

# Wales Ranches

PZ-003-19, PZ-PD-003-19 and PZ-PA-006-19

Pinal County Board of Supervisors

January 6, 2021



GILBERT

202



PHOENIX-MESA  
SKY HARBOR AIRPORT

QUEEN  
CREEK

OCOTILLO RD

WALES  
RANCHES

COMBS RD

CANTON RD

SCHNEPP RD

QUINTA AVENUE

SAN TAN  
VALLEY

SAN TAN  
MOUNTAINS  
REGIONAL



## Site Data

639.7 acres

Vacant agricultural land

Queen Creek Wash

Pecan Creek

Kenworthy Road

Schnepf Road

Laredo Ranch

Encanterra

Combs Road

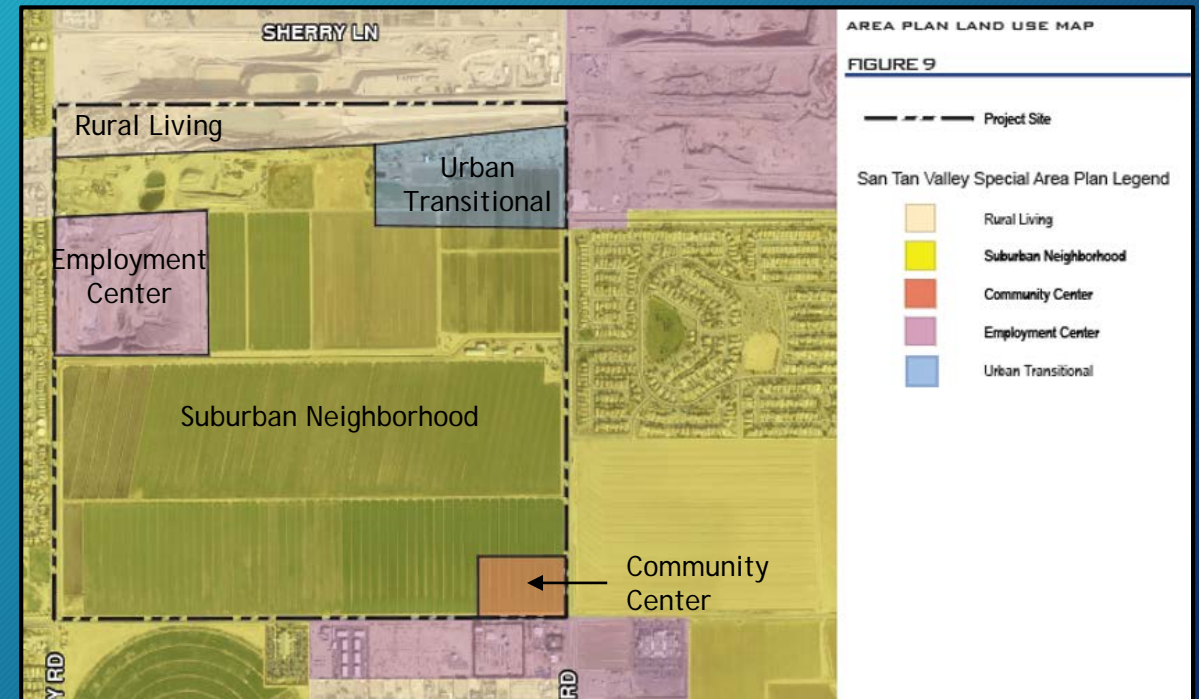




# Our requests

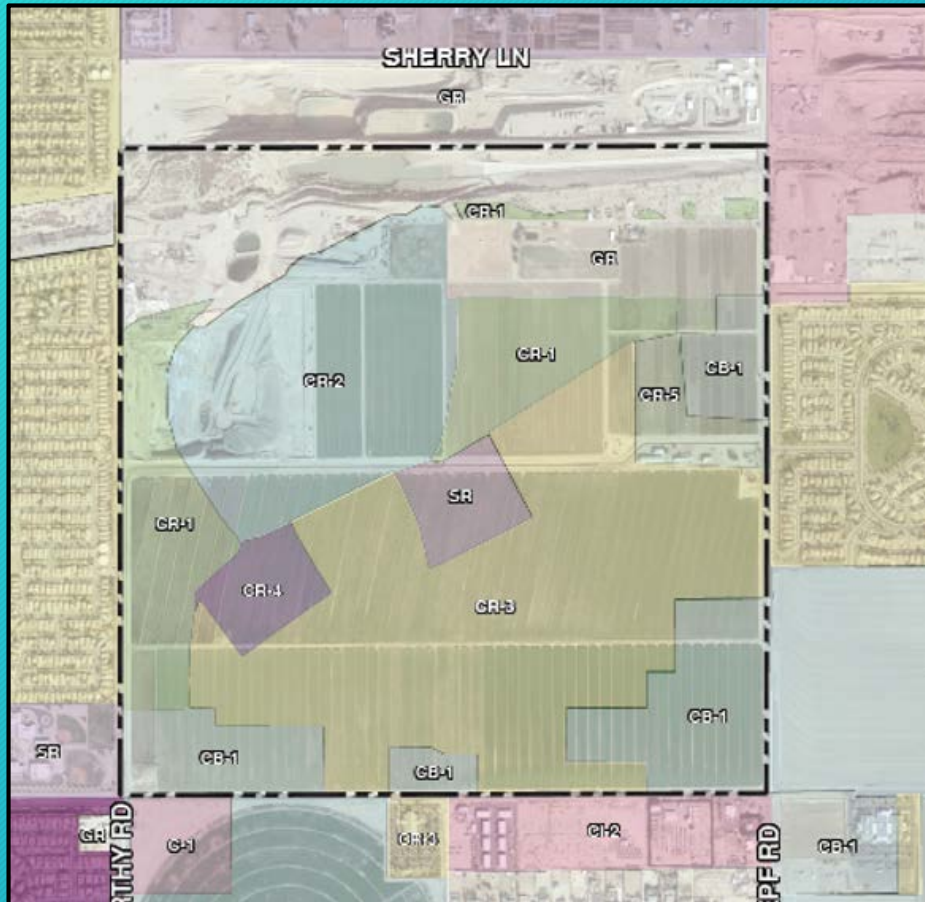
- Four Non-Major Comprehensive Plan Amendments on 140.8 acres of the property to Employment Center (52.9 acres), Community Center (13.2 acres), Suburban Neighborhood (33.6 acres) and Urban Transitional (41.1 acres).
- Rezoning of the 639.7-acre property from the current configuration to R-7 PAD, RU-10 PAD, MD PAD, C-3 PAD and I-1 PAD.
- Approval of these requests will allow for the development of Wales Ranches, a planned, mixed-density community of 2,262 homes with parks, trails, amenities and abundant open space.

# Existing and Proposed Land Use Designations





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
	Total	140.8



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%
	Total	639.7	100%



# Conformance with STVSAP

Broaden	<p>Broaden economic opportunity by encouraging investment in the local economy.</p> <ul style="list-style-type: none"><li>•The 59-acre employment parcel will provide for a “large-footprint” employment use envisioned in the General Plan.</li></ul>
Improve	<p>Improve transportation systems by creating greater proximity between people and their destinations.</p> <ul style="list-style-type: none"><li>•Bringing a new employment area to this part of San Tan Valley will provide an opportunity for residents to work close to home.</li></ul>
Broaden	<p>Broaden economic opportunity by enhancing local spending.</p> <ul style="list-style-type: none"><li>•The commercial corner will provide opportunities for residents to spend money locally rather than in nearby municipalities.</li></ul>
Live	<p>Live Healthy.</p> <ul style="list-style-type: none"><li>•The parks, open space and amenities in Wales Ranches will provide recreational opportunities for exercise and healthy living.</li></ul>
Foster	<p>Foster More Housing Diversity.</p> <ul style="list-style-type: none"><li>•The variety of densities and lot sizes in Wales Ranches will allow for homebuyers of all types to invest in Pinal County.</li></ul>



# Wales Ranches

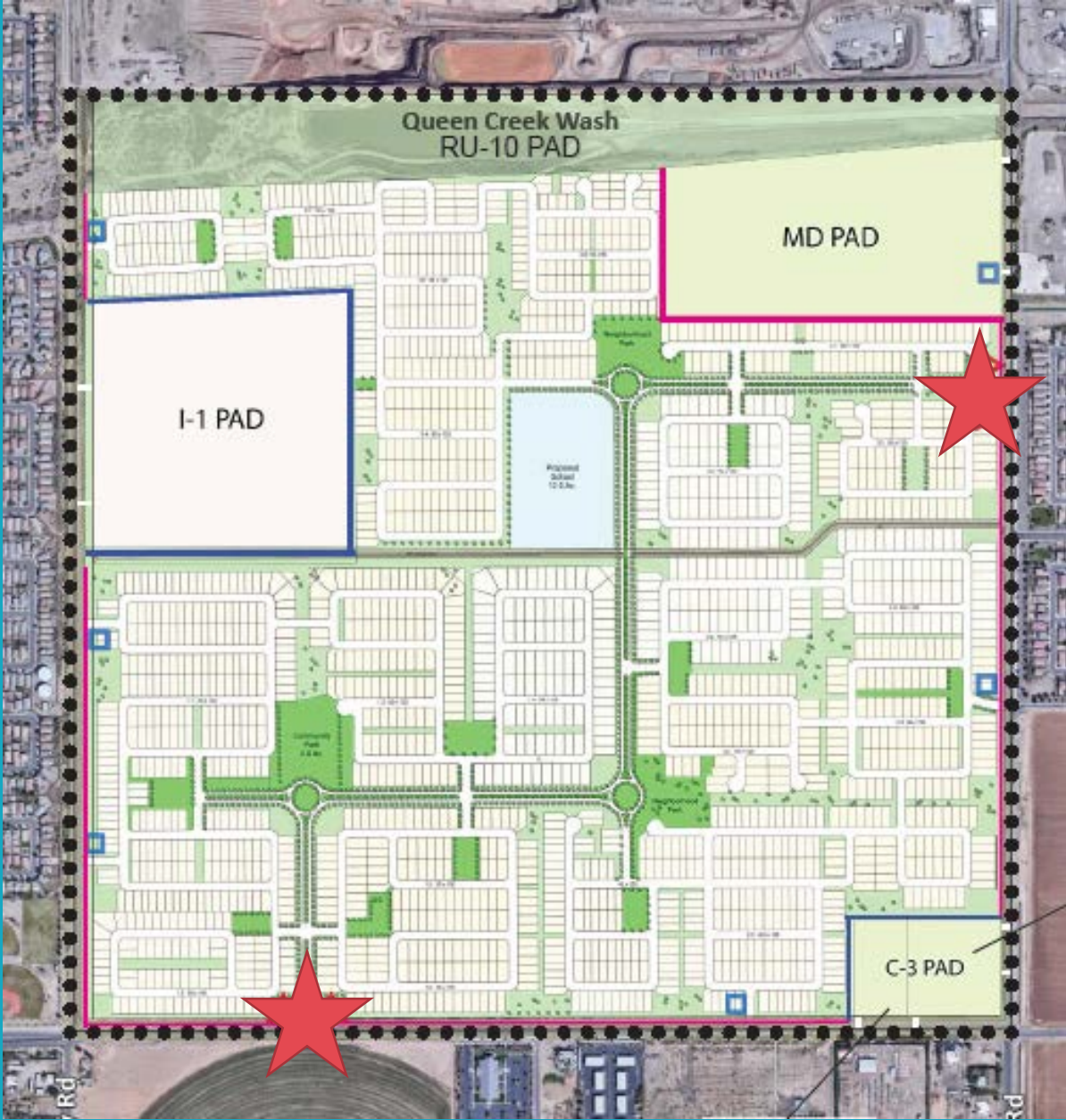


# Required Elements

- ✓ Land Use, Perimeter walls, ingress/egress
- ✓ Public Services
- ✓ Flood Control
- ✓ Traffic and Roadways
- ✓ Compatibility with the STVSAP

# Entry Features and Walls

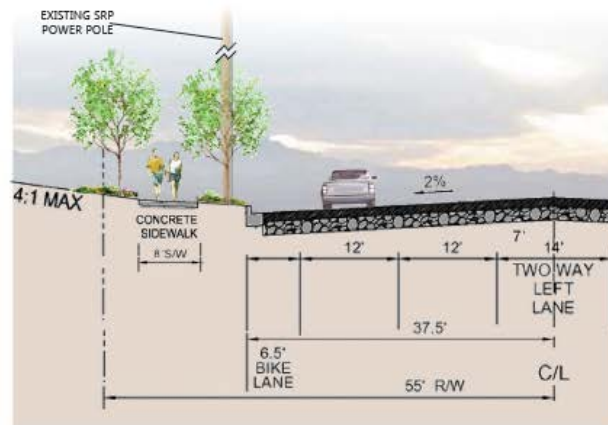




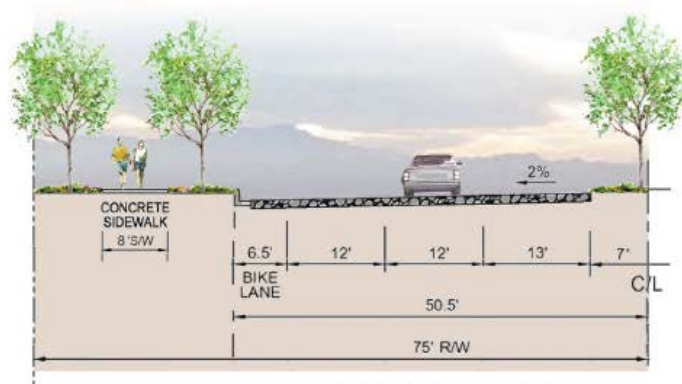


# Roadway Design





Minor Arterial (1/2 Street) 55'  
Schnepf & Kenworthy Roads



Principal Arterial (1/2 Street) 75'  
Combs Roads

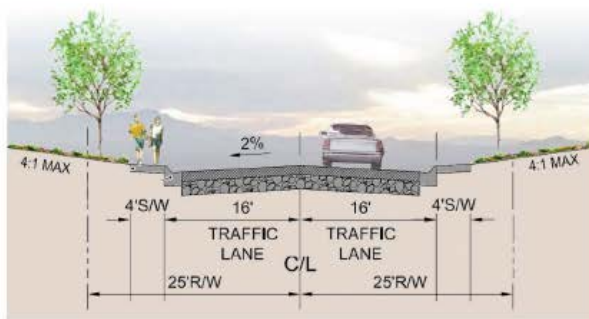
## WALES RANCHES

PINAL COUNTY, ARIZONA

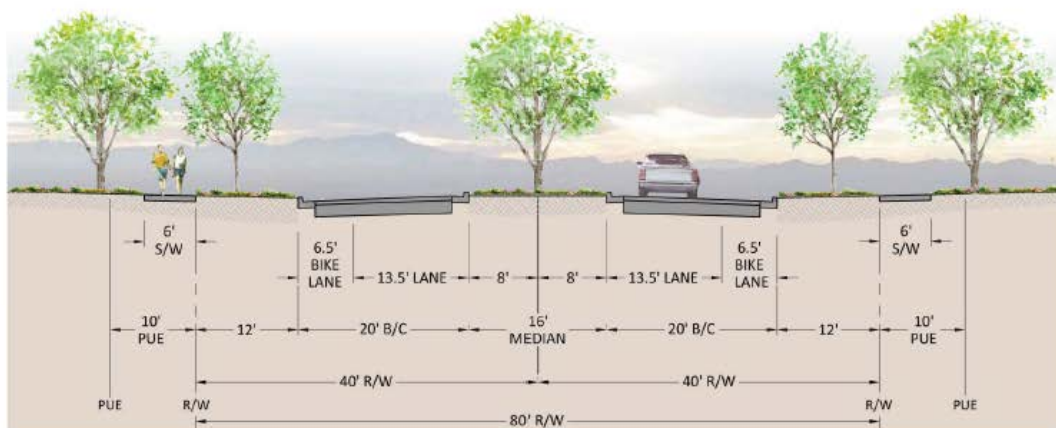
### ARTERIAL CROSS SECTION

FIGURE 6

Note: Schnepf Road travel and turn lane widths may require modification to properly locate SRP power poles between back of curb and sidewalk, subject to the approval of Pinal County Public Works Department.



Local Road



Major Collector

## WALES RANCHES

FINAL COUNTY, ARIZONA

### STREET SECTIONS

FIGURE 5





# Parks, Trails and Open Space





FIGURE 10

### WALE'S RANCHES PARKS, TRAILS, & OPEN SPACE PLAN LEGEND

••••• 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)

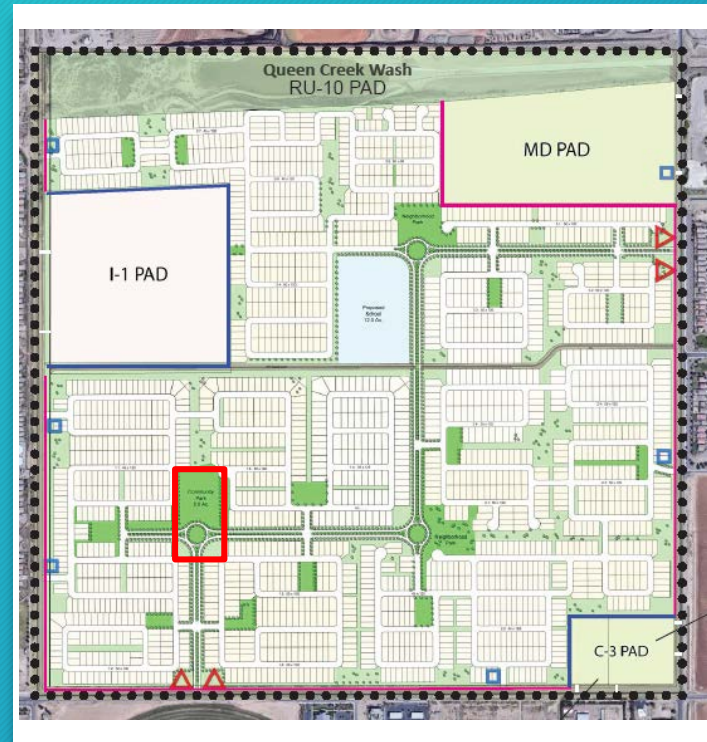
GREEY | PICKETT



OCTOBER 2020

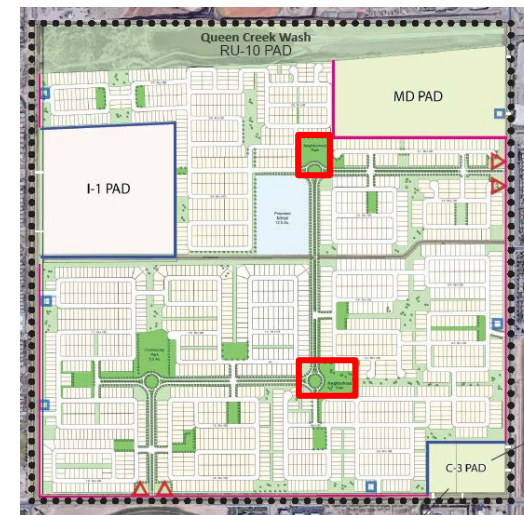


# Community Park (5 acres)

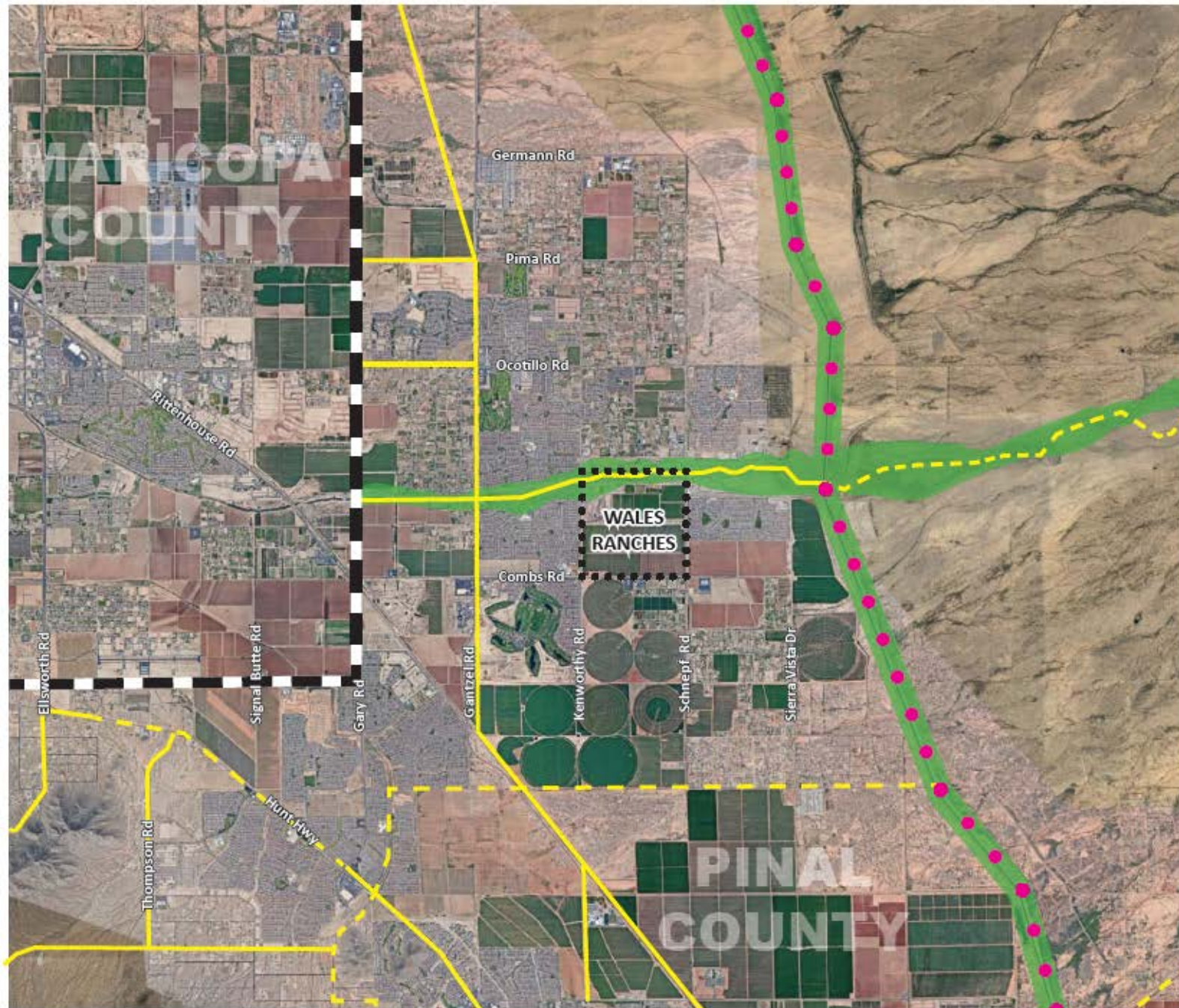




# Neighborhood Parks







# WALES RANCHES

PINAL COUNTY, ARIZONA

## SAN TAN VALLEY SPECIAL AREA PLAN TRAILS AND OPEN SPACE PLAN

FIGURE 12

- ◆◆◆◆ Project Site
- Adopted County Trail Corridor
- Existing/Planned Multi-Use Trail Corridor
- - - Proposed Multi-Use Trail Corridor
- Proposed Open Space
- ▬▬▬ Pinal County Municipal Boundary

Note: Trails and open space data gathered from Figure 7.1, Trails and Open Space Plan, of the San Tan Valley Special Area Plan (August 2018).

GREY|PICKETT



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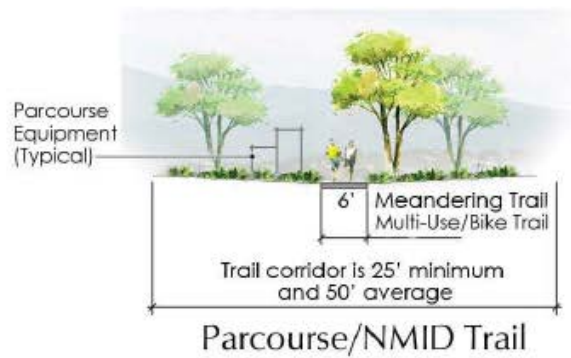


## WALES RANCHES

PINAL COUNTY, ARIZONA

### PROPOSED TRAIL SECTIONS

FIGURE 18





## COMMUNITY PASEO DESIGN



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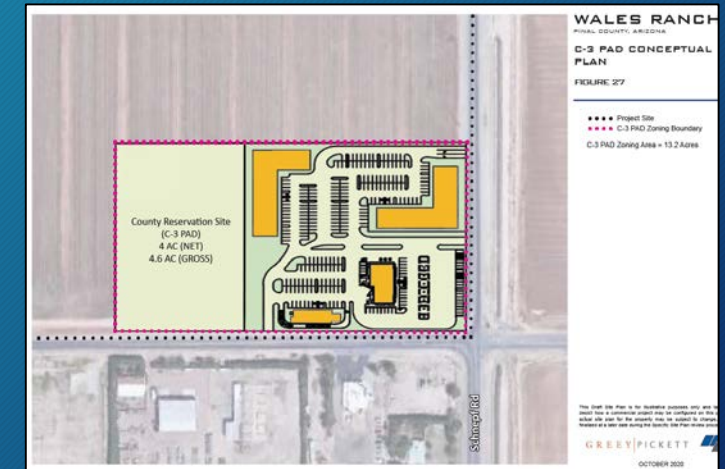
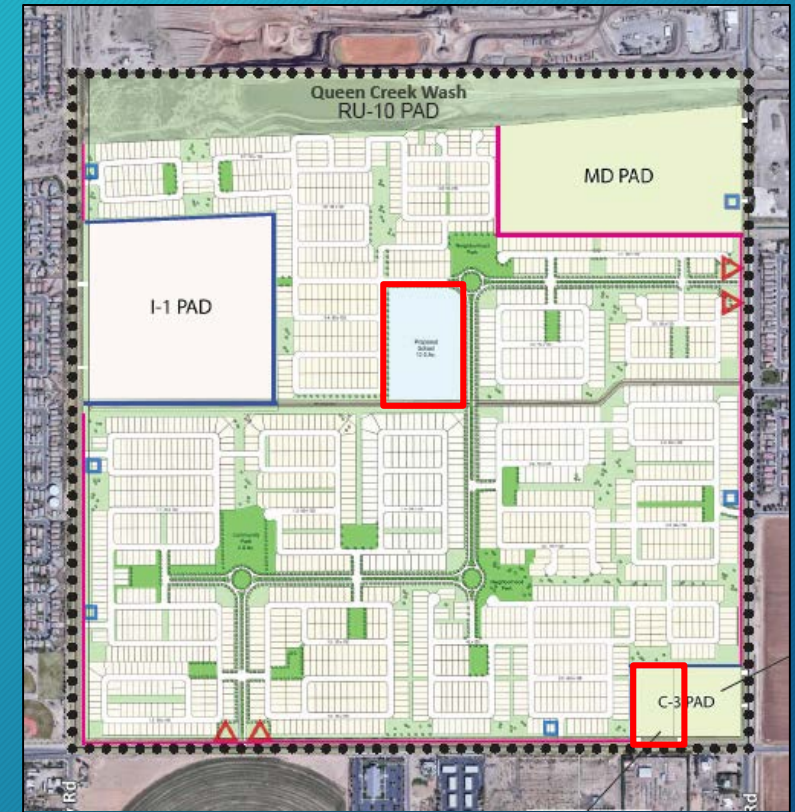


# Adequate Public Facilities



# Adequate Public Services

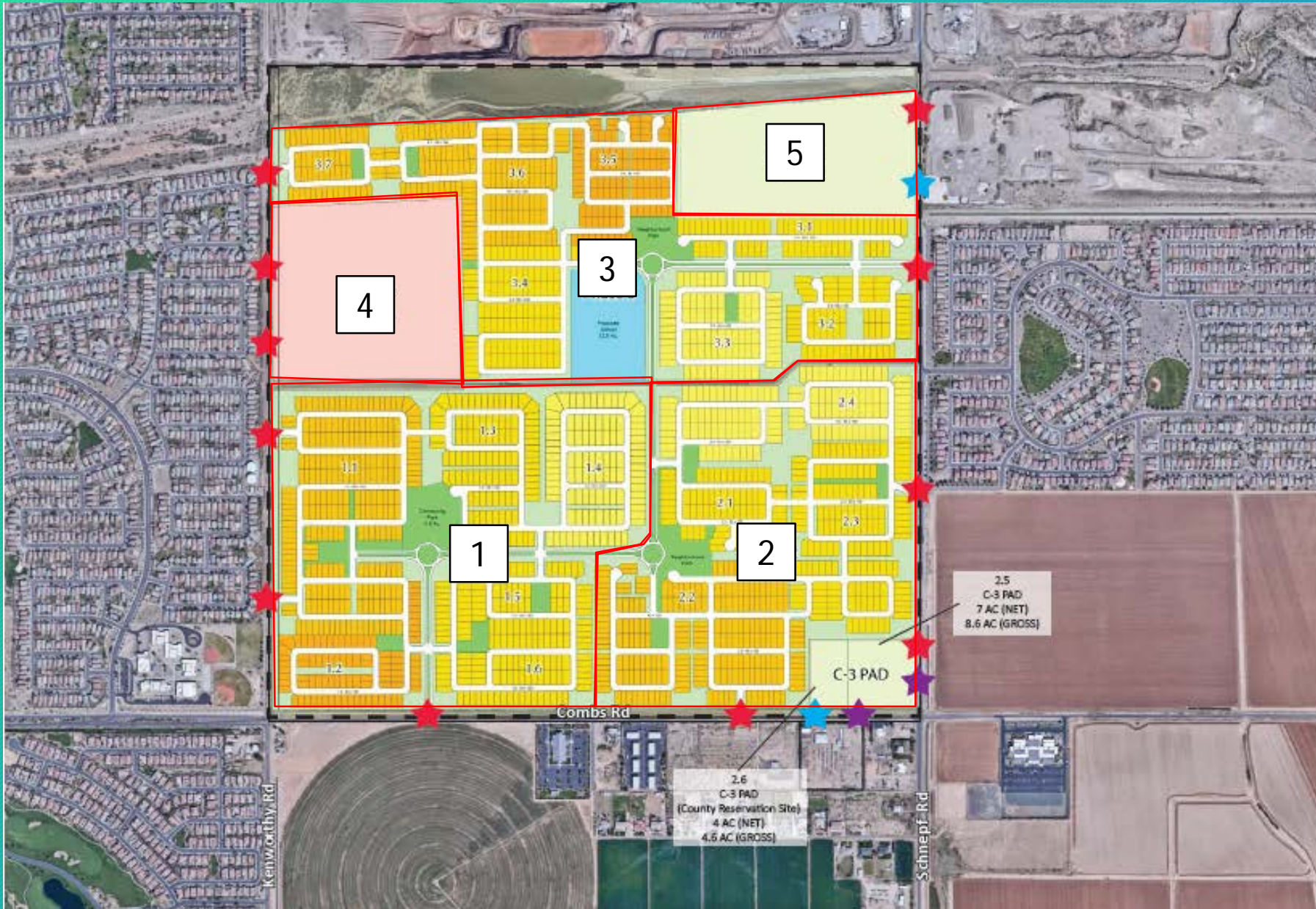
- Schools: There is a 12-acre school site reserved in the community.
- Will-serve letters have been provided for solid waste removal
- Water will be provided by the Town of Queen Creek.
- Additionally, there is a 4-acre site on Combs Road that has been reserved for the County, the exact use of which is not known at this time.





# Phasing





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

Phase	Proposed Buildout Year	Zoning	Proposed # of Dwellings	Acres	*Density (du/ac)
1	2025	R-7 PAD	710	178.0	4.0
2	2030	R-7 PAD C-3 PAD	582	155.2	3.8
3	2035	R-7 PAD	642	161.0	4.0
4	2038	I-1 PAD	-	52.9	-
5	2040	MD PAD RU-10 PAD	320	92.8	3.6
Grand Total			2,252	639.7	3.5

\* Proposed density allocation can transfer within zoning category



# Flood Control



Queen Creek Trail

Queen Creek Wash



# Required Elements

- ✓ Land Use, Perimeter walls, ingress/egress
- ✓ Public Services
- ✓ Flood Control
- ✓ Traffic and Roadways
- ✓ Compatibility with the STVSAP

Questions?