

Hancock Commons Zone Change & Concept Plan

APPLICATION REQUEST

- Zone Change
 - From: PUD (Planned Unit Development), OC (Office Complex), PBC/AO (Planned Business Center with Airport Overlay)
 - To: PUD/SS (Planned Unit Development: Residential / Commercial with Airport Overlay)
- Concept Plan
 - 1 Commercial Lot
 - 1 Residential Lot for Apartments
 - 1 Residential Lot for Townhomes

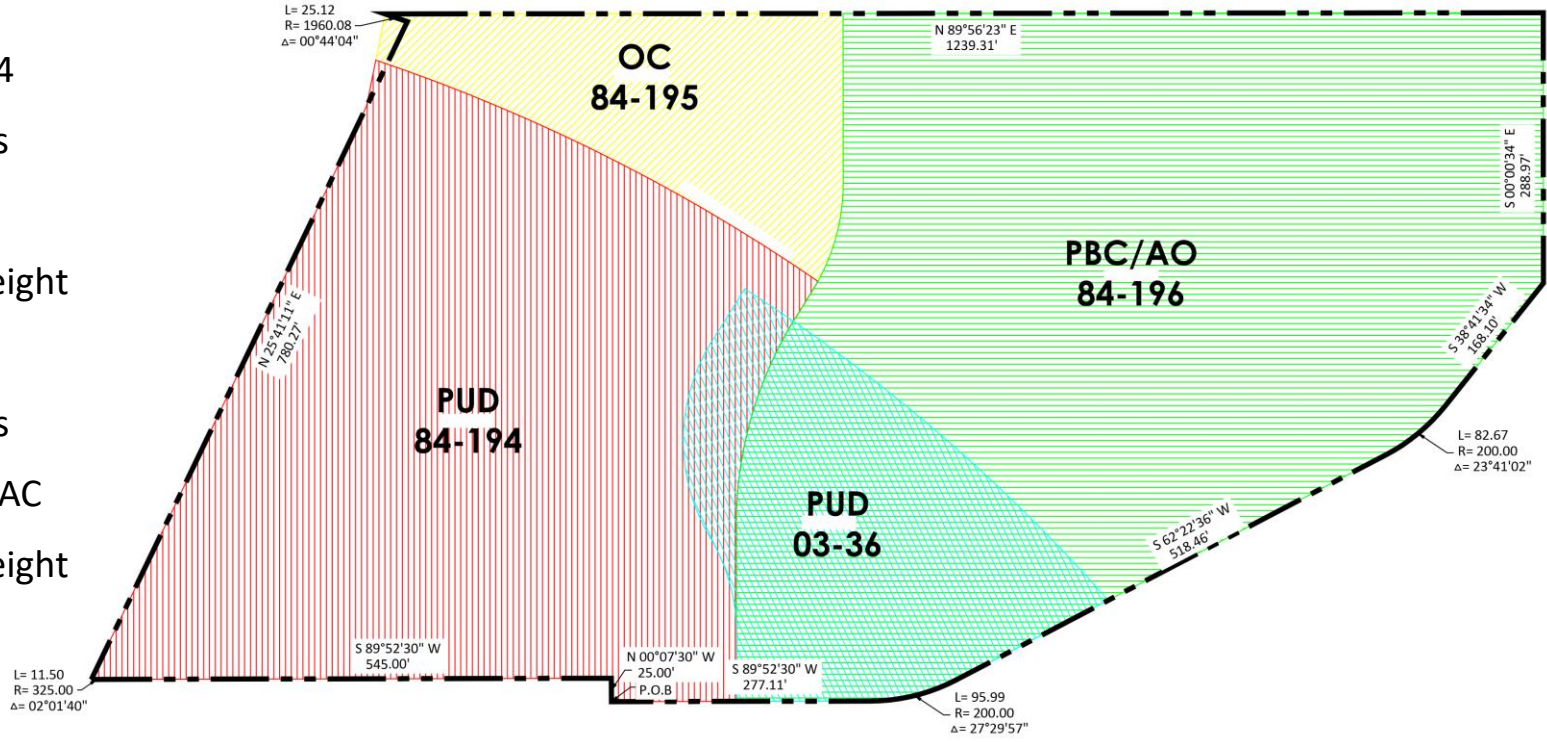
Site Location



Proposed Zone Change

CURRENT ZONING:

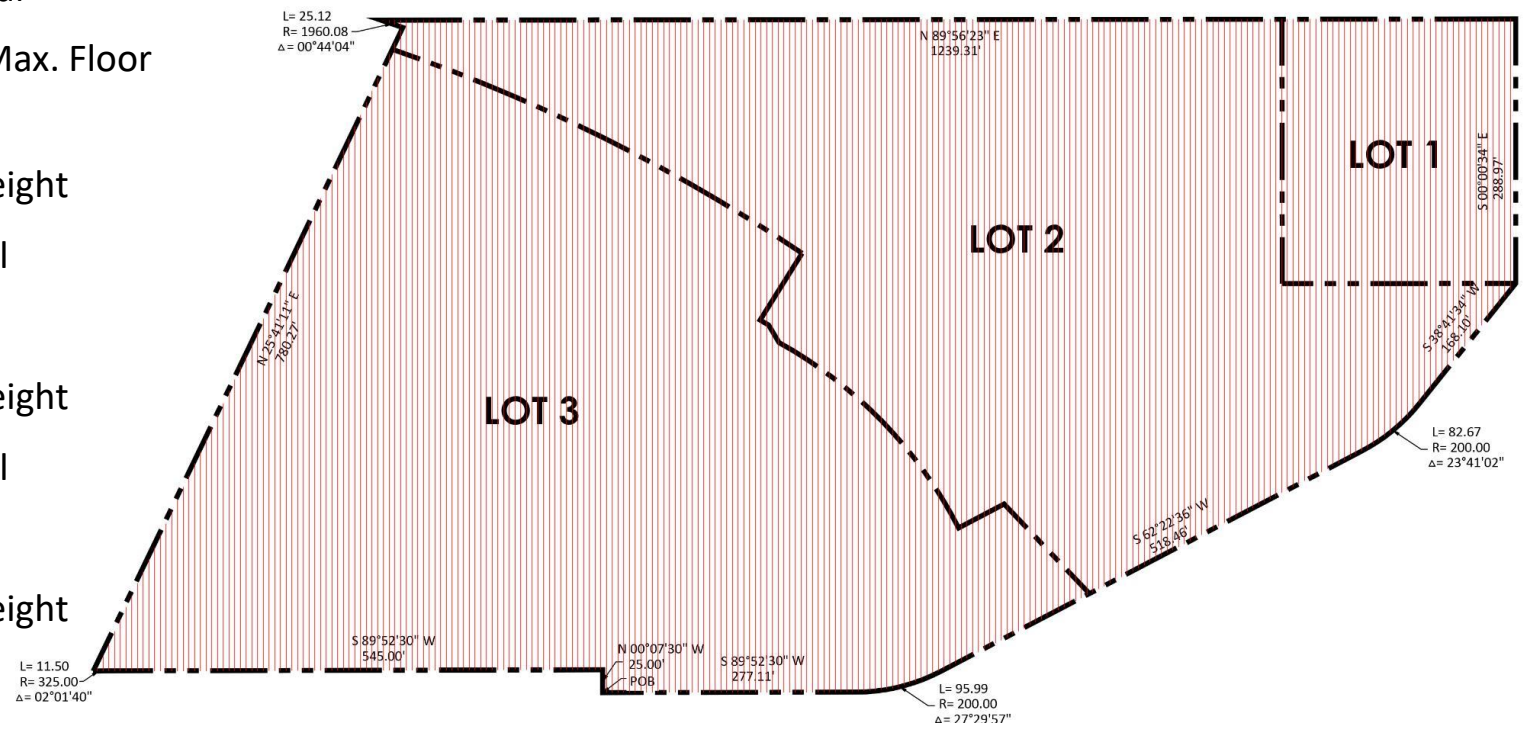
- PBC/AO: Ord 84-196
- OC: Ord 84-195
- PUD: Ord 84-194
 - Townhomes
 - 15 DU/AC
 - 30' Max. Height
- PUD: Ord 03-36
 - Townhomes
 - 11.688 DU/AC
 - 35' Max. Height



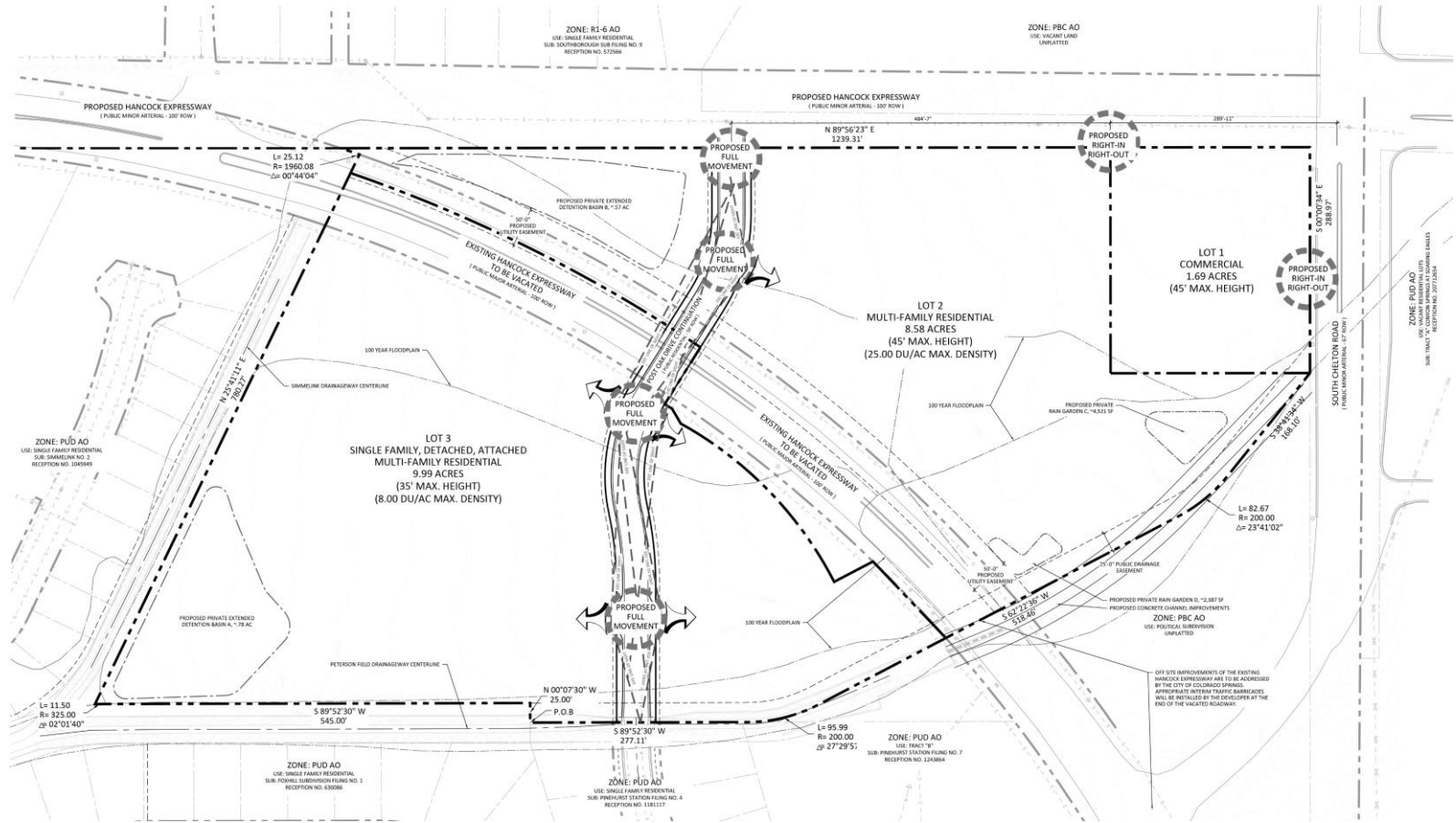
Proposed Zone Change

PROPOSED ZONING:

- PUD/AO
- Lot 1 Commercial
 - 20,000 SF Max. Floor Area
 - 45' Max. Height
- Lot 2 Residential
 - 25 DU/AC
 - 45' Max. Height
- Lot 3 Residential
 - 8 DU/AC
 - 35' Max. Height



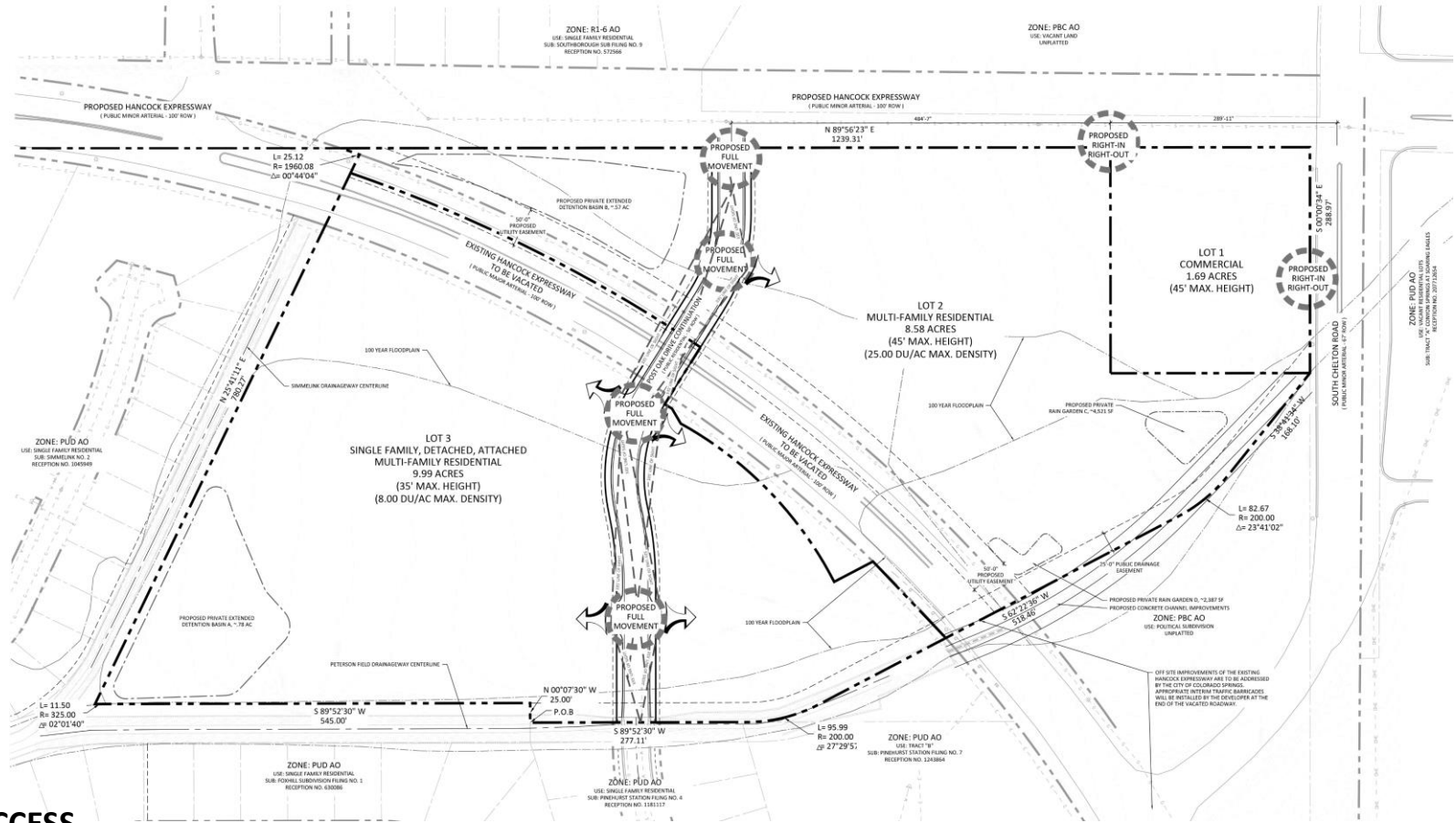
Proposed Concept Plan



SITE DATA

- Lot 1 Commercial: 20,000 sf max.
- Lot 2 Apartments: Gross Density: ~7.21 DU/AC
- Lot 3 Townhomes: Gross Density: ~21.51 DU/AC
- Approximately 252 multi-family dwelling units comprised of Apartments and Townhomes

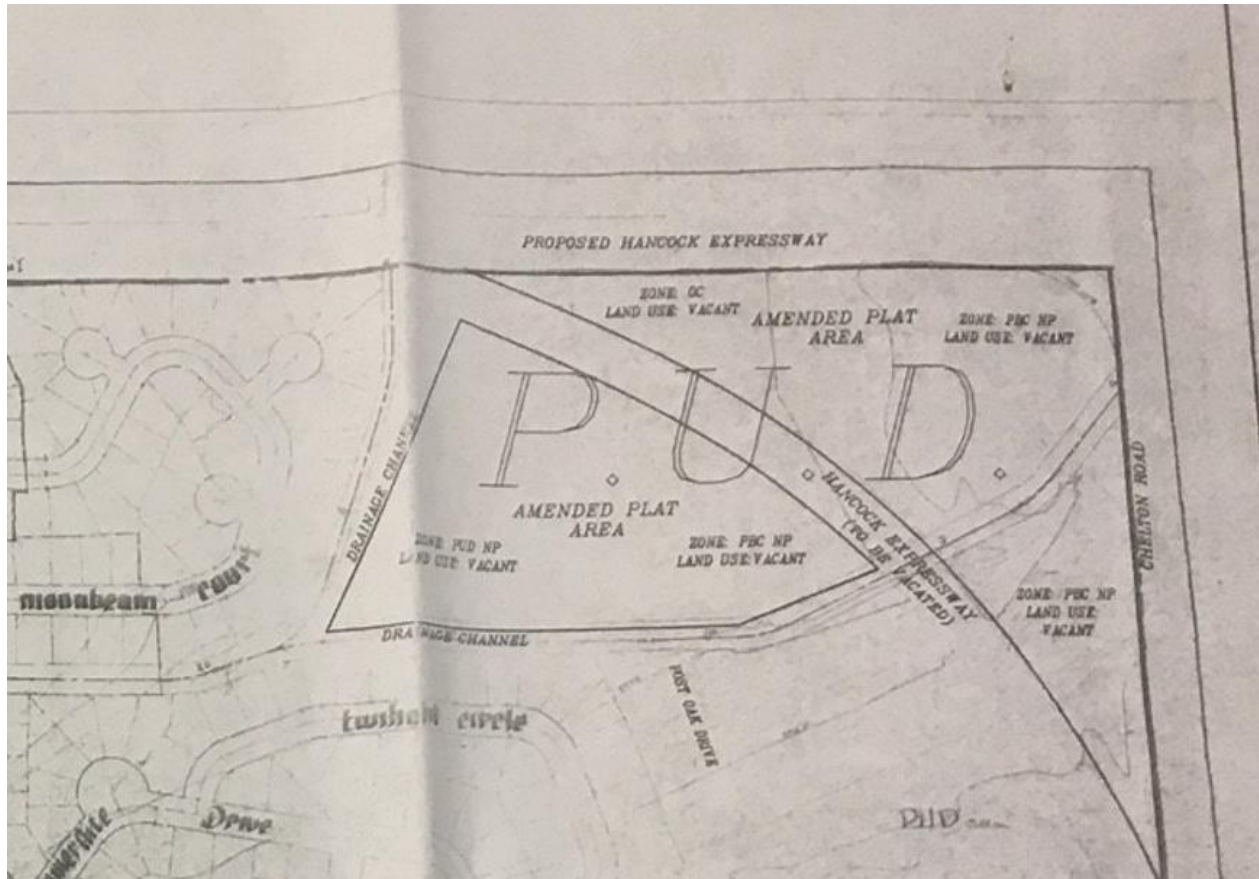
Proposed Concept Plan



ACCESS

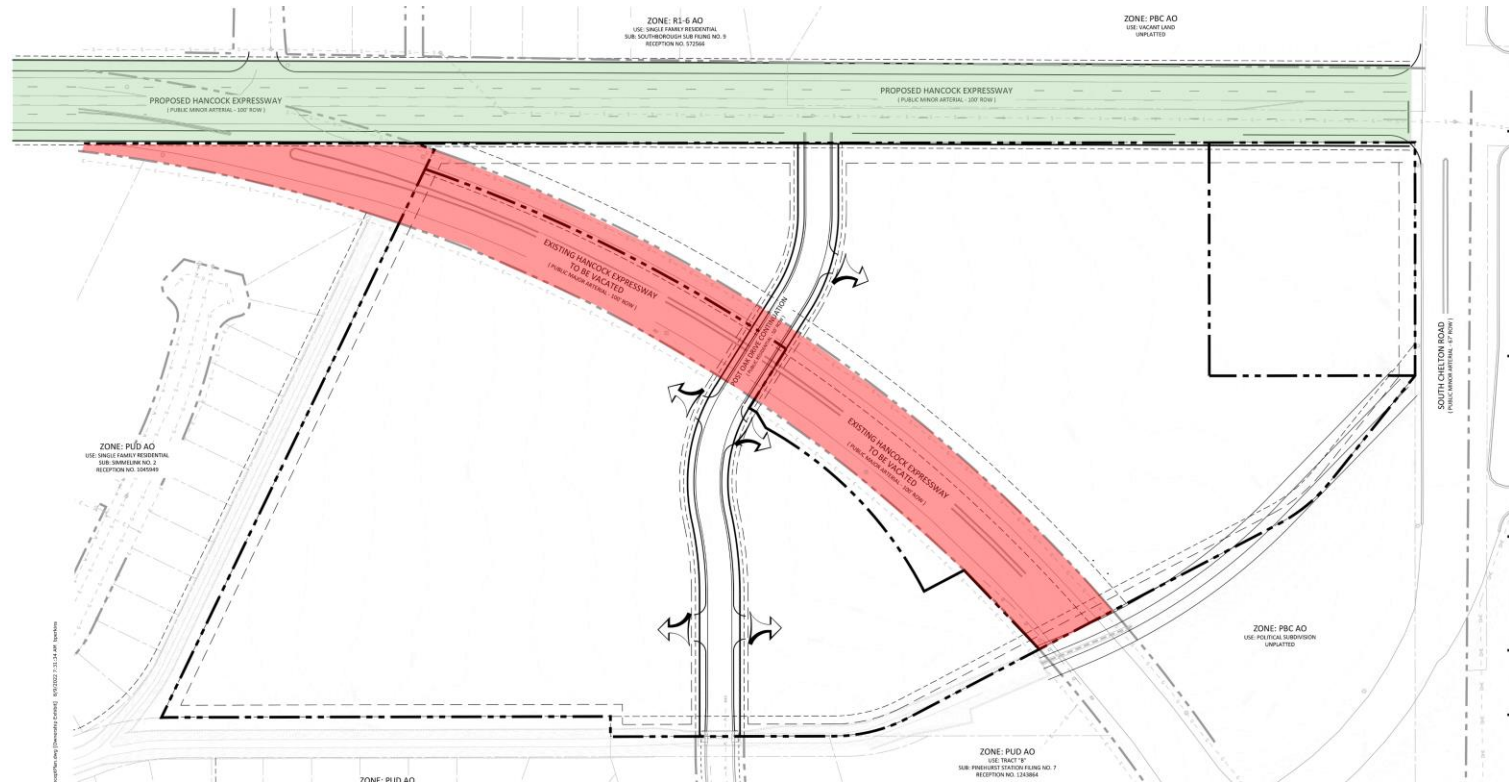
- Hancock Expressway is proposed to be re-routed to extend East to the Chelton Road intersection
- Post Oak Drive to be extended to Hancock Expressway.
- 1 full movement intersection at Post Oak Drive and the new Hancock Expressway
- 2 right in-right out intersections onto proposed Hancock and Chelton Road
- 3 full movement intersections off Post Oak.

2002 Pinehurst Master Plan



- This site is within the Pinehurst Master Plan which was approved in 2002
- The Master Plan shows the realignment of Hancock Expressway with a PUD zoning for the whole site

Proposed Hancock Expressway Extension



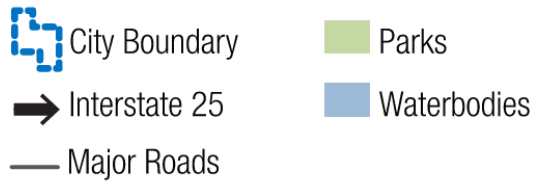
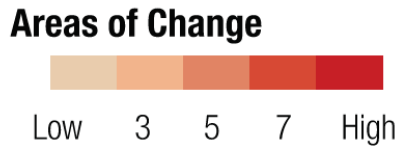
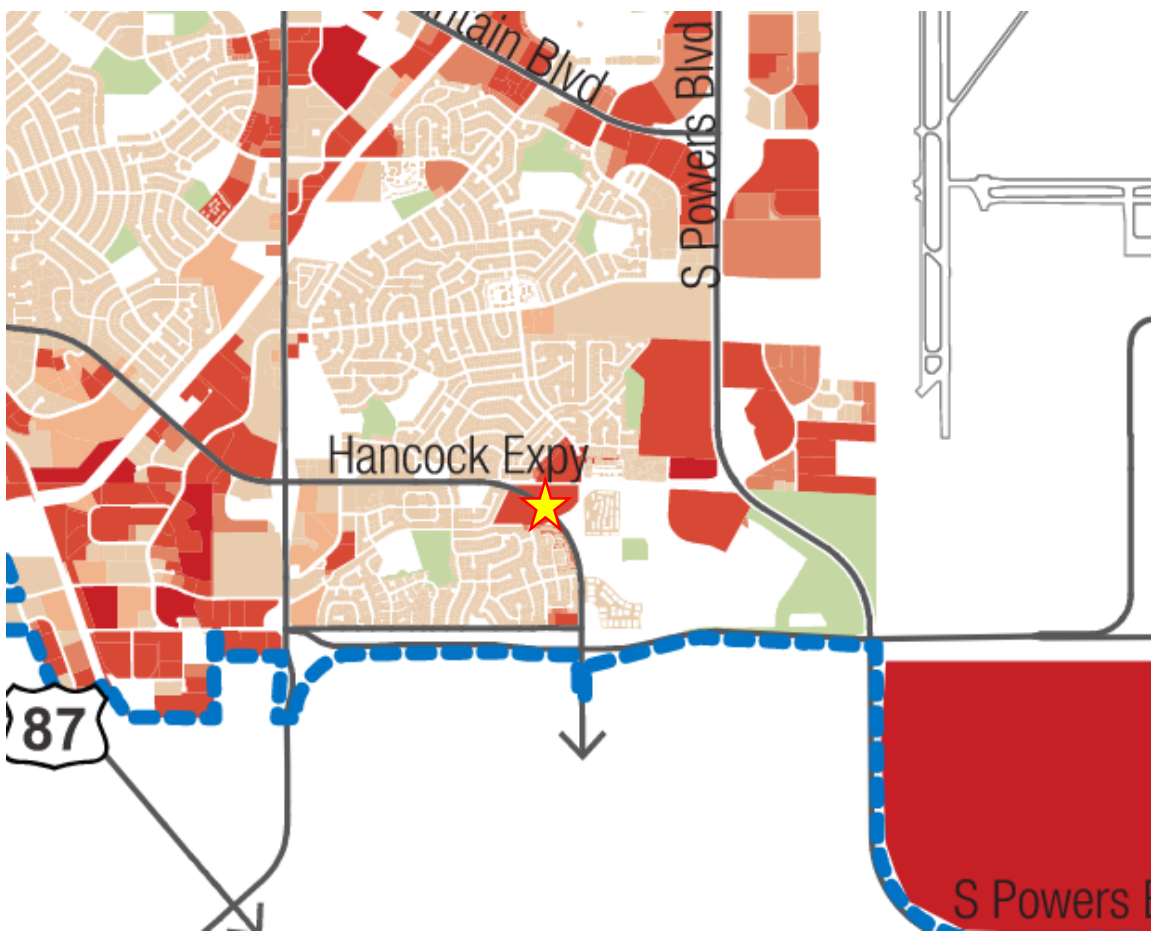
Developer's Responsibility for Hancock Expressway Realignment

- Work with the adjacent landowner to acquire land to complete the ROW
- Complete Traffic Study to identify roadway intersection and configuration requirements
- Prepare construction drawings for the new roadway including intersection with Post Oak Drive
- Construct Hancock in new alignment from Clarendon Drive to Chelton Rd.
- Install signal pole foundations and underground conduit for signal at Hancock and Chelton

PlanCOS

Area of High Change:

- Goal UP-2: Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.
- Goal VN-3: Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.



PlanCOS

Reinvestment Area and Community Hub:

- Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.
- Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.



Predominant Typology

- | | | |
|--|-------------------------------------|---------------|
| Neighborhood Centers | Mature/Redeveloping Corridors | City Boundary |
| Community Activity Centers | New/Developing Corridors | Interstate 25 |
| Entertainment and Commercial Centers | Reinvestment Area and Community Hub | Major Roads |
| Regional Employment and Activity Centers | | |
| Downtown | | |

Land Planning
Landscape Architecture
Urban Design



Questions?

