

Rezoning Narrative

Hancock - Gunsmoke

Southwest Corner of Honeycutt Road and Gunsmoke Road
Maricopa, Arizona



Submitted: March 24, 2021

Submitted to:

City of Maricopa
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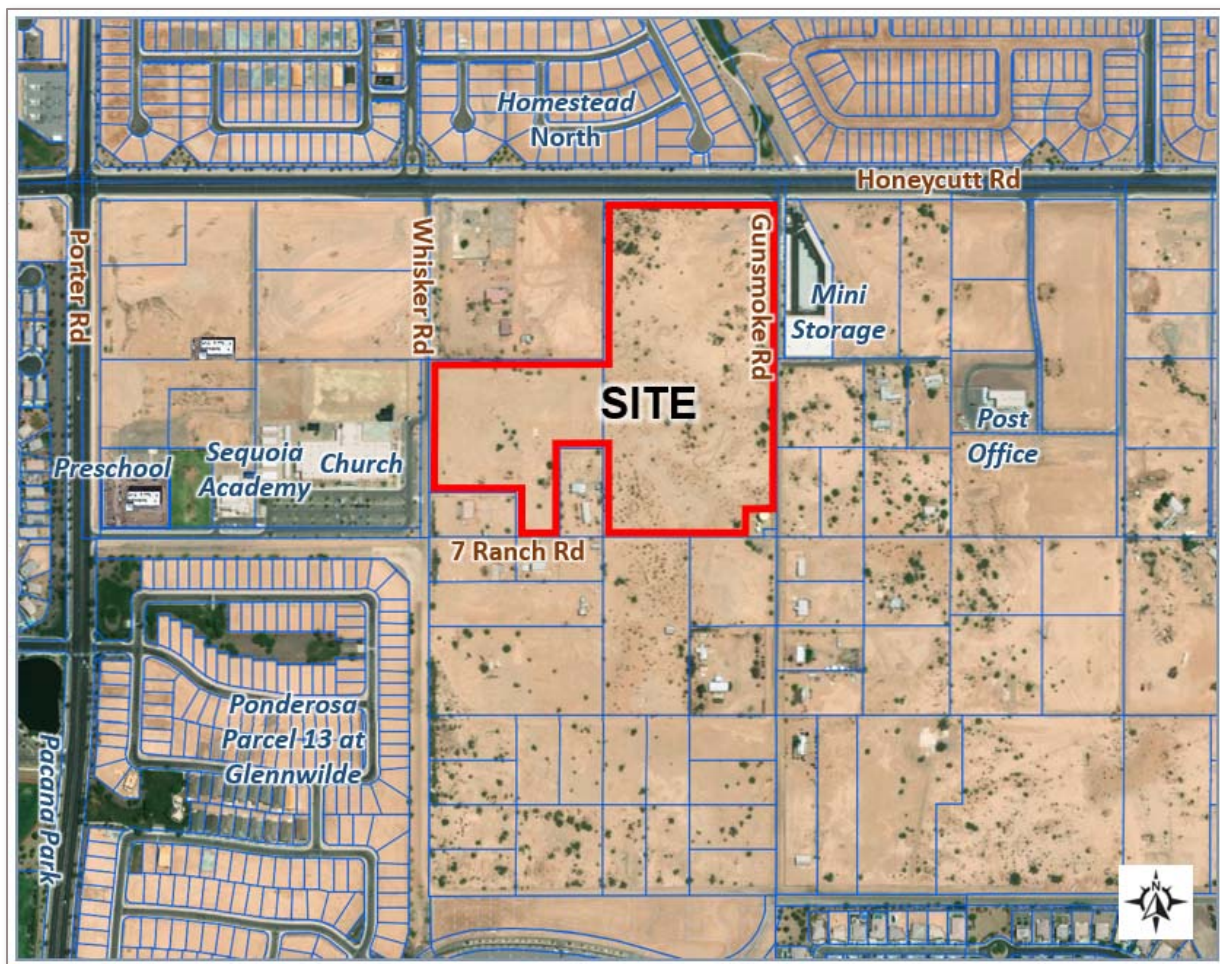
Appendix

- A. Preliminary Site Plan and Details
- B. Preliminary Landscape Plan and Exhibits:
 - Preliminary Landscape Plan
 - Amenity and Entry Monumentation Plan
 - Wall, Monumentation, and Fence Details
- C. Preliminary Elevations and Floorplans

I. Introduction

Pew & Lake, PLC, on behalf of Hancock Communities, is pleased to submit this narrative and related exhibits for a Rezoning and Development Review Permit application for residential development on the approximately 28 gross acres (25 net ac.) of vacant land at the southwest corner of Honeycutt Road and Gunsmoke Road in the City of Maricopa (APNs 510-71-034A, 510-71-033B, and a portion of 510-71-011G – together the “Property”). These development requests are for a professionally managed single-family attached and detached gated community with one-story rental homes. The proposed development incorporates lifestyle amenities and a generous landscape and open space plan that will bring about a high-quality development to complement and enhance the area. The site aerial is depicted below:

Figure 1 – Aerial Context



Our request is for City of Maricopa approval of the following:

1. Rezoning from General Business (CB-2) to Multiple Unit Residential (RM); and
2. Development Review Permit (DRP)

It is understood that a lot line adjustment will be subsequent to these requests to carve-out the well site at Gunsmoke and 7 Ranch Road and to combine the site into one parcel.

II. Existing Site Conditions and Relationship to Surrounding Properties

The Property is vacant and has relatively flat topography. Honeycutt Road runs along the northern property line, followed by the Homestead North subdivision. Abutting the east property line is Gunsmoke Road, then a mini-storage facility. Seven Ranch Road and vacant land are adjacent to the south property boundary. Whisker Road, then a church and vacant land abut the west property boundary.

Table 1 - Existing and Surrounding Land Use Context

Direction	General Plan Land Use	Existing Zoning	Existing Use
Property	Mixed Use	CB-2	Vacant
North	Medium Density Residential	CR-3	Honeycutt Road Single-Family Residential
East	Mixed Use	CB-2 and GR	Gunsmoke Road Mini-Storage, Vacant
South	Mixed Use	GR	Vacant, Well Site Single-Family Residential
West	Mixed Use	CB-2 and CR-3	Church, Vacant

III. Existing Zoning and General Plan Designations

As shown in the below City of Maricopa General Plan ("General Plan") Land Use Map (Figure 2), the Property is designated as Neighborhood General Plan. The Property is zoned R1-43. Figures 3 and 4 below illustrate the existing and proposed zoning.

Figure 2 - General Plan Land Use Map

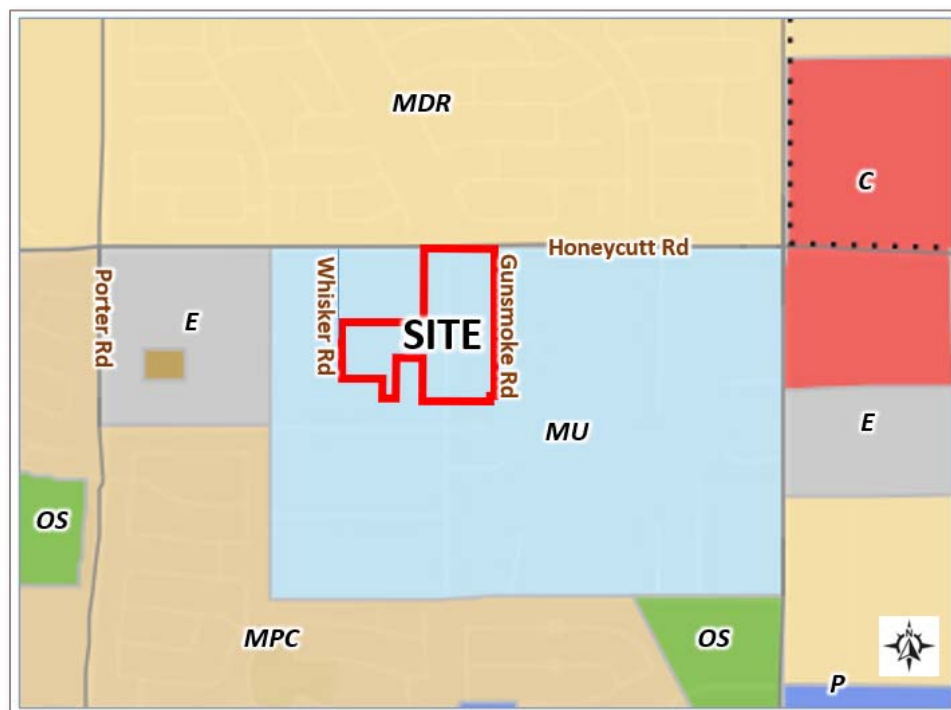


Figure 3 – Existing Zoning Map

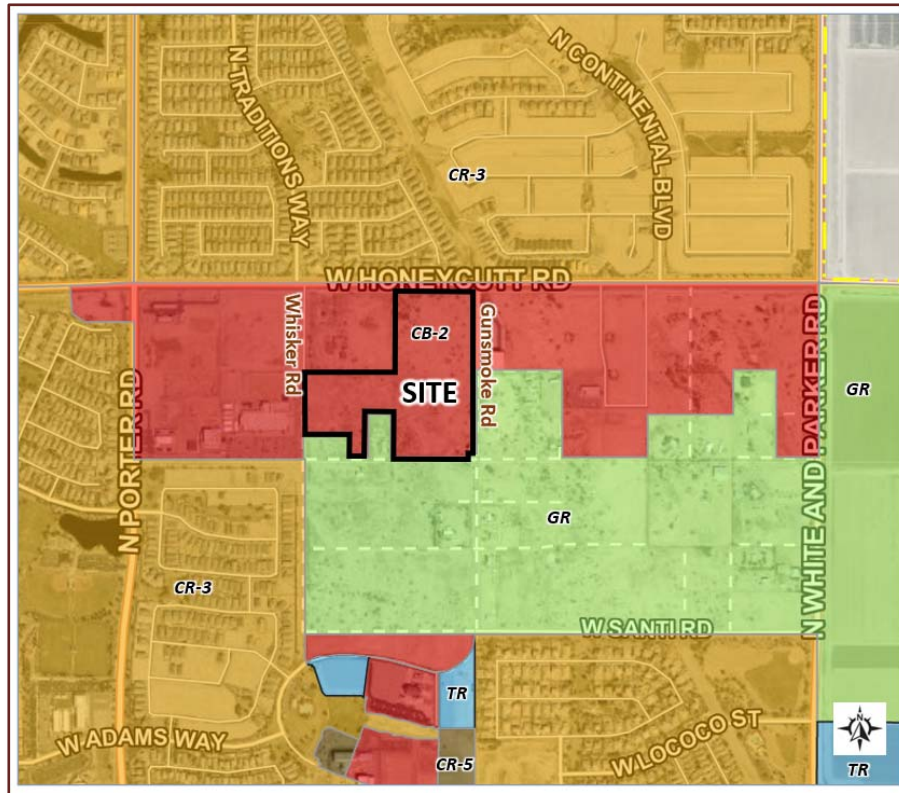
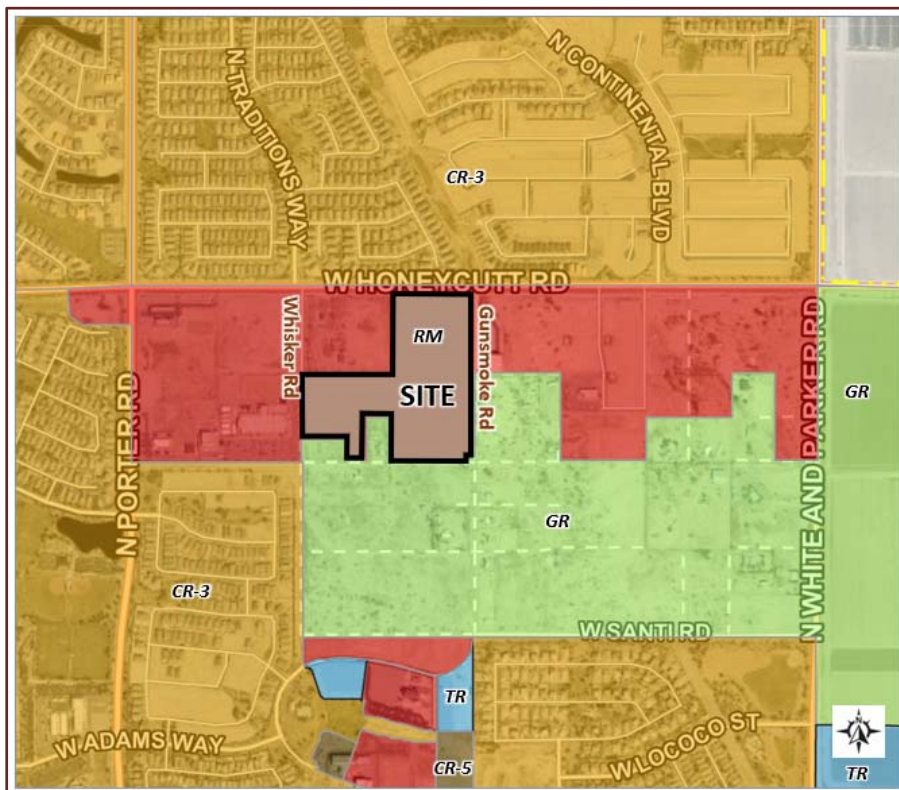


Figure 4 – Proposed Zoning Map



IV. Zoning Description

The purpose of this application is to request RM zoning to allow a hybrid housing product that provides enhanced benefits to the City. This will help ensure the health, safety, and welfare of the future residents. Proposed is 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 housing units have the appearance of small cottages, not tall apartment buildings, many of which have attached garages. 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 submitted Preliminary Site Plan and Project Density Summary are depicted in Figure 5 and Table 2 below.

Figure 5 - Preliminary Site Plan

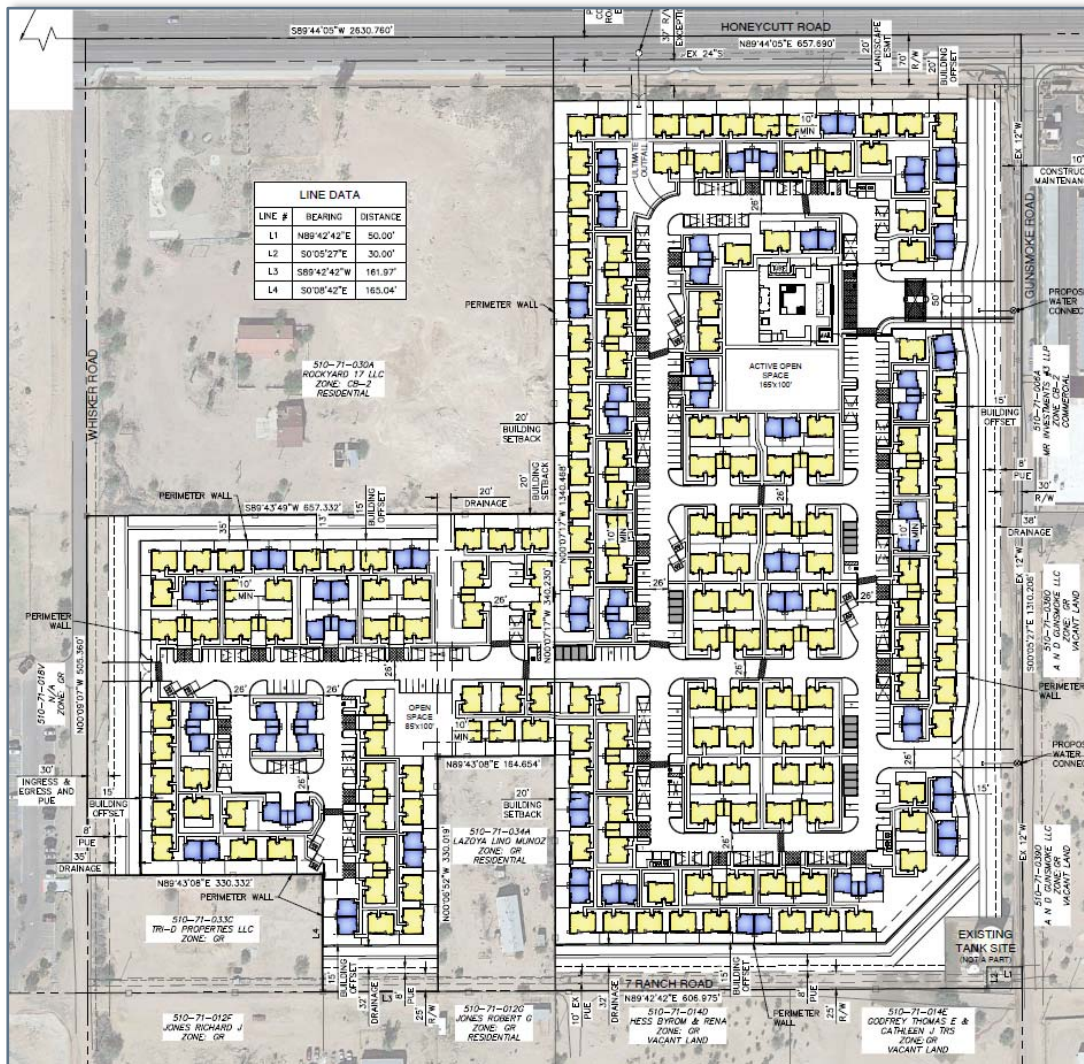


Table 2 – Project Density Summary

Project Area	Acres
Gross Project Area	27.79
Public Streets/ROW	2.83
Net Project Area	24.96
Project Density Calculation	
Total Units	253
Overall Net Density	10.14 du/acre

This proposed hybrid housing product fills a demanded gap in the market for families who are “renters by choice” – those who seek the qualities of a single-family home as well as the benefits of a professionally managed community. Common households this type of project seeks to serve are young professionals (single and/or married) and retirees looking to downsize to a more manageable lifestyle.

With the proposed development, the applicant seeks to create a sustainable community where neighbors enjoy proximity to amenities and a strong sense of community. The buildings’ orientation and site amenities create an environment where community can be built among residents. The residential units are designed in a cluster configuration with units oriented toward a shared and connected pedestrian courtyard. Lifestyle amenities and a vast open space area are centrally located for convenient access for all residents.

1. Site Access and Circulation

The main entrance will be located off of Gunsmoke Road south of Honeycutt, which will include a portal architectural feature and landscaped median that establish a prominent a sense of entry and a statement as to the project’s low-intensity residential character. The entry “Ts” into the central amenity area as a focus point. Two limited, secondary gated access points are located further south on Gunsmoke Road and to the west on Whisker Road to facilitate safe and efficient vehicular movement to and from the site. The preliminary plan is to improve Gunsmoke up to the site entries, and if permitted by the adjacent owner, the applicant will extend Whisker Road from the secondary entrance to Honeycutt Road. Gated driveways connect to a looped system of private drives that are designed with the requisite width and turning radii to comply with City Code requirements.

As submitted, the proposed circulation and parking plan will comply with the applicable City requirements. The proposed parking plan will offer individual attached garages for various 1-2 bedroom units, which will be setback 20 feet and also have a third tandem space reserved with landscaped islands on either side. These are combined with additional covered parking spaces and open public parking, which will address the anticipated parking demand for residents and visitors. The composition of the various parking methods is an enhanced features that will respond positively to the future residents of the community.

Fire access will comply with City Code requirements. Also, to minimize the impact of the waste disposal containers, enclosures will be designed per the City Code and appropriately located to promote site safety and functionality for the collection vehicles.

2. Open Space and Landscape Design

As shown on the preliminary site plan, the proposed development will offer a generous amount of landscaping, courtyards, amenities, and a connected pedestrian circulation system. Where 20% of common open space is required, minimum 28% (net) of common open space is provided on the preliminary plans with various features that create a resort-style living environment (see the Open Space Summary in Table 3 below). The proposed open space includes open space in the backyards of each unit, which form part of Hancock's hierarchy of open space that creates more depth and quality to the development. These various amenities are enjoyed by residents based on feedback from past projects.

Table 3 - Open Space Summary

Net Area: 24.96 acres

	Required	Proposed
Min. Common Open Space		
%	20%	28%
Acres	5.0	Min. 7.0
Min. Private Outdoor Living Area/Unit		
SF/Unit	120 SF/Unit Average for 30% of the units	600 SF/Unit Average for 100% of the units
Min. Usable Open Space		
%	60% of total OS	Min. 60%
Acres	2.99	3.0

a. Common Open Space

The Property will feature diverse multi-generational amenities appealing to the anticipated residents of the proposed development. A central amenity area and dispersed open space features include, but are not limited to, a pool amenity, fitness studio, large turf lawn, BBQ amenities, lawn areas, and gathering areas with seating and shade trees and structures. For an enhanced gathering space, the pool area will include a prominent shade ramada that is designed with an elongated fire pit, as shown on the submitted preliminary architectural exhibits. Secondary onsite open space amenities may include landscaping and shading, meandering pathways, and outdoor seating. The active and passive open space and pathways, when combined with the provided private open space above the minimum requirements, will comply with the Zoning Code requirements for shared amenities.

b. Private Open Space

In addition to the above common open space, active open space areas and private open space areas will combine to make-up a significant portion of the site area and in addition to the

interior plans will count toward the storage requirement. Proposed is approximately 600 sq. ft./unit average for 100% of homes (where 35% is required) as shown in Table 3 above. 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 City standards.

Figure 6 below depicts representative imagery of the community amenities offered, which will be modified consistent with the proposed development character, colors, and materials of the development plan submitted for review.

Figure 6 – Representative Imagery of Community Amenities



c. Pedestrian Pathways

The proposed landscape plan incorporates a variety of pathways unique to this type of housing product that will connect the residents to the outdoor environment. Overall sidewalk design will focus connectivity from each semi-private cluster of homes to the common open space amenity areas. The vision is to not connect each cluster together to

maintain some level of privacy and a sense of security for residents, which has proven to be a desirable feature to residents in the applicant's experience.

The main open space amenity near the pool amenities will be surrounded by pathways, and additional pathways will be provided that is connected to both the individual units to amenity areas. Throughout the project, colored/stamped pavement material will be provided at pedestrian crossings. The quantity and locations are carefully designed to balance wayfinding, pedestrian safety, and quality design with efficient vehicular circulation.

d. Landscape Buffers

The landscape and open space design is intended to establish natural buffers and transitions between uses, promote multiple modes of travel and active lifestyles, and create an aesthetically pleasing natural environment, as follows:

- Honeycutt Road – A 35-foot buffer is provided along Honeycutt Road: 20 feet will include a continuous landscape buffer with a palette of trees and shrubs that will soften the feel along the Property's perimeter. The remaining approximately 15 feet will comprise the enclosed backyards of housing units along that frontage with minimum 6-foot screening walls.
- Whisker Road - The proposed perimeter buffer is 43 feet plus minimum 15-foot backyard enclosures (total 58 feet). This area will include landscaping, a pathway, PUE, and drainage areas.
- Gunsmoke Road –Proposed is a perimeter buffer of 46 feet plus minimum 15-foot backyard enclosures (total 61 feet). This area will include landscaping, a pathway, PUE, and drainage areas.
- 7 Ranch Road – Proposed is a 40-foot perimeter buffer and 15 foot enclosed backyards (total 55 feet).

Within the perimeter landscaping along main roadways, vegetation will be arranged in natural rows with patterns, layered geometry, and plant selection will create a textured quality that will provide shade and flourish in the local climate.

Perimeter landscaping and enclosed backyards will separate buildings along the project's abutting right-of-way frontages on Gunsmoke Road, Seven Ranches, and Whisker Road in accordance with City standards. As proposed, the buffer areas will create a high quality "visual separation" and "transition" that will increase the compatibility to the adjacent properties.

3. Development Standards

The proposed standards comply with the Zoning Ordinance as they relate to RM zoning, and they help implement the General Plan goals and policies. As summary of how the development standards comply is provided in Table 4 below.



Table 4 – Development Standards

	RM Required	Provided
Lot Density Standards		
Minimum Lot Area (SF)	7,000	24.96 ac.
Minimum Lot Width (ft.)	60	657
Maximum Density (du/net acre)	12	10.14
Maximum Lot Coverage (%)	50%	
Building Standards		
Maximum Building Height (ft.)	36	15.5
Max. height to RS District, A.	30	
Minimum Building Setbacks:		
Front (north): Honeycutt Rd. (ft.)	20	20 to perimeter wall 35 to blg.
Side, Interior (ft.):	20	Interior Lot: 15-20 ft. to blg. With enclosed backyards
Side, Street: (ft.): Gunsmoke Rd. and Whisker Rd.	5	7 Ranch Road: 43 ft. perimeter wall 58 ft. to blg.
Rear: 7 Ranch Road (ft.)	20	7 Ranch Road: 40 ft. perimeter wall 55 ft. to blg.
Transitional Setbacks: 18.35.040.A.		Interior Lot:
Interior Side to RS District (ft.)	15	15-20 ft. to blg. With enclosed backyards
Rear to RS District	20	
Min. Building Separation (ft)	10	10
Total Open Space	20%	28%
Private Outdoor Living Area (SF/unit)	120 SF ave./ unit for 35% of ground floor units	Min. 600 SF ave./ unit for 100% of ground floor units
• Ground Floor Units		

4. Preliminary Design Themes

The preliminary design and character will celebrate the heritage inherent to City of Maricopa. At the site entry, a landscaped boulevard will create a prominent sense of arrival for the community with specially designed walls, landscaping, street design, and an entry monument. Color paving such as stamped pavement will be incorporated into the entry from Gunsmoke Road. The perimeter wall fronting Honeycutt Road and at the main site entry will be aesthetically pleasing with appropriately spaced columns and material and color variations in accordance with City standards. Along the street frontages, the perimeter landscape buffers and will soften the feel along the street. Units backing onto the perimeter buffer will be protected from roadway effects by the proposed backyard enclosures, integration of open space, retention areas, and plant material.

The community entry monument will be designed to complement the colors, materials and architectural style of the proposed development. Situated at a focal point and terminus of the community's primary entry will provide views toward the community pool and shade structure amenity area. View fencing that frames the open space area in the background will create an impactful statement when entering the Property. The design of the buildings and landscape plan at the site entry will establish the project's low-intensity residential character and high-quality residential design.

Throughout the development, walls, lighting, and structures will be designed comprehensively in accordance with City standards and the project's design themes. The overall design of the project will be pedestrian oriented and provide for enhanced visual interest and sensitivity to nearby uses.

Craftsman, farmhouse, and East Coast architectural themes known as Hancock's Nantucket and Hampton Bay plans are incorporated into the proposed buildings. They include 8 elevations and 6 color schedules:

- 2 for the 1-bed duplex
- 2 for the 2-bed detached unit
- 4 for the attached private garage units (1-bed duplex and 2-bed duplex)

Units which will be designed with sloped gable and hip roofing patterns that improve upon the flat roofing systems seen in other projects. The architecture will incorporate undulation, wall and garage recesses, and varied wall planes and roof lines appropriate to the scale of the buildings. Elevations will be punctuated with various design materials including natural stone, a variety of brick materials, and concrete roof tile. Details, such as corbels, shudders, columns, dormers, trim, and complementary color schemes will add tasteful variety to the project consistent with related developments in the area. Private patios will transition to the outdoor spaces for each unit.

Window trim and detailing will have unifying elements across the elevations. In the submitted elevations indicate that the size and design of the windows correspond with the functionality of the interior design and floorplans. They are designed to allow natural lighting to enter the interior spaces from multiple directions and accentuate views to the outdoors. The sizing and styles are consistent with single-family dwellings, in contrast to typical large-scale multi-family projects with rows of units with fewer exterior walls with direct natural lighting.

Interior spaces will also have high-quality features, such as 10-foot ceilings, granite countertops, and a host of new "smart home" technology, including a digital thermostat, lighting controls, doorbell with camera, keyless entry, and a security system – all controlled by a mobile app. As designed, the project will be ideal for families and individuals who enjoy the outdoors and who seek to be long-term residents in the community.



5. Justification for Proposed Zoning

The proposed zoning is supported by the distinct location and design of the proposed development. The site design features to offer the quality, cohesive design, open space, and creativity needed to promote a vibrant and sustainable community. The development plan is designed on an irregularly shaped lot with roadways on three sides in the applicant's successful consolidation of multiple parcels. These features are unique considerations that impose limitations to development on the site that warrant special consideration. The below benefits support the proposed zoning:

- Introducing a high-quality planned development into the City that fosters the General Plan goals and vision;
- Designing appropriate buffers and transitions between residential uses;
- Implementing diversity in residential densities and nonresidential uses that are tailored to the fabric of the City and surrounding properties;
- Providing layers of landscaping, open space, and amenities that support a pedestrian-oriented environment and residential uses;
- Planning for uses that complement and support the nearby horizontal mix of land uses;
- Improving the Property in a manner that will sustain the City's fiscal objectives, including provision of utilities, infrastructure, and institutional services; and
- Preserving the City's design character through the proposed uses and high-quality design themes

V. General Plan Compliance

The proposed development supports the vision, goals, and policies of the City of Maricopa General Plan and the Mixed Use land use designation. According to the General Plan Land Use Plan, the Mixed Use category allows for different types of uses within the same district, with pedestrian connectivity between them. Residential densities are suggested to be minimum 8.0 units per acre. Proposed is a 10.14 per-acre density that meets that minimum standard. It provides a residential use adjacent to existing and planned commercial and non-residential properties and will contribute to additional opportunities for investment in local businesses and economic development.

In consideration of the surrounding context, the proposed RM category is consistent with the Mixed Use category's intention of creating a balanced blend of land uses and also being "consistent with the overall character of the existing zoning." This especially applies to properties in the Seven Ranches area, where creative opportunities to high-quality development on assembled property are encouraged. As proposed, RM zoning is complementary to the adjacent commercial CB-2 zoning on the east and west sides of the property because of the General Plan's Mixed Use category and given the surrounding low-density residential land uses that are part of the make-up of the surrounding area. The medium-density nature of this proposed gated community makes it compatible with these

surrounding land uses and designations. The proposed perimeter walls, landscaping, single-story homes, and design character combine to create a harmonious use within the surrounding land use, zoning, and general plan context.

Relating to the various General Plan elements, the rezoning request responds to the vision to maintain the City 's unique character by:

1. Encouraging a horizontal mix of uses on an infill property adjacent to residential and non-residential uses (*Goal B.1.3, Objective B1.3.1*).
2. Responding to the need to provide diverse housing options that meet the dynamic housing needs of the community (*Housing Element, Goal B2.1, Objective B2.1.2*).
3. Promote varied housing types on infill properties, such as the subject Property, which is in a growth area surrounded by current development; unique housing types such as the proposed development is appropriate for the Growth Area where it is located (*Housing Element, Goal B2.2, Objective B2.2.1-2*).
4. Promoting residential development with generous open space and landscape buffers that transition the use from areas of higher intensity and major streets to areas of lower intensity (*Goal B.1.4, Objective B1.4.2, B1.4.6*).
5. Developing a compatible residential use with building scale and transitioning features that are compatible with the surrounding commercial zoning and existing single-family land uses (*Goal B.1.4, Objective B1.4.1*).
6. Consolidating smaller parcels and designing an orderly development as encouraged in the Seven Ranches area (*Rehabilitation and Redevelopment, Section 3.b, Neighborhood Revitalization Objective B5.1.4*).
7. Implementing a land use consistent with the American Planning Associations' 2012 CPAT analysis referenced in the General Plan, as follows:
 - Providing a residential use that will support future growth of commercial investment;
 - Assisting with the provision of water infrastructure necessary to meet fire code requirements;
 - Improve streets and infrastructure abutting the property to facilitate access to the area and extension of services for the proposed development;
 - Providing engineering for drainage studies to alleviate impacts from storm events; and
 - Consolidate parcels and design a project with quality standards and a holistic approach to create a cohesive whole.
8. Incorporate aesthetically pleasing design components and a holistic design quality with carefully planned open space amenities and landscaping, which will promote long-term occupancy, create stability, and maintain the character of the City.

9. Promoting maintenance of high-quality neighborhoods through the professional management of the project, which will ensure a healthy, safe, and attractive environment.
10. Facilitating expansion of private active open space and recreational opportunities for the future residents and providing for the private open space amenities to reduce the City's burden of park management and operations.
11. Coordinating and providing additional and needed infrastructure (i.e., water, sewer, streets) to accommodate anticipated growth in this area of the City ; developing on a property within the City limits and within close proximity to services with adequate capacity to serve the proposed use.

VI. Public Infrastructure

The proposed development will be developed in accordance with the City and respective agency standards for utilities and right-of-way improvements and infrastructure, which is summarized in the sections below.

1. Adjacent Water Tank and Facilities

Adjacent to the Property's southeast corner is a water tank and facilities site that the proposed development plan wraps around. A future lot line adjustment as part of this development process will allow that site to increase its parcel size to accommodate the existing facilities at that location. Its proposed dimensions are 100 ft. x 110 ft. On the subject Property, the perimeter site wall for the gated community is laid out at an angle, and project landscaping and siting of the homes provides generous landscaping, buffers, and separation to the water tank site. The buffering will exceed minimum standards and contribute to an enhanced character for the community.

2. Right-of-Way Improvements

Half-street right-of-way improvements will be constructed along the property's boundaries at Honeycutt, Gunsmoke, and Whisker with limited exceptions on Gunsmoke given existing conditions and constraints outside that applicant's control that will require the City's future coordination with adjacent property owners over time. Specifically, there is a water tank and facilities site located adjacent to the Property's southeastern corner, which encroaches into the limits of the half-street street improvements on the subject Property's side of Gunsmoke and Seven Ranches.

To accommodate this encroachment, on Gunsmoke, the applicant proposes installation of the half-street right-of-way improvements only up to the southern driveway access on the west side of Gunsmoke and deferred improvements coordinated by the City for the remaining portion with any necessary taper or modifications for a through route. Similarly, along Seven Ranches Road, the various breaks in ownership along that street prevent the ability to implement a quality improvement plan that will promote the functionality and maintenance and over time, and as such, the applicant proposes deferred maintenance of those street improvements to be coordinated by the City with the various property owners.

3. Utilities

Utilities will be provided as listed below. The applicant is continuing to analyze the available services and connections, but its preliminary assessment reveals there will be adequate capacity to service the proposed residential use.

- Water: Seven Ranches Water District
- Waste Water: Global Water
- Electric: Electric District #3
- Gas: Southwest Gas
- Telecommunications: CenturyLink, Orbitel Communications
- Police: City of Maricopa
- Fire: City of Maricopa
- School: City of Maricopa Unified School District, Charter, Private Schools

4. Water

Potable water service is to be provided by the Seven Ranches Water District. Two connections are proposed to a 12-inch water main in Gunsmoke Road and a 12-inch proposed water main extension in Honeycutt Road. Regarding capacity, the existing and planned water facilities will be designed are adequate to service proposed community. The calculations of water flows and pipe sizing will be completed during final design and will be based on system design criteria.

5. Wastewater

The Property is located within the Global Water Service Area, and it has adequate capacity to handle peak demand for the proposed development.

The proposed system will tie-into the existing 24-inch public sewer line in Honeycutt Road, and according to preliminary plans, main lines for the development will be a 8 inches. All internal lines will be sized by taking into consideration prospective flows, minimum pipe sizes, and slopes, which will be determined during the final design. The design of the wastewater facilities will comply with City and Utility standards.

6. Drainage

Proposed Drainage for the project will comply with the City of Maricopa standards for onsite and offsite drainage and retention as described in the submitted preliminary drainage report. The Property has unremarkable topography and is located within FEMA Zone "X" Shaded per the Maricopa County, Arizona and Unincorporated Areas Flood Insurance Rate Map (FIRM). Regarding offsite conditions, offsite flows are not anticipated to negatively impact the Property. Onsite and in adjacent rights-of-way, facilities will be installed to address the half-street runoff along the Property's frontage. Onsite surface retention basins will retain runoff generated onsite from a 100-year, 2-hour storm event, as well as from any proposed offsite improvements. Given the proposed development is single-owner, retention areas will be professionally maintained by a single-owner entity.

7. Schools

The developer will work with City of Maricopa Unified School District to ensure that adequate educational facilities are provided for the community. It is noted that a variety of school options for children of all ages are located within close proximity to the project. Additionally, improvement of the Property as planned will greatly increase the annual property assessments of the Property in a manner that will contribute to the long-term sustainability of local schools.

VII. Conclusion

The development team intends to meet or exceed community standards while addressing current market trends desired by homebuyers and consistent with market demands. The development plan offers exceptional neighborhood design with distinct landscaping and amenities. The proposed development contribute to a balanced and viable land use solution that will enable creative and enhanced level of housing development and a reasonable level of housing diversity within the City . The proposed zoning and development plan will ensure compatibility with surrounding land use patterns and built form, while also implementing the overall vision and purposes of the General Plan and Zoning Ordinance.

