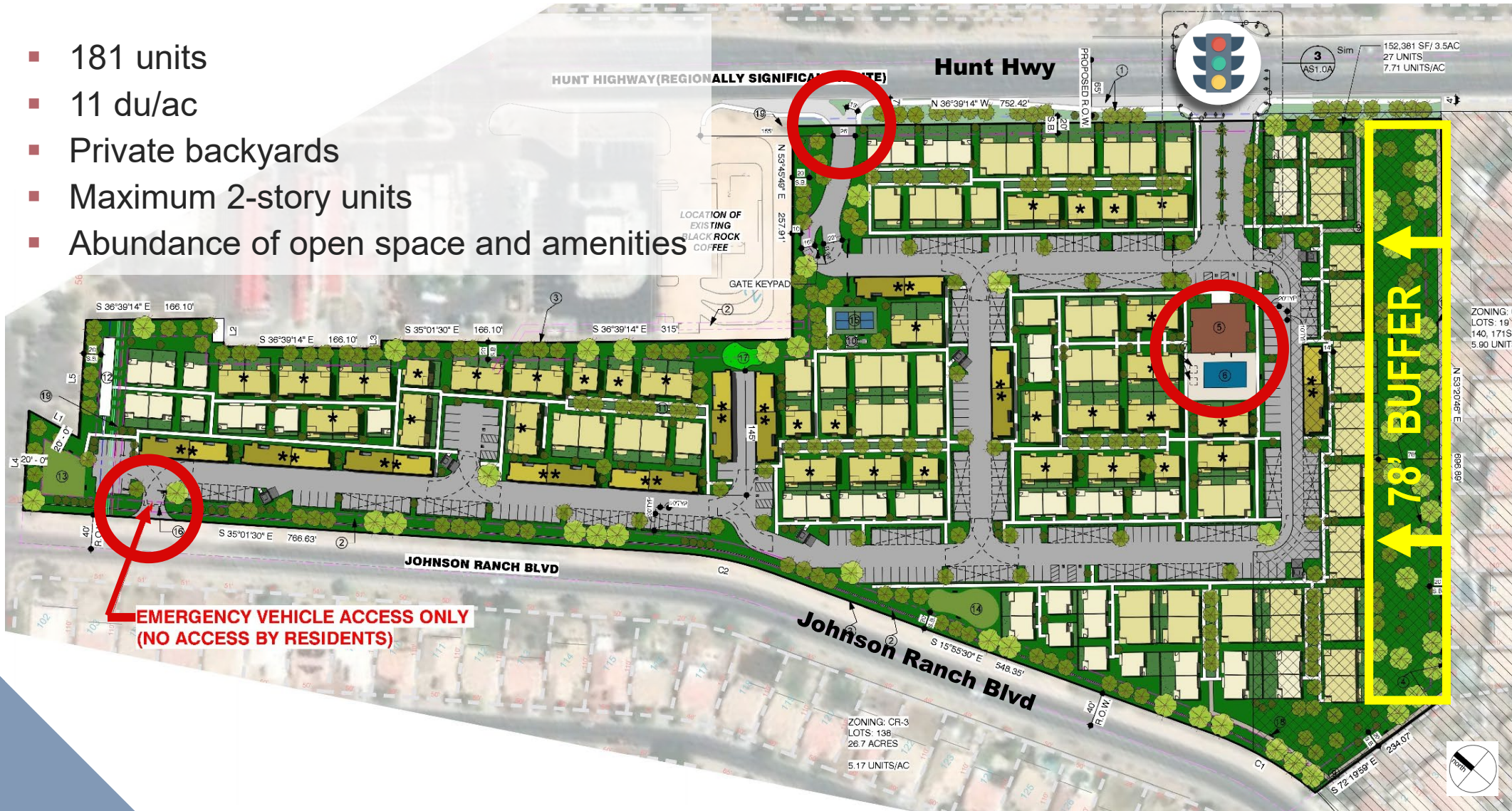
Deviations from Development Code

Development Code Standards	MR	Proposed PAD
Setbacks	Front: 25 feet Side: 10 feet Rear: 25 feet	Front: 20 Side: 20 Rear: 20
Minimum Distance Between Main Buildings	20 feet	10 feet
Maximum Building Height	36 feet	30 feet
Density	24 du/ac	11 du/ac
Common Open Space	18%	25%*

*not inclusive of private backyards

Preliminary Site Plan

- 181 units
- 11 du/ac
- Private backyards
- Maximum 2-story units
- Abundance of open space and amenities



Amenities

- Clubhouse
- Fitness Center
- Co-Working Space
- Billiards Table
- Pool & Spa
- Cabanas
- Multi-Use Trail
- Ramadas
- BBQ Grills
- Cornhole Court
- Bocce Ball Court
- Pickleball Court
- Tot Lot
- Dog Park
- Park Benches / Seating Areas
- Putting Green

Proposed Traffic Light



Hunt Hwy & Red Rd Level of Service	AM/PM Peak	AM Delay (s)	PM Delay (s)
Current LOS (unsignalized)	F	57.6	61.3
2026 LOS w/o Site (unsignalized)	F	72.7	76.7
2026 LOS w/ Site (unsignalized)	F	100.9	200+
2026 LOS w/ Site (Signalized)	C	20.4	20.1

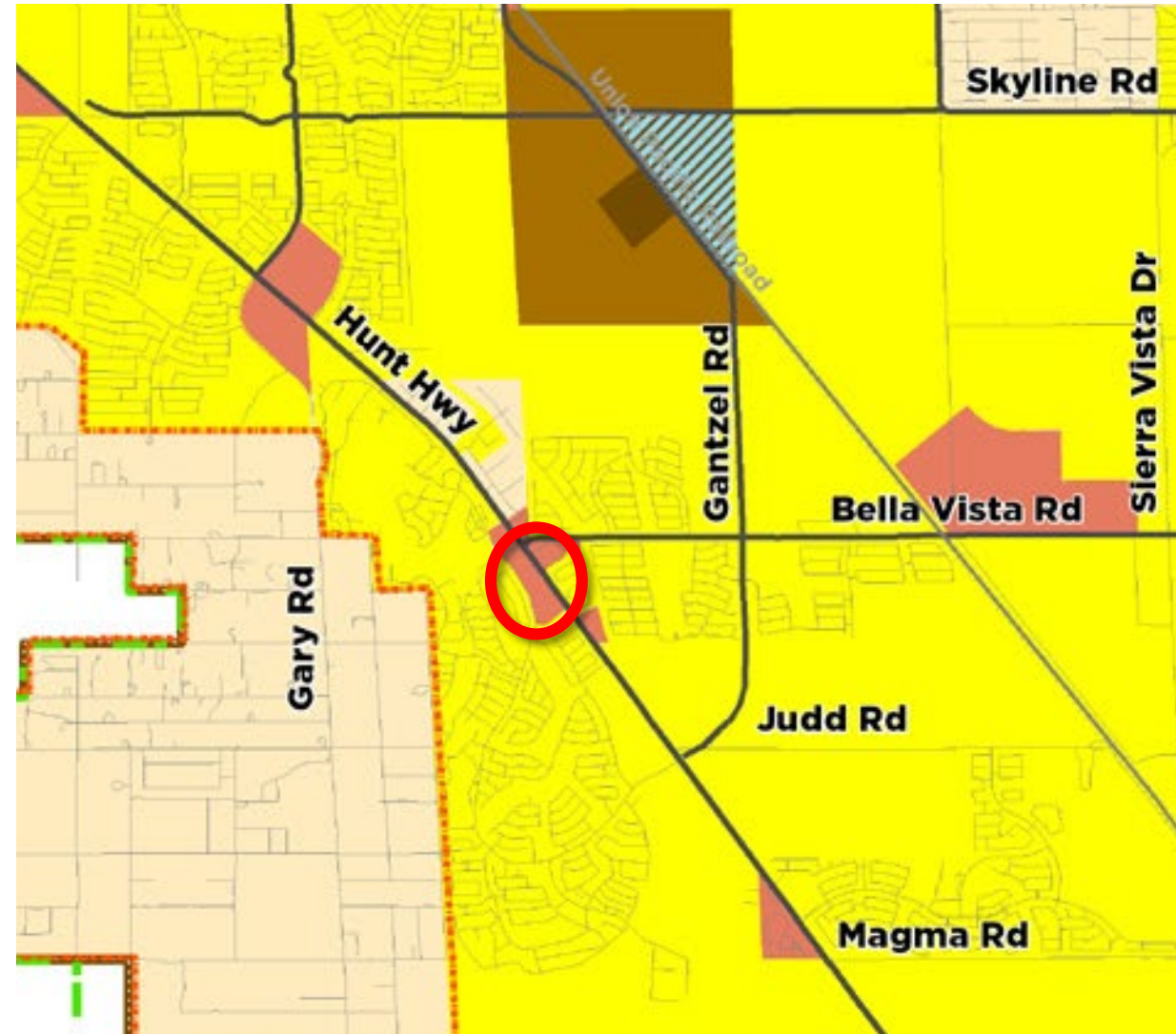
San Tan Valley Special Area Plan

Community Center

- Allows single-family attached and multifamily uses
 - Maximum heights Between 1-3 stories
 - Densities between 8-16 du/ac

Place Types

	Rural Living
	Suburban Neighborhood
	Urban Transitional
	Urban Center
	Community Center
	Suburban Office
	Suburban Office/ Urban Center
	Employment Center
	Military



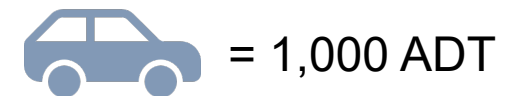
Current CB-1 Zoning Expected Traffic Generation

- 139,500 square foot commercial retail plaza (0.20 FAR approx)
- Estimated Traffic Generation: **6,815** Average Daily Trips (ADT)
- Estimated AM Peak Hour Traffic: **503** Trips
- Estimated PM Peak Hour Traffic: **676** Trips



Johnson Ranch BTR Expected Traffic Generation

- 181 residential units
- Estimated Traffic Generation: **1,329** ADT
- Estimated AM Peak Hour Traffic: **88** Trips
- Estimated PM Peak Hour Traffic: **105** Trips



Conclusion

- Proposing to **revert** the zoning back to the originally approved Johnson Ranch Master Plan
- Not identified as an available or viable commercial property in the San Tan Valley Retail Recruitment Retention and Execution Strategy – Study
- **Consistent** with the San Tan Valley Area Plan
- Modified project to address the key concern from neighbors – Traffic
- Agreed to eliminate access onto Johnson Ranch Blvd and install a traffic light on Hunt Hwy
- Will generate over **80% LESS traffic** on Hunt Highway compared to an allowable commercial development on the site today
- Community is a small-scale build-to-rent community that will create a **smooth and appropriate transition** from the adjacent single-family homes to the commercial intersection
- Providing an **abundance** of open space and amenities, far exceeding County standards
- Recommendation of **approval** by the Planning and Zoning Commission



Questions?