



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-013-21, PZ-022-21 &
PZ-PD-022-21

10/12/2022

Community Development Department

Hancock Homes



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Single-story building multi-family hybrid gated development with attached and detached rental homes totaling approximately 228 units at a density of approximately 7.9 du/acre.



PZ-PA-013-21, PZ-022-21 & PZ-PD-022-21

□ **Proposals:**

- **PZ-PA-013-21** - Requesting a Non-Major Comprehensive Plan Amendment to re-designate 28.8± acres from Suburban Neighborhood land use designation to Urban Transitional land use designation to allow a higher density development,
- **PZ-022-21** - Rezoning of 28.8± acres from General Rural GR zoning to Multiple Residence MR zoning to allow a higher density development, and
- **PZ-PD-022-21** - Requesting of the Hancock Homes PAD Overlay Zoning District, on 28.8± acres, to allow for development standards for a multiple dwelling residential development.

□ **Location:**

- The subject site is located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.

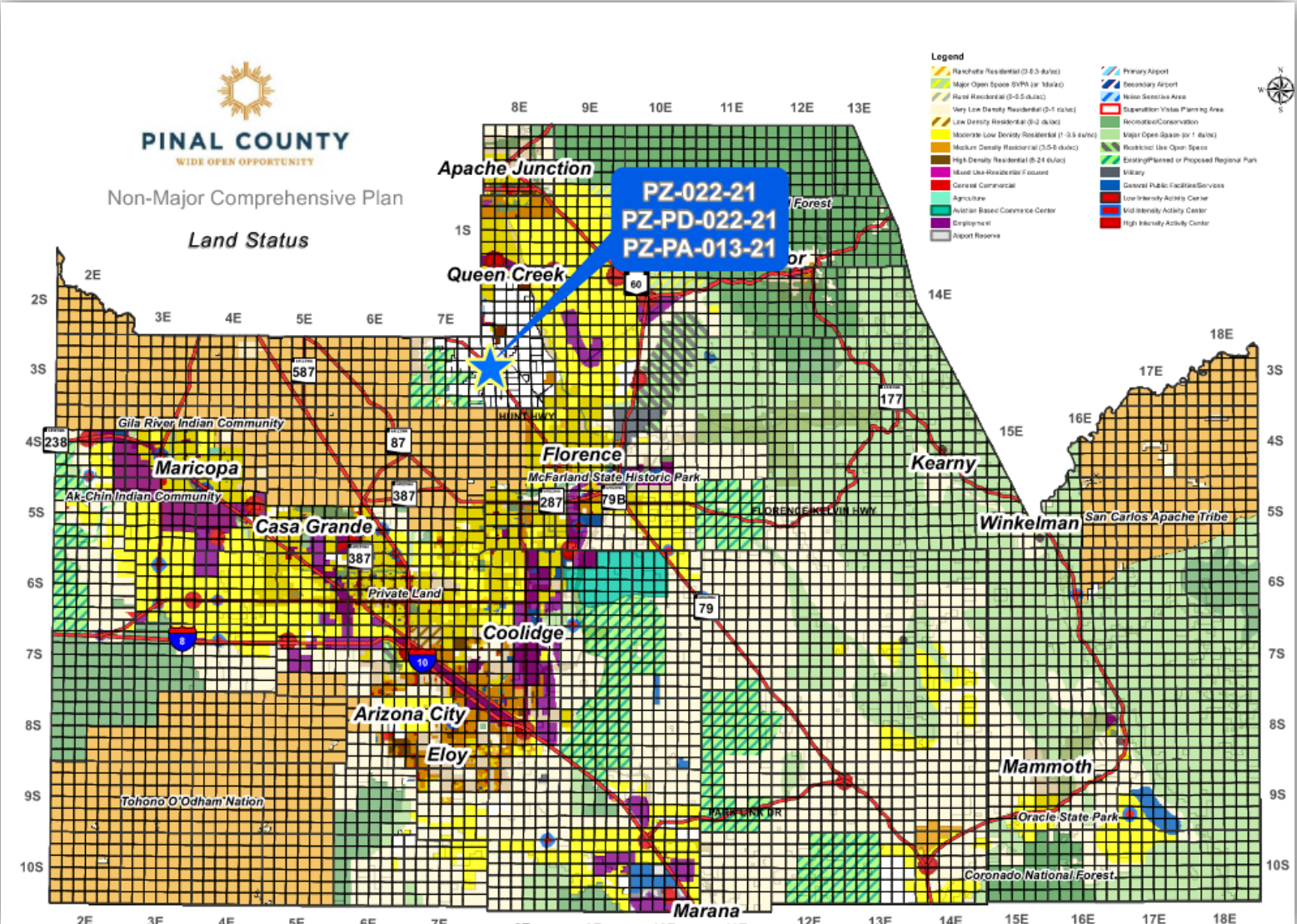
■ **Applicant:**

- Hancock Communities, landowner, Sean B. Lake, applicant.

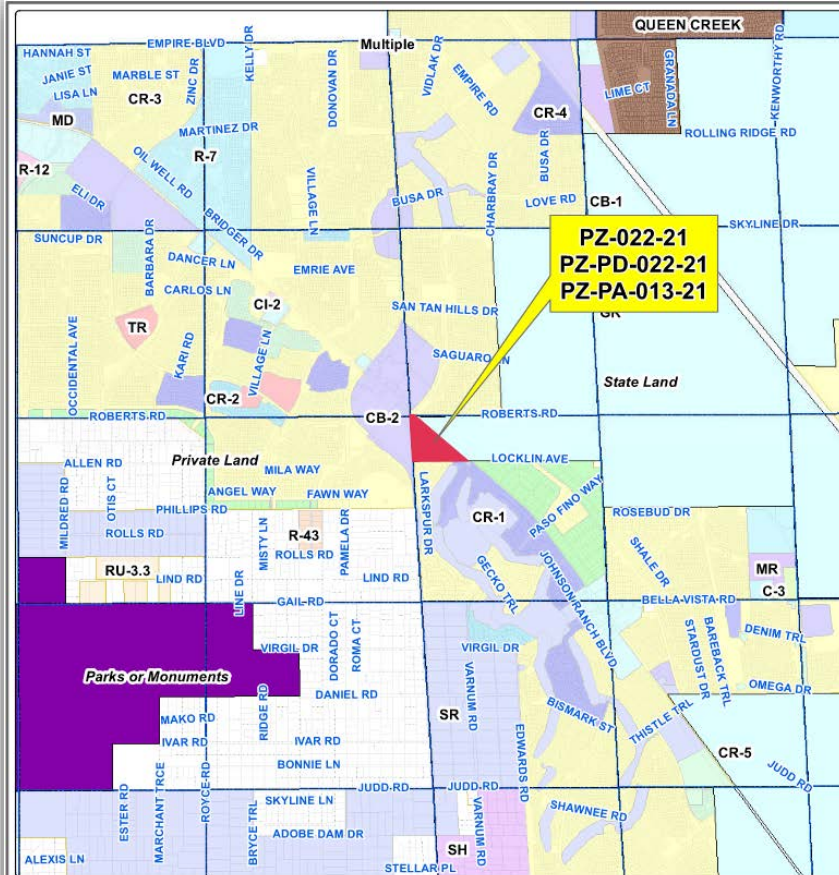
County Map



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Vicinity Map



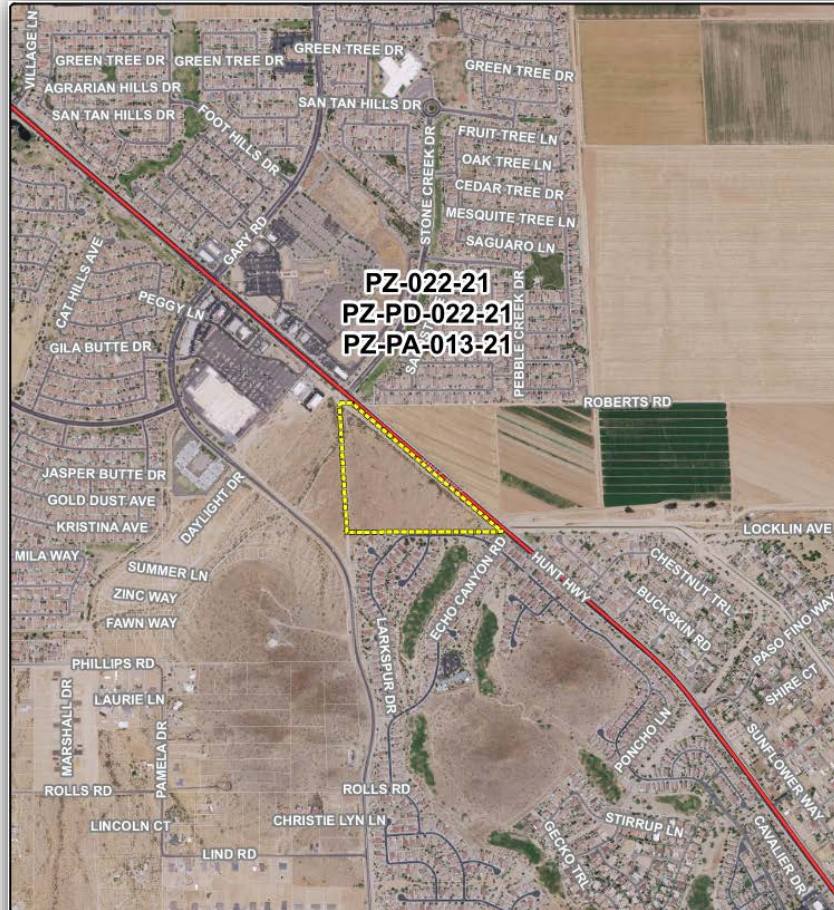
Rezone/Community Development

Aerial Map



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Rezone/Community Development



**PZ-022-21
PZ-PD-022-21
PZ-PA-013-21**

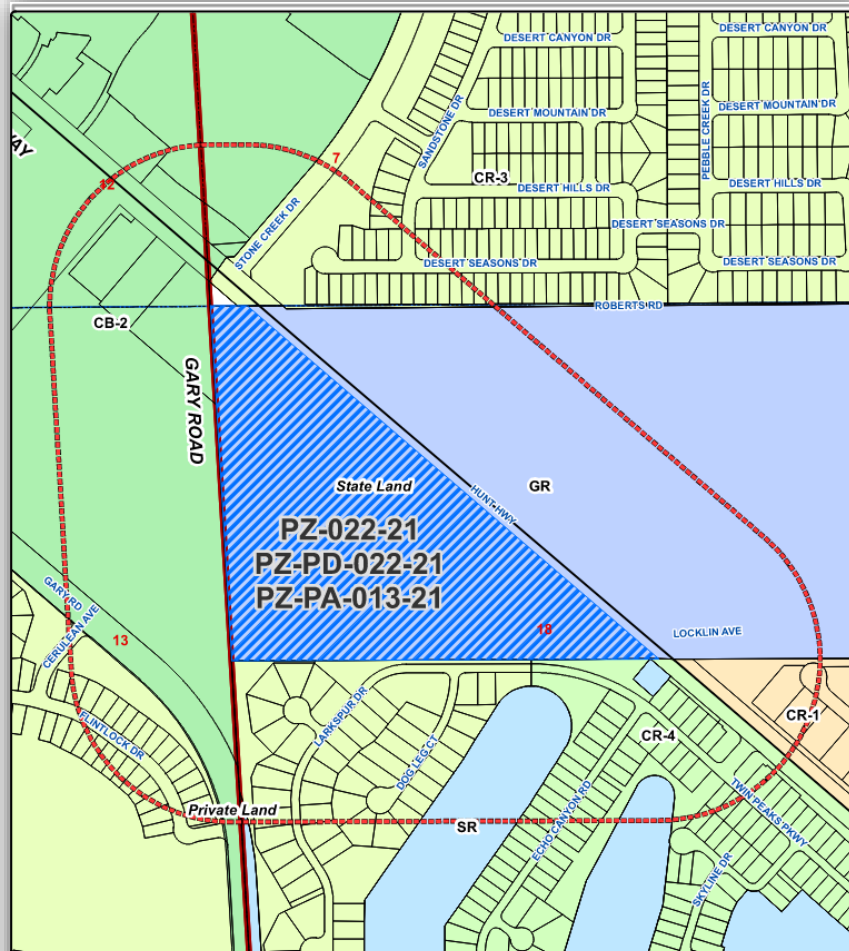


Area Map



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Rezone

Hancock Communities State B. Lake		
GIS/IT - LJT		04/26/2022
18	0335	08E
PZ-022-21, PZ-PD-022-21, PZ-PA-013-21		

Legal Description:
A portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.



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Current Zoning: GR
Current Land Use: SUBURBAN NEIGHBORHOOD

T03S-R08E Sec 18

Area Map



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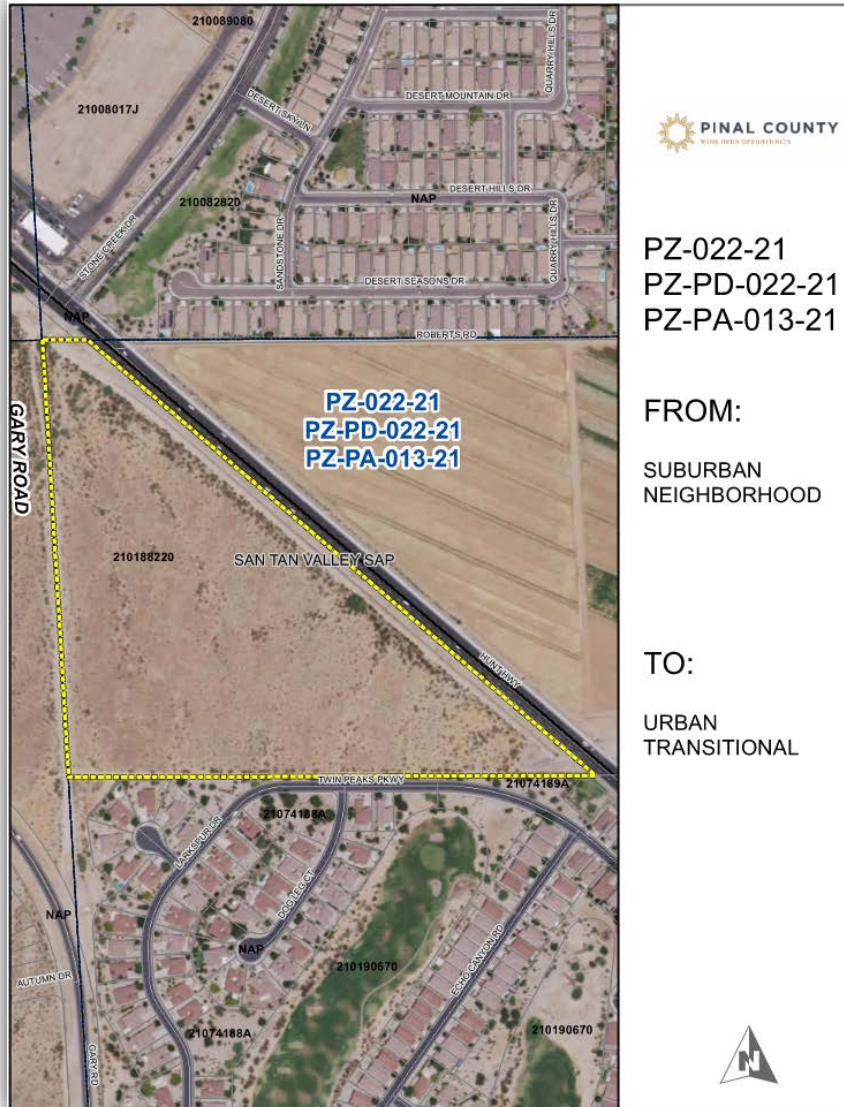
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Comprehensive Plan



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CURRENT
Moderate Low Density
Residential (1-3.5 du/ac)

PROPOSED
High Density Residential
(8-24 du/ac)



Figure 3 – Proposed Land Use Map



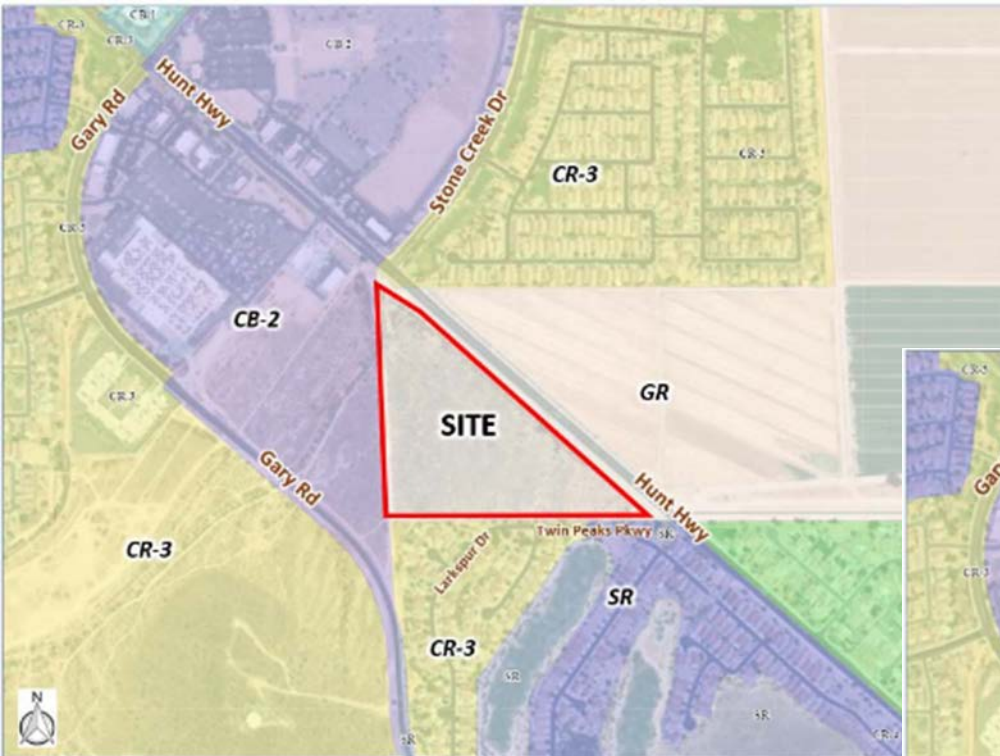
Zoning



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**CURRENT
ZONING:
General
Rural (GR)**



Subject Site Details

- Proposed is a multi-family hybrid gated development with attached and detached rental homes
- 228 units at a density of approximately 7.9 du/acre.
- Single-story building heights.
- The mix of units include different floorplan options for 1-bedroom to 3-bedroom units with elevations for both attached and detached homes.

Development Standards



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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	<u>10</u>
Min. Building Setbacks: (ft.)		
<ul style="list-style-type: none"> • Front (street) • Side (south) • Side (west) • Rear (corner) 	25' 10' 10' 25'	25' 25' 20' 25'
Common Open Space	18%	33.5%*

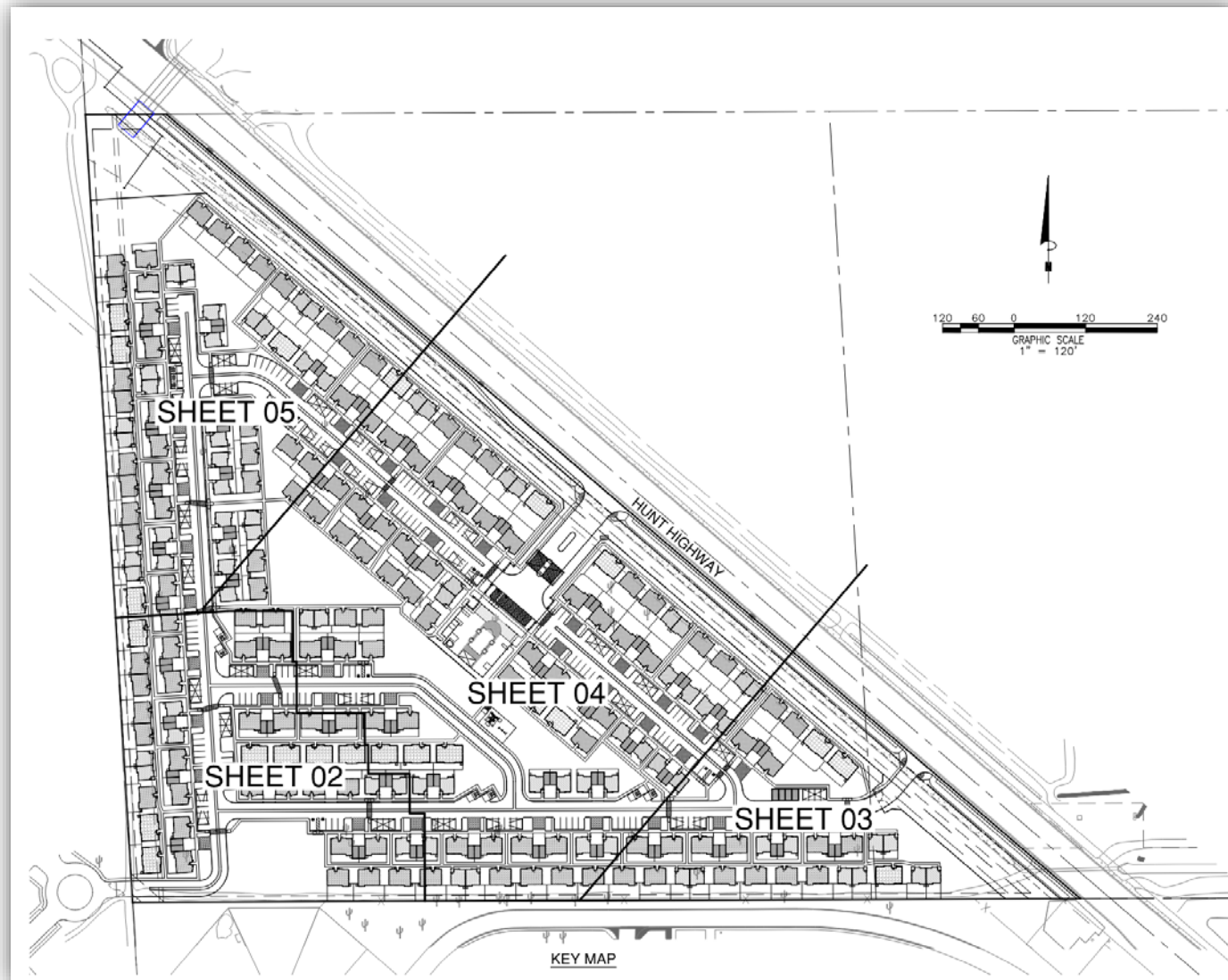
* Total common open space does not include the 11% additional private open space

Site Plan Overall



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Unit Types



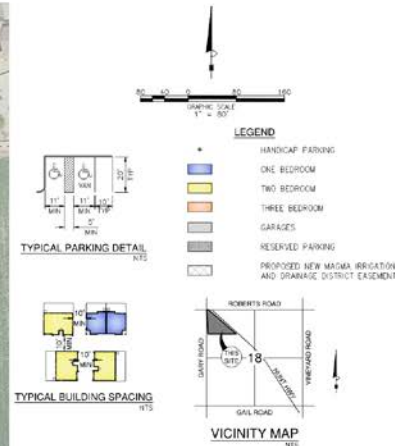
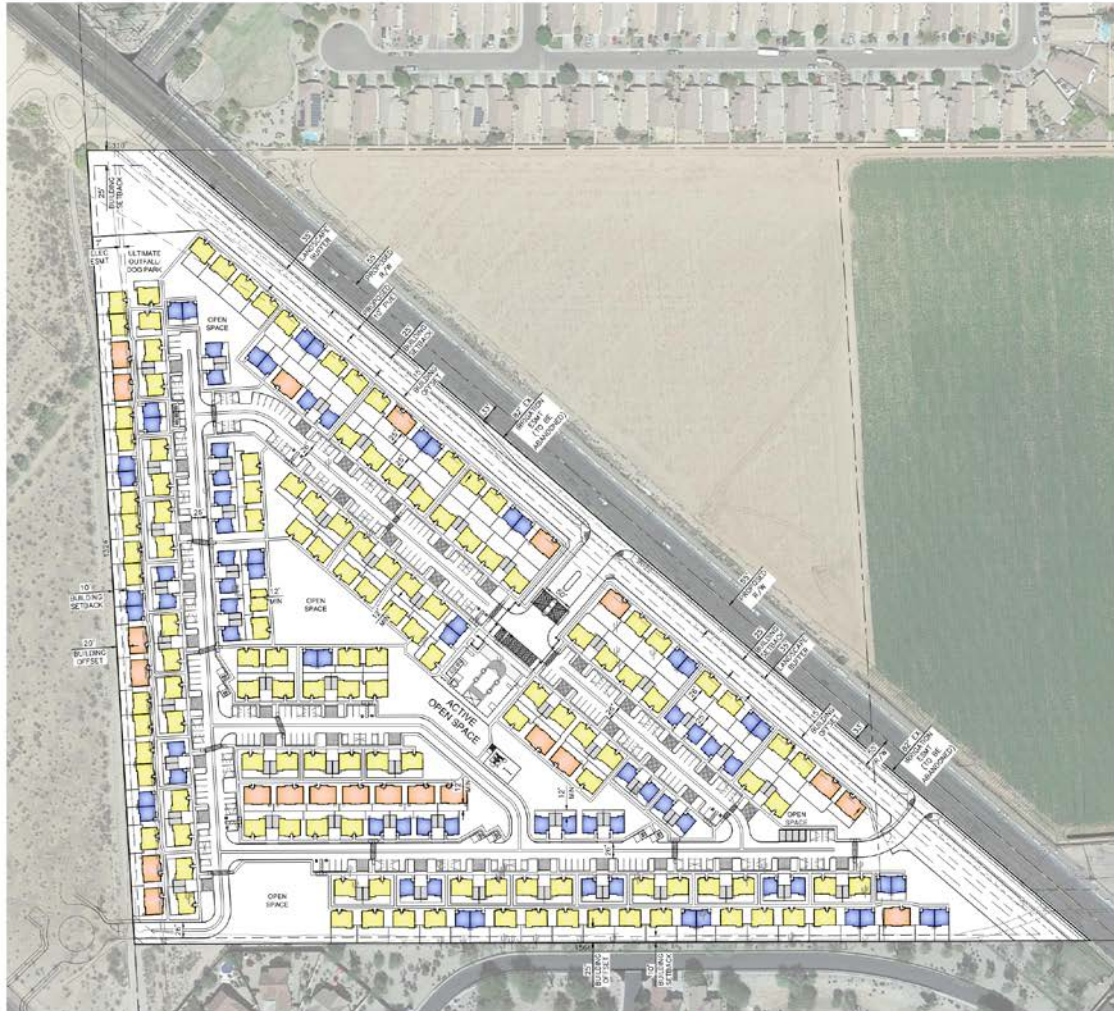
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Bowman
CONSULTING

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Tempe, Arizona 85281
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www.bowmanconsulting.com
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HANCOCK - HUNT HIGHWAY SOUTH
PINAL COUNTY
SAN TAN VALLEY, AZ

PROJECT NUMBER
PLAN STATUS
DATE DESCRIPTION
JOB NO. 202008-01-001
DATE 2/28/2020
1
SHEET 1 OF 1



LEGAL DESCRIPTION
EAST PORTION OF LOT 1 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, 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 BUIE COMPANIES
18127 N. WINDSOR BLVD.
SUITE 111-471
SCOTTSDALE, AZ 85260
CONTACT: CHRIS HANDES

DEVELOPER
HANCOCK COMMUNITIES, LLC
4840 E. CAMERON RD., SUITE 215
PHOENIX, AZ 85014
CONTACT: GREG HANCOCK

CIVIL
BOWMAN CONSULTING GROUP
1225 N. WASHINGTON ST.
SUITE 108
TEMPE, AZ 85281
CONTACT: BRUCE LARSON, PE
EMAIL: BLARSON@BOWMANCONSULTING.COM

UNITS AND PARKING			
	NUMBER OF UNITS	% OF UNITS	TOTAL PARKING PROVIDED
1 BEDROOM	36	15%	57
2 BEDROOM	86	35%	132
2 1/2 BEDROOM	84	34%	128
3 BEDROOM	92	37%	144
TOTALS	298	100%	461
REQUIRED PARKING (100%)			
TOTAL PARKING REQUIRED			441
ATTACHED GARAGES			102
RESERVED/UNCONCRETED PARKINGS			102
DETACHED GARAGES			4
PARKING PROVIDED FOR NON-GARAGE UNITS			
PARKING PROVIDED FOR NON-GARAGE UNITS			267

NOTE: TOTAL PARKING PROVIDED INCLUDES GARAGES
BUILDING HEIGHT: 15'6"
CALCLENTH: 5,522 LP
TRAIN ENCLOSURES PROVIDED: 12

SITE DATA	
GROSS ACRES	28.29
NET ACRES	28.29
PAC NET AREA	28.29
USABLE NET	22.12
PAC NET (BLDG)	7.92

Subject Plan Landscaping



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HANCOCK WALL PLAN

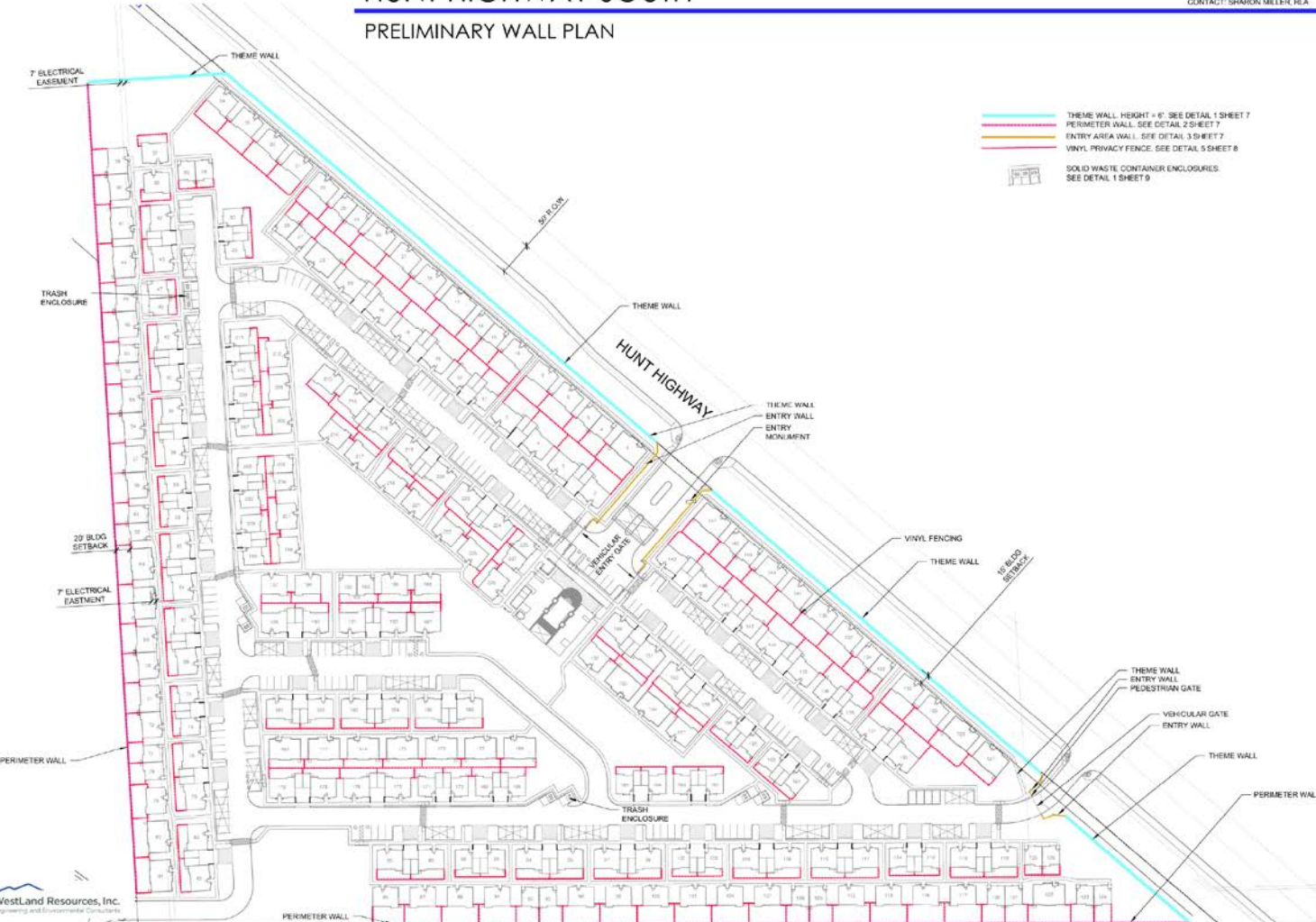



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HUNT HIGHWAY-SOUTH PRELIMINARY WALL PLAN

LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC.
2023 N. CENTRAL ST.
PHOENIX, AZ 85004
(602) 986-7903
CONTACT: SHARON MILLER, PLA

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



- THEME WALL HEIGHT = 6'. SEE DETAIL 1 SHEET 7
- PERIMETER WALL. SEE DETAIL 2 SHEET 7
- ENTRY AREA WALL. SEE DETAIL 3 SHEET 7
- VINYL PRIVACY FENCE. SEE DETAIL 5 SHEET 8
-  SOLID WASTE CONTAINER ENCLOSURES. SEE DETAIL 1 SHEET 9



SCALE: 1" = 40'
SHEET 4 OF 9
FEBRUARY 14, 2022

HANCOCK HOUSING TYPE



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ARIZONA RANCH STYLE

UNIT 1



FRONT



LEFT



RIGHT



REAR

HANCOCK HOUSING TYPE



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PRAIRIE STYLE

UNIT 3



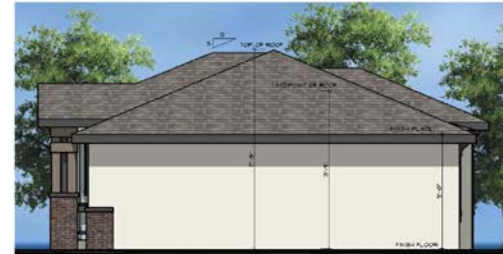
FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

Shaded sitting area, TV, Fire Pit



Open Space Amenities, Sitting areas, Character Imagery



North



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South



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East



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West



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- **Items for Board Consideration:**
- Subject site will be designated as “High Density Residential allows for a residential density as the proposed project with specific infrastructure.
 - ▣ Multi-family housing stock is lacking in San Tan Area with a population as high as 100,000 residents.
 - ▣ Staff has received many letters of concern and opposition.

PZ-PA-013-21, PZ-022-21 & PZ-PD-022-21

- **Items for Board Consideration:**
 - ▣ Pinal County supports high density housing stock.
 - ▣ Two neighborhood meetings were held.
 - ▣ The applicant has made many modifications to the original project design to help with Public concern and co-exist with surrounding communities.
- Reducing density below 8 units/acre,
- Adding a 3rd vehicular access to Gary Road where only 2 are required,
- Increasing open space above standards,
- Removed homes near the three adjacent homes in Solera at Johnson Ranch, and
- Increased the building setback to 25 feet, comparable to a single-family home.

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- ▣ PZ-PA-001-21, no Stipulations
- ▣ PZ-001-21, one (1) Stipulation
- ▣ PZ-PD-001-21, fifteen (15) Stipulations

Staff recommends Planning Commission to forward a recommendation of approval on all three cases.



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