

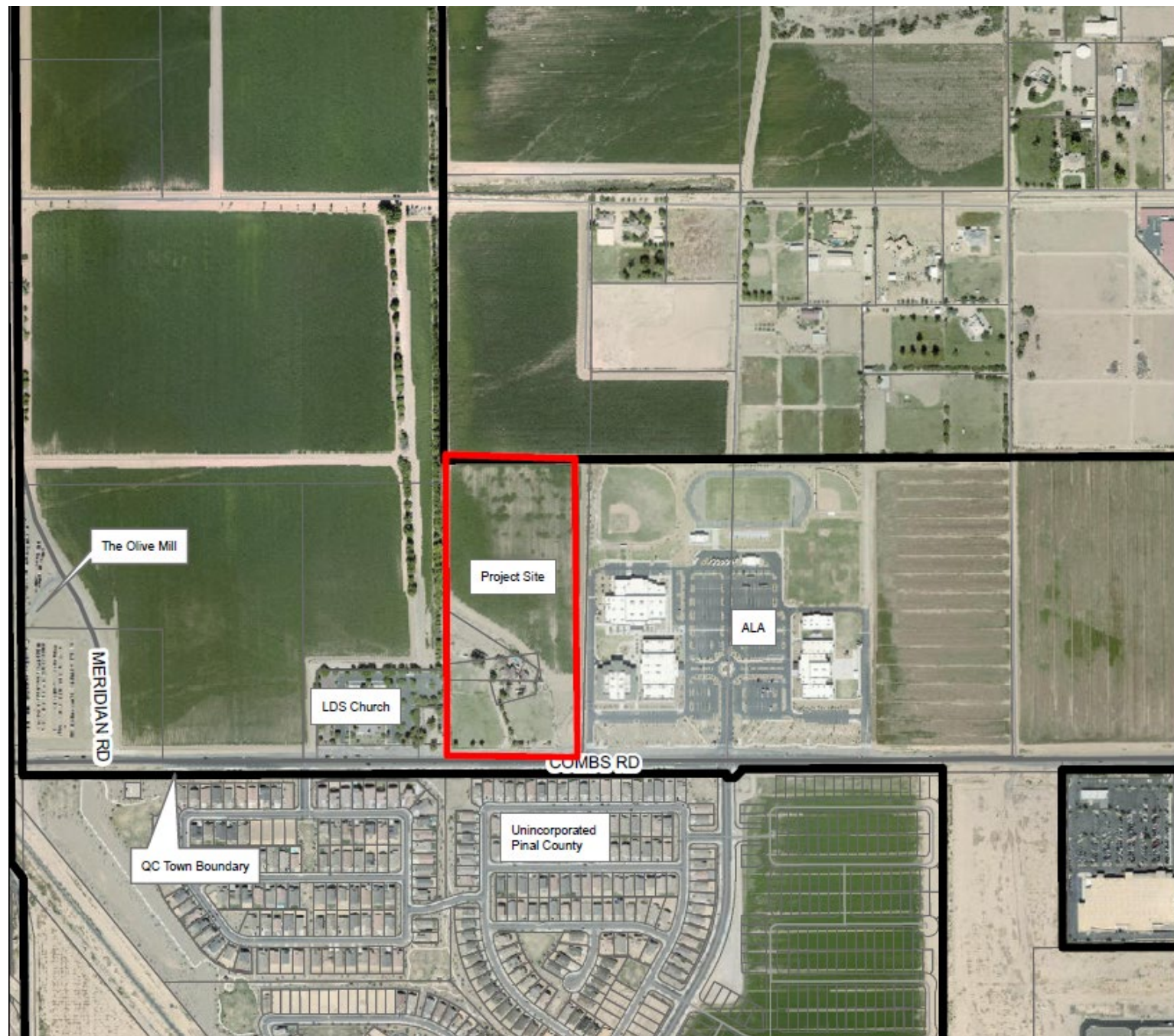


# The Academy PAD Rezone and Site Plan (P19-0242 and P20-0044) Ordinance 726-20

Town Council

May 6th, 2020

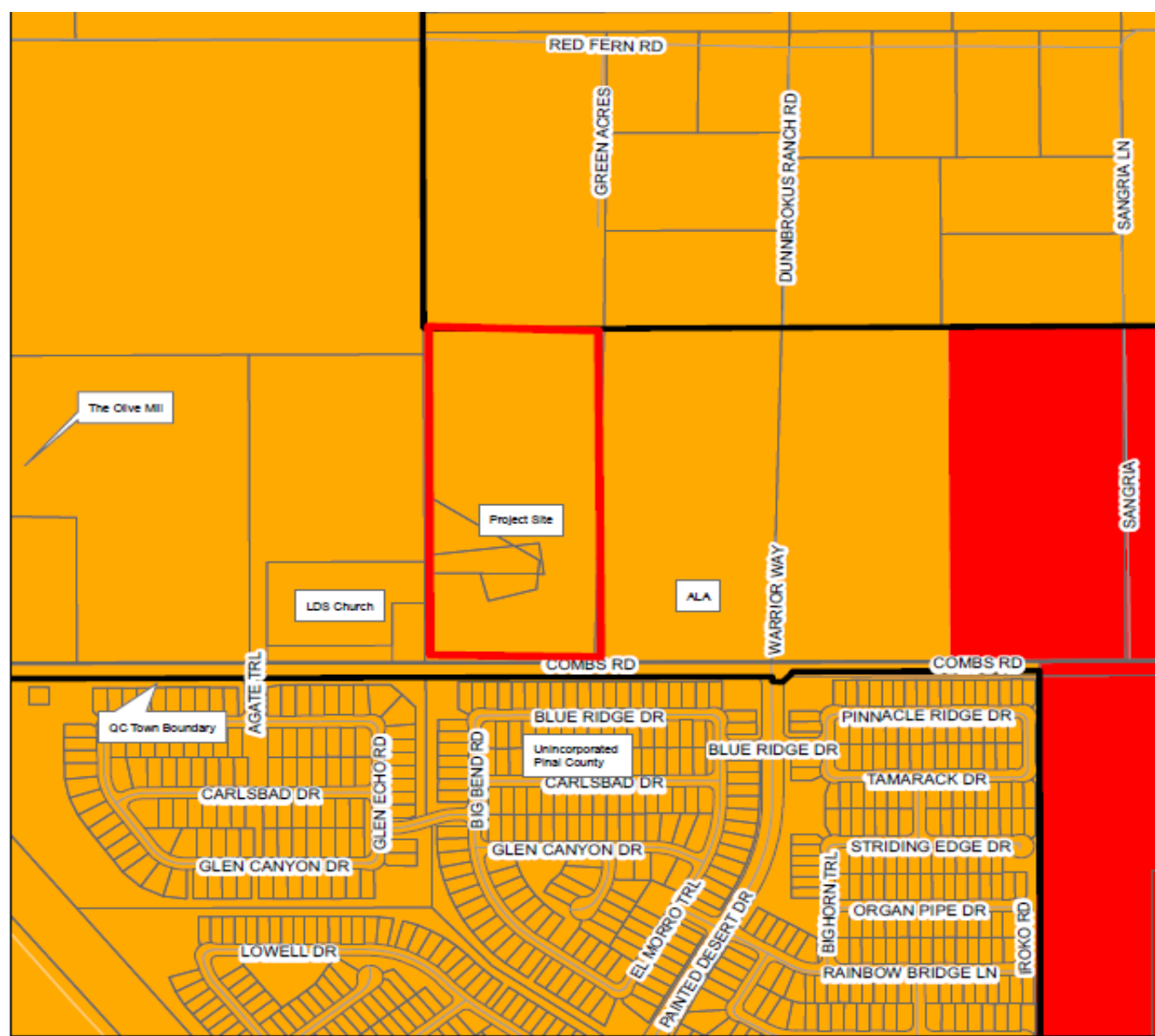




# AERIAL

- 21.73 acres



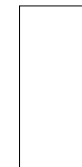


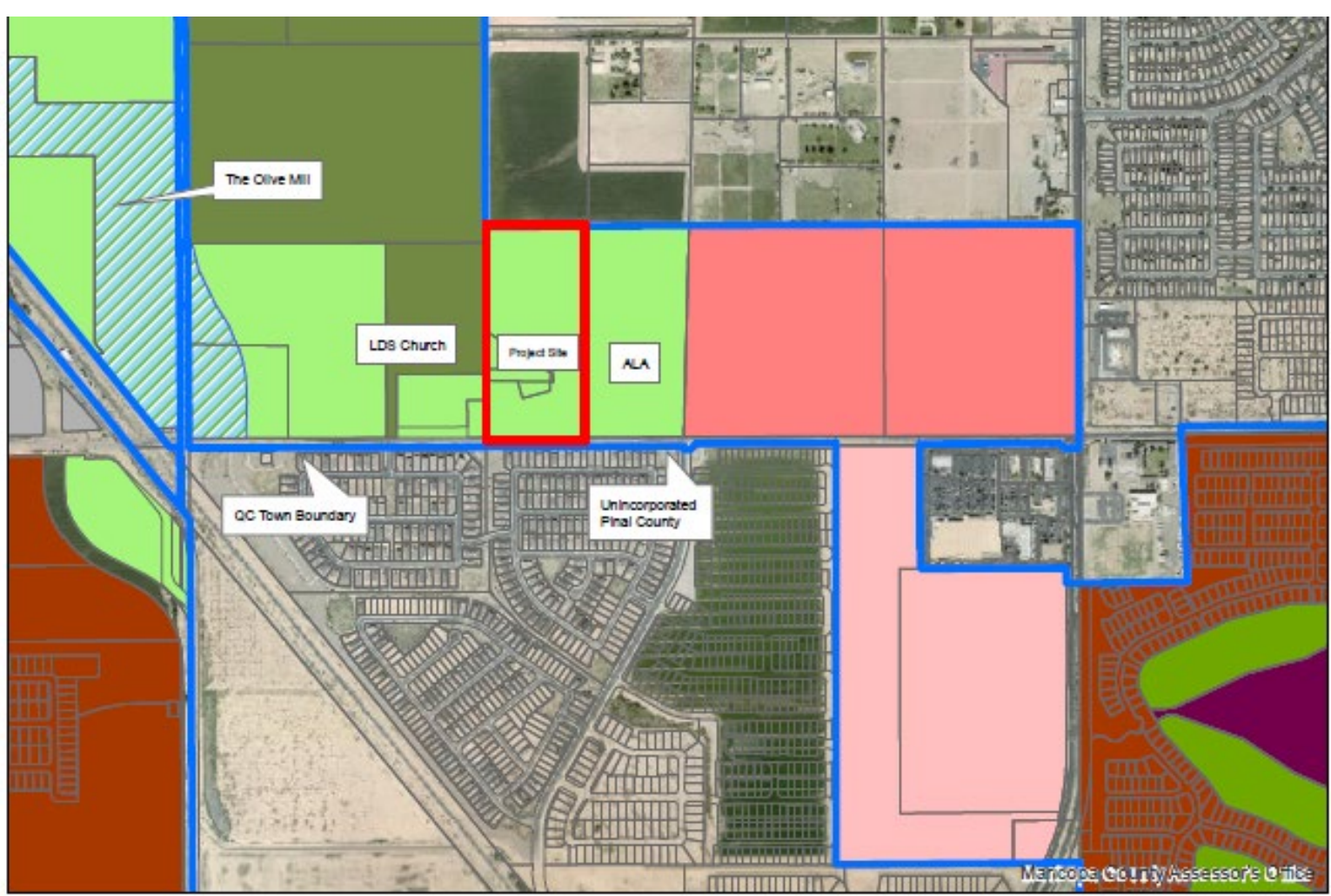
# GENERAL PLAN

## Neighborhood

### General Plan Land Use

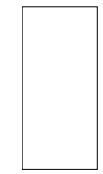
- |              |            |                    |                    |
|--------------|------------|--------------------|--------------------|
| Rural        | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 |                    |
| Urban        | Open Space | Special District 3 |                    |





# EXISTING ZONING

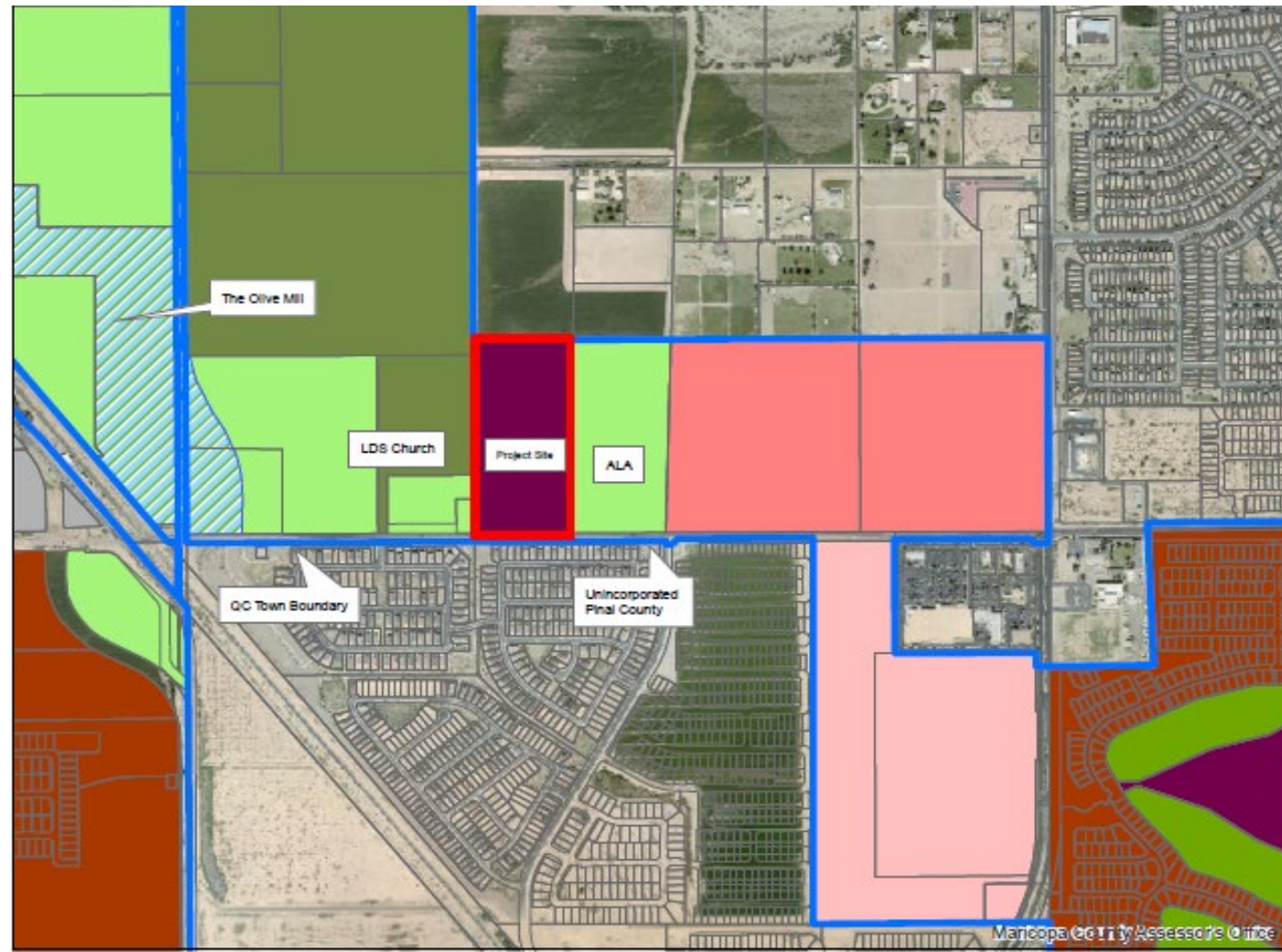
R1-43



## Zoning Districts

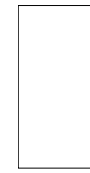
C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
DC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Commur
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

Maricopa County Assessor's Office



# PROPOSED ZONING

MDR/PAD



## Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
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Maricopa City Assessor's Office

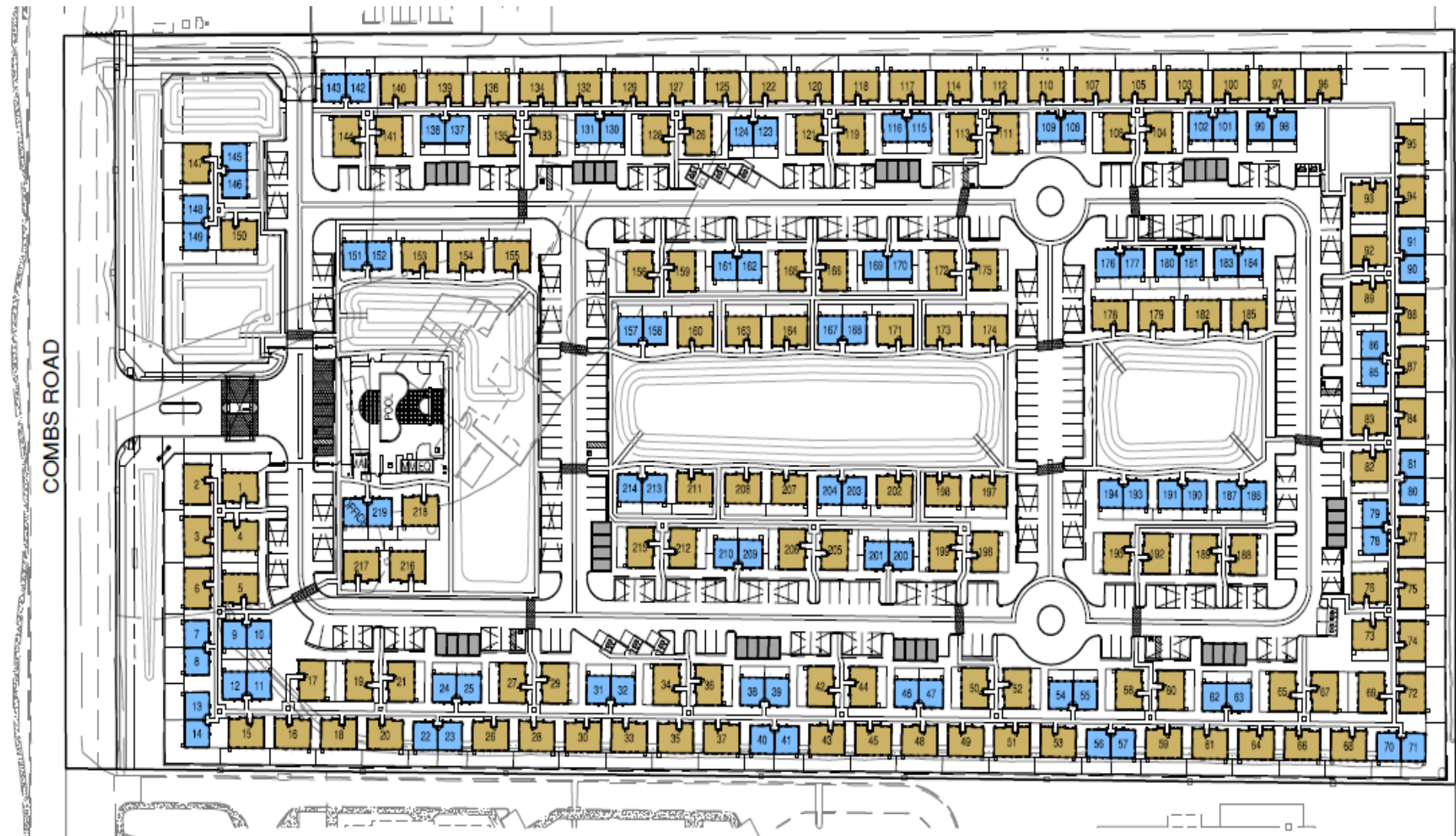
# THE PROPOSAL

- Application from Hancock Communities represented by Pew and Lake PLC for:
  - Rezone from R1-43 to Medium Density Residential (MDR)/PAD
  - Site Plan for 220 dwelling units on 21.7 acres (10.65 du/ac)
- Attached and detached homes with private backyards
- Proposed open space of 35.8%





# SITE PLAN





# LANDSCAPE PLAN



NOTES:  
PLAN SHOWN IS SCHEMATIC NATURE. REFER TO THE LANDSCAPE PLANTING  
PLAN FOR ACTUAL PLANTING SPECIES, LOCATION AND DENSITIES. PLANTING



# ELEVATIONS



# PROPOSED PAD DEVIATIONS

- Reduce the required building separation from 15' to 10'.
- The second request is to reduce the required buffer area to the north from 15' to 10'.
- The third request is to reduce the required buffer area on the east from 15' to 5'.



# NEIGHBORHOOD MEETING

- A neighborhood meeting was held October 3, 2019
- 13 residents in attendance and questions were raised in regards to the following information:
  - Traffic and deceleration lanes
  - Required street improvements
  - Traffic at ALA
  - Safety of adjacent uses
  - What style of development is proposed
  - How much open space is provided
  - Will this be a gated community
- No letters of support or opposition





# PLANNING COMMISSION MEETING

- This item was approved with a 7-0 vote by the Planning and Zoning Commission at their regularly scheduled April 8, 2020 meeting.
- Only one member from the public was in attendance (current property owner) and spoke in favor of the proposal.



Questions?  
Thank You!