



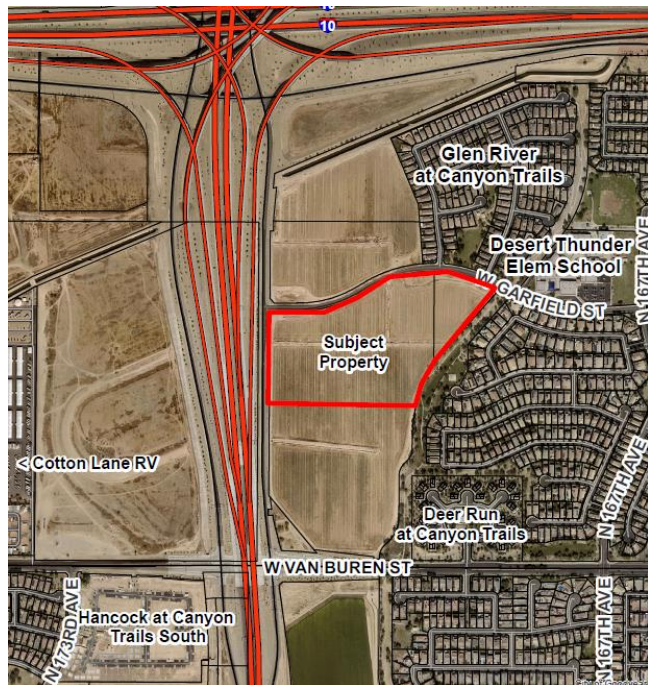
Hancock Communities at Canyon Trails North PAD



Subject Property

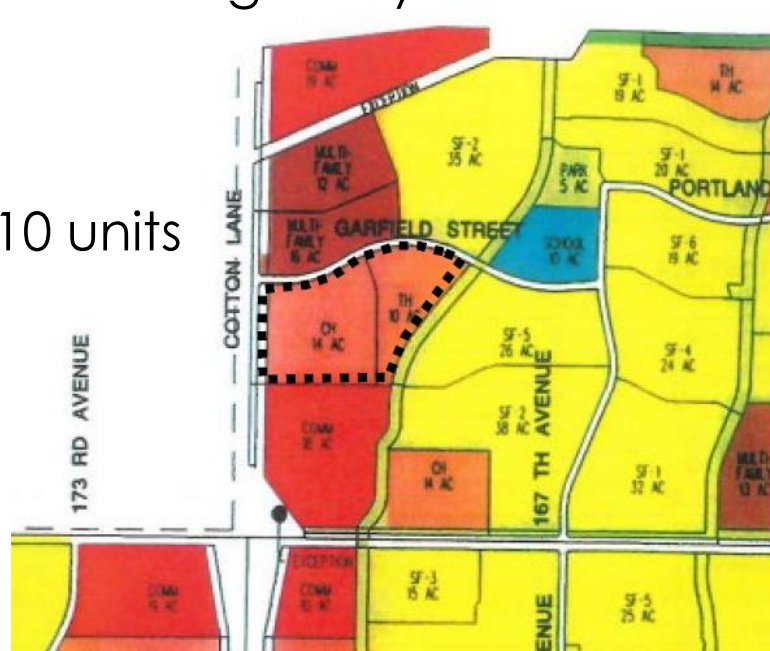


LOCATION: SEC COTTON LANE AND GARFIELD STREET



Existing Canyon Trails PAD

~210 units



Request

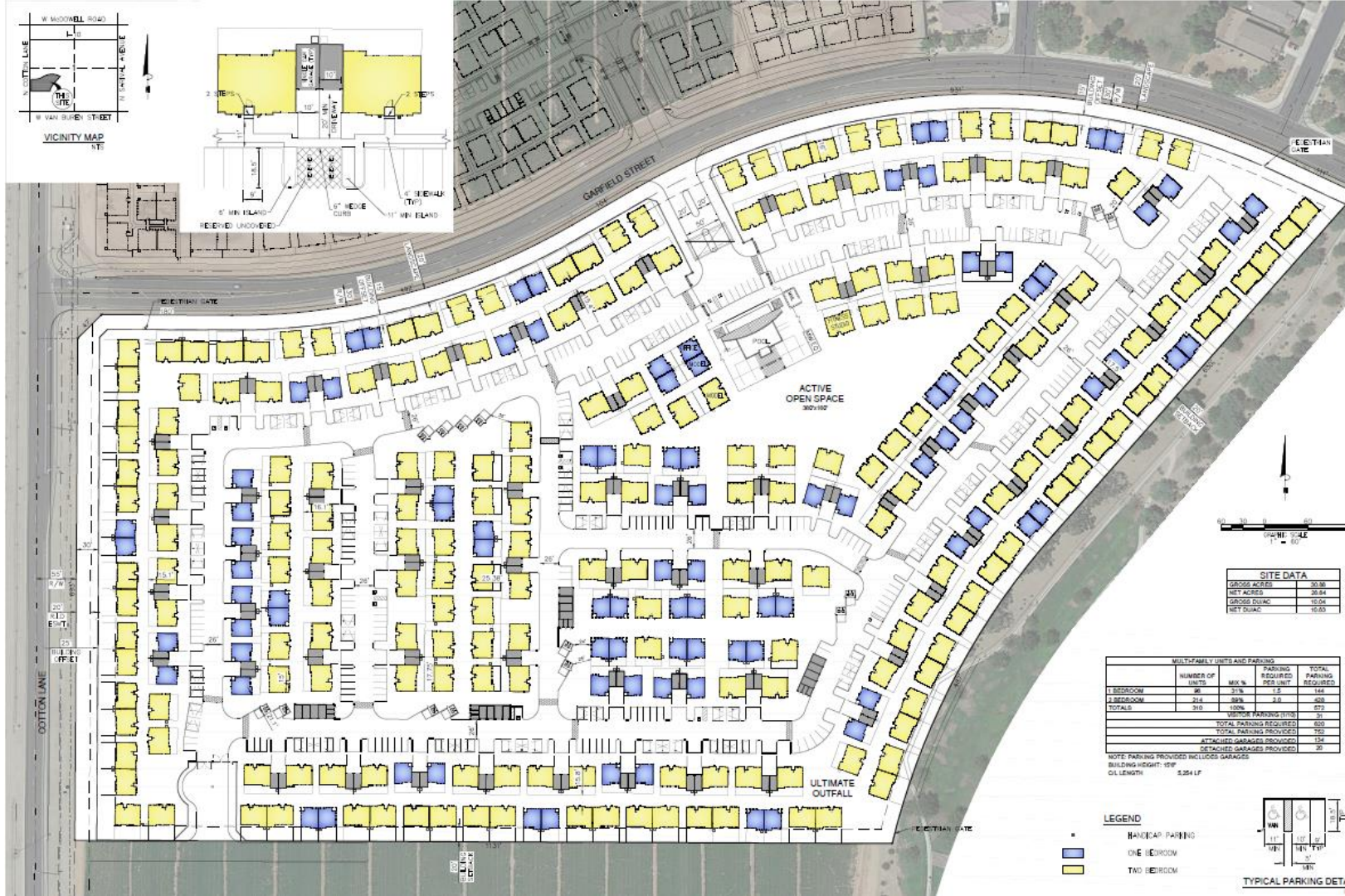


HANCOCK AT CANYON TRAILS NORTH

- Rezone to MF-12 with PAD Overlay
- PAD Overlay reduces rear yard setback from 30' to 20'



Conceptual Site Plan



OPER
JCK DEVELOPERS
CAMELBACK ROAD,
215
VIA, AZ 85008-1565
285-1300
BCT JANINE LIONS

LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC.
2020 N. CENTRAL ST.
PHOENIX, AZ 85004
(602) 898-7003
CONTACT: SHARON MILLER, PLA

Conceptual Landscape Plan



WELLFLEET STYLE

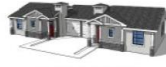
UNIT 1 W/GARAGE



FRONT



LEFT



PERSPECTIVE



RIGHT



**REAR
W/GARAGE**

Conceptual
Elevations
One Bedroom with
Garage

DESERT RANCH STYLE



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

ARTS & CRAFTS STYLE

UNIT 1 W/GARAGE



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

WELLFLEET STYLE

UNIT 2 W/GARAGE

Conceptual
Elevations
Two Bedroom with
Garage



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

DESERT RANCH STYLE



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

ARTS & CRAFTS STYLE

UNIT 2 W/GARAGE



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

WELLFLEET STYLE

UNIT 1

Conceptual
Elevations
One Bedroom without
Garage



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

DESERT RANCH STYLE



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

ARTS & CRAFTS STYLE

UNIT 1



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

DESERT RANCH STYLE

UNIT 2

Conceptual
Elevations
Two Bedroom without
Garage



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

WELLFLEET STYLE



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

ARTS & CRAFTS STYLE

UNIT 2



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

DESERT RANCH STYLE**UNIT 2
DUPLEX****FRONT****LEFT****PERSPECTIVE****RIGHT****REAR**

Conceptual
Elevations
Two Bedroom Duplex style
Without garages

WELLFLEET STYLE**FRONT****LEFT****PERSPECTIVE****RIGHT****REAR****ARTS & CRAFTS STYLE****UNIT 2
DUPLEX****FRONT****LEFT****PERSPECTIVE****RIGHT****REAR**

Recommendation



APPROVE

- Neighborhood Meeting (Zoom) 6/8/2021
- PZC recommended approval 10/13/2021