

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2020-PZ-PD-006-20

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTIES LOCATED AT THE SOUTHWEST CORNER OF PIMA ROAD AND SUBURBAN AVENUE, EAST OF IRONWOOD ROAD (TAX PARCELS: 104-24-004B & 104-24-004C) FROM SUBURBAN RANCH (SR) ZONE TO SINGLE RESIDENCE (R-7) WITH A PLANNED AREA DEVELOPMENT OVERLAY KNOWN AS EDGEWOOD TO ESTABLISH DEVELOPMENT STANDARDS FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON 50.42± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PD-006-20; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING ITS PUBLICATION

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Pinal County Development Services Code Chapter 2.176 to approve a Planned Area Development in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on November 19, 2020, the Pinal County Community Development Department (“Department”) received an application from A.S. 45, L.L.C., landowners of certain properties located at the southwest corner of Pima Road and Suburban Avenue, just east of Ironwood Road in Pinal County (tax parcels: 404-24-004B & 104-24-004C) known as Edgewood Subdivision and legally described in the attached Exhibit A (the “Property”) for a Planned Area Development Overlay (the “PAD”) (Case No. **PZ-PD-006-20**); and

WHEREAS, on November 19, 2020, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PD-006-20**, giving no less than 15 day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed Amendment; and

WHEREAS, following the public hearing, the Commission voted 8 to 0 in favor of forwarding a recommendation of approval to the Board with 16 Stipulation of Approval set forth in the attached Exhibit B (the “Stipulations”); and

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The rezoning of the properties legally described and depicted in the attached Exhibit A from SR Zone to R-7 Zone with a PAD Overlay, and is hereby approved subject to 16 Stipulations of Approval set forth in the attached Exhibit B.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 6th day of January, 2021, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT A
EDGEWOOD
PZ-006-20&PZ-PD-006-20
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2, SUN VALLEY FARMS UNIT 11, ACCORDING TO BOOK 1 OF SURVEYS, PAGE 33, RECORDS OF PINAL COUNTY, ARIZONA, BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

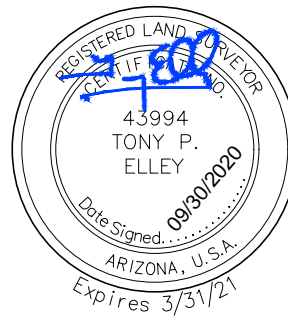


EXHIBIT B (PZ-PD-006-20)

STIPULATIONS EDGEWOOD SUBDIVISION

1. The stipulations enumerated herein pertain to the area described in case PZ-006-20 & PZ-PD-006-20;
2. The stipulations herein Supersede all stipulations from case PZ-341-72;
3. Approval of this PAD (PZ-PD-006-20) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
4. Edgewood Planned Area Development (PAD) Overlay District (PZ-PD-006-20) is to be developed as shown by the site plan/development plan dated September 29, 2020, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
5. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-006-20;
6. A minimum front yard drive way of 20 ft will be require for all lots/housing units;
7. Applicant, Developer/Property Owner shall be required to provide a vegetation salvage plan indicating all vegetation that shall remain or be transplanted on site;
8. Developer/property owner will be required to combine both lots (Tax Parcels 104-24-004B and 104-24-004C) into one parcel prior to Final Plat approval;
9. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
10. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
11. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
12. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat going before the Planning and Zoning Commission;

13. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
14. Half street right-of-way dedication and road improvements will be required along PIMA ROAD (northern boundary), Westbrooke Road (southern boundary), and Suburban Avenue (eastern boundary). All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
15. All right-of-way dedication shall be free and unencumbered; and
16. Any roadway sections, alignments, access locations and access movements shown in the PAD must receive final approval by the Pinal County Engineer at the time of Tentative Plat approval.