



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

PZ-PA-006-19

PZ-003-19 / PZ-PD-003-19

1/6/2021

Community Development Department

# PZ-PA-006-19, PZ-003-19 & PZ-PD-003-19 (WALES RANCHES)



PINAL COUNTY  
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- Proposal: Non- Major Comprehensive Plan
  - ▣ **PZ-PA-006-19** - requesting Non-Major amendments to the Comprehensive Plan for San Tan Valley Special Area Plan to designate  $140.8 \pm$  acres as follows:
    - a.  $44.5 \pm$  acres **Employment Center**
    - b.  $13.2 \pm$  acres to **Community Center**;
    - c.  $33.6 \pm$  acres **Suburban Neighborhood**
    - d.  $41.1 \pm$  acres to **Urban Transitional**.

# PZ-PA-006-19, PZ-003-19 & PZ-PD-003-19 (WALES RANCHES)



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## □ Proposal: Rezone

■ **PZ-003-19** - requesting approval of rezone of 639.7 acres as follows:

1. 51.5 ± Acres to **RU-10 PAD**
2. 41.1 ± Acres to **MD PAD**
3. 13.2 ± Acres to **C-3 PAD**
4. 52.9 ± Acres to **I-1 PAD**
5. 481 ± Acres to **R-7 PAD**

# PZ-PA-006-19, PZ-003-19 & PZ-PD-003-19 (WALES RANCHES)



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- Proposal: Planned Area Development
  - **PZ-PD-003-19** –Wales Ranches Planned Area Development (PAD) Overlay Zoning District of 639.7± acres to allow for residential uses along with 2,262 units of single family residential, mixed multifamily dwelling units, general commercial and industrial uses
  - **Location:** The subject site is located north-east corner of Kenworthy Road and Combs Road in the San Tan Valley Area.
- Applicant:
  - Ty Wilson, Hilgart Wilson.

# County Map



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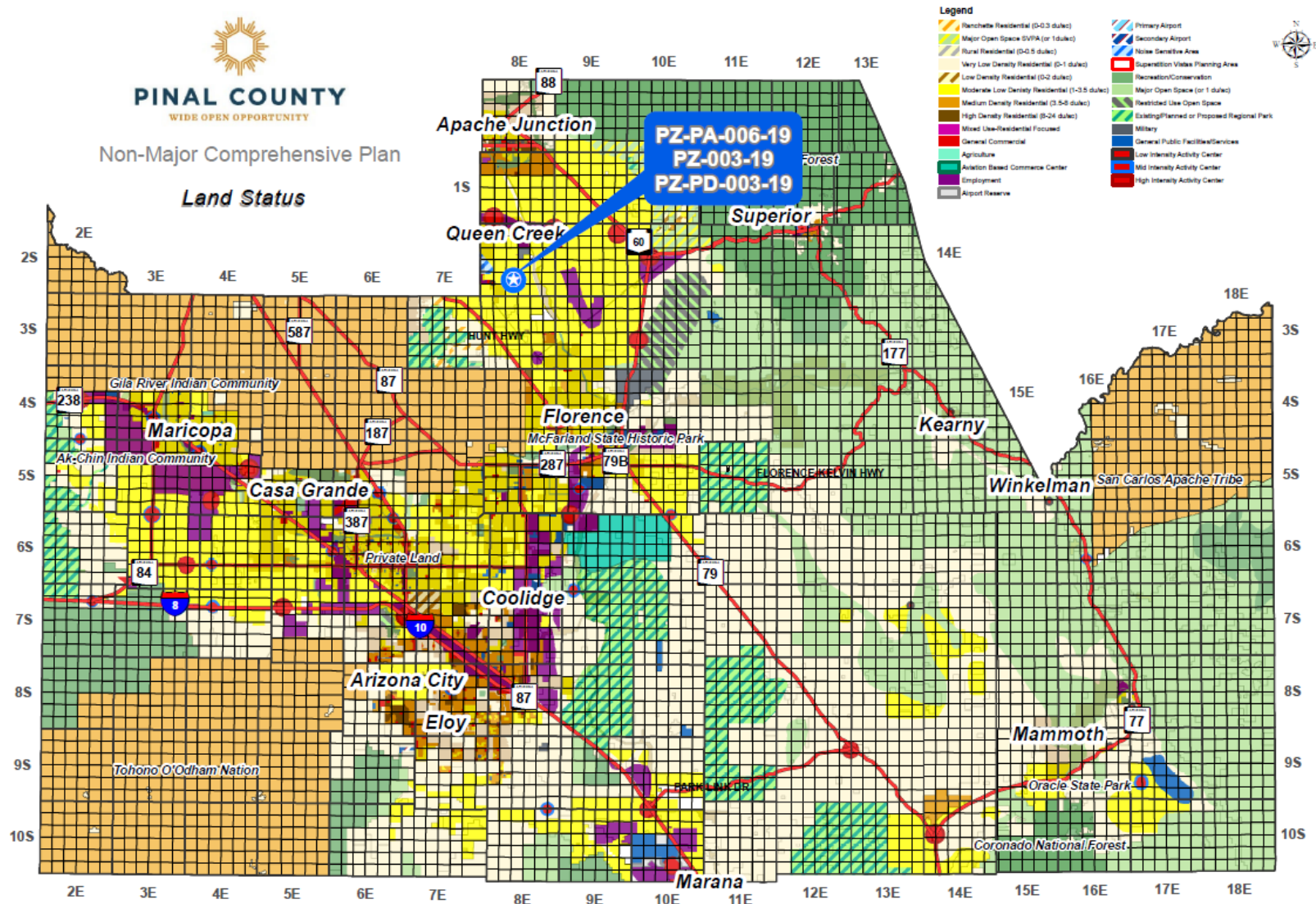


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Non-Major Comprehensive Plan

**Land Status**

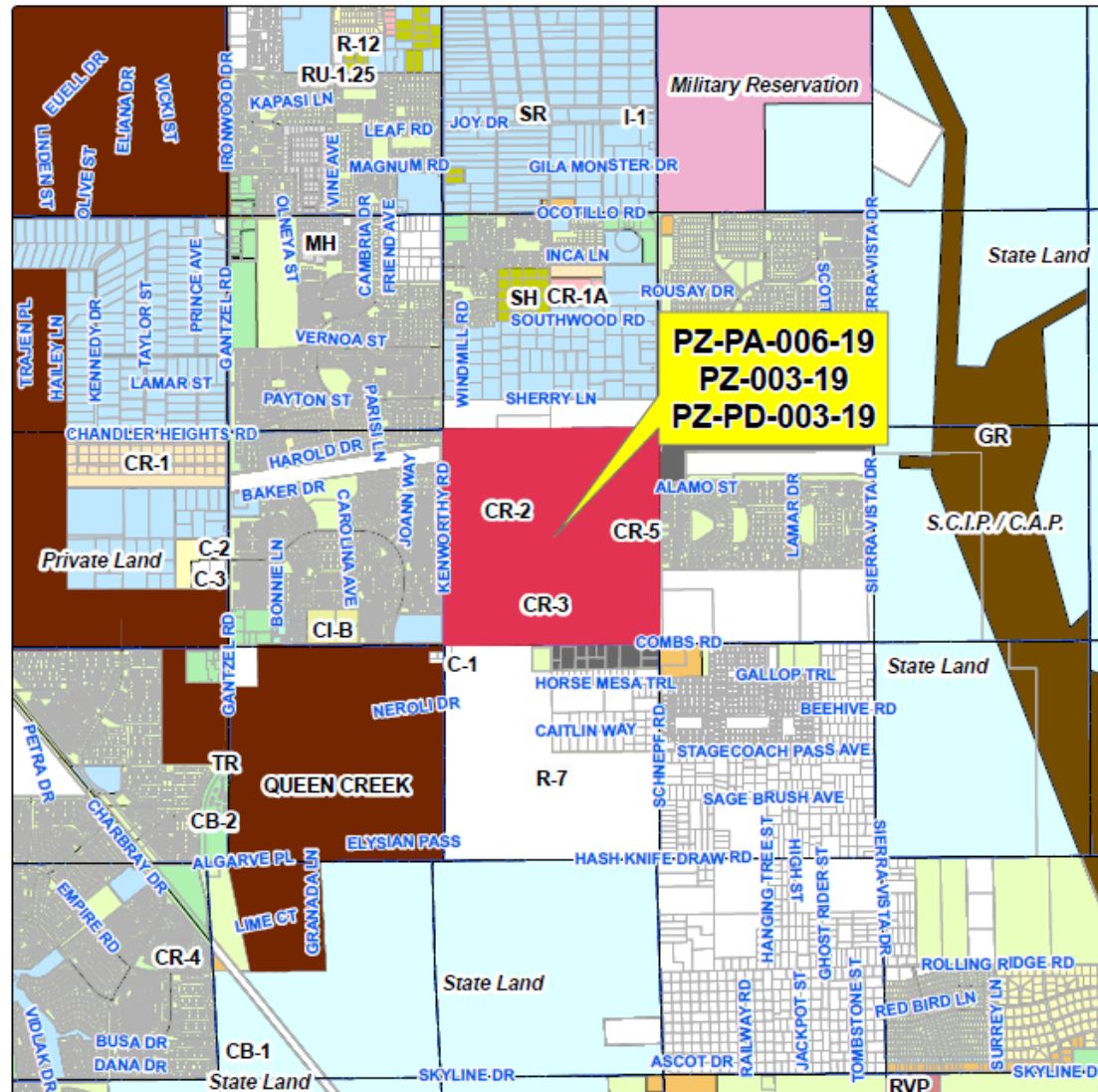


# Vicinity Map



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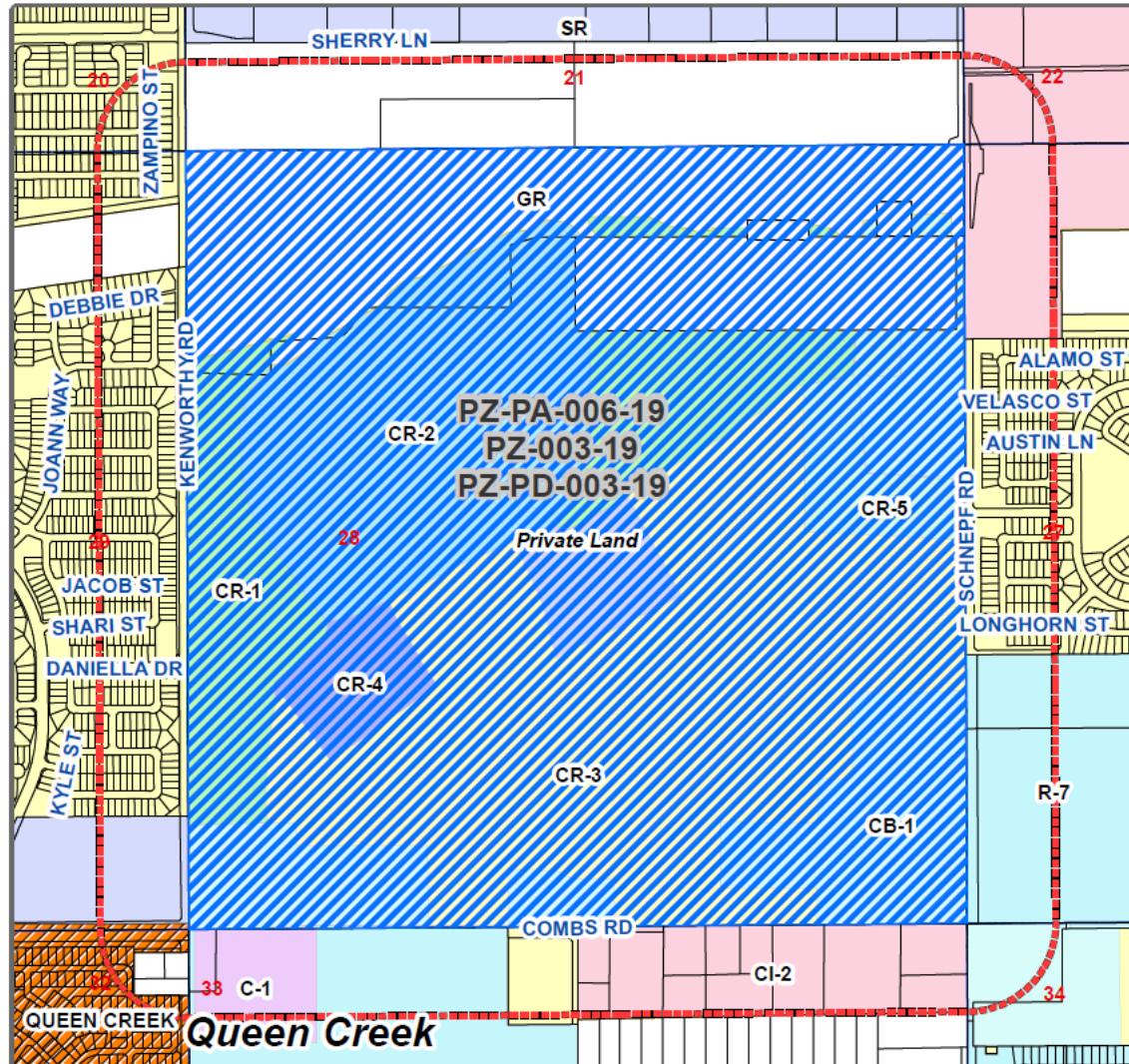


# Area Map



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# Area Map



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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



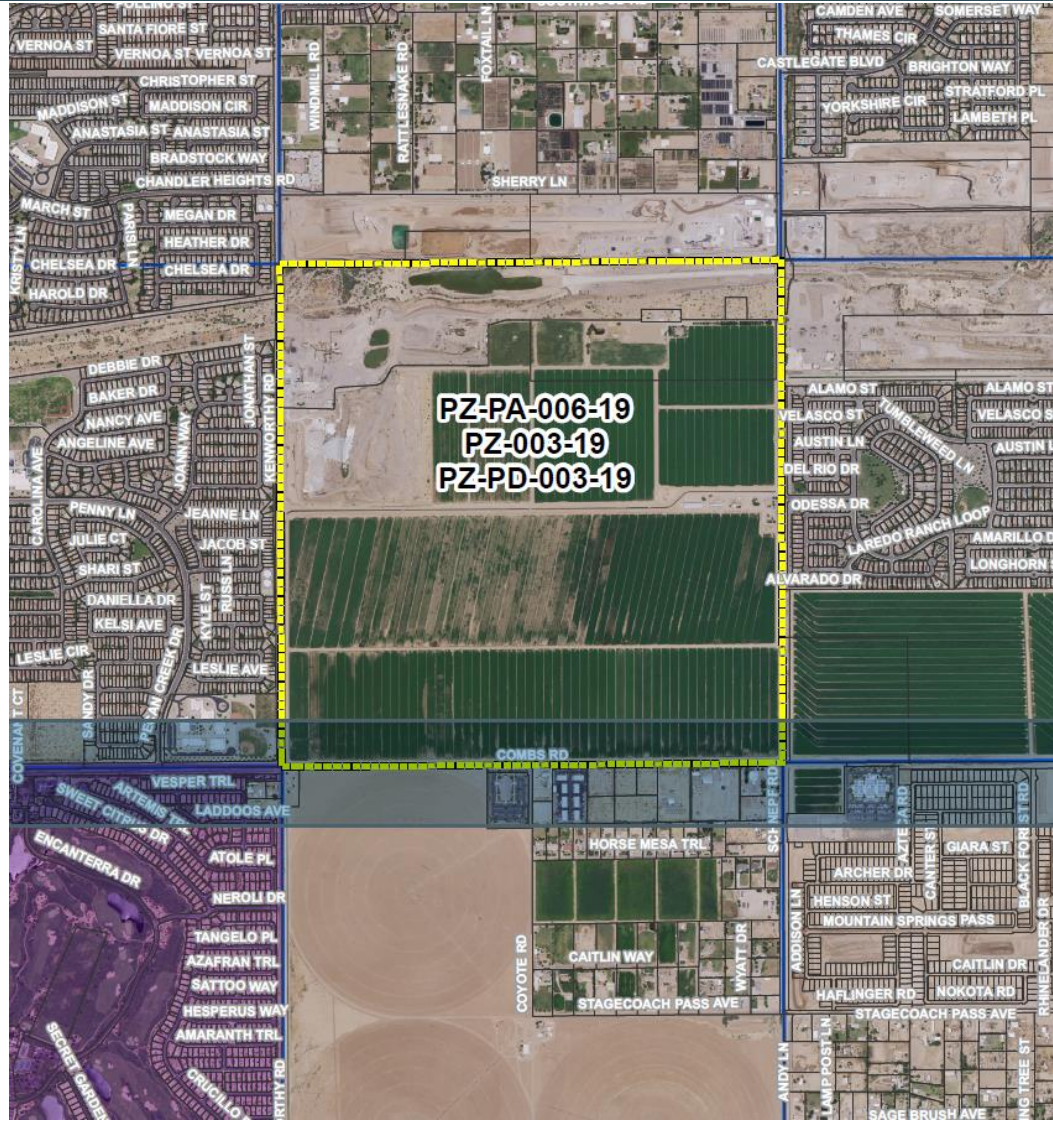


# Aerial Map



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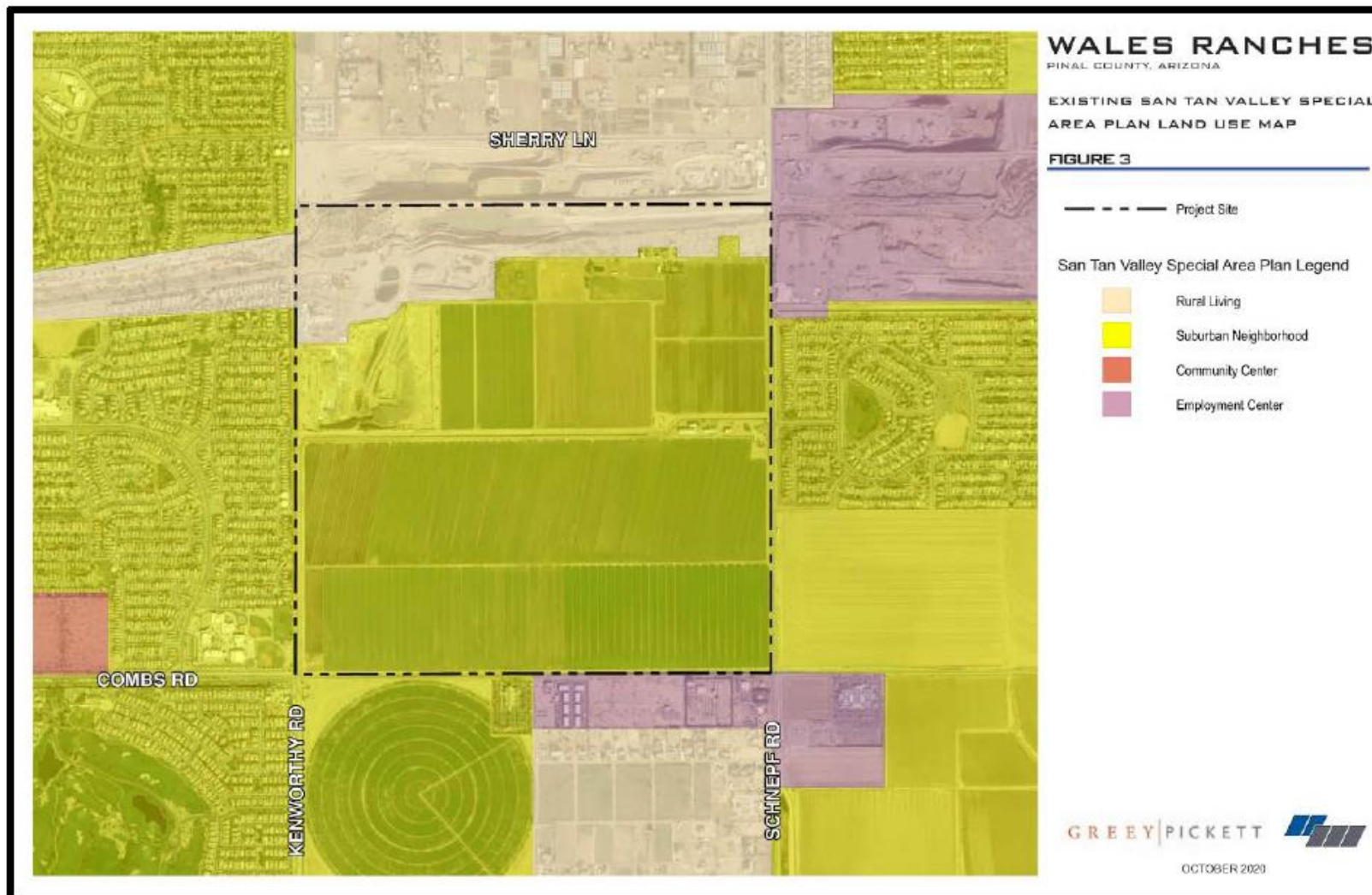


# San Tan Valley Special Area Plan (STV SAP - Existing)



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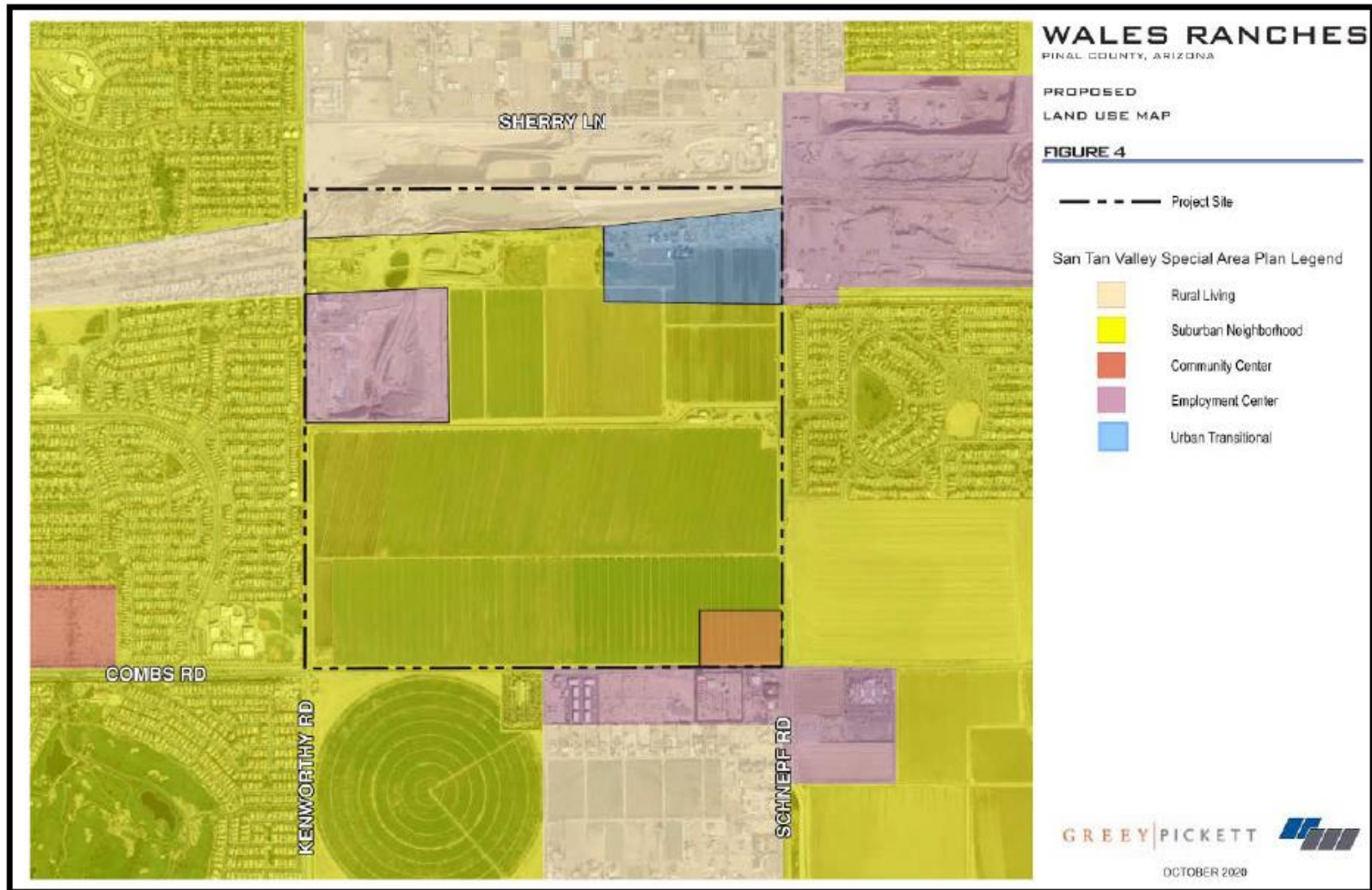
# San Tan Valley Special Area Plan (STV SAP - Proposed)



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Proposed Overall Development Intensity: 3.54 du/ac

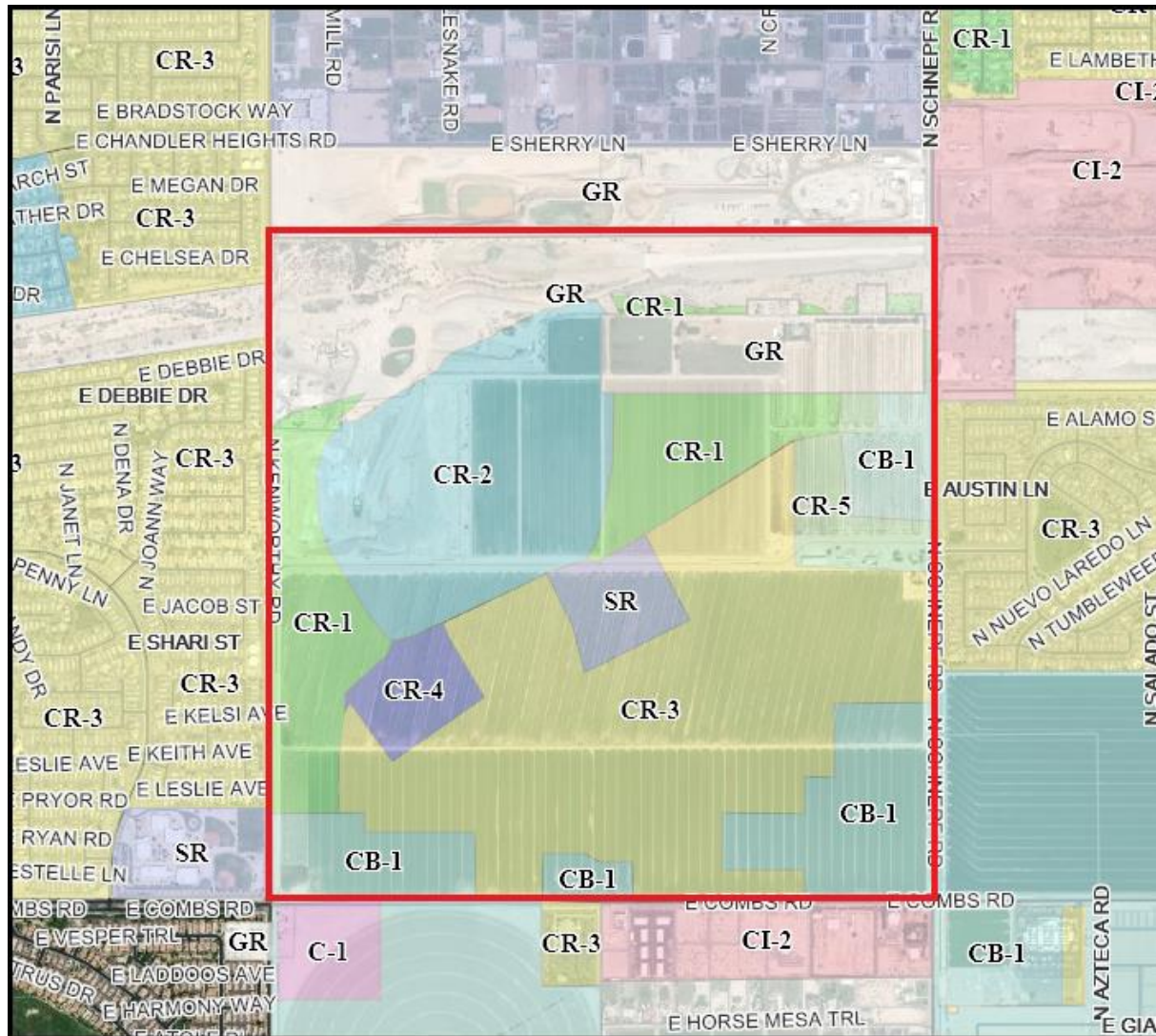


GREEY | PICKETT



OCTOBER 2020

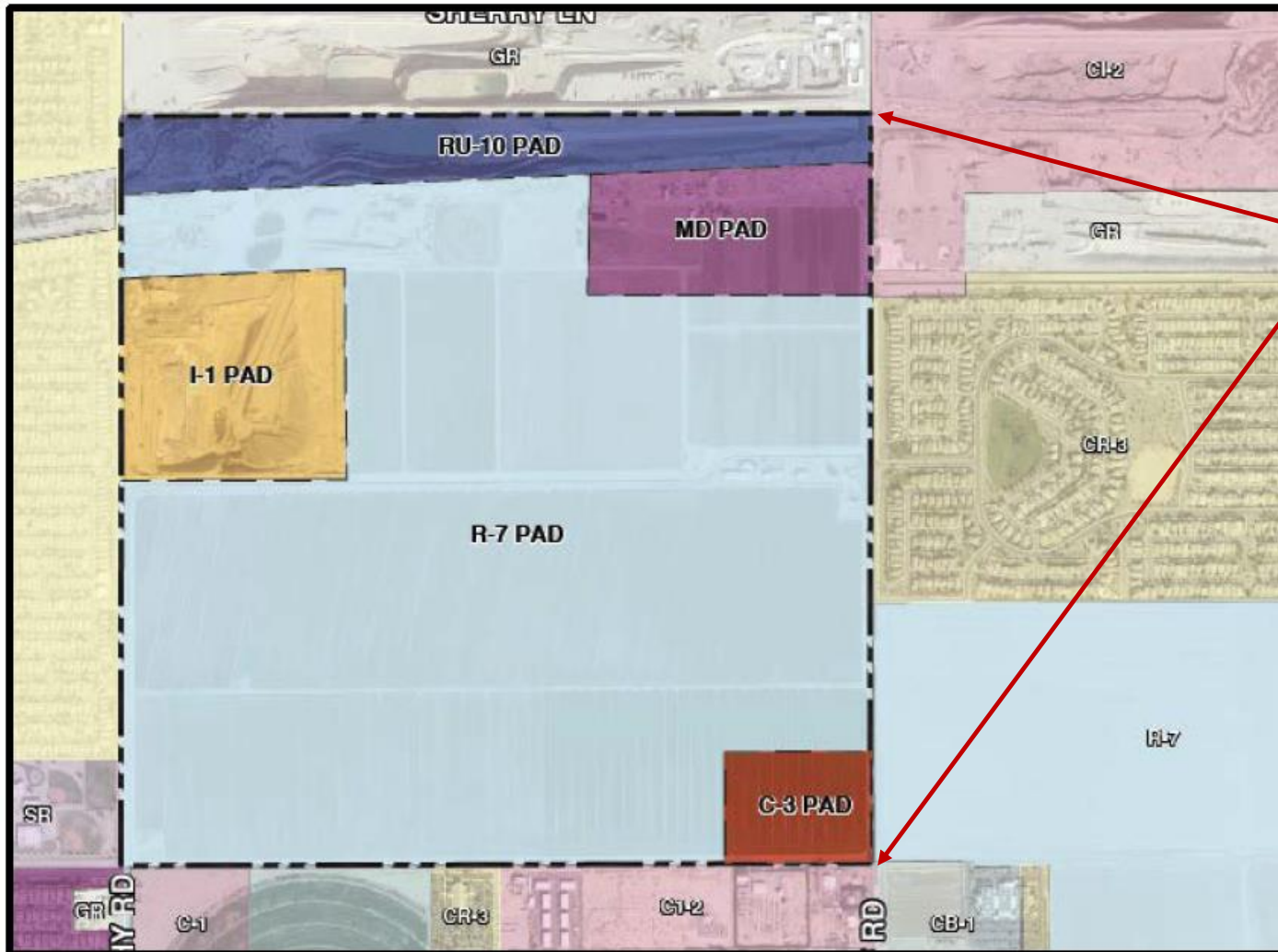
# Current Zoning



## Current Zoning:

- GR
- SR
- CB-1
- CR-1
- CR-2
- CR-3
- CR-4
- CR-5

# Proposed Zoning



Rezone Area:  
**639.7 Acres**

to  
**R-7 PAD**  
**RU-10 PAD**  
**MD PAD**  
**I-1 PAD**  
**C-3 PAD**



# Site Plan-Wales Ranches



Overall Density  
3.54 du/ac

- Project Site
- ..... Phasing Line
- ★ Full Access Points
- ★ Right In / Right Out / Left In Access Points
- ★ Right In / Right Out Access

# Wales Ranches- Connectivity- Open Space Trails, Amenities



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••••• Project Site

**CP** Community Park

**NP** Neighborhood Park

**PP** Pocket Park

Community Paseo

●●●●● Parcourse Trail

●●●●● Multi-Use Trail

●●●●● Tertiary Trail

●●●●● Queen Creek Wash Trail

■ ■ ■ ■ ■ Bike Loops (5)

● Parcourse Stations (8)

● Bike Rack (24)



# Wales Ranches- Photo Locations



Red Stars- Smaller Posts  
Yellow Circle- Larger Posts

# North Schnepf Road



# South — Combs Road & Kenworthy





# East



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# West



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# PZ-PA-006-19

# PZ-003-19 & PZ-PD-003-19



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## □ **Items for Commission Consideration:**

- Non-Major San Tan Valley Special Area Plan Amendments to re-designate 140.8± acres
- Wales Ranches- Master Planned Community
  - Within proximity to Phoenix Mesa Gateway airport 9 miles N-W
  - Variety of uses : Residential, Commercial and Industrial.
  - Majority of uses as single family dwelling and multifamily units
  - Light Industrial use replaces a currently redundant large gravel pit
  - Commercial use caters to the current needs for the community and surrounding area
  - Queen creek Wash- would be developed as passive open space
- Access:
  - Primary access from Combs road, Schnepf road and secondary access from Kenworthy road.

# PZ-PA-006-19

# PZ-003-19 & PZ-PD-003-19



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## □ **Items for Commission Consideration:**

### ■ Wales Ranches : Rezone and PAD analysis

- Housing component adds housing types with a mix of 7 lot sizes.
- Commercial - Location at two principal arterials
- Light Industrial - use to generate employment in future and replaces the redundant gravel pit used for mining.
- Open Space/ Amenities include community park, neighborhood parks, pocket parks connected by trails within the neighborhoods with tree lined streetscapes.
- Pedestrian connectivity within the community, open spaces and to the east, south and north through multi-use trail system.
- School Site - planned and located along major collector road

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## ■ Wales Ranches : Rezone and PAD analysis

### ■ Overall development Density 3.54 du/ac (TOTAL 2262 Dwellings)

Phase 1- 710 dwellings

Phase 2- 582 dwellings

Phase 3- 642 dwellings

Phase 5- 328 dwellings

### ■ Compliance with RSRSM

- Half Street Improvements planned along Combs, Schnepf and Kenworthy roads
- All Access along the arterials are in accordance with TIA guidelines with full breaks at 1/4<sup>th</sup> mile (1320'0) partial access at 1/8<sup>th</sup> mile (660'0).
- Each phase meets requirements for ingress/egress points of access.
- All internal roads (major collectors, minor collectors) have been designed per Pinal County Subdivision and Infrastructure Manual



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# PZ-003-19 & PZ-PD-003-19



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- ▣ Public Responses-

No letters of opposition or support received till date

- ▣ P&Z Commission Recommended approval (6-0)

# PZ-PA-006-19

# PZ-003-19 & PZ-PD-003-19



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□ Questions ?

# Site Plan-Wales Ranches



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- — Project Site
- ..... Phasing Line
- ★ Full Access Points
- ★ Right In / Right Out / Left In Access Points
- ★ Right In / Right Out Access

# Site Plan-Wales Ranches

## Tentative Site Plan for Mixed Dwelling Zoning District



# Site Plan-Wales Ranches

Tentative Site Plan for Commercial Zoning District with  
4.6 AC – Dedicated to Pinal County

