



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-033-22 & PZ-PD-025-22

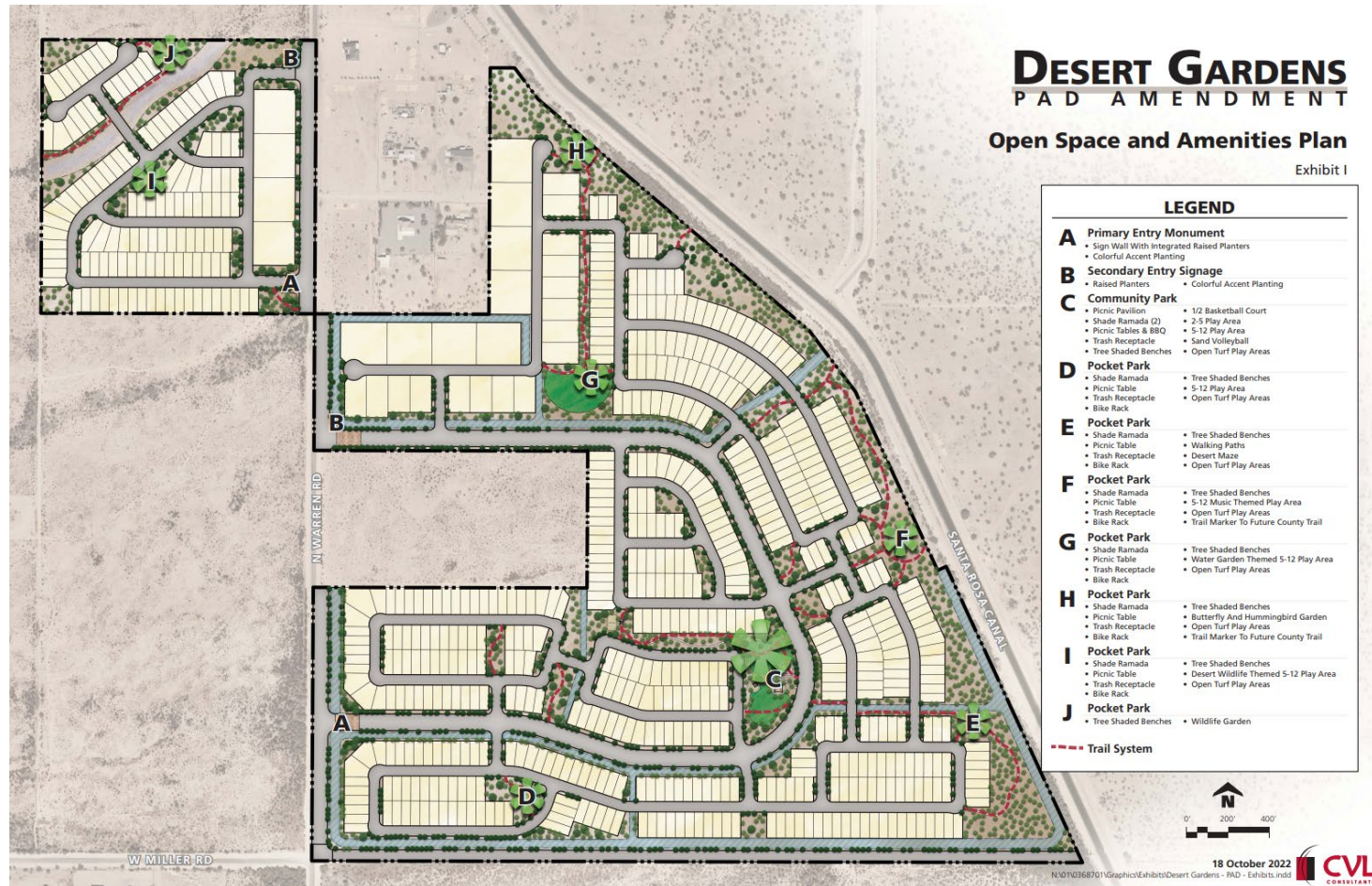
12/21/2022

Community Development Department

Desert Gardens PAD



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A residential development totaling 692 units with a density of 3.06 du/acre.

□ **Proposals**

- **PZ-033-22-** Rezoning of 226± acres from General Rural-GR and Suburban Ranch-SR to Single Residence (R-7).
- **PZ-PD-025-22-** Requesting the Desert Gardens PAD Overlay.

□ **Location**

- The subject site is located on the north side of Miller Road, the south side of Teel Road, and on both sides of Warren Road near Maricopa, AZ.

□ **Applicants**

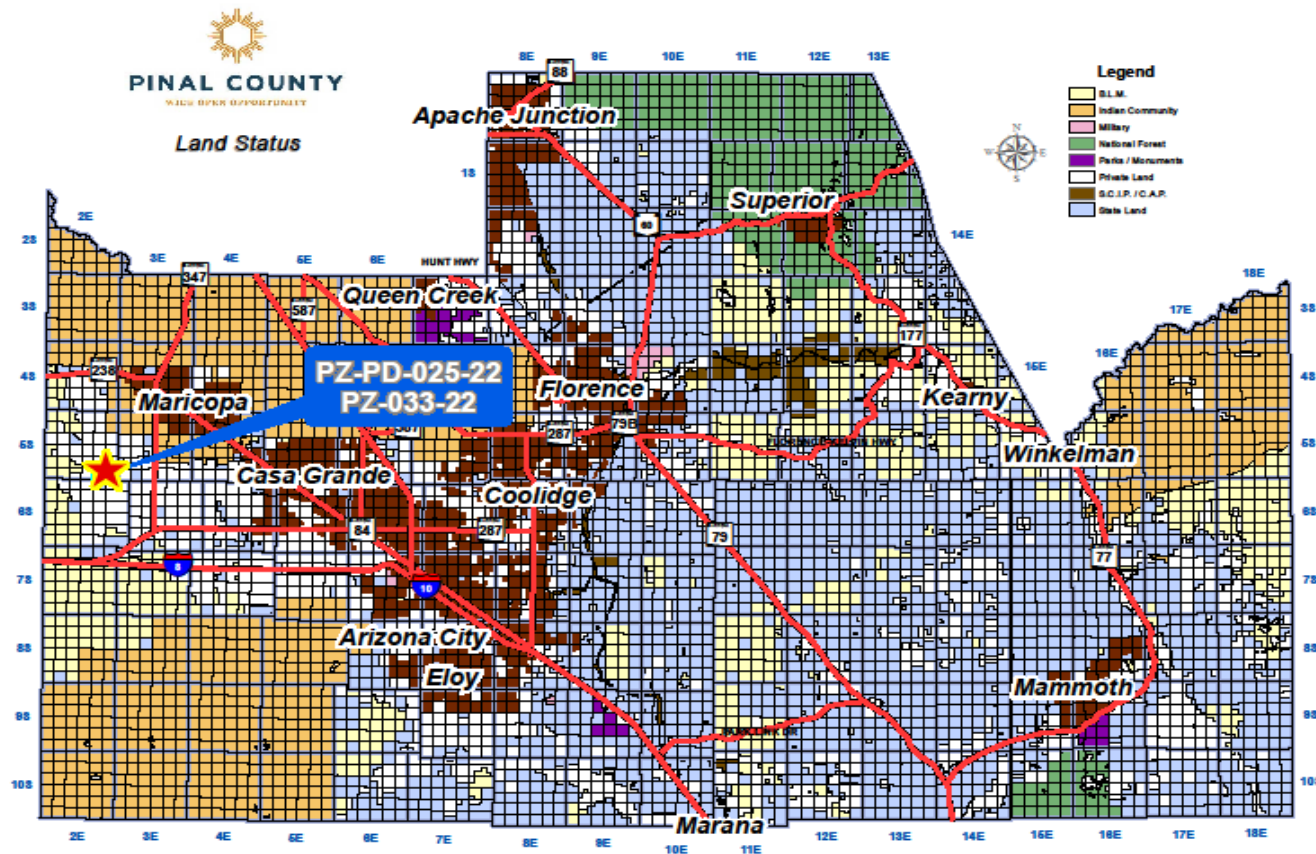
- Standfeild Warren LLC and Warren Road 187 LLC, Landowners/Applicants.
- Coe & Van Loo Consultants, & Julie Vermillion Agent/Representative.

County Map



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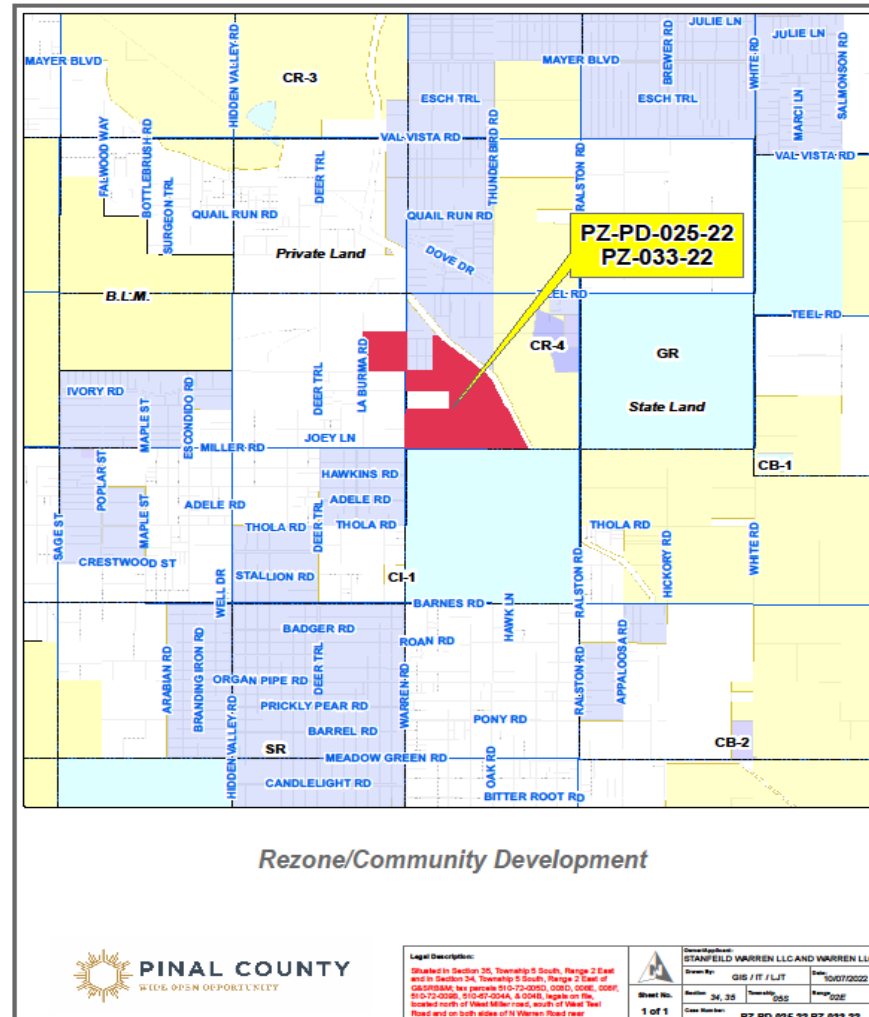


Vicinity Map



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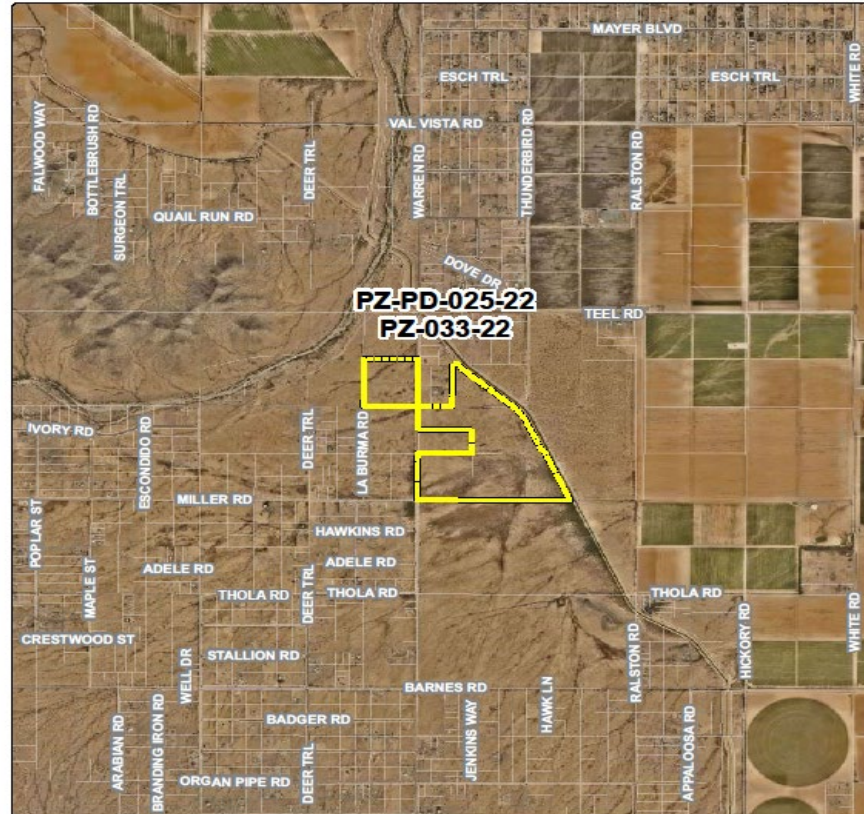


Aerial Map



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Rezone/Community Development



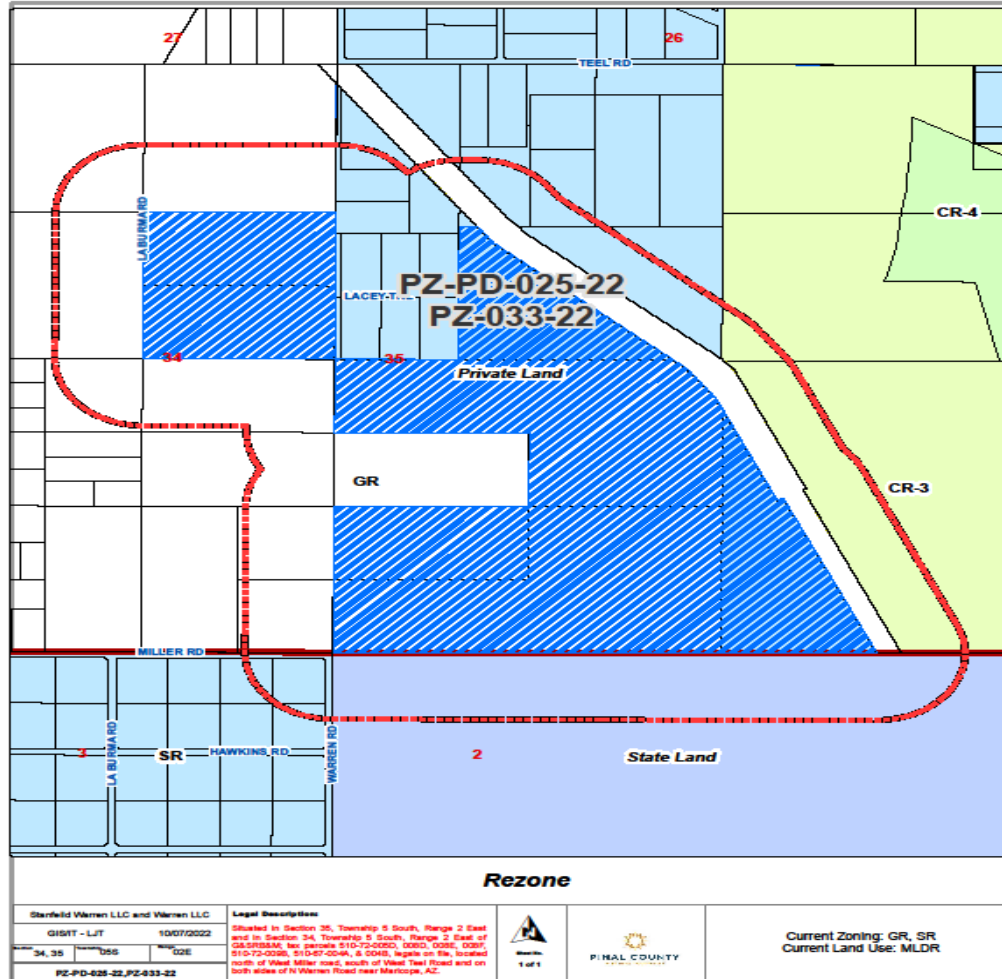
PZ-PD-025-22
PZ-033-22

Area Map



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North



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South



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East



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West



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Subject Site Details

- Proposed is a single family subdivision
- The development has a density of 3.06 du/acre,
- Lot sizes range from 5,400 square feet to 43,560 square feet.

Development Standards



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Amended Development Standards

	R-7 PAD	
	Code	Proposed
Minimum Lot Area	7,000 SF	5,000 sf ⁽¹⁾
Minimum Lot Width	50'	45'
Minimum Setbacks		
Minimum Front Yard Setback	20'	20' / 10' ⁽²⁾⁽³⁾
Minimum Side Yard Setback	10'	5' ⁽²⁾
Minimum Rear Yard Setback	25'	15' ⁽²⁾
Maximum Building Height	30'	30' ⁽²⁾
Detached Accessory Buildings		
Max. Permitted Coverage.	33% of the total area of the rear and side setbacks	33% of the total area of the rear and side setbacks
Max. Height	20'	20'
Minimum Distance to Main Building.	7'	7'
Minimum Distance to Front Lot Line	60'	60'
Minimum Distance to Rear & Side Lot Lines	4'	4'

Notes:

1. While 5,400 sf is estimated for the smallest typical lot size, a minimum lot area of 5,000 sf is proposed to account for irregular lots impacted by corners and knuckles.
2. Minimum setbacks do not apply to non-structural architectural features such as fireplaces, bay windows, pop-outs, patio covers, or other shaded elements.
3. 20' to face of garage from the back of sidewalk and 10' to livable or side entry garage from the property line.

Overall Site Plan



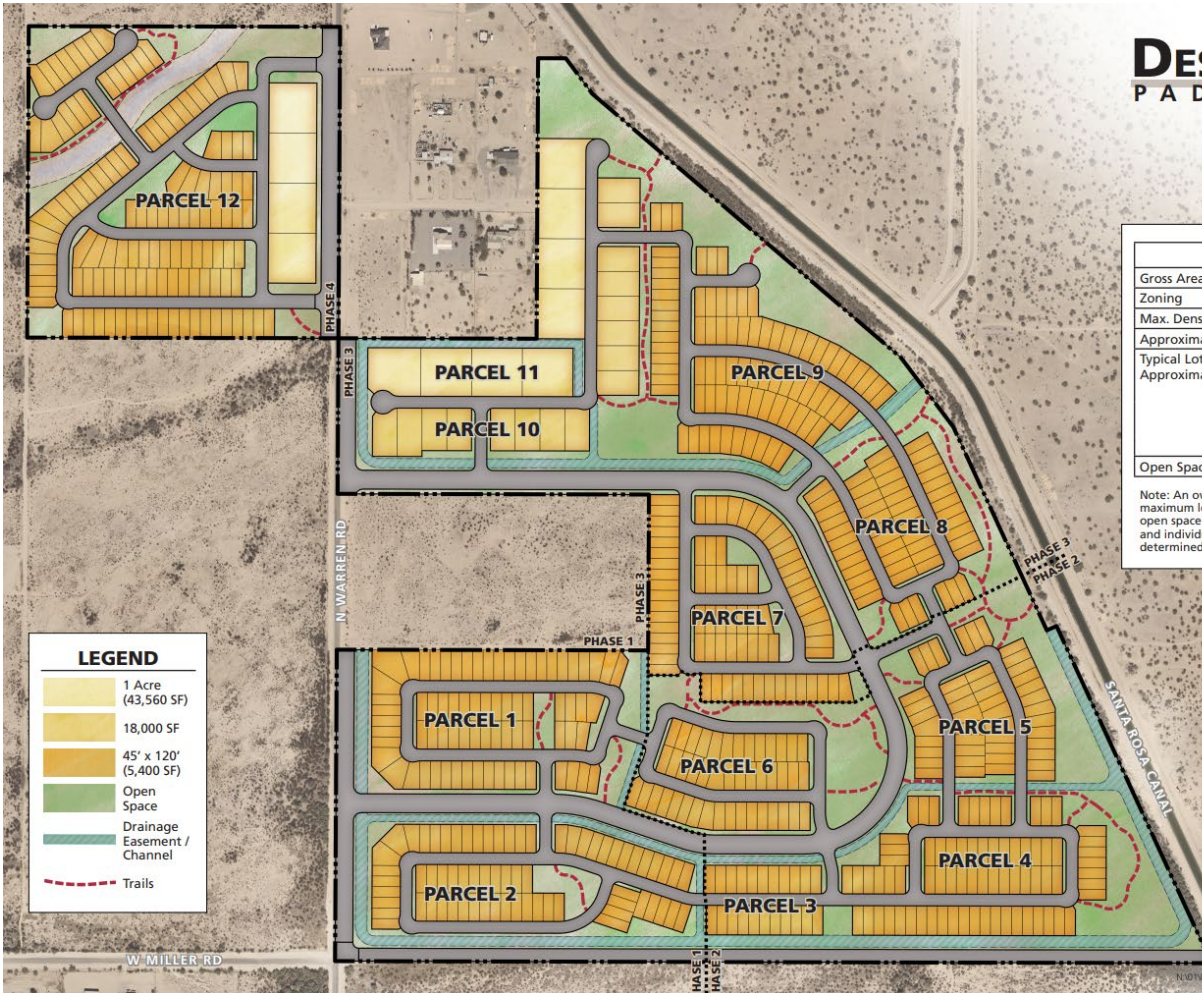
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DESERT GARDENS PAD AMENDMENT

Proposed Site Plan

Exhibit G



LEGEND	
	1 Acre (43,560 SF)
	18,000 SF
	45' x 120' (5,400 SF)
	Open Space
	Drainage Easement / Channel
	Trails

SITE DATA	
Gross Area	226.50 acres
Zoning	R-7/PAD
Max. Density Permitted	3.50 du/ac
Approximate Density Provided	± 3.06 du/ac
Typical Lot Size / Approximate Number of Lots	1 Acre (43,560 SF) ± 12 lots
	18,000 SF ± 16 lots
	45' X 120' (5,400 SF) ± 664 lots
	Total ± 692 lots
Open Space Required	40.77 acres 18%

Note: An overall density of 3.50 du/ac is permitted for a maximum lot count of up to 792 lots with a minimum of 18% open space required. Final lot counts, use, density, acreages, and individual parcel data are subject to change and will be determined during the Tentative Plat and Final Plat processes.



19 October 2022



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Open Space and Recreation Plan



- Connective pedestrian trail that ties into county's proposed Mutli-Use Trail.
- One community park and seven pocket parks.

Community Park



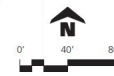
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DESERT GARDENS OPEN SPACE & RECREATION PLAN

Central Community Park Conceptual Landscape Plan

Exhibit M



Comprehensive Plan Compliance



- Development has a density of 3.06 du/acre and is within the Moderate Low Density designation range
- Connection to the county proposed Mutli-Use Trail
- Ample Open Space

□ **Items for Board consideration**

- Adherence to the Comprehensive Plan
- Proposal will add 692 single family units to the housing stock.
- Resident opposition, five letters to staff



- Planning & Zoning Commission Recommended **Approval** with the attached stipulations for each case, 5-1.
- PZ-033-22, No Stipulations
- PZ-PD-025-22, fifteen (15) stipulations as outlined in the staff report.