

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Alexander Bosworth, Planner

Through: Rick Williams, Planning and Zoning Manager

Date: August 28, 2023

RE: **DRP23-09: Gunsmoke Multifamily – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a multifamily development located at the northwest corner of W Honeycutt Rd. and N. Gunsmoke Rd. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Lincoln Avenue Capital, LLC to develop a build-for-rent residential product on an approximately 25-acre site on APN parcel(s) # 510-71-0450.
2. This application follows a previously submitted Development Review Permit for Hancock Communities – Gunsmoke, which was presented to the Planning and Zoning Commission and approved on July 12, 2021. This project, under new ownership, is returning for a revised site plan for a similar housing product type.
3. The development will consist of the construction of the following elements:
 - a. 271 residential units on approximately 25-acre site, with a density of 10.8du/ac. The development will consist of a mix of 2- and 3-bedroom units in both single-unit buildings and duplex buildings. Each unit will range between 900 and 1,215 square feet in size and feature private fenced backyards.
 - b. Amenities include a clubhouse, fitness center, pool, internal pedestrian trails, and various ramadas, playgrounds, and outdoor play areas.
 - c. 531 off-street parking spaces with an average of 1.96 spaces per unit. The applicant is requesting a 20% reduction in the required parking (664 spaces) through the Sustainable Development Incentive Program.
4. Improvements to the surrounding infrastructure will be required for this project. The applicant has also submitted a traffic impact statement (TIS), which is currently under review by the City Engineer.

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- a. A previous TIS was submitted and approved in 2021 for the previous multifamily project for this site, which was for 253 units and had the same points of ingress and egress. The presently submitted TIS will work off of the previous statement for this updated site design.
- b. Half-street improvements are required up front for N. Gunsmoke Rd. and N. Whisker Rd., including but not limited to pavement, curb, gutter, sidewalk, and decorative street lighting.
- c. A cash-in-lieu option is available for the required improvements on W. Seven Ranch Rd., due to it being impractical to build at this time. These improvements include but are not limited to pavement, curb, gutter, sidewalk, and decorative street lighting.
- d. No improvements on W. Honeycutt Rd. are needed.
- e. Access to this development is provided as follows:
 - i. Main access north on Gunsmoke: all movements allowed.
 - ii. Secondary access south on Gunsmoke: all movements allowed.
 - iii. Emergency access on Whisker: only ingress allowed.
5. The applicant will develop the project using the federal Section 42 Low Income Housing Tax Credit (LIHTC) program, and will cater to workforce residents.
 - a. The development will be 100% restricted at income levels that are at or below 60% of the area median income for a minimum of 15 years.
6. The applicant has conducted all required public notification as provided in the Maricopa City Code. Staff has received no written comment regarding this application as of the writing of this memo. Notification for this project included the following:
 - a. August 8, 2023 – Mailing notices to all property owners within 600 feet
 - b. August 9, 2023 – Sign posting on the site

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Landscape Plan

Exhibit D – Open Space Exhibit

Exhibit E – Color Elevations

Exhibit F – Photometric Plan