

Community Development Department



□ Proposal:

□ PZ-PD-012-22 -- PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting an amendment to the San Tan Heights Planned Area Development (PAD) (cases #PZ-PD-**037-99 & PZ-PD-006-10)**, to remove $99.7\pm$ acres of commercially zoned CB-2 (General Business Zone) land from the San Tan Heights Planned Area Development (PAD) (cases #PZ-PD-037-99 & PZ-PD-006-10);



□ Proposal:

PZ-PA-022-21 — PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 24.6± acres of land from Community Center to Urban Transitional land use designation;



□ Proposal:

□ PZ-040-21 - PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting approval of a rezoning from CB-2 (General Business Zone) (99.7 \pm ac) and CR-5 (Multiple Residence Zone) to C-3, (General Commercial Zoning) (22.9 \pm ac), MR (Multiple Residence) (52.2 \pm ac), and R-**7 (Single Residence)** (24.6 \pm ac), to allow a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development, on 99.7± acres of land;



□ Proposal:

□ PZ-PD-040-21 - PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting approval of a Planned Area Development (PAD) to rezone $99.7\pm$ acres of land, from C-3, (General Commercial Zoning) (22.9± ac), MR (Multiple Residence) (52.2 \pm ac), and R-7 (Single Residence) (24.6 \pm ac), to C-3/PAD, MR/PAD, and R-7/PAD, for a commercial development, a multiple residence development of apartments condominiums, and a single family residence development;



- Location: The subject site is located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.
- Landowner: Borgata Ventures LLC & SkyHi Holdings LLC
- Agent: Iplan Consulting--Greg Davis
- □ Development Area: 99.7± acres
- Development Units Proposed: 663

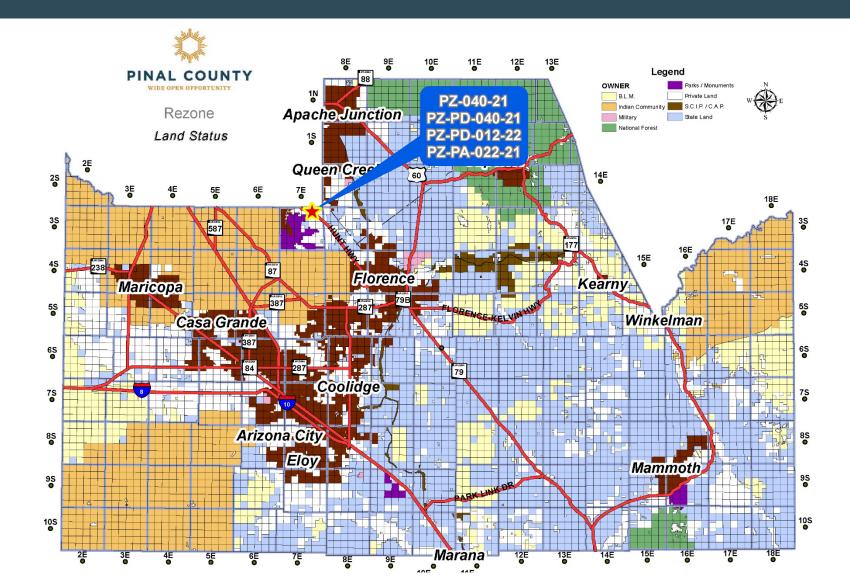


Project Densities

DESCRIPTION (ZONING PARCELS)	YIELD (LOTS)	DENSITY (PROPOSED)	DENSITY (ALLOWED)	ACREAGE (AC.) (+/-)
Parcel A – Multi-Family (MR):	287	10.4	8 - 16	27.5
Parcel A – Single Family (R-7):	113	4.6	4 – 10	24.6
Parcel B – Single Family (MR):	263	10.6	8 - 16	24.7
Commercial Parcel A (C-3):				6.7
Commercial Parcel B (C-3):				16.2
Total	663	8.6		99.7

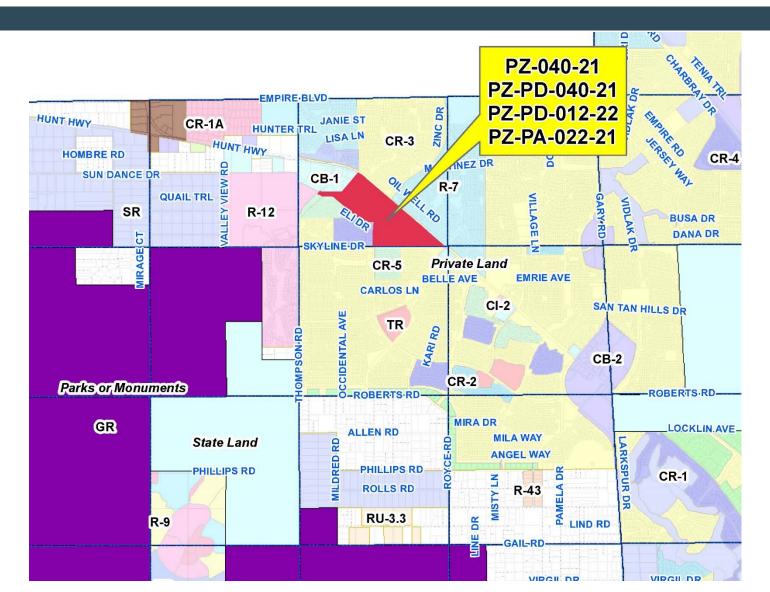
County Map





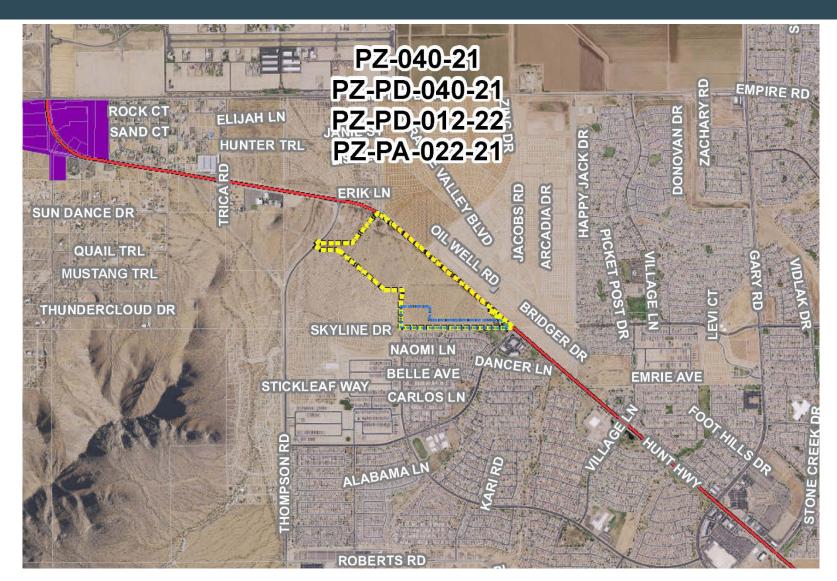
Vicinity Map





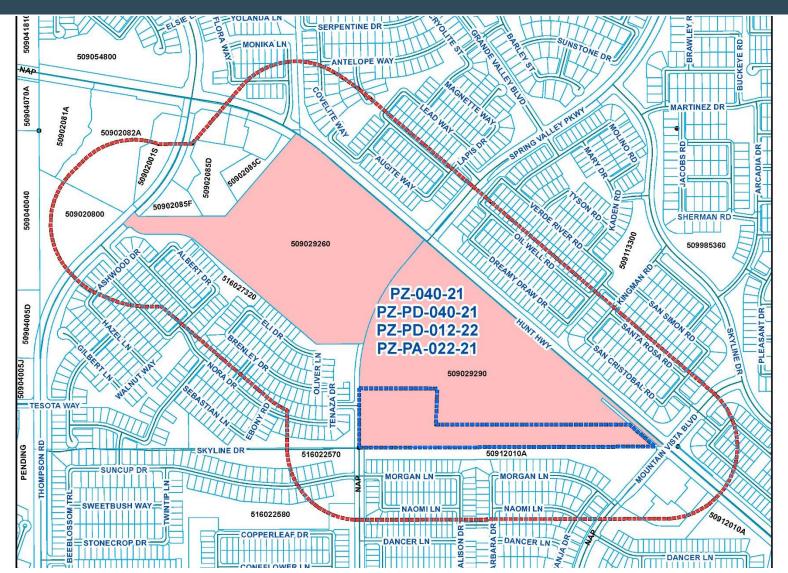






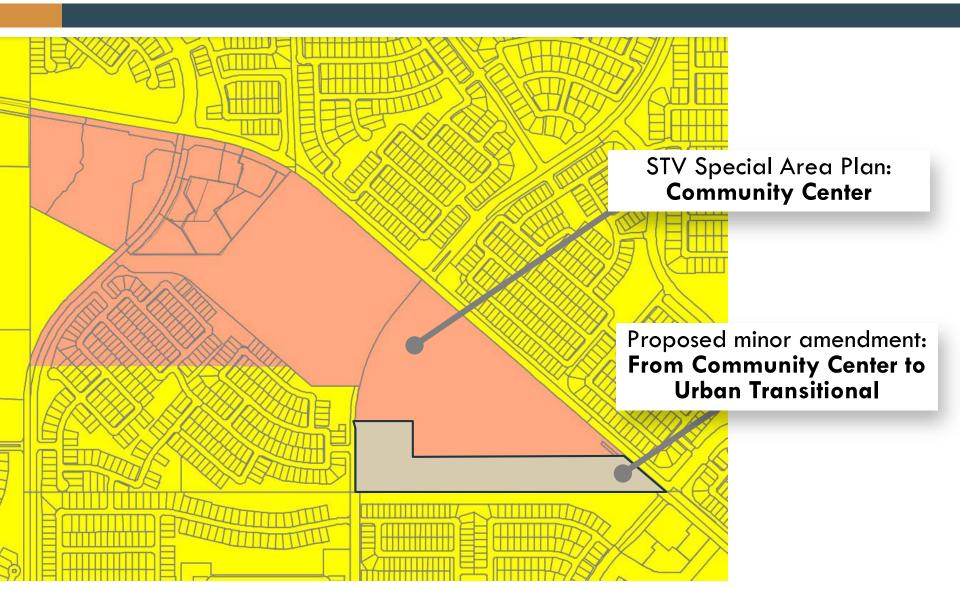
Area Map





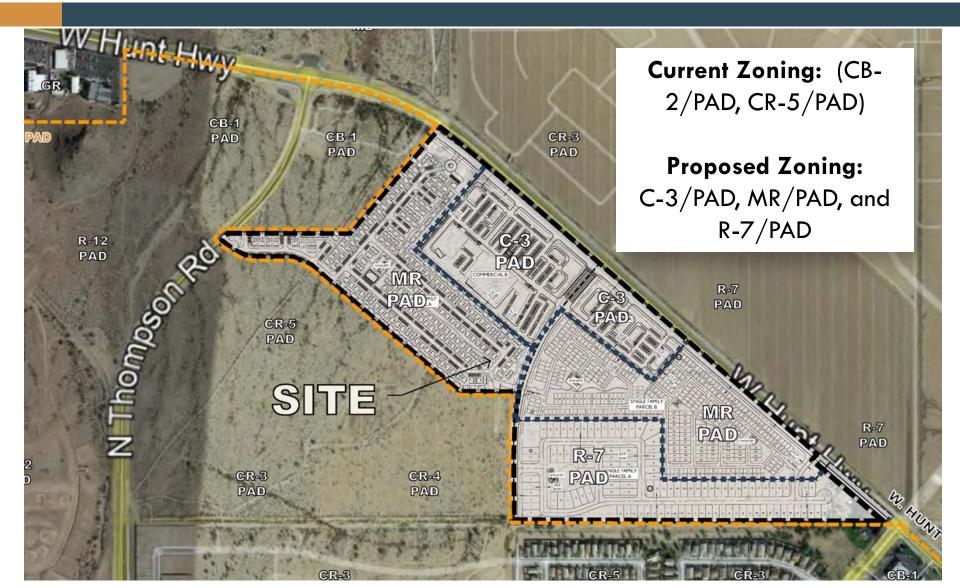


San Tan Valley Special Area Plan















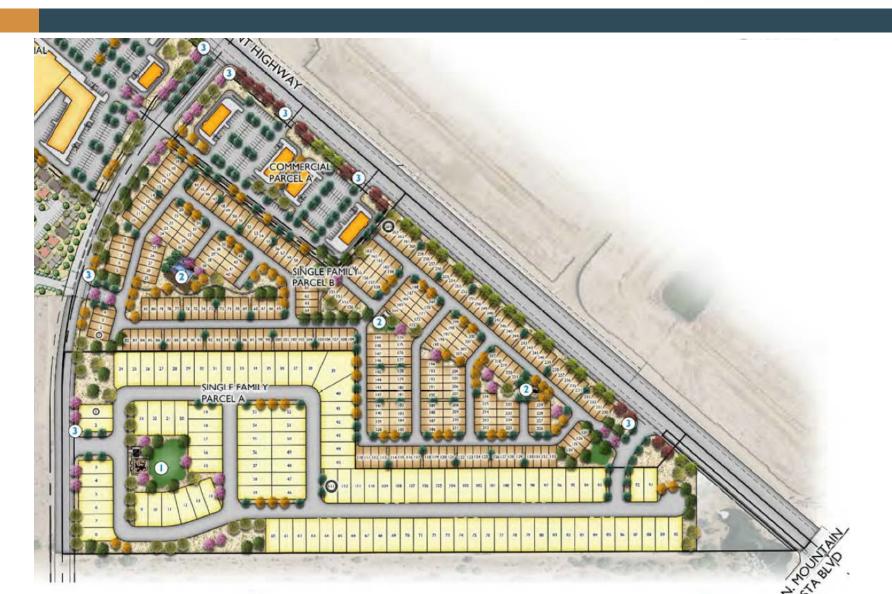
















Borgata at San Tan

MR Product Examples

Parcel A (multi-family for rent):









Borgata at San Tan

MR Product Examples

Parcel B (single family attached for sale):



Northeast - across Hunt





Northwest - along Hunt





Southwest





Southeast





South to San Tan Heights Blvd. PINAL COUNTY WIDE OPEN OPPORTUNITY



West on Thompson







Items for Board of Supervisors Consideration:

■ The submitted applications for these land use requests are for approval of a severance from the San Tan Heights PAD, a San Tan Valley Area Plan Minor Amendment, a rezoning, and a PAD.

■ If the applications are approved, the subject property will be rezoned from (CB-2/PAD, CR-5/PAD) to C-3/PAD, MR/PAD, and R-7/PAD.



Items for Board of Supervisors Consideration (Cont.):

■ Development of 663 units on 100± acres of land.

■ To date, one letter in opposition has been received.

■ The property has legal access.



Items for Board of Supervisors Consideration (Cont.):

As both a residential project and a commercial proposal, new residents will support existing and planned commercial development and each new additional resident will create demand for additional local serving retail.



■Approval with:

PZ-PD-012-22 (no stipulations)

PZ-PA-022-21 (no stipulations)



■Approval with:

PZ-040-21 (1 stipulation)

PZ-PD-040-21 (7 stipulations)