

**STAFF REPORT****Case Number: SUB21-36**

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Economic & Community Development Director

From: Rick Williams, Economic & Community Development Planning Manager

Meeting Date: April 5, 2022

REQUESTS

Subdivision (SUB) 21-36 Hancock Gunsmoke Final Plat: Bowman Consulting on behalf of Hancock Communities, is requesting final plat approval of the Hancock Gunsmoke Final Plat, comprised of approximately 27.79 acres generally located at the southwest corner of Honeycutt Road and Gunsmoke Road. **Discussion and Action.**

APPLICANT

Bowman Consulting
 1295 W. Washington Street, Suite 108
 Tempe, AZ 85281
 Contact: Lucy Wright
lwright@bowman.com

DEVELOPER

Hancock Builders
 4040 E. Camelback Road, Suite 215
 Phoenix, AZ 85018

COUNCIL PRIORITIES CONSIDERED

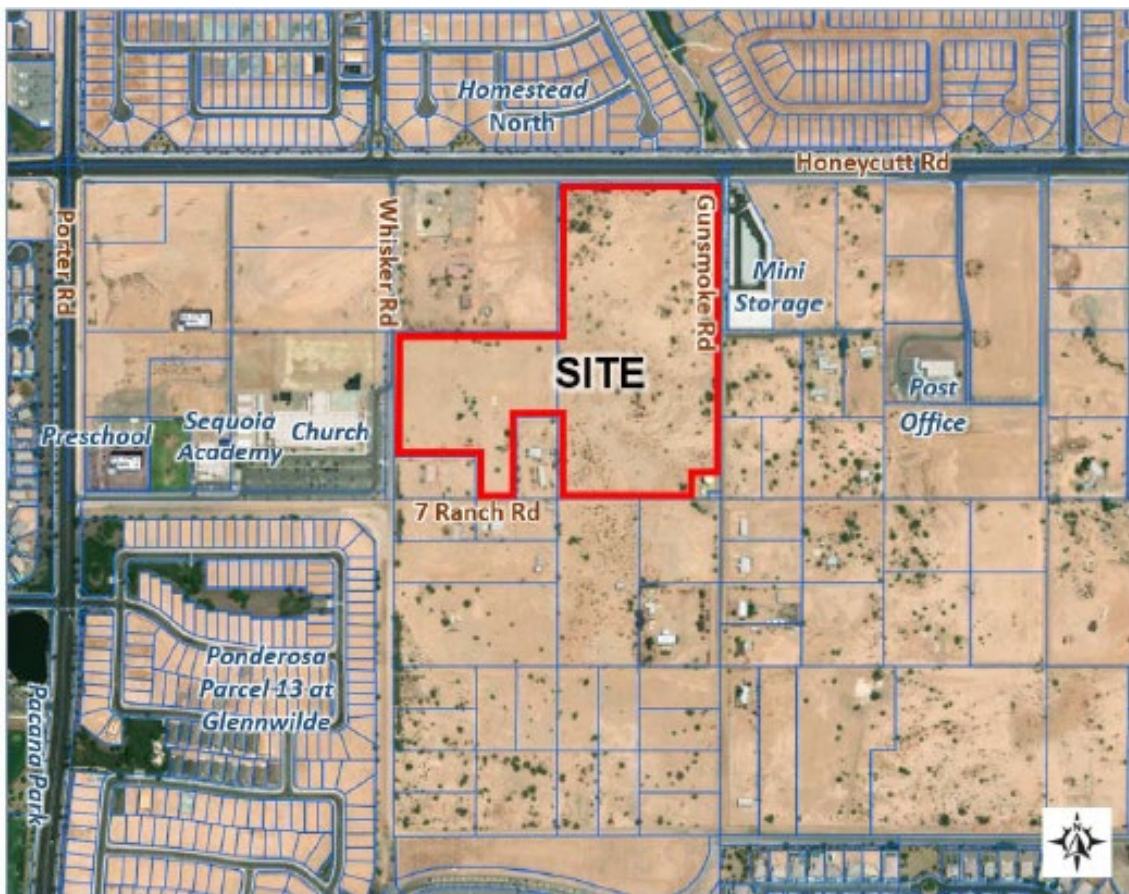
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

Site Gross Acres	28 acres
Parcel #	510-71-034A, 510-71-033B, and a portion of 510-71-011G
Site Address	N/A
Existing Site Use	Vacant
Proposed Site Uses	Multiple Unit Residential
Existing General Plan, Land Use	Mixed Use
Existing Zoning	CB-2 Commercial
Overlay Zoning	None
Allowed Building Height	36-feet
Number of Units	253
Minimum Parking	517 parking spaces
Parking Provided	568 parking spaces

SURROUNDING ZONING/USE:

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential	CR-3 Residential	Homestead
East	Mixed Use	CB-2 Commercial and GR General Rural	Self storage and vacant
South	Mixed Use	GR General Rural	Vacant and Single Family Residential
West	Mixed Use	CB-2 and CR-3	Church and Vacant

Site Location Map

HISTORY SUMMARY

- 2003 – Rezoned to CB-2 Zoning, Pinal County Case # PZ-17-03.
- 2021 – Rezoned to RM Multiple Unit Residential, City of Maricopa Case # ZON21-02
- 2021 – City Approved the Hancock Gunsmoke # DRP21-07

ANALYSIS

Hancock Communities is proposing a single-family attached and detached gated residential luxury rental community with approximately 253 units and a density of approximately 10.1 units per net acre. While multi-family by nature because of the multiple dwelling rental units on a single parcel, this housing product functions more like a nicely designed, single-family community with attached and detached homes. The overall development has common open space amenities that benefit all, but every individual unit also has a private backyard enclosure. To ensure the highest quality site maintenance, both the private and common open space maintenance will be administered by Hancock Communities.

The proposed Final Plat combines lots, dedicates public easements, drainage easements, and public rights-of-way in conformance with the approved Hancock Gunsmoke Site Plan as follows:

- Gunsmoke Road Right-of-Way: The Final Plat dedicates 30-feet of half-street right-of-way adjacent to Gunsmoke Road and a 38 to 46 foot drainage easement from Honeycutt Road to Seven Ranches Road.
- Seven Ranches Road Right-of-Way: The Final Plat dedicates 25-feet of half-street right-of-way adjacent to Seven Ranches Road and 32-feet for additional drainage.
- Whisker Road Right-of-Way: The Final Plat dedicates 30-feet of half-street right-of-way adjacent to Whisker Road.
- Honeycutt Road Right-of-Way: The Final Plat does not dedicate any additional right-of-way for Honeycutt Road but does dedicated a 20-foot landscape tract adjacent to the developments Honeycutt Road frontage.
- Public Utility Easements: Per City standards, the proposed Final Plat dedicates eight (8) foot public utility easements (PUEs) adjacent to Gunsmoke Road, portions of Seven Ranch Road, and adjacent to the projects Whisker Road boundary.

CONCLUSION

Staff recommends approval of case SUB21-36 Hancock Gunsmoke Final Plat, subject to the conditions of approval stated in this staff report:

1. The improvement plans shall be constructed in accordance with plans approved by the City Engineer, State agencies and utility companies.
2. Changes/amendments not included with this application request and or addressed during the city's review shall require separate review and approval by staff and if deemed necessary, review and approval by the same approving body for this application as determined by the City Engineer and Zoning Administrator.
3. In accordance to the City's Subdivision Code approval of the final plat is valid for a period of twelve (12) months from the date of City Council approval. If the developer fails to provide the required material or perform the necessary work that includes the required improvement plan approval within the twelve (12) month period, the final plat approval by

City Council shall become null and void. Any further action on said plat, after the expiration of the approval, shall require a complete re-submittal of the plat.

4. Human remains and artifacts have been found in the Maricopa area. “Public law 101-601, Native American Graves Protection and Repatriation Act” and “Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions”, A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
5. After recordation of the plat and Pinal County has assigned an assessor parcel number, the applicant shall be responsible of applying for an address request for all single family residential lots.
6. Public disclosure of potential noise impacts – constructive knowledge of potential railroads/agricultural/industrial impacts shall be made to future purchasers, mortgagees, renters, occupier and users of the property.
7. Prior to the recordation of the final plat, the applicant/developer shall address any and all remaining Planning and Engineering issues.

ATTACHMENTS / EXHIBITS:

Exhibit A: Project Narrative

Exhibit B: Hancock Gunsmoke Final Plat