

# Hancock - Hunt Hwy. South

Hunt Highway South of Stone Creek Dr.  
San Tan Valley, Arizona

## Non-Major Comprehensive Plan Amendment

PZ-PA-013-21

## Rezone PAD

PZ-022-21 and PZ-PD-022-21



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**Narrative for Non-Major Comprehensive Plan Amendment**

**Hancock - Hunt Hwy. South**

Hunt Highway South of Stone Creek Dr.  
San Tan Valley, Arizona  
PZ-PA-013-21



Submitted: May 28, 2021

Revised: April 27, 2022

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**On Behalf of:**

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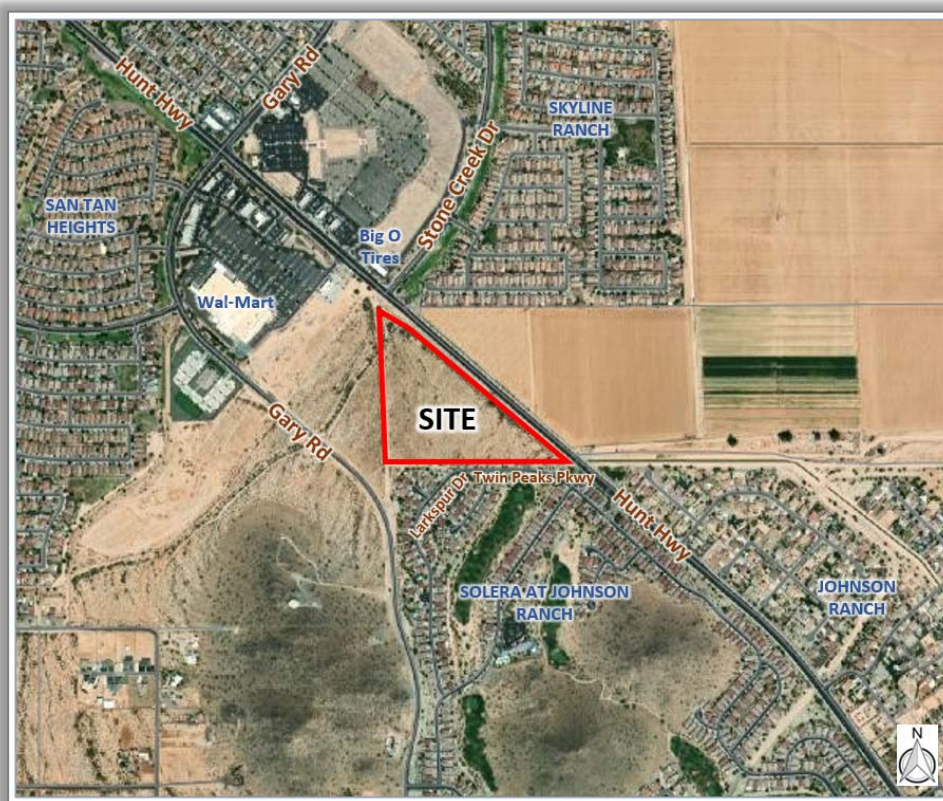
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## I. Purpose of Request

Pew & Lake, PLC, on behalf of Hancock Communities, is pleased to submit this narrative and related exhibits for a Comprehensive Plan application for residential development on the approximately 28.8 acres located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center, and further identified as a portion of APN 210-18-8220 on the Pinal County Assessor's map ("Property"). Specifically, this request is for Pinal County approval of a Non-Major Comprehensive Plan Amendment changing the land use designation from Suburban Neighborhood to Urban Transitional. This application corresponds to a concurrent zoning case requesting rezoning from GR to MR PAD (by separate, concurrent application) to allow for a proposed residential use.

**Figure 1 – Vicinity Map**



This request is for the proposed development of a professionally managed single-family, single-story rental gated community that transitions to the regional commercial development to the north, the CB-2 zoning to the west, and the regional arterial street to the east. The land use proposal has a density of 7.9 du/acre, which is well below the typical 11-12 du/acre in recently approved transitional residential projects in the area. The community anticipated to be developed in this General Plan category will include resort lifestyle amenities and professionally managed areas that will promote long-term stability and quality for the community and surrounding businesses. Details are provided in the associated rezoning PAD, which plans indicate a high quality design character with

perimeter landscaping, pathways, and building setbacks that exceed standards in every direction.

Land Use planning principles are met in this proposal. This type of development is suitable as a transitioning residential use on a major arterial road or regional significance with a variety of residential and non-residential uses in the vicinity, including the Wal-Mart shopping center to the north. The proposed project is consistent with Pinal County's Comprehensive Plan and policies of the Area Plan's proposed place type as will be discussed in this narrative.

## II. Existing Conditions and Relationship to Surrounding Properties

The property is currently vacant land with unremarkable topography. Details on the site analysis are provided in Appendix 1 and project plans submitted with this narrative. Hunt Highway borders the Property's northeast boundary followed by vacant land. Vacant land, power lines, then the Wal-Mart shopping center are located north and west of the property's north point. Vacant land borders the west boundary, then Gary Road. Solera at Johnson Ranch active adult community is located adjacent to the property's southern boundary. South of the shared boundary runs a landscape buffer, then Twin Peaks Parkway/Larkspur Drive.

**Table 1 – Existing Conditions and Surrounding Properties**

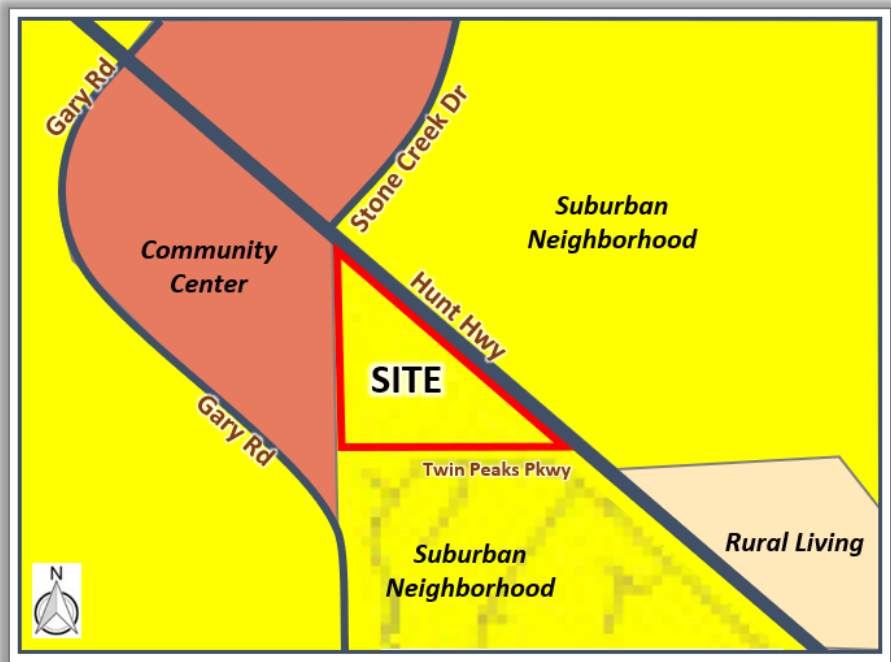
Direction	Comprehensive Plan Land Use Category	Existing Zoning	Existing Use
Property	Suburban Neighborhood	GR	Vacant
North	Suburban Neighborhood	CB-2/CR-3	Vacant, Commercial, Medical
Northeast	Suburban Neighborhood	GR	Hunt Highway, vacant
South	Suburban Neighborhood	CR-3, SR	Twin Peaks Pkwy./Larkspur Drive Residential: Solera at Johnson Ranch
West	Community Center	CB-2	Power Lines, Vacant

Looking at the one-mile radius, properties include primarily single-family residential communities, including Solera and Johnson Ranch to the south and Skyline Ranch and San Tan Heights to the northwest. Vacant and rural land are located to the southwest behind the Gary Road. Vacant land is located the northeast.

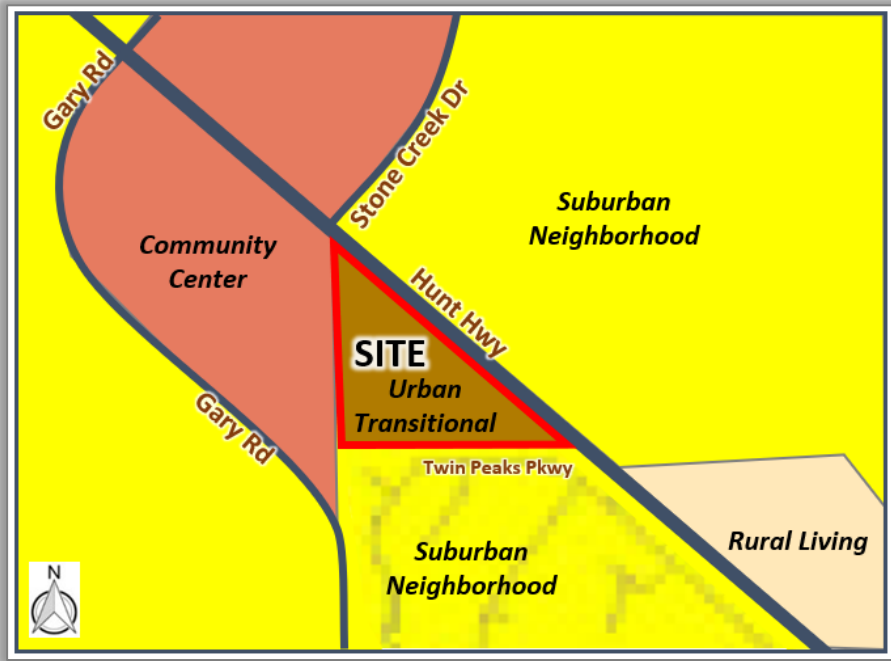
### III. Comprehensive Plan Designation and Zoning Classification

As shown in the figures below, the Property is currently designated in the Pinal County Comprehensive Plan as "Suburban Neighborhood", the proposed being "Urban Transitional".

**Figure 2 – Existing Land Use Map**



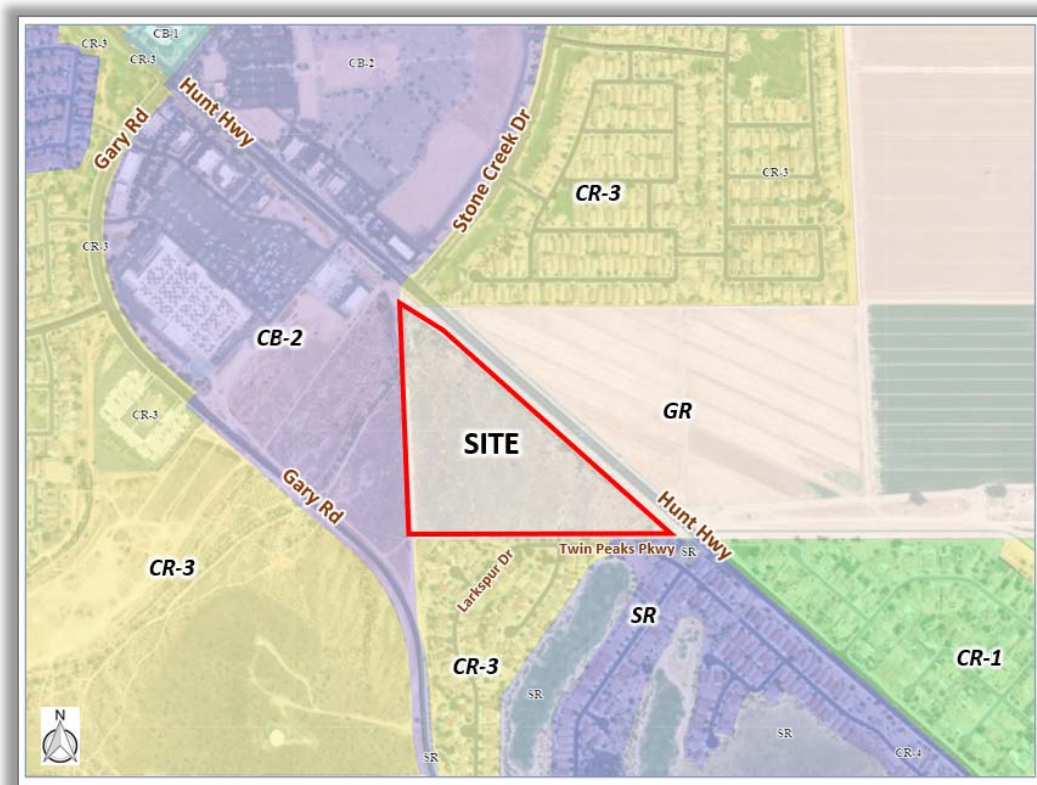
**Figure 3 – Proposed Land Use Map**





As shown in the figure below, the site is zoned GR, and a concurrent application requests MR PAD zoning (Case Nos. PZ-022-21 and PZ-PD-022-21).

**Figure 4 – Existing Zoning Map**



#### IV. Conformance with the Comprehensive Plan

The San Tan Valley Area Plan ("Area Plan"), which was an amendment to the Comprehensive Plan approved in 2018 (Case PZ-PA-001-18), designates the site as "Suburban Neighborhood." As submitted in this application, the project is consistent with the Comprehensive Plan, which states that the area plans (such as the San Tan Valley Area Plan) are designed to implement the Comprehensive Plan.

The proposed development furthers the goals and strategies of the Area Plan, which notes that the plan "is a policy document, while the Pinal County Zoning Code is a regulatory ordinance. As such, this plan does not immediately change any existing zoning or PAD entitlement on how land can be used or developed within the planning area" Further, the Area Plan is to be looked to as a guide in PAD Amendments. The plan informs decisions and is expected to be amended from time to time (Area Plan, pg. 3).

Specifically, the proposed development furthers the related goals and strategies of the San Tan Valley Special Area Plan, summarized as follows:

- The MR district is listed as a recommended base zoning in the proposed land use designation (Zoning Compatibility, Figure 4.3, p. 59).
- In furtherance of the Area Plan's Land Use Strategy to provide for housing diversity and support surrounding businesses, the Property is highly suitable for a residential use in an area where there are substantial amounts of undeveloped properties that are commercially zoned along Hunt Highway. The proposed housing units will increase the number of potential consumers that will help support local businesses and job sustainability in the professional services, medical, retail, commercial, and other sectors (Implementation, Goal 1.2).
- In the Hancock Hunt Highway South development, the proposed density is less than 8 units per acre fall within the the 8 du/acre density threshold and thereby offers a suitable transitional and buffers to surrounding uses (Urban Transitional, Compatibility, pp. 48). This is a transitional property because there are single-family uses to the south, commercial CB-2 zoning to the west, and an existing regional power center to the north with a Wal-Mart big box retail, tire shop, medical use, and restaurants.
- Where maximum 3-story homes are allowed, the proposed hybrid project has a 1-story limitation is in accordance with the proposed intended size and type of use. The pictures and examples in the Area Plan show buildings that are taller and more imposing than the one-story single-family homes in this proposal, which furthers project compatibility and creates enhanced mitigation in relation to the surrounding area while providing the benefits of a transitional land use abutting commercial property. (Suburban Neighborhood Compatibility and Form, pp. 48-49).
- The fundamental elements of this new type of project are consistent with county policies of the because the development is laid out like a single-family community with professionally managed common area features, walls, and landscaping. The private drives provided for looped connectivity and efficient circulation while not emphasizing cul-de-sacs as recommended in the guidelines (Policies and guidelines, p. 49).
- Perimeter walls along public streets apply detailing to indicate a high quality project theme. Entries include enhanced landscaping, monumentation, and the primary entry has a portico that creates an inviting sense of entry and community character with pedestrian connections (p. 49). These features help transition the proposed land use from the regional commercial, medial, and auto repair uses to the north and the single-family residential community to the south.
- The project has both public and private open space amenities, including a detailed plan with active recreational amenities and passive open space in compliance with County policies. Additional open space, exceeding the required, adheres to the

tenet in the Area Plan that recommends additional open space to maintain the character of the surrounding area (pp. 48-49).

- Proposed is a single-family attached and detached land use with common open space maintained by a professional management entity are permitted in the Area Plan category. The proposed smaller massing and scale of the 1-story buildings are compatible with the residential use to the south and single-story well separated and buffered retail, medical, and auto service commercial buildings to the north. (Area Plan, Urban Transitional Compatibility Policies, p. 46)
- An appropriate range of land uses is provided within a quarter mile square in every direction. The predominant land use is the single-family residential subdivision product. This hybrid type of housing respects the single-family feel while providing the much-needed diversity of housing demanded in the area with a hierarchy of private and public open space. Residents over time have indicated a high preference for the various benefits of the features in the open space plan according to Hancock's experience in other similar projects. (Area Plan, Range of Land Uses Policy, p. 49)
- The proposed development is located within walking and biking distance, and contains pedestrian connections to the internal and external areas, which satisfies the compatibility policy of the Area Plan. (Area Plan, Design Policies, p. 49).
- Project plans address quality of design principles of the Area Plan, because individual dwelling units contain harmonious and compatible architectural styles and design. Some of the elements include recessed garages, covered front porches, and architectural detailing. The elevations have vertical and horizontal differentiation through the design of the hip roof forms, undulating planes, and the balanced and tasteful application of building materials and colors representative of tasteful architecture. (Area Plan, Design Policies, p. 48-49)
- The Area Plan supports the County's Open Space and Recreation Area Guideline Manual, and this project exceeds the minimum open space requirements. The landscape, open space, and recreation plan designates defined private backyards, and semi-private spaces with the patios, sidewalks, and courtyards. Pedestrian paths connect the units to the public open space and gathering areas, which are designed to foster social and recreational opportunities. Accordingly, the open space plan promote community unity and a healthy lifestyle (Area Plan, Open Space Policies, Goals 1.3 and 3.1, pp. 81, 82).
- Perimeter landscaping and the gated community concept screen activities in the project from the outdoor realm. A sidewalk pathway system loops throughout the project, which will create a nice amenity for outdoor pedestrian circulation (Area Plan, Design Policies, p. 49).

- Pedestrian access at the access points and crossings throughout the community create a connected and efficient pedestrian system. Efficient sidewalk connections will be developed and link to the public system on Hunt Highway, and all applicable public right-of-way improvements will be constructed (Area Plan, Circulation Policies, p. 49; Roadway Classification and Design, pg. 68).
- The proposed residential use will enhance local spending and investment. The proposed use is highly appropriate and provides all families, especially young families and retirees options for quality living. It provides easy-access to jobs and services, which will grow the County's economic base, promote business growth in the professional service, retail, commercial, and other sectors. The anticipated target market will bring additional consumer spending which will lend to enhanced business sustainability in different economic cycles (Land Use Strategy, High Quality Places for Residents, Transportation Systems, pp. 30-31, Goal 2.1, p. 81).
- A variety of open space features and connecting pathways internal to the site and to the public system will promote a healthy lifestyle for future residents and will connect people to various employment and recreational destinations along Hunt Highway and in Santan Valley (Live Healthy, pg. 31).

In this case, the proposed use upholds the values in the Comprehensive Plan's vision, as follows:

- Provide suitable residential patterns along Hunt Highway that conform to the "location, access, existing land use patterns, and natural and man-made constraints" by proposing a residential use that creates an integral component of the larger areas' land use context. (Sense of Community, p. 61)
- In further adherence to the above value, the proposed development is compatible with the variety of uses in the surrounding area. North of the property is a regional commercial center that includes, in addition to the Wal-Mart big box retail building, two tire shops and a medical clinic near the Property's north property line. A post office, Panda Express, Wells Fargo Bank, and other restaurants and retail pads run along Hunt Highway. This property creates a high quality and highly compatible transition to from these more intense uses to the lower density residential use to the south at Solera at Johnson Ranch (Land Use Designations, p. 60).

Relating to another aspect of compatibility, commercial CB-2 zoned land is located to the west between the Property and the Gary Road. Commercial uses and zoning, therefore, abut the north and west boundaries of the property, and a regional arterial street to the east, whereas only the southern boundary has a single-family residential use.



- Establish and maintain designated active and passive open space and natural areas and connecting residences to the natural environment, which promotes social interaction, a sense of community, and environmental sustainability (Open Space, Goal 6.1).
- Promote mobility and connectivity by developing a community with direct access to a Regionally Significant Route and within walking distance to nonresidential zoning and the services they offer; the proximity to commercial zoning will provide for ease of access, multi-modal transportation, and will promote business growth (Goal 6.2, Objective 6.2.1).
- Provide diversity and uniqueness by establishing a land use that is consistent with the land use context, but which offers a quality housing option (Land Use, p. 60).
- Through the use of buffering and project design features, this development on the perimeter transitions from more intense commercial uses to the north and west to the neighborhoods to the south. Buffers to the northern commercial property include a 2-acre open space parcel that creates a 100-foot to 430-foot separation offsite and preserves a natural wash. It is owned by the residential HOA to the north and contains drainage facilities and power lines that reduce the likelihood of commercial uses approaching the Property's north boundary. The proposed development plan also buffers to the north by proposing landscaping and open space recreational amenities onsite (Policy 6.1.1.3).
- The western boundary is vacant land, then power lines, then the proposed backyards of the homes onsite. The southern boundary is buffered to the south by Solera at Johnson Ranch's strip of landscaping, then Twin Peaks Pkwy./Larkspur Drive, then more landscape tracts and a golf course. In one instance, an 8-foot landscape strip buffers the project to the nearest home. All other homes are an increasingly greater distance. To further address compatibility along the southern boundary, the submitted plan removed some of the units shown in earlier submittals to create an open space area adjacent to the nearest homes (Environment, p. 260).

Buffering to Hunt Highway is also provided vis-a-vis the project's code-compliant perimeter landscaping, theme wall and an additional amount of separation in the perimeter buffer.

- Preserve water resources by proposing development comprising of a smart-growth balanced and efficient density in this multi-family use. This project will connect to existing water utilities and plant drought-tolerant vegetation consistent with County policies, as opposed to extending services, existing services have capacity for this project (Environment, Objective 7.7.2).

- Promote economic sustainability by creating a smart-growth density and design. Proposed is a development solution on an infill property, which provides housing that will support nonresidential uses and associated jobs in the nearby vicinity. The proposed additional homes will provide additional consumers for nearby offices, professional services, retail, and commercial uses, which will bolster job growth and the local economy (Housing, Goal 8.2, Objective 8.2.1).

## V. Location and Accessibility

As noted previously, the proposed development is located in Santan Valley on Hunt Highway. Sole access to the Property is off of Hunt Highway.

## VI. Traffic and Regionally Significant Route

The project is located on Hunt Highway, a Regionally Significant Route ("RSR"), and as such, will comply with the associated standard details and requirements under the RSRSM, Access Management Manual, October 2008. In furtherance of the policies in the RSRSM, the proposed development provides a single main vehicular entrance, which will support the goal to control circulation to facilitate better traffic mobility on Hunt Highway. A secondary access is provided to Hunt Highway west of the site driveway.

The applicant will provide the necessary right-of-way improvements to tie this project into the public vehicular, sidewalk, and utility systems. Proposed is a traffic signal to provide enhanced traffic control for right- and left-turn movements and will comply with Pinal County development standards and the Traffic Impact Assessment Guidelines and Procedures.

## VII. Description of Proposal

### 1. Nature of the Project, Proposed Land Use, Building Types and Density

This request is for the development of a residential product that provides enhanced benefits to the County that will help ensure the health, safety, and welfare of the community. Proposed is a multi-family hybrid gated development with attached and detached rental homes with single-story building heights that create enhanced compatibility to the abutting neighborhood to the south. The density is calculated based on the Pinal County Development Services Code. Details are provided in the concurrent PAD application. For purposes of this application, the project as planned is consistent with sound planning and design principles as embodied in the Comprehensive Plan and Development Services Code.

## **2. Access and Circulation**

The project's primary entrance is on Hunt Highway, which according to analysis by an independent traffic engineer, has capacity to serve this project. A secondary access connecting to Hunt Highway is an option included in the preliminary plan, which will comply with applicable fire safety standards near the southeast corner of the Property. Also, as requested by the County, a secondary access is provided to the west to allow for connection to Gary Road. Onsite driveways and parking comply with Pinal County standards.

### **VIII. Ownership and Control**

The proposed development will be managed and operated like a traditional, garden style apartment development. A single property owner will own and maintain the residences, streets, landscaping, open space, refuse enclosures and recreational areas, utilities, and infrastructure on a single property. No condo units are proposed, no subdivision is proposed, and therefore no HOA will be needed to allocate maintenance costs across the owners.

Residents will benefit from the professional management of the common, shared elements of the site – the streets, landscaping, open space amenities, etc. Households will also benefit from the single-family homes and the greater privacy and lower intensity feel they provide. They will lease each of the units and will be able to make use and enjoyment of the homes single-family style, open floorplans, and the back yard enclosures. However, the property management will retain the right to access the rear yards for maintenance purposes. The single-owner management of the property provide for efficient and high quality maintenance and operation of the community features. This will promote longer term leases and therefore contribute to greater stability in the neighborhood.

### **IX. Public Utilities and Community Services**

The proposal will be fully consistent with requirements for the provision of utilities and infrastructure. Utilities will be provided as listed in Table 4 below. The applicant is continuing to analyze the available services and connections, but its assessment and reports conducted by a Civil Engineer reveal there will be adequate capacity to service the proposed uses in the project.

**Table 2 – Planned Utilities**

Utility	Agency	Contact
Water	Epcor	623-445-2402
Sewer	Epcor	623-445-2402
Irrigation	New Magma Irrigation & Drainage District	480-921-4080
Electric	Salt River Project	602-236-3039
Gas	Mesa-Magma Service Area	480-644-4273
Telecommunications	Cox Communications	Constructionsupport@cox.com
Telecommunications	CenturyLink	623-312-6665
Public Safety	Pinal County Sheriff's Office	520-866-5111
Fire / Medical	TBC, e.g., Rural Metro	480-627-6200
Schools	Pinal County School District	520-866-6565
Solid Waste	Private Service, Right Away Disposal	480-983-9100

### 1. Water

Water service for the proposed development will be provided by Epcor through multiple connections to Hunt Highway. The onsite water system will include looped waterlines. The existing and planned water facilities will be designed with sufficient capacity to service the proposed development while meeting Epcor and Pinal County standards. The estimated average daily demand is approximately 40.33 gpm.

Details regarding the water system will be provided during Site Planning and permitting. No groundwater is anticipated to be required for the project, and no known wells are located onsite.

### 2. Wastewater

The design of the onsite gravity sewer will comply with County and Epcor standards. Wastewater service for the site will be provided by Epcor. The onsite wastewater collection system will be designed to convey flows generated by homes throughout the site and will consist of sewer lines that will tie-into the area's main lines. Estimated average daily flows are approximately 0.07 cfs.

### 3. Drainage & Hydrology

Proposed Drainage for the project will comply with Pinal County standards for onsite and offsite drainage and retention. The property falls within FEMA Zone "X" Shaded per the Maricopa County, Arizona and Unincorporated Areas Flood Insurance Rate Map (FIRM).



The Property will be designed to adequately collect, convey, and store storm water flows originating along adjacent arterial roadways and onsite. Retention basins will be designed to Pinal County standards to retain runoff from the 100-year, 6-hour rainfall volume. Proposed lowest finished floor elevations will be elevated a minimum of 1 foot above 100-year water surface elevations. Given the proposed development is single-owner, retention areas will be professionally maintained by a single-owner entity.

#### **4. Schools**

The developer will work with Florence Unified School District No. 1 to ensure that adequate educational facilities are provided for the community. Additionally, the planned community improvements will greatly increase the annual property assessments of the Property in a manner that will contribute to the long-term sustainability of local schools.

In today's environment, San Tan Valley offers a variety of quality educational opportunities. As such, the traditional public schools make up only a fraction of the available schools in the area. Typically, families consider various schools within a reasonable distance to a neighborhood. An analysis of the area surrounding the Property indicates that there are approximately 7 schools within an approximately 7-minute drive. These conveniently accessible schools are anticipated to be able to absorb the number of projected students generated by the proposed development. The nature of this project and anticipated households based on Hancock's experience finds that family sizes and number of children are smaller than a typical community, given the professionals, single households, and empty nesters that are attracted to this amenitized hybrid development.

#### **5. Other Public Services**

The nearest fire protection and emergency medical services are operated by Rural Metro Fire Department, which has three fire stations in the San Tan Valley region. Public safety is provided by Pinal County Sheriff's office, and the Property is located in Region A.

The San Tan Mountain Regional Park is located nearby the project south of the Property. Also, Pinal County's various environmental, recreational, and cultural amenities offer enriching options that make the Property a good fit for the proposed residential use.

#### **X. Conclusion**

The proposed land use request will provide Pinal County and the San Tan area with a unique and attractive residential land use. The preliminary land use plan concept will provide prospective residents with well-organized landscaped areas and a hierarchy of open space and recreational amenities that contribute to a healthy and appealing lifestyle. This development will provide ample buffering and transitioning to provide compatibility with the surrounding developments. Proposed site amenities will help to create a close community by

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creating a desirable central open space area for families, friends, and neighbors to enjoy together. For the benefit of future residents and the surrounding community, the well-planned neighborhood design and inviting architecture that will contribute to valuable placemaking and will create a viable and sustainable place to live.

Rezone PAD Narrative

# Hancock - Hunt Hwy. South

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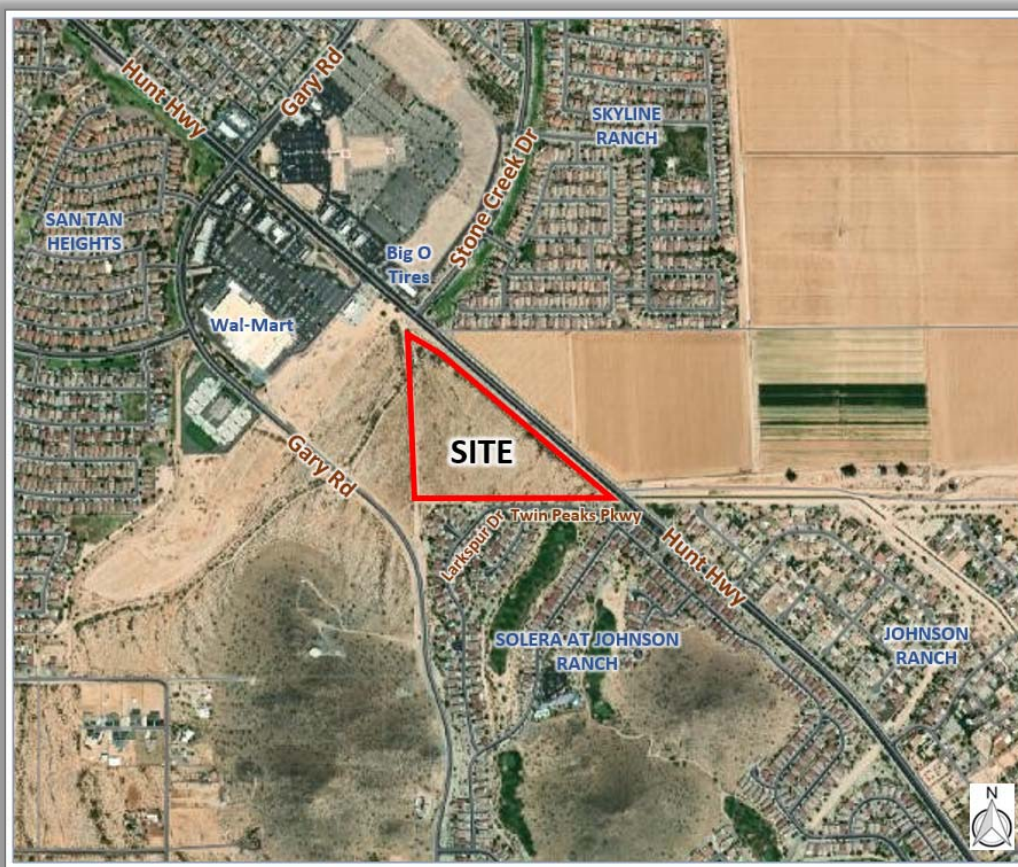
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1. Landscaping, Open Space and Recreation Plan
2. Preliminary Development Plan
3. Preliminary Open Space Plan
4. Preliminary Landscape, Amenity Plan, and Wall-Gate Plans
5. Preliminary Architectural Elevations and Floorplans
6. Preliminary Color and Material Board
7. Preliminary Traffic Impact Analysis

## I. Purpose of Request

Pew & Lake, PLC, on behalf of Hancock Communities, is pleased to submit this narrative and related exhibits for a Zoning application for residential development on the approximately 28.8 acres located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center, and further identified as a portion of APN 210-18-8220 on the Pinal County Assessor's map ("Property"). Specifically, this request is for Pinal County approval of a Rezoning from GR to MR PAD.

**Figure 1 – Vicinity Map**



This request is for the proposed development of a professionally managed single-family, single-story rental gated community that transitions to the regional commercial development to the north, the CB-2 zoning to the west, and the regional arterial street to the east. Proposed is a density of 7.9 du/acre, which complies with the San Tan Valley Area Plan and well below the typical 11-12 du/acre in recently approved projects in the area. The community includes resort lifestyle amenities and professionally managed areas that will promote long-term stability and quality for the community and surrounding businesses. Submitted plans provide a high quality design character with perimeter landscaping, pathways, and building setbacks that exceed standards in every direction. Where the code requires 18% open space and landscaping, 33.5% is provided plus an additional 11% of private open space, creating a rich hierarchy of open space in the project.

## II. Existing Conditions and Relationship to Surrounding Properties

The property is currently vacant land with unremarkable topography. Details on the site analysis are provided in Appendix 1 and project plans submitted with this narrative. Hunt Highway borders the Property's northeast boundary followed by vacant land. Vacant land, power lines, then the Wal-Mart shopping center are located north and west of the property's north point. Vacant land borders the west boundary, then Gary Road. Solera at Johnson Ranch active adult community is located adjacent to the property's southern boundary. South of the shared boundary runs a landscape buffer, then Twin Peaks Parkway/Larkspur Drive.

**Table 1 – Existing Conditions and Surrounding Properties**

Direction	Comprehensive Plan Land Use Category	Existing Zoning	Existing Use
Property	Suburban Neighborhood	GR	Vacant
North	Suburban Neighborhood	CB-2/CR-3	Vacant, Commercial, Medical
Northeast	Suburban Neighborhood	GR	Hunt Highway, vacant
South	Suburban Neighborhood	CR-3, SR	Twin Peaks Pkwy./Larkspur Drive Residential: Solera at Johnson Ranch
West	Community Center	CB-2	Power Lines, Vacant

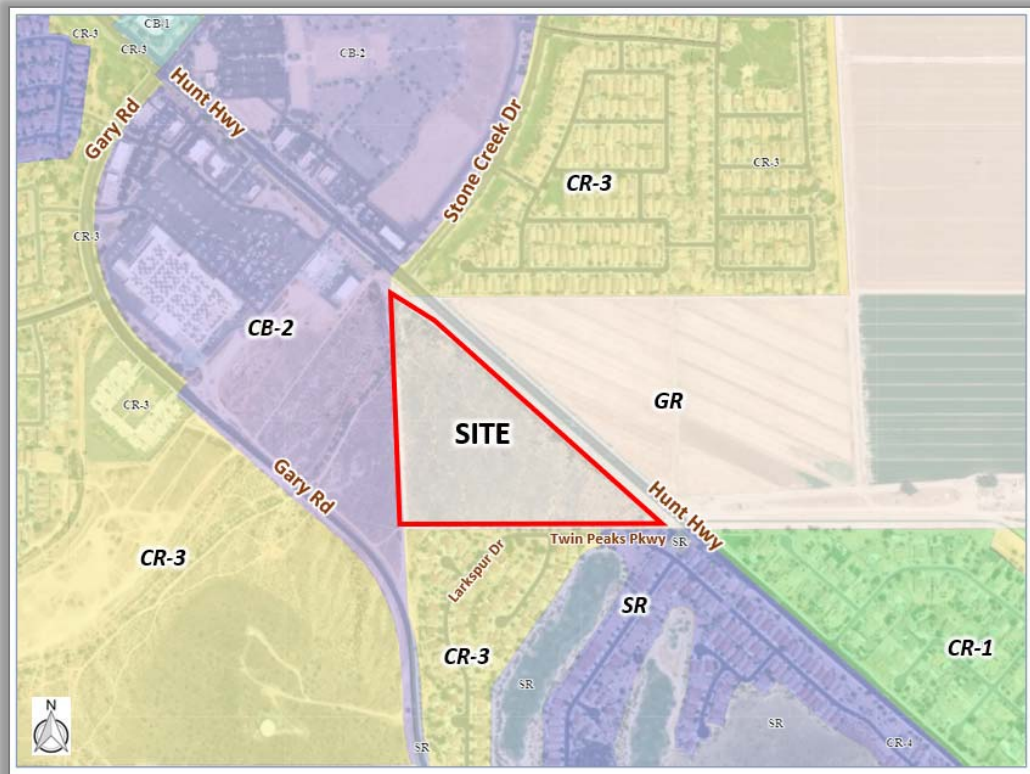
Looking at the one-mile radius, properties include primarily single-family residential communities, including Solera and Johnson Ranch to the south and Skyline Ranch and San Tan Heights to the northwest. Vacant and rural land are located to the southwest behind the Gary Road. Vacant land is located the northeast.

### I. Zoning Classification

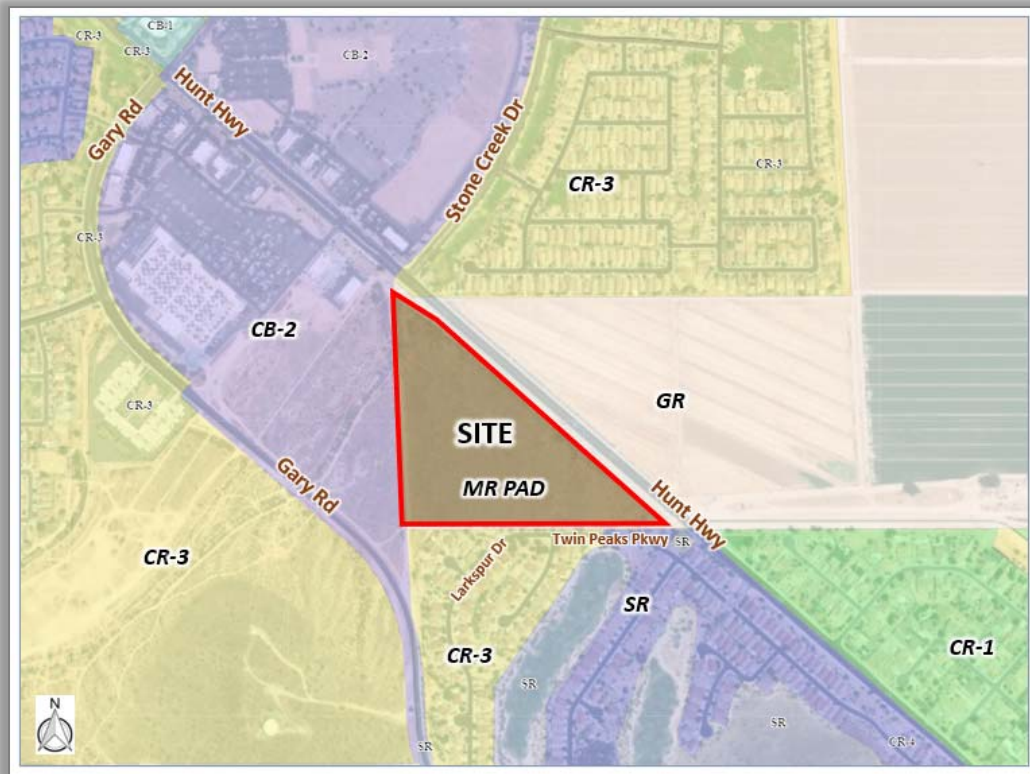
As shown in the figures below, the site is zoned GR, and the requested zoning is MR PAD.



**Figure 2 – Existing Zoning Map**



**Figure 3 – Proposed Zoning Map**

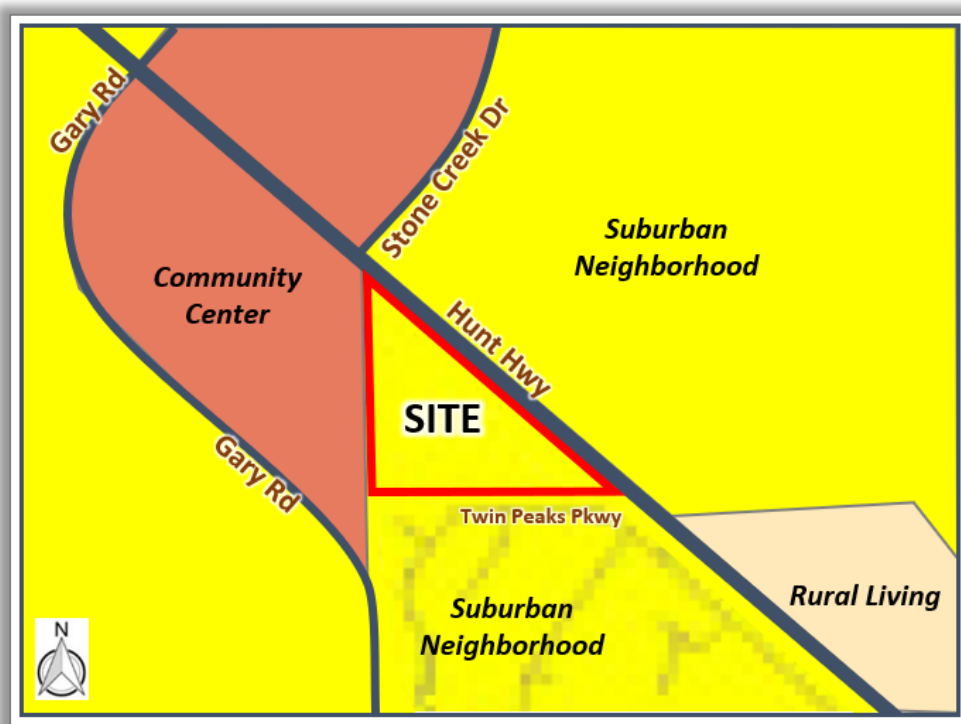


## I. Conformance with Comprehensive Plan

The San Tan Valley Area Plan ("Area Plan"), which was an amendment to the Comprehensive Plan approved in 2018 (Case PZ-PA-001-18), designates the site as the "Suburban Neighborhood" Place Type. As submitted in this application, the project is consistent with the Comprehensive Plan, which states that the area plans (such as the San Tan Valley Area Plan) are designed to implement the Comprehensive Plan.

The proposed development furthers the goals and strategies of the Area Plan, which designates the site as "Suburban Neighborhood" (see Figure 4 below). The Area Plan notes that the plan "is a policy document, while the Pinal County Zoning Code is a regulatory ordinance. As such, this plan does not immediately change any existing zoning or PAD entitlement on how land can be used or developed within the planning area" Further, the Area Plan is to be looked to as a guide in PAD Amendments. The plan informs decisions and is expected to be amended from time to time (Area Plan, pg. 3).

**Figure 4 – Land Use Map**



An amendment to the land use category is proposed to the Suburban Transitional designation in a concurrent application. See the associated application for details (Case No. PZ-PA-013-21).

Specifically, the proposed development furthers the related goals and strategies of the San Tan Valley Special Area Plan, a few points summarized as follows:

- The MR district is listed as a recommended base zoning in the proposed land use designation (Zoning Compatibility, Figure 4.3, p. 59).



- In furtherance of the Area Plan's Land Use Strategy to provide for housing diversity and support surrounding businesses, the Property is highly suitable for a residential use in an area where there are substantial amounts of undeveloped properties that are commercially zoned along Hunt Highway. The proposed housing units will increase the number of potential consumers that will help support local businesses and job sustainability in the professional services, medical, retail, commercial, and other sectors (Implementation, Goal 1.2).
- In the Hancock Hunt Highway South development, the proposed density is less than 8 units per acre fall within the the 8 du/acre density threshold that is less than the typical 11-12 du/acre density for this type of use. It thereby offers a suitable transitional and buffers to surrounding uses (Urban Transitional, Compatibility, pp. 48). This is a transitional property because there are single-family uses to the south, commercial CB-2 zoning to the west, and an existing regional power center to the north with a Wal-Mart big box retail, tire shop, medical use, and restaurants.
- Where maximum 3-story homes are allowed, the proposed hybrid project has a 1-story limitation is in accordance with the proposed intended size and type of use. The pictures and examples in the Area Plan show buildings that are taller and more imposing than the one-story single-family homes in this proposal, which furthers project compatibility and creates enhanced mitigation in relation to the surrounding area while providing the benefits of a transitional land use abutting commercial property. (Suburban Neighborhood Compatibility and Form, pp. 48-49).
- The fundamental elements of this new type of project are consistent with county policies of the because the development is laid out like a single-family community with professionally managed common area features, walls, and landscaping. The private drives provided for looped connectivity and efficient circulation while not emphasizing cul-de-sacs as recommended in the guidelines (Policies and guidelines, p. 49).
- Perimeter walls along public streets apply detailing to indicate a high quality project theme. Entries include enhanced landscaping, monumentation, and the primary entry has a portico that creates an inviting sense of entry and community character with pedestrian connections (p. 49). These features help transition the proposed land use from the regional commercial, medial, and auto repair uses to the north and the single-family residential community to the south.
- Project plans address quality of design principles of the Area Plan, because individual dwelling units contain harmonious and compatible architectural styles and design. Some of the elements include recessed garages, covered front porches, and architectural detailing. The elevations have vertical and horizontal differentiation through the design of the hip roof forms, undulating planes, and the balanced and tasteful application of building materials and colors representative of tasteful architecture (Area Plan, Design Policies, p. 48-49).

- The Area Plan supports the County's Open Space and Recreation Area Guideline Manual, and this project exceeds the minimum open space requirements. The landscape, open space, and recreation plan designates defined private backyards, and semi-private spaces with the patios, sidewalks, and courtyards. Pedestrian paths connect the units to the public open space and gathering areas, which are designed to foster social and recreational opportunities. Accordingly, the open space plan promote community unity and a healthy lifestyle (Area Plan, Open Space Policies, Goals 1.3 and 3.1, pp. 81, 82, Design Policies, p. 49).
- Pedestrian access at the access points and crossings throughout the community create a connected and efficient pedestrian system. Efficient sidewalk connections will be developed and link to the public system on Hunt Highway, and all applicable public right-of-way improvements will be constructed (Area Plan, Circulation Policies, p. 49; Roadway Classification and Design, pg. 68).
- The proposed residential use will enhance local spending and investment. The proposed use is highly appropriate and provides all families, especially young families and retirees options for quality living. It provides easy-access to jobs and services, which will grow the County's economic base, promote business growth in the professional service, retail, commercial, and other sectors. The anticipated target market will bring additional consumer spending which will lend to enhanced business sustainability in different economic cycles (Land Use Strategy, High Quality Places for Residents, Transportation Systems, pp. 30-31, Goal 2.1, p. 81).

Further, the comprehensive plan's goals and policies to support residential uses that are of appropriate scale and location and that form part of a cohesive land use context. Policies and recommendations within the Comprehensive Plan lay out the framework for implementing its stated vision and values. It notes that during the process of implementing the goals and vision, adjustments may occur to provide the flexibility needed to enable projects to succeed. Specifically, it states that "the object is not to determine specific land uses for every individual property, but to provide a general locational framework for land uses to implement Pinal County's Vision."

In this case, the proposed use upholds the values in the Comprehensive Plan's vision, as follows:

- Provide suitable residential patterns along Hunt Highway that conform to the "location, access, existing land use patterns, and natural and man-made constraints" by proposing a residential use that creates an integral component of the larger areas' land use context (Sense of Community, p. 61).
- In further adherence to the above value, the proposed development is compatible with the variety of uses in the surrounding area. North of the property is a regional commercial center that includes, in addition to the Wal-Mart big box retail building, two tire shops and a medical clinic near the Property's north property line. A post office, Panda Express, Wells Fargo Bank, and other restaurants and retail pads run along Hunt Highway. This property creates a high quality and highly compatible transition to from these more intense uses to the lower density residential use to the south at Solera at Johnson Ranch (Land Use Designations, p. 60).

Relating to another aspect of compatibility, commercial CB-2 zoned land is located to the west between the Property and the Gary Road. Commercial uses and zoning, therefore, abut the north and west boundaries of the property, and a regional arterial street to the east, whereas only the southern boundary has a single-family residential use.

- Establish and maintain designated active and passive open space and natural areas and connecting residences to the natural environment, which promotes social interaction, a sense of community, and environmental sustainability (Open Space, Goal 6.1).
- Promote mobility and connectivity by developing a community with direct access to a Regionally Significant Route and within walking distance to nonresidential zoning and the services they offer; the proximity to commercial zoning will provide for ease of access, multi-modal transportation, and will promote business growth (Goal 6.2, Objective 6.2.1).
- Provide diversity and uniqueness by establishing a land use that is consistent with the land use context, but which offers a quality housing option (Land Use, p. 60).
- Through the use of buffering and project design features, this development on the perimeter transitions from more intense commercial uses to the north and west to the neighborhoods to the south. Buffers to the northern commercial property include a 2-acre open space parcel that creates a 100-foot to 430-foot separation offsite and preserves a natural wash. It is owned by the residential HOA to the north and contains drainage facilities and power lines that reduce the likelihood of commercial uses approaching the Property's north boundary. The proposed development plan also buffers to the north by proposing landscaping and open space recreational amenities onsite (Policy 6.1.1.3).
- The western boundary is vacant land, then power lines, then the proposed backyards of the homes onsite. The southern boundary is buffered to the south by Solera at Johnson Ranch's strip of landscaping, then Twin Peaks Pkwy./Larkspur Drive, then more landscape tracts and a golf course. In one instance, an 8-foot landscape strip buffers the project to the nearest home. All other homes are an increasingly greater distance. To further address compatibility along the southern boundary, the submitted plan removed some of the units shown in earlier submittals to create an open space area adjacent to the nearest homes (Environment, p. 260). Buffering to Hunt Highway is also provided vis-a-vis the project's code-compliant perimeter landscaping, theme wall and an additional amount of separation in the perimeter buffer.
- Preserve water resources by proposing development comprising of a smart-growth balanced and efficient density in this multi-family use. This project will connect to existing water utilities and plant drought-tolerant vegetation consistent with County policies, as opposed to extending services, existing services have capacity for this project (Environment, Objective 7.7.2).
- Promote economic sustainability by creating a smart-growth density and design. Proposed is a development solution on an infill property, which provides housing that will support nonresidential uses and associated jobs in the nearby vicinity. The proposed additional homes will provide additional consumers for nearby offices, professional services, retail, and commercial uses, which will bolster job growth and the local economy (Housing, Goal 8.2, Objective 8.2.1).

## II. Location and Accessibility

As noted previously, the proposed development is located in Santan Valley on Hunt Highway. The required secondary access is provided further south on Hunt Highway, and a third additional access is proposed to the west that will connect to Gary Road.

## III. Traffic and Regionally Significant Route

The project is located on Hunt Highway, a Regionally Significant Route ("RSR"), and as such, will comply with the associated standard details and requirements under the RSRSRSM, Access Management Manual, October 2008. In furtherance of the policies in the RSRSRSM, the proposed development provides a single main vehicular entrance, which will support the goal to control circulation to facilitate better traffic mobility on Hunt Highway. Two secondary accesses are provided to Hunt Highway and Gary Road.

The applicant will provide the necessary right-of-way improvements to tie this project into the public vehicular, sidewalk, and utility systems. If warranted and necessary, proposed is a traffic signal to provide additional traffic control for right- and left-turn movements and will comply with Pinal County development standards and the Traffic Impact Assessment Guidelines and Procedures.

## IV. Description of Proposal

### 1. Nature of the Project, Proposed Land Use, Building Types and Density

This request is for the development of a residential product that provides enhanced benefits to the County that will help ensure the health, safety, and welfare of the community. Proposed is a multi-family hybrid gated development with attached and detached rental homes totaling approximately 228 units at a density of approximately 7.9 du/acre. Single-story building heights are proposed that create enhanced compatibility to the abutting neighborhood to the south. The mix of units include different floorplan options for 1-bedroom to 3-bedroom units with elevations for both attached and detached homes. The submitted Preliminary Development Plan is depicted in Figure 5 below. [Next Page]

**Figure 5 – Preliminary Development Plan**



A hybrid housing product, the residential units are designed as attached rental units on a professionally managed property and a rental framework. Consistent with preferences for residents this project will serve, the design character is that of a single-family home with lower density as opposed to a traditional multi-family apartment. The homes will have the appearance of small cottages, not tall apartment buildings. Many of the units will have attached garages, which is an upgrade not offered in many comparable products. While the overall development has common open space amenities that benefit all, each unit will include an individual private backyard. This open space plan creates a hierarchy of private and common open space that contributes to a resort lifestyle community. To ensure the highest quality site maintenance, both the private and common open space maintenance will be administered by Hancock Communities.

These development features appeal to the target market, including empty nesters and more senior households. Others who this could serve include young professionals and smaller families.

### **Density Formula**

The site area is approximately 28.78 gross acres and the density is 7.92 units per acre. Chapter 2.285 of the Pinal County Development Services Code ("Zoning Code") for MR zoning requires a "minimum land area per individual dwelling of 1,750 square feet." The PAD requirements in Section 2.176.080 calculate density, as follows:



"Total Acres – Commercial and Industrial Areas = Net Acreage"  
 "No. of dwelling units / Net Acreage = Density"

Applying this formula below, the resulting density is more than 5,200 sq.ft./unit, which is much less density than allowed in the MR base zoning.

28.78 total acres – 0 Commercial/Industrial Areas = 28.78 Net Acreage for density purposes  
 228 units / 28.78 = 7.92 du/ac. Density

## **2. Circulation and Parking**

The project's primary entrance is on Hunt Highway, which according to analysis by an independent traffic engineer, has capacity to serve this project. The primary entry is a median-divided, landscaped access with a grand portico entry structure that makes a definitive statement of the project's quality residential character. A private entry drive with a landscaped center median leads to internal private drives that loop throughout the site and gates. They comply with fire standards. The layout of the onsite driveways offers efficient vehicular access to homes and space for utility easements.

A secondary access connecting to Hunt Highway is included in the preliminary plan, which will comply with applicable fire safety standards near the southeast corner of the Property. Also, as requested by the County, a secondary access location is provided at the west property boundary for connection to Gary Road. Onsite driveways and parking comply with Pinal County standards.

Parking will comply with Pinal County standards. Private parking will be distributed evenly throughout the site to avoid larger parking fields. Located at or near each unit, the parking plan minimizes travel distances to the homes. Proposed parking standards will be met with the private garages, most of which will be attached, space in front of the garages like a single family home and remaining at parking stalls nearby. Where approximately 441 spaces are required, approximately 551 are provided. 254 of those parking spaces are planned as covered spaces.

## **3. Landscaping, Open Space, and Recreation**

The proposed development will meet or exceed Pinal County's requirements for landscaping and active and passive open space, as detailed in the Landscaping, Open Space, and Recreation Plan attached as Appendix 1.

## **4. Preliminary Community Design: Site Entry, Fences, Walls & Screening**

As detailed in the attached Appendix 1, the proposed development will incorporate design themes that reflect traditional single-family residential architecture and a local vernacular, while respecting the smaller, attached single-family nature of the project when compared to a traditional single-family residential subdivision or typical 3-4 story urban apartment developments. The design of the landscape plan and community facilities will make a statement as to the project's low-intensity residential character and high quality residential design theme.



At the site entry, the median divided landscaped entry and prominent portico feature create a prominent sense of arrival for the community with specially designed landscaping, street design, and entry signage monumentation.

The theme wall fronting Hunt Highway will be aesthetically pleasing with appropriate minimum required materials and textural variations. The community entry monument will be prominently located where residents and visitors enter the community and will be designed to complement the colors, materials, and architectural style of the residential units.

Throughout the development, walls, lighting, and structures will be designed comprehensively in accordance with County standards and the project's design themes. They will be consistent with both safety requirements and the nature of this low-intensity development. The overall design will provide for enhanced visual interest and sensitivity to nearby uses.

### **5. Preliminary Architectural Concepts – Residential Homes**

While a multi-family project, proposed development will incorporate design themes that are appropriate for the scale of the buildings and size of the Property. Residential buildings and the leasing office will be designed with quality architectural styles with sophisticated design qualities that draw from the craftsman, Nantucket Bay, and Hampton styles. Elevations will be punctuated with materials, details, and colors consistent with housing trends, while respecting that this is a multi-family-hybrid use. As required, articulation will include trim, and building form, and materials that create visual interest, as reflected in the submitted conceptual elevations. The combination of fenestration, proportions of building elements, exterior veneers, and variations in the elevations will break-up the views along the private drives for an enhanced appeal.

It is noted that because of the smaller style of units and variety of elevations provided, the proportion of detail on each housing plan will be appropriate to their size without being excessive.

Unlike typical multi-family projects where there may be one or two elevations, proposed development will provide a minimum 10 elevations for the 1-3 bedroom units that are distinct from another for the sake of variety but sufficiently and tastefully coordinated to create a cohesive theme (not eclectic) and instill a sense of place for this smaller size of community. This will present an appropriate amount of variety for this unique hybrid between multi-family and single-family homes.

The front elevations of the homes will be the most visible as they will front onto the shared pathways and courtyards. Architectural variety is advanced by the building's different orientations and the varied massing when viewed along the private drives. The side and rear elevations will be adequately designed in terms of architecture comparable to a single-family attached home. They will also be screened by the backyard enclosures and garage buildings. Therefore, these side and rear elevations will be hidden from view by the solid walls, the adjacent unit, and landscaping, with only a small segment remaining with an amount of design appropriate for that smaller scale of space.

The exterior elevations nicely coordinate with the floorplans. They provide an adequate level of articulation and variation in exterior materials on the various elevations, which are appropriate to the scale of the rental homes and interior floorplans, where sufficient room on the interior spaces is needed to allow for a quality floor plan and accommodate furniture, bathrooms, closets, etc. Also, exterior windows are designed to allow more natural sunlight to enter the units from different directions, unlike a traditional urban apartment development with walls between units on two to three sides. As designed, the project will be ideal for a variety of resident lifestyle options, including families, young professionals, pre-retirees and retirees, pet owners, and other who want the benefits of single-family living with multi-family development quality of common amenities, and without the maintenance responsibilities of home ownership.

## V. Zoning/PAD

The applicant requests a rezone from GR to MR PAD. The project complies with the PAD overlay's intent to implement the Comprehensive Plan goals by encouraging:

“imaginative and innovative planning of neighborhoods, the provision of open space and recreational amenities, permitting flexibility in the development standards, and the availability of a variety of housing opportunities.”

(Pinal County Development Services Code, Section 2.176.020).

This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, Preliminary Landscape Plan, and conceptual imagery are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the community themes and character. These elements, however, do not reflect the concrete and final site design. Any future final plan submittals and design review requests may require minor adjustments in the development plan and elevations, but they must be consistent with the themes and standards approved in the PAD. Together, the elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the Comprehensive Plan and create great value for the surrounding community and future residents.

## VI. Permitted Uses

This PAD incorporates the use regulations in the MR base zoning district.

## VII. Development Standards

The requested PAD overlay is a tool designed to protect a project's quality design and to encourage creativity and flexibility in design consistent with the Comprehensive Plan, Area Plan, and objectives and purposes of Zoning Code. The proposed development will comply with these policies and objectives and will offer many benefits to Pinal County and the San Tan Valley area.

The proposed PAD standards comply with the Zoning Code's PAD requirements as they relate to MR zoning, and they help implement the Comprehensive Plan goals and policies. This PAD will

incorporate and meet or exceed the development standards for MR zoning, except for minor modifications that are tailored to this development and justified by the unique design characteristics, site constraints, and features that exceed zoning standards. Table 3 below lists the requested modification to development standards, which is shown as **bold and underlined** under the "Proposed" column.

**Table 2 – PAD Development Standards**

Zoning Standard	Pinal County Required	Proposed
Max. Building Height (ft.)	36	Homes: 18' Entry Portico: 30'
Min. area per dwelling (SF/unit)	1,750	5,200
Min. distance between multi-family buildings (ft.)	20	<b><u>10</u></b>
Min. Building Setbacks: (ft.)		
• Front (street)	25'	25'
• Side (south)	10'	25'
• Side (west)	10'	20'
• Rear (corner)	25'	25'
Common Open Space	18%	33.5%*

\* Total common open space does not include the 11% additional private open space

## Justification for Modified Development Standards

### **Building Separation**

Proposed is a minimum 10-foot building separation, which is an essential element of the development's multi-faceted open space plan and its efficient and cohesive design. This zoning standard was designed to reduce the bulky appearance of large apartment buildings placed close to one another. In this case, the buildings are small, single-family homes with connecting pathways and open space areas in between. Individual buildings will be clustered and oriented toward pedestrian and open space pathways, and they will comply with all applicable building code requirements.

The proposed standard is comparable to single family homes on lots with 5-foot side setbacks like a typical residential subdivision comparable to others in the vicinity. Separating the homes further would be a disadvantage as this plan has a holistic and cohesive appearance. The scale of the homes, one-story limitation, and open space plan that exceeds standards mitigates any perceived impacts on the surrounding properties.

As explained in the Comprehensive Plan and Area Plan sections, this property's location necessitates a transitional land use between the regional commercial and auto service uses to the

north and the single-family homes to the south. This project achieves that by providing a multi-family use, but at a density that is on the lower end of the spectrum, and the single-story building heights are compatible with the single-story homes to the south.

Between the buildings, sidewalks will be laid out with landscaping, shading, and a pattern of shared common area spaces. Parking shade canopies may be closer than 10 feet per building code requirements as they are open accessory structures. In sum, this modification is justified by the buildings' smaller scale, reduced impact on the surrounding properties, and the generous open space areas that increase the benefits of light, space, and views to and from the Property than under conventional zoning.

### ***Code-Compliant Building Setbacks***

Proposed are a 25 foot side setback to the south and 20-foot building setback to the west, which is 100-150% more than the required minimum 10-foot side setback. As such, this proposal exceeds side lot standards. The rear building setback also complies with the 25-foot rear building setback. The Development Services Code defines a rear property line as a minimum 10-foot long line set into the back of the parcel that is parallel to the front property line. The plans meet or exceed this standard, which is cited below for convenience:

"Lot line, rear" means the lot line which is opposite and most distant from the front lot line. The rear lot line of an irregular or triangular lot shall, for the purpose of this title, be a line entirely within the lot at least 10 feet long and parallel to and most distant from the front lot line.

"Lot line, side" means any lot line not a front lot line or a rear lot line; a side lot line separating a lot from a street is a street side lot line. A side lot line separating a lot from another lot is an interior side lot line.

Pinal County Development Services Code, § 2.10.010

In addition to the side setbacks that exceed standards, this request is justified by the open space that exceeds standards and the one-story building heights, that are lower than required. Parking standards likewise exceed standards. During the first neighborhood meeting, it was mentioned that this single-story building height proposal was appreciated by nearby neighbors, indicating the proposal helps ensure project compatibility. When these benefits are viewed alongside this minor request for a modified rear setback standard, the request is justified as this project presents a high-quality proposal for this uniquely situated infill property.

## **VIII. Compliance with PAD Criteria**

The proposed development complies with the Zoning Code, Section 2.176.070 for PAD Overlays as follows.

1. *Compliance with the Comprehensive Plan and Zoning Requirements:*

**Answer:** See the previous Comprehensive Plan and Area plan sections of the narrative.

2. *Improvements reflect the opportunities and limitations of the Property and surrounding properties.*

**Answer:** the site layout was designed with careful attention to the site limitations, which include, among other things, the Property's triangular shape and proximity to the power lines to the west, and commercial development to the north. The irregular shape and angled boundary on Hunt Highway reduces the amount of developable area where normally it would be possible to develop. Site design also accommodates the qualities of the surrounding properties.

3. *Compatibility with adjacent properties*

**Answer:** Please see the Area Plan and Comprehensive Plan sections of the narrative. The proposed residential use is compatible with its frontage on the Hunt Highway Regionally Significant Route. It is also harmonious with the abutting commercial uses and zoning to the north and west and the residential uses to the south. The landscape section of this narrative discusses how the landscape buffers, open space amenities, and other site elements comply with standards, provide separation and screening around the Property's perimeter, and will be harmonious with the surrounding land uses on this infill site.

4. *Transportation improvements provide adequate connections.*

**Answer:** As noted in the Regionally Significant Route, Location and Accessibility, and Circulation sections of this narrative, access to the property is efficiently designed with only one primary access near the center of the site. Two secondary accesses exceed minimum requirements and comply with safety and Zoning Code and Building Code requirements. This project is sensitive to the goal of maximizing safe traffic flows on Hunt Highway. If warranted and necessary, the applicant respectfully requests a traffic signal, which will help manage traffic conditions and respond to citizen participation comments regarding traffic mitigation.

5. *Adequate facilities for water, sewer, storm water, and streets*

**Answer:** Preliminary engineering analyses and reports indicate there is adequate capacity to support the proposed development in terms of these public utilities. The proposed development has been designed to comply with Pinal County standards and details for the necessary public facilities.

6. *Integration and harmony with surrounding community character, reduce detrimental impacts on surrounding properties*

**Answer:** This PAD narrative and the submitted documents provide adequate information and details that indicate that the project will be harmonious with the surrounding

community character. The site layout, landscape and open space plan, and design themes of the proposed residential community are harmonious with the neighboring commercial to the north and west and the residential neighborhood to the south. The enhanced landscape buffers and open space plan will mitigate any impacts on surrounding properties.

7. *The proposed streets and thoroughfares are suitable and adequate to serve the proposed uses and the anticipated traffic.*

**Answer:** The proposed development will comply with this requirement. Given it will be a single property and a professionally managed residential rental community, no streets are proposed. The onsite driveways will provide adequate access to the proposed homes in the development and will comply with site planning requirements.

8. *Every structure has direct access to a public street or court, walkway, or other common area.*

**Answer:** Each structure will have direct access to the private drives, which lead to the main access at Hunt Highway – the only public street this project fronts. Additionally, each home will benefit from a proximate common pathway in the development's integrated pedestrian and recreational network. Pathways that will connect each home to all areas of the site, its, open space amenities, and the sidewalk to be provided on Hunt Highway. Loops of landscaped sidewalks circulate throughout the community.

9. *Open space is provided as required in this chapter.*

**Answer:** As discussed in the landscape information attached to this PAD narrative, the proposed landscaping and open space plan meets or exceed the standards in terms of total open space provided. Within the open space network are a variety of active and passive amenities that will create a livable environment for the occupants of the site.

10. *Where applicable, whether the proposed development complies with the standards for Regionally Significant Routes for Safety and Mobility.*

**Answer:** As discussed in the previous RSR section of this narrative, the proposed development was designed with the RSRS standards in mind.

## IX. Ownership and Control

The proposed development will be managed and operated like a traditional, garden style apartment development. A single property owner will own and maintain the residences, streets, landscaping, open space, refuse enclosures and recreational areas, utilities, and infrastructure on a single property. No condo units are proposed, no subdivision is proposed, and therefore no HOA will be needed to allocate maintenance costs across the owners.

Residents will benefit from the professional management of the common, shared elements of the site – the streets, landscaping, open space amenities, etc. Households will also benefit from the



single-family homes and the greater privacy and lower intensity feel they provide. However, the property management will retain the right to access the rear yards for maintenance purposes. The single-owner management of the property provide for efficient and high quality maintenance and operation of the community features. This will promote longer term leases, and therefore contribute to greater stability in the neighborhood.

## X. Development Phasing

Following Pinal County approval of the development plans, it is proposed that the Property will develop in one phase.

## XI. Public Utilities and Community Services

The proposal will be fully consistent with requirements for the provision of utilities and infrastructure. Planning utilities will be provided as listed in Table 4 below. The applicant is continuing to analyze the available services and connections, but its assessment and reports conducted by a Civil Engineer reveal there will be adequate capacity to service the proposed uses in the project.

**Table 3 – Planned Utilities**

Utility	Agency	Contact
Water	Epcor	623-445-2402
Sewer	Epcor	623-445-2402
Irrigation	New Magma Irrigation & Drainage District	480-921-4080
Electric	Salt River Project	602-236-3039
Gas	Mesa-Magma Service Area	480-644-4273
Telecommunications	Cox Communications	Constructionsupport@cox.com
Telecommunications	CenturyLink	623-312-6665
Public Safety	Pinal County Sheriff's Office	520-866-5111
Fire / Medical	TBD, e.g., Rural Metro	480-627-6200
Schools	Pinal County School District	520-866-6565
Solid Waste	Private Service, Right Away Disposal	480-983-9100

### 1. Water

Water service for the proposed development will be provided by Epcor through multiple connections to Hunt Highway. The onsite water system will include looped waterlines. The existing and planned water facilities will be designed with sufficient capacity to service the proposed development while meeting Epcor and Pinal County standards.

Details regarding the water system will be provided during Site Planning and permitting. No groundwater is anticipated to be required for the project, and no known wells are located onsite.

## **2. Wastewater**

The design of the onsite gravity sewer will comply with County and Epcor standards. Wastewater service for the site will be provided by Epcor. The onsite wastewater collection system will be designed to convey flows generated by homes throughout the site and will consist of sewer lines that will tie-into the area's main lines.

## **3. Drainage & Hydrology**

Proposed Drainage for the project will comply with Pinal County standards for onsite and offsite drainage and retention. The property falls within FEMA Zone "X" Shaded per the Maricopa County, Arizona and Unincorporated Areas Flood Insurance Rate Map (FIRM). The Property will be designed to adequately collect, convey, and store storm water flows originating along adjacent arterial roadways and onsite. The primary plan is to provide retention basins that will be designed to Pinal County standards to retain runoff from the 100-year, 6-hour rainfall volume. Proposed lowest finished floor elevations will be elevated a minimum of 1 foot above 100-year water surface elevations. Given the proposed development is single-owner, retention facilities will be professionally maintained by a single-owner entity.

## **4. Schools**

The developer will work with Florence Unified School District No. 1 to ensure that adequate educational facilities are provided for the community. Additionally, the planned community improvements will greatly increase the annual property assessments of the Property in a manner that will contribute to the long-term sustainability of local schools.

In today's environment, San Tan Valley offers a variety of quality educational opportunities. As such, the traditional public schools make up only a fraction of the available schools in the area. Typically, families consider various schools within a reasonable distance to a neighborhood. An analysis of the area surrounding the Property indicates that there are approximately 7 schools within an approximately 7-minute drive. These conveniently accessible schools are anticipated to be able to absorb the number of projected students generated by the proposed development. The nature of this project and anticipated households based on Hancock's experience finds that family sizes and number of children are smaller than a typical community, given the professionals, single households, and empty nesters that are attracted to this amenitized hybrid development.

## **5. Other Public Services**

The nearest fire protection and emergency medical services are operated by Rural Metro Fire Department, which has three fire stations in the San Tan Valley region. Public safety is provided by Pinal County Sheriff's office, and the Property is located in Region A.

The San Tan Mountain Regional Park is located nearby the project south of the Property. Also, Pinal County's various environmental, recreational, and cultural amenities offer enriching options that make the Property a good fit for the proposed residential use.

## **XII. Conclusion**

The proposed development will provide Pinal County and the San Tan area with a unique and attractive residential community. It will provide prospective residents with well-organized landscaped areas and a hierarchy of open space and recreational amenities that contribute to a healthy and appealing lifestyle. This development will provide ample buffering and transitioning to provide compatibility with the surrounding developments. Proposed site amenities will help to create a close community by creating a desirable central open space area for families, friends, and neighbors to enjoy together. For the benefit of future residents and the surrounding area, the well-planned neighborhood design and inviting architecture that will contribute to valuable placemaking and will create a viable and sustainable place to live.

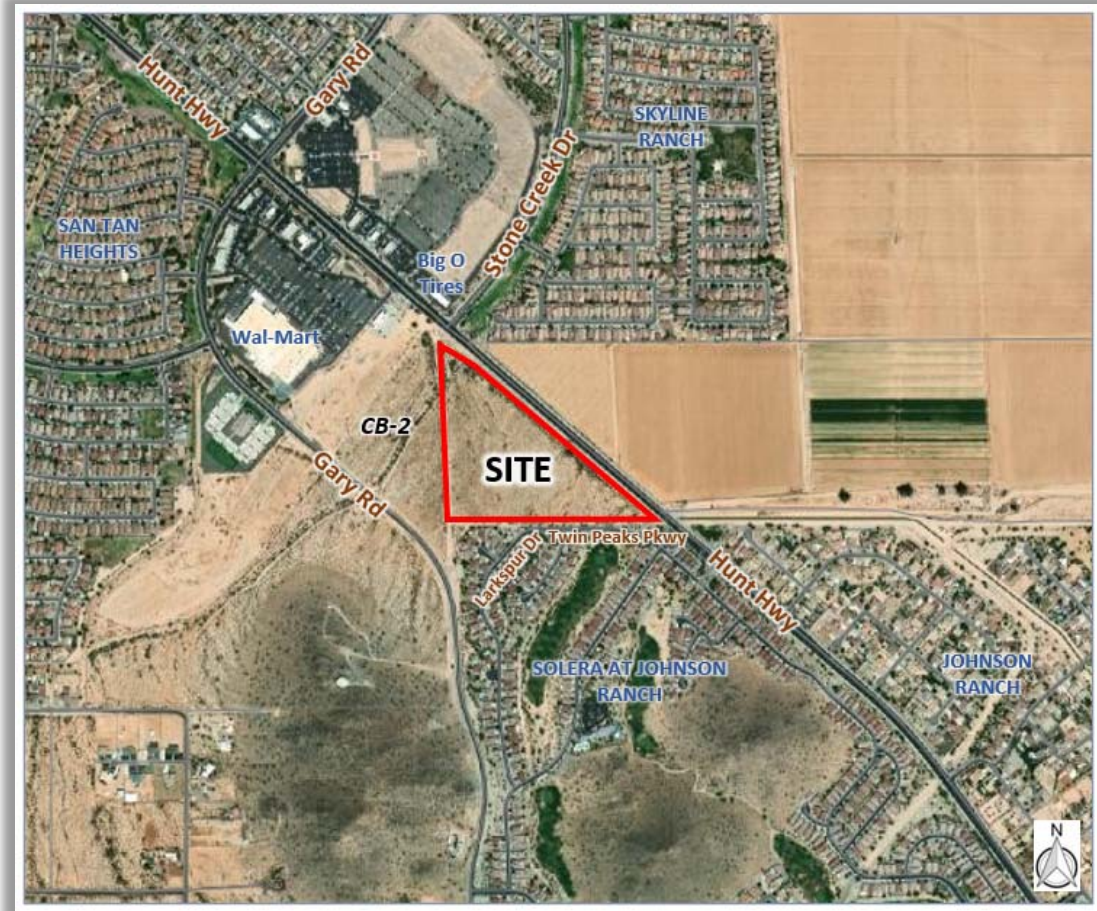
# Attachment 1

## Landscaping, Open Space, and Recreation Plan Hancock - Hunt Highway South PAD

### I. Introduction

The purpose of this attachment is to indicate how the landscaping, open space, and recreational amenities proposed for the Hancock Hunt Highway South development meet or exceeds County standards, specifically the Zoning PAD standards and the 2012 Open Space and Recreation Area Guideline Manual. See the Site Aerial Below, which depicts the location of the approximately 28.8-acre property at the south corner of Hunt Highway and Stone Creek Drive.

**Figure 1 – Site Aerial Map**



## II. Site Analysis – Existing Conditions

The property is currently vacant land. The topography is relatively flat with a slight decline toward the northeast. The Property is a triangular shape with access limited to Hunt Highway only, which presents some impediments to development.

Hunt Highway, a 4-lane regional arterial street, abuts the northeast property line, and an irrigation easement spans that frontage, which reduces the developable area of the lot.

View from Hunt Hwy. to the southwest



View from southwest looking northeast



View: South Boundary between Property and Solera at Johnson Ranch, looking west



As evidenced in the above images, the site benefits from the views to nearby hills. Views from the site are best to the southwest with foreground and midground views to several hills and peaks in the San Tan Mountains. The views to the west and northwest are of undeveloped and graded land, and then the existing Wal-Mart commercial development. Views to the



immediate south are of the existing Solera housing development. Views to the east and northeast are of Hunt Highway and power lines in the foreground, existing agriculture in the midground and then long distance views to mountains in the Tonto National Forest near Superior.

The proposed single-story development plan and residential character will not violate any zoning regulations regarding building heights and will create a quality development proposal that is enhanced by the surrounding views.

### **Site Vegetation**

The existing vegetation on site is low density and very stressed. Generally speaking, low-level natural vegetation includes shrub, tree, and minimal cacti species typical to the area, with some invasive plants more particularly located near the irrigation facility and Hunt Highway.

Surrounding development and activities over time have changed surface drainage flows, which has caused the vegetation to suffer. The predominant species is creosote bush (*larrea tridentata*). There are very few trees on site. There are a few Palo Verde (*Parkinsonis microphyllum*) and Mesquite (*Prosopis velutina*) at the edges of the property where a little more water collects. There are approximately 26 Saguaro cacti (*carnegeia gigantea*) on the Property that range in size from 2-ft. to 26-ft. in height. The larger saguaro are stressed and diseased and would not survive transplantation. The medium and small saguaros could be transplanted and incorporated into the new landscape design depending on soil and root conditions. There are about 10 barrel cacti (*Ferocactus*) on site that could also be transplanted into the new landscape depending on soil conditions.

### **III. Proposed Landscaping, Open Space, and Recreation**

The preliminary landscape and open space plan is appropriate given site conditions and surrounding properties. The proposed development will offer a generous amount of landscaping, amenities, and a connected pedestrian circulation system. A total of approximately 33.5% acres of open space has been proposed, or 45% with the private open space, which is 86% more than required for both multi-family and also exceeds standards for single-family developments. The development plan will incorporate a hierarchy of open space with both common and private open space features that combine to make an attractive living environment for the residents.

As required in the Zoning Code, the project will comply with the required total 6%-18% open space requirements for properties with no steep slopes, no unique topographical features, and no sensitive natural wash corridors (See Figure 4 below). No conservation open space is proposed given the absence of environmentally sensitive features, however, the generous landscaping proposed, plant salvage of feasible native plants, and the drought-tolerant plant selection will contribute to a lush natural setting to surround the buildings proposed.



**Table 1 – Open Space Requirement**

Open Space Standard	Required DSC*	Provided PAD (min. MR standards required)
Recreation-Active Open Space	7% 2.01 ac.	10.3% ac. 2.95 ac.
Conservation Open Space	Min. 0%	0%
Other Open Space	11% 3.17 ac.	23.3% 6.7 ac.
<b>Total PAD without Private Open Space</b>	<b>18% 5.18 ac.</b>	<b>33.5% 9.65 ac.</b>
<b>Total with optional Private Open Space</b>	<b>18% 5.18 ac.</b>	<b>45% 12.91 ac.</b>

\*Required percentage depends on site slopes, which on the Property fall within the 0-2% category.

Proposed in the landscape plan is generous vegetation with varieties carefully selected and arranged in natural clusters to create a desert-pastoral theme consistent with the surrounding vicinity. The plant selection will incorporate indigenous low-water use, ADWR approved plant material to give it a true landscape feel. Larger theme trees will be planted at the project's primary entry and focal points denoted in the conceptual landscape plan. Accent trees and will provide shade and additional color and interest in the amenity areas and throughout the development, which will provide a tasteful variety and an appealing natural visual appeal.

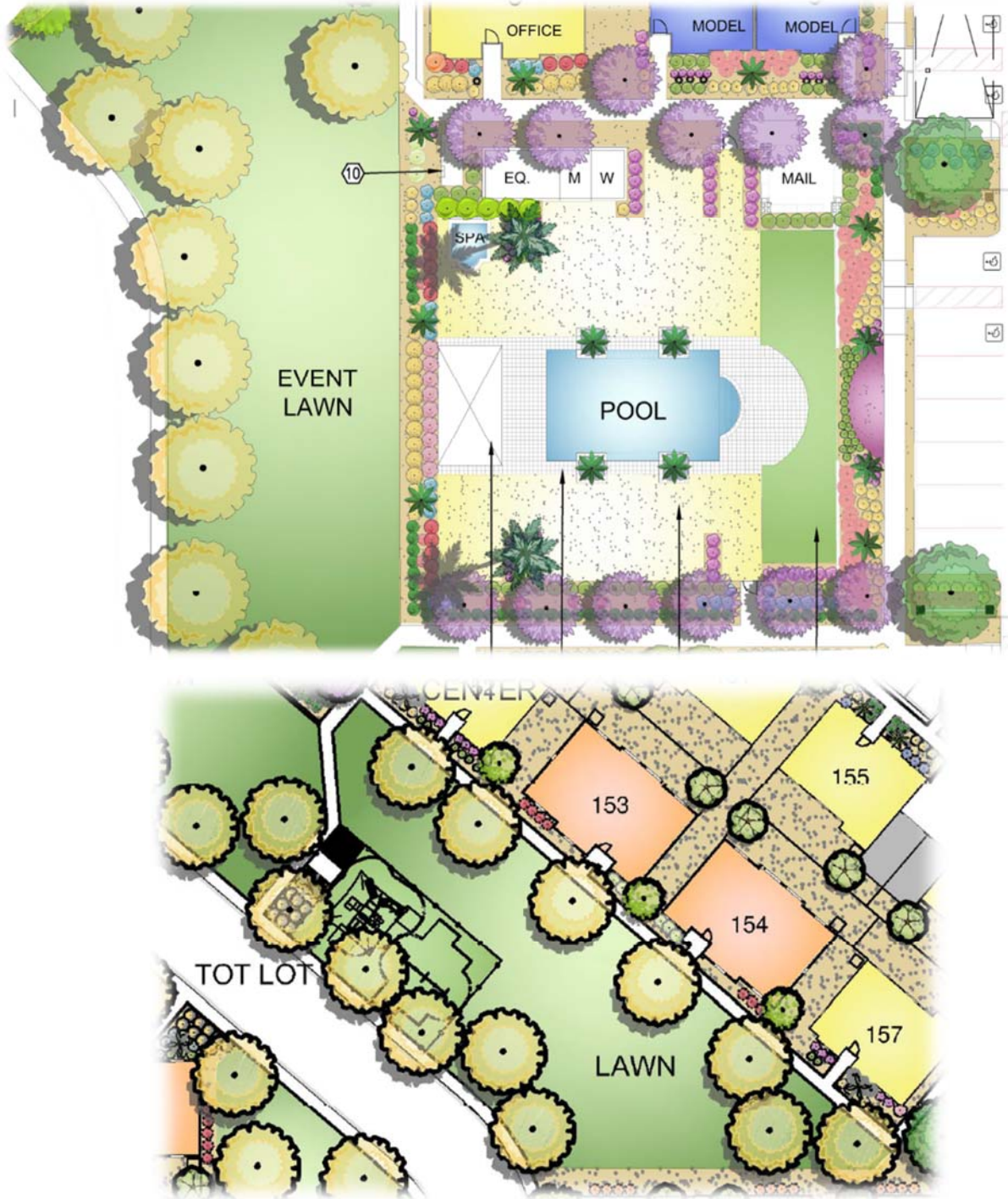
*Common Open Space* – Common open space areas comparable to multi-family development are provided primarily at the central active open space amenity area, a secondary active open space area, and extensive onsite concrete pathways that connect all parts of the project and provide loops for efficient access and recreational purposes. The intent is to provide code-compliant array of active open space and recreational facilities that will enhance the quality of the community and the lifestyle of the residents.

Some of the open space amenities include:

- 1 Resort-style pool amenity with a spa (min. 1,000 SF pool)
- Landscape concrete pathway in the perimeter landscaping on Hunt Highway that loops and connects into the project.
- Pool deck seating and shade
- Dog Park
- Fitness Center
- Play equipment
- Ramada
- BBQ amenities
- Lawns and play fields
- Gathering areas with seating and shade trees and structures

The conceptual design of the primary community areas are provided in the figures below. These planned amenities are preliminary in nature, but to the extent they may change given the preliminary stage of the plans, these drawings demonstrate the amenities' character and design envisioned and planned for this PAD (see submitted drawings).

**Figure 2 – Snapshots from the Submitted Open Space and Recreation Plan**



**Shaded sitting area, TV, Fire Pit**



**Open Space Amenities, Sitting areas, Character Imagery**



The preliminary site plan and preliminary landscape plan include a network of pedestrian sidewalks and pathways that provide convenient access for all residents without overdesigning them to make room for the natural appearance between buildings. Pathways will connect to all site amenities and a public path on Hunt Highway. The applicant will be responsible for the right-of-way improvements for the Property's frontage, which will likely include a 6-foot wide sidewalk along Hunt Highway.

Passive open space amenities include landscaped paths and designated areas that provide for storm water detention and preserve the natural characteristics of the onsite wash and topography. While the Zoning Code allows for proposed site landscaping to cover the entire site, the applicant will attempt to preserve any more mature native trees or barrel cacti in perimeter landscape areas, and additional plant material and landscaping will provide for visual comfort as well as continuity in the overall landscape design and erosion protection.

*Private Open Space* – In addition to the above common open space, usable private open space areas will combine to make-up a significant portion of the site area. These areas will consist of each housing unit's individual backyard enclosures with minimum 6 feet solid fences. These backyard spaces will enable each owner to enjoy greater privacy, space for pets, landscaping, and room to locate a table, shade umbrella, seating, and other uses. They will include gates to allow for access and maintenance. Site management will retain the right to enter for purposes of site maintenance. For added convenience, the walls enclosing the yards will be designed with solid masonry or vinyl sections that can be easily removed and replaced to provide access for any maintenance needs, all consistent with Pinal County standards.

Providing more private open space than a typical multi-family development create a higher quality of lifestyle for residents, which in-turn encourages longer term residencies and increased stability for the neighborhood. This feature and design of the units relates to the treatment of a single-family residential subdivision and is a critical component of this unique and innovative rental community.

*Perimeter Landscaping and Buffers* – Perimeter landscaping will be provided that is typical to a residential development, which will serve as a buffer to the surrounding single-family and non-residential uses. At the front setback, an irrigation easement will likely be abandoned based on recent conversations, will create more depth in the buffer along Hunt Highway than is required in the proposed zoning district. Accordingly, overall building setback to Hunt Highway will meet or exceed the minimum standard and increase the distance to the street. Along the north point—the closest to the commercial development—additional enhanced landscaping if designed with landscape buffer exceeding minimum requirements, and a dog park.

The west and south boundaries will function as a single-family perimeter buffer with 20-foot rear yard enclosures backing up to the west property line and 25-foot setbacks to the south property line, thus creating as a typical backyard depth in single-family zoning.



To the south adjacent to the Solera community, the onsite setback this will provide adequate transitioning. Also, where the project is closest to the nearest homes, an approximately 145' x 130' open space area that exceeds 18,500 square feet is designed as an enhanced buffer to the nearest adjacent homes, greatly exceeding minimum setback requirements. Contributing to the buffer that exceeds zoning standards, the Solera community has open space tracts, a road, and additional open space that separate it from homes to the south. Only a handful of homes lie in that adjacent property's area, one that is separated by an 8-10 foot landscaped tract, and a few others further south with more landscaping for buffers. This separation to the south development will exceed minimum zoning standards, provide a suitable transition in land uses, and increase compatibility with the adjacent community to the south.

Please see the rezoning narrative for the PAD development standards (See table below).

**Table 2 – Perimeter Buffers**

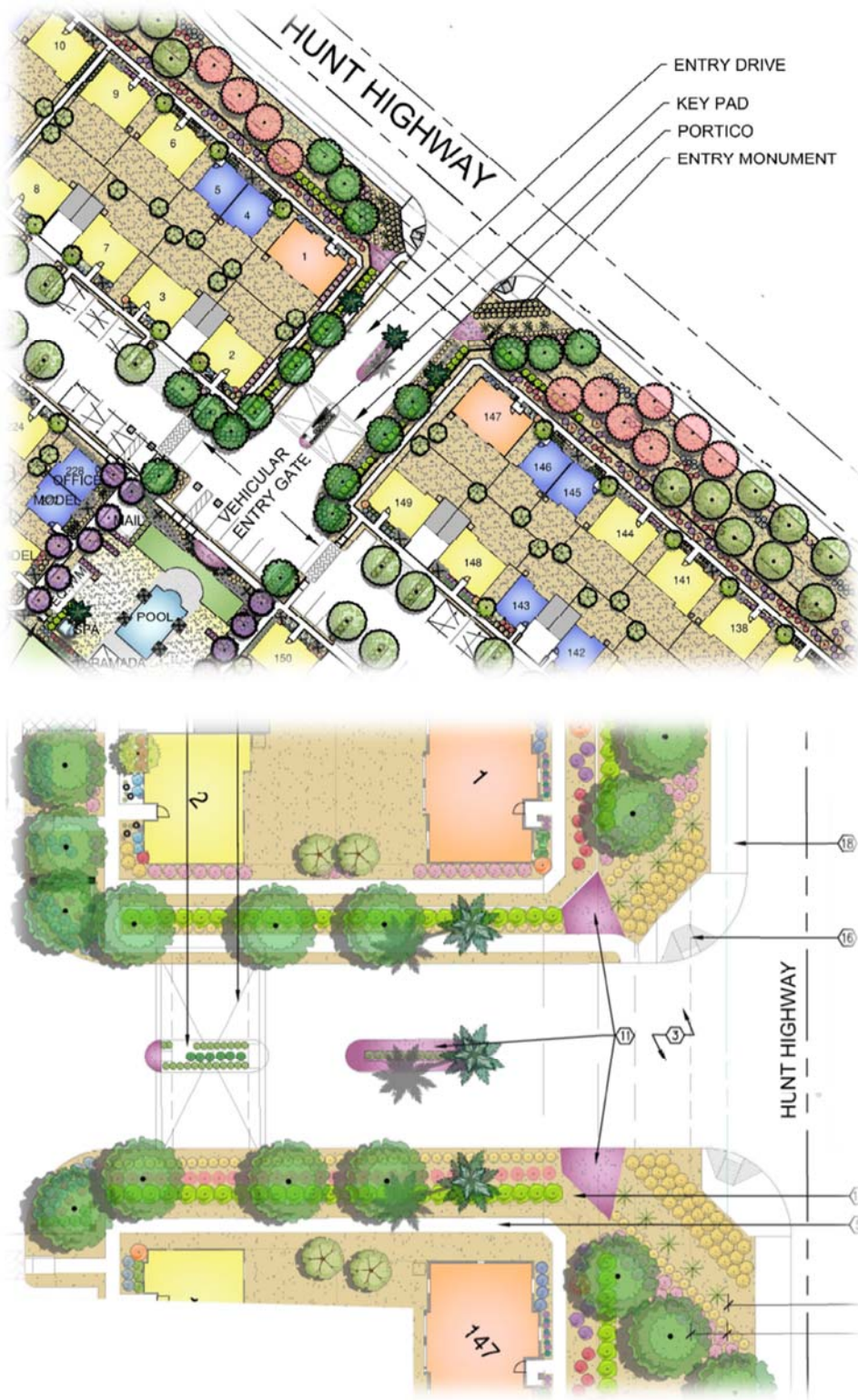
	Required	Provided
Front – Arterial Street	15-20 ft. landscaping 25 ft. building setback	15 ft. landscaping 15 ft. additional landscaped building setback Total 30 blg. setback
Side (south)	10 ft. building setback	25 ft. building setback
Side (west)	10 ft. building setback	20 ft. building setback
Rear (triangle lot: 10 ft. line parallel to front)	25 ft. building setback	25 ft. building setback

#### IV. Preliminary Community Design: Site Entry, Fences, Walls & Screening

The proposed development will incorporate design themes that reflect traditional single-family residential architecture and a local vernacular, while respecting the smaller, attached single-family nature of the project when compared to a traditional single-family residential subdivision or typical 3-4 story urban apartment developments. The design of the landscape plan and community facilities will make a statement as to the project's low-intensity residential character and high quality residential design theme.

At the site entry, the median divided landscaped entry and prominent portico feature create a prominent sense of arrival for the community with specially designed landscaping, street design, and entry signage monumentation. See the images in Figure 2 below as a conceptual representation of the kind of main entry planned for this project. Details may change, but the overall character indicates the quality proposed:

**Figure 3 – Entry and Perimeter Landscaping**



The above conceptual drawings illustrate the following proposed standards, which meet or exceed code standards for arterial streets like Hunt Highway:



- Front and side building setbacks that exceed standards.
- Additional landscaping in the ROW
- Enhanced landscaping at the entrance
- Landscaped median at the site entry with a portico structure
- Theme wall and gated entry with a pedestrian connection and gate
- Landscape character and vegetation will be arranged in both orderly rows at the entry and transition to natural arrangements. Plant selection will create a distinctive entry and help establish the community's unique character and sense of place.
- Plant varieties will contribute to a lush landscape scene and the unique low intensity nature of the surrounding area. Selected palette will incorporate indigenous and low-water use, ADWR recommended plant material to create a true landscape feel.

The theme wall fronting Hunt Highway will be aesthetically pleasing with appropriately minimum required durable materials and textural variations (see attached Wall Plan and Wall, Monument, Fence, and Gate Details).

The preliminary design incorporates the following features:

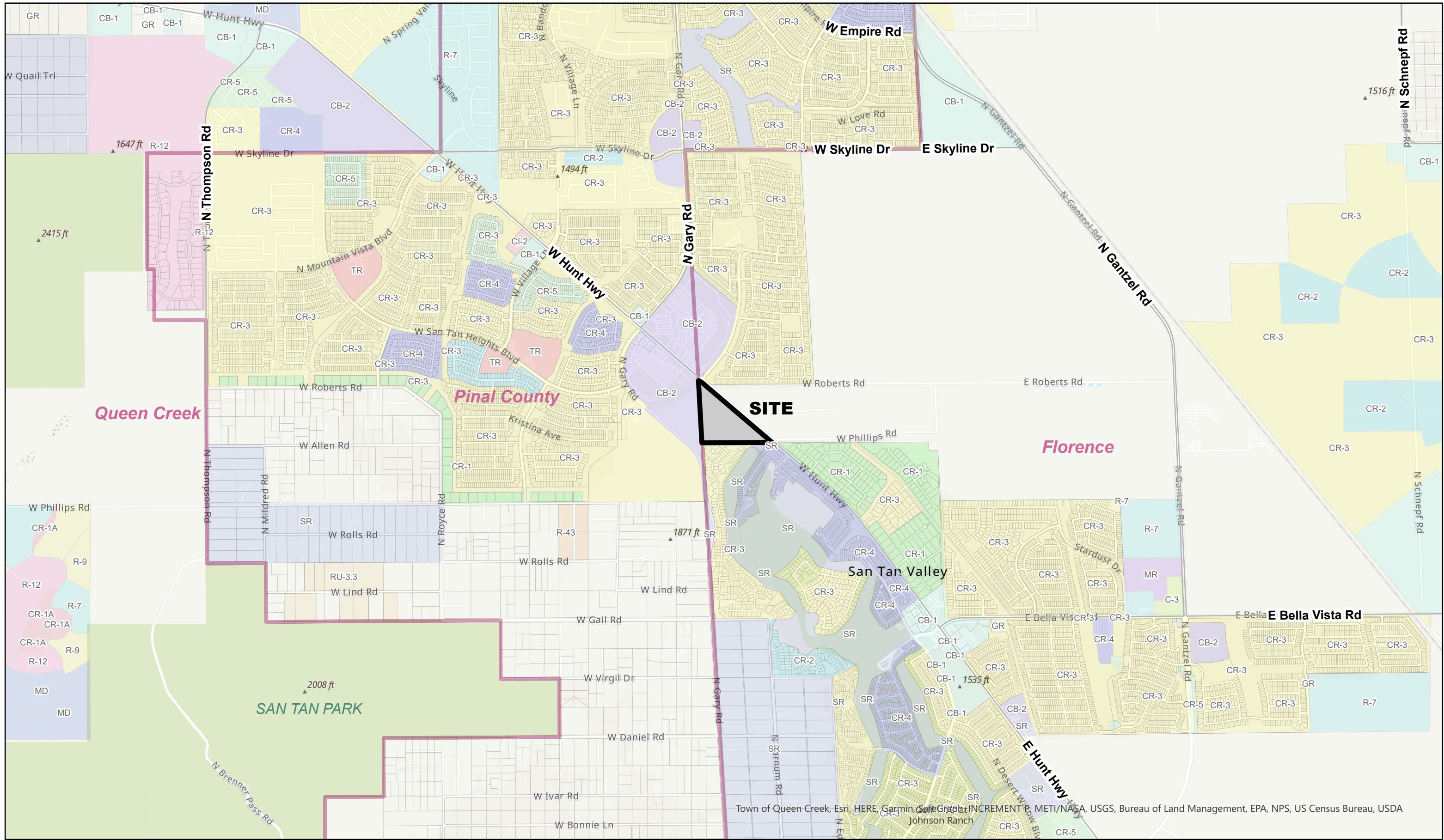
- Primary wall will incorporate 3 materials, such as split face CMU, columns with stone veneer, and concrete caps, or alternate design with similar quality and materials.
- Split face CMU wall face with primary color consistent with the community's architecture.
- Decorative band of split face CMU with an complementary accent color.
- Gates for vehicles, pool amenity, and pedestrian access will be durable steel composition designed with a style, decorative element, and paint color to reflect the character of the community and wall plan.
- Colors and materials will match the character and themes of the community to present a cohesive, aesthetic appearance.

Walls along the entry drive may include two materials, such as stucco and columns with stone veneer, colors and materials to match the character and themes of the community. The community entry monument will be prominently located where residents and visitors enter the community. It will be designed to complement the colors, materials, and architectural style of the residential units and wall plan.

Throughout the development, walls, lighting, and structures will be designed in accordance with County standards and the project's design themes. They will be consistent with both safety requirements and the nature of this low-intensity development. The overall design will provide for enhanced visual interest and sensitivity to nearby uses.

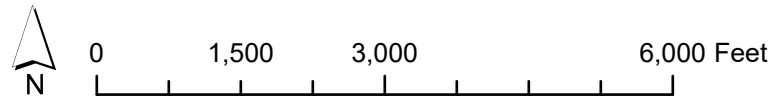
## **V. Conclusion**

This Appendix describes the PAD intent and summarizes the proposed development's compliance with the Comprehensive Plan, Zoning Code, and open space-recreation standards and guidelines. The project site is located on a challenging bypassed site with an irregular shape that has negligible sensitive environmental features. And yet the development will integrate where possible the viable native plant material into the proposed development. At the centrally located primary entry to the project, architectural elements, walls, monumentation, landscaping and view corridors to the main amenity area will create an impactful statement about this high-quality gated community. Generous internal amenities and connecting pathways will promote and awareness and appreciation of the outdoors and incorporate resort-lifestyle amenities. Perimeter landscaping and project buffers where adjacent to the right-of-way and adjacent single-family uses will contribute to project compatibility in accordance with the goals and policies of the Comprehensive Plan and Area Plan.



Town of Queen Creek, Esri, HERE, Garmin, Google Maps, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

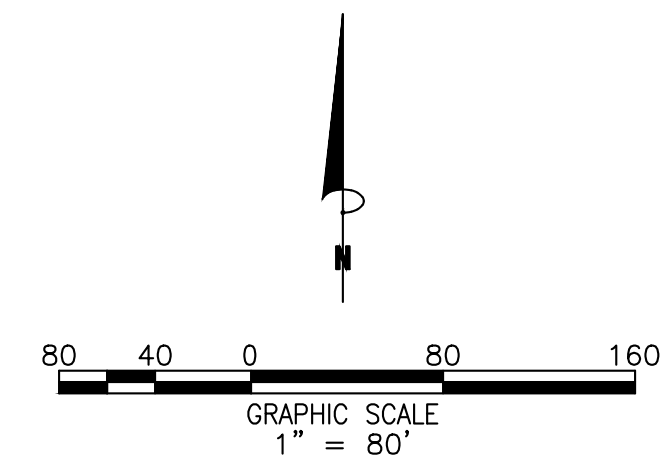
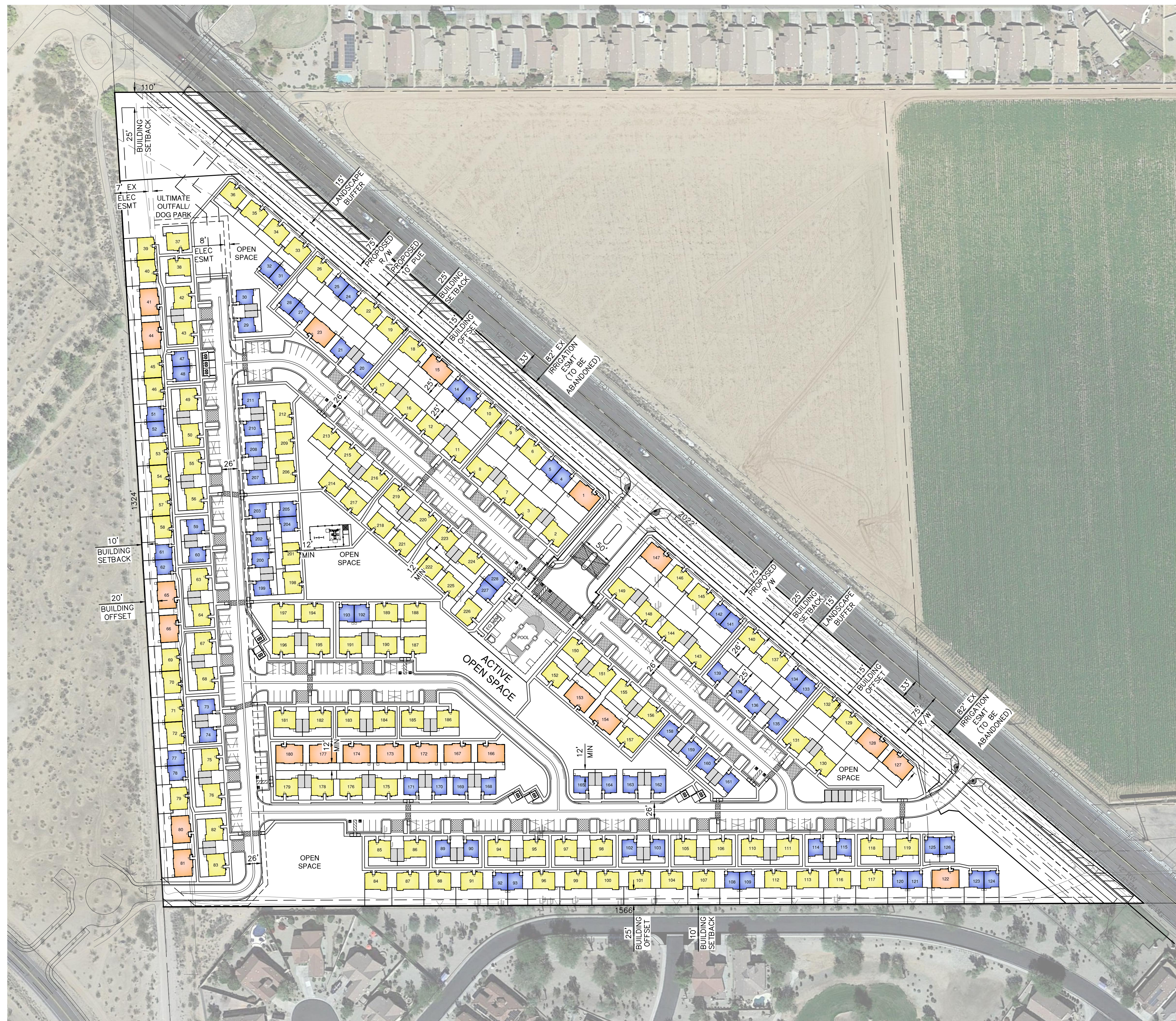
4/21/2021



## HANCOCK - HUNT HIGHWAY SOUTH CONTEXT MAP

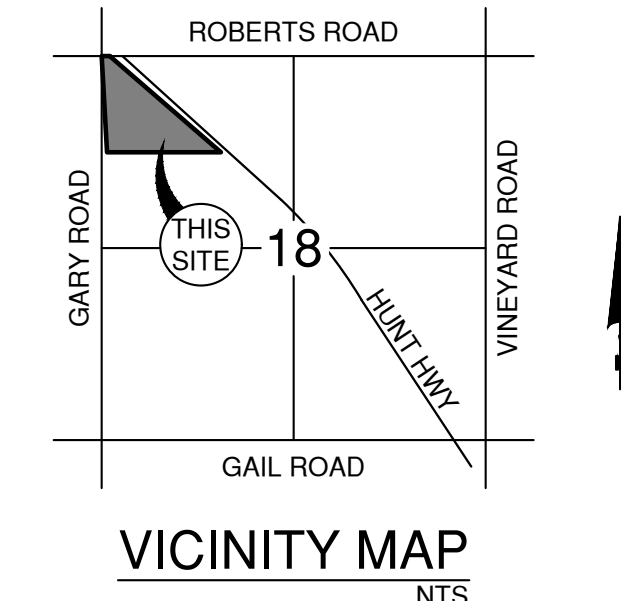
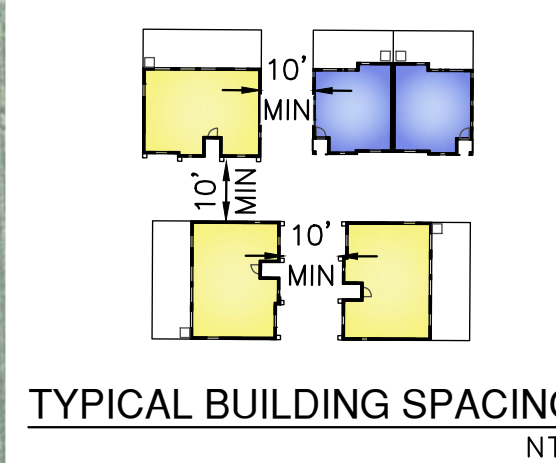
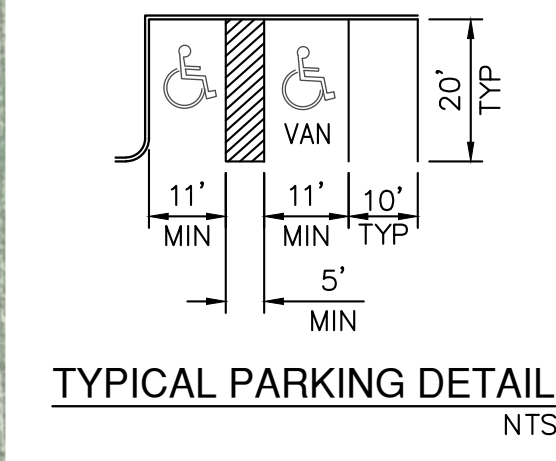






**LEGEND**

- HANDICAP PARKING
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- GARAGES
- RESERVED PARKING
- PROPOSED NEW MAGMA IRRIGATION AND DRAINAGE DISTRICT EASEMENT



**LEGAL DESCRIPTION**

THAT PORTION OF LOT 1 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF HUNT HIGHWAY.

**OWNER**

VAN TUYL COMPANIES  
14747 N. NORTHSIDE BLVD,  
SUITE 111-431  
SCOTTSDALE, AZ 85260  
CONTACT: CHRIS HAINES

**DEVELOPER**

HANCOCK COMMUNITIES, LLC  
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CONTACT: GREG HANCOCK

**CIVIL**

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1295 W. WASHINGTON ST.  
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TEMPE, AZ 85281  
CONTACT: BRUCE LARSON, PE  
EMAIL: BLARSON@BOWMANCONSULTING.COM

UNITS AND PARKING				
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	38	33%	1.5	57
1 BEDROOM W/GARAGE	38		1.5	57
2 BEDROOM	66	57%	2.0	132
2 BEDROOM W/GARAGE	64		2.0	128
3 BEDROOM	22	10%	2.0	44
<b>TOTALS</b>	<b>228</b>	<b>100%</b>		<b>418</b>
VISITOR PARKING (1/10)				23
TOTAL PARKING REQUIRED				441
TOTAL PARKING PROVIDED				551
ATTACHED GARAGES				102
DRIVEWAY				102
RESERVED UNCOVERED PARKING				82
DETACHED GARAGES				4
PARKING REQUIRED FOR NON-GARAGE UNITS				257
PARKING PROVIDED FOR NON-GARAGE UNITS				267
NOTE: TOTAL PARKING PROVIDED INCLUDES GARAGES				
BUILDING HEIGHT: 15'6"				
C/L LENGTH: 5,202 LF				
TRASH ENCLOSURES PROVIDED 9				

**SITE DATA**

GROSS ACRES	28.78
NET ACRES	26.23
PAD NET AREA	28.78
USABLE NET	22.12
PAD NET DU/AC	7.92

**Bowman**  
CONSULTING

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Tempe, Arizona 85281  
Phone: (480) 629-8830  
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HANCOCK - HUNT HIGHWAY SOUTH

PINAL COUNTY

SAN TAN VALLEY, AZ

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION		
DAB DESIGN	DAB DRAWN	BPL CHKD	

SCALE: H: V:

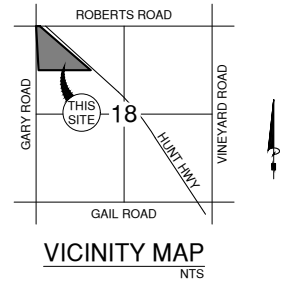
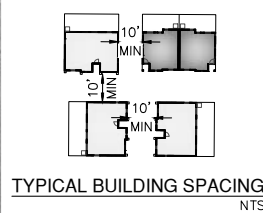
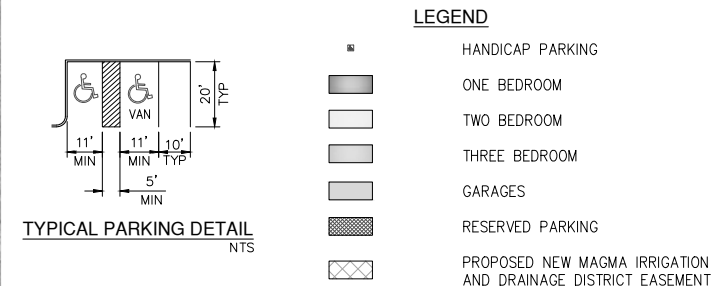
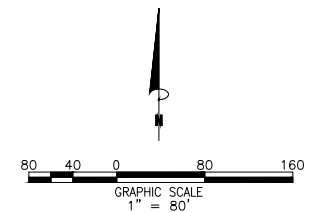
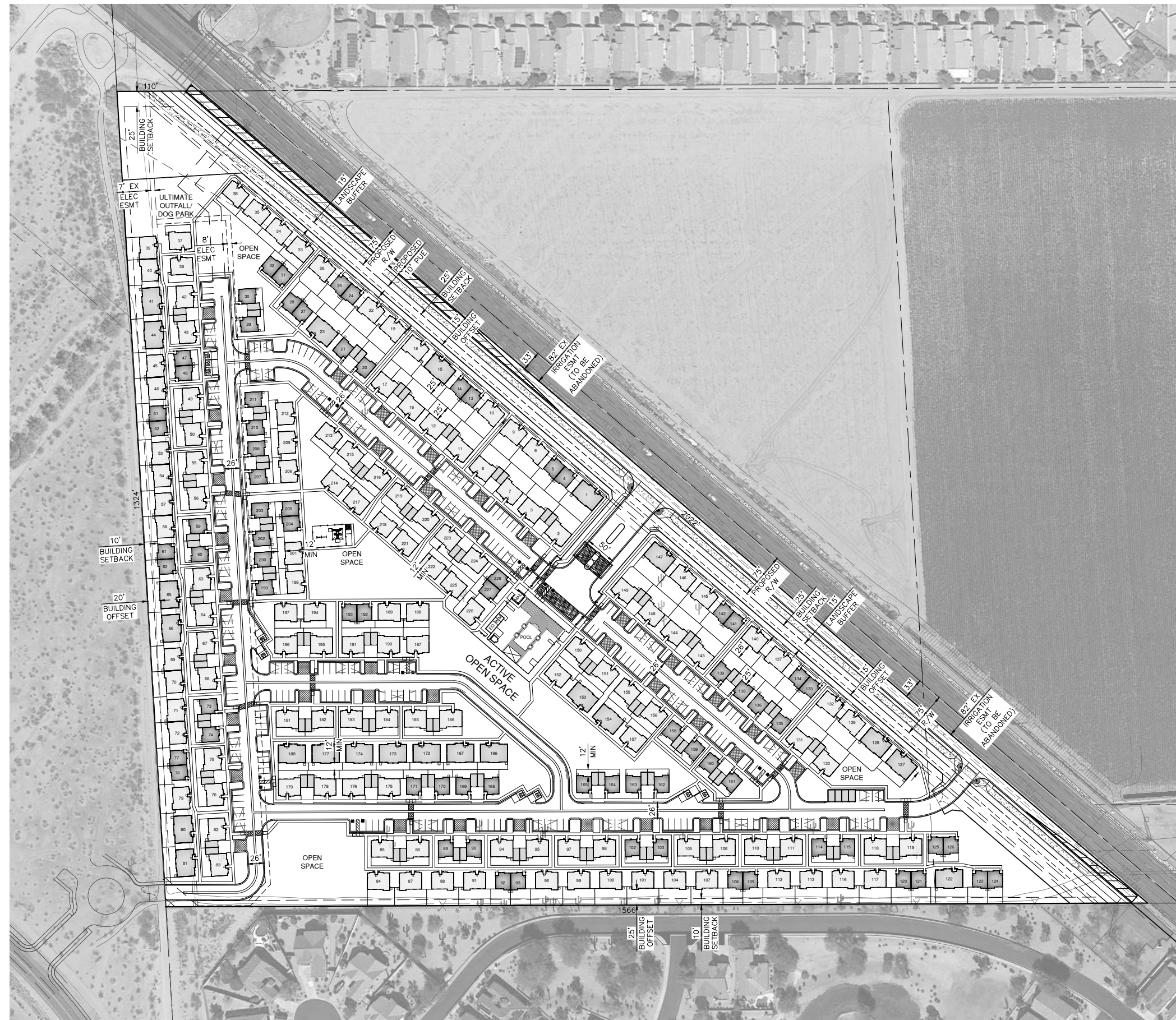
JOB No. 050949-01-001

DATE : 9/27/2022

1  
SHEET 1 OF 1

**HANCOCK**  
COMMUNITIES





**LEGAL DESCRIPTION**

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**HANCOCK - HUNT HIGHWAY SOUTH**  
SAN TAN VALLEY, AZ  
PINAL COUNTY

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PLAN STATUS

DATE	DESCRIPTION		
DAB	DAB	BPL	
DESIGN	DRAWN	CHKD	
SCALE	H:	V:	
JOB No.	050949-01-001		
DATE	9/27/2022		

**HANCOCK**  
COMMUNITIES