



MEETING DATE: NOVEMBER 19, 2020

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-006-19 (Wales Ranches)**

CASE COORDINATOR: Sangeeta Deokar, Planner

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***Executive Summary:***

Wales Ranches proposal is a request for Non-Major Amendments to the San Tan Valley Special Area Plan to designate 140.8± acres of the property. Amendments include 44.5± acres from Suburban Neighborhood to Employment Center and 8.4± acres Rural Living to Employment Center; 13.2 ± acres from Suburban Neighborhood to Community Center; 33.6± acres from Rural Living to Suburban Neighborhood; 10.1± acres from Rural Living to Urban Transitional and 31.0± acres of Suburban Neighborhood to Urban Transitional. The subject site is situated at the north-east corner of Kenworthy and Combs Road in the San Tan Valley area.

**If This Request is Approved:**

The applicant will be able to potentially rezone the parcel for future development.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request.

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LEGAL DESCRIPTION: Parcel of land situated in Section 28, Township 02 South, Range 08 East, G&SRB&M.

TAX PARCEL: 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F

LANDOWNER: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP

APPLICANT/AGENT: Ty Wilson, Hilgart Wilson

REQUESTED ACTION & PURPOSE: **PZ-PA-006-19 – PUBLIC HEARING/ACTION:** Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting Non-Major Comprehensive Plan Amendments to the San Tan Valley Special Area Plan for 639.7± acres to designate 44.5± acres of **Suburban Neighborhood Residential**, 8.4± acres of **Rural Living** to **Employment Center**, 13.2± acres from **Suburban Neighborhood Residential** to **Community Center**, 33.6± acres from **Rural Living** to **Suburban Neighborhood**, 10.1± acres from **Rural Living** and 31.0± acres of **Suburban Neighborhood Residential** to **Urban Transitional**, situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

LOCATION: North-east corner of Kenworthy and Combs Road in the San Tan Valley area.

SIZE: 140.8 ± acres.

COMMUNITY DEVELOPMENT  
Planning Division





## Non-Major Comprehensive Plan

This map of Maricopa County, Arizona, displays land status and various geographical features. The county is divided into Townships (2S to 10S) and Ranges (2E to 18E). Key locations and features include:

- Communities and Reservations:** Gila River Indian Community, Ak-Chin Indian Community, Casa Grande, Florence, Coolidge, Arizona City, Eloy, Marana, Mammoth, Winkelman, and San Carlos Apache Tribe.
- Land Status:** Private Land, Tohono O'Odham Nation, and various land ownership patterns indicated by different colors and patterns.
- Roads:** Major roads include I-8, I-10, and various state routes (e.g., 238, 587, 87, 187, 387, 84, 60, 177, 79, 77).
- Parks and Forests:** McFarland State Historic Park, Oracle State Park, and Coronado National Forest.
- Geographical Features:** Queen Creek, Superior, Kearny, and various water bodies and creeks.

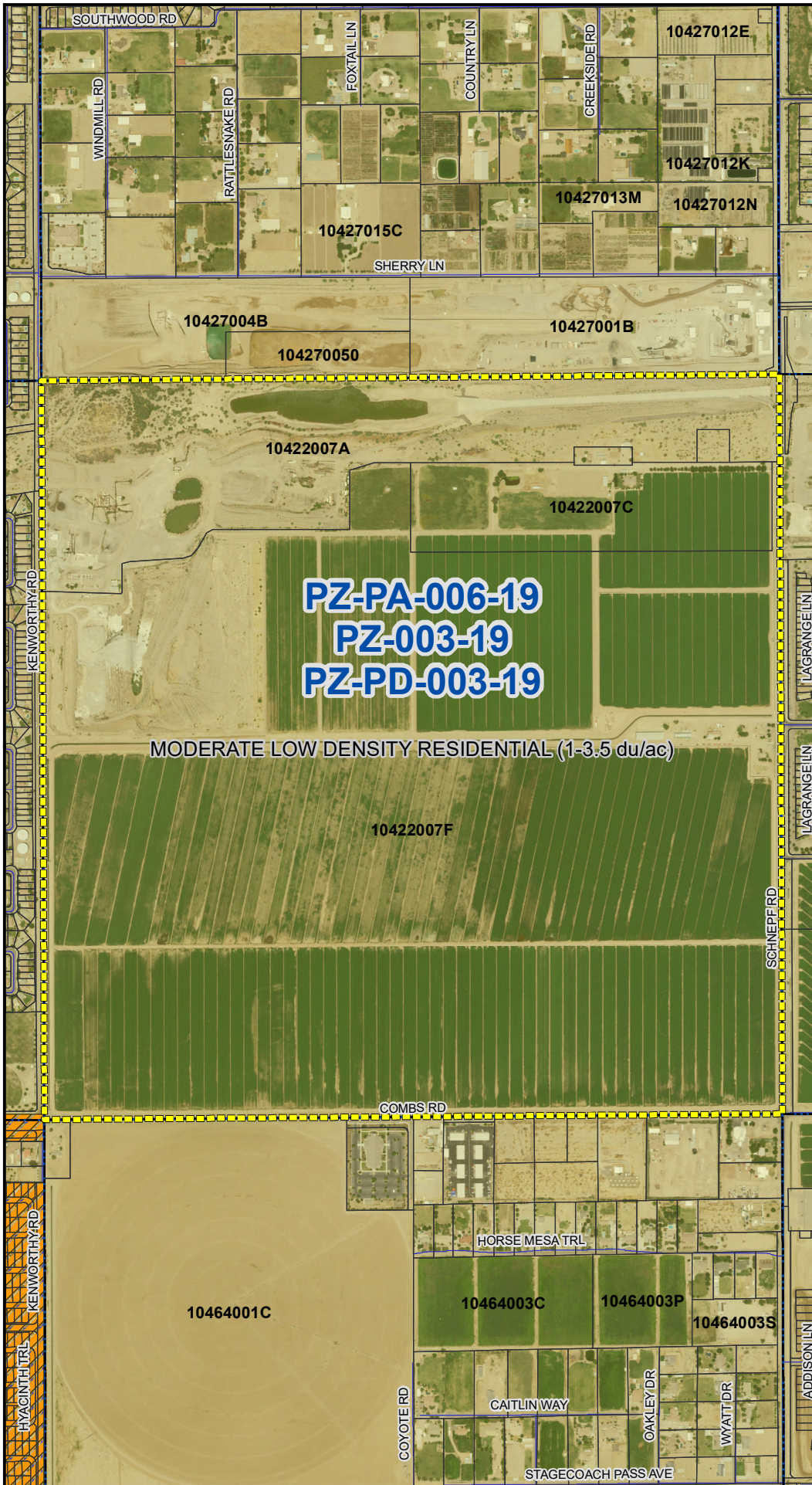
### Legend

- |   |  |   |  |
|---|--|---|--|
|  | Ranchette Residential (0-0.3 du/ac)            |  | Primary Airport                            |
|  | Major Open Space SVPA (or 1du/ac)              |  | Secondary Airport                          |
|  | Rural Residential (0-0.5 du/ac)                |  | Noise Sensitive Area                       |
|  | Very Low Density Residential (0-1 du/ac)       |  | Superstition Vistas Planning Area          |
|  | Low Density Residential (0-2 du/ac)            |  | Recreation/Conservation                    |
|  | Moderate Low Density Residential (1-3.5 du/ac) |  | Major Open Space (or 1 du/ac)              |
|  | Medium Density Residential (3.5-8 du/ac)       |  | Restricted Use Open Space                  |
|  | High Density Residential (8-24 du/ac)          |  | Existing/Planned or Proposed Regional Park |
|  | Mixed Use-Residential Focused                  |  | Military                                   |
|  | General Commercial                             |  | General Public Facilities/Services         |
|  | Agriculture                                    |  | Low Intensity Activity Center              |
|  | Aviation Based Commerce Center                 |  | Mid Intensity Activity Center              |
|  | Employment                                     |  | High Intensity Activity Center             |
|  | Airport Reserve                                |   |  |



20	023	06E
Case Number: PZ-PA-006-19, PZ-003-19, PZ-PD-003-19		





PZ-PA-006-19  
PZ-003-19  
PZ-PD-003-19

FROM:

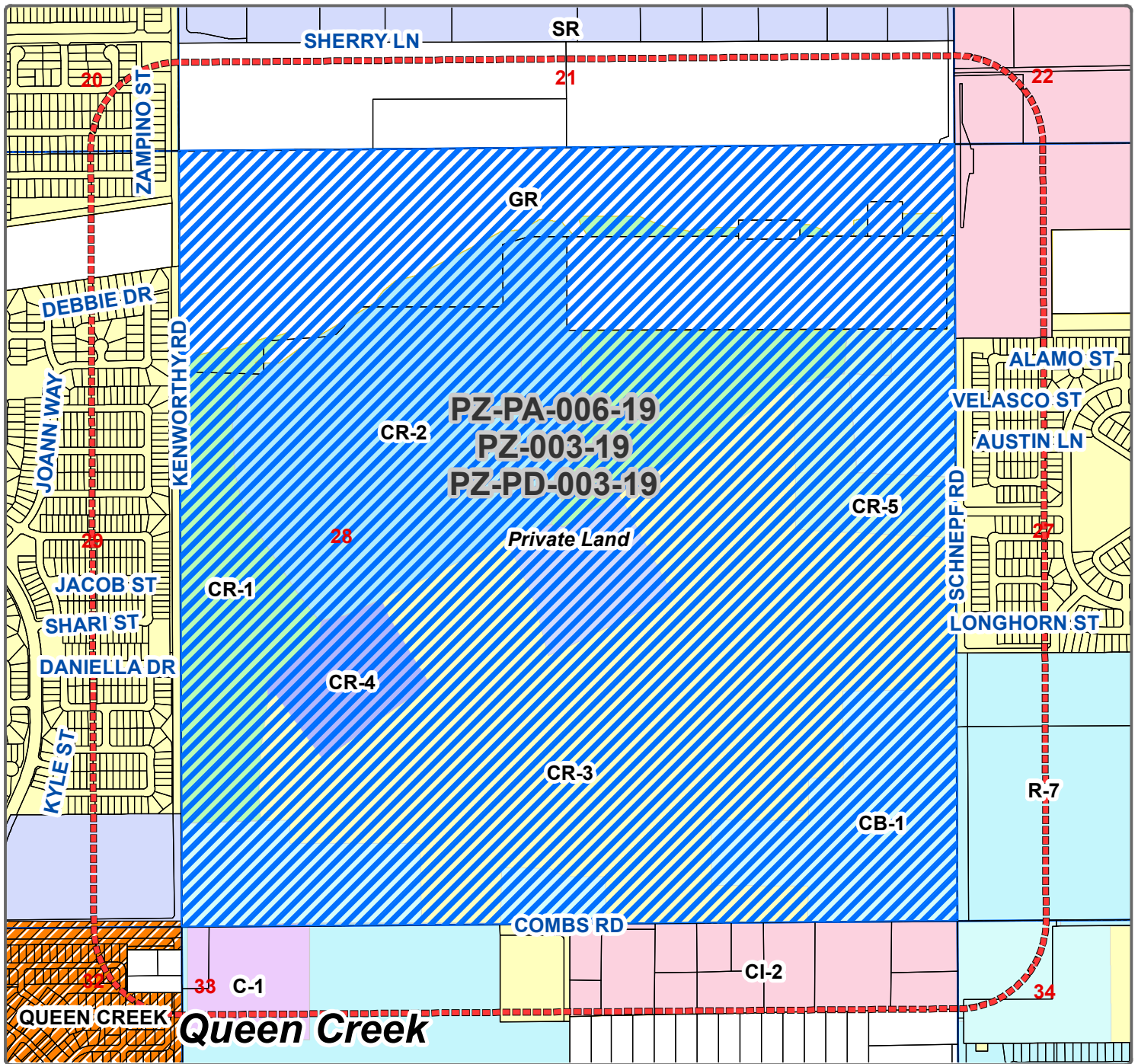
SUBURBAN  
NEIGHBORHOOD  
RESIDENTIAL,  
RURAL LIVING,

TO:

EMPLOYMENT  
CENTER,  
COMMUNITY  
CENTER,  
SUBURBAN  
NEIGHBORHOOD,  
URBAN  
TRANSITIONAL







## REZONE

PZ-PA-006-19 – PUBLIC HEARING/ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting Non-Major Comprehensive Plan Amendments to the San Tan Valley Special Area Plan for 639.7± acres to designate 44.5± acres of Suburban Neighborhood Residential, 8.4± acres of Rural Living to Employment Center, 13.2± acres from Suburban Neighborhood Residential to Community Center, 33.6± acres from Rural Living to Suburban Neighborhood, 10.1± acres from Rural Living and 31.0± acres of Suburban Neighborhood Residential to Urban Transitional, situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

Current Zoning: GR, CR-1, CR-2, CR-3, CR-4, CR-5, CB-1

Requested Zoning: REZONE

Current Land Use: MLDR



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Legal Description:

Situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.



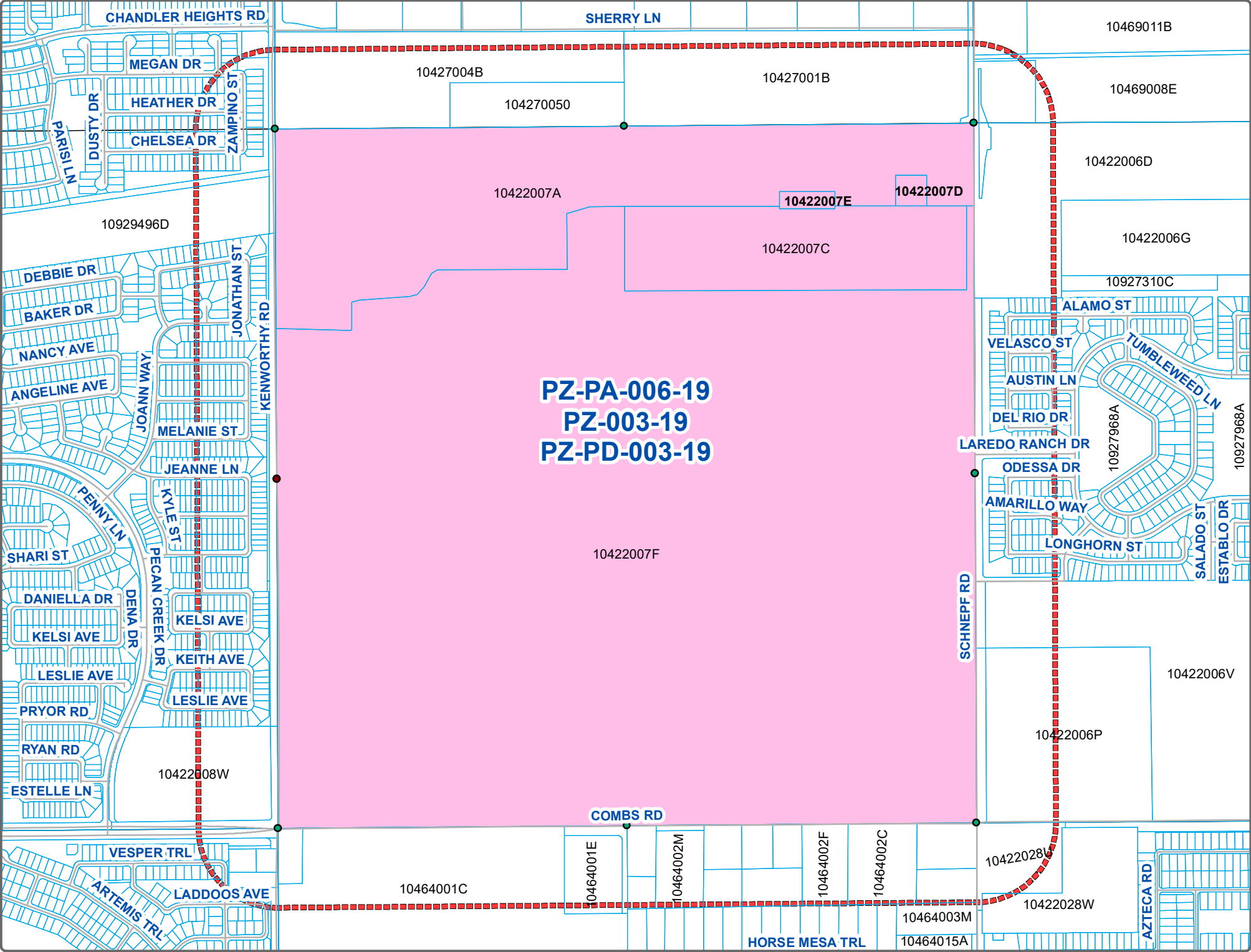
Sheet No.  
1 of 1

Owner/Applicant: MARY ANN WALES, SPIKE H ENTERPRISES, WALES RANCHES / TY WILSON		
Drawn By: GIS / IT / LJT	Date: 10/23/2020	
Section 28	Township 02S	Range 08E
Case Number: PZ-PA-006-19, PZ-003-19, PZ-PD-003-19		









COMPREHENSIVE PLAN: The San Tan Valley Special Area Plan designation for the subject site is Suburban Neighborhood with development Intensity for Residential is 1 - 4 du/ac (Single Family Detached) and 4-8 du/ac (Single Family Attached) and Rural Living with development Intensity for Residential is 0-1 du/ac (Residential) and Non-Residential is 0.30 Floor Area Ratio (FAR).

EXISTING ZONING AND LAND USE: Subject property has multiple zones: GR PAD, CR-1 PAD, CR-2 PAD, CR-3 PAD, CR-5 PAD, CB-1 PAD and is an active Alfalfa farm

SURROUNDING ZONING AND LAND USE:

- North: General Rural (GR) Residential
- South: Neighborhood Commercial Zoning District (C-1), Industrial Zone (CI-2), Single Residence Zoning District (R-7), Single Residence Zone (CR-3)
- East: Single Residence Zone (CR-3) Residential, Industrial Zone (CI-2), Single Residence Zoning District (R-7)
- West: Single Residence Zone (CR-3) Residential, Suburban Ranch (SR)

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): April 03, 2019
- Mail out: Week of October 26, 2020
- Newspaper Advertising: Week of October 26, 2020
- Site posting, Applicant: Week of October 26, 2020
- Site posting, County: Week of October 26, 2020

FINDINGS:

SITE DATA AND RELATIONSHIP TO SURROUNDING:

FLOOD ZONE: "X" an area that is determined to be outside the 100 and 500 year flood plain.

ACCESS: Primary access point to Wales Ranches will be provided via Combs Road and Schnepf Road, both designated as Regionally Significant Routes (RSR), with secondary access points provided via Kenworthy Road, also designated as an RSR.

HISTORY: The subject site is currently zoned General Rural (GR), Suburban Ranch (SR), Single Residence Zoning District (CR-1, CR-2, and CR-3), Multiple Residence Zoning District (CR-4, CR-5), and Local Business Zone (CB-1) (Case PZ-005-99, PZ-PD-005-99. The 140.8 ± acres property is currently being used as an active alfalfa farm. To the west of the property lies the Pecan Creek Community and J O Combs Elementary School, to the east lies the Laredo Ranch and Industrial zone and Single Residence zone, to the north lies the partially developed Suburban Ranch Zone and to the south lies Commercial, Industrial and residential zone. The Wales Ranches proposal envisions the property to become a thriving master planned residential community that would allow for 2,262 single-family dwelling units coupled with mixed-uses that include medium density residential, and multifamily dwellings, community commercial uses.

ANALYSIS: The **San Tan Valley Special Area Plan** (STV SAP) was adopted by the Board of Supervisors in 2018 and has been effective since January 2019. According to the San Tan Valley Special Area Plan, parcel has a land use designation as Suburban Neighborhood which allows for single-family detached residential use up to 4 du/acre and single family attached up to 8 du/acre; and Rural Living allowing up to 1 du/acre.



One of the outcomes of the study of the San Tan Valley Area was the need for diversity in housing stock. San Tan Valley's population has a growing number young families and adult community. Wales Ranches project would propose single family homes along with medium density residential and multifamily dwelling with an overall cap of Development Intensity up to 3.5 du/acre that would cater to a larger population.

Staff is forwarding a recommendation as the request conforms to the recently approved plan, and if **PZ-PA-006-19** Non-Major Comprehensive Plan Amendments are approved would allow applicant for the rezoning request.

STAFF SUMMARY: Staff provides the following findings together with the information on Page 1 of this staff report.

1. The proposed Non-Major Comprehensive amendment to San Tan Valley Special Area Plan will complement the surrounding development for the site as part of a larger development for San Tan Valley Special Area Plan
2. To date, no letters in opposition and none in favor have been received from property owners within Pinal County.

The proposal is located outside of the municipal planning boundary (East of Town of Queen Creek). As of the writing of this report, no response has been received.

The proposal is located within the J.O. Combs Unified School District. As of the writing of this report, no response has been received.

**STAFF RECOMMENDATION (PZ-PA-006-19):** After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval on this request however:

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that these Non-Major San Tan Valley Special Area Plan Amendments are needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-006-19 to the Board of Supervisors with a favorable recommendation.

***To Approve:*** I move the Planning and Zoning Commission forward a recommendation of **approval** of Case **PZ-PA-006-19**.

\* \*no proposed stipulations

Date Prepared: 11/6/20 SD

Date Modified:



## **PINAL COUNTY PROCEDURE FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT**

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

## **PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT**

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

Public hearing schedule will be made available in August.

## **FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS**

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
  - a. 0-499 mailouts: \$4,478.00
  - b. 500 or more mailouts: \$4,824.00
  - c. With accompanying zone change: \$3,354.00



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink)

1. The legal description of the property: See Attached  

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2. Parcel Number(s): 10422007A, 10422007E, 10422007D, 10422007C, 10422007F Total Acreage: 639.7 AC
3. Current Land Use Designation: Suburban Neighborhood & Rural Living (San Tan Valley Special Area Plan)
4. Requested Land Use Designation: Suburban Neighborhood, Urban Transitional, Community Center, Employment Center (San Tan Valley Special Area Plan)
5. Date of Concept Review: February 26, 2019 Concept Review Number: Z-PA-006-19
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): A Comprehensive Plan Amendment is being requested to change 31 acres designated as Suburban Neighborhood (SN) to Urban Transitional (UT), 13.2 acres to Community Center (CC), and 44.5 acres to Employment Center (EC). In addition, an amendment of 33.6 acres designated as Rural Living (RL) to SN, 8.4 acres to EC and 10.1ac to UT. The UT acreage will ultimately serve as a transition from lower to higher intensity residential development, and provide a buffer between single-family homes and the sand, gravel, and concrete operations north of the Queen Creek Wash. The 13.2 acres of CC will provide General Commercial (C-3) development. The 52.9 acres of EC will serve as an Industrial Buffer (I-1). The 33.6 acres changing to SN will provide residential development ranging in density from 3.5 - 3.7 du/ac.  

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7. Discuss any recent changes in the area that would support your application. Since the original PAD approval in 1999, the region has experienced significant change through the development of former agricultural land. This movement began with residential development along the key transportation corridors to the west of the Property. As residential development continued to grow, retail and commercial development followed, which has culminated with recently completed regional commercial centers constructed in the area. This new dynamic led to the re-evaluation of the vision of the Project and has resulted in this proposal for a master planned community. The request amends the previously proposed commercial uses to a smaller amount of neighborhood commercial and allocates the balance of the property to conventional single family, medium, and higher density residential uses.  

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8. Explain why the proposed amendment is needed and necessary at this time. A Comprehensive Plan Amendment is required to allow the for the scale and intensity of commercial land uses that are now appropriate for the Project and the area.  

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RECEIPT #:

AMT:

DATE:

CASE:

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

<u>Spike H Enterprises</u>	<u>25 S. Arizona Ave.</u>	<u>602-723-5137</u>
Name of Landowner (Applicant)	Address	Phone Number
	<u>Chandler, AZ 85225</u>	

<u>MMA Wale</u>	<u>mawales11@aol.com</u>
Signature of Landowner (Applicant)	E-Mail Address

<u>Ty Wilson</u>	<u>2141 E. Highland Ave. Ste 250, Phoenix, AZ 85016</u>	<u>602-490-0535</u>
Name of Agent	Address	Phone Number

<u>Ty Wilson</u>	<u>TWILSON@HILGARTWILSON.COM</u>
Signature of Agent	E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.



IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
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THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Mary Ann Wales      25. S. Arizona Ave      602-723-5837  
 Name of Landowner (Applicant)      Address      Phone Number  
    Chandler, AZ 85225

MA Wales      mawales11@aol.com  
 Signature of Landowner (Applicant)      E-Mail Address

Ty Wilson      2141 E. Highland Ave. Ste 250, Phoenix, AZ 85016      602-490-0535  
 Name of Agent      Address      Phone Number

Ty Wilson      TWILSON@HILGARTWILSON.COM  
 Signature of Agent      E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
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- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Wales Ranches LLP 25.5 Arizona Ave. 602-723-5137  
 Name of Landowner (Applicant) Address Phone Number  
Chandler, AZ 85225

Ma Wales ma.wales17@aol.com  
 Signature of Landowner (Applicant) E-Mail Address

Ty Wilson 2141 E. Highland Ave. Ste 250, Phoenix, AZ 85016 602-490-0535  
 Name of Agent Address Phone Number

Ty Wilson TWILSON@HILGARTWILSON.COM  
 Signature of Agent E-Mail Address

**The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.**

**TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES.** *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

### AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services  
P.O. Box 2973  
Florence, AZ 85132

Mary Ann Wales

**[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]**

hereinafter referred to as "Owner," is/are the owner(s) of 40 acres located at  
Schnepf and Combs

further identified 38932 N. Schnepf Road San Tan Valley 85140

**[Insert Address of Property]**

as assessor parcel number 104-22-007C, 104-22-007D, 104-22-007E and legally described as follows:

**[Insert Parcel Number]**

### **Legal Description is attached hereto as Exhibit A**

Said property is hereinafter referred to as the "Property."

Owner hereby appoints HILGARTWILSON, LLC

**[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]**

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

**[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]**

Mary Ann Wales

**[Signature]**

Dated: 4/17/19

**[Signature]**

Dated: \_\_\_\_\_

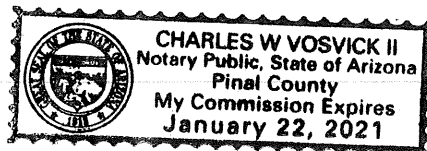
STATE OF Arizona)

COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me this 17 day of April, 2019  
by Mary Ann Wales

**[Insert Name of Signor(s)]**

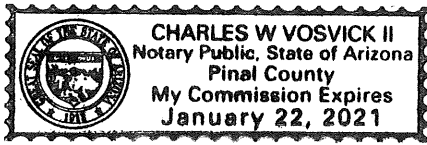
My commission expires 01-22-21





[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Mary Ann Wales  
[Insert Company or Trustee's Name]



By: MA Wales  
[Signature of Authorized Officer or Trustee]

Its: Trustee  
[Insert Title]

Dated: 4/17/19

STATE OF Arizona )  
COUNTY OF Pinal ) ss.

The foregoing instrument was acknowledged before me, this 17 day of April, by

MA Wales Trustee  
[Insert Signor's Name] [Insert Title]  
Wales Ranches, LLP, an Arizona  
[Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]  
Notary Public

My commission expires: 01-22-21

**ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_  
[Insert Signor's Name] Who acknowledged himself/herself to be

\_\_\_\_\_  
[Title of Office Held] of \_\_\_\_\_  
[Second Company]

As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]  
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Exhibit A – Mary Ann Wales 40 acres

104-22-007C

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TO POB TH S-632.53 TH W-2584.37 TH N-638.12 TH E-1168.50 TH S-20 TH E-418.85 TH N-2 20 TH E-996.91 TO POB, 37.5 AC

104-22-007D

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-302.78 TO POB TH CONT W-233.35 TH N-233.35 TH E-233.35 TH S-233.35 TO POB 1.25 AC

104-22-007E

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-996.91 TO POB TH S-20 TH W-418.85 TH N-130 TH E-418.85 TH S-110 TO POB 1.25 AC

**TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES.** *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

### AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services  
P.O. Box 2973  
Florence, AZ 85132

Spike H enterprises Arizona

***[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]***  
hereinafter referred to as "Owner," is/are the owner(s) of 103.57 acres located at  
Kenworthy and Combs, and  
further identified 38721 N KENWORTHY RD SAN TAN VALLEY AZ 85140

***[Insert Address of Property]***  
as assessor parcel number 104-22-007A and legally described as follows:  
***[Insert Parcel Number]***

### ***Legal Description is attached hereto as Exhibit A***

Said property is hereinafter referred to as the "Property."

Owner hereby appoints HILGARTWILSON, LLC

***[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]***  
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

**[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]**

***[Signature]***  
Dated: \_\_\_\_\_

***[Signature]***  
Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

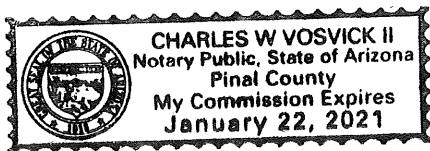
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_  
***[Insert Name of Signor(s)]***

My commission expires \_\_\_\_\_

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Spike H Enterprises

[Insert Company or Trustee's Name]



By: M A Wales  
[Signature of Authorized Officer or Trustee]

Its: General Partner  
[Insert Title]

Dated: 4-17-19

STATE OF Arizona )  
COUNTY OF Pinal ) ss.

The foregoing instrument was acknowledged before me, this 17 day of April, by  
Mary Ann Wales General Partner

[Insert Signor's Name]

[Insert Title]

Spike H Enterprises

, an Arizona

[Insert Name of Company or Trust]

[Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]  
Notary Public

My commission expires: 01-22-21

**ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_  
[Insert Signor's Name] Who acknowledged himself/herself to be

\_\_\_\_\_  
[Title of Office Held] of [Second Company]

As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e, member, manager, etc.] [Owner's Name]  
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



Exhibit A – Spike H Enterprises

BEG @ NE COR SEC 28 2S 8E TH S 625.67 TH W 55 TH W 302.78 TH N 233.35 TH W  
233.35 TH S 233.35 TH W 460.79 TH N 110 TH W 418.85 TH S 110 TH W 1431.08 TH S  
73D W 181.01 TH S 423.82 TH W 978.80 TH S 63D W 50.71 TH S 29D W 117.63 TH S 41D  
W 78.59 TH S 74D W 60.35 TH S 82D W 379.27 TH S 76D W 58.41 TH S 207.53 TH S 52D  
W 12.22 TH N 88D W 569.20 TH N 1552.57 TH E 5278.40 TO POB, EXC: BRIDGE ROW TO  
PINAL COUNTY IN WARRANTY DEED 2008 046130, 103.57

**TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES.** *Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.*

### AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services  
P.O. Box 2973  
Florence, AZ 85132

Wales Raches, LLLP an Arizona Limited Liability Limited Partnership

***[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]***  
hereinafter referred to as "Owner," is/are the owner(s) of 494.4 acres located at  
Schnepf and Combs, and  
further identified 38342 N SCHNEPF RD SAN TAN VALLEY AZ 85140  
***[Insert Address of Property]***  
as assessor parcel number 104-22-007F and legally described as follows:  
***[Insert Parcel Number]***

### ***Legal Description is attached hereto as Exhibit A***

Said property is hereinafter referred to as the "Property."

Owner hereby appoints HILGARTWILSON, LLC

***[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]***  
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

**[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]**

***[Signature]***  
Dated: \_\_\_\_\_

***[Signature]***  
Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

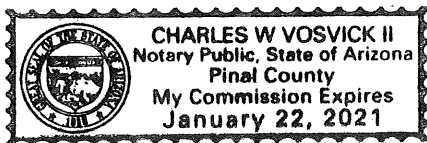
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_  
***[Insert Name of Signor(s)]***

My commission expires \_\_\_\_\_

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Wales Ranches, LLLP

[Insert Company or Trustee's Name]



By: M. Wales  
[Signature of Authorized Officer or Trustee]

Its: General Partner  
[Insert Title]

Dated: 4-17-19

STATE OF Arizona )  
COUNTY OF Pinal ) ss.

The foregoing instrument was acknowledged before me, this 17 day of April, by  
Mary Ann Wales General Partner

[Insert Signor's Name] [Insert Title]  
Wales Ranches, LLLP, an Arizona Limited Liability Limited Partnership  
[Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]  
Notary Public

My commission expires: 01-22-21

**ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_  
[Insert Signor's Name] Who acknowledged himself/herself to be

\_\_\_\_\_  
[Title of Office Held] of [Second Company]

As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]  
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Exhibit A – Wales Ranches, LLLP

COM @ NE COR SEC 28-2S-8E TH S-625.67 TO THE POB CONT S-2020.45 T TH S-2641.54  
TH W-2639.54 TH W-2639.65 TH N-2641.60 TH N-1089.20 TH S 88D E-569.20 TH N 52D E-  
12.22 TH N-207.53 TH N 76D E-58.41 THN 82D E-379.27 TH N 74D E-60.35 TH N 41D E-  
78.59 TH N 29D E-11 17.63 TH N 63D E-50.71 TH E-978.80 TH N-423.82 TH N 73D E-  
181.01 TH E-262.58 TH S-638.12 TH E-2584.37 TH N-632.53 TH E-55 TO POB, ,494.4



## Pinal County Broadcast Notification Signs:

### Comprehensive Plan Amendment

#### Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 21 days before the Planning Commission hearing (Non-Major Amendments) or 21 days before the first Citizen's Advisory Committee meeting (Major Amendments)
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
  - a. 4 Feet Tall by 8 Feet Wide
  - b. Top of the sign shall be 6 feet above the ground
  - c. Laminated plywood or MDO board
  - d. Attached to 2 – 4" by 4" wooden poles
  - e. All surfaces, including edges shall be painted **White**
  - f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

#### **Letter Sizes: All Letters Upper and Lower Case Unless Specified**

<p>5" BOLD CAPITAL LETTERS</p> <p>5" <i>Bold Italic Letters</i></p>	
<p>2" Letters</p> <p>2" Letters</p> <p>2" Letters</p> <p>2" Letters</p> <p>3" Letters</p> <p>3" Letters</p>	<p style="text-align: center;"><b>3" Letters</b></p> <div style="border: 1px solid black; width: 100px; height: 100px; margin: 10px auto; text-align: center; line-height: 100px;">1" Letters</div> <p style="text-align: center;">2" Letters</p> <p style="text-align: center;">2" Letters</p>

**Comprehensive Plan Amendment Cases:**  
4 Feet Tall by 8 Feet Wide

PINAL COUNTY <i>Public Hearings</i>	
<b>Case Number:</b>	<b>Public Hearing Information</b> <div>Hearing Info Posted by Pinal County</div>
<b>Existing Comprehensive Plan Designation:</b>	
<b>Proposed Comprehensive Plan Designation:</b>	
<b>Acreage:</b>	
<b>Applicant Name:</b> <b>Applicant Phone Number:</b>	
<b>Case Information Available at Pinal County Planning and Development Services (520) 866-6442</b>	

5/05

## AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, \_\_\_\_\_, Applicant for case \_\_\_\_\_ (Case number), personally caused \_\_\_\_ sign(s) to be posted in a visible place on or near the proposed project site on \_\_\_\_\_ (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed \_\_\_\_\_ (Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.

\_\_\_\_\_  
Applicant

STATE OF ARIZONA)  
) ss:  
COUNTY OF PINAL)

Subscribed and sworn to me by \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

# Wales Ranches

## Non-Major Comprehensive Plan and San Tan Valley Special Area Plan Amendments

### Project Narrative PZ-PA-006-19



W. Ralph Pew  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
Phone: (480) 461-4670  
Email: [ralph.pew@pewandlake.com](mailto:ralph.pew@pewandlake.com)

On Behalf of:

Wales Ranches, LLLP, Spike H Enterprises, LLC and Mary Ann Wales

Submitted to:

### **Pinal County**

Community Development/Planning Division  
31 North Pinal Street  
Florence, AZ 85132

**Revised October 28, 2020**

**Version 5.0**

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## Appendix

### APPENDIX A – Legal Descriptions



## 1. Introduction

Pew & Lake, on behalf of Wales Ranches, LLLP, Spike H Enterprises, LLC and Mary Ann Wales (Owners) is pleased to submit this project narrative in support of four non-major Comprehensive Plan amendments to the San Tan Valley Special Area Plan (STVSAP), a Special Area Plan that implements specific elements of the Pinal County Comprehensive Area Plan. The requests relate to approximately 140.8 acres (combined) at Wales Ranches, a 639.7-acre Planned Area Development that is currently under consideration by Pinal County, by separate request (PZ-PD-003-19). The entire Wales Ranches property is shown below and lies at the northeast corner of Kenworthy and Combs Roads.

*Figure 1 – Aerial Map*



Though the entire Wales Ranches development encompasses 639.7 acres, this Non-Major Comprehensive Plan and San Tan Valley Special Area Plan Amendment relates to only 140.8 acres of property. The remaining 498.9 acres of the Wales Ranches property are proposed to retain the existing Suburban Neighborhood land use designation. Accordingly, our requests to Pinal County are for approval of the following amendments to the San Tan Valley Special Area Plan (STVSAP), that implements specific elements of the Pinal County Comprehensive Area Plan:

- a. A non-major Comprehensive Plan amendment on 44.5 acres from Suburban Neighborhood to Employment Center (EC) and 8.4 acres of Rural Living to Employment Center (EC); and
- b. A non-major Comprehensive Plan amendment on 13.2 acres from Suburban Neighborhood to Community Center (CC).
- c. A non-major Comprehensive Plan amendment on 33.6 acres from Rural Living to Suburban Neighborhood; and
- d. A non-major Comprehensive Plan Amendment of 10.1 acres from Rural Living to Urban Transitional and 31.0 acres of Suburban Neighborhood to Urban Transitional

*Table 1-Affected Acreages*

STVSAP Existing Land Use	STVSAP Proposed Land Use	Acreage
Suburban Neighborhood	Employment Center	44.5
Rural Living	Employment Center	8.4
	Sub-Total	52.9
Suburban Neighborhood	Community Center	13.2
	Sub-Total	13.2
Rural Living	Suburban Neighborhood	33.6
	Sub-Total	33.6
Rural Living	Urban Transitional	10.1
Suburban Neighborhood	Urban Transitional	31.0
	Sub-Total	41.1
	<b>Total</b>	<b>140.8</b>

Approval of these requests along with the Wales Ranches PAD rezoning request, will allow for the future development of Residential, Employment and Commercial uses at the designated locations within the Wales Ranches Planned Area Development.

## 2. Existing and Proposed Land Uses and Zoning Classification

### Land Use

The existing and proposed land use classifications for the entire Wales Ranches property are shown in the table and figures below and on the next pages:

*Table 2 – Existing Land Use Designations*

APN	Owner	Acreage	Comprehensive Plan Land Use Category	STVSAP Designation
104-22-007A	Spike H. Enterprises	103.8	Moderate Low Density Residential (1-3.5 du/ac)	Rural Living
104-22-007C	Mary Ann Wales	37.5	Moderate Low Density Residential (1-3.5 du/ac)	Suburban Neighborhood
104-22-007D	Mary Ann Wales	1.3	Moderate Low Density Residential (1-3.5 du/ac)	Suburban Neighborhood
104-22-007E	Mary Ann Wales	1.3	Moderate Low Density Residential (1-3.5 du/ac)	Suburban Neighborhood
104-22-007F	Wales Ranches Limited Partnership	495.8	Moderate Low Density Residential (1-3.5 du/ac)	Suburban Neighborhood
<b>Total</b>		<b>639.7</b>		

Figure 2 – Property Ownership

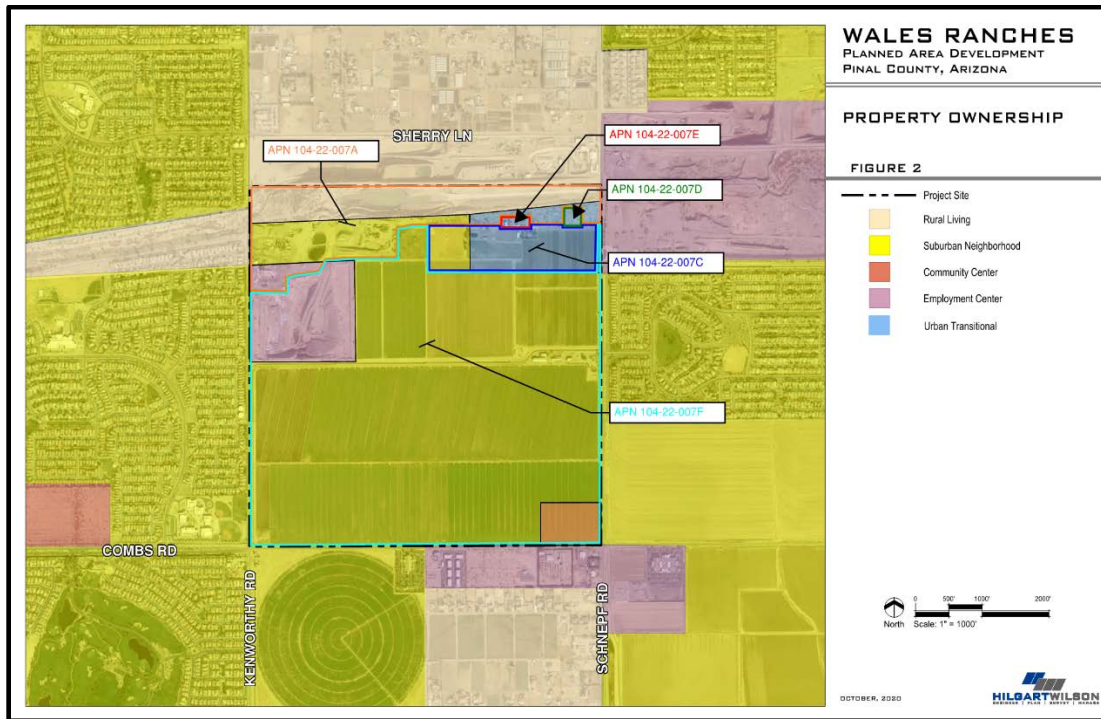


Figure 3 – San Tan Valley Special Area Plan Existing Land Use Map

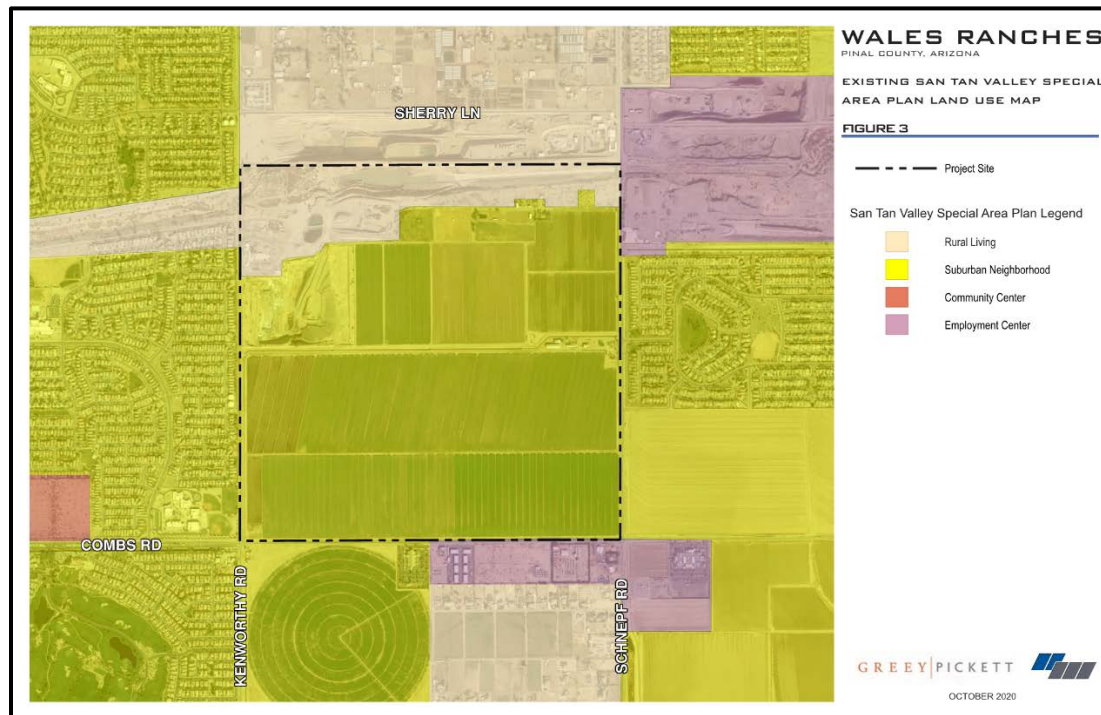
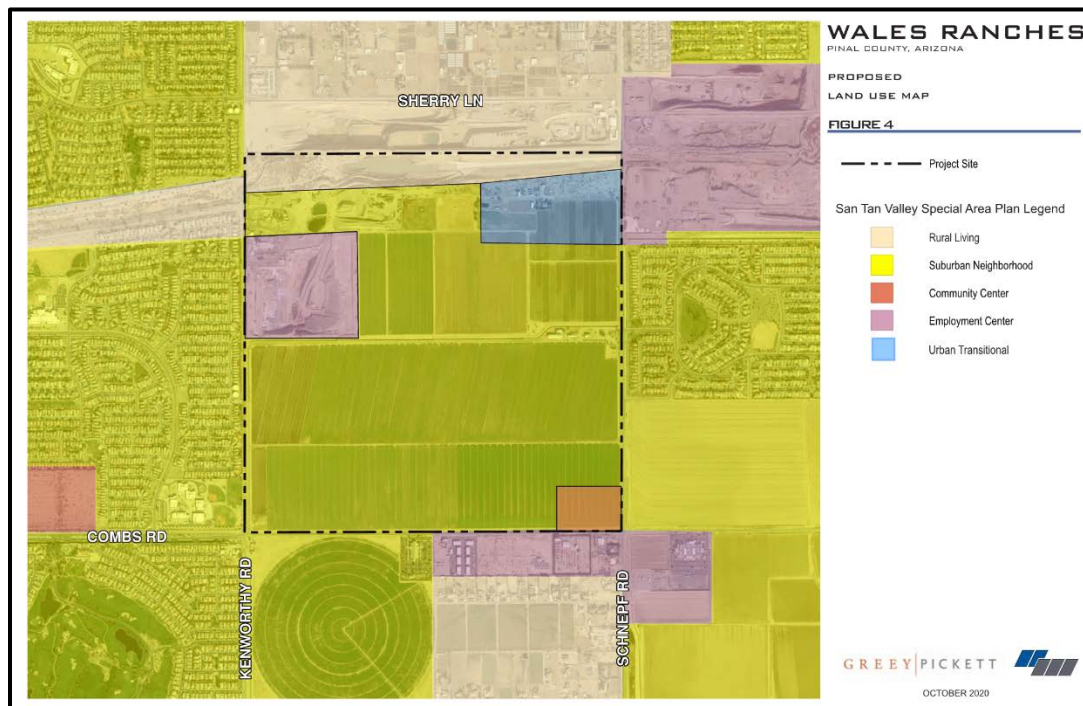




Figure 4 – Proposed Land Use Map



## Zoning

The existing and proposed zoning for the entire Wales Ranches property are shown in the table and figures below and on the next pages. The proposed zoning districts are requested by a separate application, which is being reviewed concurrently with this request.

Table 3-Proposed Zoning

Land Use	Proposed Zoning	Proposed Acreage <sup>3</sup>	Proposed % of Acres
Suburban Neighborhood	R-7 PAD	481.0	75.2%
Urban Transitional	MD PAD	41.1	6.4%
Community Center <sup>1</sup>	C-3 PAD	13.2	2.1%
Rural Living	RU-10 PAD <sup>2</sup>	51.5	8.0%
Employment Center	I-1 PAD	52.9	8.3%
<b>Total</b>		639.7	100%

<sup>1</sup> 4.6 gross acres of the total 13.2 gross acres of the proposed Community Center (C-3 PAD zoning) is reserved as a future County donation site solely for municipal services usage.

<sup>2</sup> Rural Living (RU-10 PAD zoning) covers the Queen Creek Wash area and will remain as a conservation area with limited low intensity uses such as trails, landscaping, bike paths, and similar recreational functions/uses. Residential uses will not be permitted in this area.

<sup>3</sup> Proposed acreages are rounded to the nearest tenth acre based on legal descriptions.

Figure 5 – Existing Zoning Map

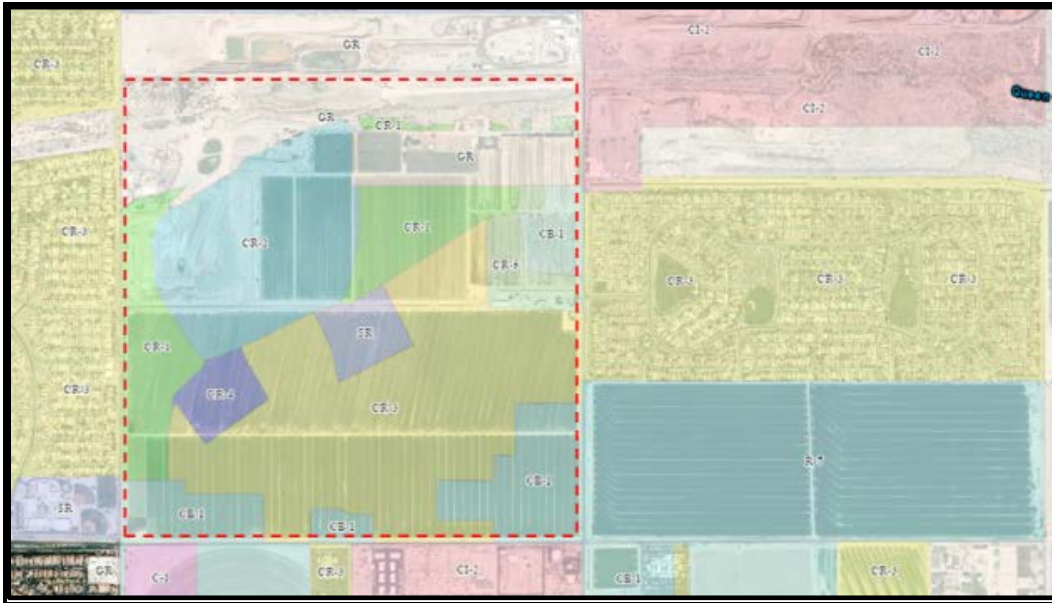
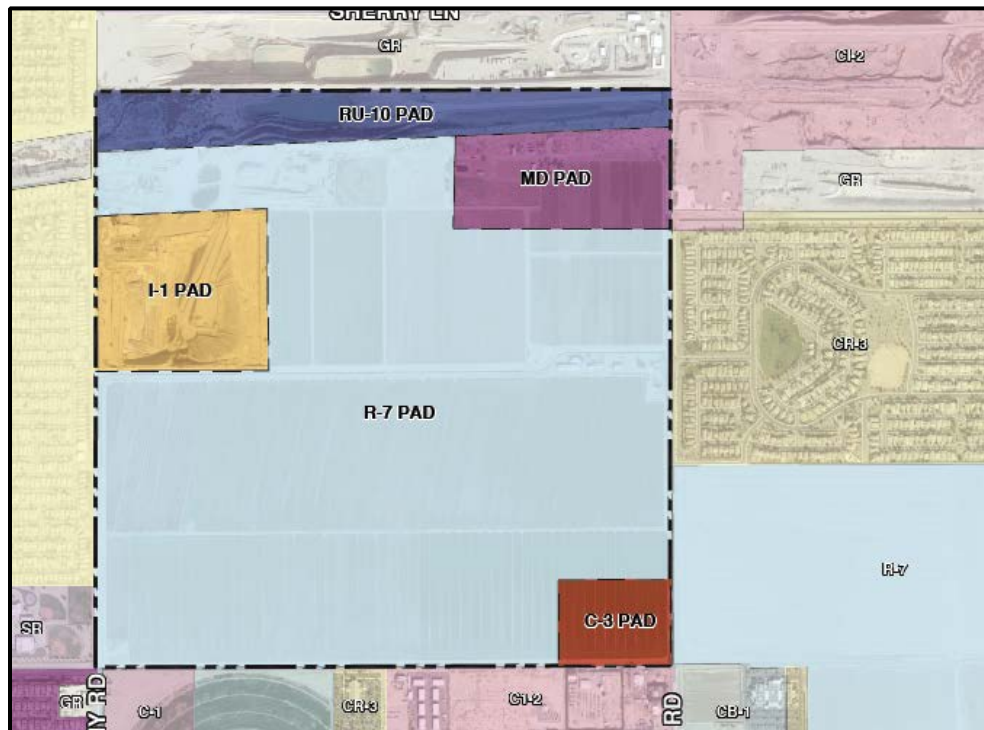


Figure 6- Proposed Zoning Map



### 3. Conformance with San Tan Valley Special Area Plan (STVSAP)

The property that is subject to the proposed amendments is located within the San Tan Valley Special Area Plan, which was adopted by the Pinal County Board of Supervisors in October 2018. The purpose of a Special Area Plan is to expand on the specific elements of a Comprehensive Plan so that they are more closely associated with community goals and actions for a defined area. The STVSAP implements the broad policies of the Pinal County Comprehensive Plan and provides further development guidance for a particular location. The STVSAP examines the unique issues, concerns, and needs of the San Tan Valley area in order to establish public policy and guidance for future growth in this distinctive portion of Pinal County.

The Land Use Plan of the STVSAP is intended to provide guidance to County officials along with private landowners when making decisions about development within San Tan Valley. The intent of the Land Use Plan is to “define a broad pattern of desired development across the San Tan Valley area. It is not intended to designate very specific land uses for individual parcels of land. Rather, the Plan provides a certain degree of flexibility to accommodate market demands and future unanticipated opportunities, while maintaining an organized, cohesive, and sustainable built environment.” By providing broad, rather than specific guidance, a degree of flexibility is provided so that development may respond nimbly to market conditions.

The proposed amendments support the following **Principal Themes** found in the STVSAP Land Use Plan:

- **Broaden economic opportunity by encouraging investment in the local economy.** By designating an area for job-producing uses, the 59-acre parcel will provide enough property for a “large-footprint” employment use that is envisioned in the plan to help diversify the economy. The Employment Center parcel will be large enough to accommodate one large user, or several users in a campus-like setting.
- **Improve transportation systems by creating greater proximity between people and their destinations.** Bringing a new employment area to this part of the San Tan Valley, will provide the opportunity for residents within the San Tan area to work at a location close to their home, and eliminate the need for a lengthy commute.
- **Broaden economic opportunity by enhancing local spending.** By designating the arterial corner of Combs and Schnepf Roads for Community Center uses, residents in Pinal County will have the

opportunity to spend money on goods and services locally, rather than in nearby municipalities.

- **Live Healthy.** The residential neighborhoods in Wales Ranches have been designed with an abundance of open space including a 5-acre community park, two large neighborhood parks and pocket parks scattered throughout the development. Additionally, multi-use trails and an exercise ParCourse provide interconnectivity between the park areas and opportunities for exercise and healthy living.

### Employment Center (EC) Place Type

The proposed amendments are also consistent with the proposed Place Types requested in this application- Employment Center and Community Center.

The Employment Center place type provides for a wide range of small to large office, industrial, manufacturing and warehousing uses. They are typically located close to major transportation connections. Indoor spaces are used for all manufacturing operations in those areas adjacent to neighborhoods. Buffers are recommended between dissimilar land uses as outlined in the Pinal County Development Services Code.

The proposed Employment Center site is on Kenworthy Road, an arterial road that has been designated as a Regionally Significant Route by Pinal County. It is also the site of a former landfill. Once reclaimed and prepared for development, the most appropriate use for the property will be for a non-residential, industrial use.

The zoning districts compatible with the EC place type are General Office (O-2), Neighborhood Commercial (C-1), Industrial Buffer (I-1), Light Industrial and Warehouse (I-2) and Industrial Zoning District (I-3).

By separate application, the 52.9-acre parcel for which we are seeking the Employment Center designation is proposed to be zoned as Industrial Buffer (I-1), the least-intense industrial district in the County. By selecting the I-1 designation, the Property Owner is signifying the intent to develop this parcel with consideration to the existing and proposed adjacent neighborhoods. Appropriate buffering techniques that will be implemented on the I-1 parcel to ensure compatibility with the surrounding area.

The I-1 zoning district allows a variety of uses including, but not limited to, churches, colleges, light manufacturing, offices, restaurants up to 10,000 square feet, warehouses and government facilities.

## **Community Center (CC) Place Type**

The Community Center place type incorporates those businesses that provide everyday shopping, eating or entertainment needs. These areas are intended to be located along arterial and collector streets and should be designed so that no direct vehicular access is shared with single-family residential development. Compatibility between community center and residential uses should be achieved by stepping down building heights and enhanced landscape buffers.

The zoning districts compatible with the CC place type are Mixed Dwelling (MD), Multiple Residence (MR), Activity Center (AC-1 and AC-2), Neighborhood Commercial (C-1), Community Commercial (C-2) and General Commercial (C-3).

By separate application, the 13.2-acre parcel for which we are seeking the Community Center designation is proposed to be zoned as General Commercial (C-3).

The C-3 zoning district allows a variety of uses including, but not limited to, assisted living facilities, restaurants, health clubs, retail sales, service establishments, self-storage and offices.

## **Suburban Neighborhood (SN) Place Type**

The Suburban Neighborhood place type is the predominant place type in San Tan Valley. It is characterized mostly by single-family detached homes which are most often placed within large-scale planned area developments. The density found in the Suburban Neighborhood place type ranges from 1-4 du/ac for detached homes, and 4-8 du/ac for attached homes. The proposed development on the 481-acre Suburban Neighborhood parcel within Wales Ranches will be zoned, by separate application, for densities ranging from 3.5 to 3.7 du/ac.

## **Urban Transitional (UT) Place Type**

The Urban Transitional place type is designed to provide a smooth transition from lower to higher intensity residential development. Placed at the northeast corner of the Wales Ranches community, the 41.1-acre parcel proposed for the Urban Transitional place type will be nested between the traditional single-family portion of the community, and the Queen Creek Wash. It will provide a buffer between the single-family homes in Wales Ranches, and the sand, gravel, and concrete operations north of the wash.



#### 4. Comprehensive Plan Amendment Criteria

When considering non-major Comprehensive Plan amendments, Pinal County requires applicants to demonstrate that the proposed amendments are an improvement to, or consistent with, the Comprehensive plan. Certain criteria must be met in order to demonstrate the required consistency with the Comprehensive Plan. Below are the criteria shown in **bold** text, with responses to each in *italics*.

**1) The identified site is appropriate for the proposed uses.**

*As noted above, the proposed development is appropriate for the proposed land use designations. Both the EC and CC development sites are located on arterial roadways and are consistent with the San Tan Valley Special Area Plan. As the site of a former landfill, the best use of the EC site is as a non-residential use with appropriate buffering techniques. At the arterial intersection of Schnepf and Combs Roads, the CC site is a logical place for commercial uses that can serve the Wales Ranches community and other planned subdivisions in the area. The Suburban Residential and Urban Transitional portions of the Wales Ranches are appropriate for the proposed single family and multi-family uses proposed for those locations.*

**2) The proposed amendments must constitute an overall improvement to the County.**

*At present, the site is the used for agricultural purposes, and a former landfill. The development of this property as a residential master planned community with two nodes of employment and commercial uses will be an improvement over the present conditions and will result in a positive impact to the County. By creating new residential neighborhoods, providing employment opportunities and bringing services to this part of the County, the vision expressed in the San Tan Valley Special Area Plan will be achieved.*

**3) The proposed amendments will not adversely impact a portion of, or the entire County, by:**

**a) Significantly altering existing land use patterns, especially in established neighborhoods.**

*The residential development of the Wales Ranches planned area development is compatible with the pattern of development in the surrounding area and will not significantly alter existing land uses in the nearby vicinity. Additionally, the properties that are the subjects of the proposed amendments*



*to EC and CC place types will serve to enhance new and existing residential development.*

**b) Significantly reducing the jobs-per-capita balance in Pinal County.**

*The proposed amendments will not reduce the jobs per capita balance in Pinal County. On the contrary, designating over 61 acres of property as Employment Center and Community Center will provide the opportunity to increase jobs in the Pinal County.*

**c) Replacing employment with residential uses.**

*The proposed amendments will not replace employment uses, but rather bring them to this part of the County. As previously noted, the opportunity for residents to live and work in Pinal County is a principal theme of the STVSAP.*

**d) Placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering future contributions to infrastructure and services through construction and dedication of improvements, payment of development fees, and other mitigation measures.**

*With the development of the Wales Ranches PAD, improvements will be made to the existing water and wastewater infrastructures. Additionally, the required roadway improvements will be made in phases that follow the phases of the residential development. More discussion pertaining to the phasing of infrastructure improvements is provided in the Wales Ranches PAD rezoning narrative.*

**e) Negatively impacting the existing character (i.e., visual, physical, environmental and functional) of the immediate area.**

*The employment parcel is proposed to be located on the site of the inert landfill, which will remove a large, unsightly portion of the property. The commercial parcel has also been carefully selected to provide the opportunity for residents to shop in the county at a location that is accessible via major arterial roadways.*

**f) Increasing exposure of residents to aviation-generated noise, and/or flight operations.**

*Given the 2.5-mile distance from the nearest airport, none of these proposed amendments will subject future or existing residents to aviation-generated noise or flight operations that are out of the ordinary.*

**g) Diminishing the environmental quality of the air, water, land, or cultural resources.**

*The proposed development will not diminish the environmental quality of the air, water, land or cultural resources in Pinal County. The proposed employment use on a previous landfill will improve the environmental quality of the property. By adding employment and commercial uses in this area, Pinal County residents will have the opportunity to work and spend money in this area, thereby improving traffic and air quality by reducing travel and commute times to essential goods and services.*

**h) Significantly decreasing the quantity or quality of recreational amenities such as open space, parks and trails.**

*The proposed employment and commercial uses within Wales Ranch will have a positive impact on the quality of recreational opportunities in Pinal County. As previously discussed, the parks, trails and open space in Wales Ranches will provide recreational areas for new and existing residents to enjoy, while easing the burden on the County to provide amenities and open space for Pinal County residents.*

## **5. Conclusion**

These comprehensive plan amendments for the Wales Ranches PAD are being proposed by the Wales family, one of the legacy families in Pinal County. The family history of this property is rich, and the Wales family is proposing a PAD that will have a distinct, high-quality focus on residential living with commercial uses in the appropriate locations to complete the masterplan envisioned for this location. The requested amendments will be implemented within the PAD zoning and are consistent with the vision expressed in the San Tan Valley Special Area Plan. The property owner is looking forward to working with Planning staff to establish a true masterplan of which the Wales family and Pinal County officials can be proud.

# APPENDIX A

**WALES RANCHES  
SUBURBAN NEIGHBORHOOD BOUNDARY  
LEGAL DESCRIPTION**

That portion of land being situated within Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

**BEGINNING** at a found 3 inch Pinal County Highway Department brass cap flush, accepted as the Southwest corner of said Section 28, from which a found cotton picker spindle accepted as the South quarter corner thereof bears North 89°48'25" East, 2639.59 feet;

Thence North 00°01'35" East, 2641.84 feet along the west line of the Southwest quarter of said Section 28 to the West quarter corner thereof;

Thence North 00°02'10" East, 75.00 feet along the west line of the Northwest quarter of said Section 28 to a line that is parallel with and 75.00 feet north of the east-west mid-section line of said Section 28;

Thence leaving said west line and along said parallel line, North 89°48'46" East, 1590.17 feet;

Thence leaving said parallel line, North 00°33'36" West, 1487.37 feet;

Thence South 87°30'21" West, 1576.22 feet to the west line of said Northwest quarter;

Thence along said west line, North 00°02'10" East, 594.12 feet;

Thence leaving said west line, North 87°34'48" East, 3308.06 feet;

Thence North 85°00'33" East, 14.10 feet;

Thence South 00°07'37" East, 836.54 feet;

Thence North 89°45'56" East, 1957.46 feet to the east line of the Northeast quarter of said Section 28;

Thence along said east line, South 00°01'14" West, 1388.16 feet to the East quarter corner of said Section 28;

Thence South 00°01'23" West, 2011.47 feet along the east line of the Southeast quarter of said Section 28;

Thence leaving said east line, South 89°46'54" West, 910.04 feet;

Thence South 00°01'14" West, 629.58 feet to the south line of said Southeast quarter;

Thence along said south line, South 89°48'42" West, 1729.84 feet to the South quarter corner of said Section 28;

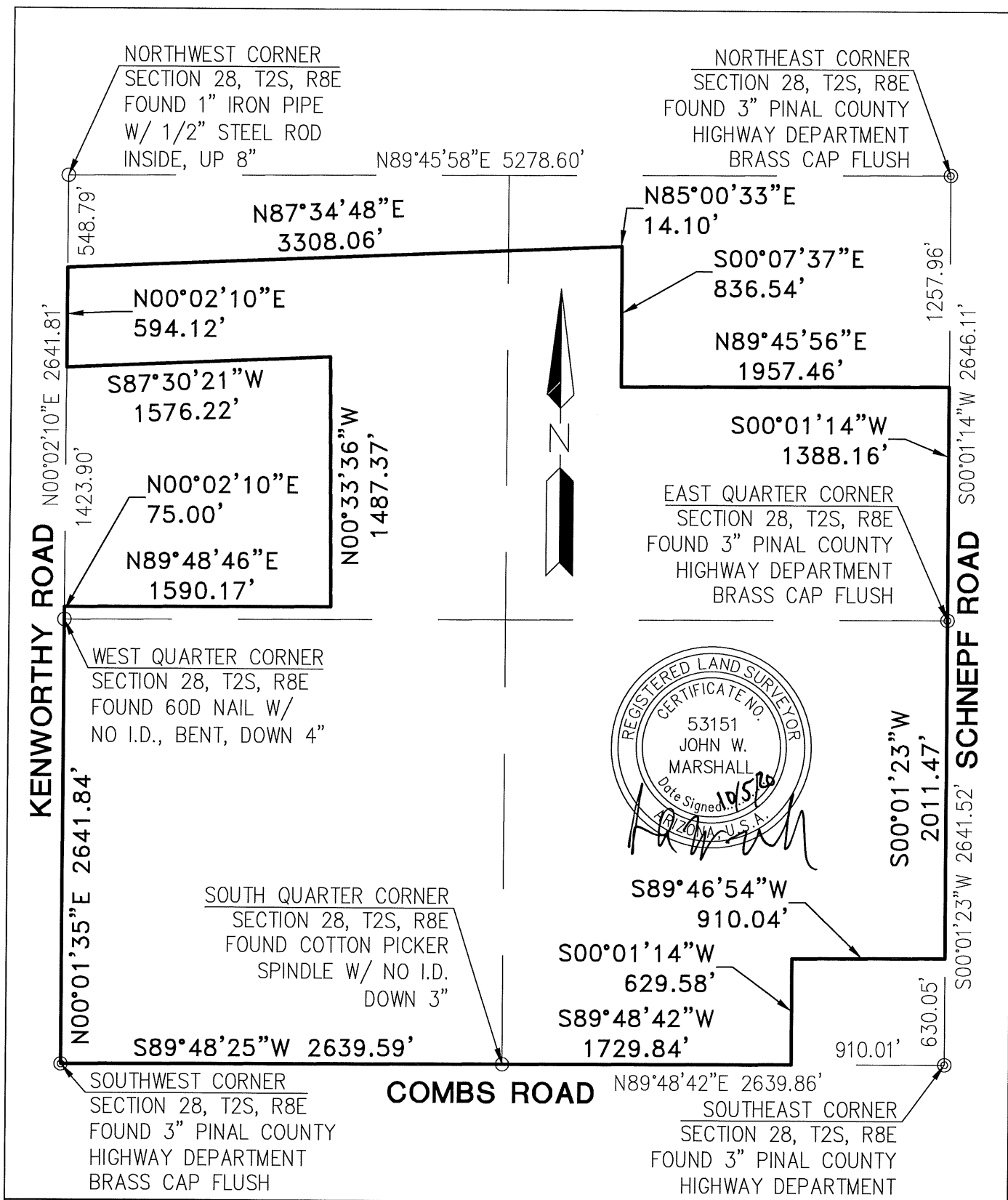
Thence South 89°48'25" West, 2639.59 feet along the south line of the Southwest quarter of said Section 28 to the **POINT OF BEGINNING**.


The above described parcel contains a computed area of 20,951,138 sq. ft. (480.9719 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2012  
Date: October 2020





PROJ.NO.:	2012	<b>WALES RANCHES</b> SUBURBAN NEIGHBORHOOD BOUNDARY SAN TAN VALLEY, ARIZONA	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE:	OCT. 2020		
SCALE:	N.T.S.	<b>EXHIBIT</b>	
DRAWN BY:	JDL		
CHECKED BY:	JWM		



**WALES RANCHES  
RURAL LIVING BOUNDARY  
LEGAL DESCRIPTION**

Portions of land being situated within the North Half of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

**PORTION 1:**

**BEGINNING** at a found 1 inch iron pipe with ½ inch steel rod inside, accepted as the Northwest corner of said Section 28, from which a found 3 inch Pinal County Highway Department brass cap flush accepted as the Northeast corner thereof bears North 89°45'58" East, 5278.60 feet;

Thence along the north line of said North Half, North 89°45'58" East, 5174.13 feet to the westerly line of the property as described in the Warranty Deed as recorded in Fee No. 2008-118710, Pinal County Records, Arizona;

Thence leaving said north line and along said westerly line the following six (6) courses:

Thence South 15°49'24" West, 20.31 feet;

Thence North 89°58'46" West, 112.00 feet to a line 222.00 feet west of and parallel with the east line of said North Half;

Thence along said parallel line, South 00°01'14" West, 172.00 feet;

Thence leaving said parallel line, South 89°58'46" East, 132.00 feet;

Thence South 26°07'35" East, 61.27 feet;

Thence South 01°41'21" East, 16.78 feet;

Thence leaving said westerly line, South 85°00'33" West, 1918.47 feet;

Thence South 87°34'48" West, 3308.06 feet to the west line of said North Half;

Thence along said west line, North 00°02'10" East, 548.79 feet to the **POINT OF BEGINNING**.

**PORTION 2:**

**BEGINNING** at a found 3 inch Pinal County Highway Department brass cap flush accepted as the Northeast corner of said Section 28, from which a found 1 inch iron pipe with ½ inch steel rod accepted as the Northwest corner thereof bears South 89°45'58" West, 5278.60 feet;

Thence South 00°01'14" West, 258.30 feet along the east line of the Northeast quarter of said Section 28;

Thence leaving said east line, South 85°00'33" West, 40.15 feet to the east line of the property as described in the Warranty Deed as recorded in Fee No. 2008-118710, Pinal County Records, Arizona;

Thence along said east line, North 00°01'14" East, 261.63 feet to the north line of said Northeast quarter;

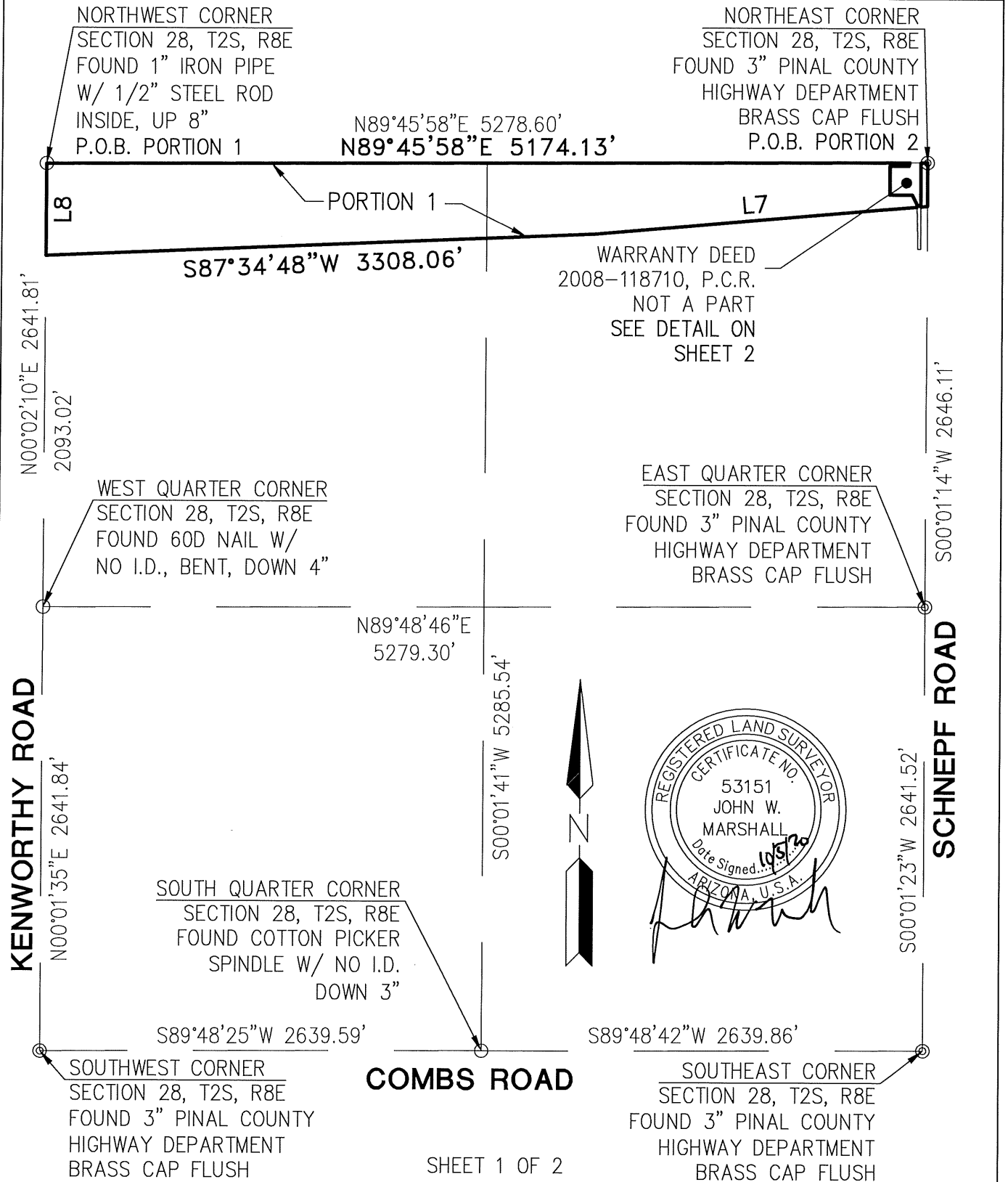
Thence along said north line, North 89°45'58" East, 40.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,242,138 sq. ft. (51.4724 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2012  
Date: October 2020





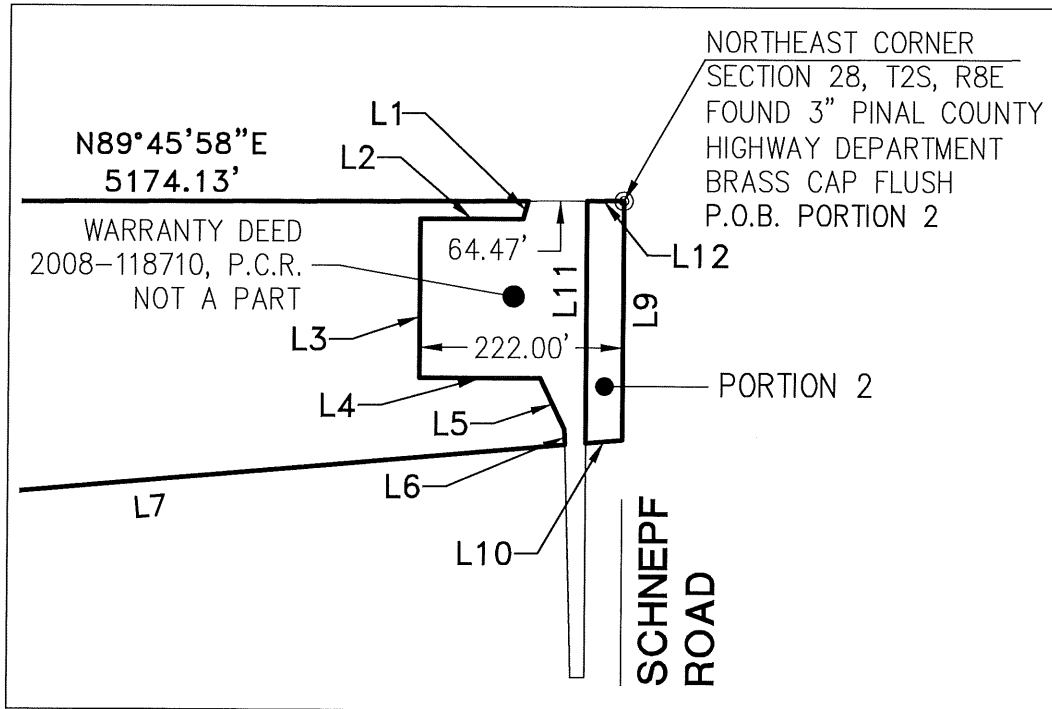
SHEET 1 OF 2

PROJ.NO.:	2012
DATE:	OCT. 2020
SCALE:	N.T.S.
DRAWN BY:	LJC
CHECKED BY:	JWM

<b>WALES RANCHES</b>
RURAL LIVING BOUNDARY
SAN TAN VALLEY, ARIZONA
<b>EXHIBIT</b>

**HILGARTWILSON**  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436


# DETAIL



LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S15°49'24"W	20.31'	L9	S00°01'14"W	258.30'
L2	N89°58'46"W	112.00'	L10	S85°00'33"W	40.15'
L3	S00°01'14"W	172.00'	L11	N00°01'14"E	261.63'
L4	S89°58'46"E	132.00'	L12	N89°45'58"E	40.00'
L5	S26°07'35"E	61.27'			
L6	S01°41'21"E	16.78'			
L7	S85°00'33"W	1918.47'			
L8	N00°02'10"E	548.79'			



SHEET 2 OF 2

PROJ.NO.: 2012	<b>WALES RANCHES</b> RURAL LIVING BOUNDARY SAN TAN VALLEY, ARIZONA <b>EXHIBIT</b>	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: OCT. 2020		
SCALE: N.T.S.		
DRAWN BY: LJC		
CHECKED BY: JWM		

**WALES RANCHES  
URBAN TRANSITIONAL BOUNDARY  
LEGAL DESCRIPTION**

A portion of land being situated within the Northeast Quarter of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

**COMMENCING** at a found 3 inch Pinal County Highway Department brass cap flush accepted as the Northeast corner of said Section 28, from which a found 1 inch iron pipe with ½ inch steel rod accepted as the Northwest corner thereof bears South 89°45'58" West; 5278.60 feet;

Thence South 00°01'14" West, 258.30 feet along the east line of said Northeast quarter to the **POINT OF BEGINNING**;

Thence continuing along said east line, South 00°01'14" West, 999.66 feet;

Thence leaving said east line, South 89°45'56" West, 1957.46 feet;

Thence North 00°07'37" West, 836.54 feet;

Thence North 85°00'33" East, 1904.37 feet to the property line as described in the Warranty Deed as recorded in Fee No. 2008-118710, Pinal County Records;

Thence along said property line the following 3 courses:

Thence South 01°41'21" East, 251.34 feet;

Thence South 89°58'46" East, 15.00 feet;

Thence North 00°01'14" East, 253.20 feet;

Thence leaving said property line, North 85°00'33" East, 40.15 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,793,467 sq. ft. (41.1723 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2012  
Date: October 2020



NORTHWEST CORNER  
SECTION 28, T2S, R8E  
FOUND 1" IRON PIPE  
W/ 1/2" STEEL ROD  
INSIDE, UP 8"

S89°45'58"W 5278.60'

NORTHEAST CORNER  
SECTION 28, T2S, R8E  
FOUND 3" PINAL COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP FLUSH  
P.O.C.

WARRANTY DEED  
2008-118710, P.C.R. P.O.B.

N00°07'37"W  
836.54'

N85°00'33"E  
1904.37'

L3  
L5  
L4  
L6  
L2

S89°45'56"W 1957.46'

1388.16'  
S00°01'14"W 2646.11'



WEST QUARTER CORNER  
SECTION 28, T2S, R8E  
FOUND 60D NAIL W/  
NO I.D., BENT, DOWN 4"

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°01'14"W	258.30'
L2	S00°01'14"W	999.66'
L3	S01°41'21"E	251.34'
L4	S89°58'46"E	15.00'
L5	N00°01'14"E	253.20'
L6	N85°00'33"E	40.15'

EAST QUARTER CORNER  
SECTION 28, T2S, R8E  
FOUND 3" PINAL COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP FLUSH

SOUTH QUARTER CORNER  
SECTION 28, T2S, R8E  
FOUND COTTON PICKER  
SPINDLE W/ NO I.D.  
DOWN 3"

SCHNEPF ROAD

S00°01'23"W 2641.52'

KENWORTHY ROAD

N00°01'35"E 2641.84'

S89°48'25"W 2639.59'

S89°48'42"W 2639.86'

SOUTHWEST CORNER  
SECTION 28, T2S, R8E  
FOUND 3" PINAL COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP FLUSH

COMBS ROAD

SOUTHEAST CORNER  
SECTION 28, T2S, R8E  
FOUND 3" PINAL COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP FLUSH

PROJ.NO.: 2012

DATE: OCT. 2020

SCALE: N.T.S.

DRAWN BY: JDL

CHECKED BY: JWM

WALES RANCHES  
URBAN TRANSITIONAL BOUNDARY  
SAN TAN VALLEY, ARIZONA

EXHIBIT

**HILGARTWILSON**  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535 / F: 602.368.2436



**WALES RANCH  
COMMUNITY CENTER BOUNDARY  
LEGAL DESCRIPTION**

A portion of land situated in the Southeast Quarter of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

**BEGINNING** at a found 3 inch Pinal County Highway Department brass cap flush accepted as the Southeast corner of said Section 28, from which a found cotton picker spindle without identification accepted as the South Quarter corner thereof bears South 89°48'42" West, 2639.86 feet;

Thence along the south line of said Southeast quarter, South 89°48'42" West, 910.01 feet;

Thence leaving said south line, North 00°01'14" East, 629.58 feet;

Thence North 89°46'54" East, 910.04 feet to the east line of said Southeast Quarter;

Thence along said east line, South 00°01'23" West, 630.05 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 573,143 sq. ft. (13.1576 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2012  
Date: October 2020

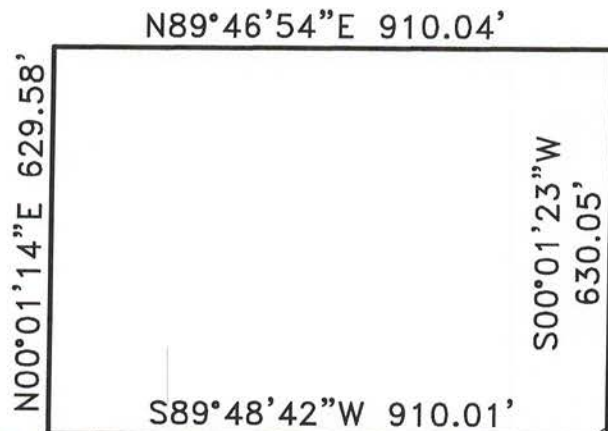




EAST QUARTER CORNER  
SECTION 28, T2S, R8E  
FOUND 3" PINAL COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP FLUSH



2011.47'  
S00°01'23"W 2641.52'  
**SCHNEPF ROAD**



1729.84'  
SOUTH QUARTER CORNER  
SECTION 28, T2S, R8E  
FOUND COTTON PICKER  
SPINDLE W/ NO I.D.  
DOWN 3"

S89°48'42"W 2639.86'

**COMBS ROAD**

SOUTHEAST CORNER  
SECTION 28, T2S, R8E  
FOUND 3" PINAL COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP FLUSH  
POINT OF BEGINNING

PROJ.NO.: 2012	WALES RANCH COMMUNITY CENTER BOUNDARY SAN TAN VALLEY, ARIZONA	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: OCT. 2020		
SCALE: N.T.S.		
DRAWN BY: LJC		
CHECKED BY: JWM	EXHIBIT	

**WALES RANCH  
EMPLOYMENT CENTER BOUNDARY  
LEGAL DESCRIPTION**

A portion of land being situated within the Northwest Quarter of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

**COMMENCING** at a found 1 inch iron pipe with ½ inch steel rod accepted as the Northwest corner of said Section 28, from which a found 3 inch Pinal County Highway Department brass cap flush accepted as the Northeast corner thereof bears North 89°45'58" East, 5278.60 feet;

Thence South 00°02'10" West, 1142.91 feet along the west line of said Northwest Quarter to the **POINT OF BEGINNING**;

Thence leaving said west line, North 87°30'21" East, 1576.22 feet;

Thence South 00°33'36" East, 1487.37 feet to a line that is parallel with and 75.00 feet north of the East-West mid-section line of said Section 28;

Thence along said parallel line, South 89°48'46" West, 1590.17 feet to said west line of the Northwest Quarter;

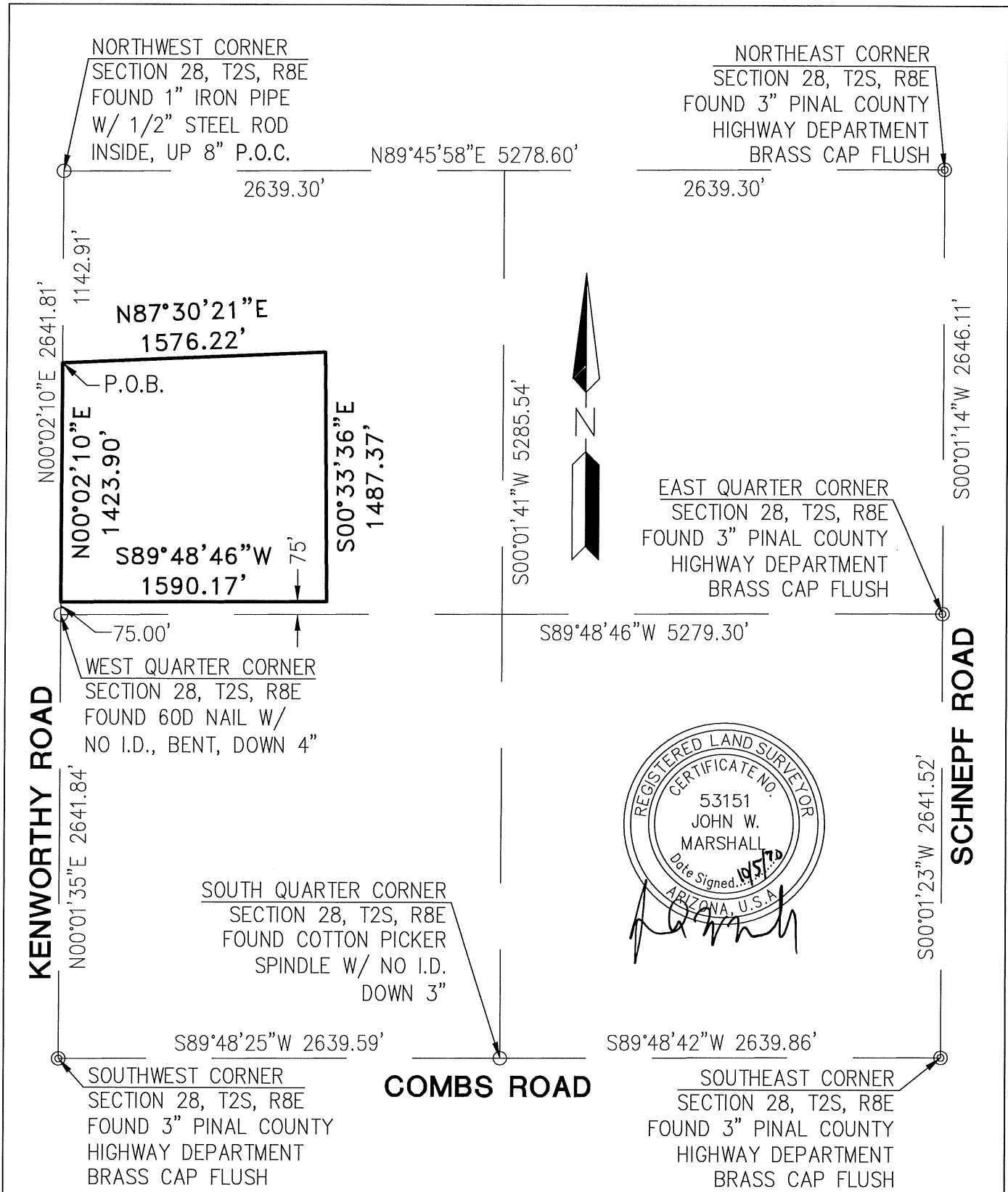
Thence along said west line, North 00°02'10" East, 1423.90 feet to the **POINT OF BEGINNING**.


The above described parcel contains a computed area of 2,303,657 sq. ft. (52.8847 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 2012  
Date: October 2020





PROJ.NO.: 2012	<b>WALES RANCHES</b> EMPLOYMENT CENTER BOUNDARY SAN TAN VALLEY, ARIZONA <b>EXHIBIT</b>	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: OCT. 2020		
SCALE: N.T.S.		
DRAWN BY: JDL		
CHECKED BY: JWM		