

Citizen Participation Report

Hancock - Gunsmoke

Southwest Corner of Honeycutt Road and Gunsmoke Road
Maricopa, Arizona



Case Nos. ZON21-02, DRP21-07

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Citizen Participation Report

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Citizen Participation Report

SWC Honeycutt Rd. and Gunsmoke Road

July 12, 2021

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Maricopa staff with information regarding the efforts made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Maricopa for a Rezoning and Preliminary Development Plan Review, provide a list of comments and summarize the responses to those comments. Neighborhood meeting summaries are provided for details. These requests are for the proposed residential development on the approximately 28 gross acres located at the southwest corner of Honeycutt Road and Gunsmoke Road in the City of Maricopa (the "Property").

By providing opportunities for citizen participation, the applicant ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The format for the required neighborhood meeting was consistent with the City's guidelines for the Citizen Participation and neighborhood outreach process. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

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Actions Taken:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. On April 13, 2021, earlier in the development process, the applicant held a preliminary online Zoom neighborhood meeting to meet surrounding property owners and receive comments that would inform the development application. The property owner mailed the notice 15 days via first class mail prior to the meeting to a list of property owners within a 300-foot radius. Approximately 7 citizens attended the

meeting. A summary of the meeting, participant list, and a copy of the notice list are attached to this report.

2. Two participants of the first neighborhood meeting had reached out to the applicant before and after the neighborhood meeting to ask questions and receive answers and they also attended the neighborhood meeting and all of their questions were answered (see summary on the next page and attached neighborhood meeting minutes).
3. Later in the process, a formal neighborhood meeting was held. For that meeting, a contact list was developed for citizens and agencies in this area including interested neighbors – focused on 600+ feet from parent parcel, but may include more.
4. The required online Zoom neighborhood meeting was held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom’s online meeting technology. An attendance/participation list and a summary of the meeting are attached to this document. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 600+ ft. of the subject property. The notice letters were stamped, sealed and delivered to the City. A copy of the notification letter for the neighborhood meeting and contact list are attached to this report.
5. A neighborhood meeting summary and outline of the comments and issues provided to the applicant are attached.
6. For public hearing notice, applicant complied with City requirements regarding sign posting, mailing the notice to the required contact list, and advertising the public meeting in a minimum of one local newspaper. Copies of the public meeting advertisements are attached to this report.

Summary Comments Received and Responses:

1st Neighborhood Meeting

During the first neighborhood meeting, and in contacts with neighbors before and after that meeting who also attended the meeting, the following summarizes the main comments that were raised and addressed. Please see the attached meeting summary for details.

1. Positive feedback was given regarding the quality of the development.
2. Questions were asked regarding the development features, such as the perimeter walls, units, rent rates, drainage, street improvements, amenities, landscaping, and construction schedule. All of their questions were answered.
3. A nearby property owner liked the landscape plan and wanted to ensure that the project develop in accordance with the provided preliminary landscape plan. The

applicant assured that it intends on developing the preliminary landscape plan, with additional detailed to be added later in the process consistent with that plan.

4. Before and after the 1st neighborhood meeting, Mr. Tom Godfrey, an adjacent property owner, asked for information regarding the neighborhood meeting and responses to his questions. The applicant responded to those questions (see neighborhood meeting summary for details):
 - The homes will be single-story adjacent to his property
 - Mr. Godfrey asked that the applicant not remove or impact his survey monuments and property markers, and the applicant agreed they would not.
 - Perimeter building setbacks will be comparable to a single family community.
 - The adjacent HOA's landscaping area would remain in place, and for this proposal, a 6-foot perimeter wall and landscaping would be provided along the perimeter.
5. Before the 1st neighborhood meeting, Dennis Naugle, copying Dustin Naugle, asked for information regarding the neighborhood meeting and responses to his questions. The applicant responded to those questions (see neighborhood meeting summary for details):
 - The entire community will be surrounded by a solid 6-foot wall.
 - Roadway improvements will be improved as described during the neighborhood meeting.
 - The green areas on the plan will include stormwater retention, and also there will be underground retention, consistent with the city's engineering standards.
 - There will be adequate fire access consistent with code requirements.
 - Liked the landscape plan, and Hancock plans to implement it.
6. Dennis Naugle and Tom Godfrey, two nearby neighbors who attended the first meeting, asked for a list of similar projects, and on the next day, the applicant sent them a list for their review and noted that this project has enhanced features new to this development.

2nd Neighborhood Meeting

During the second neighborhood meeting, the following summarizes the main comments that were raised and addressed. Please see the attached meeting summary for details.

1. Positive feedback was given.
2. Questions were asked regarding specific development features, such as the perimeter walls, rent rates, and construction schedule. All of their questions were answered.

3. One neighbor voiced concerns with the walled-in communities in the City's subdivisions in general and this project having private perimeter walls without public trails and access. The neighborhood meeting summary includes the response, which discussed the fact that pedestrian gates are added to each entry, which will allow residents who wish to walk to the adjacent church to come to and from the project, although the gates will be secured by key access for residents, because this is a gated community.
4. Questions were asked regarding the improvements to Gunsmoke and 7 Ranch Road next to the Mt. Moriah church. Members of that church are interested in the improvement of Gunsmoke Road and maintaining access during construction. They appreciated the applicant's plans to improve the streets along the project and deposit funds to the City for the remaining roads for future improvement projects.

Attachment 1

Rezoning Narrative

Hancock - Gunsmoke

Southwest Corner of Honeycutt Road and Gunsmoke Road
Maricopa, Arizona



Submitted: March 24, 2021

Submitted to:

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Submitted by:

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On Behalf of:

Hancock Communities

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On Behalf of:

Hancock Communities



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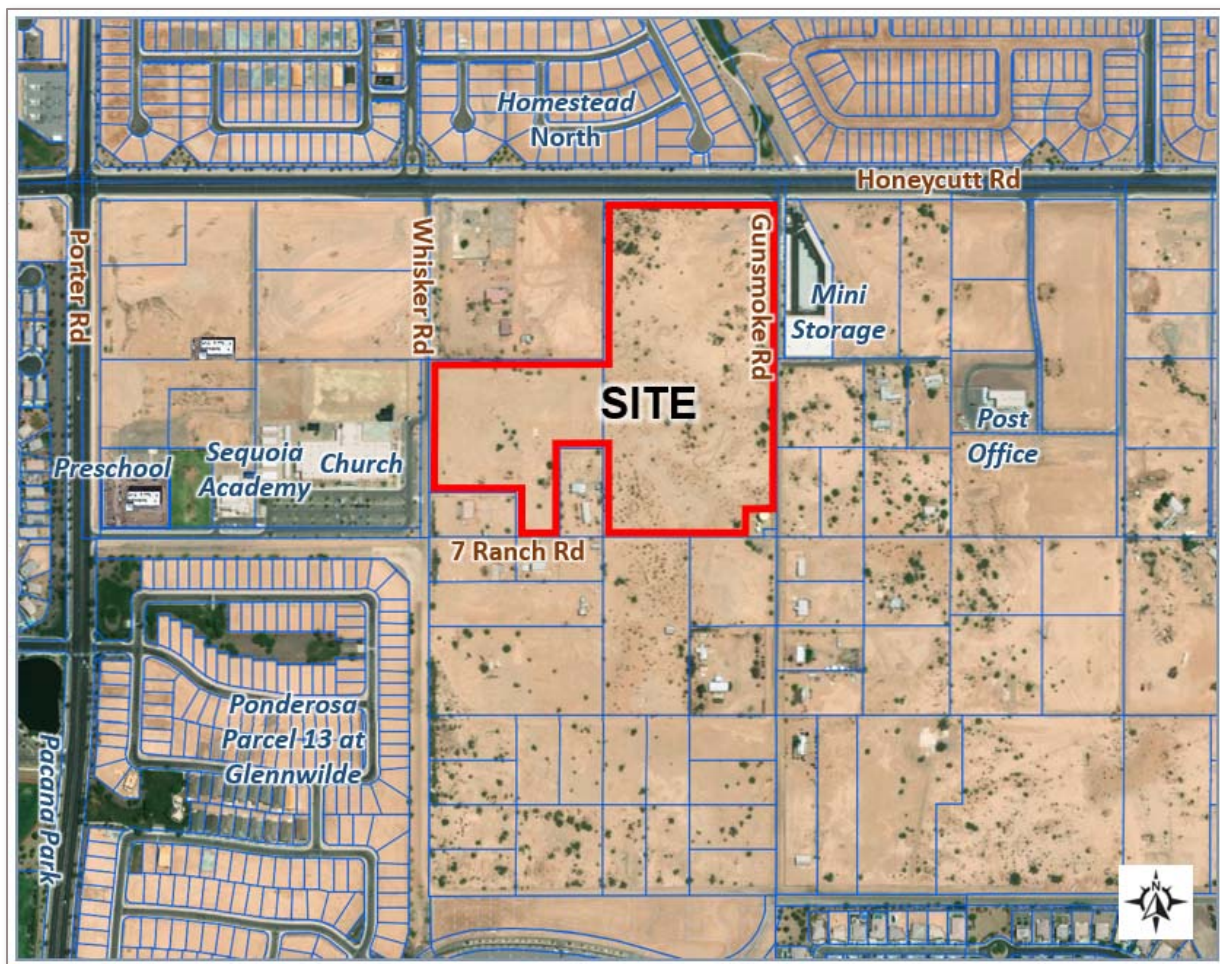
Appendix

- 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

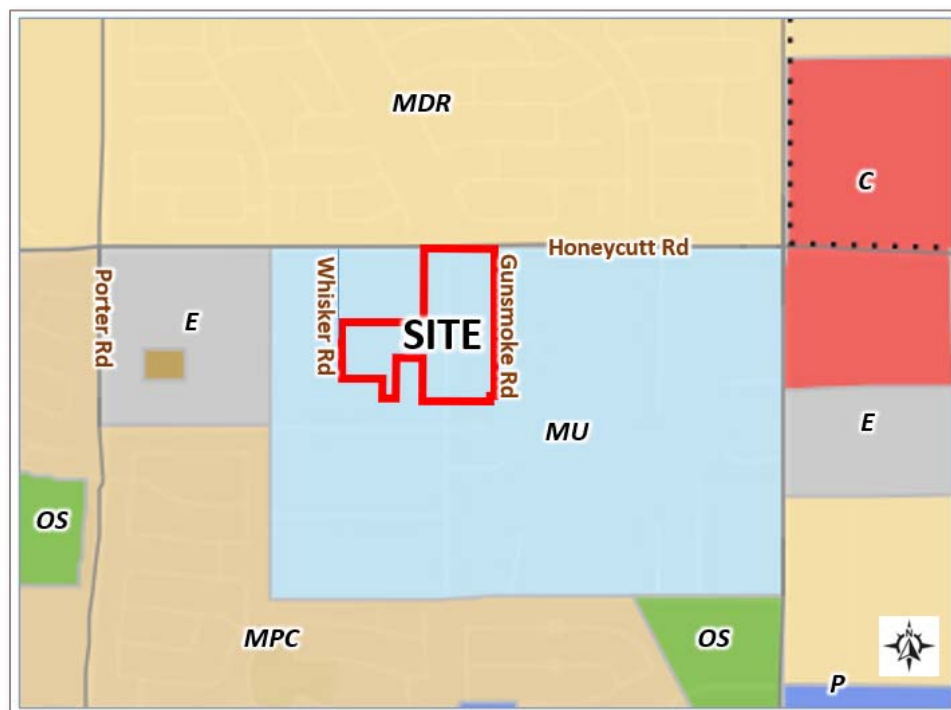


Figure 3 – Existing Zoning Map

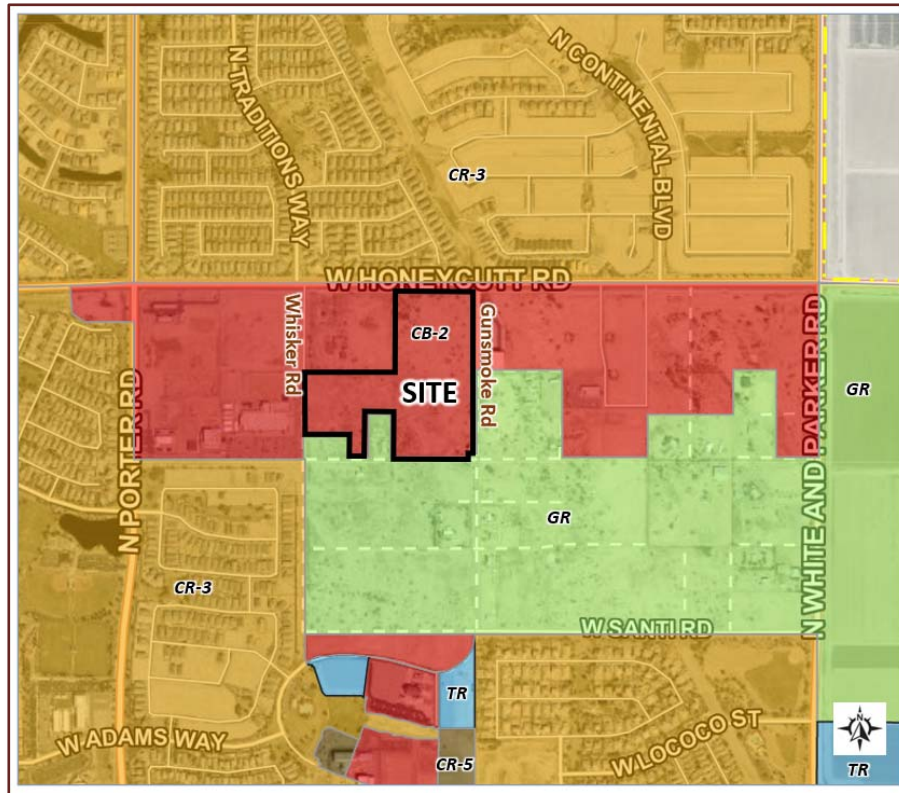
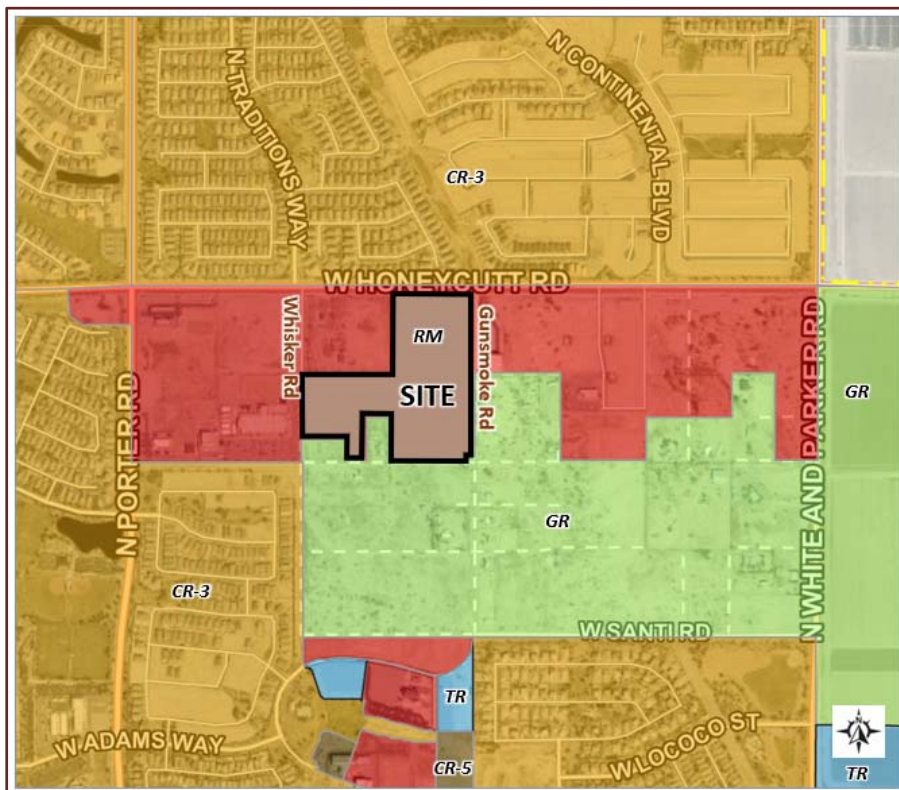


Figure 4 – Proposed Zoning Map



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

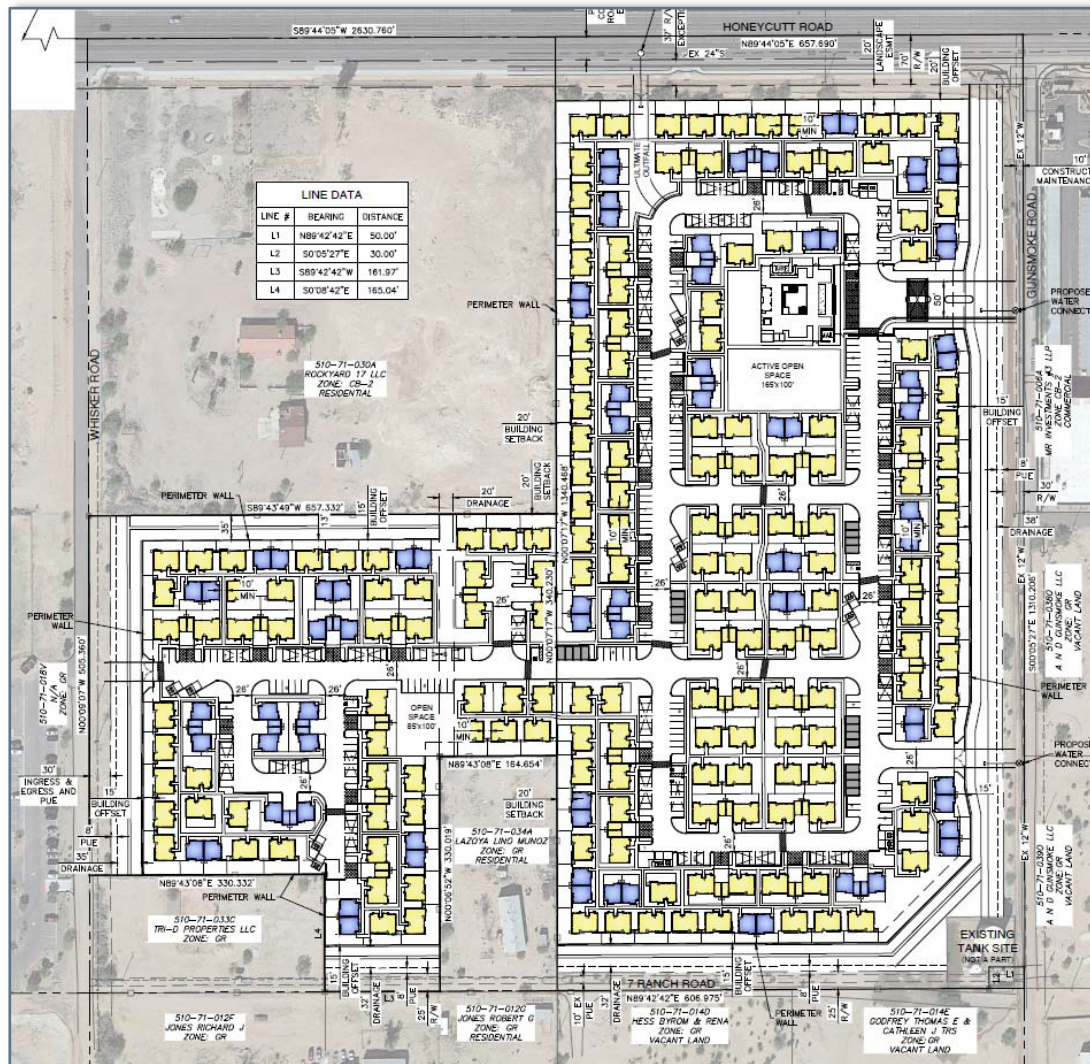


Table 2 – Project Density Summary

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.



HANCOCK- GUNSMOKE

CONCEPTUAL LANDSCAPE PLAN

Attachment 2

CITY OF MARICOPA PLANTING WARRANTY & MAINTENANCE NOTES

PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.

2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEED PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.

3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.

4. ALL TREES, PLANS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.

6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.

7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITION INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.

8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.

IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.

10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OF LANDSCAPE ARCHITECT.

EXISTING LANDSCAPE NOTES

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER/AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.

2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOTION.

3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

MAINTENANCE NOTES

1. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS OR THE HOMEOWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.

2. INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

Gunsmoke			
CITY REQUIREMENTS	Numbers of Plants: Except as otherwise required by the subdivision regulations, the required on-site plantings for multiple-family, mixed use, commercial, and institutional developments shall include a minimum of one tree and six shrubs per 650 square feet of landscaped area, with 40 percent ground cover. Industrial developments shall provide one tree and six shrubs per 1,000 square feet of landscaped area, with 25 percent ground cover. Where conflict occurs between the provisions of this code and MCC Title 17, Subdivisions, the more restrictive provision shall apply.		
	Minimum Size. In addition to minimum landscaping required in MCC 17.30.050, minimum size of plant materials shall be as follows:		
	Trees		
	A minimum of 50 percent of the total required trees shall be 24-inch box trees.		
	No trees shall be smaller than 15-gallon size.		
	Shrubs.		
	A minimum of 50 percent of the total required shrubs shall be five-gallon size or larger.		
	No shrubs shall be less than one-gallon size.		
	GENERAL SITE INFORMATION		
	GROSS AREA		
0 SQ. FT.			
NET AREA AREA			
1,087,257 SQ. FT.			
OPEN SPACE AREA			
98,445 SQ. FT.			
HARDSCAPE			
0 SQ. FT.			
LANDSCAPE AREA			
264,845 SQ. FT.			
TREES			
TOTAL REQUIRED TREES (1/650 SQ.FT.)			
407 24" BOX MIN.			
TOTAL PROVIDED TREES (EXCLUDING PRIVATE BACKYARD TREES)			
272 24" BOX MIN.			
* FINAL PLANTING PLANS WILL MEET OR EXCEED THE REQUIRED			
SHRUB/GROUND COVER REQUIREMENTS			
TOTAL REQUIRED SHRUBS (6/650 SQ.FT.)			
2445 1 GAL. MIN.			
TOTAL PROVIDED SHRUBS			
1051 1 GAL. MIN.			
*FINAL PLANTING PLANS WILL MEET OR EXCEED THE REQUIRED			
FINAL PLANTING PLAN QUANTITIES WILL MEET OR EXCEED REQUIRED QUANTITIES			

FINAL PLANTING PLAN
QUANTITIES WILL MEET OR
EXCEED REQUIRED QUANTITIES

DEVELOPER

HANCOCK- GUNSMOKE
MANAGER: JANINE LONG
4040 E CAMELBACK RD. SUITE 215
PHOENIX, AZ 85018
CONTACT: JANINE LONG
EMAIL: JANINE@HANCOCK-AZ.COM

LANDSCAPE ARCHITECT

WESTLAND RESOURCES, INC.
2020 N. CENTRAL ST.
PHOENIX, AZ 85004
(602) 888-7003
CONTACT: SHARON MILLER, RLA



60' 0' 60'
SCALE: 1" = 60'

HONEYCUTT ROAD

ATTACHED
GARAGE

EXIT DRIVE
TRASH
ENCLOSURE

30' R/W
COVERED
PARKING
15' BLDG
SETBACK

8' PUE

20' BLDG
SETBACK

7 RANCH ROAD

8' PUE

25' ROW

15' BLDG
SETBACK

TYPICAL BACK
YARD TREE

ENTRY DRIVE
COMMUNITY MAP
AND KEY PAD
PORTICO
PROJECT SIGN
ENTRY MONUMENT

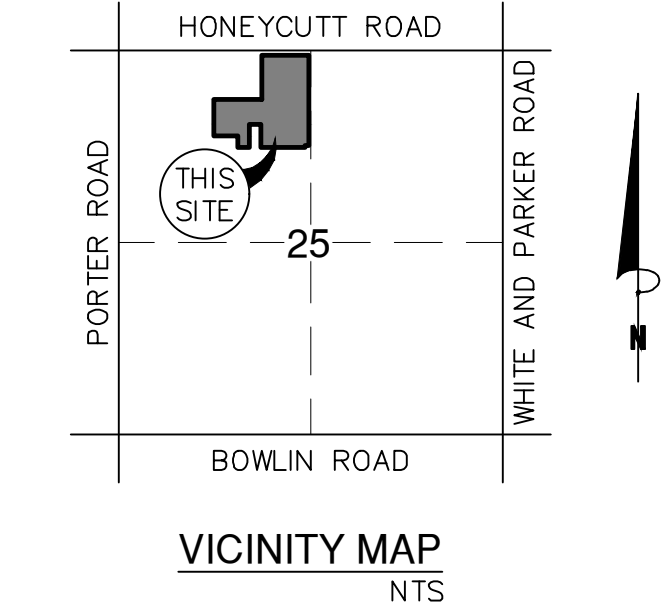
30' ROW

20' BLDG
SETBACK

WestLand Resources, Inc.
Engineering and Environmental Consultants

SHEET 1 OF 5
JUNE 10, 2021

Attachment 3



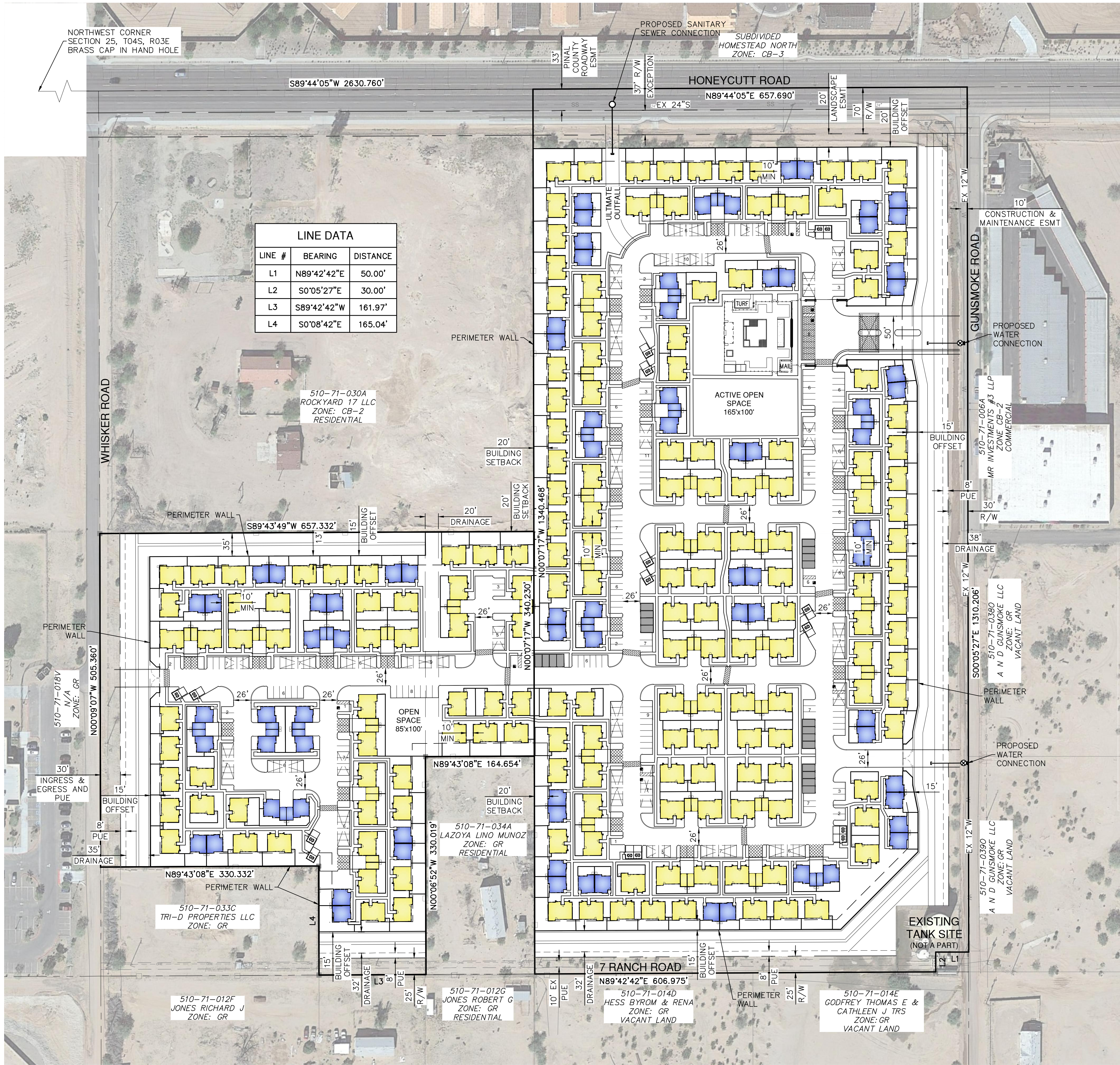
DEVELOPER
HANCOCK COMMUNITIES, LLC
4040 E. CAMELBACK RD. SUITE 215
PHOENIX, AZ 85018
(480) 285-1300
CONTACT: GREG HANCOCK
EMAIL: GREG@HANCOCK-AZ.COM

OWNER
APN: 510-71-011G & 510-71-033B
WEST 20 LLC/ROCKYARD 17 LLC
PO BOX 4997
SCOTTSDALE, AZ 85261

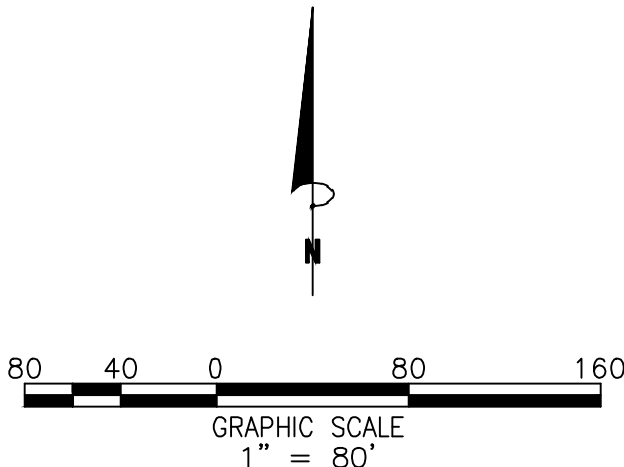
CIVIL ENGINEER
BOWMAN CONSULTING GROUP
CONTACT: MATT CAWLEY, P.E.
1295 W WASHINGTON STREET
SUITE: 108
TEMPE, AZ 85281
EMAIL: MCAWLEY@BOWMANCONSULTING.COM
PHONE: (480) 629-8830

LAND USE ATTORNEY
PEW & LAKE, PLC
CONTACT: D.J. STAPLEY
1744 S VAL VISTA DR, STE 217
MESA, AZ 85204
EMAIL: DJSTAPLEY@PEWANDLAKE.COM
PHONE: (480) 461-4670

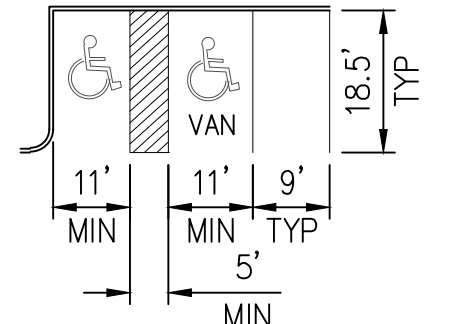
LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC.
CONTACT: RICK SCHONFELD, RLA
4001 E PARADISE FALLS DR
TUCSON, AZ 85712
EMAIL: RSCHONFELD@WESTLANDRESOURCES.COM
PHONE: (520) 206-8585



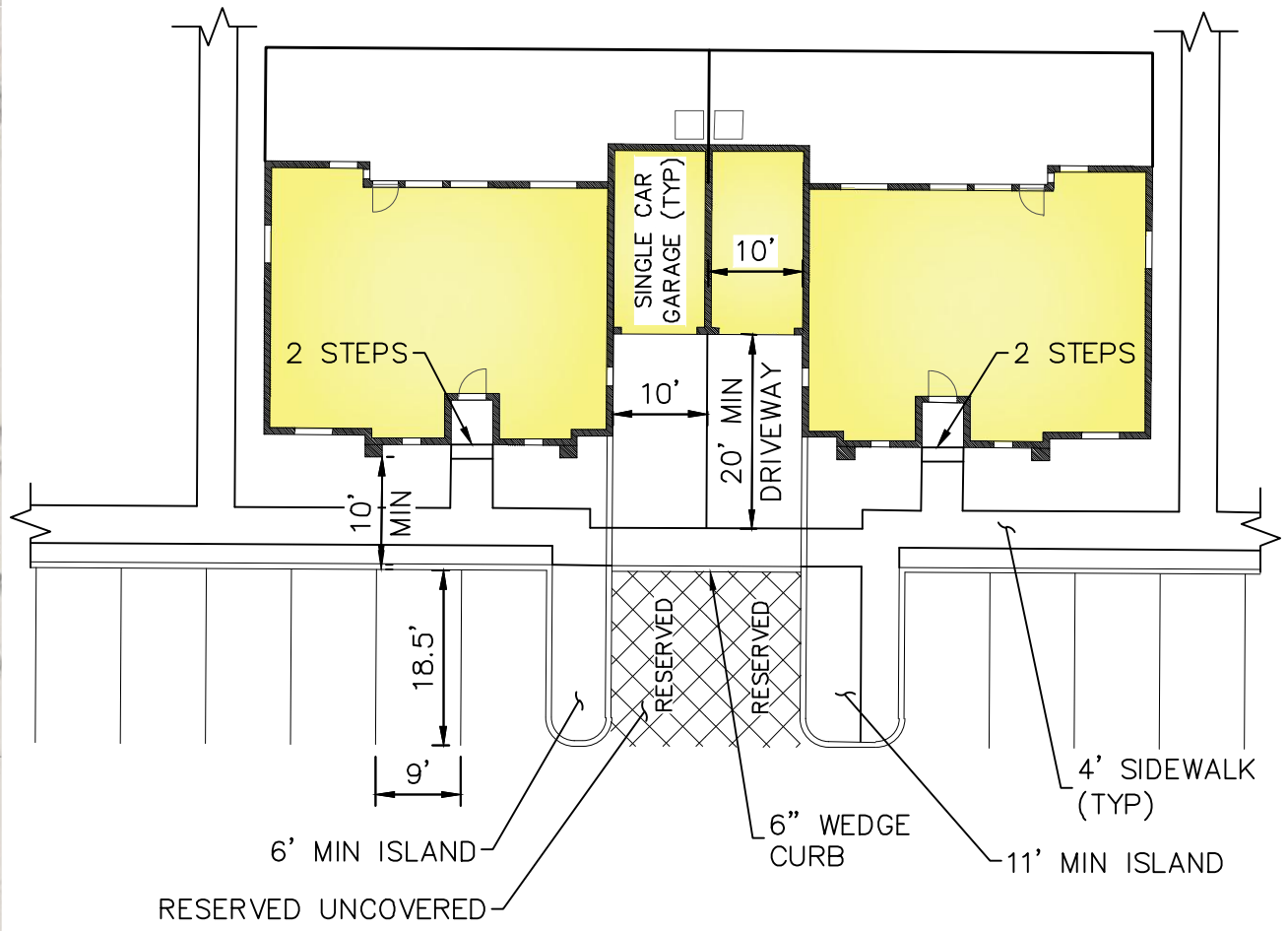
LINE DATA		
LINE #	BEARING	DISTANCE
L1	N89°42'42"E	50.00'
L2	S0°05'27"E	30.00'
L3	S89°42'42"W	161.97'
L4	S0°08'42"E	165.04'



- LEGEND**
- HANDICAP PARKING
 - ONE BEDROOM
 - TWO BEDROOM
 - DETACHED GARAGES



TYPICAL PARKING DETAIL



MULTI-FAMILY UNITS AND PARKING			
	NUMBER OF UNITS	MIX %	TOTAL PARKING REQUIRED
1 BEDROOM	80	32%	120
2 BEDROOM	173	68%	346
TOTALS	253	100%	466
GUEST PARKING (0.2/UNIT)			
			51
TOTAL PARKING REQUIRED			
			517
TOTAL PARKING PROVIDED			
			568
ATTACHED GARAGES			
			88
DRIVEWAY			
			88
RESERVED UNCOVERED PARKING			
			58
PARKING REQUIRED FOR NON GARAGE UNITS			
			336
PARKING PROVIDED FOR NON GARAGE UNITS			
			334

NOTE: PARKING PROVIDED INCLUDES GARAGES
BUILDING HEIGHT: 15'6"
C/L LENGTH 4,862 LF

UTILITY PROVIDERS	
ELECTRIC	CENTURYLINK
TELEPHONE	SOUTHWEST GAS
NATURAL GAS	COX COMMUNICATIONS
CABLE TV	SEVEN RANCHES DOMESTIC WATER
WATER	PALO VERDE UTILITIES COMPANY
SEWER	

SITE DATA	
GROSS ACRES	27.79
NET ACRES	24.96
USABLE NET	22.04
GROSS DU/AC	9.10
NET DU/AC	10.14
USABLE DU/AC	11.48
APN #	510-71-011G 510-71-033B
LOT COVERAGE	24%

OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED (20% OF NET)	4.99 AC
OPEN SPACE PROVIDED	7.96 AC
ACTIVE OPEN SPACE REQUIRED	
ACTIVE OPEN SPACE PROVIDED	2.26 AC
PRIVATE BACKYARDS	3.82 AC

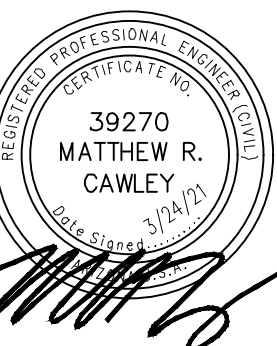
Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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DEVELOPMENT PLAN
HANCOCK - GUNSMOKE

PINAL COUNTY
MARICOPA, AZ

PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
DAB DESIGN	DAB DRAWN
BPL	CHKD
SCALE	
H: V:	
JOB No. 050892-01-001	
DATE : 3/24/2021	
1	
SHEET	1 OF 1

**Attachment 4, Property Owners, 600+ Feet
Hancock Gunsmoke**

Print using Adobe® Reader®'s "Actual size" setting

JEWETT JACQUE & WILLIAM R 19123 N COOK DR MARICOPA, AZ 85138	BEVERIDGE CHRISTOPHER J &... 3624 DELSON DR NAVAN, ON	
WALTERS EULA TRS 19136 N COOK DR MARICOPA, AZ 85138	ESCOBAR ALEXIS 41202 W SOMERSET DR MARICOPA, AZ 85138	
MONTEZ NANCY HERNANDEZ PO BOX 1246 MARICOPA, AZ 85139	FULFORD JAMES V 19137 N COOK DR MARICOPA, AZ 85138	GRIJALVA ALAN E 41188 W SOMERSET DR MARICOPA, AZ 85138
HOLT TARA C LIV TRUST 19095 N COOK DR MARICOPA, AZ 85138	REED TUNISIA L & TREVON 41221 W SOMERSET DR MARICOPA, AZ 85138	SINGAPORE HOLDINGS LLC 2200 E CAMELBACK RD STE 22... PHOENIX, AZ 85016
SCIVITTARO IGNAZIO & MARIA ... 19109 N COOK DR MARICOPA, AZ 85138	THOMPSON REGINA RENEE & ... 41211 W SOMERSET DR MARICOPA, AZ 85138	MOUNT MORIAH COMMUNITY ... PO BOX 541 MARICOPA, AZ 85139
COLEMAN-WILSON ELIZABETH ... 19120 N COOK DR MARICOPA, AZ 85138	HAWKS DESERT PROPERTY LL... 43209 W ESTRADA ST MARICOPA, AZ 85138	GODFREY THOMAS E & CATHL... 6243 E WILSHIRE DR SCOTTSDALE, AZ 85257
PECK RICHARD & COLLEEN 1309 E COMMODORE PL TEMPE, AZ 85283	TOLANO MARIO C 21797 N SCOTT CT MARICOPA, AZ 85138	HESS BYROM & RENA 40666 W PARKHILL DR MARICOPA, AZ 85138
ROJAS MARIA 19153 N GUN SMOKE RD MARICOPA, AZ 85138	BRINCEANU ADELA CORNELIA 41258 W SOMERSET DR MARICOPA, AZ 85138	JONES ROBERT M PO BOX 1368 MARICOPA, AZ 85139
VOLOCHENKO GARY 210 2ND ST W MERCER, ND 58559	SPACHTHOLZ KEVIN K & JEAN ... PO BOX 2823 OVERGAARD, AZ 85933	JONES RICHARD J PO BOX 1084 HEBER, AZ 85928
CALANDRO RICH & SUZANNE PO BOX 3045 LAGUNA HILLS, CA 92654	MARQUEZ LARRY & RAMIREZ ... 41230 W SOMERSET DR MARICOPA, AZ 85138	7 RANCHES PO BOX 359 MARICOPA, AZ 85139

TRI-D PROPERTIES LLC
42740 W KINGFISHER DR
MARICOPA, AZ 85138

TAPIA CLAUDIO NAVA
3436 E ROPERS RD
CASA GRANDE, AZ 85194

SHABAZZ FALAAH
19737 N HERBERT AVE
MARICOPA, AZ 85138

LOZOYA LINO MUNOZ
32165 W LULU JANE DR
MARICOPA, AZ 85138

MR INVESTMENTS #3 LLLP
17425 N 101ST WAY
SCOTTSDALE, AZ 85255

MCCRARY DAVID J & THOMAS ...
40864 W HENSLEY WAY
MARICOPA, AZ 85138

BERZOZA EDWARD G
40526 W SEVEN RANCH RD
MARICOPA, AZ 85138

WEST 20 LLC
PO BOX 4997
SCOTTSDALE, AZ 85261

COATNEY MICHAEL P
19753 N HERBERT AVE
MARICOPA, AZ 85138

PARYSE JIM
175 GRANDVIEW PT
RINGGOLD, GA 30736

GLOBAL WATER-SANTA CRUZ ...
21410 N 19TH AVE STE 220
PHOENIX, AZ 85027

CHEATHAM TIMOTHY
40935 W JENNA LN
MARICOPA, AZ 85138

PARYSE JIM
175 GRANDVIEW PT
RINGGOLD, GA 30736

OLIVAREZ JAMES R & APRIL C
40919 W HENSLEY WAY
MARICOPA, AZ 85138

PERDICHIZZI ROBERT A & LEE ...
40917 W JENNA LN
MARICOPA, AZ 85138

NAZEEM MOHAMMED & FARZA...
40210 W BRANDT DR
MARICOPA, AZ 85138

ROBINSON ZACKYISHA DELOR...
40937 W HENSLEY WAY
MARICOPA, AZ 85138

STOLL KAYNE E & FELDSTEIN ...
19769 N HERBERT AVE
MARICOPA, AZ 85138

MELENDRES MARIA G BRISEN...
40587 W MAGNOLIA RD
MARICOPA, AZ 85138

SMITH STANLEY C & JENNIFER ...
19744 N ALEXIS AVE
MARICOPA, AZ 85138

JUDD LON NEIL
19785 N HERBERT AVE
MARICOPA, AZ 85138

PARYSE JIM
175 GRANDVIEW PT
RINGGOLD, GA 30736

SCHUCH MELISSA MARIE & KU...
40936 W HENSLEY WAY
MARICOPA, AZ 85138

MCMILLON SUSAN MICHELLE
40952 W JENNA LN
MARICOPA, AZ 85138

ROCKYARD 17 LLC
PO BOX 4997
SCOTTSDALE, AZ 85261

BROEDERS WILLIAM A & NURIA...
19758 N ALEXIS AVE
MARICOPA, AZ 85138

JOHNSON SAVANNAH
40970 W JENNA LN
MARICOPA, AZ 85138

JW CONGREGATION SUPPORT ...
1005 RED MILLS RD
WALLKILL, NY 12589

DILLON LUZ MARIA & MATTHE...
19759 N BEN CT
MARICOPA, AZ 85138

LONG MATTHEW EDWARD
19801 N HERBERT AVE
MARICOPA, AZ 85138

PORTER 20 LLC
PO BOX 41428
PHOENIX, AZ 85080

HICKS CHRISTY RAE & KELLY A...
19692 N HERBERT AVE
MARICOPA, AZ 85138

CURTIS BLAIN & DIANA
40918 W HENSLEY WAY
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA BLVD ...
SCOTTSDALE, AZ 85258

MARTINEZ DANIEL
19717 N BEN CT
MARICOPA, AZ 85138

VIENS SHAUN & DANIELLE
19721 N HERBERT AVE
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA BLVD ...
SCOTTSDALE, AZ 85258

FRUTCHEY SCOTT DOUGLAS &...
40973 W HENSLEY WAY
MARICOPA, AZ 85138

COWAN LUTHER FRENCH III
40900 W HENSLEY WAY
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA BLVD ...
SCOTTSDALE, AZ 85258

WHITE MICHAEL JACOB
40865 W HENSLEY WAY
MARICOPA, AZ 85138

EVERETT CHRISTOPHER K
40882 W HENSLEY WAY
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA BLVD ...
SCOTTSDALE, AZ 85258

D R HORTON INC
20410 N 19TH AVE STE 100
PHOENIX, AZ 85027

TRIPP KELLY L & TERRY P
40846 W HENSLEY WAY
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA BLVD ...
SCOTTSDALE, AZ 85258

HARTY ALEXANDER J & SANDE...
19731 N BEN CT
MARICOPA, AZ 85138

MORONES MICHAEL III
19775 N BEN CT
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA BLVD ...
SCOTTSDALE, AZ 85258

GRIFE BILLY WAYNE & LAROSA...
19705 N HERBERT AVE
MARICOPA, AZ 85138

MCCOMBS STEVEN A & JODIE ...
40899 W JENNA LN
MARICOPA, AZ 85138

ROSALES ALAN
19679 N HERBERT AVE
MARICOPA, AZ 85138

WATSON STEPHEN
19736 N HERBERT AVE
MARICOPA, AZ 85138

HAMM AMBER MICHELLE
40881 W JENNA LN
MARICOPA, AZ 85138

JORDAN CALVIN L SR & CHRIS...
19680 N HERBERT AVE
MARICOPA, AZ 85138

BAERMANN ROBERT MICHAEL
19745 N BEN CT
MARICOPA, AZ 85138

SEGURA PATRICIA Y
40863 W JENNA LN
MARICOPA, AZ 85138

BLENDU PAUL B & CHRISTY M
40955 W HENSLEY WAY
MARICOPA, AZ 85138

KLOMAN SUSAN
40954 W HENSLEY WAY
MARICOPA, AZ 85138

EAVES YVONNE A
40934 W JENNA LN
MARICOPA, AZ 85138

CHANDLER MELENA & KYLE
40898 W JENNA LN
MARICOPA, AZ 85138

HAYES JALEN M & LUCERO-HA...
40612 W HENSLEY WAY
MARICOPA, AZ 85138

KIRSCHLER MARK D & KIMBER...
40901 W HENSLEY WAY
MARICOPA, AZ 85138

PATTERSON CLAY & ZWAGER T...
40670 W JENNA LN
MARICOPA, AZ 85138

BUHISAN AUDREY
40594 W HENSLEY WAY
MARICOPA, AZ 85138

CROWE BRAD & DEBORAH S
40883 W HENSLEY WAY
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA L100
SCOTTSDALE, AZ 85258

MATTHEWS -DEAN BETTY S
40580 W HENSLEY WAY
MARICOPA, AZ 85138

SILVA ELIZABETH A
19716 N BEN CT
MARICOPA, AZ 85138

NULL MATTHEW D & NEWBERG...
40607 W JENNA LN
MARICOPA, AZ 85138

MESSINA JAMES D & ENNIS MA...
40566 W HENSLEY WAY
MARICOPA, AZ 85138

WESSA BRIANNA KIM & STAEB...
19689 N HERBERT AVE
MARICOPA, AZ 85138

ARMSTEAD ERICA
40593 W JENNA LN
MARICOPA, AZ 85138

GARCIA NIKOLAS & GARCIA AL...
700 N DOBSON RD UNIT 54
CHANDLER, AZ 85224

COLWICK RYAN D
19730 N ALEXIS AVE
MARICOPA, AZ 85138

RIVERA ROBERT
40579 W JENNA LN
MARICOPA, AZ 85138

KIRWIN FREDERICK & ANTONI...
19782 N LAUREN RD
MARICOPA, AZ 85138

YAO XUE
MAIL RETURN
,

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA L100
SCOTTSDALE, AZ 85258

ROBERSON DOLORES
19768 N LAUREN RD
MARICOPA, AZ 85138

CARDENAS DOMINIQUE
40953 W JENNA LN
MARICOPA, AZ 85138

BARNES PHILLIP
19781 N LAUREN RD
MARICOPA, AZ 85138

DE LA CRUZ ALEXIS IVAN
19754 W LAUREN RD
MARICOPA, AZ 85138

BERRY JASON & SHARON LYN...
40916 W JENNA LN
MARICOPA, AZ 85138

WEST VERNON
19767 N LAUREN RD
MARICOPA, AZ 85138

BERZOZA JOSEPH A
19740 N LAUREN RD
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA L100
SCOTTSDALE, AZ 85258

HOLMES BOBBY A JR & GLUEC...
19753 N LAUREN RD
MARICOPA, AZ 85138

BESTGEN JOSEPH
19726 N LAUREN RD
MARICOPA, AZ 85138

LATZER CAROLANN & ALLCOTT...
19712 N LAUREN RD
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA BLVD ...
SCOTTSDALE, AZ 85258

GLENNWILDE HOMEOWNERS ...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

TAH HOLDING LP
PO BOX 15087
SANTA ANA, CA 92735

,

19265 N PORTER LLC
1460 S HORNE
MESA, AZ 85204

BRIERLY JESSE
40631 W HENSLEY WAY
MARICOPA, AZ 85138

RAMIREZ FRANCISCO
19165 N COOK DR
MARICOPA, AZ 85138

41011 W HONEYCUTT LLC
21033 N JOCELYN LN
MARICOPA, AZ 85138

MADERA CATHY RAMIREZ
40615 W HENSLEY WAY
MARICOPA, AZ 85138

RIVERA PABLO
41174 W SOMERSET DR
MARICOPA, AZ 85138

PORTER 20 LLC
PO BOX 41428
PHOENIX, AZ 85080

SMITH MCARTHUR L
40601 W HENSLEY WAY
MARICOPA, AZ 85138

PISOLA PIERDAVIDE & BRITTA...
41160 W SOMERSET DR
MARICOPA, AZ 85138

CCV HONEYCUTT & PORTER R...
7007 W HAPPY VALLEY RD
PEORIA, AZ 85383

KNOLL NATHANIEL & AMANDA
40587 W HENSLEY WAY
MARICOPA, AZ 85138

ROBINSON DAVID MICHAEL & ...
19150 N COOK DR
MARICOPA, AZ 85138

,

KUAMOO KEALOHA & KEMP KY...
40573 W HENSLEY WAY
MARICOPA, AZ 85138

MCLEAN RICHARD B & DOREE...
19151 N COOK DR
MARICOPA, AZ 85138

ENGEN KEVIN
40559 W HENSLEY WAY
MARICOPA, AZ 85138

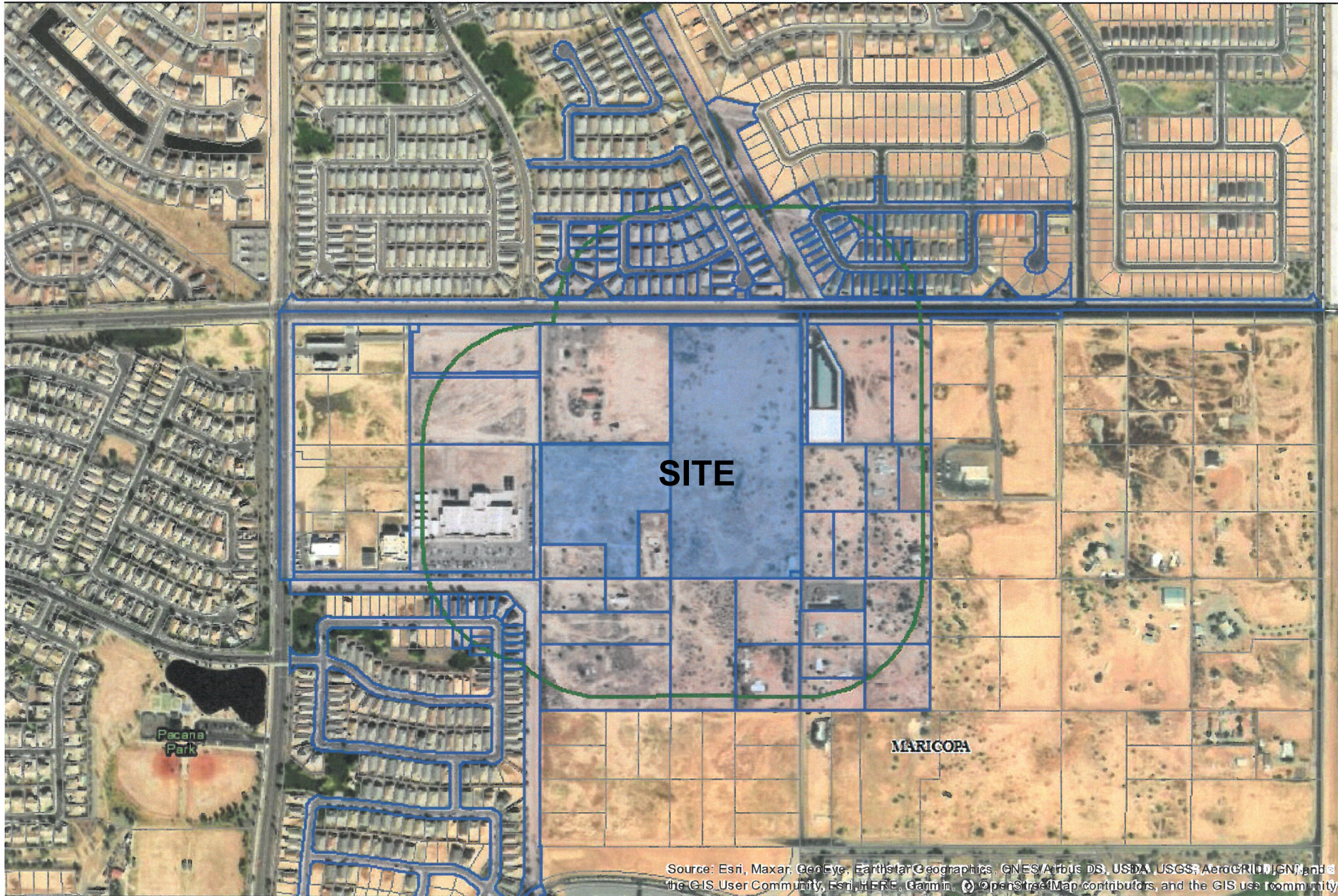
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REVUELTA-MALDONADO CECIL...
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MARICOPA, AZ 85138

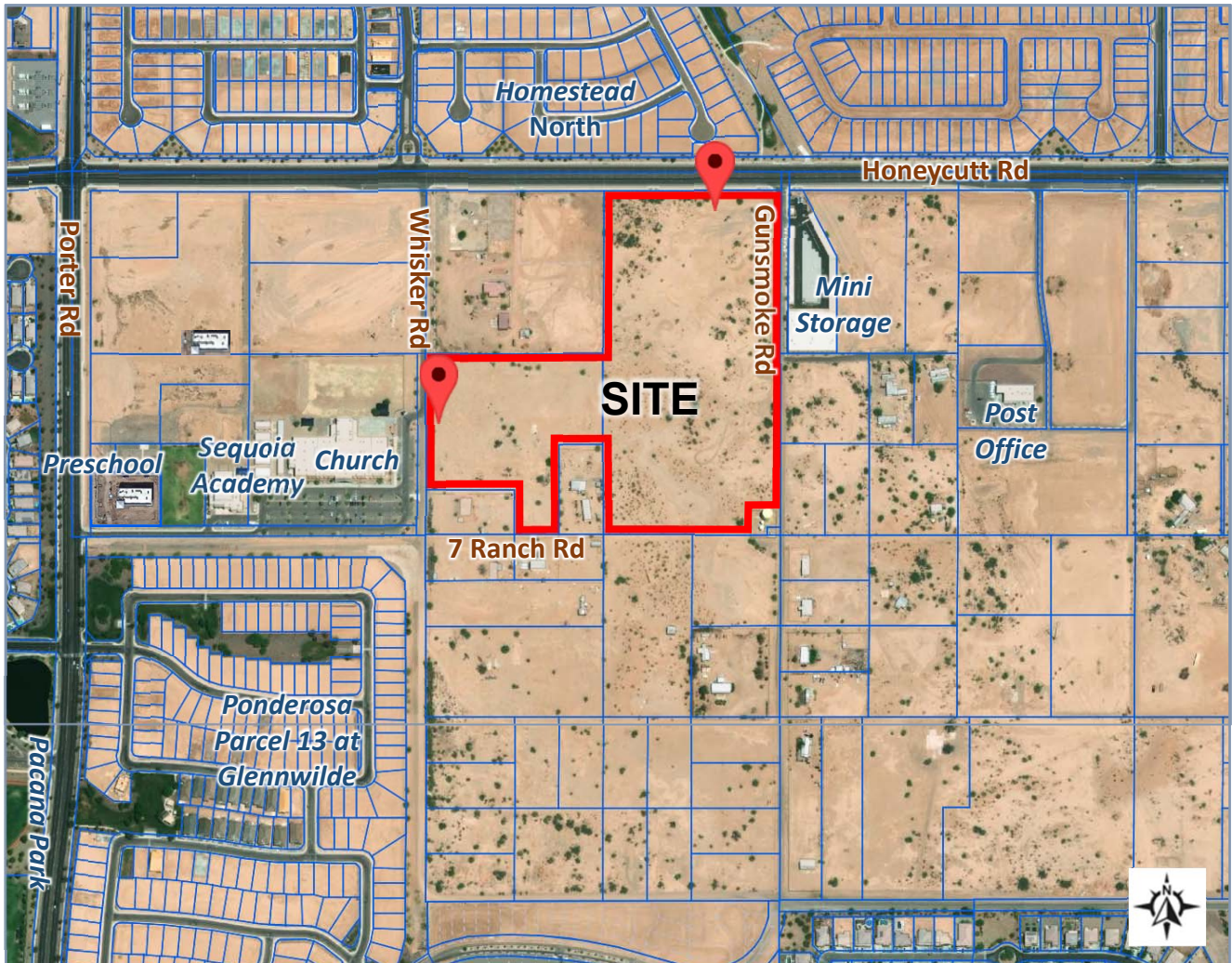
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39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

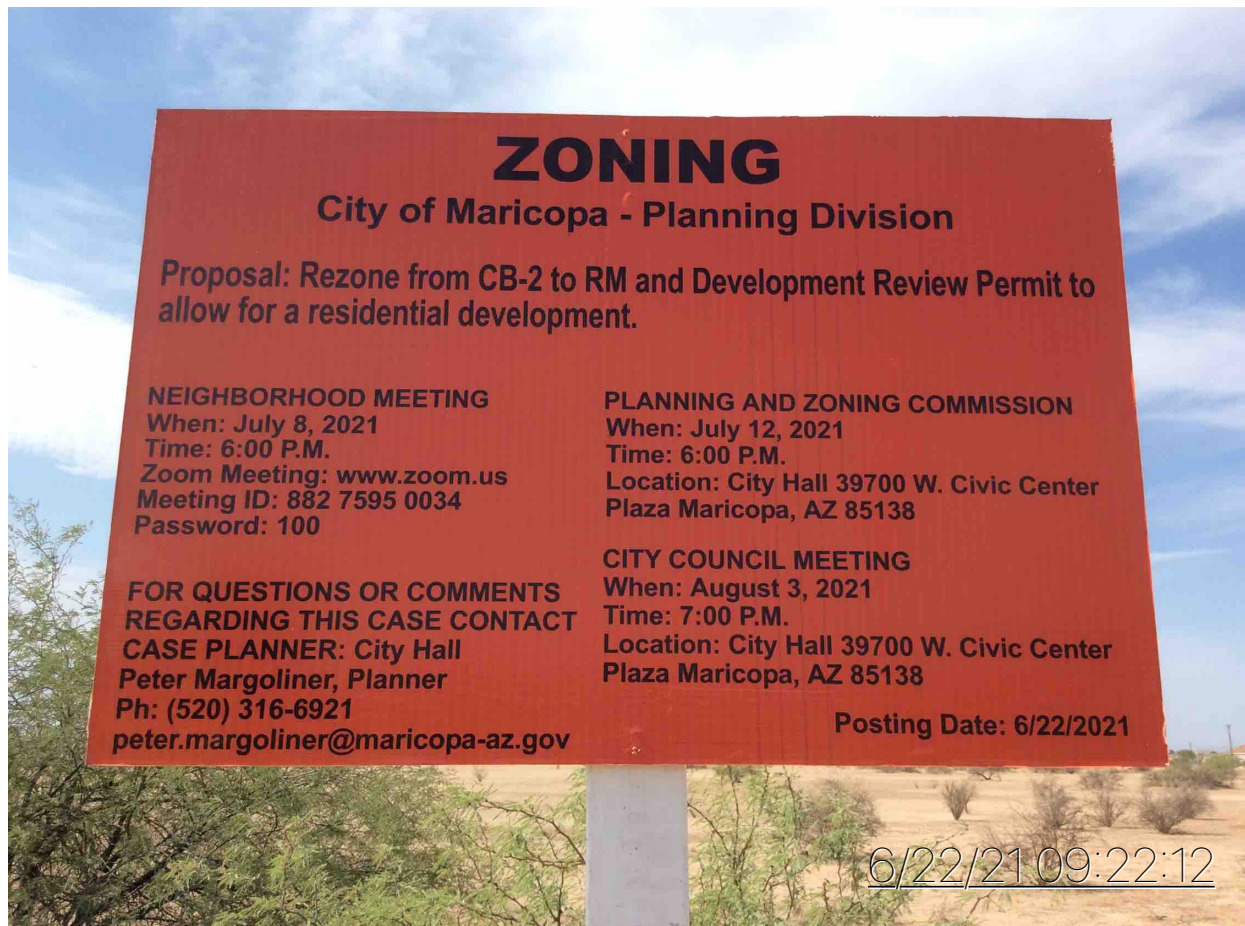
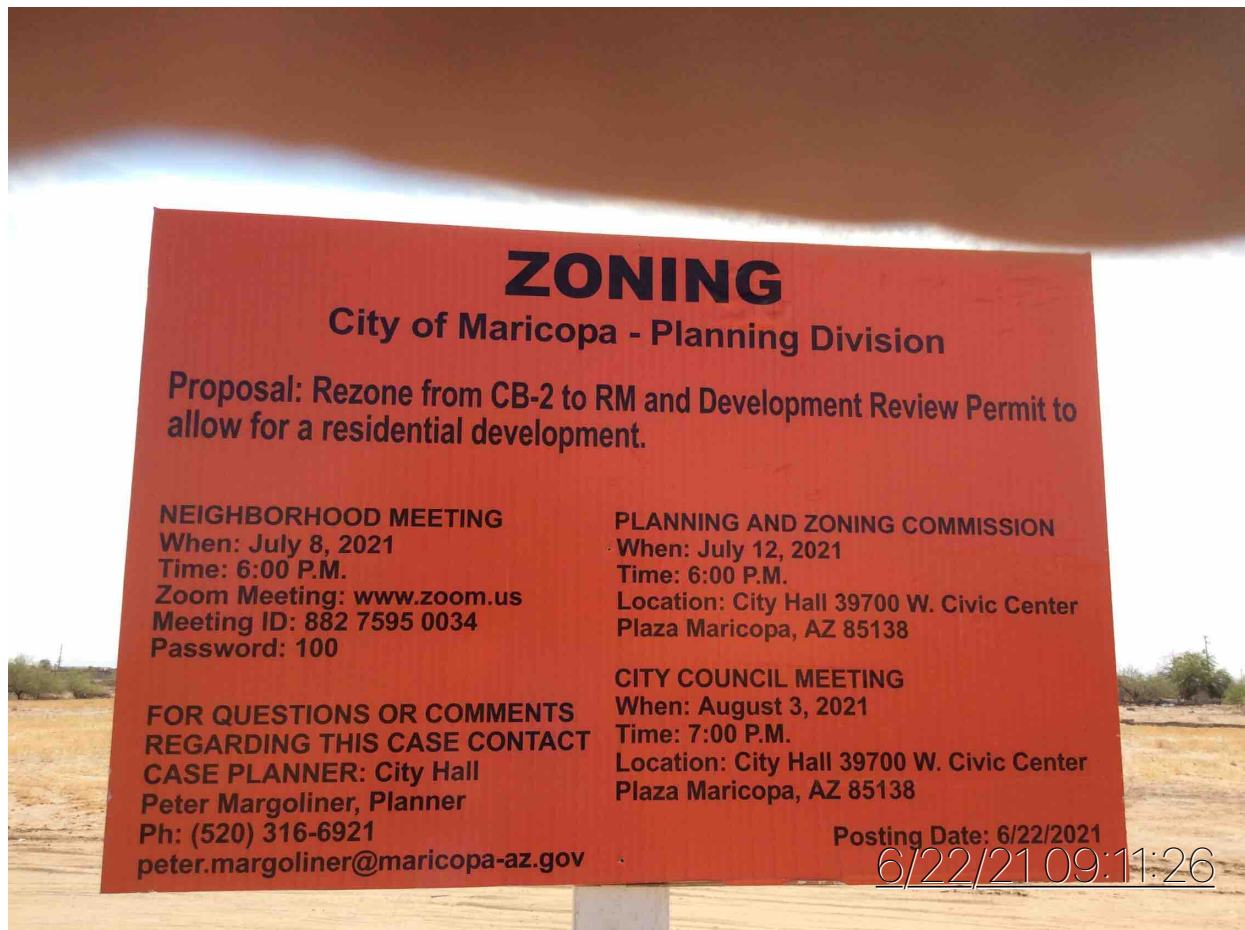
HUSKEY BRITTANY ARIEL & TO...
40531 W HENSLEY WAY
MARICOPA, AZ 85138

,



Attachment 6
Sign Posting Locations
SWC Honeycutt Road & Gunsmoke
Road





AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number ZON21-02, DRP21-07, located at Southeast corner of Honeycutt Rd and Whisker Rd, on June 22nd, 2021.


See attached photo exhibit.

For applicant:

Pew & Lake, PLC

Dynamite Signs, Inc.

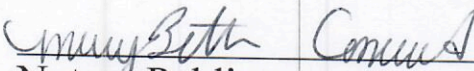
Sign Company Name



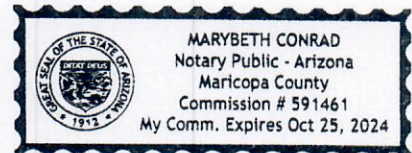
Sign Company Representative

Subscribed and sworn to be on this 22nd day of June 2021 by
Maria Hitt.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.


Notary Public

My Commission expires: 10.25.2024



STATE OF ARIZONA

COUNTY OF PINAL

} ss.

Affidavit of Publication

NEWSPAPER NOTICE
 NOTICE OF NEIGHBORHOOD
 MEETING, PUBLIC HEARING
 AND PUBLIC MEETING
 Rezoning and Development
 Review Permit Case No. ZON21-
 02 and DRP21-07
 Neighborhood Meeting
 July 8, 2021 at 6:00 pm
 Online Zoom Meeting
 www.zoom.us
 Meeting ID: 882 7595 0034
 Password: 100
 Planning & Zoning Commission
 Meeting (PUBLIC HEARING)
 July 12 at 6:00 pm
 Maricopa City Hall Council
 Chambers
 Maricopa, AZ
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138
 City Council Meeting
 August 3 at 7:00 pm
 Maricopa City Hall Council
 Chambers
 Maricopa, AZ
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138
 NOTICE IS HEREBY GIVEN
 THAT at the above listed meeting,
 a PUBLIC HEARING will be held
 at the above stated date, time,
 and location.
 Hancock Communities, as
 authorized by the property
 owners, West 20, LLC and
 Rockyard 17, LLC, represented by
 Pew & Lake, PLC, is proposing a
 rezoning of the property generally
 located at the approximately 28
 gross acres at the southwest
 corner of Honeycutt Road and
 Gunsmoke Road in the City of
 Maricopa from General Business
 (CB-2) to Multiple Unit Residential
 (RM) and a Development Review
 Permit (DRP) to allow for a single-
 story residential gated community
 with rental homes designed
 as single-family attached and
 detached homes.
 The Planning and Zoning Division
 is processing this proposal in
 accordance with the Zoning Code
 as a rezoning and a development
 review permit. Anyone wishing
 to appear and make comment is
 encouraged to attend. Written
 comments are welcome and if
 received prior to the meeting, will
 be included in the record.
 Questions regarding the process
 and official comments for the
 public record may be sent in
 a written form to the Planning
 and Zoning Division, Attn: Peter
 Margoliner, Planner at 39700 W
 Civic Center Plaza, Maricopa,
 AZ 85138 or by email at Peter.
 margoliner@maricopa-az.
 gov. For questions, contact the
 Planning and Zoning Division at
 (520) 316-6921.
 For any questions for the
 applicant, please contact: Pew
 & Lake, PLC, Attn: Sean Lake or
 D.J. Stapley, at 1744 S. Val Vista
 Drive, Ste. 217, Mesa, Arizona
 85204, Phone 480-461-4670.
 No. of publications: 1; date of
 publication: Jun. 19, 2021.

Ruth A. Kramer, first being duly sworn deposes and says:
 That he/she is a native born citizen of the United States
 of America, over 21 years of age, that I am an agent and/or
 publisher of the Casa Grande Dispatch, a newspaper
 published at Casa Grande, Pinal County, Arizona, Tuesday,
 Thursday and Saturday of each week; that a notice, a full,
 true and complete printed copy of which is hereunto
 attached, was printed in the regular edition of said
 newspaper, and not in a supplement thereto, for ONE issues.
 The publications thereof having been on the following dates:

06/19/2021

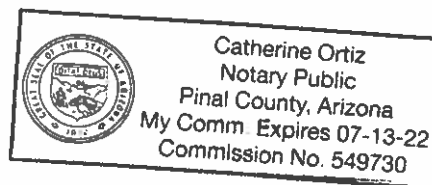
CASA GRANDE DISPATCH

By [Signature]
 agent and/or publisher of the Casa Grande Dispatch

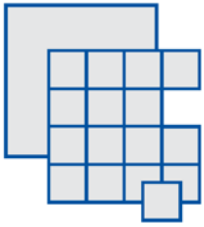
Sworn to before me this 21st
 day of June A.D., 2021

Catherine Ortiz

Notary Public in and for the County
 of Pinal, State of Arizona



Attachment 9



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

June 21, 2021

NOTICE OF NEIGHBORHOOD MEETING AND PUBLIC MEETINGS

RE: Rezoning and Development Review Permit Case Nos. ZON21-02 and DRP21-07

Location: The approximately 28 acres of vacant land generally located at the southwest corner of Honeycutt Road and Gunsmoke Road in the City of Maricopa.

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client, Hancock Communities, has filed development applications with the City of Maricopa for the above-referenced property for: (1) Rezoning from General Business CB-2 to Multi-family RM; and (2) a Development Review Permit. These requests will allow for a proposed high-quality residential gated community with attached and detached units that are single story only. Given the efforts to meet or exceed City standards for architecture, landscaping, and open space, the proposed plan will include special design qualities that will create a distinctive development and complement the surrounding area. Enclosed for your review are a copy of the proposed development plan and conceptual elevations.

The applicant will hold a virtual neighborhood meeting at the date and time below. It will be held electronically via Zoom, a free online meeting service. If you wish to participate, before the meeting begins, please connect using the below information. Then, Zoom will email you a link and options for entering the meeting by phone or device at the scheduled time below.

Neighborhood Meeting
Date: July 8, 2021
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 818 1895 5423 Password: 100

Following the neighborhood meeting, this development will be considered by the City of Maricopa at the following public meetings:

Planning & Zoning Commission
July 12, 2021 at 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
August 3, 2021 at 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

(Over →)

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. To inform you of the public meetings scheduled for this matter, this notice is being sent to you via first class mail at the request of the City of Maricopa Planning Department.

If you wish to provide input on this matter, you may attend each meetings above or submit written comment before or at the meetings. If you have any official comments concerning this matter for the public record or regarding the public process, please contact Peter Margoliner, at the City of Maricopa Planning Department at 39700 W Civic Center Plaza, Maricopa, AZ 85138. He may also be reached by phone at (520) 316-6921 or via email at Peter.margoliner@maricopa-az.gov (subject: Hancock Communities Gunsmoke ZON21-02 and DRP21-07).

If you have any questions for the applicant regarding the proposal or regarding the neighborhood meeting, please contact either me or D.J. Stapley in my office at sean.lake@pewandlake.com or djstapley@pewandlake.com or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens upon request.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Enclosures

Conceptual Elevations



Attachment 10

Neighborhood Meeting Summary <i>Hancock Communities</i> <i>Honeycutt & Gunsmoke</i>	
July 8, 2021 at 6:00 pm	
Online Zoom Neighborhood Meeting www.zoom.us	

The neighborhood meeting link was opened before 6:00 pm by the applicant. The first people arrived at approximately 6:18 pm, and the meeting ended at 6:50 pm. Approximately 7 citizens attended the meeting as indicated on the attached participant list. Also, present for the applicant were Bobbi Johnson from Hancock Companies, Dawn Fortuna from Bowman Consulting (Civil Engineer), and Ralph Pew and D.J. Stapley from Pew & Lake, PLC.

Mr. Pew made introductions and gave a brief presentation (see attached PowerPoint presentation), summarized as follows:

- Meeting instructions and format.
- Project location and history.
- Proposed requests, noted the General Plan definition for Mixed Use.
- Described the development, type, and the various features and amenities.

After this initial presentation, the meeting followed a question-answer format. Every person in the meeting was given opportunities to comment on the case, and the applicant responded to every question. Below is a summary of the discussion:

1. The pastor of the adjacent Mount Moriah Community AME Church asked about the location of the project in relation to the water tower, because he was interested in learning about whether Gunsmoke Rd. would be improved, as it is fairly bumpy. He was also curious if Seven Ranch Road would be improved.
A. The proposed development wraps around the tower with a landscape buffer. Hancock Communities will improve the half-street of Gunsmoke along the property boundaries up to the last access road, which will make Gunsmoke nicer and wider along that stretch. South of the project's south-most access road (as shown in the PowerPoint), Hancock will make an in lieu payment to the City for the remaining stretch of Gunsmoke near the water towers and also for 7 Ranch Road, which the City will apply to the construction after the final planning and design are done for that road, and after coordinating with the various property owners. The applicant will install the required improvements on Honeycutt Road and a connection of Whisper Lane to Honeycutt up to the project's access on Whisper Lane.
2. A neighbor asked if 7 Ranch will remain in its current state for now?
A. Yes, the applicant will deposit its share of the development along its property with the city to continue its efforts to plan the street improvements for the area.

3. Will any of the units be for sale to homeowners?
A. This project will be 100% rentals, as it is one property. The homes are single-family detached and attached homes in a for-rent gated development.
4. Related to a question at the last neighborhood meeting, rent rates were inquired about.
A. As a ball park figure assuming the units were sold today, it would be approximately \$1,400 for the 1 bed units and \$1,700 for the 2 bedroom units. These market rates are reflective of the quality nature of the homes and recreational amenities for the future residents.
5. If this gets approved, when would construction begin?
A. Based on materials and labor being available, we estimate the zoning, engineering, and permitting approvals might be complete by March 2022, then construction would last for approximately 2 years, with build-out expected by March of 2024.
6. A comment was raised regarding the desire to coordinate during construction to facilitate continuous access to the Mount Moriah Church.
A. The applicant agreed to work with the City on a traffic control plan to facilitate access during construction to maintain circulation on Gunsmoke Road.
7. We remember when the project site and general area was simply dirt and bushes. Given the investment in the Roads and nature of the project, this will be a good thing for the neighborhood.
A. The applicant agreed that the project fulfills the intent by the city to design this as a cohesive, well thought-out development plan.
8. A comment was raised regarding not preferring subdivisions in the area being walled off, isolating from public access to the surrounding area.
A. As a gated community, this will have a perimeter wall consistent with City standards. However, there will be pedestrian gates that will allow people within the community wishing to attend the church to walk to and from the project, which gates will be accessible by private residents with key card access.

Participant List
Neighborhood Meeting
Hancock Communities
Honeycutt & Gunsmoke

July 8, 2021 at 6:00 pm

Online Zoom Neighborhood Meeting
www.zoom.us

Zoom Meeting Participant List:

Applicant:

Bobbi Johnson, Hancock Communities
Dawn Fortuna, Bowman (Project Designer)
Sean Lake – Pew & Lake, PLC
D.J. Stapley – Pew & Lake, PLC

Public: Total Participants

1. Arnold Jackson, Pastor
2. Clinton
3. Deborah Parker
4. Joseph Levingston
5. Maurice Thomas, Jr.
6. Rita
7. Sherri Kelly



HONEYCUTT & GUNSMOKE

JULY 8, 2021

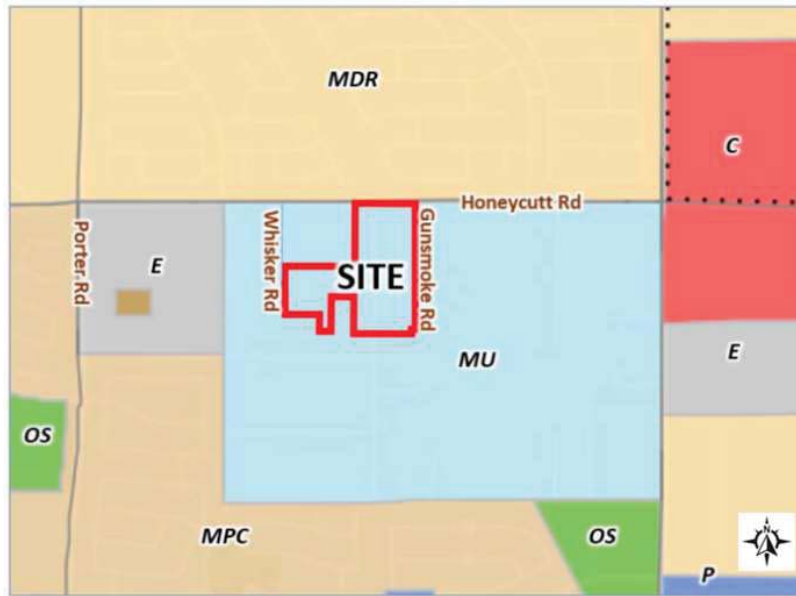
Neighborhood Meeting

Aerial Map

- 25 Acres



General Plan Land Use Map

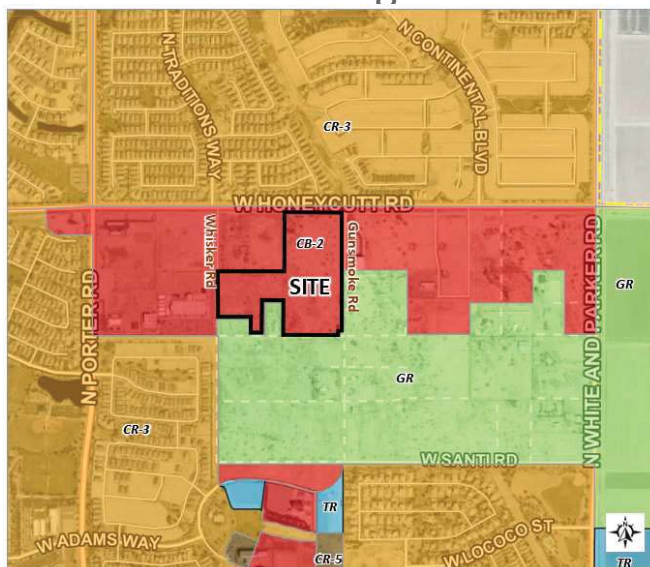


MU – Mixed Use

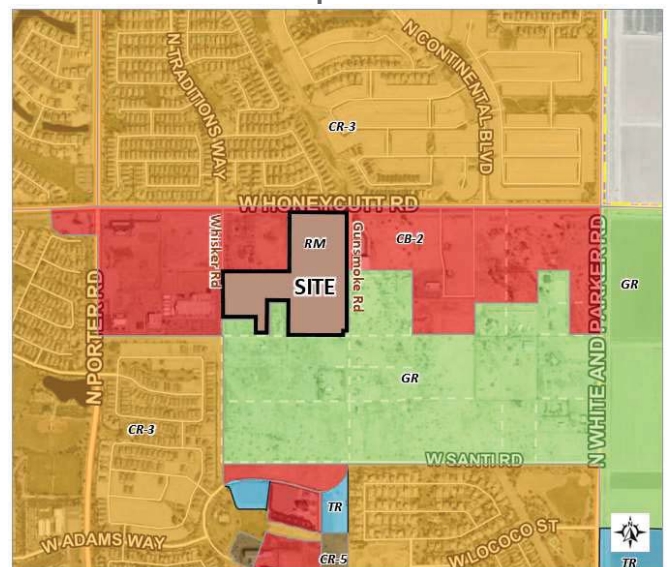
Purpose: The Mixed Use designation is intended to foster creative design for developments that desire to combine commercial, office and residential components. Single use projects are discouraged in the MU designation. Proposed MU projects should provide a true combination of uses that inter-relate in design and function with a pedestrian oriented environment. Higher density residential products (such as apartments and condominiums), 8.0 or more dwellings per acre, are expected in Mixed Use projects.

Zoning Map

Existing



Proposed



Conceptual Site Plan

- Gated Single-Family Residential
- Building Height: 1 story (15.5 ft.)
- Private Back Yards
- 6-ft. perimeter wall
- 25 Net Acres
- Density: 10.1 net, 9.1 gross



Conceptual Site Plan

- Parking exceeds required
 - Required 516 Provided 568
- High level of common open space
 - 20% required
 - 28% provided
- Plus private open space
 - 120 SF/unit required (30%)
 - 600 SF/unit provided (100%)



Amenities

- Typical Amenities:
 - Pool Amenity Area
 - Ramada sitting area with fire pit and TV
 - Turf lawn areas
 - Gathering areas/shaded/trees
 - Outdoor seating
 - Shaded pedestrian paths



Design Themes



Existing Community Example



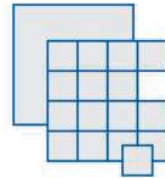
Representative Design Concept



Questions?

Contact:

Pew & Lake, PLC
1744 S. Val Vista, Suite 217
Mesa, AZ 85204
Ph: 480-461-4670
Fx: 480-461-4676



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

Ralph Pew / Sean B. Lake

Email: sean.lake@pewandlake.com

D.J. Stapley

Email: djstapley@pewandlake.com

Conceptual Site Plan



Attachment 11

Neighborhood Meeting Summary *Hancock Communities Honeycutt & Gunsmoke*

April 13, 2021 at 6:00 pm

Online Zoom Neighborhood Meeting
www.zoom.us

The neighborhood meeting began at approximately 6:02 pm and ended at 6:34 pm. Regarding attendance, 7 neighbors participated in the meeting as shown on the below online participant list. Present for the applicant were Bobbi Johnson and Greg Hancock from Hancock Companies, Bruce Larson from Bowman Consulting (Civil Engineer), and Sean B. Lake and D.J. Stapley from Pew & Lake, PLC.

Mr. Lake made introductions and gave a brief presentation (see attached PowerPoint presentation), summarized as follows:

- Meeting instructions and format.
- Project location and history.
- Proposed requests, noted the General Plan definition for Mixed Use.
- Described the development, type, and the various features and amenities.

After this initial presentation, the meeting followed a question-answer format. Every person in the meeting was given opportunities to comment on the case, and the applicant responded to every question. Below is a summary of the discussion:

1. A neighbor said he thought it was an excellent presentation. He felt like lot of thought has been put into this development and the amenities.
A. This was acknowledged.
2. Will there be an HOA?
A. This will be owned by single owner, who will engage a professional management company like an HOA.
3. Deborah Parker, who stated she represented the Mount Moriah Community AME church, asked about the sizes of the homes and rent rates.
A. As an estimate based on the current market, the base rent rate would be approximately \$1,400-1,450 for the 1 bed units and \$1,700-1,750 for the 2 bedroom units. Additional costs for options could be added. The 1-bedroom units are estimated at 700 square feet, and the 2-bedroom units approximately 1,000 square feet. These market rates are reflective of the quality nature of the homes and recreational amenities for the future residents.
4. Mr. Godfrey said his previous questions to the applicant were answered and asked about clarification of the perimeter wall height.
A. Mr. Lake confirmed that the development would have a 6-foot perimeter wall.

5. Questions were shared regarding the location of the project's access points.
A. The main and secondary accesses were shown based on the preliminary plans (in the PowerPoint) with the primary entry on Gunsmoke Road and secondary accesses on both Gunsmoke Road and Whisker Road. No direct accesses are provided on Honeycutt. The final locations will be determined after receiving feedback from the City when they comment on this.
6. Does the applicant have other examples of similar kinds of projects to share?
A. Hancock Communities has about 10 developments that are finished or near completion in metro-Phoenix. They will prepare a list and we can send that out to those who provide contact information. (The day after the meeting, this list was emailed to the 2 neighbors who requested it).
7. When you obtain licensing and approvals, how long will it take to build this community?
A. Once we break ground, this size of community will take approximately 9 months for underground work (water/sewer, etc.). Then we break ground on vertical, which takes 6-7 months until we deliver the first units. Then it takes 40 units per month after that. In total, it could be approximately 2 years for the total construction process.
8. Questions were asked regarding grading and drainage.
A. Bruce Larson, the project's civil engineer, responded that offsite flow will continue on in its normal path. Anything onsite will require addressing the 100-year 2-hour storm event per engineering standards. We will retain all the drainage onsite, the rest will be in underground drainage tanks. The offsite flows will pass through and continue on their way like before. This project will reduce overall drainage because we will take onsite drainage out and retain it.
9. Is the drainage issue real or imagined?
A. This is a conceptual plan. When we get to final plans we show more detail. This plan is as close as we expect it to be, although there may be a few tweaks.
10. A question was asked regarding improvements to 7 Ranch Road, which has multiple property owners along its north frontage.
A. The City has asked for an in lieu fee payment we will give the City so that when they are ready to develop the entire street, they will have our share for the street lengths along our property.
11. Will the entire community be surrounded by a solid wall?
A. Yes, a 6-foot masonry wall is planned.
12. Are the driveways wide enough for fire engines?
A. Yes, the Fire Department will review this, and the plan will comply with the fire access requirements.
13. What are some of the trees?
A. Some of them are Oaks, Acacias, Date Palms, Palo Verdes, Mastic. Lots of tree types are proposed, which will be required to comply with City requirements.

Participant List
Neighborhood Meeting
Hancock Communities
Honeycutt & Gunsmoke

April 13, 2021 at 6:00 pm

Online Zoom Neighborhood Meeting
www.zoom.us

Zoom Meeting Participant List:

Applicant:

Greg Hancock and Bobbi Johnson, Hancock Communities
Bruce Larsen, Bowman (Project Designer)
Sean Lake – Pew & Lake, PLC
D.J. Stapley – Pew & Lake, PLC

Public: Total Participants

1. *2818
2. *4449
3. Deborah Parker
4. Dennis Naugle
5. Robert VonFleckinger
6. Tom Godfrey
7. Trent Rustan



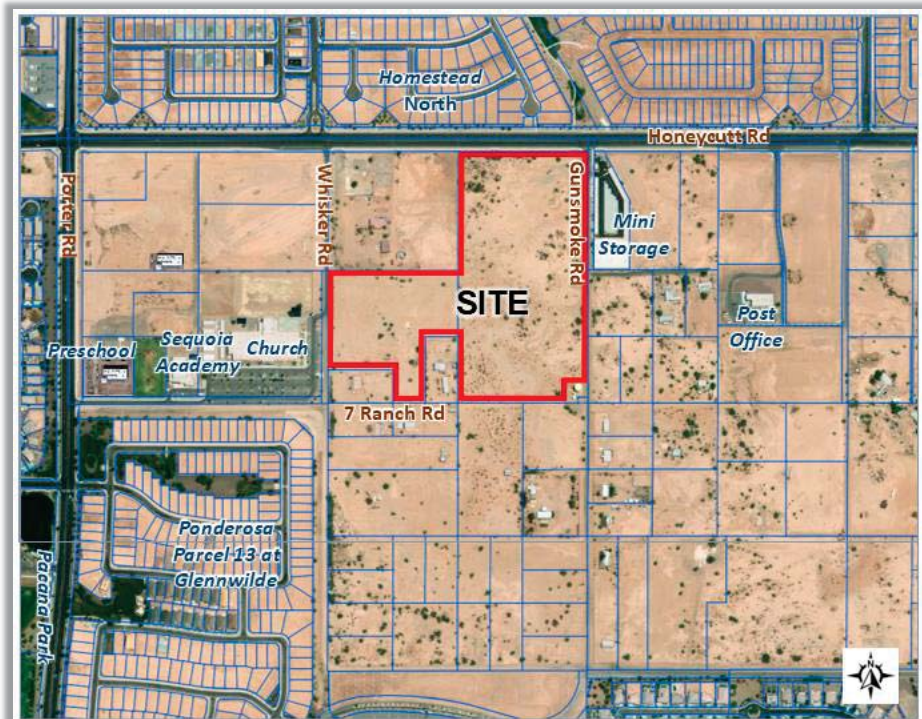
HONEYCUTT & GUNSMOKE

APRIL 13, 2021

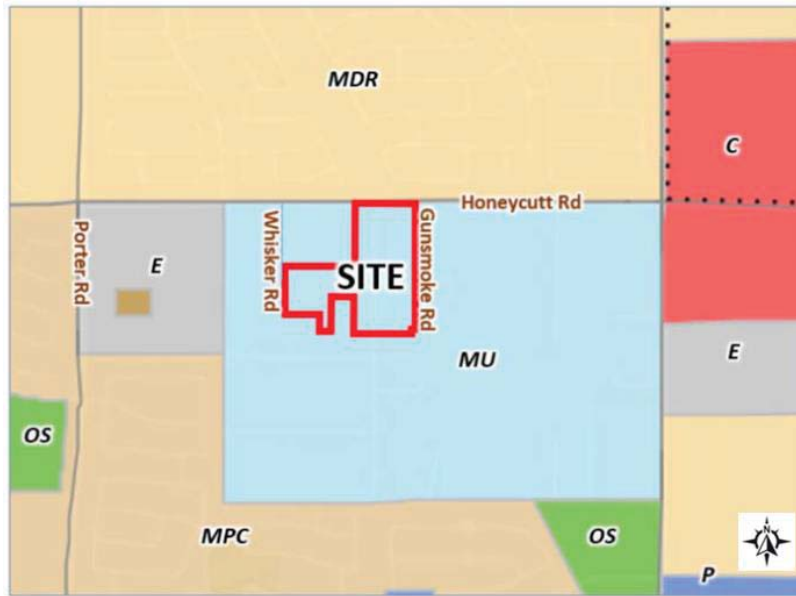
Neighborhood Meeting

Aerial Map

- 25 Acres



General Plan Land Use Map

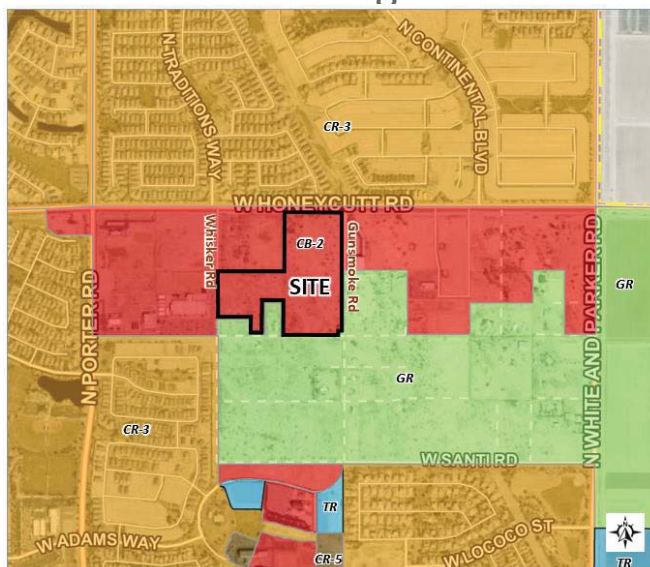


MU – Mixed Use

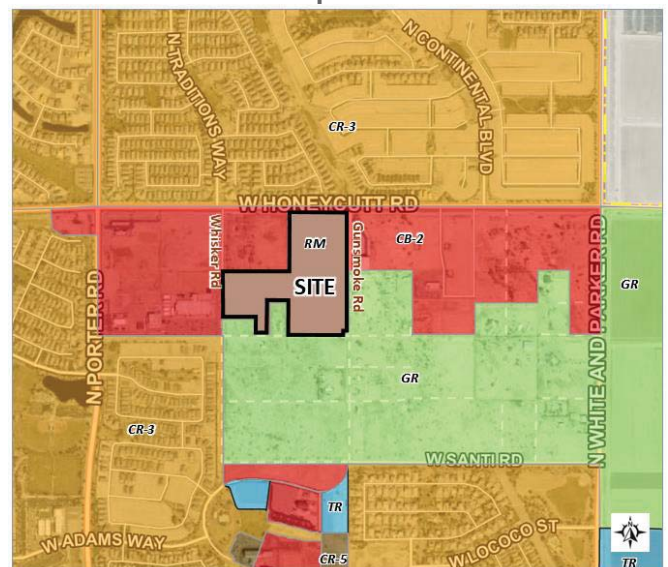
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Zoning Map

Existing



Proposed



Conceptual Site Plan

- Gated Single-Family Residential
- Building Height: 1 story (15.5 ft.)
- Private Back Yards
- 25 Net Acres
- Density: 10.1 net, 9.1 gross



Conceptual Site Plan

- Parking exceeds required
 - Required 516 Provided 568
- High level of common open space
 - 20% required
 - 28% provided
- Plus private open space
 - 120 SF/unit required (30%)
 - 600 SF/unit provided (100%)



Amenities

- Typical Amenities:
 - Pool Amenity Area
 - Ramada sitting area with fire pit and TV
 - Turf lawn areas
 - Gathering areas/shaded/trees
 - Outdoor seating
 - Shaded pedestrian paths



Design Themes



Existing Community Example



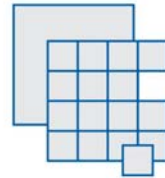
Representative Design Concept



Questions?

Contact:

Pew & Lake, PLC
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Real Estate and Land Use Attorneys

Sean B. Lake

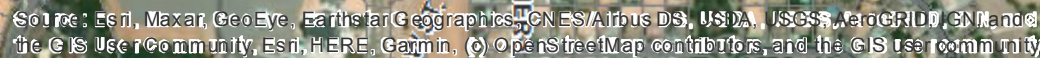
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D.J. Stapley

Email: djstapley@pewandlake.com

Conceptual Site Plan





Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

Attachment 12

Print using Adobe® Reader®'s "Actual size" setting

Property Owners, 300+ Feet - SWC Honeycutt & Gunsmoke

,	TRI-D PROPERTIES LLC 42740 W KINGFISHER DR MARICOPA, AZ 85138	GLOBAL WATER-SANTA CRUZ ... 21410 N 19TH AVE STE 220 PHOENIX, AZ 85027
,	LOZOYA LINO MUNOZ 32165 W LULU JANE DR MARICOPA, AZ 85138	OLIVAREZ JAMES R & APRIL C 40919 W HENSLEY WAY MARICOPA, AZ 85138
HAWKS DESERT PROPERTY LL... 43209 W ESTRADA ST MARICOPA, AZ 85138	A N D GUNSMOKE LLC MAIL RETURN ,	ROBINSON ZACKYISHA DELOR... 40937 W HENSLEY WAY MARICOPA, AZ 85138
TOLANO MARIO C 21797 N SCOTT CT MARICOPA, AZ 85138	A N D GUNSMOKE LLC MAIL RETURN ,	PORTER 20 LLC PO BOX 41428 PHOENIX, AZ 85080
MOUNT MORIAH COMMUNITY ... PO BOX 541 MARICOPA, AZ 85139	A N D GUNSMOKE LLC MAIL RETURN ,	HOMESTEAD SOUTH HOMEOW... 8360 E VIA DE VENTURA BLVD ... SCOTTSDALE, AZ 85258
GODFREY THOMAS E & CATHL... 6243 E WILSHIRE DR SCOTTSDALE, AZ 85257	ROCKYARD 17 LLC PO BOX 4997 SCOTTSDALE, AZ 85261	HOMESTEAD SOUTH HOMEOW... 8360 E VIA DE VENTURA BLVD ... SCOTTSDALE, AZ 85258
HESS BYROM & RENA 40666 W PARKHILL DR MARICOPA, AZ 85138	TAPIA CLAUDIO NAVA 3436 E ROPERS RD CASA GRANDE, AZ 85194	ROSALES ALAN 19679 N HERBERT AVE MARICOPA, AZ 85138
JONES ROBERT M PO BOX 1368 MARICOPA, AZ 85139	MR INVESTMENTS #3 LLLP 17425 N 101ST WAY SCOTTSDALE, AZ 85255	JORDAN CALVIN L SR & CHRIS... 19680 N HERBERT AVE MARICOPA, AZ 85138
JONES RICHARD J PO BOX 1084 HEBER, AZ 85928	WEST 20 LLC PO BOX 4997 SCOTTSDALE, AZ 85261	BLENDU PAUL B & CHRISTY M 40955 W HENSLEY WAY MARICOPA, AZ 85138
7 RANCHES PO BOX 359 MARICOPA, AZ 85139	41011 W HONEYCUTT LLC 21033 N JOCELYN LN MARICOPA, AZ 85138	HICKS CHRISTY RAE & KELLY A... 19692 N HERBERT AVE MARICOPA, AZ 85138

FRUTCHEY SCOTT DOUGLAS &...
40973 W HENSLEY WAY
MARICOPA, AZ 85138

WESSA BRIANNA KIM & STAEB...
19689 N HERBERT AVE
MARICOPA, AZ 85138

,

WHITE MICHAEL JACOB
40865 W HENSLEY WAY
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA L100
SCOTTSDALE, AZ 85258

GLENNWILDE HOMEOWNERS ...
1600 W BROADWAY RD STE 20...
TEMPE, AZ 85282

D R HORTON INC
20410 N 19TH AVE STE 100
PHOENIX, AZ 85027

BERZOZA JOSEPH A
19740 N LAUREN RD
MARICOPA, AZ 85138

,

GRIFE BILLY WAYNE & LAROSA...
19705 N HERBERT AVE
MARICOPA, AZ 85138

BESTGEN JOSEPH
19726 N LAUREN RD
MARICOPA, AZ 85138

19265 N PORTER LLC
1460 S HORNE
MESA, AZ 85204

WATSON STEPHEN
19736 N HERBERT AVE
MARICOPA, AZ 85138

LATZER CAROLANN & ALLCOTT...
19712 N LAUREN RD
MARICOPA, AZ 85138

CURTIS BLAIN & DIANA
40918 W HENSLEY WAY
MARICOPA, AZ 85138

JONES JEFFREY ALLAN & ERIN...
40647 W HENSLEY WAY
MARICOPA, AZ 85138

VIENS SHAUN & DANIELLE
19721 N HERBERT AVE
MARICOPA, AZ 85138

BRIERLY JESSE
40631 W HENSLEY WAY
MARICOPA, AZ 85138

COWAN LUTHER FRENCH III
40900 W HENSLEY WAY
MARICOPA, AZ 85138

HOMESTEAD SOUTH HOMEOW...
8360 E VIA DE VENTURA BLVD ...
SCOTTSDALE, AZ 85258

KIRSCHLER MARK D & KIMBER...
40901 W HENSLEY WAY
MARICOPA, AZ 85138

,

CROWE BRAD & DEBORAH S
40883 W HENSLEY WAY
MARICOPA, AZ 85138

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138