

FINAL PLAT APPLICATION NARRATIVE

Prepared for: City of Maricopa

Prepared by: Bowman Consulting Group

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Project No.: 050892-01-001

Project Name: Hancock Communities – Gunsmoke
SWC of Honeycutt Road and Gunsmoke Road

1. PROJECT LOCATION AND SURROUNDING LAND USES

The proposed project is located on the southwest corner of Honeycutt Road and Gunsmoke Road. This parcel is 27.79 gross-acre. The net acreage is 24.96 acres. The property is in APN 510-71-011G and 510-71-033B. Existing single family residential is located to the north. The unpaved Gunsmoke Road, a mini storage facility and undeveloped land is located to the east. The unpaved Seven Ranch Road, scattered low density development, and undeveloped land is located to the south. Scattered low density development and undeveloped land is located to the west of the project.

This project will have a full-access main-marketing entrance and secondary exit-only access off Gunsmoke Road. An additional resident access will be provided off Whisker Road. An emergency-only access will also be provided off Honeycutt Road.

2. EXISTING AND PROPOSED ZONING

This property is currently zoned CB-2. The proposed zoning will be RM – Multiple Unit Residential.

3. PROJECT DESCRIPTION

This project is to be known as Hancock Communities – Gunsmoke. It will be developed as a unique, multi-family rental residential development with a density approximately 10 units per net acre. While multi-family in zoning, with multiple dwelling units on a single parcel, Hancock Communities – Gunsmoke will function more like a grouping of attached and detached single-family buildings. It is akin to a compact single-family subdivision with centralized amenities including an open-space turf area, and a resort style community pool. Hancock Communities –

Gunsmoke will fill a niche market for renters who do not need the size of a single-family home or do not want the maintenance that comes along with a yard; but also, do not want the traditional apartment experience with a neighbor above or below them. As such, each unit is single-story and offers a small private backyard, similar to a single-family home. The private backyard will be maintained by the management company, just like the remainder of the property. The units that front the internal accessways will include a one-car attached garage for each unit. This is an exciting evolution of the Build-For-Rent market to provide diversity and flexibility.

The single-story luxury rental homes will feature 9-foot-high ceilings, high-speed fiber optic internet, USB plug-ins, Smart Home technology throughout, upgraded kitchens and bathrooms, stainless steel appliances, upgraded window coverings, and attractive faux wood flooring.

For communal recreation, there will be a lawn area for active recreation, along with a community pool, spa, and covered Ramada.

The conceptual layout submitted as part of this Concept Review includes 253 rental homes consisting of a mixture of one- and two-bedroom units. Onsite below ground storm-water retention will be utilized to handle storm water flows. Drainage channels are planned along Gunsmoke and 7 Ranch Road to convey offsite flows around the site to their historical outfall points.

4. QUALITY DEVELOPMENT

The developer of this unique multi-family residential development strives to assure that Hancock Communities – Gunsmoke is a quality development that provides a pleasant residential environment. The Honeycutt Road boundary of this project will provide a 20-foot landscape buffer followed by 20-foot rear yards for the adjacent units to allow for a large setback. The perimeter units along the west will also provide a 15' minimum building offsets from the perimeter wall. The perimeter units along the east and south boundaries will be designed with 15-rear yards and will also be buffered by the offsite drainage channel. All buildings are one story to allow for a complimentary scale to the neighborhood. Units are clustered together with a common courtyard to provide a sense of belonging for the residents. Where possible, a parking island with a tree is provided at the entrance to the common courtyards. Private rear yards are provided for each unit to promote privacy from other units. It is envisioned that this site will have a main access on Gunsmoke Road. Additional points of access will be provided off Gunsmoke Road and Whisker Road. A fourth point of access which will be only for emergency-access will be included on Honeycutt Road. The development will provide pedestrian access to Honeycutt Road, Whisker Road, and Gunsmoke Road. Sidewalks will be utilized throughout the project as internal circulation between the units and the amenities provided as part of this development. There will be automatic gates that match the architectural theme of the development. Parking islands, with a minimum width of 5 feet with trees, have been placed throughout

the development to disperse the parking and allow for shade. Garages will be available to rent for an additional fee. The garages will be designed to match the development architecturally with garage doors set into the walls.

Our project entry will provide a sense of arrival at our main entrance off Gunsmoke Road by providing lighting, landscaping, specimen trees, portico, landscaped medians, and monument sign. To help prevent crime through environmental design, lighting will be provided throughout the site including streetlights, lights on building entries, and lighting under the covered parking. Refuse enclosures are placed to avoid blind spots and buildings are grouped to be visible from each other. Adequate lighting will be provided in open space areas and along pedestrian walkways.

Open space is provided with an active turf area, as well as a pool. Very few children are found in this type of development, thus there are no plans to provide a tot lot. Pathways will be provided from individual units to provide pedestrian access to the open space area.

A final landscape plan will be provided with the construction documents that will compliment this development, be similar in design to the surrounding neighborhoods, and will provide a unifying element. A tree will be placed in every back yard and decomposed granite will be placed throughout the development where hardscape or landscaping is not provided. All landscaping, including the back yards, will be maintained by the management company. A high-level professional management company will manage the project to assure the development and landscaping are well maintained.

Perimeter walls will be designed with architecture enhancements and material to compliment the architecture design of the project. Exterior walls will be broken up by pillars to avoid long continuous walls. All rear yards will be walled with a vinyl wall. Mailboxes will be clustered near the well-lit front amenity area. All mechanical equipment will be placed in rear yards to screen them from public view.

Refuse containers will be placed throughout the project to be easily accessible by the residents. They will be designed to be architecturally compatible with the buildings. The individual units will have pitched roofs and appear similar to a single-family home.

5. PROJECT PHASING

It is anticipated that the horizontal civil project construction (grading, drainage, wet utilities, etc.) will be completed as a single phase. The vertical construction will be divided into sequences to allow for the staged rental of units prior to the final project close out. Each sequence will consist of roughly 40 units. The first vertical sequence will include the pool complex and associated open space, models,

office, and 40+/- rental units. Internal sidewalks, precise grading and landscaping will be completed within the associated vertical sequence. Vertical sequencing will be laid out to facilitate the use of the secondary access for construction traffic.