



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**PZ-042-21 / PZ-PD-042-21**

12/07/2022

Community Development Department

# PZ-042-21 / PZ-PD-042-21



PINAL COUNTY  
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## □ Proposal:

- ▣ **PZ-042-21** - requesting approval of a rezoning from CB-1 (Local Business Zone) and CR-3 (Single Residence Zone) to R-7 (Single Residence Zoning District) to allow a single-family residential development on 158.25±-acres of land, as part of the Venida Subdivision Development;
  
- ▣ **PZ-PD-042-21 – PUBLIC HEARING/ACTION:** HAM PAPAGO LLC/Harry Zeitlin, landowner and CVL Consultants/Julie Vermillion, applicant/agent, requesting approval of an amendment to the Venida **Planned Area Development (PAD) (PZ-PD-023-06/PZ-023-06)**, on 158.25±-acres of land, from **R-7 to R-7/PAD**, and allow for a master planned community of 544± lots.

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## □ **Location:**

▣ The subject site is located at the southeast corner of Papago and North Green Roads, about 8 miles from the westernmost boundary of Pinal County and two miles west and one mile south of the Ak Chin Indian Community of the Maricopa Indian Reservation, in Pinal County.

## ▣ **Applicant:**

■ CVL Consultants/Julie Vermillion, applicant/agent

## ▣ **Owner:**

■ HAM PAPAGO LLC/Harry Zeitlin

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- **DEVELOPMENT AREA:** 158.25± acres
- **DEVELOPMENT UNITS:** 544

<b>Lot Mix</b>		
	<b>Approved</b>	<b>Proposed</b>
45' x 120'	-	± 388 lots
48' x 115'	220 lots	-
55' x 120'	-	± 156 lots
58' x 115'	190 lots	-
68' x 120'	92 lots	-
<b>Total *</b>	<b>502 lots</b>	<b>± 544 lots</b>

# County Map



**PINAL COUNTY**

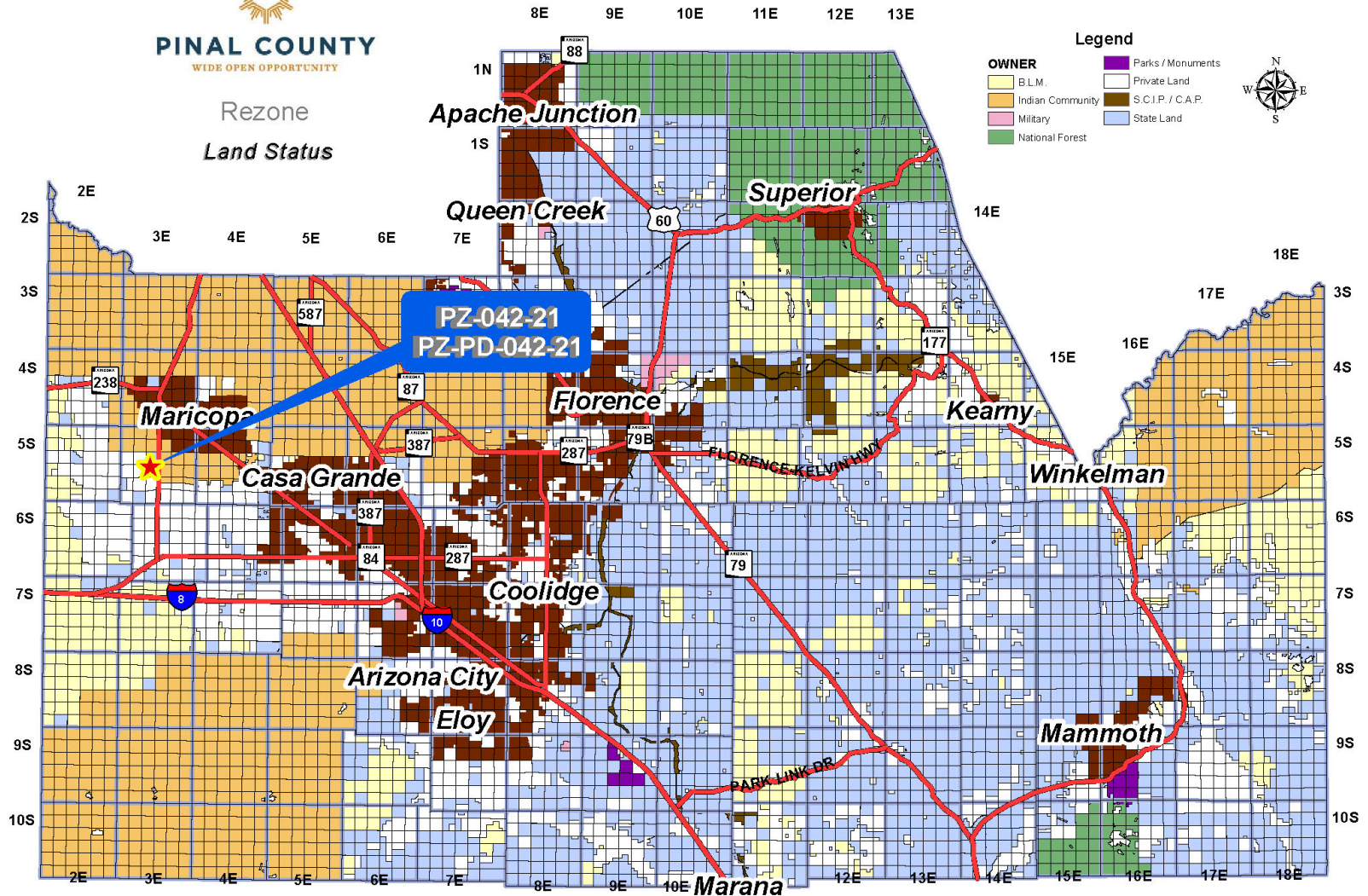
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Rezone  
Land Status

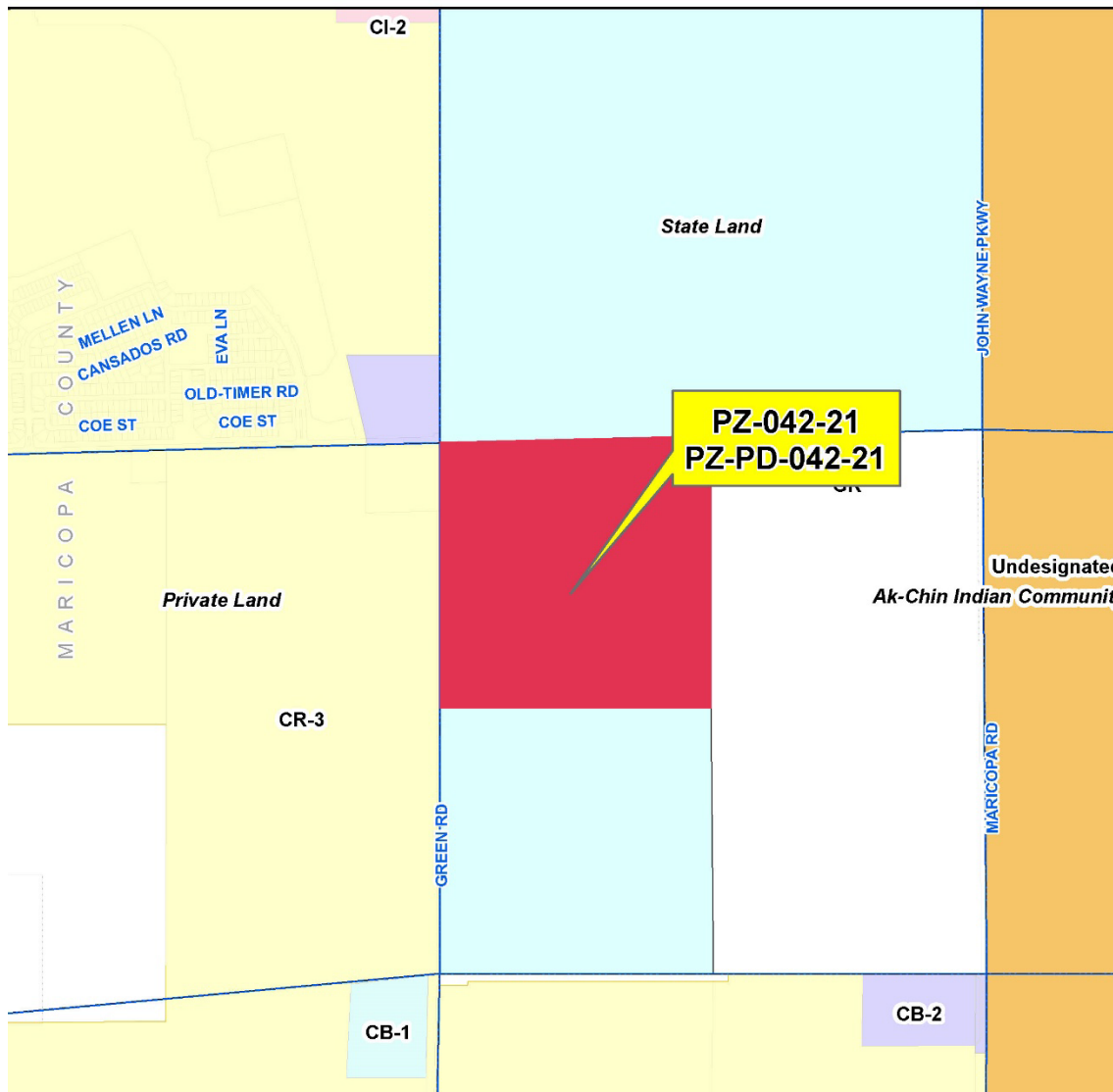


# Vicinity Map



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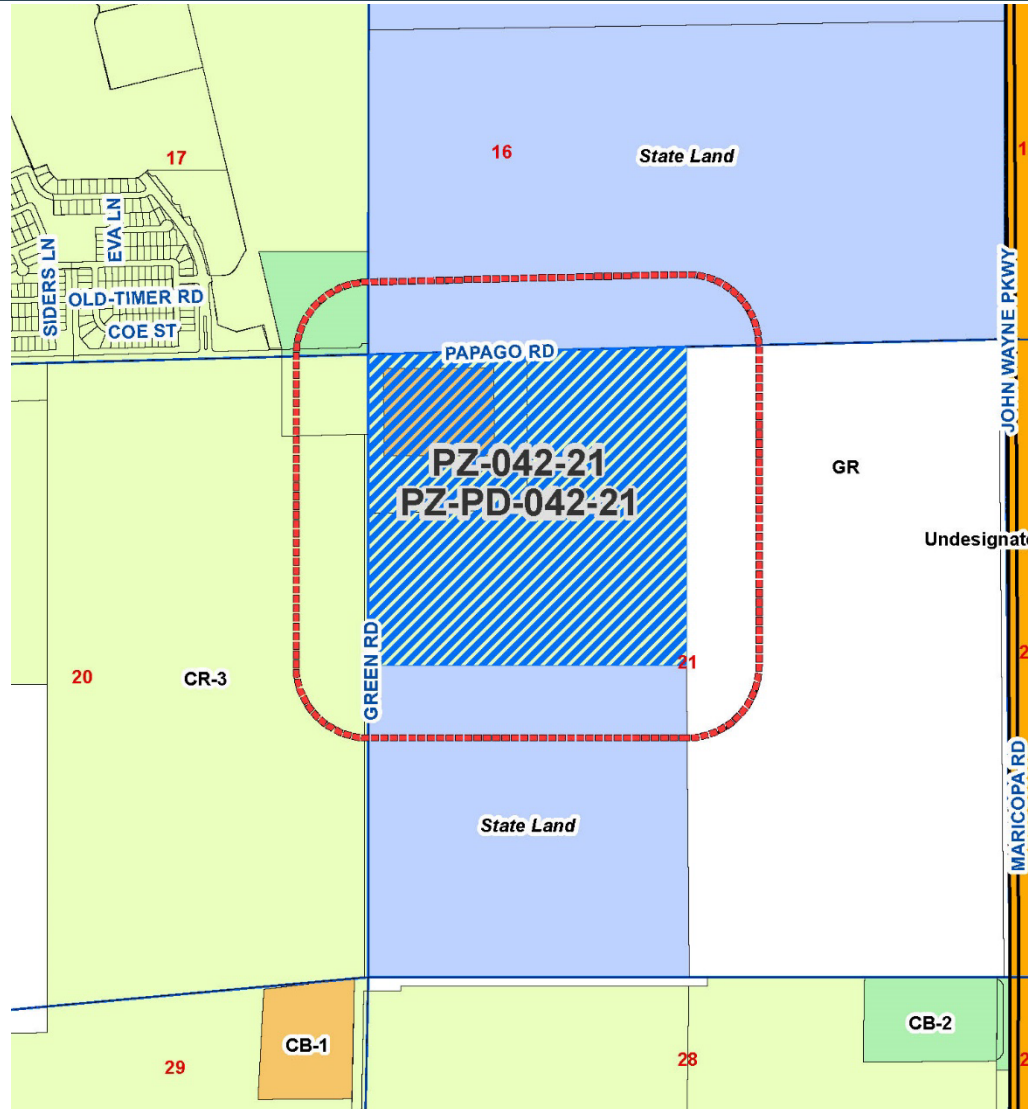


# Area Map



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# Aerial Map



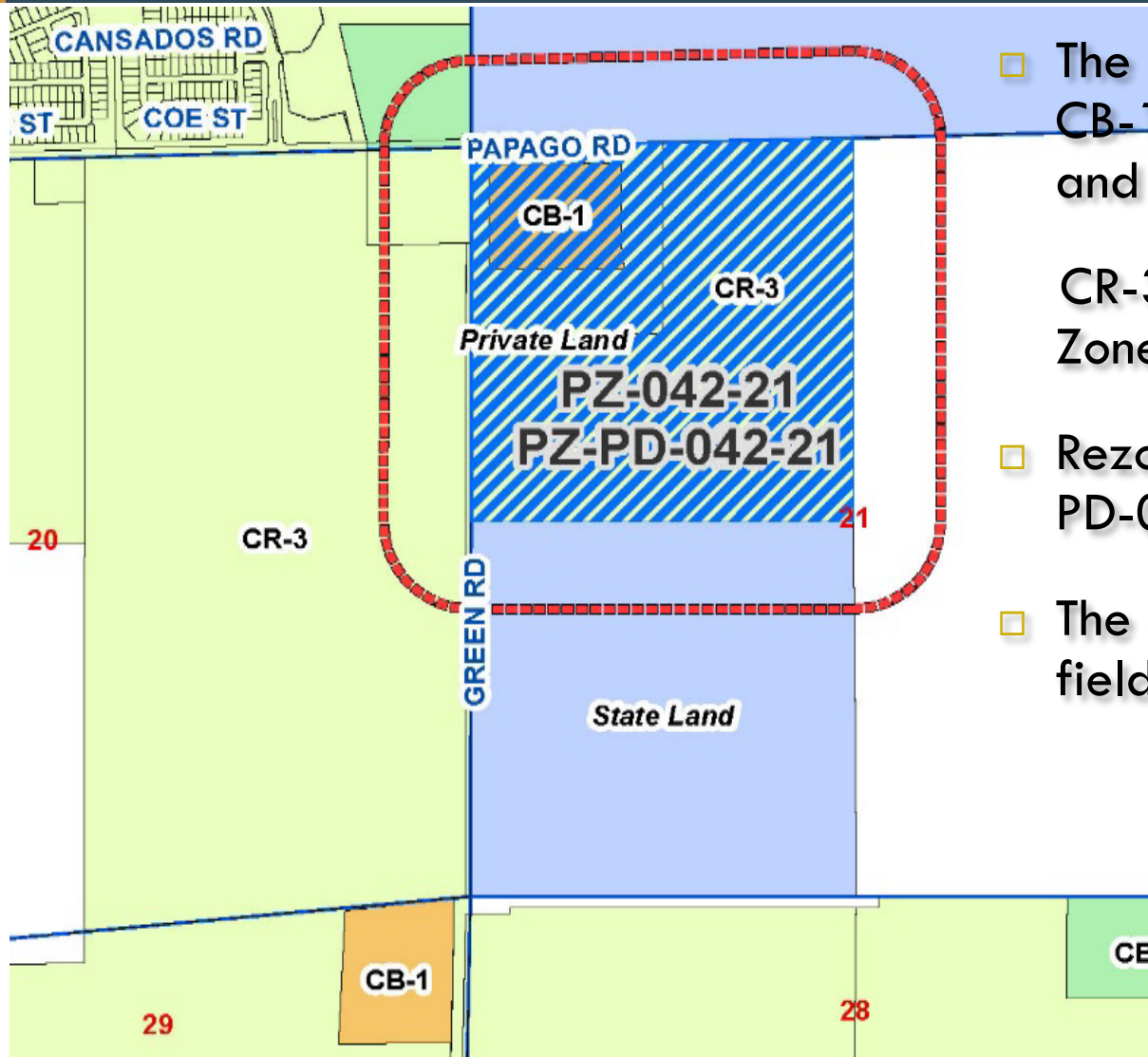
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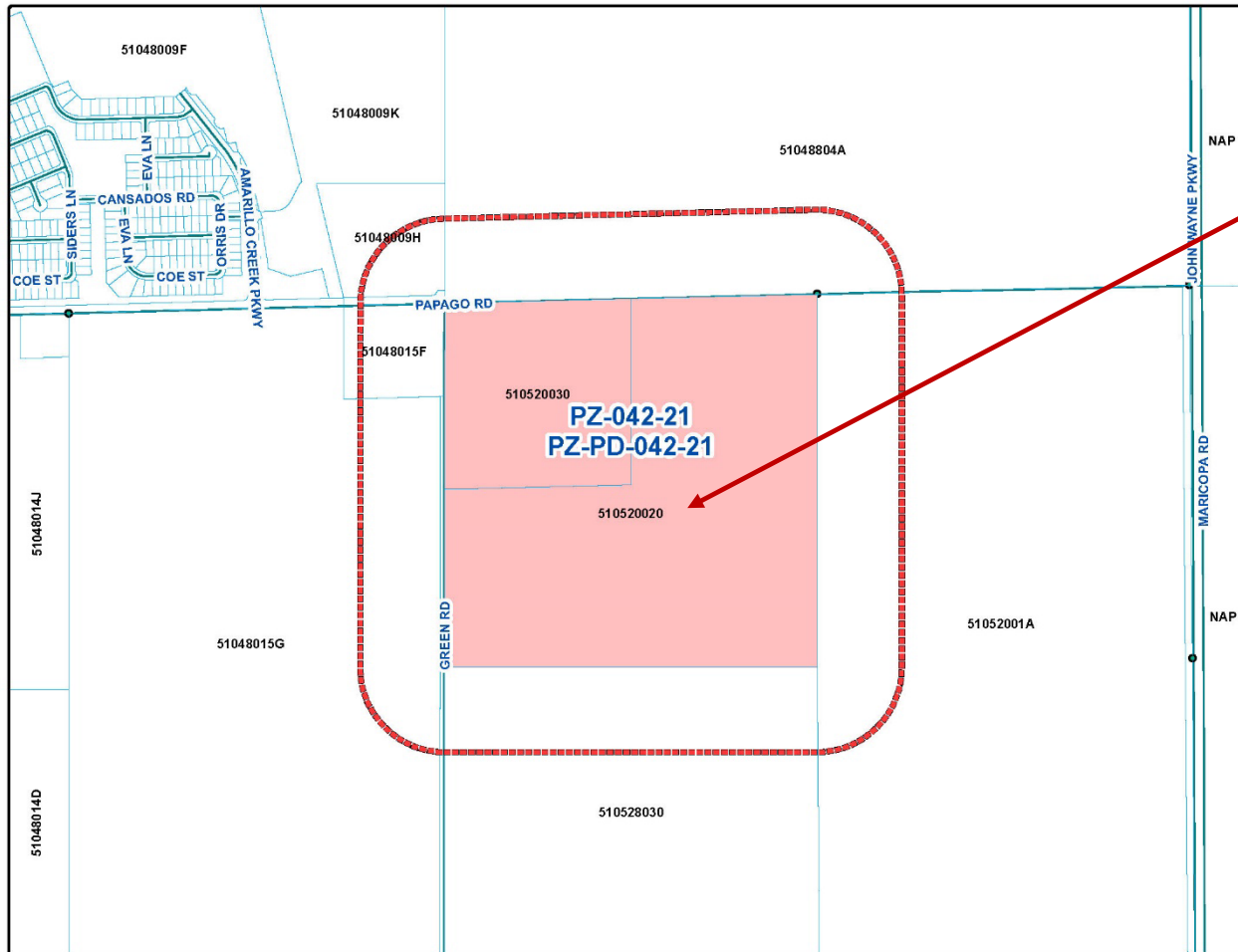


# Existing Zoning)



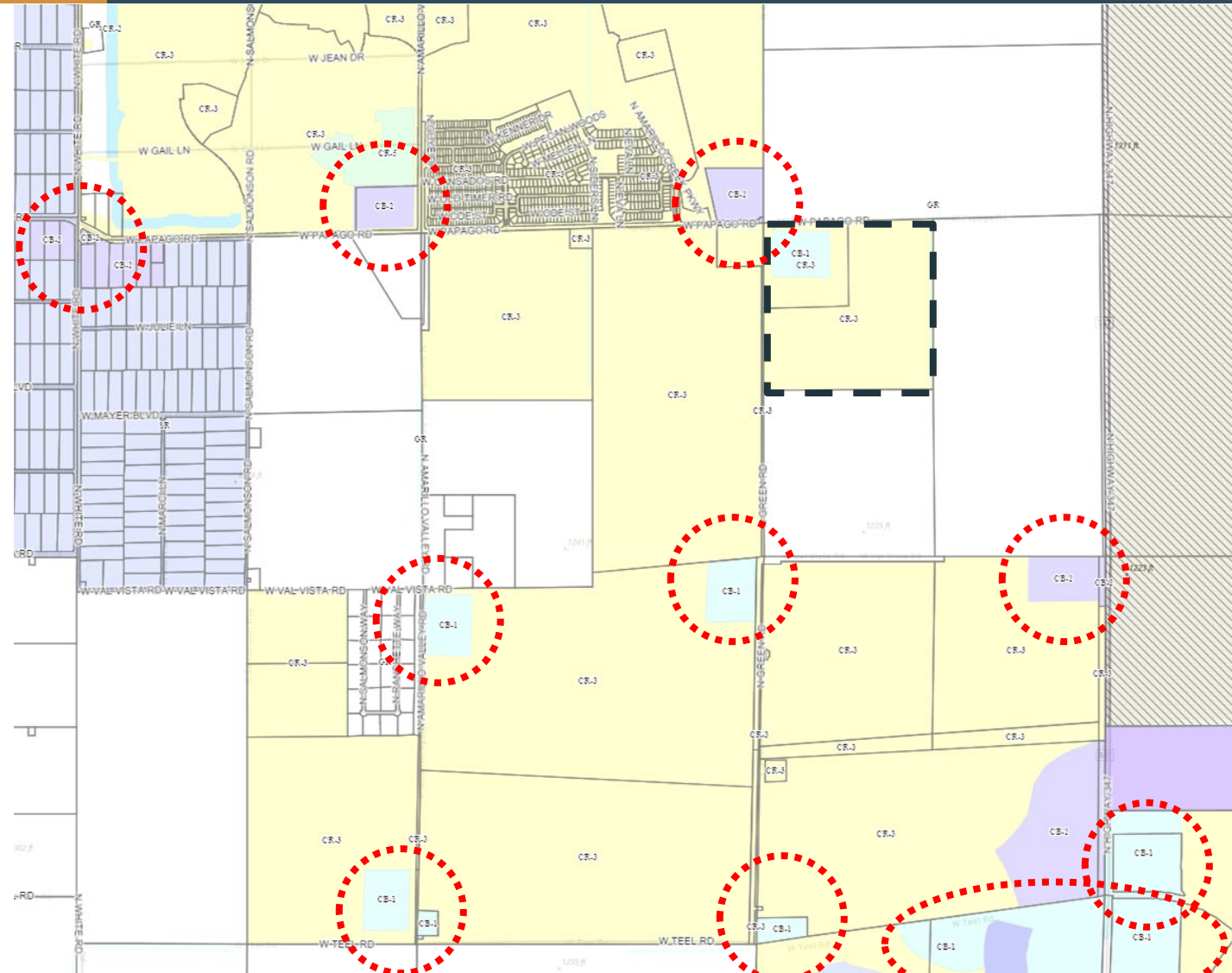
- The subject site is zoned **CB-1** (Local Business Zone) and **CR-3** (Single Residence Zone)
- Rezoned under cases **PZ-PD-023-06/PZ-023-06**.
- The current use is cultivated fields/fallow land.

# Proposed Zoning



- Area to rezone: 158.25 Acres
- Proposed Zoning R7/PAD

# Commercially - zoned areas in the vicinity.





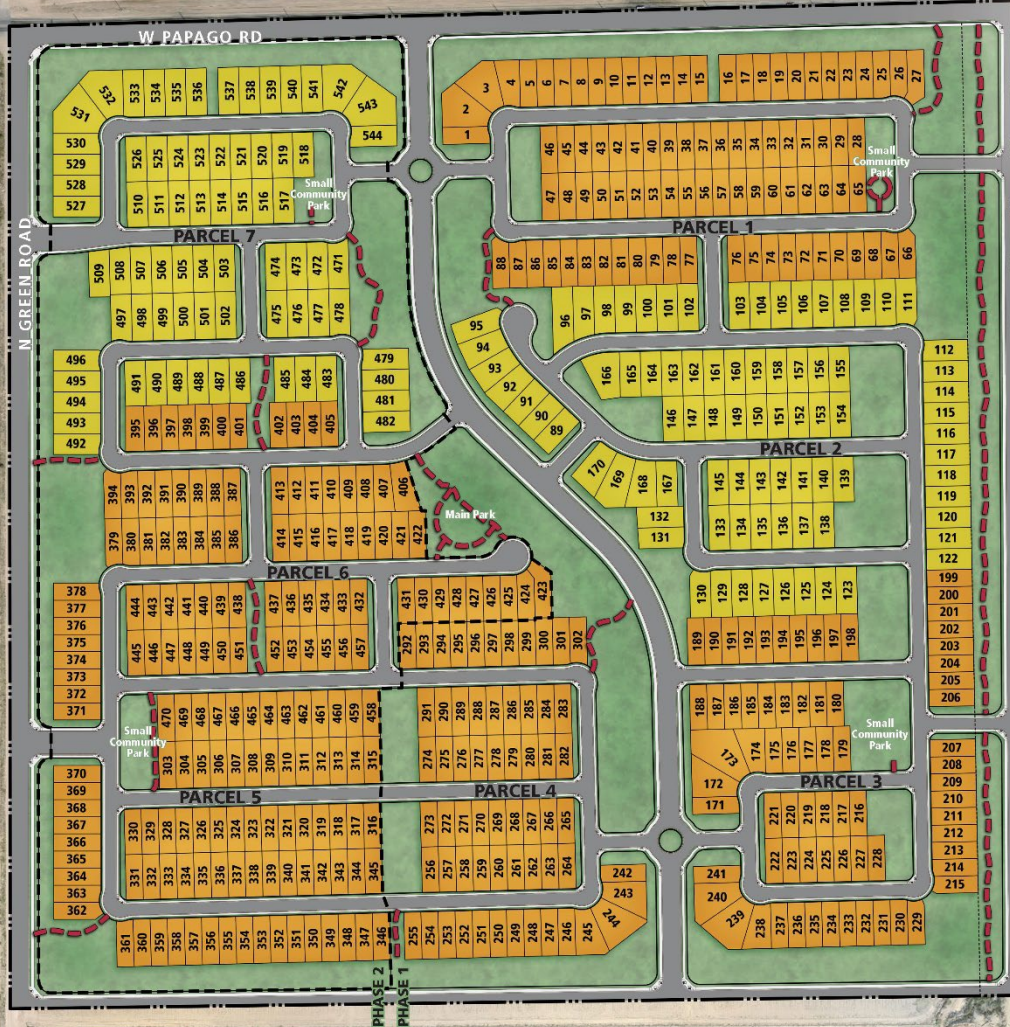
 Commercially-zoned areas in the vicinity.

# Development Plan







## LEGEND

-  55' x 120'
-  45' x 120'
-  Open Space
-  Trails





# Development Plan

<b>LEGEND</b>		
	55' x 120'	
	45' x 120'	
	Open Space	
	Trails	

<b>SITE DATA</b>		
Gross Area	158.25 acres	
Zoning	R-7/PAD	
Max. Density Permitted	3.50 du/ac	
Approximate Density Provided	± 3.44 du/ac	
Approximate Number of Lots	45' x 120'	± 388 lots
	55' x 120'	± 156 lots
	Total	± 544 lots
Open Space Required	± 28.48 acres	± 18%

<b>SITE COMPARISON</b>				
Site Data	Existing Plan		Proposed Plan	
Gross Area	158.50 acres		158.25 acres	
Commercial Area	15.00 acres		0.00 acres	
Residential Area	143.50 acres		158.25 acres	
Zoning	CR-3/PAD & CB-1/PAD		R-7/PAD	
Max. Density Permitted	3.50 du/ac		3.50 du/ac	
Approximate Density Provided	3.50 du/ac		± 3.44 du/ac	
Open Space Required	21.53 acres	15%	± 28.48 acres	± 18%
Lot Mix	Existing Plan		Proposed Plan	
45' X 120'			± 388 lots	± 71%
48' X 115'	220 lots	44%		
55' X 120'			± 156 lots	± 29%
58' X 115'	190 lots	38%		
68' X 120'	92 lots	18%		
<b>Total</b>	<b>502 lots</b>	<b>100%</b>	<b>± 544 lots</b>	<b>100%</b>

# North



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# North



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# South



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# Canal along east boundary, looking SE



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# South along west boundary



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# East



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# West



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# PZ-042-21 / PZ-PD-042-21



## □ **Items for Board of Supervisors Consideration:**

- The submitted applications for this land use request are for approval of a rezoning, and a PAD.
- If the applications are approved, the subject property will be rezoned from CB-1 (Local Business Zone) and CR-3 (Single Residence Zone) to R-7/PAD (Single Residence Zoning District) and allow the development of 544 lots on 158.25± acres of land.
- To date, one official letter in opposition has been received but other residents have spoken out fears about traffic, density, and loss of rural lifestyle.
- The property has legal access.
- The property complies with the density of the Pinal County Comprehensive Plan.
- Granting of the rezoning and PAD, will require after the time of approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

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- Approval with
  - PZ-042-21 (1 stipulation)
  - PZ-PD-042-21 (6 stipulations)

# PZ-042-21 / PZ-PD-042-21



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PZ-042-21, 1 stipulation

1. Approval of this zone change (PZ-042-21) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.



# PZ-042-21 / PZ-PD-042-21

## PZ-PD-042-21 (6 stipulations)

1. Development standards proposed and stipulations listed herein pertain to the area described in case PZ-PD-042-21 and supersede development standards and relevant stipulations under cases #PZ-PD-023-06 and #PZ-023-06.
2. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat being scheduled for the Planning Commission;
3. A drainage report will be required to be submitted to the County Engineer for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to any Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

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## PZ-PD-042-21 (6 stipulations, cont.)

4. Half street right-of-way dedication and half street road improvements will be required for PAPAGO ROAD (northern boundary), GREEN ROAD (western boundary) and both the southern and eastern boundary roadways. The required minimum half street right-of-way is 55' for PAPAGO ROAD and GREEN ROAD and a minimum 40' for the southern and eastern boundary roadways (mid-section lines). Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
5. All right-of-way dedication shall be free and unencumbered;
6. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.