Staff Notes Hancock Commons

Last month the board reviewed the draft plan and impact report and elected to table moving forward with the taxing districts until some added clarity could be obtained around:

-Traffic studies

-Neighboring land owned by other entities

-Adding in other parcels to the URA boundary

-Clearer understanding of securing the needed right of way to make the Hancock public improvements feasible

Included in your packet is the same impact report and plan from last month to review. As a reminder, this proposed project is coming from RJ Development to begin the process to form a URA near the intersection of Chelton and Hancock on the city’s S/E side. Ray O’Sullivan and his partner James Buller are on hand to answer any questions that the board has.

This project is currently proposed as mix use with 132 for sale townhomes, 200 for rent apartments and 3.5 acres of retail. The developer is proposing 2 phases of development with the first commencing in 2022 (townhomes) followed by phase 2 (apartments and retail) in 2023.

The developer is seeking URA designation because Hancock has some flooding and alignment issues. Currently, Hancock Expressway has a failed under‐crossing which has caused flooding issues. The realignment of Hancock will resolve this issue together with connecting existing channelization.