

MEETING DATE: DECEMBER 21, 2022

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-033-22 & PZ-PD-025-22 (DESERT GARDENS PAD)**

CASE COORDINATOR: RYAN GREEN

Executive Summary: Stanfield Warren LLC and Warren Road 187 LLC, landowners/applicants, CVL Consultants/Julie Vermillion, agent, requesting a Rezone and a Planned Area Development to allow for development standards for a Residential subdivision.

If This Request is Approved:

The applicant will apply for site plans, a subdivision and all applicable permits under the new development and design standards.

Commission Recommendation/Issues for Consideration/Concern:

Commission recommended Approval of the rezone (PZ-033-22), and the Planned Area Development (PAD) overlay (PZ-PD-025-22) with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 35, Township 5 South, Range 2 East, and Section 34, Township 5 South, Range 2, East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

1. **PZ-033-22 - PUBLIC HEARING/ACTION:** Stanfield Warren LLC and Warren Road 187 LLC, landowners/applicants, requesting approval of a **rezoning from GR (General Rural) and SR (PZ-401-73) (Suburban Ranch) to R-7 (Single Residence)** allow a single family subdivision on 226± acres of land, situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels, 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ. and
2. **PZ-PD-025-22 - PUBLIC HEARING/ACTION:** Stanfield Warren LLC and Warren Road 187 LLC, landowners/applicants, requesting approval of a **Planned Area Development (PAD)**, to allow a subdivision on 226± acres of land, situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ.

Tax Parcels: 510-72-005D, 510-72-008D, 510-72-008E, 510-72-008F, 510-72-009B, 510-67-004A, & 510-67-004B

LOCATION: Located north of West Miller road, south of West Teel Road and on both sides of North Warren Road near Maricopa, AZ

SIZE: 226± acres

SURROUNDING ZONING AND LAND USE:

North: General Rural (GR) & Suburban Rural (SR)-Residential
 South: General Rural (GR) & Suburban Rural (SR)-Residential
 East: Santa Rosa Canal & Single Residence (CR-3)-Residential
 West: General Rural (GR)-Residential

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	October 9, 2021
Agency Mail out:	October 24, 2022
Newspaper Advertising:	October 27, 2022
Site posting, Applicant:	December 1,, 2022

Should the Board find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing that this rezone and PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Board approve the rezoning and PAD request under Planning Cases PZ-033-22 & PZ-PD-025-22.

COMMISSON RECOMMENDATION/ACTION: (PZ-033-22): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), move to approve this request with no stipulations, 5-1.

COMMISSON RECOMMENDATION/ACTION: (PZ-PD-025-22): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Board approve PZ-PD-025-22, 5-1, with the attached 15 stipulations:

1. Approval of this PAD (PZ-PD-025-22) 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;
2. The Stanfield Warren LLC and Warren LLC Planned Area Development (PAD) Overlay District (PZ-PD-025-22) is to be developed as shown by the site/development plan dated (Revised) October 25, 2021, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal Development Services Code.
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-033-22.
4. All access lanes within the development shall be paved or concrete surface.
5. No Certificate of Occupancy shall be issued until all of the amenities within the phase are installed.
6. 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 & Zoning Commission;

7. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
8. 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 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;
9. Half street right-of-way dedication will be required for WARREN ROAD (eastern/western boundary) and MILLER ROAD (southern boundary). The minimum required half street right-of-way for both WARREN ROAD and MILLER ROAD is 55'. Half street road improvements (per the County Standards) will be required for WARREN ROAD and MILLER ROAD;
10. If additional right-of-way for WARREN ROAD is required in order to make the road transition between Phase 3 and Phase 4 it would be the applicant's responsibility for that dedication of right-of-way;
11. Should the review of the Traffic Impact Analysis/Statement determine that additional infrastructure improvements are required for WARREN RD, and/or MILLER RD and those additional improvements require the dedication of additional right-of-way, it is the applicant's responsibility for that dedication of right-of-way;
12. All right-of-way dedication shall be free and unencumbered;
13. All roadway sections shall be per Pinal County standards or as approved by the County Engineer. Any roadway sections shown in the PAD are conceptual only;
14. Roadway alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
15. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;

Date Prepared: 11/8/2022

Revised: 12/9/2022



MEETING DATE: NOVEMBER 17, 2022

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-033-22 & PZ-PD-025-22 (DESERT GARDENS PAD)**

CASE COORDINATOR: RYAN GREEN

Executive Summary: *Stanfeild Warren LLC and Warren LLC, landowners/applicants, CVL Consultants/Julie Vermillion, agent, requesting a Rezone and a Planned Area Development to allow for development standards for a Residential subdivision.*

If This Request is Approved:

The applicant will apply for site plans, a subdivision and all applicable permits under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends Approval of the rezone (PZ-033-22), and the Planned Area Development (PAD) overlay (PD-PZ-025-22) with attached stipulations.

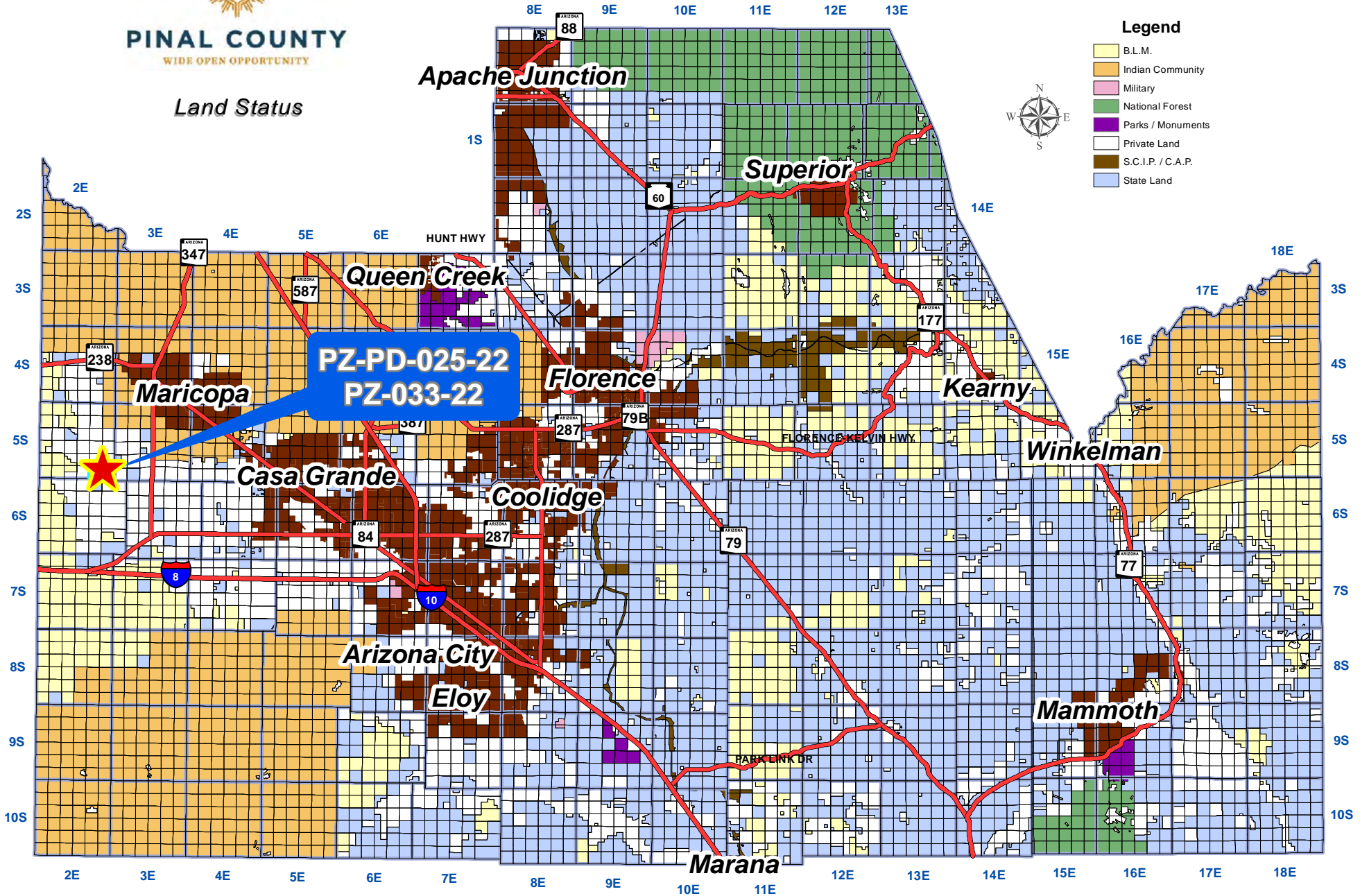
LEGAL DESCRIPTION: A portion of Section 35, Township 5 South, Range 2 East, and Section 34, Township 5 South, Range 2, East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)









1. **PZ-033-22 - PUBLIC HEARING/ACTION:** Stanfeild Warren LLC and Warren LLC, landowners/applicants, requesting approval of a **rezoning** from **GR (General Rural) and SR (PZ-401-73) (Suburban Ranch)** to **R-7 (Single Residence)** allow a single family subdivision on 226± acres of land, situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels, 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ. and
2. **PZ-PD-025-22 - PUBLIC HEARING/ACTION:** Stanfeild Warren LLC and Warren LLC, landowners/applicants, requesting approval of a **Planned Area Development (PAD)**, to allow a subdivision on 226± acres of land, situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ.

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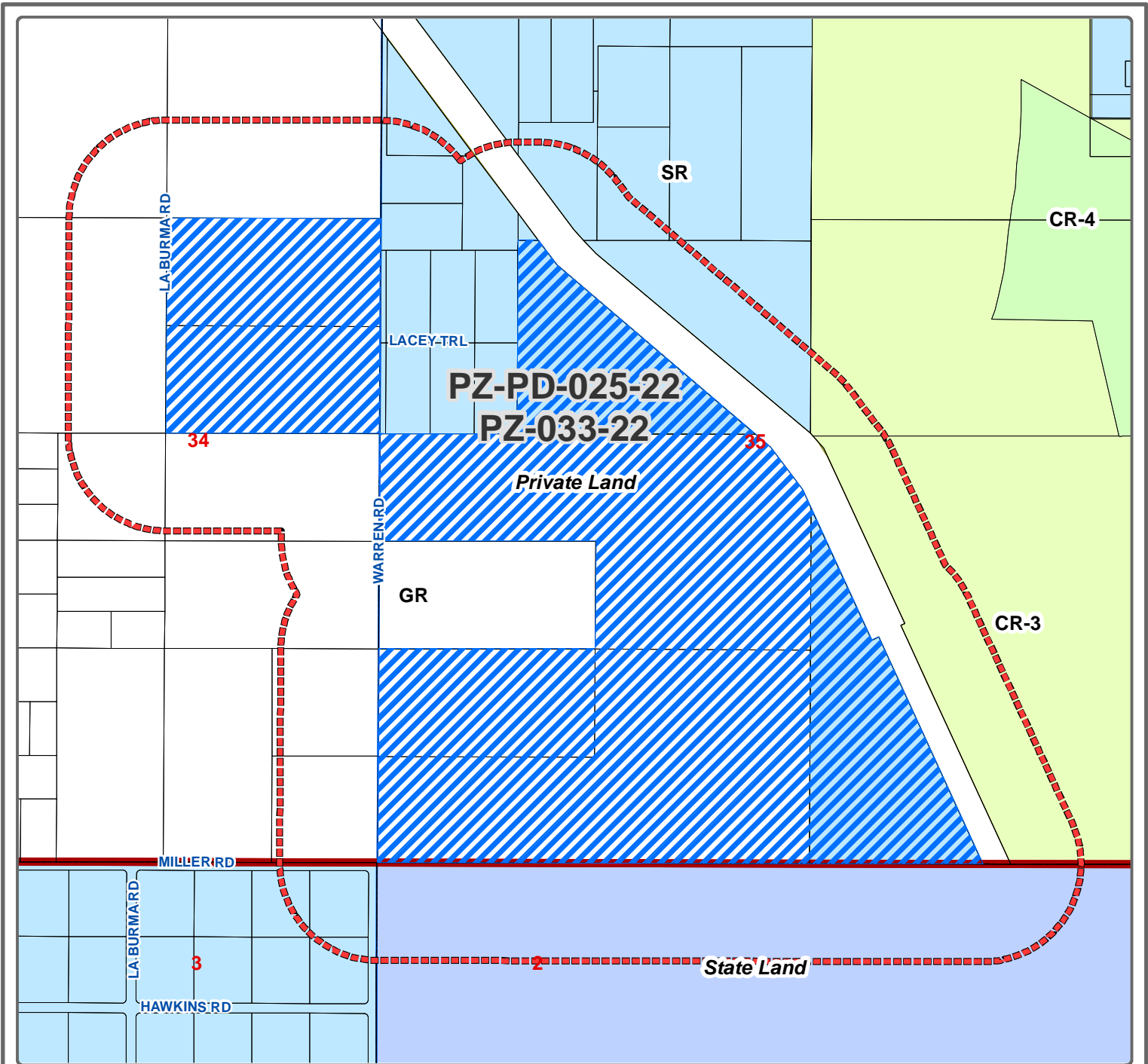
Land Status



Legend

-  B.L.M.
-  Indian Community
-  Military
-  National Forest
-  Parks / Monuments
-  Private Land
-  S.C.I.P. / C.A.P.
-  State Land





Rezone

PZ-PD-025-22 - PUBLIC HEARING/ACTION: Stanfeild Warren LLC and Warren LLC, landowners/applicants, requesting approval of a Planned Area Development (PAD), to allow a subdivision on 226± acres of land, situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ.

Current Zoning: GR, SR

Requested Zoning: Rezone

Current Land Use: MLDR



Legal Description:

Situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ.



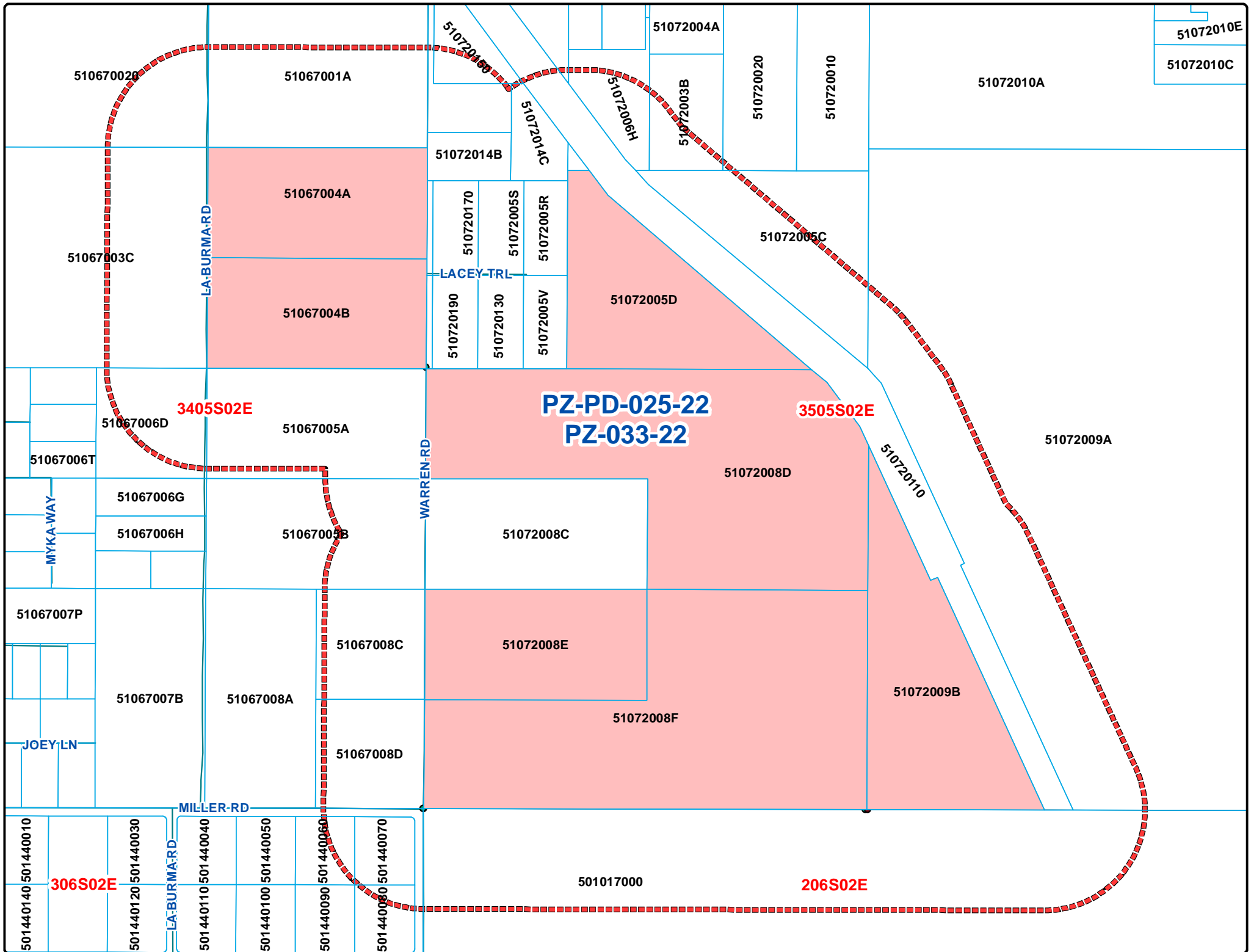
Owner/Applicant: STANFEILD WARREN LLC AND WARREN LLC

Drawn By: GIS / IT /LJT Date: 10/07/2022

Sheet No. 1 of 1

Section 34, 35 Township 05S Range 02E

Case Number: PZ-PD-025-22, PZ-033-22



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51067001A

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51072004A

51072010E

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510720101A C

51072000H

51072014B

51067004A

510720170

51072005S

51072005R

51072005C

51067003C

LA BURMA RD

LACEY TRL

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510720130

51072005V

51072005D

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

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WARREN RD

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51067006G

51067005B

51072008C

MYKA WAY

51067006H

51067007P

51067008C

51072008E

51067007B

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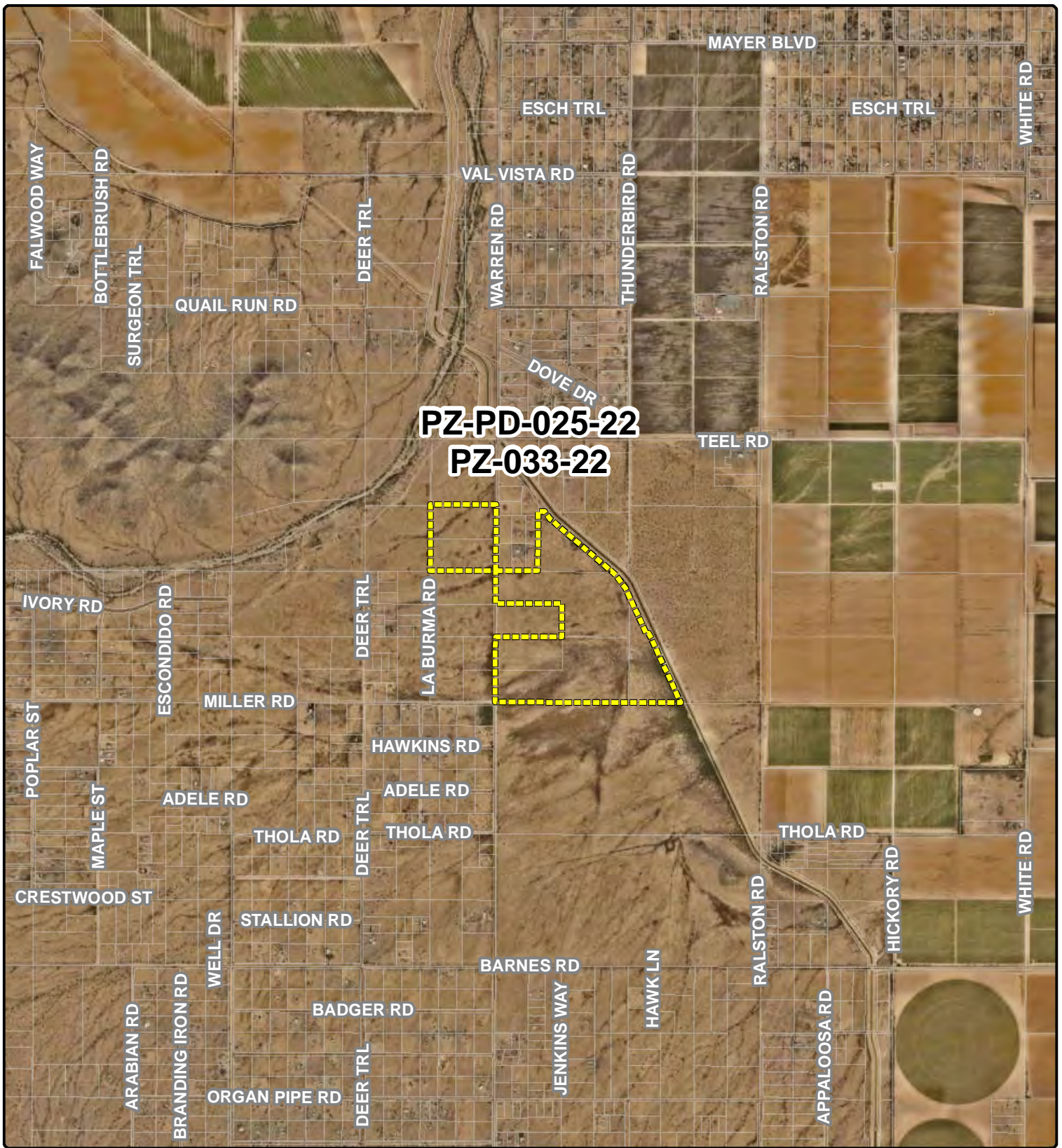
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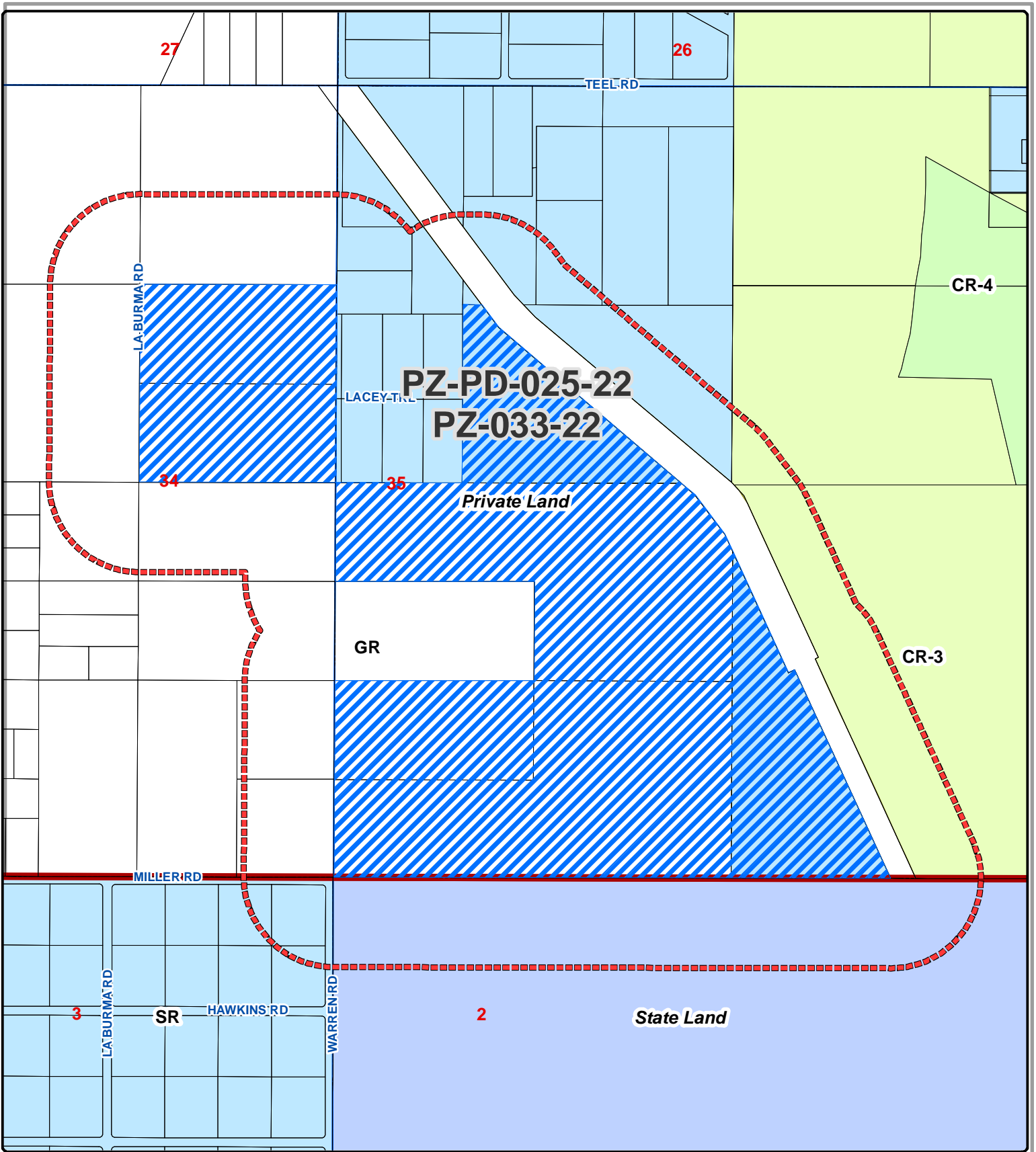


PZ-PD-025-22
PZ-033-22

Rezone/Community Development

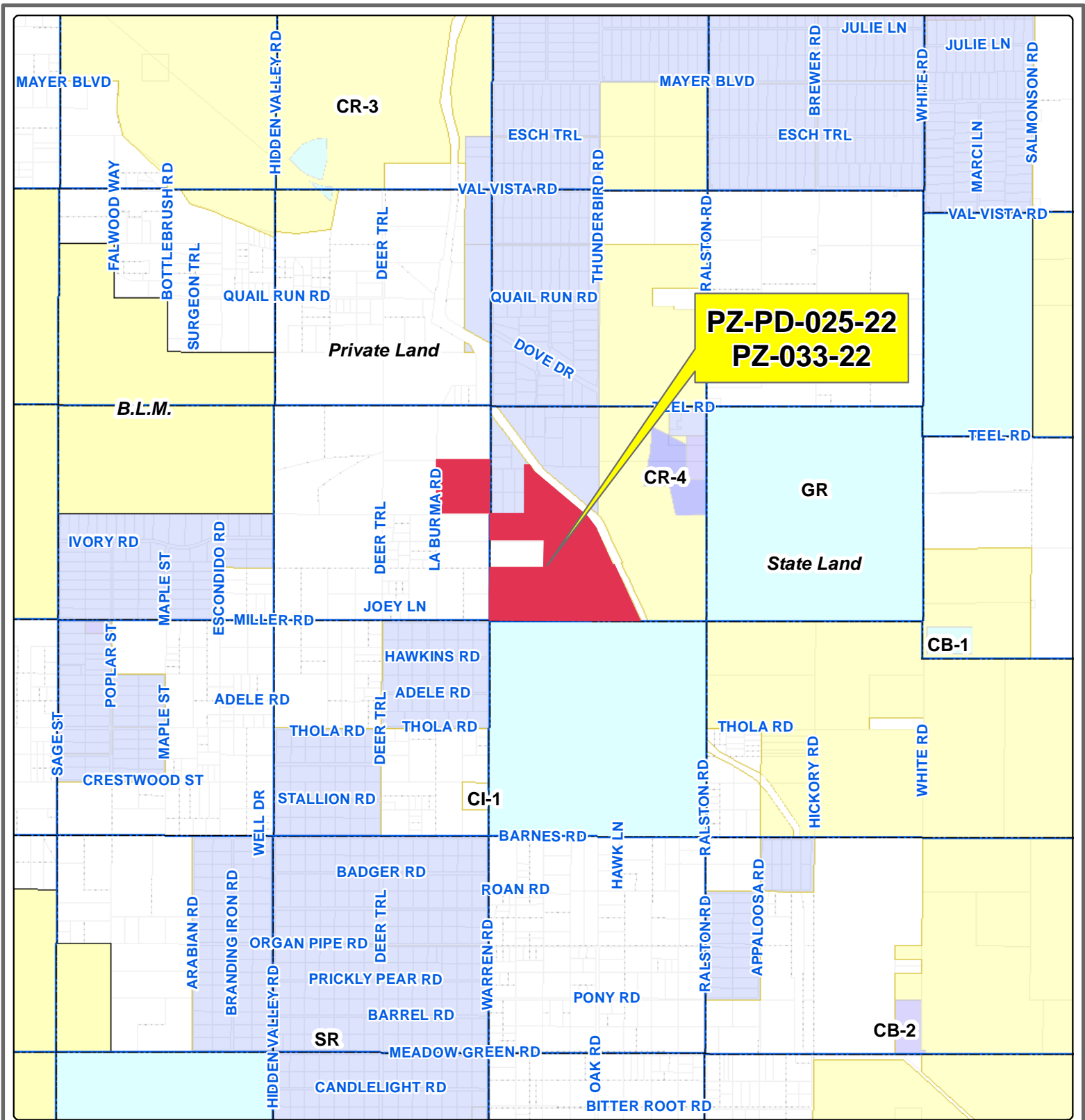


PZ-PD-025-22
PZ-033-22



Rezone

Stanfeild Warren LLC and Warren LLC GIS/IT - LJT 10/07/2022 Section 34, 35 Township 05S Range 02E PZ-PD-025-22, PZ-033-22	Legal Description: Situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ.	 Sheet No. 1 of 1	 PINAL COUNTY <small>WHERE OUR COMMUNITIES</small>	Current Zoning: GR, SR Current Land Use: MLDR
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Rezone/Community Development



Legal Description:

Situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near



Owner/Applicant:
STANFELD WARREN LLC AND WARREN LLC

Drawn By: GIS / IT / LJT Date: 10/07/2022

Sheet No.

Section 34, 35 Township 05S Range 02E

1 of 1

Case Number: PZ-PD-025-22, PZ-033-22

LOCATION: Located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ

SIZE: 226± acres

COMPREHENSIVE PLAN: The Desert Farms PAD proposal is located within the Moderate Low Density Residential area of the comprehensive plan. (1-3.5 Dwellings/Arce)

EXISTING ZONING AND LAND USE: The subject is currently zoned SR (Suburban Ranch) and GR (General Rural) and is currently vacant desert land.

SURROUNDING ZONING AND LAND USE:

- North: General Rural (GR) & Suburban Rural (SR)-Residential
- South: General Rural (GR) & Suburban Rural (SR)-Residential
- East: Santa Rosa Canal & Single Residence (CR-3)-Residential
- West: General Rural (GR)-Residential

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): October 9, 2021
- Agency Mail out: October 24, 2022
- Newspaper Advertising: October 27, 2022
- Site posting, Applicant: October 26, 2022

FINDINGS/SITE DATA:

History

The Desert Gardens PAD is mostly zoned GR (General Rural) and this zoning was assigned in 1962 by the county. A portion of the site was rezoned to Suburban Ranch (SR) in 1973 in case PZ-401-73. The southern section received its current configuration in 2001 from MLD-01-0075. County records show no further activity of the site other than this application.

Flood Zone

The Project site is located entirely within Zone X which is described by FEMA as “The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood”.

Use

The proposed residential development is exclusively detached single family. The lot sizes range from 1 acre (43,560 sq. ft.) to ~.12 acres (5,400 sq. ft.). The proposal is bisected by Warren Rd with the larger lot sizes located on the north half of the development in proximity to Warren Rd. The proposal also includes a trail system that connects pedestrians to the adjacent Santa Rosa Canal.

Access

The proposal will have four access points in total with all of the being on Warren Rd. The TIA for this development projects 6,526 total daily trips with 484 trips in the morning peak hour and 650 in the evening peak hour and does not warrant traffic lights at the intersections of Warren Road/Teel Road, Warren Road/Miller Road or Warren Road/Barnes Road.

Comprehensive Plan Compliance

The Desert Gardens proposal complies with the comprehensive plan by offering a density of 3.06 du/acre that proposal corresponds to the 1-3.5 du/acre outlined in the Moderate Low Density designation. The proposal further adheres to the comprehensive plan by introducing a pedestrian trail to connect to the county's proposed multi-use trail corridor that runs along the Santa Rosa Canal. The proposed trails also connect the children play areas and wildlife gardens in the development. Together these elements create a sense of community by encouraging residents to interact with the natural environment.

Rezone & PAD

The applicant requests a rezone from SR & GR to R-7/PAD. The project complies with the PAD overlay's intent to implement the Comprehensive Plan goals by encouraging:

*"Imaginative and innovative planning of neighborhoods, the provision of open space and recreational amenities, permitting flexibility in the development standards, and the availability of a variety of housing opportunities."
(Pinal County Development Services Code, Section 2.176.020)*

This development plan submitted demonstrates how the requested zoning designations could be implemented consistently with the community's themes and character. The elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the Comprehensive Plan and create compatible community with adjacent subdivisions.

The requested PAD overlay will facilitate certain necessary deviations from the requested zonings development standards. Requested deviations from the development standards include minimum lot size, front yard setbacks, rear yard setbacks and side yard setbacks.

Development Standards

Below are the standards proposed for the Desert Gardens PAD:

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.

Current and Proposed PAD comparison

In comparison to the existing PAD, the current proposal will increase the commercial space by eight acres, remove the golf course and industrial space, increase the detached single family acreage by 133 acres, and decrease the total amount of units by 364. The chart below illustrates these comparisons.

UTILITIES AND SERVICES:

Service	Provider	Adequacy-Status Statement
Sewer	Global Water Resources (GWR)	Existing community capacities and facilities have been analyzed and determined adequate for servicing the proposed project with the proposed on-site and off-site improvements to be designed and constructed per County standards.
Water	Global Water Resources (GWR)	Existing community capacities and facilities have been analyzed and determined adequate for servicing the proposed project with the proposed on-site and off-site improvements to be designed and constructed per County standards.
Electric	Electrical District No. 3	Existing community facilities to be determined adequate for servicing the proposed project. Proposed on-site and off-site improvements to be designed and constructed by Electrical District No. 3.
Telephone	CenturyLink	Existing community facilities to be determined adequate for servicing the proposed project. Proposed on-site and off-site improvements to be designed and constructed by provider.
Gas	Southwest Gas - Casa Grande	Existing community facilities to be determined adequate for servicing the proposed project. Proposed on-site and off-site improvements to be designed and constructed by provider.
School District	Maricopa Unified School District	Existing community facilities to be determined adequate to include the proposed project.
Solid Waste	Right Away Disposal	Existing community services to be determined adequate for servicing the proposed project.

Note: Additional coordination with the above providers is necessary to confirm adequate servicing.

OPEN SPACE:

A total of 29% of the proposal is open space with 18% of the overall development being active/recreation open space. This proposal exceeds the 18% requirement of open space and includes a total of eight neighborhood parks that include a different set of amenities.

List of Amenities:

The pocket parks range from two to seven of the amenities on the list.

Community Park (1)

- Picnic Pavilion
- Shade Ramada (2)
- Picnic Tables & BBQ
- Tree Shaded Benches
- 1/2 Basketball Court
- 2yo-5yo Play Area
- 5yo-12yo Play Area
- Open Turf Play Areas
- Sand Volleyball Court

Pocket Parks (7)

- *Shade Ramada*
- 5yo-12yo Play Area
- Tree Shaded Benches
- Picnic Table
- Open Turf Play Areas
- *Play Ground Set*

- *Shade Structure*
- *Bike Rack*
- *Desert Maze*
- *Wildlife Garden*
- *Trail marker to the future county trail*

Staff notes further details are provided in the Open Space and Recreation Plan submitted by the applicant.

Items for Commission Consideration:

- Current PAD proposal will add a large amount of single family housing stock.
- The surrounding residents have voiced opposition.
- Proposal has eight parks with amenities and a full pedestrian trail system to the proposed county
- The old AZ Farms PAD has not been built and the current proposal reduces the amount of dwelling units

PUBLIC PARTICIPATION

Staff notes in regards to public participation, a solicitation for comments and questions period was offered by the applicant prior to the formal submittal for this project. Letters were sent out to all property owners within 1,200 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process.

One neighborhood meeting was held and the applicant has continued contact with neighbors through email. At the required meeting, the applicant answered questions and explained the goal of the project.

As of 11/10/2022, several letters of concern and opposition has been received and added to this report for Commission and Board review.

The Pinal County Department of Public Works reviewed the proposal and had no comments.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Rezone (PZ-033-22) and PAD proposal (PZ-PD-025-22). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- c. NEIGHBORHOOD IMPACT
- d. FLOOD CONTROL
- e. TRAFFIC IMPACT
- f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Stanfeild Warren LLC and Warren LLC, landowners/applicants, CVL Consulting/Julie Vermillion, agent/representative, have submitted the proper application and evidence sufficient to warrant a staff

recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for a Rezone and Planned Area Development.
2. To date, public comments have been received in opposition.
3. The property has legal access.
4. The subject property is currently proposing “Moderate Low Density” and would make this application compatible per the Comprehensive Plan.
5. Granting of the PAD will require, after the time of zoning 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.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-025-22 to the Board of Supervisors with a favorable recommendation with no attached stipulations.

STAFF RECOMMENDATION (PZ-033-22): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, with no stipulations.

STAFF RECOMMEND MOTION (PZ-033-22): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with no stipulations.*

STAFF RECOMMENDATION (PZ-PD-025-22): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-014-20 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-025-22): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its fifteen (15) stipulations as listed in the staff report:*

1. Approval of this PAD (PZ-PD-025-22) 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;
2. The Stanfeild Warren LLC and Warren LLC Planned Area Development (PAD) Overlay District (PZ-PD-025-22) is to be developed as shown by the site/development plan dated (Revised) October 25, 2021, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal Development Services Code.
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-033-22.
4. All access lanes shall within the development shall be paved or concrete surface.
5. No Certificate of Occupancy shall be issued until all of the amenities within the phase are installed.
6. 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 & Zoning Commission;

7. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
8. 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 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;
9. Half street right-of-way dedication will be required for WARREN ROAD (eastern/western boundary) and MILLER ROAD (southern boundary). The minimum required half street right-of-way for both WARREN ROAD and MILLER ROAD is 55'. Half street road improvements (per the County Standards) will be required for WARREN ROAD and MILLER ROAD;
10. If additional right-of-way for WARREN ROAD is required in order to make the road transition between Phase 3 and Phase 4 it would be the applicant's responsibility for that dedication of right-of-way;
11. Should the review of the Traffic Impact Analysis/Statement determine that additional infrastructure improvements are required for WARREN RD, and/or MILLER RD and those additional improvements require the dedication of additional right-of-way, it is the applicant's responsibility for that dedication of right-of-way;
12. All right-of-way dedication shall be free and unencumbered;
13. All roadway sections shall be per Pinal County standards or as approved by the County Engineer. Any roadway sections shown in the PAD are conceptual only;
14. Roadway alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
15. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;

Date Prepared: 11/8/2022

Revised: 11/10/2022

NOTICE OF PUBLIC HEARING MEETING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17TH DAY OF **NOVEMBER 2022**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A **REZONING & A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-033-22 - PUBLIC HEARING/ACTION: Stanfeild Warren LLC and Warren LLC, landowners/applicants, requesting approval of a **rezoning from GR (General Rural) and SR (PZ-401-73) (Suburban Ranch) to R-7 (Single Residence)** allow a single family subdivision on 226± acres of land, situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels, 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ.

PZ-PD-025-22 - PUBLIC HEARING/ACTION: Stanfeild Warren LLC and Warren LLC, landowners/applicants, requesting approval of a **Planned Area Development (PAD)**, to allow a subdivision on 226± acres of land, situated in Section 35, Township 5 South, Range 2 East and in Section 34, Township 5 South, Range 2 East of G&SRB&M; tax parcels 510-72-005D, 008D, 008E, 008F, 510-72-009B, 510-67-004A, & 004B, legals on file, located north of West Miller road, south of West Teel Road and on both sides of N Warren Road near Maricopa, AZ.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS 6th DAY OF **OCTOBER 2022**, by Pinal County Community Development Dept.

By: 
Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N FLORENCE ST)
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON NOVEMBER 10th, 2022.

Contact for this matter: Ryan Green, e-mail address: ryan.green@pinal.gov
Phone #: (520) 866-6294, (520) 866-6442 Fax: (520) 866-6435

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch
Tri-Valley Dispatch



PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other affected County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*
2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.166.050 (E)] of the PCDCS.
3. Submit a **PAD Application** with the required supporting documentation using the attached forms.**
4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDCS:
 - a. without accompanying zone change 0-499 mail-outs: \$4,478.00
 - b. without accompanying zone change 500 or more mail-outs: \$4,880.00
 - c. with accompanying zone change: \$888.00
 - d. Public Works Fees: TIA Review : \$750.00; Drainage Review: \$750.00 (*Fees are due at application submittal and at subsequent reviews)
5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).
6. Attend **Board of Supervisors Public Hearing** for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your **pre-application meeting request** can be found here:
[http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATION S/Zone%20Change%20Pre-App.pdf](http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATION%20S/Zone%20Change%20Pre-App.pdf)

** ***Your application can also be submitted digitally via email or FTP site please call or email the Planning Division for more information.***

*** **A PAD Overlay is not effective until 31 days after approval by the Board of Supervisors**



APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Gilbert Olgin
2. Date of Pre-application Review: 5/25/21 Pre-Application Review No.: Z-PA-039 - 21
3. Current Zoning (Please provide Acreage Breakdown): GR (±161.43 acres), SR (±46.57 acres)
4. Requested Zoning (Please provide Acreage Breakdown): R-7 / PAD (±208 acres)
5. Parcel Number(s) (Please attach a separate list if more space is needed): 51072005D, 51067004B & 51067004A
51072008F, 51072009B, 51072008E, 51072008D,
6. Parcel Size(s): ±208 acres
7. The existing use of the property is as follows: Undeveloped desert land
8. The exact use proposed under this request: Planned Area Development with residential single family detached lots.
9. What is the Comprehensive Plan Designation for the subject property: Moderate Low Density Residential
10. Is the property located within three (3) miles of an incorporated community? YES NO
11. Is an annexation into a municipality currently in progress? YES NO
12. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? YES NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____

15. Explain why the proposed development is needed and necessary at this time. _____
There is a need to update the current entitlements to better suit current market demands in order to facilitate development of the property.

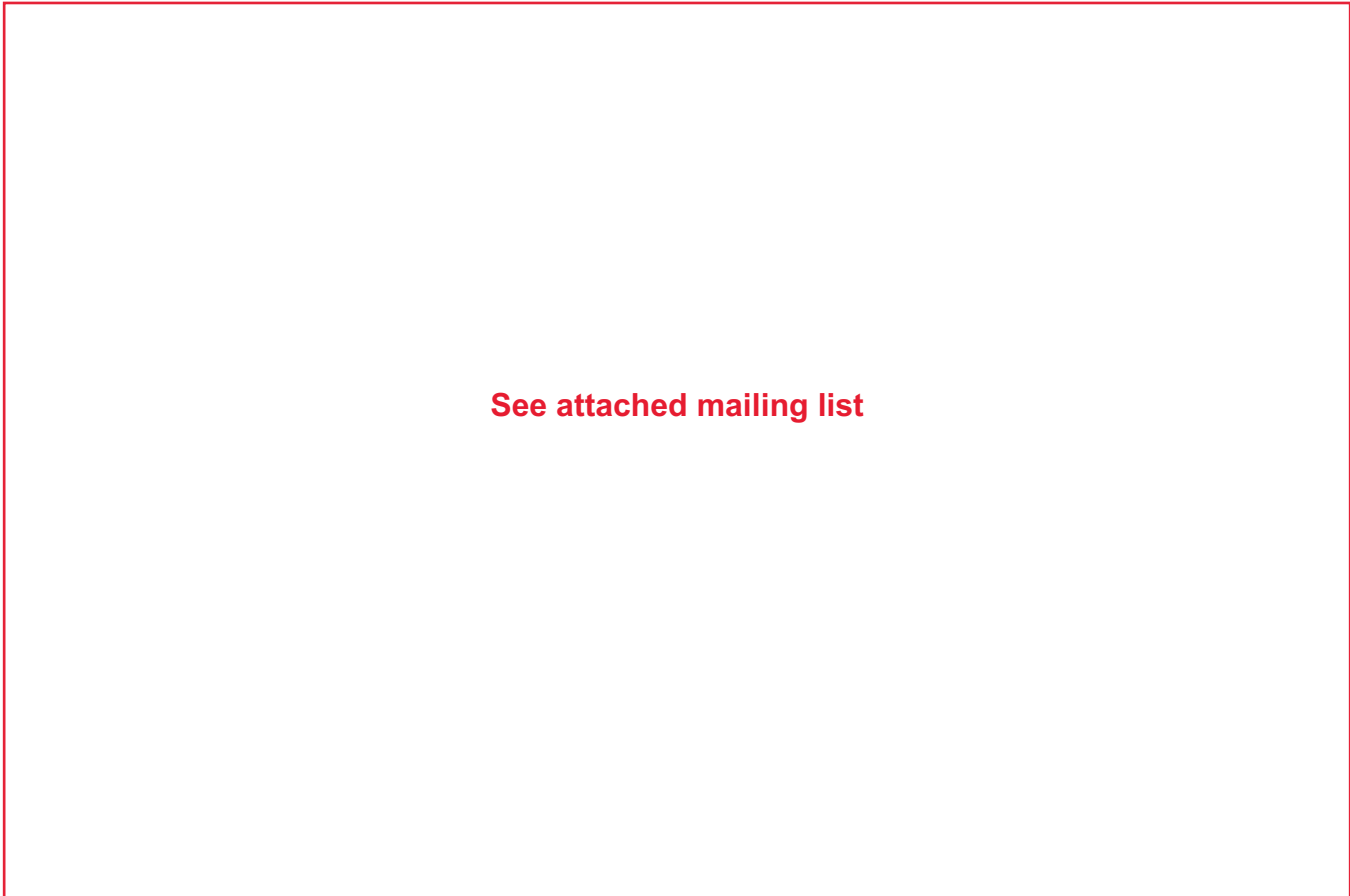
INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

PROPERTY OWNERSHIP LIST

COMMUNITY DEVELOPMENT
Planning Division

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/
1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see
"How to use the Buffer Tool" on our FAQ's page if you are generating the list.



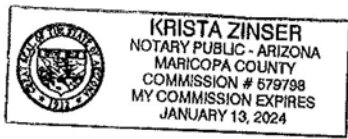
I hereby verify that the name list above was obtained on the 24 day of August, 2021, at the office of
CVL Consultants and is accurate and complete to the best of my knowledge.
(Source of Information)

Julie Vermillion
Applicant/Representative Signature

10/05/21
Date

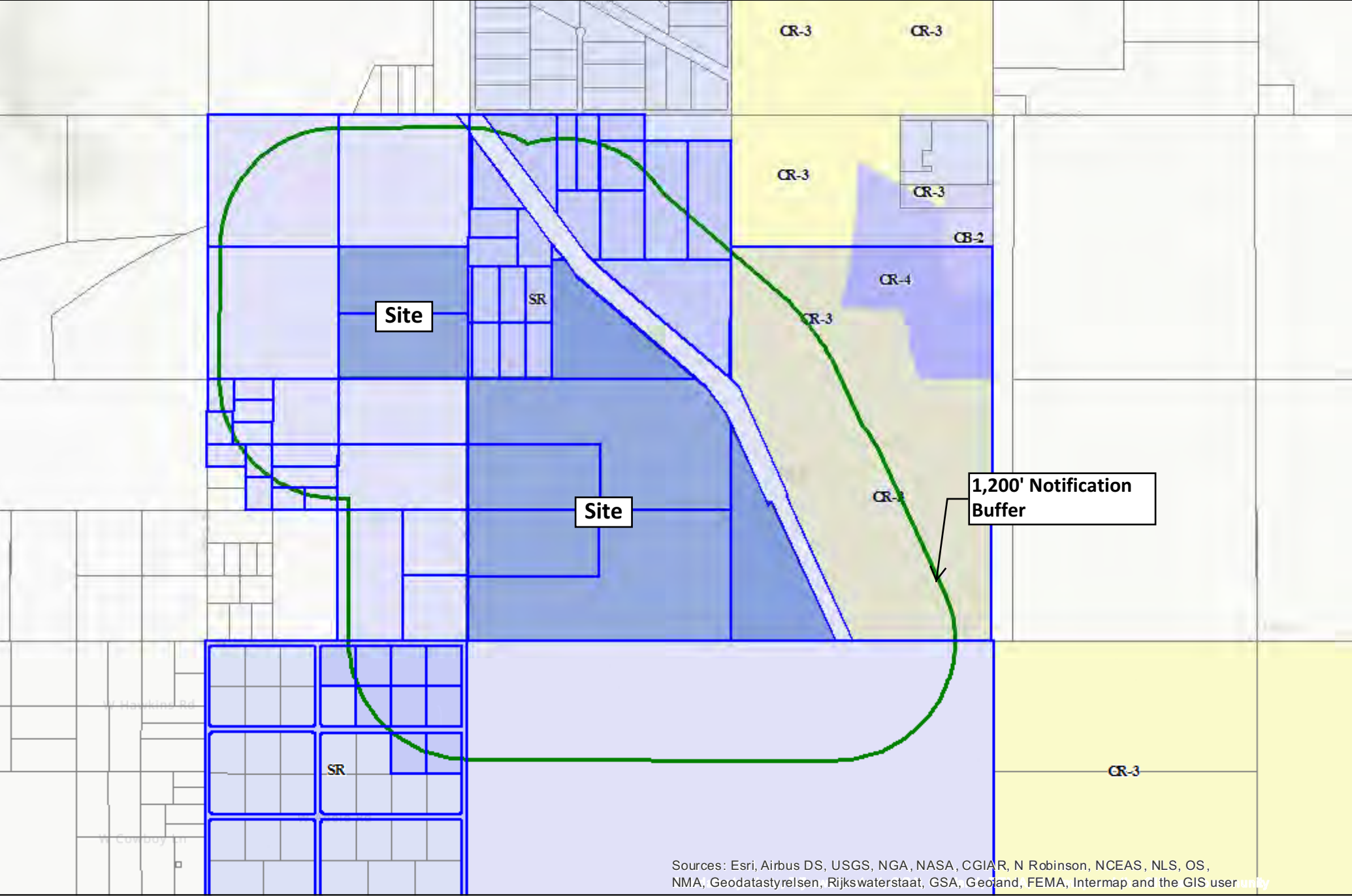
This instrument was acknowledged before me on this 5th day of October,
2021, by Julie Vermillion. In witness whereof

I hereunto set my hand and official seal.



Krista Zinser
Notary Public

My commission expires January 13, 2024



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user [unity](#)

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

**Desert Gardens
1,200 ft Mailing List**

DISTANCE	Parcel Identification Number	Owner Name
136.91 Feet (approximate)	51072008D	WARREN ROAD 187 LLC
625.2 Feet (approximate)	51072008C	CAB LLC
999.27 Feet (approximate)	510720110	USA
1040.72 Feet (approximate)	51072005V	DI CENZI ROBERT A JR & TRACY L
1130.69 Feet (approximate)	51072008E	WARREN ROAD 187 LLC
1186.14 Feet (approximate)	510720130	SMITH LYNDEN
1299.63 Feet (approximate)	51072005D	WARREN ROAD 187 LLC
1332.36 Feet (approximate)	51072008F	WARREN ROAD 187 LLC
1372.92 Feet (approximate)	510720190	VOIGTS JOE
1457.97 Feet (approximate)	51072005C	OGSBURY INVESTMENTS LLC
1490 Feet (approximate)	510720200	FALK ANDRIA M
1561.6 Feet (approximate)	51072005R	MILLS MICHAEL & GREETA
1662.02 Feet (approximate)	51072005S	CANYON AIRSHIP LLC
1799.9 Feet (approximate)	510720170	CANYON AIRSHIP LLC
1816.14 Feet (approximate)	51067008C	WHIRLY BIRD WARREN LLC
1869.05 Feet (approximate)	51067005A	LEE SUK YONG & OK SOON TRS
1875.37 Feet (approximate)	51067005B	HDB PROPERTIES LLC
1890.63 Feet (approximate)	510720180	FALK ANDRIA M
1936.81 Feet (approximate)	51072006F	MASON JIMMIE T & ALMUTH E
2083.17 Feet (approximate)	51067004B	STANFIELD WARREN LLC
2124.58 Feet (approximate)	51072014C	GERLOFF RICHARD ANTHONY
2130.09 Feet (approximate)	51072014B	FLORES DANIEL VEGA & KARLA ALEJANDRA
2177.25 Feet (approximate)	51072009B	WARREN ROAD 187 LLC
2183.76 Feet (approximate)	51072006H	HALLENBECK CLIFFORD J & PATRICIA S CO-TRS
2212.71 Feet (approximate)	51072003B	BACON JOHN KENN GOMEZ
2245.4 Feet (approximate)	51067008D	HEBRON LAND LLC
2459.42 Feet (approximate)	51067004A	STANFIELD WARREN LLC
2545.52 Feet (approximate)	51067008A	JONES RICHARD D REVOCABLE TRUST ETAL
2560.11 Feet (approximate)	510720020	OLMSTEAD PAUL EST OF
2652.38 Feet (approximate)	501440070	CORNELIUS JOHN EDWARD
2728.64 Feet (approximate)	510720010	CEDAR FOREST INC
2750.32 Feet (approximate)	51072014D	DE CORDOVA NORMA HERMOSILLO
2773.91 Feet (approximate)	51072009A	GUNNALA SURI
2801.55 Feet (approximate)	51072004A	MASON JIMMIE T & ALMUTH E
2831.34 Feet (approximate)	51067006G	KAIPOP INVESTMENTS LLC
2845.05 Feet (approximate)	51067006D	LABURMAWH L L C
2848.9 Feet (approximate)	510720150	FALK RUTH MARIE TRUST
2849.83 Feet (approximate)	51067006H	KIBBLE WILLIAM H & PENELOPE O
2860.14 Feet (approximate)	501440060	CERVANTES JAVIER
2873.44 Feet (approximate)	51072005E	HERNANDEZ TELESFORO ORTIZ
2911.65 Feet (approximate)	51072006K	POTILLO DAVID LEE
2918.17 Feet (approximate)	51072006M	POTILLO DAVID LEE
2933.46 Feet (approximate)	51072006C	MASON JIMMIE T & ALMUTH E
3003.39 Feet (approximate)	501440080	MONTGOMERY NONA & ROBERT R TRS
3093.63 Feet (approximate)	501440050	CERVANTES JAVIER
3188.33 Feet (approximate)	501440090	BOYUM PETER
3206.64 Feet (approximate)	51067001A	HISEL WANDA
3295.47 Feet (approximate)	510670120	BLEIL JEFFREY ALLEN & PATTI LYNN
3357.25 Feet (approximate)	51067006T	BLEIL JEFF ALLEN & PATTI LYNN
3370.18 Feet (approximate)	51067006S	BLEIL JEFF & PATTI
3397.3 Feet (approximate)	51067006R	RODGE RAYMOND JR
3399.32 Feet (approximate)	501440100	BRAUN CHARLES & ANNE MARIE
3414.12 Feet (approximate)	51067003C	WHITECASTLE ENTERPRISES INC
3421.43 Feet (approximate)	501440210	MONTGOMERY NONA A & ROBERT R
3603.55 Feet (approximate)	501017000	
4103.31 Feet (approximate)	510670020	ENVIRONMENTAL CONCERNS ORGANIZATION INC
4144.42 Feet (approximate)	NAP	

MONTGOMERY NONA A & ROB...
PO BOX 160
DIXON, WY 82323

HEBRON LAND LLC
10914 E MEADOW HILL DR
SCOTTSDALE, AZ 85255

HDB PROPERTIES LLC
1517 N WILMOT RD PMB 115
TUCSON, AZ 85712

MONTGOMERY NONA D & ROB...
PO BOX 160
DIXON, WY 82323

WARREN ROAD 187 LLC
3369 E QUEEN CREEK RD STE ...
GILBERT, AZ 85297

KAIPOPOP INVESTMENTS LLC
MAIL RETURN
,

MONTGOMERY NONA & ROBE...
PO BOX 160
DIXON, WY 82323

WARREN ROAD 187 LLC
3369 E QUEEN CREEK RD STE ...
GILBERT, AZ 85297

BLEIL JEFFREY ALLEN & PATTI ...
7439 N MYKA WAY
MARICOPA, AZ 85139

BOYUM PETER
52922 W HAWKINS RD
MARICOPA, AZ 85139

WHIRLY BIRD WARREN LLC
MAIL RETURN
,

CHAVEZ ALONSO
MAIL RETURN
,

BRAUN CHARLES & ANNE MARI...
53000 W HAWKINS RD
MARICOPA, AZ 85139

JONES RICHARD D REVOCABL...
PO BOX 1208
SPEARFISH, SD 57783

WARREN ROAD 187 LLC
3369 E QUEEN CREEK RD STE ...
GILBERT, AZ 85297

CORNELIUS JOHN EDWARD
14 CORNELIUS RD
CORINTH, MS 38834

NONDAHL TIMOTHY W & KIBBL...
PO BOX 712
MARICOPA, AZ 85139

BLEIL JEFF ALLEN & PATTI LYN...
7439 N MYKA WAY
MARICOPA, AZ 85139

CERVANTES JAVIER
53025 W MILLER RD
MARICOPA, AZ 85139

NONDAHL TIMOTHY W
PO BOX 712
MARICOPA, AZ 85139

SAUNDERS ANDREW & CONNI...
7565 N DEER TRL
MARICOPA, AZ 85139

CERVANTES JAVIER
53025 W MILLER RD
MARICOPA, AZ 85139

FITZGERALD LAURA NUTTEN L...
7331 N MYKA WAY
MARICOPA, AZ 85139

BLEIL JEFF & PATTI
7439 N MYKA WAY
MARICOPA, AZ 85139

CONE LAMBERT R
6801 N LA BURMA RD
MARICOPA, AZ 85139

KIBBLE WILLIAM H & PENELOP...
PO BOX 173
MARICOPA, AZ 85139

LEE SUK YONG & OK SOON TR...
9268 E DIAMOND RIM DR
SCOTTSDALE, AZ 85255

,

CAB LLC
2704 E GEMINI ST
GILBERT, AZ 85234

LABURMAWH L L C
10800 E CACTUS RD UNIT 12
SCOTTSDALE, AZ 85259

RODGE RAYMOND JR
53500 W LUKE LN
MARICOPA, AZ 85139

MASON JIMMIE T & ALMUTH E
52321 W TEEL RD
MARICOPA, AZ 85139

VOIGTS JOE
1149 COUNTY ROAD 607
ALVARADO, TX 76009

VERONA STEVEN & MELANIE A...
7609 N DEER TRL
MARICOPA, AZ 85139

POTILLO DAVID LEE
52397 W TEEL RD
MARICOPA, AZ 85139

WARREN ROAD 187 LLC
3369 E QUEEN CREEK RD STE ...
GILBERT, AZ 85297

OGSBURY INVESTMENTS LLC
PO BOX 275
COTTAGE GROVE, OR 97424

POTILLO DAVID LEE
52397 W TEEL RD
MARICOPA, AZ 85139

STANFIELD WARREN LLC
4235 E MONTECITO AVE
PHOENIX, AZ 85018

GUNNALA SURI
6161 N 44TH PL
PARADISE VALLEY, AZ 85253

HERNANDEZ TELESFORO ORTI...
743 E OAKLAND ST
CHANDLER, AZ 85225

STANFIELD WARREN LLC
4235 E MONTECITO AVE
PHOENIX, AZ 85018

WHITECASTLE ENTERPRISES I...
MAIL RETURN
,

ENVIRONMENTAL CONCERNS ...
5619 S SPYGLASS RD
TEMPE, AZ 85283

FALK ANDRIA M
2932 E CHEERY LYNN RD
PHOENIX, AZ 85016

BACON JOHN KENN GOMEZ
43044 W MAGNOLIA RD
MARICOPA, AZ 85138

USA
PO BOX 81169
PHOENIX, AZ 85069

CANYON AIRSHIP LLC
32555 S SHANGRILA DR
BLACK CANYON CITY, AZ 8532...

HALLENBECK CLIFFORD J & PA...
7363 E DIAMOND AVE
MESA, AZ 85208

MILLS MICHAEL & GREETA
52500 W LACEY TRL
MARICOPA, AZ 85139

WARREN ROAD 187 LLC
3369 E QUEEN CREEK RD STE ...
GILBERT, AZ 85297

CEDAR FOREST INC
PO BOX 42036
MESA, AZ 85274

DI CENZI ROBERT A JR & TRAC...
52503 W LACEY TRL
MARICOPA, AZ 85139

MASON JIMMIE T & ALMUTH E
52321 W TEEL RD
MARICOPA, AZ 85139

OLMSTEAD PAUL EST OF
377 N 4TH AVE APT 1
PHOENIX, AZ 85003

SMITH LYNDEN
PO BOX 106 STN MAIN
BROOKS, AB

USA
PO BOX 81169
PHOENIX, AZ 85069

MASON JIMMIE T & ALMUTH E
PO BOX 549
MARICOPA, AZ 85139

FALK ANDRIA M
2932 E CHEERY LYNN RD
PHOENIX, AZ 85016

DE CORDOVA NORMA HERMO...
629 N MESA DR APT 18
MESA, AZ 85201

FALK RUTH MARIE TRUST
MAIL RETURN

HISEL WANDA
4721 WOOD AVE
KANSAS CITY, KS 66102

FLORES DANIEL VEGA & KARL...
MAIL RETURN

CANYON AIRSHIP LLC
32555 S SHANGRILA DR
BLACK CANYON CITY, AZ 8532...

GERLOFF RICHARD ANTHONY
8103 N WARREN RD
MARICOPA, AZ 85139

incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

CVL Consultants - Julie Vermillion

4550 North 12th Street, Phoenix, AZ 85014

Name of Applicant

Address



jvermillion@cvlci.com

602-285-4765

Signature of Applicant

E-Mail Address

Phone Number

Name of Agent/Representative

Address

Signature of Agent/Representative

E-Mail Address

Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Warren Road 187 LLC

3369 E Queen Creek Road STE 101, Gilbert, AZ 85297

Name of Landowner

Address

See attached Agency Authorization letter

Signature of Landowner

E-Mail Address

Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

A. Check the appropriate item:

This PAD is being submitted without a zone change request

This PAD is being submitted in conjunction with a zone change request.

The applicant must complete a zone change application. – ***(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).***

B. Hold a Neighborhood/Community Meeting:

1. Notify all property owners within 1200’ (feet)

2. Hold the meeting within five (5) miles of the subject property

3. Hold the meeting between 5:00 pm – 9:00 pm

4. Include with the application the following:

Copy of Notice of Neighborhood/Community Meeting

List of property owners notified - ***(Use page 2 of this application)***

Minutes of the meeting

Attendance sign-in sheet with names & addresses

C. Submit a completed “Agency Authorization” form *(if applicable, Use page 4 of this application)*.

D. Submit a “PAD Book” (written narrative) concerning the proposed development to include the following sections – Refer to Chapter 2.176.240 (B) of the PCDS for further clarification *(NOTE: Please No Spiral Binding)***:**

1. Title Page

2. Purpose of Request

3. Description of Proposal

Nature of the Project

Proposed Land Uses

Building Types & Densities

Conformance to adopted Land Use Plans

Circulation and Recreation Systems

4. Relationship to surrounding properties within one mile

- 5. Schools
- 6. Public Services/Community Services and how will the need for these services be addressed
- 8. Location & Accessibility
- 9. Compliance with RSRSM, Access Management Manual, October 2008
- 10. Utilities & Services
- 11. Ownership & Control – [See Section 2.176.240(B)11]
- 12. Timing of Development (Phasing Schedule)
- 13. Conformance with the Comprehensive Plan
- 14. Recreational Amenities
- 15. Fences, Walls & Screening
- 16. Total number of dwelling units
- 17. Maximum Residential Density of each planning unit
- 18. Total number of parking spaces for recreational facilities
- 19. Type of landscaping
- 20. Preliminary hydrologic data and a statement on drainage
- 21. Additional Information for Commercial & Industrial Uses (*if applicable*):
 - Total Area in acres proposed (*Commercial & Industrial Separated*)
 - Approximate retail sales floor area (*Commercial*)
 - The uses proposed based on permitted uses in the base zone.
 - The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- 22. Tables:
 - Land Use Table(s) to include the following:
 - Total Acreage of the site
 - Total Area of arterial & collector streets
 - Total Area & Percent of Open Space
 - Total Number of each type of dwelling unit
 - Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
 - The Overall proposed Density

- **Amended Development Standards Table comparing proposed and current zoning code standards for:**
 - Minimum Lot Area
 - Minimum Lot Width
 - Minimum Building Setbacks
 - Maximum Building Height
 - Minimum Distance between main & detached accessory buildings
 - Buildable Area
- **Amended Use Tables:**
 - Permitted Uses
 - Non-Permitted Uses
- **Utilities & Services Table of type and source:**
 - Sewer
 - Water
 - Electric
 - Telephone
 - Police
 - Fire
 - Schools
 - Solid Waste Disposal

■ 24. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

E. Submit a map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- Zoning Boundaries
- Street Alignment
- Open Space
- Trails

F. Submit a current preliminary Title Report (*dated within 60 days prior to application*)

G. Submit a Development Plan. The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than **24" X 36"** with **11" X 17"** reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:



1. Site Plan:

- Title of project as shown in the narrative report, such as ***"Planned Area Development for (insert name of Development)"*** in bold letters.
- Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
- Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
- Existing Zone designation & requested zone change (*as applicable*)
- Legal Description of total site
- Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- Location & Identification of all existing and proposed utilities, location and width of associated easements.
- Location of all existing structures and significant natural features.
- Nearest regional significant routes to proposed development as projected in RSRS Final Report, December 2008.
- All points of ingress and egress.
- Parking Areas.
- Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- Indicate and/or label (*as applicable*):
 - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
 - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - Phase Lines (*as applicable*)
- Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - Each type of dwelling unit
 - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).

- Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- Indicate location, type, height, and materials for proposed walls, fences, and signs.
- Location and types of existing and proposed landscaping.
- Designated Flood Zone



2. Quantitative Development Data Tables

- Land Use table to include:
 - Total Gross Acreage of site
 - Total Area of Streets (Public & Private)
 - Total Area of Public Open Space
 - Total Net Area of all intended uses
 - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
 - Total Dwelling Units permitted under base zoning district
 - Total number of each dwelling type including range and mixture of lot sizes within each base zone
 - Grand Total of Dwelling Units
 - Overall Density proposed
- Zoning Comparison Table of Existing & Proposed to include:
 - Lot area per dwelling unit
 - Setbacks
 - Minimum Lot Widths
 - Maximum Building Heights
- Parking (number of spaces)
- Utility & Services Table indicating type and source:
 - Sewer
 - Electric
 - Telephone
 - Water
 - Police/Security
 - Fire
 - Schools
 - Solid Waste Disposal
- Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.



3. Submit an Open Space & Recreation Plan (“OSRP”) that includes – Refer to Chapter 2.176

■ Reviewed the Pinal County Open Space & Recreational Area Guideline

■ **Site Analysis**

- Aerial Photo
- Preferred scale of 1”=50’ (*maximum scale of 1”=100’*)
- Site Analysis should be produced in an **8½” X 11” format for text**
- Site Analysis should be produced in an **24” X 36” format for plans*** (**coordinate this requirement with your case coordinator**)

■ Total acreage of proposed development

■ Context Map showing the proximity and relationship to the County’s trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.

■ A concept drawing of the proposed development including:

- Gross Site Area
- Number of proposed lots
- Proposed Arterial & Collector street circulationsystem
- Proposed lot size(s),
- Proposed Retention/detention areas
- Proposed Development Phasing

■ Context Map showing the proximity and relationship to the County’s trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.

■ A concept drawing of the proposed development including:

- Gross Site Area
- Number of proposed lots
- Proposed Arterial & Collector street circulationsystem
- Proposed lot size(s),
- Proposed Retention/detention areas
- Proposed Development Phasing

■ A pedestrian circulation system

■ A Slope Analysis identifying the following slope categories:

- 1) 0% - 5%
- 2) 5% - 10%
- 3) 10% and greater

- Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- Identification of potential view corridors
- Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- A record check through Arizona State Museum (“ASM”) for archeological sites and identification of any sites or surveys
- The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.



4. Submit a Landscape Plan that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC:*

- A Vegetation Salvage Plan
- Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- Extent and location of all plant materials and other landscape features.
- Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- Location of Water Outlets.



5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.



Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:

- Minimum requirements for Open Space – (Section 130)
- Uses permitted within open space areas – (Section 140)
- Uses prohibited within open space areas – (Section 150)
- Minimum requirements for recreation areas – (Section 160)
- Minimum requirements for multi-use paths and trails – (Section 170)
- Minimum requirements for storm water retention & detention basins – (Section 180)
- Minimum requirements for streetscapes & entryways – (Section 190)
- Minimum requirements for conservation open space – (Section 200)



Submit a Master Sign Plan detailing the location and type of all proposed signage for the project. *(signage must be approved under separate permit, the PAD document cannot alter development standards for signs)*



Submit a Preliminary Drainage Report*



Submit a Preliminary Traffic Impact Assessment (TIA)* (Your TIA must be approved prior to scheduling of your Public Hearing)



Submit a copy of a certified **A.L.T.A.** survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries



Aware that earth fissure maps are available online from the Arizona State Geologic Survey.



Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application).***



Submit separate preliminary reports or master plans for:

- Storm water drainage
- Wastewater & Domestic water service.



Submit additional materials required for specific types of commercial and industrial uses as follows *(as applicable)*:

Commercial Uses:

- Retail sales floor area and total area proposed for commercial development
- Type of uses proposed

Industrial Uses

- Total Area proposed for industrial uses
- Types of uses proposed
- Anticipated employment for development per major phases

Standards of:

- Height
- Open Space
- Buffering

- Landscaping
- Pedestrian & Vehicular circulation
- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)
- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls



Complete and Submit the “Comprehensive Plan Compliance Checklist”



Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees



Submit one (1) hard copy of all documentation outlined in the PAD application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**. ****Your application can also be submitted digitally via email or FTP site please call or email the Planning Division for more information.**



Submit one (1) CD which contains:

- An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

- An AutoCAD (.dwg file), which includes the following layers:
 - Parcel
 - Right-of-way
 - Sub-perimeter
 - Centerlines
 - Section Lines
 - Street names
 - Lot-numbers
 - Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.
(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).



Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. *(See page 16 of this application for illustrative details).*



Aware that all newspaper advertising fees must be paid by the applicant in addition to application fees.



Aware that all public works fees are due at application submittal and for each subsequent submittal



Aware that on property owner notifications that exceed 30 mail outs the applicant will be responsible for notice prep and postage



Aware that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.



Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted



3/3/22

Signature

Date

May 27, 2022

Desert Gardens

Planned Area Development
Pinal County, Arizona

ZONE CHANGE & PLANNED AREA DEVELOPMENT NARRATIVE

Case #: - - - -



4550 N 12th Street
Phoenix, AZ 85014

CVL Job. No: 1-01-03687-01

Zone Change & Planned Area Development Narrative

for Desert Gardens

May 25, 2022

Developer

KPHV, LLC

3369 East Queen Creek Road, Suite 101
Gilbert, Arizona 85279
Attn: Kevin D. Petersen
602-540-8151

Planning/Civil Engineering Consultant

CVL Consultants

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Aerial Map	Exhibit B
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Context Map - Connectivity	Exhibit C.2
Existing General Plan	Exhibit D
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Proposed Site Plan	Exhibit G
Phasing Plan	Exhibit H
Open Space and Amenities Plan	Exhibit I
Wall & Sign Plan	Exhibit J
Secondary Entry and Wall Elevations.	Exhibit K
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Addenda

Open Space and Recreation Plan	Addendum A
ALTA Survey	Addendum B
Comprehensive Plan Compliance Checklist	Addendum C
Preliminary Drainage Report	Addendum D
Preliminary Water Report	Addendum E
Preliminary Wastewater Report	Addendum F
Preliminary Traffic Impact Assessment	Addendum G

1. Introduction

Coe & Van Loo Consultants, Inc. (CVL), on behalf of and in conjunction with the property owner, is proceeding with companion Zone Change and Planned Area Development (PAD) applications for development of Desert Gardens (“the Property”). Desert Gardens is an approximately 226.50 acre residential community bisected by Warren Road and generally located north of its intersection with the Miller Road alignment. The Property is within the West Pinal Growth Area of Pinal County, Arizona (County). (See Exhibit A, Vicinity Map).

Due to current market demands there is a need to update the current General Rural (GR) and Suburban Residential (SR) zoning to facilitate development of the Property. The Desert Gardens community meets the desires of current and future residents while increasing housing diversity in the area and addressing significant opportunities and constraints, including the impacts of the Property’s vicinity to the Vekol Wash and adjacent Santa Rosa canal, all while providing an appropriate land use solution for this undeveloped land in a desirable area of Pinal County. (See Exhibit B, Aerial Map).

As required by the County, the entitlement process for the proposed community consists of companion Zone Change and PAD applications to amend the current entitlements on the Property in order to permit the proposed community as described in this proposal. The process will define the general parameters of the Project and its design standards, which are set forth by this project narrative and to be reflected on all upcoming development plans for the Desert Gardens community.

The specific purpose of this request is for the flexibility to accommodate the proposed single family uses to provide a diversity of housing options to potential residents in the area. Detached single family lots are proposed ranging in typical sizes of 1 acre; 18,000 square feet; and 45’ wide by 120’ deep lots. A total of 692 lots are proposed for a density of approximately 3.06 dwelling units per acre (du/ac) and an overall density of 3.50 du/ac is permitted for a maximum lot count of up to 792 lots.

The community provides open space centrally located within the Property in the form of multiple parks and large open space corridors planned for recreation amenities and trail connectivity throughout, including a 100 foot minimum open space corridor running along the entire eastern boundary of the Property adjacent to the Santa Rosa canal. Additional landscape buffers are provided along the community’s perimeter streets in an effort to accommodate drainage, foster land use compatibility with the adjacent properties, and provide additional landscaped open space areas.

Warren Road bisects the Property, providing connectivity between the community and the regional transportation system. The Miller Road alignment runs along the southern boundary east to the Santa Rosa canal. Internal circulation to the majority of the community will be provided from two entrances constructed from Warren Road to Parcels 1 and 11, continuing along a collector road that loops around the community. Two entrances from Warren Road will be provided for Parcel 12 to the northeast as well.

As stated above, the request for a quality single family detached community on the Property is supported by a perceived market need in this desirable area of Pinal County.

2. Request

To accomplish the Desert Gardens development as intended, the request is as follows:

- **Zone Change:** Amend the zoning district from the existing General Rural (GR) and Suburban Residential (SR) zones to Single Residence (R-7).
- **PAD:** Establish the Desert Gardens PAD overlay to permit the flexibility required to accomplish the desired lotting, including the mix of lot sizes; open space; and street pattern, as indicated on the site plan provided as Exhibit G.

Approval of the above-mentioned request will facilitate the development of the Desert Gardens community, providing the opportunity for more diverse single-family housing in the area. This request is for the entitlements to ultimately permit the creation and subdivision of approximately 692 residential lots at 3.06 dwelling units per acre. An overall density of 3.50 du/ac is permitted for a maximum lot count of up to 792 lots. Final lot counts, density, and individual parcel data are subject to change and will be determined during the Tentative Plat and Final Plat processes. The community features public streets and a minimum of 18% open space, including common open space areas, trail corridors and a centrally located community park with open space areas spread throughout for recreation amenities.

3. Enhanced Design Elements

This proposed neighborhood has been designed to fit into the context of the existing adjacent and surrounding community and will define excellent and innovative design, creating neighborhoods that support a family lifestyle that are sustainable over time. CVL has not only carefully designed this neighborhood with the surrounding community in mind but, in the process, has created an intimate community that will ultimately contain aesthetic and centrally located open space and amenities with

opportunities for future connectivity. The proposed central locations of various open space areas and trails will not only allow for efficient access for residents but will also allow for pedestrian access from many of the proposed home sites without needing to cross a major roadway.

Community Character: Distinct theme trees will be proposed to provide character in the central amenity areas, streets, and entries and the proposed wall types shall provide a visually pleasing sense of community character, providing a cohesive uniformity across the parcels while maximizing open views and an interesting patterning of wall color and texture. Project signage will be provided in optimal locations at entries for ease of way-finding with thematic entry monumentation, detailed further in the Open Space and Recreation Plan attached as Addendum A.

Multiple Open Space Amenities: The central community park will contain amenities such as a tot lot play area, picnic table(s), benches/seating, shaded ramada(s), shade trees, and concrete sidewalks on both sides of all streets, along with additional park amenity options. Other open space areas within the proposed community will also include concrete sidewalks, offering connectivity to the various central open spaces, and additional amenities as outlined in the Open Space and Recreation Plan attached as Addendum A.

4. Description of Proposal

Desert Gardens is proposed as a single family residential development projected to ultimately contain approximately 692 single family lots ranging in typical designated sizes of approximately 1 acre; 18,000 square feet; and 45' x 120'. The site is accessible from Warren Road, a major arterial, which bisects the Property. Warren Road provides connectivity between the community and the regional transportation system in the area.

The requested zoning is R-7 with PAD Overlay, which is proposed to develop approximately 226.50 acres of single family residential use. The projected yield of 692 units for the Desert Gardens property results in a proposed target density of 3.06 dwelling units per acre with an overall density of 3.50 du/ac permitted for a maximum lot count of up to 792 lots.

The residential development within Desert Gardens shall have a minimum of 18% open space distributed throughout the development parcels with a portion of that area being functional or useable open space as defined within the PAD ordinance.

The attached Vicinity Map (Exhibit A), Aerial Map (Exhibit B) and ALTA Survey (Addendum B) provide additional information regarding the Property and surrounding area.

5. Conformance to Adopted Land Use Plans

Comprehensive Plan

The Pinal County Comprehensive Plan (PCCP) designates the entirety of the Property's land use as Moderate Low Density Residential (MLDR) with an allowable density range of between 1 and 3.5 du/ac. The Desert Gardens site plan proposes a target density of approximately 3.06 du/ac with a maximum density of 3.50 du/ac for conformance with the existing designation. (See Exhibit D, Existing General Plan).

With a lower proposed target density of 3.06 du/ac, the Desert Gardens community is suitable for the Property while bringing desirable housing diversity to the area. For additional information regarding land use compliance please refer to the Comprehensive Plan Compliance Checklist provided as Addendum C.

Open Space and Trails Master Plan

The Pinal County Open Space and Trails Master Plan identifies a Proposed Multi-Use Trail along the Santa Rosa canal on the eastern boundary and designates this corridor as Proposed Open Space (or 1 du/ac). The Desert Gardens site plan provides ample trail connections to the County's proposed multi-use trail along the canal along with a 100' minimum open space corridor along the eastern boundary. As described the community is fully in conformance with the intent of the master plan and planned trail corridors in the area. (See Exhibit C.2, Context Map - Connectivity).

Section 6.3 of the Pinal County Open Space and Trails Master Plan defines the Proposed Open Space designation on Page 41 as follows:

Proposed Open Space areas are those areas that had not been previously identified by any entity as existing or planned open space.

Section 6.3 of the Pinal County Open Space and Trails Master Plan describes the site-specific requirements for development of PAD communities on Page 43 as follows:

Site-specific details of the proposed open space area or development will determine which open space category should be emphasized and the appropriate areas to be preserved and or developed. For PAD's, an Open Space and Recreation Area Plan (OSRP) shall be prepared and submitted to illustrate how a development is meeting

the requirements for on-site open space, park and recreation areas, and multiuse paths and trails development.

An Open Space and Recreation Area Plan is provided in support of this PAD request and details all above-mentioned site-specific details for consideration of the proposed open space areas designated within the Property.

Section 6.5 of the Pinal County Open Space and Trails Master Plan describes the regulatory effect of its designation of private lands on Page 46 as follows:

Designation of private, State Trust, and Bureau of Land Management lands as open space or regional park has no regulatory effect. The designation represents Pinal County's desired future management of the lands if they were to be acquired or otherwise considered for management as open space or regional park. These lands may be developed subject to applicable planning and zoning regulations.

As described above, the Proposed Open Space designation of the Property is a framework for the ideal land use and, as such, is subject to a degree of flexibility.

Findings

The project land use of Moderate Low Density Residential (MLDR) with a proposed 100' minimum corridor of open space along the Santa Rosa canal, illustrated on the Proposed Site Plan provided as Exhibit G, is in conformance with all adopted County land use plans, with a basis in the following claims:

Page 90 of the Pinal County Comprehensive Plan references A.R.S. §11-824F, which states:

In applying an open space element or a growth element of a comprehensive plan a County shall not designate private or state land as open space, recreation, conservation or agriculture unless the County receives the written consent of the landowner or provides an alternative, economically viable designation in the comprehensive plan or zoning ordinance, allowing at least one residential dwelling per acre.

Page 91 of the Pinal County Comprehensive Plan defines the County's intent regarding open space designations and provides the following clarification:

Further study is necessary to determine the most appropriate configuration of open space and to develop a strategy for preserving it. Staff will work closely with owners of development projects to implement Regional Trail Corridors, wildlife and wash corridors as shown in the Open Space and Trails Plan and refined through future studies. The owners of development projects will have the opportunity to propose

corridor widths that meet the intent of the Comprehensive Plan, while minimizing impacts on the proposed projects. In conformance with State Law, these lands have the right to develop at one residential dwelling per acre.

According to the above-mentioned excerpts, the County's Comprehensive Plan provides site-specific flexibility regarding open space designations on private property along with an alternative to potentially utilize lands designated for open space for residential development of up to 1.0 du/ac. This stated flexibility includes the opportunity to propose appropriate corridor widths in an effort to implement the intent of the plan while minimizing impacts on the development of the Property.

In spirit with the County's intent for this area along the Santa Rosa canal, the development team is providing a proposed 100' minimum open space corridor as a contribution to the goals of the County and in the dedication to preserve and support open space, wash, trail and wildlife corridors in this beautiful natural area.

6. Existing Conditions

The Desert Gardens property is currently an undeveloped parcel of land located at the northeast corner of Warren Road and the Miller Road alignment within Pinal County. The community consists of approximately 226.50 acres of land identified as Parcel Numbers 51067004A, 51067004B, 51072005D, 51072008D, 51072008E, 51072008F, and 51072009B. These parcels are located in Sections 34 & 35, Township 5 South, Range 2 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The property is currently designated for Moderate Low Density Residential (MLDR, 1-3.5 du/ac) land use and is currently zoned as General Rural Zone (GR) and Suburban Residential (SR).

Desert Gardens is bounded along the south and west by undeveloped residential land zoned GR. Single residences and vacant residential land zoned SR are located to the east and north of the majority of the community. The Santa Rosa canal runs along the eastern boundary. Warren Road bisects the community and to the south is the Miller Road alignment. Context Maps are attached as Exhibits C.1-C.2 and provide detailed information on the adjacent zoning, trails, and street alignments.

Accessibility/Perimeter Roadway Improvements

Currently, the Desert Gardens property is accessed from the north and south via Warren Road. Warren Road is classified as a major arterial. Proposed improvements are to be determined per Pinal County Standards and Staff recommendations.

7. Regionally Significant Routes Compliance

According to the County's Regionally Significant Routes for Safety & Mobility document and maps, there are no Regionally Significant Routes within the immediate project vicinity.

8. School District

The Desert Gardens property is within the Maricopa Unified School District. The district has been notified of the proposed development via first-class mail. It is anticipated that letter will come back from the school district stating they have reviewed this proposal, explain the method used to calculate the impacts from this development on the school district, and describe any impacts that might arise.

9. Public Services

The nearest Fire Protection facility is Thunderbird Fire Station, located approximately 5 miles north of the Desert Gardens property at 12356 N. Ralston Road, Maricopa, Arizona 85139.

The nearest Pinal County Sheriff's Office is located approximately 15 miles east of the Desert Gardens property at 36697 W. Papago Drive, Stanfield, Arizona 85172. The Sheriff's Office Patrol Bureau is responsible for the orderly, smooth and efficient operation of four regions and all field and patrol law enforcement functions in Pinal County.

The Maricopa Public Library is the nearest library, approximately 15 miles to the northeast and located at 18160 N. Maya Angelou Drive, Maricopa, Arizona 85138.

10. Development Plan

Comprehensive Plan Land Uses and Zoning Districts

The current Pinal County Comprehensive Plan designates the site's land use as Moderate Low Density Residential (MLDR) with a density range of between 1 and 3.5 du/ac. As stated above, with a target density of approximately 3.06 du/ac and a maximum density permitted of 3.5 du/ac, Desert Gardens is in compliance with the existing MLDR designation.

The current approved Desert Gardens zoning is General Rural Zone (GR) and Suburban Residential (SR). The current rezoning submittal request is to obtain R-7 zoning with a Planned Area Development (PAD) overlay for the approximately

226.50 acre project site. As set forth in this Development Plan, the PAD zoning district will be used in conjunction with the R-7 Single Residence Zoning District. The R-7 district, with amended PAD development standards, will be utilized to implement the proposed single-family development use. The attached Proposed Zoning Plan (Exhibit F) exhibit provides detailed information regarding the proposed zoning designation.

Legal Description

Desert Gardens is a portion of land in Sections 34 and 35, Township 5 South, Range 9 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. For a complete description of this project, the associated ALTA Surveys are attached as Addendum B and the Legal Descriptions are provided as Exhibit Q.

Project Development and Site Data

The proposed development of the Desert Gardens property shall be consistent with the goals, objectives, and policies of the comprehensive plan and the requirements of Chapter 2.176 of the Pinal County Zoning Ordinance, as well as with the direction, suggestions, and requirements of the County review staff, and as approved by County Zoning Commission and Board of Supervisors.

The proposed arrangement of all uses and improvements within the Desert Gardens property are intended to reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent property. The development's proposed arrangement of all uses and improvements are compatible with the uses of adjacent properties with any potential impacts to be mitigated by proposed landscape buffers, amenities and infrastructure improvements, as required. The project location, design and size are such that the proposed development will be well integrated with the surroundings. Desert Gardens has been planned, and will be developed, with the intention to harmonize with any existing or proposed development in the adjacent neighborhood. Where the proposed development may depart from the character of surrounding uses, the location and design of the proposed development has been adequately adjusted or buffered to reduce the impact of the development so that it will not be detrimental to adjacent properties.

Transportation improvements and open space areas are arranged on the site to provide connections throughout the planned neighborhoods. Adequate facilities exist or are proposed for water, sewer, storm water and streets. The proposed streets and thoroughfares are proposed with the suitability and adequacy to serve the proposed uses and the anticipated traffic has been accommodated through the use of appropriately designed streets.

Desert Gardens is intended as an intimate community that provides abundant open spaces and usable open spaces as a central focus to that community with extensive and efficient resident-pedestrian access to those spaces along with a large, centrally located community park.

Desert Gardens is proposed as a single family residential development with the proposed design featuring 692 single family lots ranging in size from 45' x 120' up to approximately one acre. The density for this proposed plan is projected at 3.06 du/ac, but final lot counts, density, and individual parcel data will be determined during the Tentative Plat and Final Plat processes. This request maintains the maximum permitted density of 3.50 du/ac per the existing MLDR Pinal County Comprehensive Plan designation.

For detailed information regarding typical lot configurations see the Proposed Site Plan attached as Exhibit G.

Vehicular Circulation

Warren Road bisects the Property, providing connectivity between the community and the regional transportation system. Internal circulation to the community will be provided from two collector entrances constructed from Warren Road to Parcels 1 through 11, as well two separate entrances to Parcel 12 to the northwest.

All paving shall comply with current County standards for the paving of streets and roads in subdivisions. The Circulation Plan attached as Exhibit L and Street Sections attached as Exhibit M provide detailed information regarding the proposed streets.

11. Utilities and Services

All proposed utility systems and plans will be accessed and designed per Pinal County standards and submitted for staff review and approval with the Tentative and Final Plat processes. The following utilities and services have been analyzed and/or researched to determine their existing facilities, their adequacy, and their capacity in relation to the proposed development:

Service	Provider	Adequacy-Status Statement
Sewer	Global Water Resources (GWR)	Existing community capacities and facilities have been analyzed and determined adequate for servicing the proposed project with the proposed on-site and off-site improvements to be designed and constructed per County standards.
Water	Global Water Resources (GWR)	Existing community capacities and facilities have been analyzed and determined adequate for servicing the proposed project with the proposed on-site and off-site improvements to be designed and constructed per County standards.

Electric	Electrical District No. 3	Existing community facilities to be determined adequate for servicing the proposed project. Proposed on-site and off-site improvements to be designed and constructed by Electrical District No. 3.
Telephone	CenturyLink	Existing community facilities to be determined adequate for servicing the proposed project. Proposed on-site and off-site improvements to be designed and constructed by provider.
Gas	Southwest Gas - Casa Grande	Existing community facilities to be determined adequate for servicing the proposed project. Proposed on-site and off-site improvements to be designed and constructed by provider.
School District	Maricopa Unified School District	Existing community facilities to be determined adequate to include the proposed project.
Solid Waste	Right Away Disposal	Existing community services to be determined adequate for servicing the proposed project.

Note: Additional coordination with the above providers is necessary to confirm adequate servicing.

12. Phasing of Development

The Desert Gardens site is to be developed in three phases. All required infrastructure improvements, common areas and open space amenities will be developed along with the parcel they are located in. The Phasing Plan attached as Exhibit H provides a detailed illustration of the proposed phasing for the community.

13. Preliminary Drainage

Desert Gardens Acres is located within the FEMA Flood Insurance Rate Map (FIRM) for Pima County, Arizona and incorporated areas, Panel Numbers 04021C1100E and 04021C1125E dated December 4, 2007. The FIRM, published by the Federal Emergency Management Agency (FEMA), indicates that the subject area is within Zone “X” (shaded).

Zone “X” (shaded) is defined by FEMA as, “Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood.”

The community is irregular in shape and contains approximately 226.50 acres of undeveloped native desert land with a variety of slopes and drainage flow directions. The site generally drains to northeast, then out to Vekol Wash. Conceptual locations for drainage corridors to convey offsite flows around or through the site are illustrated on the Proposed Site Plan attached as Exhibit G. These flows will need to be routed to specific points along the Santa Rosa Canal where there is existing infrastructure to convey flows past the canal. Storage area locations are planned near the canal crossings to mimic the current ponding along the canal and will prevent downstream

flows from increasing with the development of the community. No natural washes exceeding 200 CFS were observed within the project that would require conservation.

The community will be designed to meet the Pinal County design requirements using the Pinal County Drainage Manuals (PCDM) Volume I, Design Criteria, Volume II, Design Methodology and Procedures, and the Pinal County Drainage Ordinance. Please refer to the Master Drainage Report for additional information.

14. Landscaping/ Recreational Amenities

A minimum of 18% of recreational open space, or approximately 40.77 acres, is proposed, with the site plan for the development intended to exceed that amount. Each single-residential parcel shall benefit from a central, accessible tract as dedicated recreational open space, centrally located per County requirements for residents' equitable proximity along with the centrally located community park. The community park shall meet the "Family" level of recreation as designated by the County, including at minimum pathways in addition to sidewalks and inclusion of one acre of turf field, a play structure and picnic ramada where possible. In addition, individual amenities are proposed to give further character to centrally located recreation areas within each parcel. Pedestrian circulation within Desert Gardens will be provided by sidewalks and open space pathways. (Addendum B, Open Space and Recreation Master Plan).

The plants for the developed open space and streetscape were selected to create a landscape palette meeting ADWR's low-water use criteria. Larger-canopy trees shall be planted in side-lot tracts to shade sidewalks and provide comfort for pedestrians. Distinct theme trees are proposed to provide color and character in the central amenity areas and entries. Accent trees shall provide additional color and interest in the amenity areas and open space tracts, planted in clusters to maximize visual appeal and impact from a distance. Hardy desert trees are proposed throughout the open space extent to provide additional shade and micro-habitats. The overall planting style will be naturalized, with trees clustered at focal points and access points.

Fences, Walls and Screening

Proposed wall types shall provide a visually pleasing sense of community character, providing a cohesive uniformity across the parcels while maximizing open views and a rhythmic patterning of wall color and texture. Project signage will be provided in optimal locations at entries along Warren Road for ease of way-finding. Additional features will be provided through out the development for further character and cohesion. Wall type and sign locations have been identified on the Wall & Sign Plan attached as Exhibit J.

Pedestrian Circulation

Pedestrian circulation within the development will be provided by sidewalks, open space paved and unpaved pathways, and a paved multi-use trail per OSRAM standards. Circulation along the local streets will occur on sidewalks adjacent to curb. Connections to the open space areas from these attached sidewalks will be provided by 5' wide pathways that meander through the open space. All paved access routes shall meet ADA guidelines. (Addendum B, Open Space and Recreation Master Plan).

Ownership and Control

The ownership, control and maintenance of landscaping, open space, and recreation facilities will be conveyed to and held in common by the Homeowners Association(s) (HOA). A formal Conditions, Covenants and Restriction (CC&Rs) document will be utilized to provide provisions addressing permanent maintenance of and access to open space, the maintenance duties of the HOA, the manner in which home owners will be assessed by the HOA, and the manner of enforcement by the HOA. All open space areas, landscaping, and recreation facilities shall be maintained so that their use and enjoyment as elements of the Desert Gardens community are not diminished or destroyed.

15. Conformance with the Comprehensive Plan

As stated above, Desert Gardens proposes 226.50 acres of Moderate Low Density Residential (MLDR), which is suitable for the proposed development and will bring desirable housing diversity to the area. The requested R-7 PAD zoning have been created in a manner that will further the implementation of and not be contrary to the goals, policies and applicable elements of the comprehensive plan and proposes land uses, densities or intensities within the range of potential identified and alternative land uses within the comprehensive plan.

Comprehensive Plan Compliance Checklist

It is suggested within the Comprehensive Plan that Developers/Owners should also use the Comprehensive Plan Compliance Checklist that has been provided in Addendum C, as a guide to the policies of the development proposal. The applicant has completed the Checklist as a part of this submittal as documentation of the proposed development's consistency with Pinal County's Vision components.

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against.

The applicant has completed the Compliance Checklist as a part of this submittal to describe how the proposed development meets and is consistent with the various Pinal County vision components.

Pinal County Vision

The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community

Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places; people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

- The proposal for the Desert Gardens development represents a project that not only meets the appropriate goals, objectives, policies and planning guidelines of the Comprehensive Plan, but is consistent with the Sense of Community vision component. The proposed community provides a balance between residential uses in support of nearby existing or future work and education opportunities, and in support of the proposed on-site play and live opportunities.
- The proposed community's design concept is meant to improve its livability with a range of housing in quality neighborhoods that provide a mix of lot sizes and home sizes that are well integrated and compatible with one another. Desert Gardens is a planned area development that provides a mix of residential

development that includes distinctive neighborhoods offering a choice of housing sizes and designs with the potential to provide opportunities for a variety of income levels.

- The Desert Gardens development design provides a safe and efficient transportation system with linkage between land use and a vehicular and pedestrian circulation system. This is a system that is integrated to accommodate the automobile and other transportation choices, such as bicycling and pedestrian travel and the design is meant to encourage pedestrian orientation and access.
- The development proposal incorporates the preservation of open space and creates more recreational opportunities. The development proposal addresses the value of large connected open spaces; unique places; and views. The proposal provides a safe place where residents can walk to large, centrally located open space and a recreational community park.
- The development proposal is consistent with the County’s “Sense of Community” by providing all of the elements for a quality community as presented above and by creating a sustainable community which will enable the present generation of humans to enjoy social wellbeing, a healthy environment.

Mobility and Connectivity

Ensuring Pinal County has adequate transportation corridors and a variety of multi modal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal effect on Pinal County’s native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area’s quality of life.

- The proposal for the Desert Gardens development is consistent with the Mobility and Connectivity vision component. The proposed new development provides a multi modal transportation system of residential streets and sidewalks that connect the new community’s park, open space, and overall neighborhood. The proposed multi modal transportation system also provides minor arterial road, collector road, and sidewalk improvements that connect the new community to adjacent and regional neighborhoods, parks, open space, recreational facilities, educational facilities, commercial and retail shopping, employment opportunities, and public facilities.

- The combined improvements to Warren Road, and the north-south collector road provide a safe, efficient and smooth functioning transportation system with linkage to Interstate highways, high capacity roadways, enhanced parkways, and local roads along with opportunities for future connectivity. This is a system that is integrated to accommodate the automobile and other transportation choices, such as bicycling and pedestrian travel and the design is meant to encourage pedestrian orientation and access to nearby existing or future facilities and opportunities.

Economic Sustainability

Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

- The proposal for the Desert Gardens development is not directly consistent with the Economic Sustainability vision component since it is not an economic, commercial or employment development. However, the building blocks of a viable economy must include both direct and indirect investments. The proposed residential growth resulting from the development of Desert Gardens could have a resulting increase in retail and service business activities. The proposed residential growth resulting from the development of Desert Gardens could also spur an increase in construction occupations which have traditionally been driven by a growing population and the demand for housing. Residential growth also contributes to the financial investment and construction, of vital infrastructure extension in support of proposed or future economic development.

Open Spaces and Places

Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors.

The proposal for the Desert Gardens development is consistent with the Open Spaces and Places vision component in that:

- A connected system of open space, amenity areas, and sidewalks is proposed that is designed to protect and conserve natural, physical and social resources.

- The new development proposes contiguous open space and amenities by addressing the site's topography and drainage needs.
- The siting of specific proposed open space areas, parks, and trail corridors was based on the suitability of activities, surrounding land uses, ecological factors, topography, view sheds, and other resources.
- The developer and land owner planned for key contiguous open acre areas, corridors and/or linkages during the design stage.
- The open space standards and criteria provide sufficient buffer zones relative to roadways, wash corridors, and development areas.
- Drainage channels on the site are identified and improved in the effort to aid in the implementation of the County's storm water management plan.
- The proposed development provides a safe separation between non-motorized trails and the motorized roadway network corridors.
- An accessible, comprehensive park system is proposed that provides a balance of passive and active recreational opportunities for residents. Specific park, open space amenities and their timely implementation have been identified to provide the service level desired by future residents.

Environmental Stewardship

Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

- The proposal for the Desert Gardens development is consistent with the Environmental Stewardship vision component. Efforts have been made by the property owners to use the Environmental Stewardship Goals, Objectives and Policies within the Comprehensive Plan and then incorporate them into the Desert Gardens development proposal. During the development design process research was done to ensure identification of environmentally sensitive areas on the Property. Innovative land use planning was utilized to avoid, minimize or mitigate impacts to any environmentally sensitive elements of the site such as flooding potential and potential wildlife linkage zones.

- Extra consideration was given to areas that could be instrumental in ground water recharge or serve as flood control to protect developed areas. Flooding can result in property damage and be dangerous for people. Given those hazards, the general storm water flows on the site and entering or leaving the site have been assessed, engineered, contained, and directed per County standards to minimize hazards to people and property.
- Efforts have also been made to preserve or provide native vegetation in all open space areas, and to employ outdoor lighting regulations that permit the reasonable use of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night sky.

Healthy, Happy Residents

Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal for the Desert Gardens development is consistent with the Healthy, Happy Residents vision component because of the following development characteristics:

Housing

- Housing that is both attractive and affordable to a variety of people has been considered for the Desert Gardens development so as to retain and attract quality employment opportunities and to achieve a healthy, balanced region. This development proposes quality housing opportunities to support economic development efforts.
- Desert Gardens proposes an appropriate residential housing development pattern for the location.
- Desert Gardens is a quality residential development in a well-designed neighborhood.
- Desert Gardens uses open space buffering, screening, and transitional density design to mitigate impacts on neighboring existing and proposed residential development.

- Desert Gardens will create a homeowners association with CC&Rs to ensure maintenance of neighborhood integrity as the housing stock ages.

Cost of Development

- The owners, developers, and builders of Desert Gardens are committed to paying their associated fair share of costs used to fund and finance public services necessary to serve the development, including bonding, development fees, facility construction, dedications, and privatization as is mandated by the State of Arizona's legislation.

Healthy Places

- Desert Gardens has been designed in a manner that offers opportunities to improve public health and increase active living for its residents.
- Desert Gardens has been designed to create gathering places that foster a sense of place within the community to allow interaction with the shared environment.

Quality Educational Opportunities

Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences.

The proposal for the Desert Gardens development is consistent with the Quality Educational Opportunities vision component.

- The development team for this community are intensely aware that educational opportunities are critical to the long-term economic sustainability of the community as well as to enhancing the community's quality of life. And while an education or school element is not always a required element of a new development, education attainment and educational opportunity is always an important and desired element for the community throughout the planning process. As such, the developers of Desert Gardens are committed to participation in supporting and expanding quality educational opportunities for all at all levels with the following actions or community elements:
 - Providing safe and convenient pedestrian, bicycle and pedestrian access for students to existing and new schools.
 - Participation and commitment to any school impact fees required by the appropriate school district.

Consistency with the Plan's Key Concepts Illustrated on Land Use, Economic, and Circulation Graphics

As stated above, the requested and R-7 PAD zoning have been created in a manner that will further the implementation of and not be contrary to the goals, policies and applicable elements of the comprehensive plan and proposes land uses, densities or intensities within the range of potential identified and alternative land uses within the comprehensive plan.

Consistency with the Economic Development and Circulation Graphics

The project land uses are shown as indicated on the Economic Development and Circulation graphics based on the following:

- The Economic Development Plan indicates no designation for Commercial or Activity Center land uses within or near the project location. The project does not propose any of these uses and is therefore in compliance with the graphic.
- The Multi Modal Circulation Plan: Roadways indicates no designation for Employment or Natural Infrastructure uses within or near the project location. The project does not propose any of the uses and is therefore in compliance with the graphic.
- The Multi Modal Circulation Plan: Rail, Transit, and Aviation indicates no designations for Employment, Airport, Rail, Transit or Natural Infrastructure uses within or near the project location. The project does not propose any of the uses and is therefore in compliance with the graphic.

Consistency with the Mixed Use Activity Center Concept

- The project land uses are not shown within a Mixed Use Activity Center.

Consistency with the Planning Guidelines Described in the Land Use Element

The project land uses are consistent with the applicable Planning Guidelines described in the Land Use element as follows:

General Planning Guidelines for Residential Categories

- Desert Gardens is a new development that is compatible with existing adjacent neighborhoods.

- Desert Gardens is designed to be a safe, well-maintained, and attractive place to live.
- Desert Gardens includes natural open space where appropriate as well as high quality improved open space.
- Desert Gardens utilizes compatibility of residential land use intensity.
- Desert Gardens utilizes open space and residential neighborhood enhancements with landscaping or other types of buffering.

Suburban and Urban Residential Planning Guidelines

- Desert Gardens utilizes compatibility and relationship to existing and proposed neighborhoods with open space buffers and landscaping.
- Desert Gardens will provide adequate water and other infrastructure to support the proposed densities as documented within this narrative, the Preliminary Water Report attached as Addendum E, and the Preliminary Wastewater Report attached as Addendum F.
- Development impact on the transportation system has been addressed within the Preliminary Traffic Impact Assessment attached as Addendum G.
- Accessibility to schools and availability of community facilities/services have been evaluated and addressed within the projects proposed vehicular, biking, and pedestrian circulation system.
- Integration of open space, parks, trails and recreational amenities to support the neighborhood have been addressed in the Open Space and Recreation Master Plan provided as Addendum B.
- Access to employment opportunities (to reduce vehicle miles traveled) was a consideration in the design of the proposed development. Although there are currently very few employment opportunities within a short distance of the project there is potential for future opportunities in the area.
- The neighborhood design for Desert Gardens utilize pedestrian orientation and connections with sidewalks intended to extend to existing or future pedestrian connections outside the neighborhood.

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio. The proposal includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

The proposal for the Desert Gardens development is not directly consistent with the Economic Sustainability vision component since it is not an economic, commercial or employment development. However, the building blocks of a viable economy must include both direct and indirect investments. The proposed residential growth resulting from the development of Desert Gardens could spur an increase in retail and service business activities. The proposed residential growth resulting from the development of Desert Gardens could also spur an increase in construction occupations which have traditionally been driven by a growing population and the demand for housing. Residential growth also contributes to the financial investment and construction, of vital infrastructure extension in support of proposed or future economic development.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal clusters development to protect open space but does not relate to the protection of agriculture or equestrian use. The proposal includes additional information about how the development addresses Rural Lifestyle.

- There are no viable agricultural facilities adjacent to the project that might be negatively impacted by the project and while there are some in the general area, they also would not incur any negative effects from this development.
- The Desert Gardens development addresses support and protection of any adjacent rural lifestyle uses by utilizing densities, transitional uses, open space buffers, and landscaping to minimize negative impact to those uses.

System of Connected Trails and Preservation of Open Space

The proposal is consistent with Pinal County Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter and includes additional information about how the development addresses the open space Vision and goals as is described in the following:

- A connected system of open space, a community park, and sidewalks is proposed that is designed to protect and conserve natural, physical and social resources.
- The new development proposes contiguous open space and amenities by addressing, in an innovative manner the site's topography, drainage, and other land sensitivities.
- The siting of specific proposed open space areas, parks, and open space corridors was based on the suitability of activities, surrounding land uses, ecological factors, topography, view sheds, and other resources.
- The development team planned for key contiguous open acre areas, corridors and/or linkages during the design stage.
- The open space and trail standards and criteria provide sufficient buffer zones relative to roadways, wash corridors, and development areas.
- The proposed development provides a safe separation between non-motorized trails and the motorized roadway network corridors.
- An accessible, comprehensive park system is proposed that provides a balance of passive and active recreational opportunities for residents. Specific park, open space and trail amenities and their timely implementation have been identified to provide the service level desired by future residents.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal addresses environmentally sensitive areas it may impact and includes additional information about how the development addresses the natural and cultural resource conservation.

- The proposal for the Desert Gardens development is consistent with this vision component. Efforts have been made to use the Environmental Stewardship Goals, Objectives and Policies within the Comprehensive Plan and then incorporate them into the Desert Gardens development proposal. During the development design process environmentally sensitive areas were researched and considered. Innovative land use planning was utilized to avoid, minimize or mitigate impacts to any environmentally sensitive elements of the site such as flooding potential and potential wildlife linkage zones.
- Extra consideration was given to areas that could be instrumental in ground water recharge or serve as flood control to protect developed areas. Flooding can result in property damage and be dangerous for people. Given those hazards, the general storm water flows on the site and entering or leaving the site have been assessed, engineered, contained, and directed per County standards to minimize hazards to people and property.
- Efforts have also been made to preserve or provide native vegetation in all open space areas, and to employ outdoor lighting regulations that permit the reasonable use of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night sky.

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development.

- Desert Gardens will provide adequate water and other infrastructure to support the proposed densities as documented within this narrative, the Preliminary Water Report attached as Addendum E, and the Preliminary Wastewater Report attached as Addendum F.
- The owners, developers, and builders of Desert Gardens are committed to paying their associated fair share of costs used to fund and finance public services necessary to serve the development, including bonding, development fees, facility construction, dedications, and privatization as is mandated by the State of Arizona's legislation.

16. Conclusion

Desert Gardens is a community that provides compatibility with existing planned and proposed development in the area. The development is poised to meet current and future needs of the surrounding area and will bring needed services and infrastructure to the neighborhood.

Given the unique strengths and challenges of the Property and surrounding areas, the development team believes that the proposed subdivision featuring a variety of three single family lot sizes with ample open space areas and amenities will be best suited for the planning of the community to meet current demand for single family housing in the Pinal County area.

17. Tables

Land Use Table

Gross Area	226.50 ac
Net Area *	226.50 ac
Assessors Parcel #	51067004A, 51067004B, 51072005D, 51072008D, 51072008E, 51072008F
Zoning	R-7/PAD
Number of Lots	± 692 du/ac <i>(up to 792 lots permitted)</i>
Density **	± 3.06 du/ac <i>(up to 3.50 du/ac permitted)</i>
Open Space Required	40.77 acres / 18%

* Net Area = Gross Area Minus Commercial/Office/Industrial

** Density = Number of Lots / Net Area

Zoning District	Phase	Lot Size	Yield	Mix %	Area (ac)	Density (du/ac)	
R-7 PAD	Phase 1	45' x 120'	± 242	± 35%	± 74.20	± 3.26	
		1 Acre	± 4	± 1%	± 7.48	± 0.53	
		Phase 1 Total	± 246	± 36%	± 81.68	± 3.01	
	Phase 2	45' x 120'	± 213	± 31%	± 59.79	± 3.56	
		Phase 2 Total	± 213	± 31%	± 59.79	± 3.56	
	Phase 3	45' x 120'	± 209	± 30%	± 55.03	± 3.80	
		18,000 sf	± 16	± 2%	± 17.07	± 0.94	
		1 Acre	± 8	± 1%	± 12.93	± 0.62	
		Phase 3 Total	± 233	± 34%	± 85.03	± 2.74	
	Overall Total***			± 692	100%	226.50	± 3.06

***An overall density of 3.50 du/ac is permitted for a maximum lot count of up to 792 lots. Final lot counts, density, and individual parcel data are subject to change and will be determined during the Tentative Plat and Final Plat processes.

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.

Amended Use Table

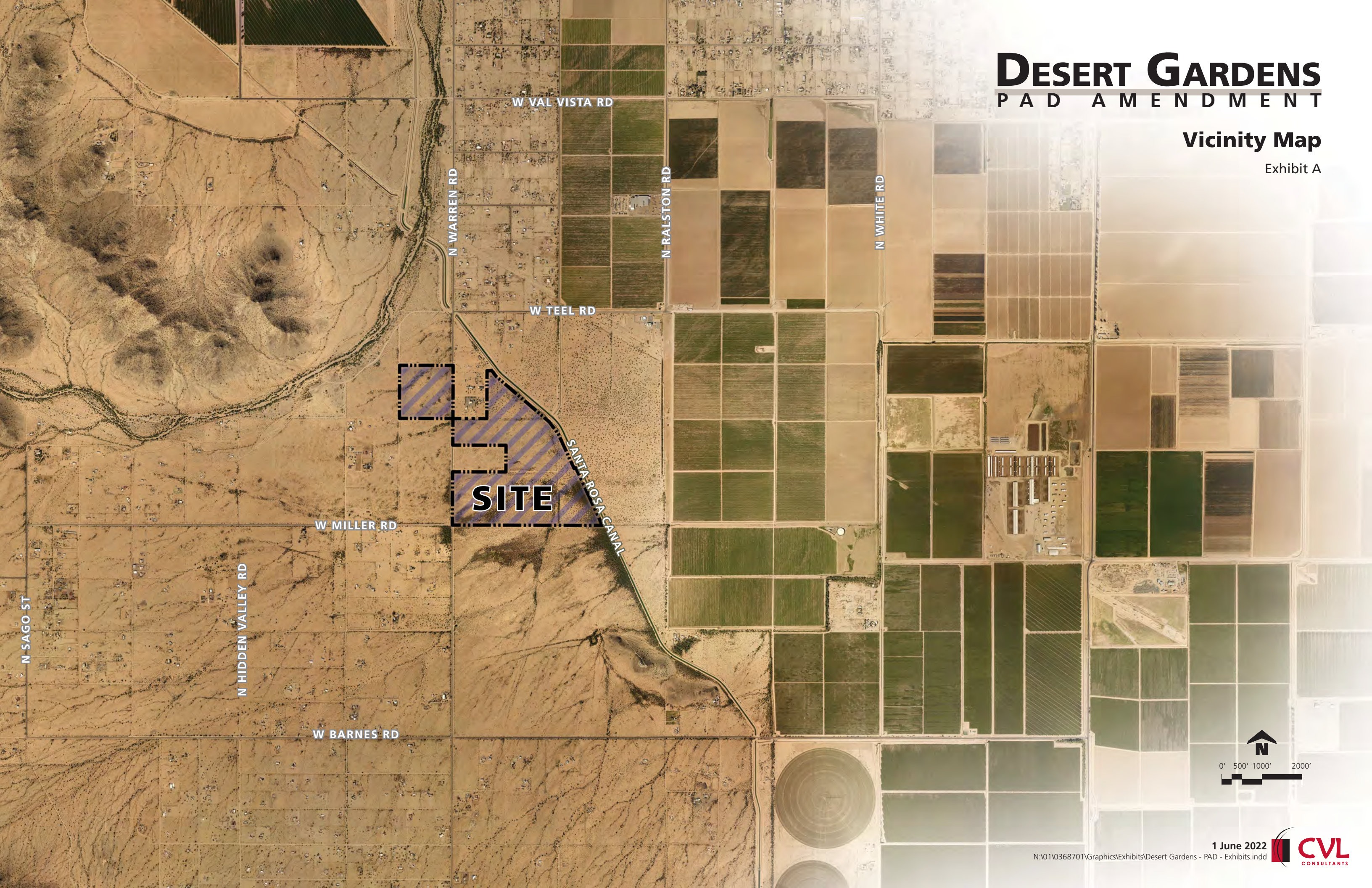
Permitted	
R-7 PAD	• One dwelling, conventional construction.
	• Park.
	• Public Schools.
	• Government structures, fire district stations, sheriff’s facilities and their accessory uses.
	• Group home, subject to the requirements set forth in PCDSC 2.150.200.
	• Guest house/casita, subject to the requirements set forth in PCDSC 2.150.240.
	• Home occupation, subject to the requirements set forth in PCDSC 2.150.260.
	• Child care (no more than five children for whom compensation is received).
	• Church, subject to the requirements set forth in PCDSC 2.150.220.
	• Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC.
	• Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC.
	• Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function. [Ord. 011812-ZO-PZ-C-007-10 § 36].
Not Permitted	
• There are no proposed uses in the Planned Area Development that are not permitted.	

DESERT GARDENS

PAD AMENDMENT

Vicinity Map

Exhibit A



SITE



1 June 2022

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DESERT GARDENS

PAD AMENDMENT

Aerial Map

Exhibit B



SITE

SITE

N WARREN RD

W MILLER RD

SANTA ROSA CANAL



1 June 2022



DESERT GARDENS

PAD AMENDMENT

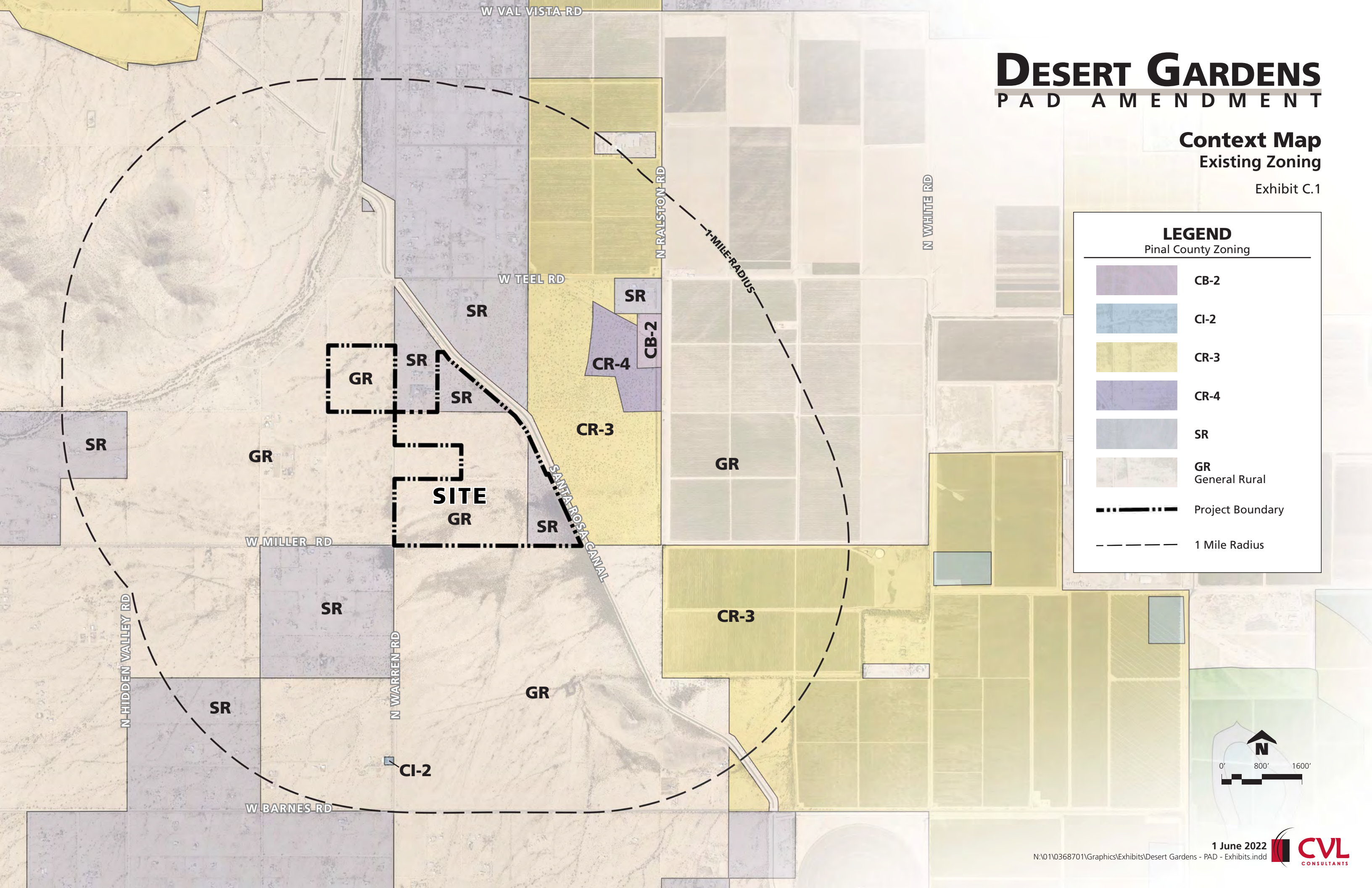
Context Map

Existing Zoning

Exhibit C.1

LEGEND
Pinal County Zoning

	CB-2
	CI-2
	CR-3
	CR-4
	SR
	GR General Rural
	Project Boundary
	1 Mile Radius













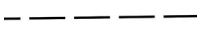
DESERT GARDENS

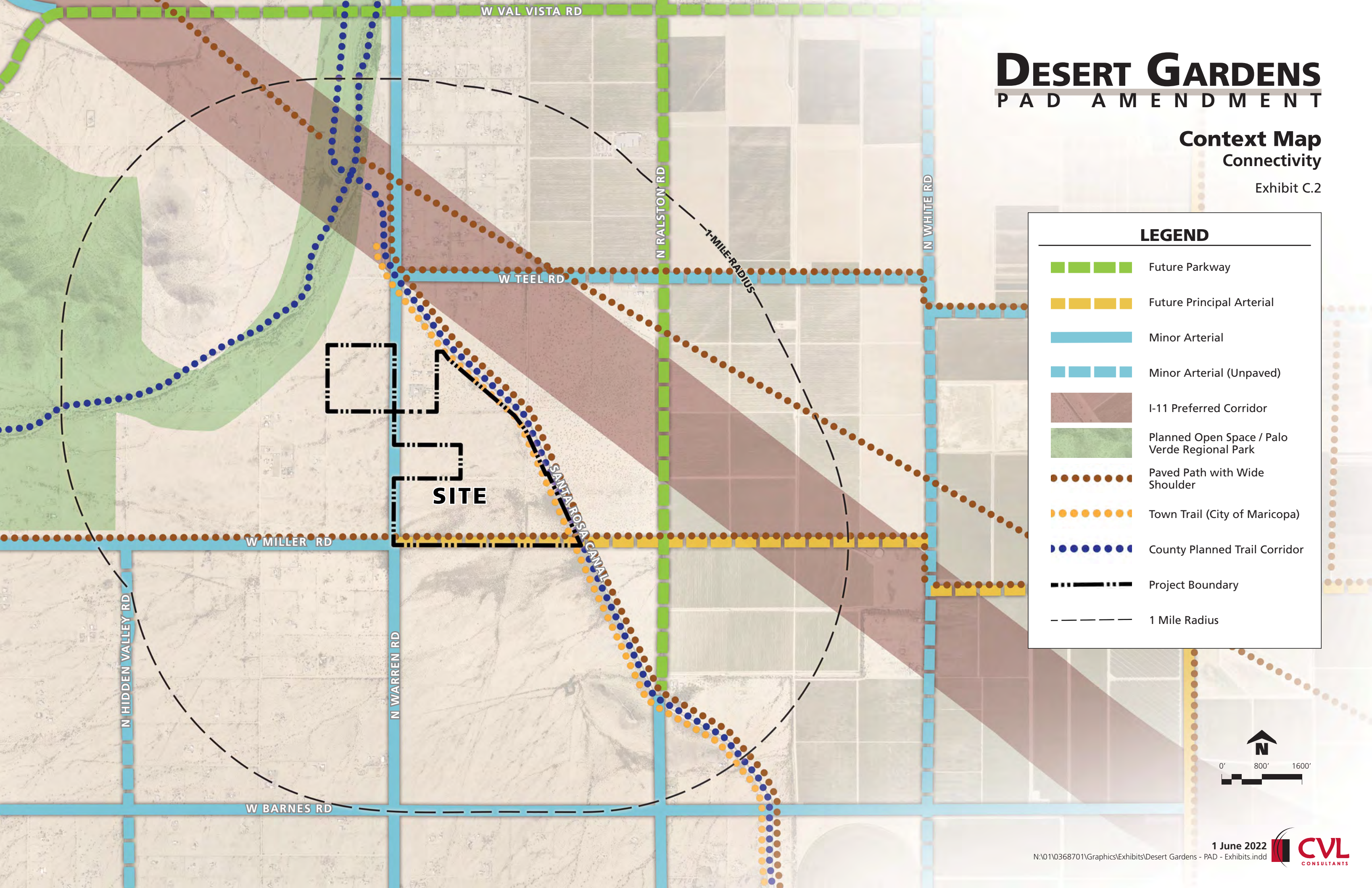
PAD AMENDMENT

Context Map Connectivity

Exhibit C.2

LEGEND

-  Future Parkway
-  Future Principal Arterial
-  Minor Arterial
-  Minor Arterial (Unpaved)
-  I-11 Preferred Corridor
-  Planned Open Space / Palo Verde Regional Park
-  Paved Path with Wide Shoulder
-  Town Trail (City of Maricopa)
-  County Planned Trail Corridor
-  Project Boundary
-  1 Mile Radius







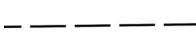
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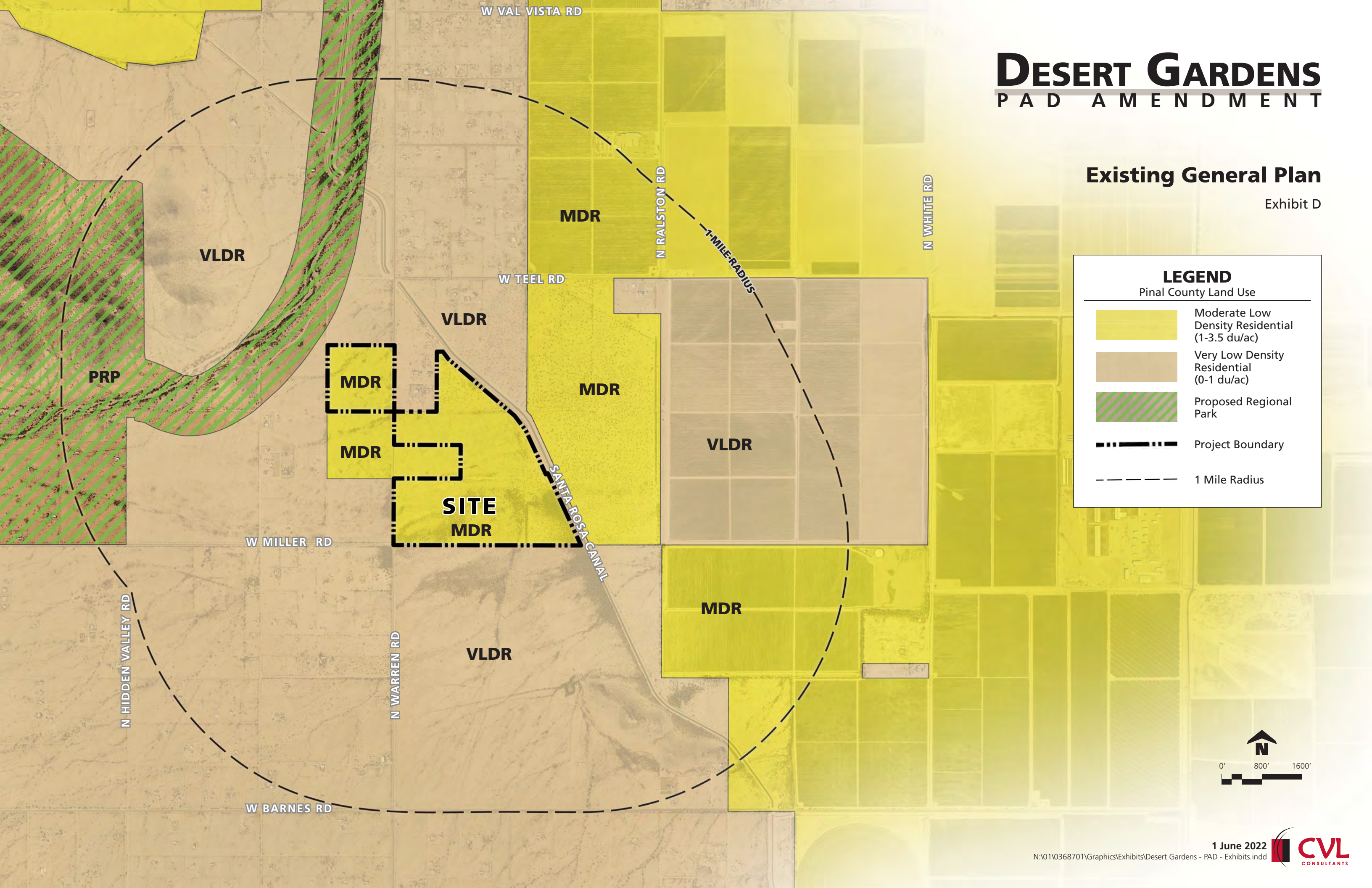
PAD AMENDMENT

Existing General Plan

Exhibit D

LEGEND
Pinal County Land Use

	Moderate Low Density Residential (1-3.5 du/ac)
	Very Low Density Residential (0-1 du/ac)
	Proposed Regional Park
	Project Boundary
	1 Mile Radius



DESERT GARDENS

PAD AMENDMENT

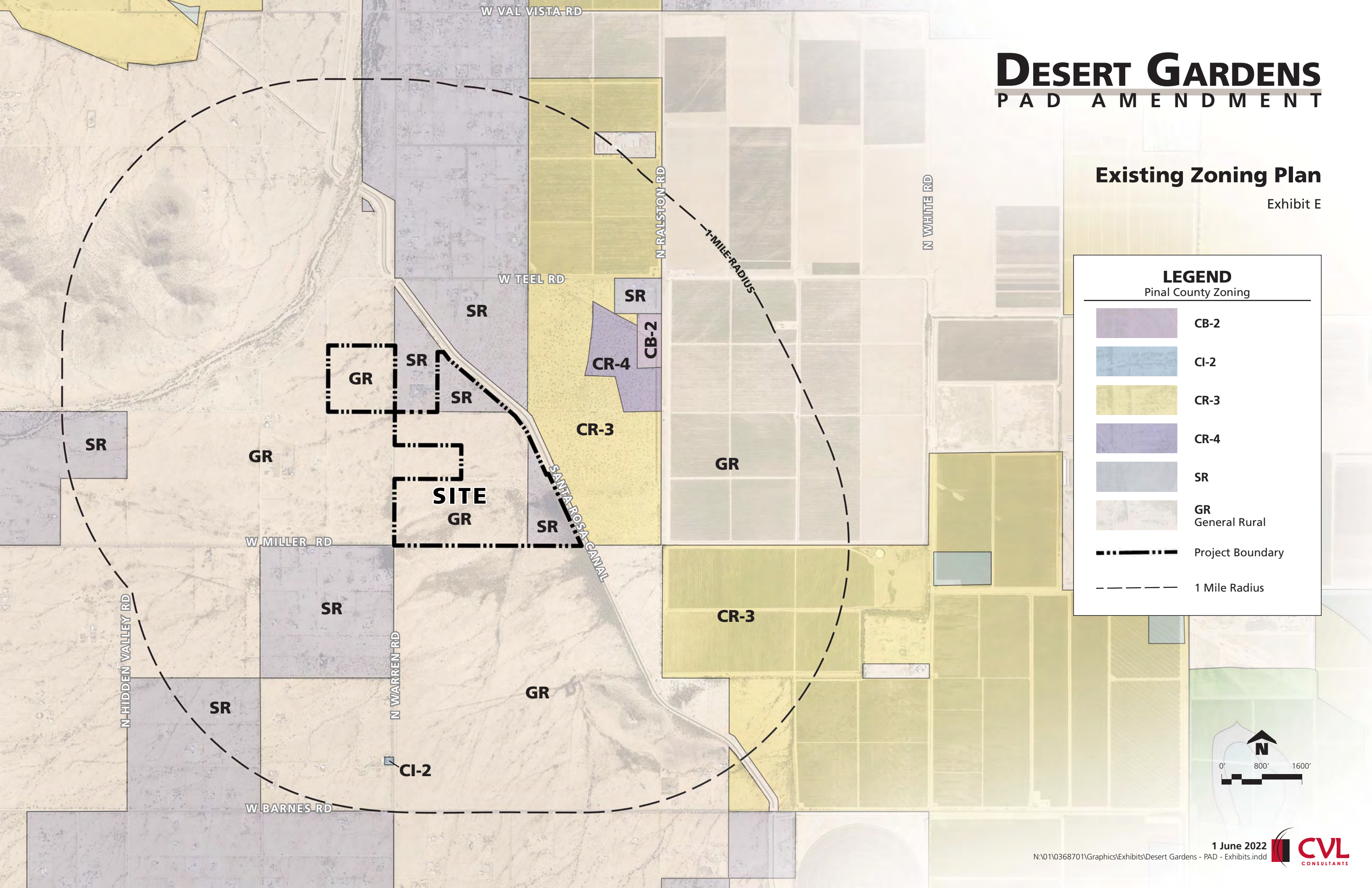
Existing Zoning Plan

Exhibit E

LEGEND

Pinal County Zoning

	CB-2
	CI-2
	CR-3
	CR-4
	SR
	GR General Rural
	Project Boundary
	1 Mile Radius



1 June 2022

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DESERT GARDENS

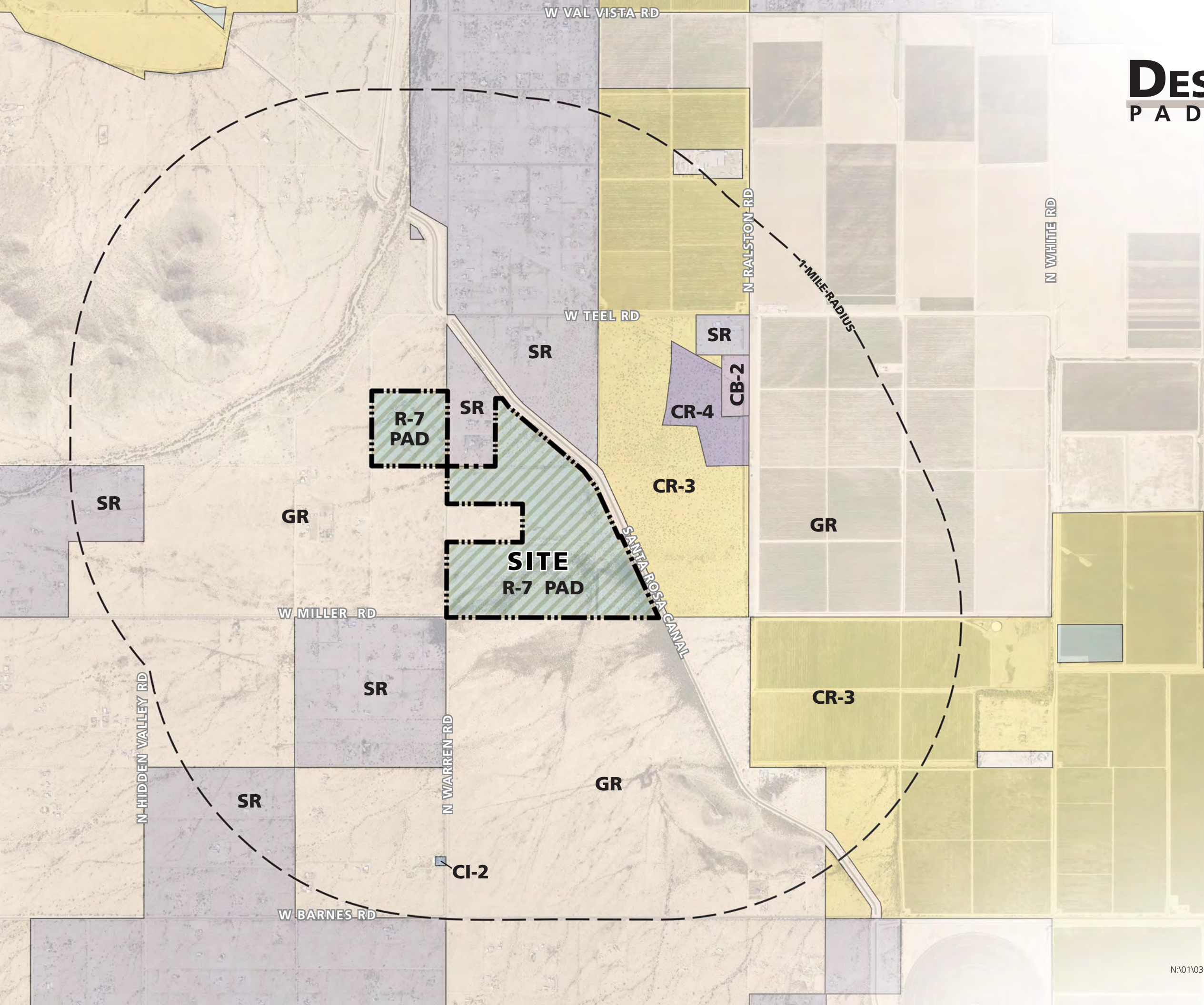
PAD AMENDMENT

Proposed Zoning Plan

Exhibit F

LEGEND
Pinal County Zoning

	R-7 PAD
	CB-2
	CI-2
	CR-3
	CR-4
	SR
	GR General Rural
	Project Boundary
	1 Mile Radius

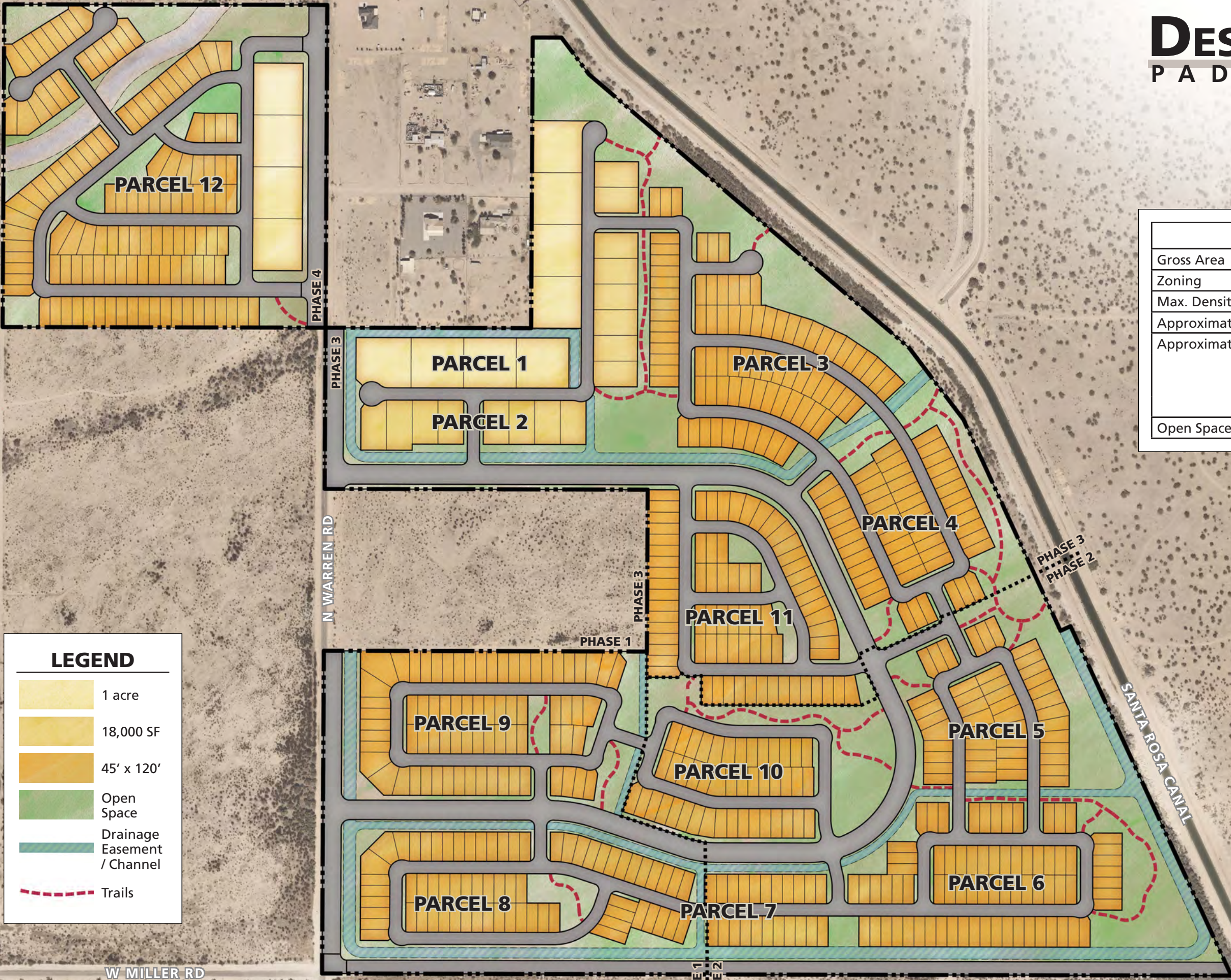


DESERT GARDENS

PAD AMENDMENT

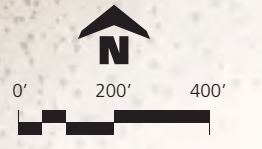
Proposed Site Plan

Exhibit G



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	
Approximate Number of Lots	1 ACRE	± 12 lots
	18,000 SF	± 16 lots
	45' X 120'	± 664 lots
	Total	± 692 lots
Open Space Required	40.77 acres	18%

LEGEND	
	1 acre
	18,000 SF
	45' x 120'
	Open Space
	Drainage Easement / Channel
	Trails

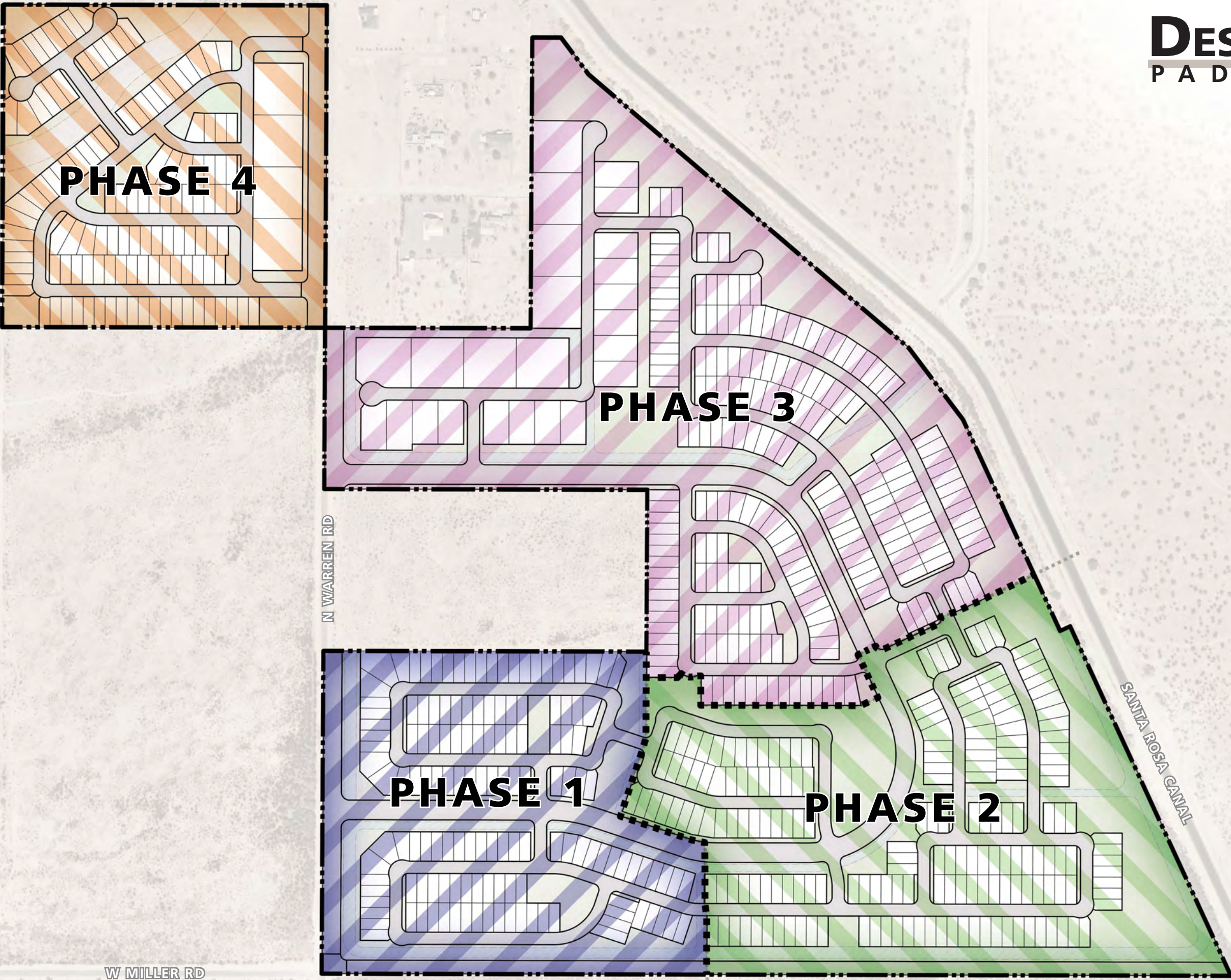


DESERT GARDENS

PAD AMENDMENT

Phasing Plan

Exhibit H



N WARREN RD

SANTA ROSA CANAL

W MILLER RD



1 June 2022



DESERT GARDENS

PAD AMENDMENT

Open Space and Amenities Plan

Exhibit I



LEGEND

- | | |
|----------------------------------|---|
| A Primary Entry Monument | <ul style="list-style-type: none"> • Sign Wall With Integrated Raised Planters • Colorful Accent Planting |
| B Secondary Entry Signage | <ul style="list-style-type: none"> • Raised Planters • Colorful Accent Planting |
| C Community Park | <ul style="list-style-type: none"> • Picnic Pavilion • Shade Ramada (2) • Picnic Tables & BBQ • Trash Receptacle • Tree Shaded Benches • 1/2 Basketball Court • 2-5 Play Area • 5-12 Play Area • Sand Volleyball • Open Turf Play Areas |
| D Pocket Park | <ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • 5-12 Play Area • Open Turf Play Areas |
| E Pocket Park | <ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • Walking Paths • Desert Maze • Open Turf Play Areas |
| F Pocket Park | <ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • 5-12 Music Themed Play Area • Open Turf Play Areas • Trail Marker To Future County Trail |
| G Pocket Park | <ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • Water Garden Themed 5-12 Play Area • Open Turf Play Areas |
| H Pocket Park | <ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • Butterfly And Hummingbird Garden • Open Turf Play Areas • Trail Marker To Future County Trail |
| I Pocket Park | <ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • Desert Wildlife Themed 5-12 Play Area • Open Turf Play Areas |
| Trail System | <ul style="list-style-type: none"> • (Red dashed line symbol) |



W MILLER RD

N WARREN RD

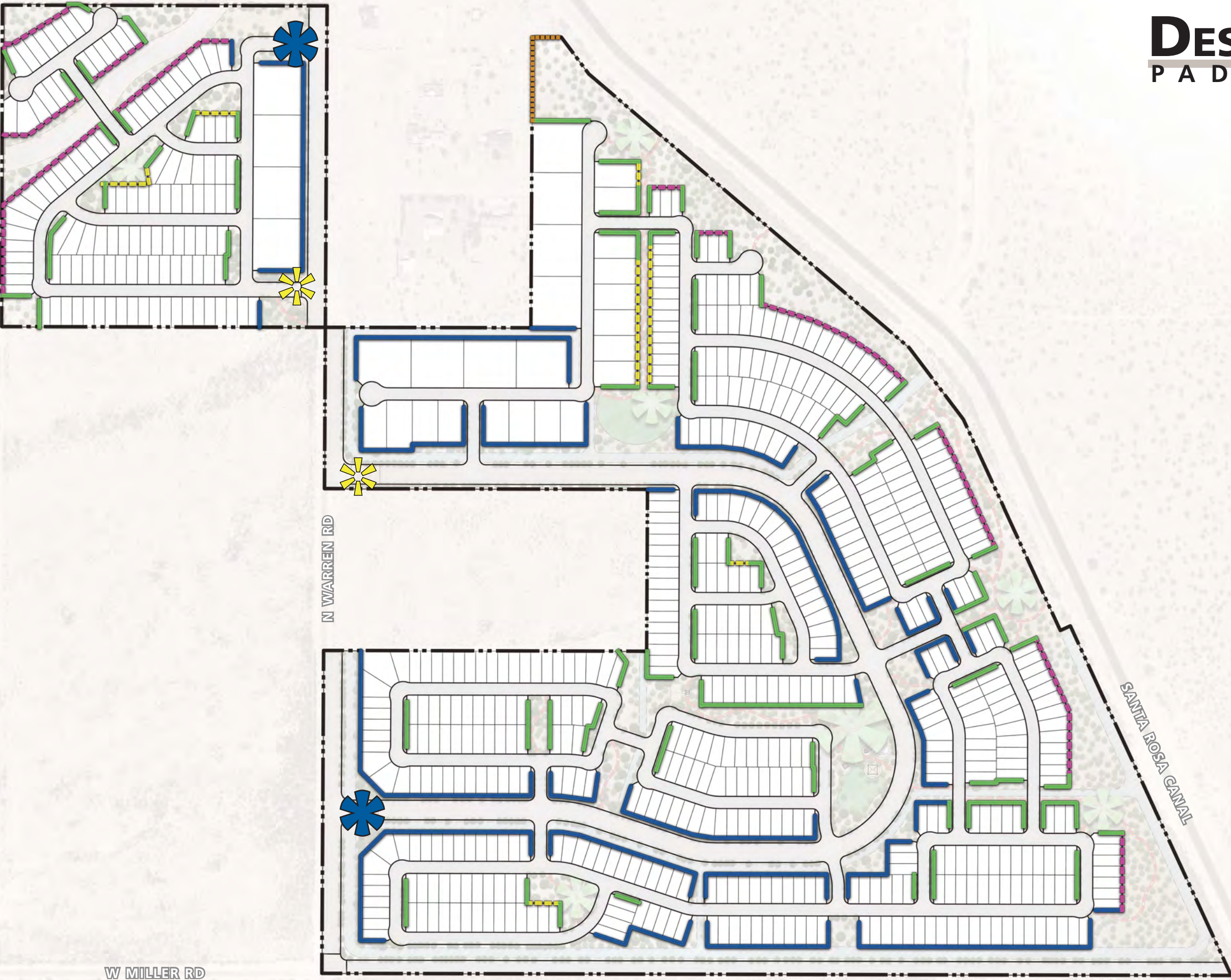
SANTA ROSA CANAL

DESERT GARDENS

PAD AMENDMENT

Wall & Sign Plan

Exhibit J



LEGEND



Primary Entry Monument



Secondary Entry Monument



Theme Wall



Secondary Wall



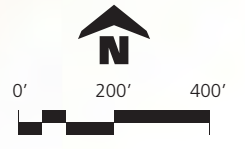
2' View Fence over 4' CMU Wall



4' View Fence over 2' CMU Wall



Full View Fence



W MILLER RD

N WARREN RD

SANTA ROSA CANAL

1 June 2022



DESERT GARDENS

PAD AMENDMENT

Secondary Entry and Wall Elevations

Exhibit K



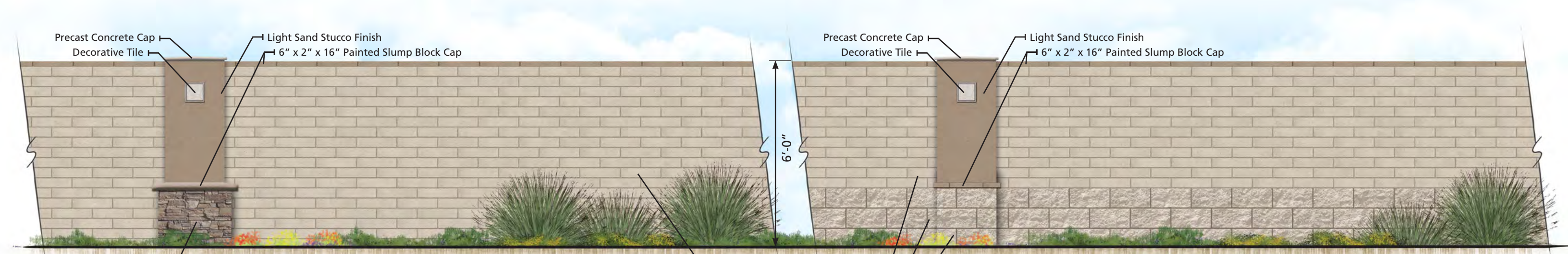
Raised Planters with Stone Veneer
 Low Stone Veneer Wall with Solid Concrete Cap



2' VIEW FENCE OVER 4' BLOCK WALL

4' VIEW FENCE OVER 2' BLOCK WALL

FULL VIEW FENCE



THEME WALL

16" x 4" x 16" Painted Slump Block
 6" x 8" x 16" Painted Split Face Block
 8" x 8" x 16" Painted Split Face Block

SECONDARY WALL

1 June 2022

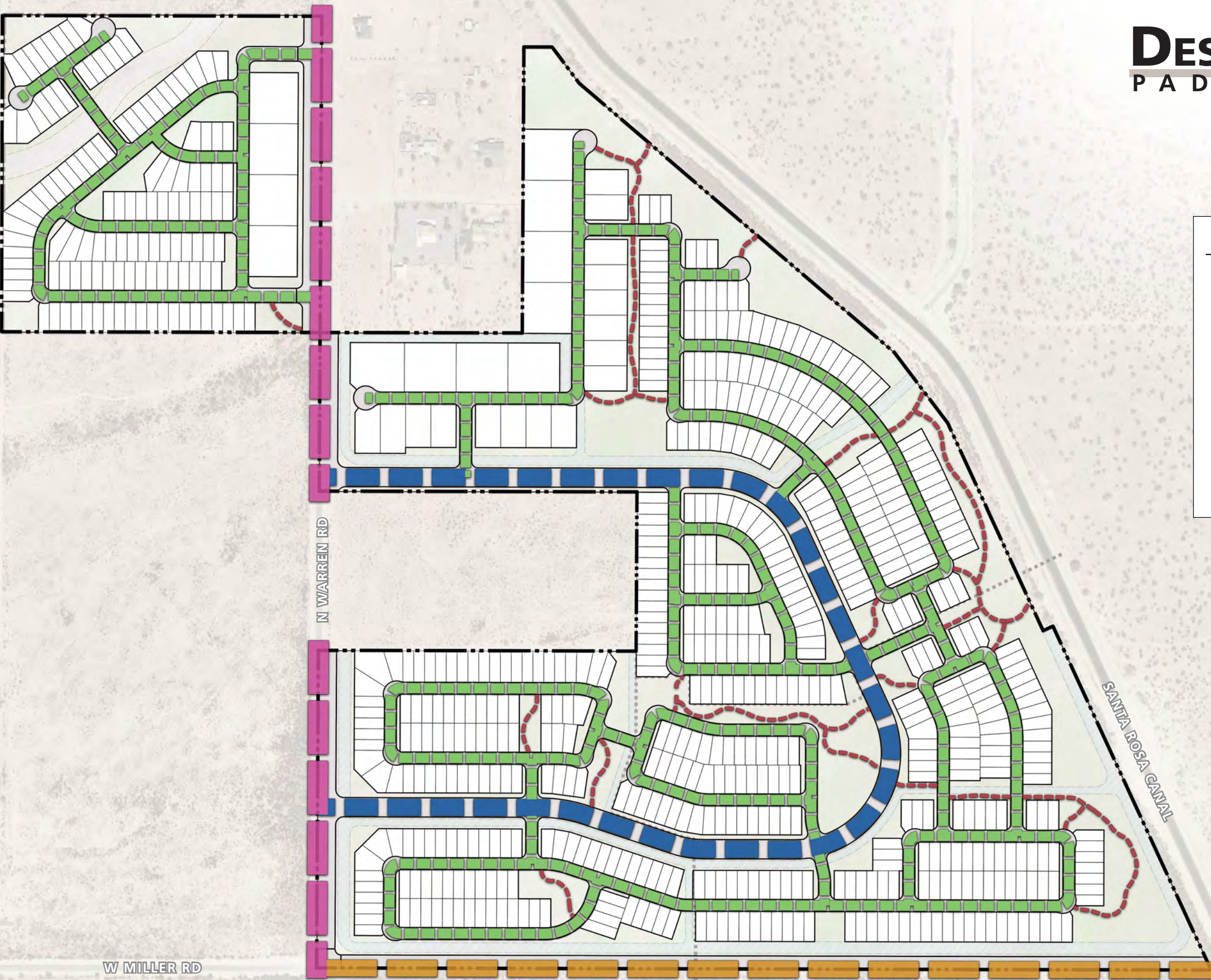


DESERT GARDENS

PAD AMENDMENT

Circulation Plan

Exhibit L



LEGEND

		Major Arterial <ul style="list-style-type: none">• 6.5' Bike Lane• 8' Detached Sidewalk
		Minor Arterial <ul style="list-style-type: none">• 6.5' Bike Lane• 8' Detached Sidewalk
		Major Collector <ul style="list-style-type: none">• 6.5' Bike Lane• 6' Detached Sidewalk
		Local street <ul style="list-style-type: none">• 5' Attached Sidewalk
		Interior Trails <ul style="list-style-type: none">• 6' Paved

W MILLER RD

N WARREN RD

SANTA ROSA CANAL



1 June 2022



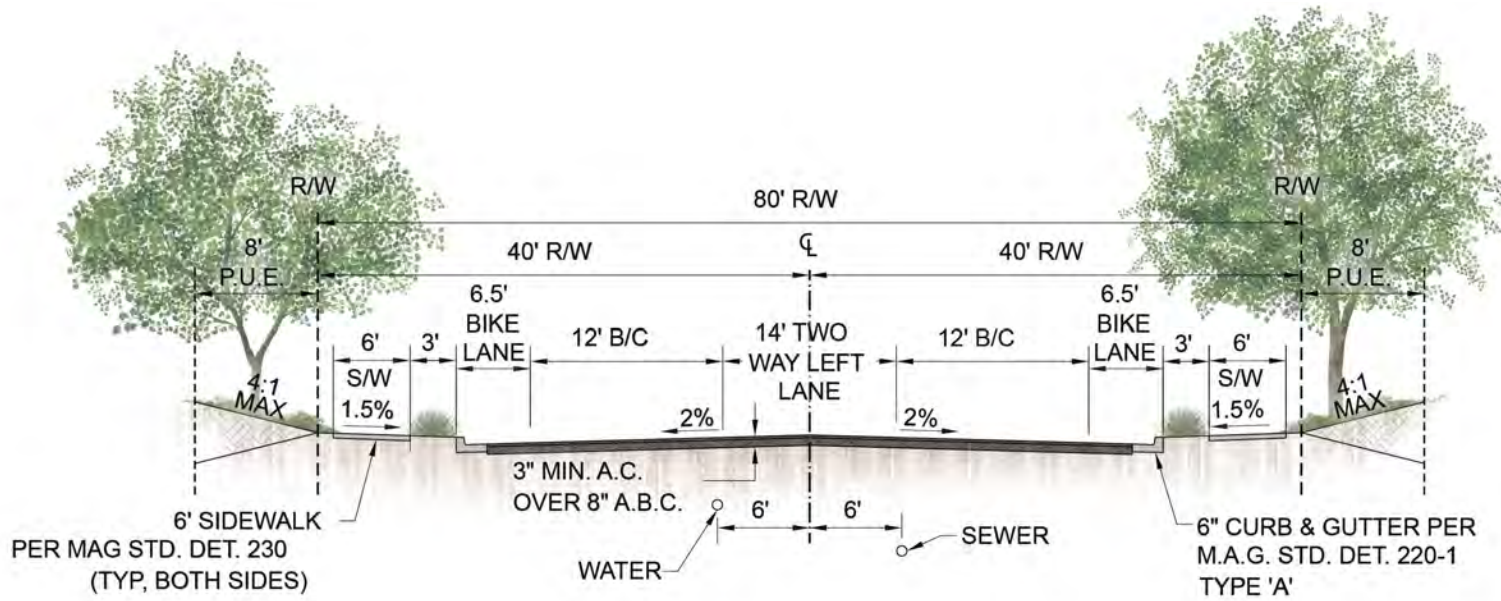
N:\010368701\Graphics\Exhibits\Desert Gardens - PAD - Exhibits.indd

DESERT GARDENS

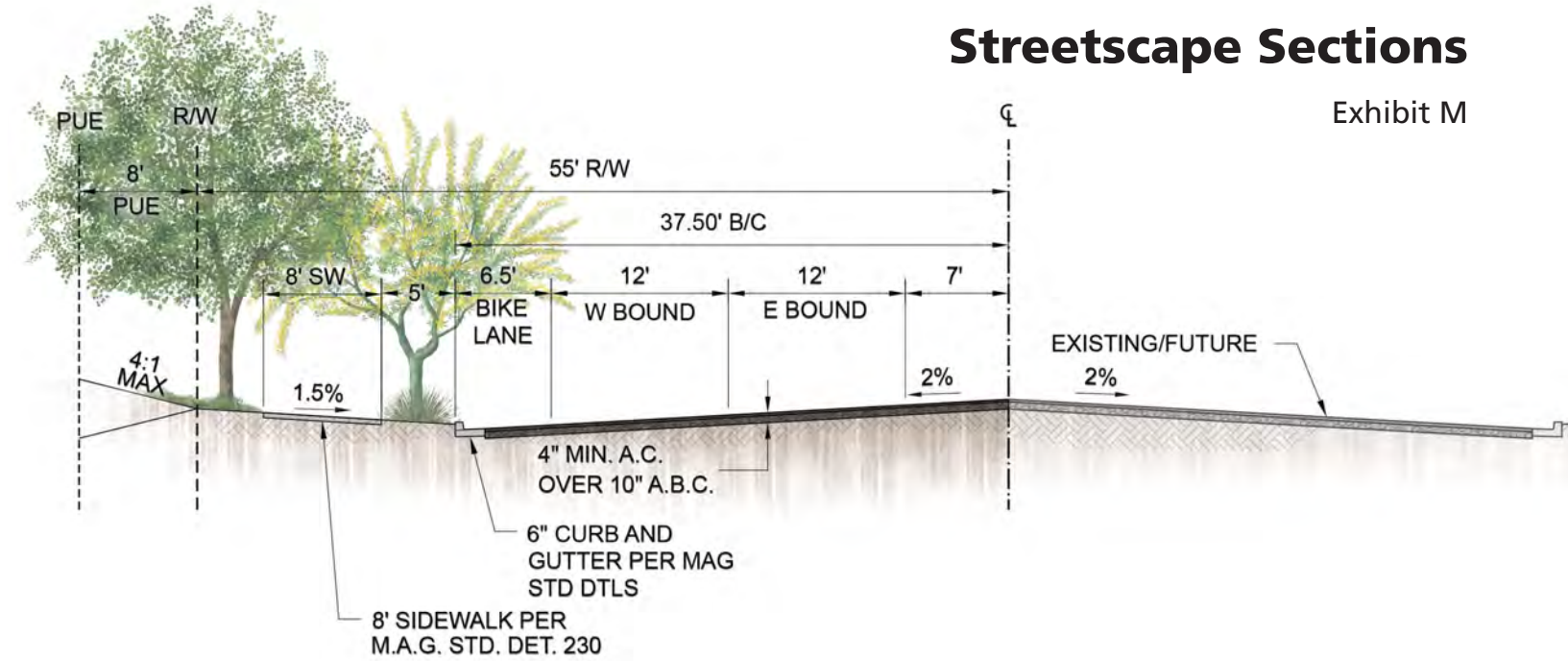
PAD AMENDMENT

Streetscape Sections

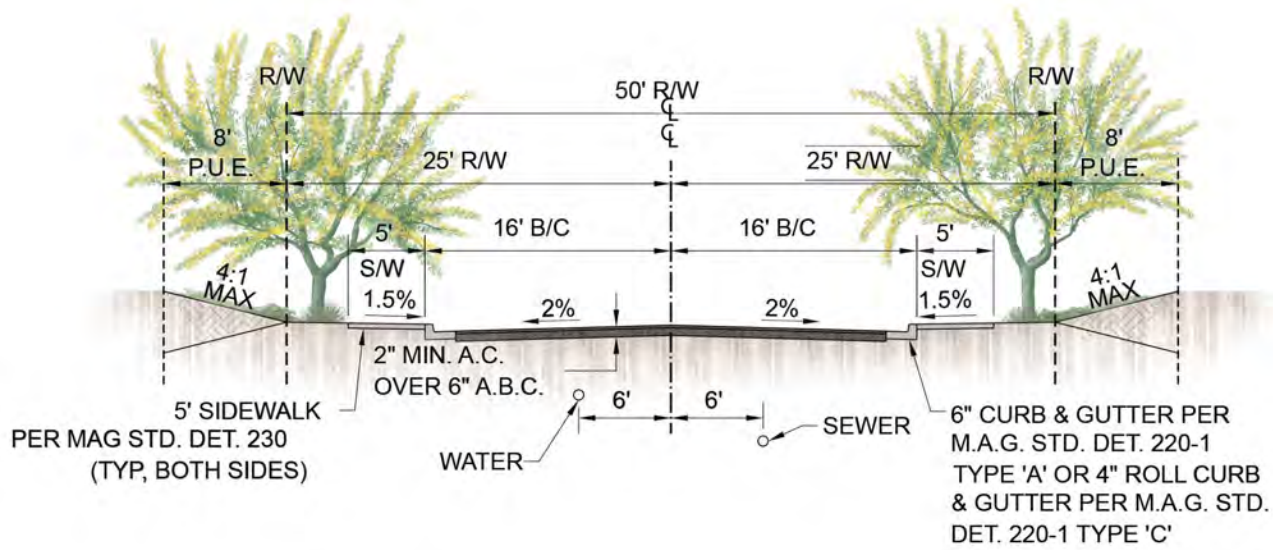
Exhibit M



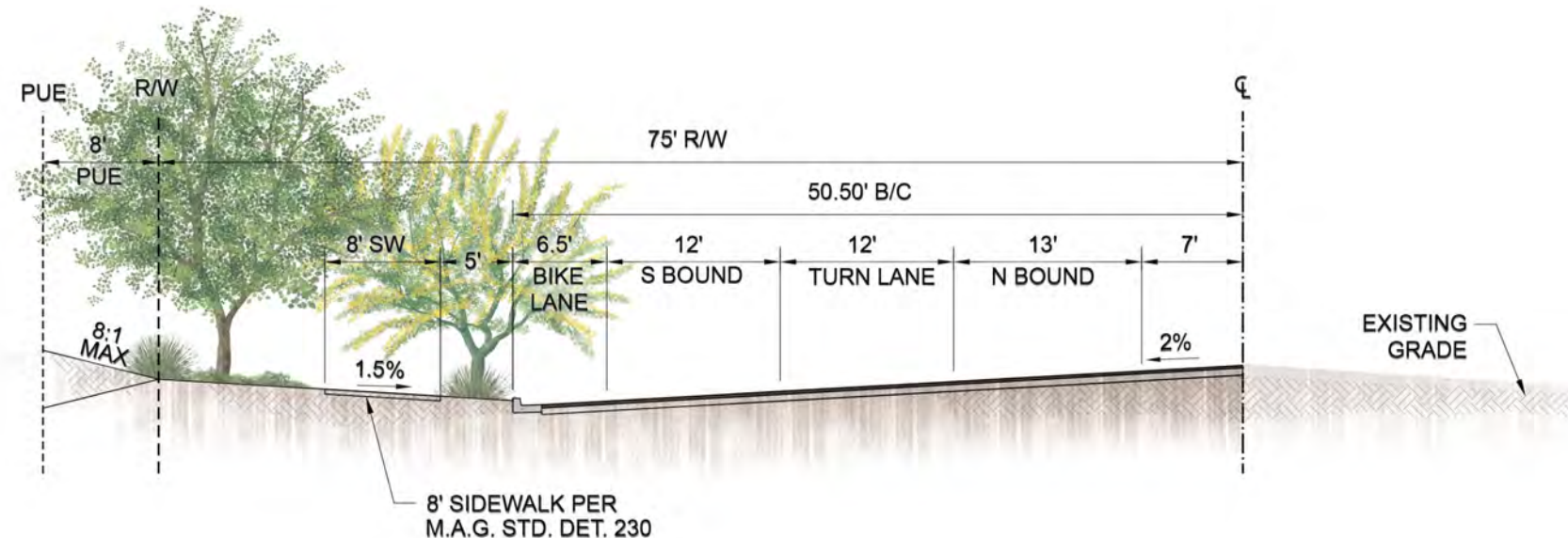
MAJOR COLLECTOR STREET SECTION
NOT TO SCALE



1/2 STREET MINOR ARTERIAL
NOT TO SCALE



LOCAL RESIDENTIAL STREET SECTION
NOT TO SCALE



WARREN ROAD - MAJOR ARTERIAL - TYPICAL 1/2 STREET
NOT TO SCALE

Primary Entry Elevation

Exhibit N



Concrete Sign Wall with Sandblasted Lettering

Curved Stone Veneer Wall with Solid Concrete Cap

Low Stone Veneer Wall with Solid Concrete Cap

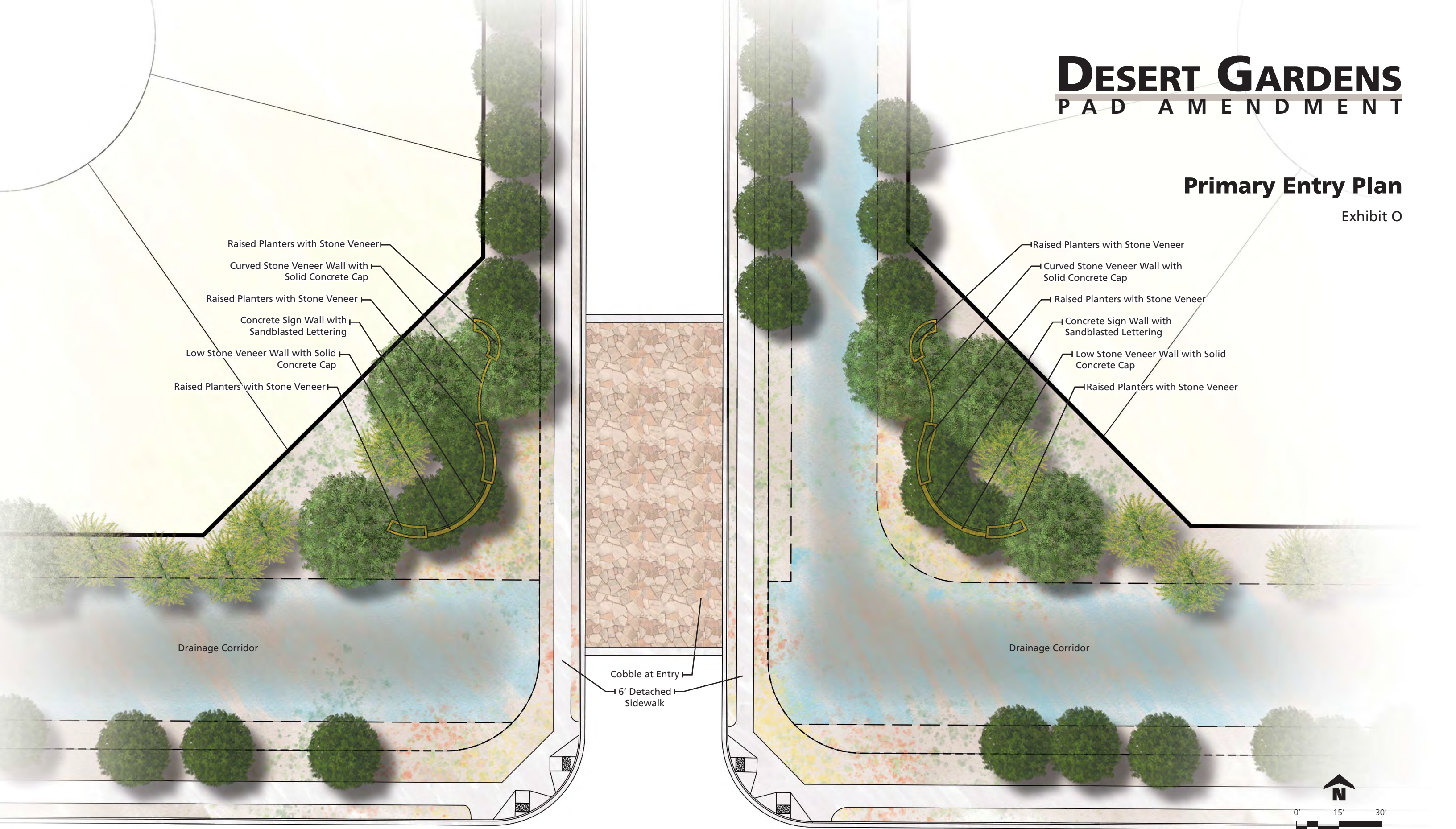
Raised Planters with Stone Veneer

DESERT GARDENS

PAD AMENDMENT

Primary Entry Plan

Exhibit O



- Raised Planters with Stone Veneer
- Curved Stone Veneer Wall with Solid Concrete Cap
- Raised Planters with Stone Veneer
- Concrete Sign Wall with Sandblasted Lettering
- Low Stone Veneer Wall with Solid Concrete Cap
- Raised Planters with Stone Veneer

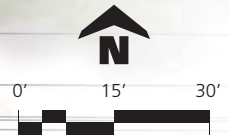
- Raised Planters with Stone Veneer
- Curved Stone Veneer Wall with Solid Concrete Cap
- Raised Planters with Stone Veneer
- Concrete Sign Wall with Sandblasted Lettering
- Low Stone Veneer Wall with Solid Concrete Cap
- Raised Planters with Stone Veneer

Drainage Corridor

Drainage Corridor

Cobble at Entry
6' Detached Sidewalk

WARREN ROAD



DESERT GARDENS

PAD AMENDMENT

Central Community Park Conceptual Landscape Plan

Exhibit P



- Sand Volleyball Court
- Shade Ramada with Picnic Tables
- Seat Walls
- Concrete Path

- Turf Open Play
- Shade Ramada with Picnic Tables
- 1/2 Basketball Court
- Concrete Path

- Seat Walls
- Picnic Pavilion
- 2-5 Play Area
- Turf Open Play

5-12 Play Area



LEGAL DESCRIPTION FOR
DESERT GARDENS
ZONING LEGAL

That part of the Northwest Quarter and the South Half of Section 35, Township 5 South, Range 2 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the 1/2" Rebar marking the Southwest Corner of said Section 35 from which Aluminum Cap marking the West Quarter Corner of said Section 35 bears North 00°18'35" East, a distance of 2,637.62 feet;

Thence North 00°18'35" East, along the West line of the Southwest Quarter of said Section 35, a distance of 1,318.81 feet;

Thence South 89°51'49" East, departing said West line, a distance of 1,320.01 feet;

Thence North 00°18'35" East, a distance of 660.00 feet;

Thence North 89°51'49" West, a distance of 1,320.01 feet to a point on said West line;

Thence North 00°18'35" East, along said West line, a distance of 658.81 feet to the West Quarter Corner of said Section 35;

Thence South 89°52'02" East, a distance of 840.00 feet;
Thence North 00°18'36" East, a distance of 1,187.69 feet;
Thence South 89°51'58" East, a distance of 117.52 feet;
Thence South 36°47'39" East, a distance of 188.03 feet;
Thence South 49°29'48" East, a distance of 1,721.04 feet;
Thence South 37°06'10" East, a distance of 367.02 feet;
Thence South 24°42'31" East, a distance of 948.37 feet;
Thence North 65°17'29" East, a distance of 45.00 feet;

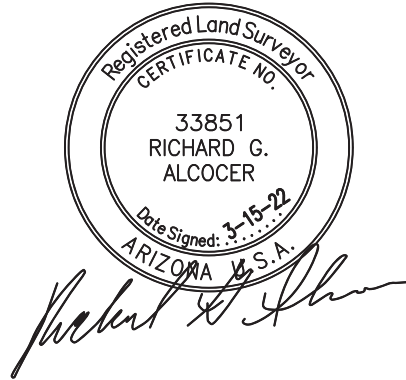
Thence South 24°42'31" East, a distance of 1,571.85 feet to a point on the South line of the Southeast Quarter of said Section 35;

Thence North 89°52'45" West, along said South line, a distance of 1,076.42 feet to the South Quarter Corner of said Section 35;



Thence North 89°51'35" West, along the South line of the Southwest Quarter of said Section 35,
a distance of 2,638.78 feet to the Point of Beginning.

Containing 8,125,774 Square Feet or 186.542 Acres, more or less.



DESERT GARDENS
ZONING LEGAL
CLOSURE REPORT

BOUNDARY

N00°18'34.6834" E 1,318.81

S89°51'48.7660" E 1,320.01

N00°18'34.6834" E 660.00

N89°51'48.7660" W 1,320.01

N00°18'34.6834" E 658.81

S89°52'02.4168" E 840.00

N00°18'35.9751" E 1,187.69

S89°51'57.9288" E 117.52

S36°47'39.4555" E 188.03

S49°29'48.4555" E 1,721.04

S37°06'10.4555" E 367.02

S24°42'31.4555" E 948.37

N65°17'28.5445" E 45.00

S24°42'31.4555" E 1,571.85

N89°52'44.6461" W 1,076.42

N89°51'35.1209" W 2,638.78

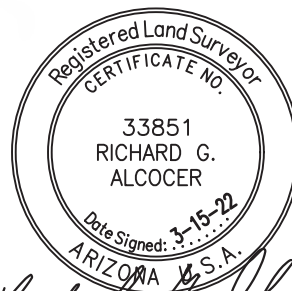
Area = 8,125,774 186.542 AC

Closing course: 10°40'00.0945" 0.002283

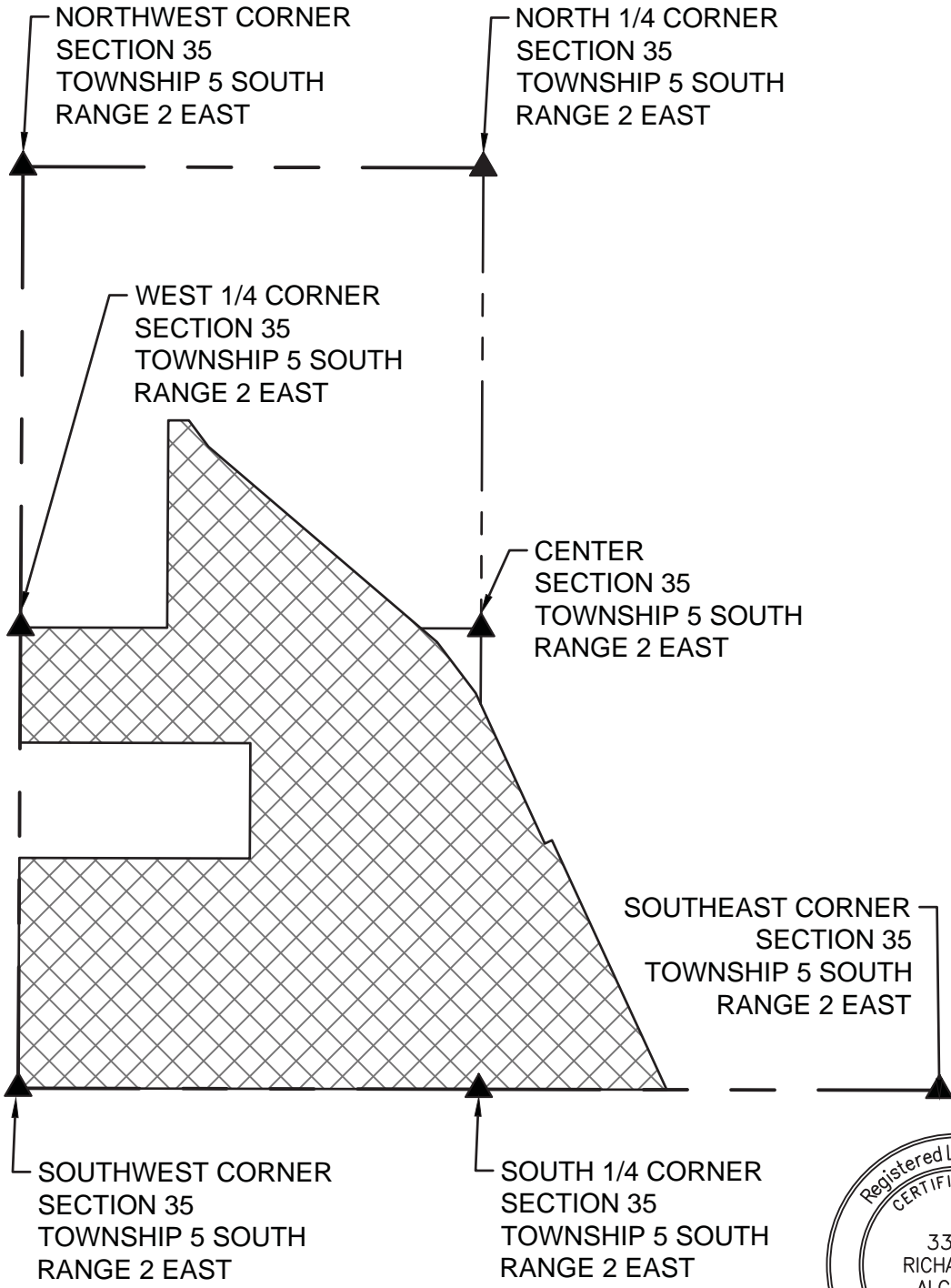
Misclosure: 1/1,000,000+

North Error: 0.002244

East Error: 0.000423



Richard G. Alcocer



SCALE 1" = 1000'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

DESERT GARDENS
ZONING PARCEL

1 OF 1

May 13, 2022

LEGAL DESCRIPTION FOR
DESERT GARDENS
WEST ZONING PARCEL

Tract 4, Section 34 Ranches, as recorded in Book 1 of Surveys, Page 041, Records of Pinal County, Arizona, being situated in the Northeast Quarter of Section 34, Township 5 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the illegible Aluminum Cap marking the East Quarter Corner of said Section 34, from which the Aluminum Cap stamped LS#41026 marking the Center of said Section 34 bears North 89°52'34" West, a distance of 2,639.56 feet;

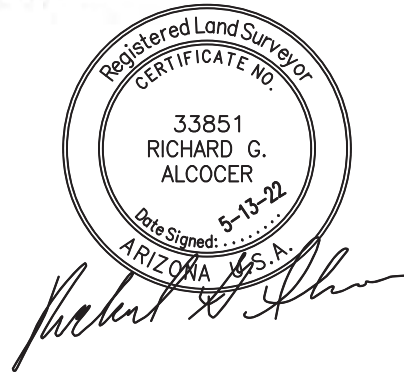
Thence North 89°52'34" West, along the South line of the Northeast Quarter of said Section 34, a distance of 1,319.78 feet (North 89°58'24" West, 1,319.88 feet record);

Thence North 00°18'18" East, departing said South line, a distance of 1,318.73 feet (North 00°12'11" East, 1,318.79 feet record);

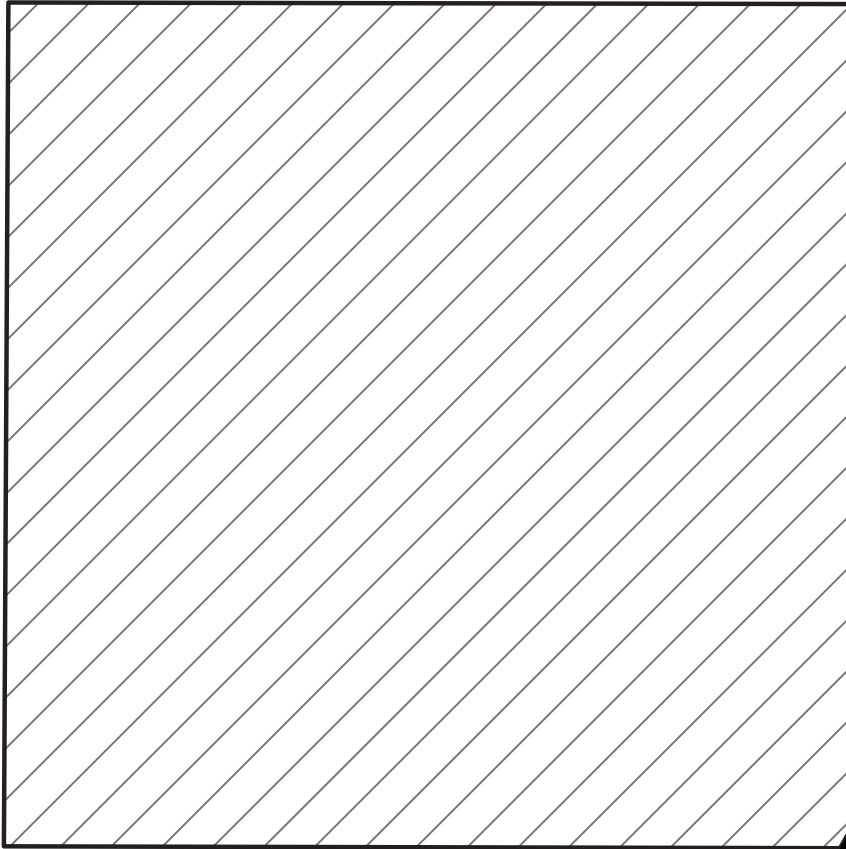
Thence South 89°52'53" East, a distance of 1,319.90 feet (South 89°52'34" East, 1,320.11 feet record) to the East line of the Northeast Quarter of said Section 34;

Thence South 00°18'36" West, along said East line, a distance of 1,318.86 feet (South 00°12'31" East, 1,319.08 feet record) to the Point of Beginning.

Containing 1,740,587 Square Feet or 39.958 Acres, more or less.



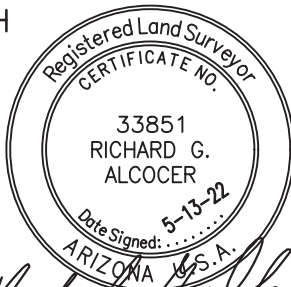
NORTHEAST CORNER, SECTION 34
TOWNSHIP 5 SOUTH, RANGE 2 EAST



WARREN ROAD

CENTER, SECTION 34
TOWNSHIP 5 SOUTH
RANGE 2 EAST

POINT OF BEGINNING
EAST 1/4 CORNER
SECTION 34
TOWNSHIP 5 SOUTH
RANGE 2 EAST



Richard G. Alcocer

SCALE 1" = 300'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

DESERT GARDENS

WEST ZONING PARCEL



1 OF 1

DESERT GARDENS
WEST ZONING PARCEL

The date and time is
5/13/2022 9:54 AM

* FILEPATH / NAME:
N:\01\0368701\CADD\Exhibits\VX.ZONIN
G.WEST.dwg

BOUNDARY

N89°52'33.6438" W 1,319.78

N00°18'17.6629" E 1,318.73

S89°52'53.0614" E 1,319.90

S00°18'35.9751" W 1,318.86
to

Area = 1,740,587 39.958 AC

Closing course: 330°57'29.4189" 0.009217

Misclosure: 1/572,555

North Error: 0.008058
East Error: 0.004474

N:\01\0368701\CADD\Exhibits\VX.ZONIN
G.WEST.dwg



**Neighborhood Meeting Summary
/ Follow Up Memo to Neighbors**



Dear neighbors of Desert Gardens:

As a followup to our tailgate visit we had with you on October 9, 2021

Included is an updated drawing that we believe takes into consideration the main take-a-ways expressed at the neighborhood tailgate visit.

- 1: The neighborhood wanted no cut through traffic.
- 2: The neighborhood wanted 1 acre lots as a buffer. (no 2 story homes)
- 3: Drainage is handled appropriately to avoid sheet flow into the neighborhood.
- 4: Warren road access points are located appropriately on Warren Road for traffic safety.

If the included drawings are not acceptable and you have further input, please call me directly to discuss at (602)540-8151.

Assuming the concept layout is amenable, we will proceed with PAD zoning in short order.

Regards,

Kevin Petersen

**2nd Follow Up Memo to Neighbors via Email
(PAD narrative and exhibits were attached
for their review and feedback)**

From: Kevin Petersen <kevin@ppmland.com>
Date: June 3, 2022 at 6:46:47 PM GMT+2
To: kglmailaz@gmail.com, blackoillc@gmail.com, crtvdicenzi@earthlink.net, jhedge11@msn.com,
mgmills520@q.com
Cc: Breton Hunt <breton@ppmland.com>, Adam PETERSEN <adam@ppmland.com>
Subject: Desert Garden Neighbors

Desert Garden Neighbors:

We are sending as promised the PAD zoning narrative and lot layouts prior to filing.

Sorry it took so long, as firms have been busy and the County required a rather extensive native plant inventory.

CVL, our consultants will be filing the request with Pinal County in short order.

As we discussed, and promised at our tailgate breakfast, all lots adjacent to any existing neighborhood are full 1 acre lots.

If anyone would like to visit, please contact me.

Kindest regards,

Kevin D Petersen
President/Broker
Petersen Properties
& Management Inc.

Mobile & Texting:
(602) 540-8151

Work email:
Kevin@PPMland.com

Business Address:
3369 East Queen Creek Road Suite 101
Gilbert, Arizona 85297

Web-site:
www.PPMland.com

Personal email:
kevinDpetersen@Gmail.com

Thunderbird Alumni email:
KevinPetersen@Global.T-bird.edu

May 27, 2022

Desert Gardens

Planned Area Development
Pinal County, Arizona

ZONE CHANGE & PLANNED AREA DEVELOPMENT NARRATIVE

Case #: - - - -



4550 N 12th Street
Phoenix, AZ 85014

CVL Job. No: 1-01-03687-01

Zone Change & Planned Area Development Narrative

for Desert Gardens

May 25, 2022

Developer

KPHV, LLC

3369 East Queen Creek Road, Suite 101
Gilbert, Arizona 85279
Attn: Kevin D. Petersen
602-540-8151

Planning/Civil Engineering Consultant

CVL Consultants

4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Julie Vermillion
602-285-4765
jvermillion@cvlc.com

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Exhibits

Vicinity Map	Exhibit A
Aerial Map	Exhibit B
Context Map - Zoning	Exhibit C.1
Context Map - Connectivity	Exhibit C.2
Existing General Plan	Exhibit D
Existing Zoning Plan	Exhibit E
Proposed Zoning Plan	Exhibit F
Proposed Site Plan	Exhibit G
Phasing Plan	Exhibit H
Open Space and Amenities Plan	Exhibit I
Wall & Sign Plan	Exhibit J
Secondary Entry and Wall Elevations.	Exhibit K
Circulation Plan	Exhibit L
Streetscape Sections	Exhibit M
Primary Entry Elevation.	Exhibit N
Primary Entry Plan	Exhibit O
Central Community Park Conceptual Landscape Plan.	Exhibit P
Legal Description	Exhibit Q

Addenda

Open Space and Recreation Plan	Addendum A
ALTA Survey	Addendum B
Comprehensive Plan Compliance Checklist	Addendum C
Preliminary Drainage Report	Addendum D
Preliminary Water Report	Addendum E
Preliminary Wastewater Report	Addendum F
Preliminary Traffic Impact Assessment	Addendum G

1. Introduction

Coe & Van Loo Consultants, Inc. (CVL), on behalf of and in conjunction with the property owner, is proceeding with companion Zone Change and Planned Area Development (PAD) applications for development of Desert Gardens (“the Property”). Desert Gardens is an approximately 226.50 acre residential community bisected by Warren Road and generally located north of its intersection with the Miller Road alignment. The Property is within the West Pinal Growth Area of Pinal County, Arizona (County). (See Exhibit A, Vicinity Map).

Due to current market demands there is a need to update the current General Rural (GR) and Suburban Residential (SR) zoning to facilitate development of the Property. The Desert Gardens community meets the desires of current and future residents while increasing housing diversity in the area and addressing significant opportunities and constraints, including the impacts of the Property’s vicinity to the Vekol Wash and adjacent Santa Rosa canal, all while providing an appropriate land use solution for this undeveloped land in a desirable area of Pinal County. (See Exhibit B, Aerial Map).

As required by the County, the entitlement process for the proposed community consists of companion Zone Change and PAD applications to amend the current entitlements on the Property in order to permit the proposed community as described in this proposal. The process will define the general parameters of the Project and its design standards, which are set forth by this project narrative and to be reflected on all upcoming development plans for the Desert Gardens community.

The specific purpose of this request is for the flexibility to accommodate the proposed single family uses to provide a diversity of housing options to potential residents in the area. Detached single family lots are proposed ranging in typical sizes of 1 acre; 18,000 square feet; and 45’ wide by 120’ deep lots. A total of 692 lots are proposed for a density of approximately 3.06 dwelling units per acre (du/ac) and an overall density of 3.50 du/ac is permitted for a maximum lot count of up to 792 lots.

The community provides open space centrally located within the Property in the form of multiple parks and large open space corridors planned for recreation amenities and trail connectivity throughout, including a 100 foot minimum open space corridor running along the entire eastern boundary of the Property adjacent to the Santa Rosa canal. Additional landscape buffers are provided along the community’s perimeter streets in an effort to accommodate drainage, foster land use compatibility with the adjacent properties, and provide additional landscaped open space areas.

Warren Road bisects the Property, providing connectivity between the community and the regional transportation system. The Miller Road alignment runs along the southern boundary east to the Santa Rosa canal. Internal circulation to the majority of the community will be provided from two entrances constructed from Warren Road to Parcels 1 and 11, continuing along a collector road that loops around the community. Two entrances from Warren Road will be provided for Parcel 12 to the northeast as well.

As stated above, the request for a quality single family detached community on the Property is supported by a perceived market need in this desirable area of Pinal County.

2. Request

To accomplish the Desert Gardens development as intended, the request is as follows:

- **Zone Change:** Amend the zoning district from the existing General Rural (GR) and Suburban Residential (SR) zones to Single Residence (R-7).
- **PAD:** Establish the Desert Gardens PAD overlay to permit the flexibility required to accomplish the desired lotting, including the mix of lot sizes; open space; and street pattern, as indicated on the site plan provided as Exhibit G.

Approval of the above-mentioned request will facilitate the development of the Desert Gardens community, providing the opportunity for more diverse single-family housing in the area. This request is for the entitlements to ultimately permit the creation and subdivision of approximately 692 residential lots at 3.06 dwelling units per acre. An overall density of 3.50 du/ac is permitted for a maximum lot count of up to 792 lots. Final lot counts, density, and individual parcel data are subject to change and will be determined during the Tentative Plat and Final Plat processes. The community features public streets and a minimum of 18% open space, including common open space areas, trail corridors and a centrally located community park with open space areas spread throughout for recreation amenities.

3. Enhanced Design Elements

This proposed neighborhood has been designed to fit into the context of the existing adjacent and surrounding community and will define excellent and innovative design, creating neighborhoods that support a family lifestyle that are sustainable over time. CVL has not only carefully designed this neighborhood with the surrounding community in mind but, in the process, has created an intimate community that will ultimately contain aesthetic and centrally located open space and amenities with

opportunities for future connectivity. The proposed central locations of various open space areas and trails will not only allow for efficient access for residents but will also allow for pedestrian access from many of the proposed home sites without needing to cross a major roadway.

Community Character: Distinct theme trees will be proposed to provide character in the central amenity areas, streets, and entries and the proposed wall types shall provide a visually pleasing sense of community character, providing a cohesive uniformity across the parcels while maximizing open views and an interesting patterning of wall color and texture. Project signage will be provided in optimal locations at entries for ease of way-finding with thematic entry monumentation, detailed further in the Open Space and Recreation Plan attached as Addendum A.

Multiple Open Space Amenities: The central community park will contain amenities such as a tot lot play area, picnic table(s), benches/seating, shaded ramada(s), shade trees, and concrete sidewalks on both sides of all streets, along with additional park amenity options. Other open space areas within the proposed community will also include concrete sidewalks, offering connectivity to the various central open spaces, and additional amenities as outlined in the Open Space and Recreation Plan attached as Addendum A.

4. Description of Proposal

Desert Gardens is proposed as a single family residential development projected to ultimately contain approximately 692 single family lots ranging in typical designated sizes of approximately 1 acre; 18,000 square feet; and 45' x 120'. The site is accessible from Warren Road, a major arterial, which bisects the Property. Warren Road provides connectivity between the community and the regional transportation system in the area.

The requested zoning is R-7 with PAD Overlay, which is proposed to develop approximately 226.50 acres of single family residential use. The projected yield of 692 units for the Desert Gardens property results in a proposed target density of 3.06 dwelling units per acre with an overall density of 3.50 du/ac permitted for a maximum lot count of up to 792 lots.

The residential development within Desert Gardens shall have a minimum of 18% open space distributed throughout the development parcels with a portion of that area being functional or useable open space as defined within the PAD ordinance.

The attached Vicinity Map (Exhibit A), Aerial Map (Exhibit B) and ALTA Survey (Addendum B) provide additional information regarding the Property and surrounding area.

5. Conformance to Adopted Land Use Plans

Comprehensive Plan

The Pinal County Comprehensive Plan (PCCP) designates the entirety of the Property's land use as Moderate Low Density Residential (MLDR) with an allowable density range of between 1 and 3.5 du/ac. The Desert Gardens site plan proposes a target density of approximately 3.06 du/ac with a maximum density of 3.50 du/ac for conformance with the existing designation. (See Exhibit D, Existing General Plan).

With a lower proposed target density of 3.06 du/ac, the Desert Gardens community is suitable for the Property while bringing desirable housing diversity to the area. For additional information regarding land use compliance please refer to the Comprehensive Plan Compliance Checklist provided as Addendum C.

Open Space and Trails Master Plan

The Pinal County Open Space and Trails Master Plan identifies a Proposed Multi-Use Trail along the Santa Rosa canal on the eastern boundary and designates this corridor as Proposed Open Space (or 1 du/ac). The Desert Gardens site plan provides ample trail connections to the County's proposed multi-use trail along the canal along with a 100' minimum open space corridor along the eastern boundary. As described the community is fully in conformance with the intent of the master plan and planned trail corridors in the area. (See Exhibit C.2, Context Map - Connectivity).

Section 6.3 of the Pinal County Open Space and Trails Master Plan defines the Proposed Open Space designation on Page 41 as follows:

Proposed Open Space areas are those areas that had not been previously identified by any entity as existing or planned open space.

Section 6.3 of the Pinal County Open Space and Trails Master Plan describes the site-specific requirements for development of PAD communities on Page 43 as follows:

Site-specific details of the proposed open space area or development will determine which open space category should be emphasized and the appropriate areas to be preserved and or developed. For PAD's, an Open Space and Recreation Area Plan (OSRP) shall be prepared and submitted to illustrate how a development is meeting

the requirements for on-site open space, park and recreation areas, and multiuse paths and trails development.

An Open Space and Recreation Area Plan is provided in support of this PAD request and details all above-mentioned site-specific details for consideration of the proposed open space areas designated within the Property.

Section 6.5 of the Pinal County Open Space and Trails Master Plan describes the regulatory effect of its designation of private lands on Page 46 as follows:

Designation of private, State Trust, and Bureau of Land Management lands as open space or regional park has no regulatory effect. The designation represents Pinal County's desired future management of the lands if they were to be acquired or otherwise considered for management as open space or regional park. These lands may be developed subject to applicable planning and zoning regulations.

As described above, the Proposed Open Space designation of the Property is a framework for the ideal land use and, as such, is subject to a degree of flexibility.

Findings

The project land use of Moderate Low Density Residential (MLDR) with a proposed 100' minimum corridor of open space along the Santa Rosa canal, illustrated on the Proposed Site Plan provided as Exhibit G, is in conformance with all adopted County land use plans, with a basis in the following claims:

Page 90 of the Pinal County Comprehensive Plan references A.R.S. §11-824F, which states:

In applying an open space element or a growth element of a comprehensive plan a County shall not designate private or state land as open space, recreation, conservation or agriculture unless the County receives the written consent of the landowner or provides an alternative, economically viable designation in the comprehensive plan or zoning ordinance, allowing at least one residential dwelling per acre.

Page 91 of the Pinal County Comprehensive Plan defines the County's intent regarding open space designations and provides the following clarification:

Further study is necessary to determine the most appropriate configuration of open space and to develop a strategy for preserving it. Staff will work closely with owners of development projects to implement Regional Trail Corridors, wildlife and wash corridors as shown in the Open Space and Trails Plan and refined through future studies. The owners of development projects will have the opportunity to propose

corridor widths that meet the intent of the Comprehensive Plan, while minimizing impacts on the proposed projects. In conformance with State Law, these lands have the right to develop at one residential dwelling per acre.

According to the above-mentioned excerpts, the County's Comprehensive Plan provides site-specific flexibility regarding open space designations on private property along with an alternative to potentially utilize lands designated for open space for residential development of up to 1.0 du/ac. This stated flexibility includes the opportunity to propose appropriate corridor widths in an effort to implement the intent of the plan while minimizing impacts on the development of the Property.

In spirit with the County's intent for this area along the Santa Rosa canal, the development team is providing a proposed 100' minimum open space corridor as a contribution to the goals of the County and in the dedication to preserve and support open space, wash, trail and wildlife corridors in this beautiful natural area.

6. Existing Conditions

The Desert Gardens property is currently an undeveloped parcel of land located at the northeast corner of Warren Road and the Miller Road alignment within Pinal County. The community consists of approximately 226.50 acres of land identified as Parcel Numbers 51067004A, 51067004B, 51072005D, 51072008D, 51072008E, 51072008F, and 51072009B. These parcels are located in Sections 34 & 35, Township 5 South, Range 2 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The property is currently designated for Moderate Low Density Residential (MLDR, 1-3.5 du/ac) land use and is currently zoned as General Rural Zone (GR) and Suburban Residential (SR).

Desert Gardens is bounded along the south and west by undeveloped residential land zoned GR. Single residences and vacant residential land zoned SR are located to the east and north of the majority of the community. The Santa Rosa canal runs along the eastern boundary. Warren Road bisects the community and to the south is the Miller Road alignment. Context Maps are attached as Exhibits C.1-C.2 and provide detailed information on the adjacent zoning, trails, and street alignments.

Accessibility/Perimeter Roadway Improvements

Currently, the Desert Gardens property is accessed from the north and south via Warren Road. Warren Road is classified as a major arterial. Proposed improvements are to be determined per Pinal County Standards and Staff recommendations.

7. Regionally Significant Routes Compliance

According to the County's Regionally Significant Routes for Safety & Mobility document and maps, there are no Regionally Significant Routes within the immediate project vicinity.

8. School District

The Desert Gardens property is within the Maricopa Unified School District. The district has been notified of the proposed development via first-class mail. It is anticipated that letter will come back from the school district stating they have reviewed this proposal, explain the method used to calculate the impacts from this development on the school district, and describe any impacts that might arise.

9. Public Services

The nearest Fire Protection facility is Thunderbird Fire Station, located approximately 5 miles north of the Desert Gardens property at 12356 N. Ralston Road, Maricopa, Arizona 85139.

The nearest Pinal County Sheriff's Office is located approximately 15 miles east of the Desert Gardens property at 36697 W. Papago Drive, Stanfield, Arizona 85172. The Sheriff's Office Patrol Bureau is responsible for the orderly, smooth and efficient operation of four regions and all field and patrol law enforcement functions in Pinal County.

The Maricopa Public Library is the nearest library, approximately 15 miles to the northeast and located at 18160 N. Maya Angelou Drive, Maricopa, Arizona 85138.

10. Development Plan

Comprehensive Plan Land Uses and Zoning Districts

The current Pinal County Comprehensive Plan designates the site's land use as Moderate Low Density Residential (MLDR) with a density range of between 1 and 3.5 du/ac. As stated above, with a target density of approximately 3.06 du/ac and a maximum density permitted of 3.5 du/ac, Desert Gardens is in compliance with the existing MLDR designation.

The current approved Desert Gardens zoning is General Rural Zone (GR) and Suburban Residential (SR). The current rezoning submittal request is to obtain R-7 zoning with a Planned Area Development (PAD) overlay for the approximately

226.50 acre project site. As set forth in this Development Plan, the PAD zoning district will be used in conjunction with the R-7 Single Residence Zoning District. The R-7 district, with amended PAD development standards, will be utilized to implement the proposed single-family development use. The attached Proposed Zoning Plan (Exhibit F) exhibit provides detailed information regarding the proposed zoning designation.

Legal Description

Desert Gardens is a portion of land in Sections 34 and 35, Township 5 South, Range 9 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. For a complete description of this project, the associated ALTA Surveys are attached as Addendum B and the Legal Descriptions are provided as Exhibit Q.

Project Development and Site Data

The proposed development of the Desert Gardens property shall be consistent with the goals, objectives, and policies of the comprehensive plan and the requirements of Chapter 2.176 of the Pinal County Zoning Ordinance, as well as with the direction, suggestions, and requirements of the County review staff, and as approved by County Zoning Commission and Board of Supervisors.

The proposed arrangement of all uses and improvements within the Desert Gardens property are intended to reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent property. The development's proposed arrangement of all uses and improvements are compatible with the uses of adjacent properties with any potential impacts to be mitigated by proposed landscape buffers, amenities and infrastructure improvements, as required. The project location, design and size are such that the proposed development will be well integrated with the surroundings. Desert Gardens has been planned, and will be developed, with the intention to harmonize with any existing or proposed development in the adjacent neighborhood. Where the proposed development may depart from the character of surrounding uses, the location and design of the proposed development has been adequately adjusted or buffered to reduce the impact of the development so that it will not be detrimental to adjacent properties.

Transportation improvements and open space areas are arranged on the site to provide connections throughout the planned neighborhoods. Adequate facilities exist or are proposed for water, sewer, storm water and streets. The proposed streets and thoroughfares are proposed with the suitability and adequacy to serve the proposed uses and the anticipated traffic has been accommodated through the use of appropriately designed streets.

Desert Gardens is intended as an intimate community that provides abundant open spaces and usable open spaces as a central focus to that community with extensive and efficient resident-pedestrian access to those spaces along with a large, centrally located community park.

Desert Gardens is proposed as a single family residential development with the proposed design featuring 692 single family lots ranging in size from 45' x 120' up to approximately one acre. The density for this proposed plan is projected at 3.06 du/ac, but final lot counts, density, and individual parcel data will be determined during the Tentative Plat and Final Plat processes. This request maintains the maximum permitted density of 3.50 du/ac per the existing MLDR Pinal County Comprehensive Plan designation.

For detailed information regarding typical lot configurations see the Proposed Site Plan attached as Exhibit G.

Vehicular Circulation

Warren Road bisects the Property, providing connectivity between the community and the regional transportation system. Internal circulation to the community will be provided from two collector entrances constructed from Warren Road to Parcels 1 through 11, as well two separate entrances to Parcel 12 to the northwest.

All paving shall comply with current County standards for the paving of streets and roads in subdivisions. The Circulation Plan attached as Exhibit L and Street Sections attached as Exhibit M provide detailed information regarding the proposed streets.

11. Utilities and Services

All proposed utility systems and plans will be accessed and designed per Pinal County standards and submitted for staff review and approval with the Tentative and Final Plat processes. The following utilities and services have been analyzed and/or researched to determine their existing facilities, their adequacy, and their capacity in relation to the proposed development:

Service	Provider	Adequacy-Status Statement
Sewer	Global Water Resources (GWR)	Existing community capacities and facilities have been analyzed and determined adequate for servicing the proposed project with the proposed on-site and off-site improvements to be designed and constructed per County standards.
Water	Global Water Resources (GWR)	Existing community capacities and facilities have been analyzed and determined adequate for servicing the proposed project with the proposed on-site and off-site improvements to be designed and constructed per County standards.

Electric	Electrical District No. 3	Existing community facilities to be determined adequate for servicing the proposed project. Proposed on-site and off-site improvements to be designed and constructed by Electrical District No. 3.
Telephone	CenturyLink	Existing community facilities to be determined adequate for servicing the proposed project. Proposed on-site and off-site improvements to be designed and constructed by provider.
Gas	Southwest Gas - Casa Grande	Existing community facilities to be determined adequate for servicing the proposed project. Proposed on-site and off-site improvements to be designed and constructed by provider.
School District	Maricopa Unified School District	Existing community facilities to be determined adequate to include the proposed project.
Solid Waste	Right Away Disposal	Existing community services to be determined adequate for servicing the proposed project.

Note: Additional coordination with the above providers is necessary to confirm adequate servicing.

12. Phasing of Development

The Desert Gardens site is to be developed in three phases. All required infrastructure improvements, common areas and open space amenities will be developed along with the parcel they are located in. The Phasing Plan attached as Exhibit H provides a detailed illustration of the proposed phasing for the community.

13. Preliminary Drainage

Desert Gardens Acres is located within the FEMA Flood Insurance Rate Map (FIRM) for Pima County, Arizona and incorporated areas, Panel Numbers 04021C1100E and 04021C1125E dated December 4, 2007. The FIRM, published by the Federal Emergency Management Agency (FEMA), indicates that the subject area is within Zone “X” (shaded).

Zone “X” (shaded) is defined by FEMA as, “Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year flood.”

The community is irregular in shape and contains approximately 226.50 acres of undeveloped native desert land with a variety of slopes and drainage flow directions. The site generally drains to northeast, then out to Vekol Wash. Conceptual locations for drainage corridors to convey offsite flows around or through the site are illustrated on the Proposed Site Plan attached as Exhibit G. These flows will need to be routed to specific points along the Santa Rosa Canal where there is existing infrastructure to convey flows past the canal. Storage area locations are planned near the canal crossings to mimic the current ponding along the canal and will prevent downstream

flows from increasing with the development of the community. No natural washes exceeding 200 CFS were observed within the project that would require conservation.

The community will be designed to meet the Pinal County design requirements using the Pinal County Drainage Manuals (PCDM) Volume I, Design Criteria, Volume II, Design Methodology and Procedures, and the Pinal County Drainage Ordinance. Please refer to the Master Drainage Report for additional information.

14. Landscaping/ Recreational Amenities

A minimum of 18% of recreational open space, or approximately 40.77 acres, is proposed, with the site plan for the development intended to exceed that amount. Each single-residential parcel shall benefit from a central, accessible tract as dedicated recreational open space, centrally located per County requirements for residents' equitable proximity along with the centrally located community park. The community park shall meet the "Family" level of recreation as designated by the County, including at minimum pathways in addition to sidewalks and inclusion of one acre of turf field, a play structure and picnic ramada where possible. In addition, individual amenities are proposed to give further character to centrally located recreation areas within each parcel. Pedestrian circulation within Desert Gardens will be provided by sidewalks and open space pathways. (Addendum B, Open Space and Recreation Master Plan).

The plants for the developed open space and streetscape were selected to create a landscape palette meeting ADWR's low-water use criteria. Larger-canopy trees shall be planted in side-lot tracts to shade sidewalks and provide comfort for pedestrians. Distinct theme trees are proposed to provide color and character in the central amenity areas and entries. Accent trees shall provide additional color and interest in the amenity areas and open space tracts, planted in clusters to maximize visual appeal and impact from a distance. Hardy desert trees are proposed throughout the open space extent to provide additional shade and micro-habitats. The overall planting style will be naturalized, with trees clustered at focal points and access points.

Fences, Walls and Screening

Proposed wall types shall provide a visually pleasing sense of community character, providing a cohesive uniformity across the parcels while maximizing open views and a rhythmic patterning of wall color and texture. Project signage will be provided in optimal locations at entries along Warren Road for ease of way-finding. Additional features will be provided through out the development for further character and cohesion. Wall type and sign locations have been identified on the Wall & Sign Plan attached as Exhibit J.

Pedestrian Circulation

Pedestrian circulation within the development will be provided by sidewalks, open space paved and unpaved pathways, and a paved multi-use trail per OSRAM standards. Circulation along the local streets will occur on sidewalks adjacent to curb. Connections to the open space areas from these attached sidewalks will be provided by 5' wide pathways that meander through the open space. All paved access routes shall meet ADA guidelines. (Addendum B, Open Space and Recreation Master Plan).

Ownership and Control

The ownership, control and maintenance of landscaping, open space, and recreation facilities will be conveyed to and held in common by the Homeowners Association(s) (HOA). A formal Conditions, Covenants and Restriction (CC&Rs) document will be utilized to provide provisions addressing permanent maintenance of and access to open space, the maintenance duties of the HOA, the manner in which home owners will be assessed by the HOA, and the manner of enforcement by the HOA. All open space areas, landscaping, and recreation facilities shall be maintained so that their use and enjoyment as elements of the Desert Gardens community are not diminished or destroyed.

15. Conformance with the Comprehensive Plan

As stated above, Desert Gardens proposes 226.50 acres of Moderate Low Density Residential (MLDR), which is suitable for the proposed development and will bring desirable housing diversity to the area. The requested R-7 PAD zoning have been created in a manner that will further the implementation of and not be contrary to the goals, policies and applicable elements of the comprehensive plan and proposes land uses, densities or intensities within the range of potential identified and alternative land uses within the comprehensive plan.

Comprehensive Plan Compliance Checklist

It is suggested within the Comprehensive Plan that Developers/Owners should also use the Comprehensive Plan Compliance Checklist that has been provided in Addendum C, as a guide to the policies of the development proposal. The applicant has completed the Checklist as a part of this submittal as documentation of the proposed development's consistency with Pinal County's Vision components.

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against.

The applicant has completed the Compliance Checklist as a part of this submittal to describe how the proposed development meets and is consistent with the various Pinal County vision components.

Pinal County Vision

The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community

Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places; people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

- The proposal for the Desert Gardens development represents a project that not only meets the appropriate goals, objectives, policies and planning guidelines of the Comprehensive Plan, but is consistent with the Sense of Community vision component. The proposed community provides a balance between residential uses in support of nearby existing or future work and education opportunities, and in support of the proposed on-site play and live opportunities.
- The proposed community's design concept is meant to improve its livability with a range of housing in quality neighborhoods that provide a mix of lot sizes and home sizes that are well integrated and compatible with one another. Desert Gardens is a planned area development that provides a mix of residential

development that includes distinctive neighborhoods offering a choice of housing sizes and designs with the potential to provide opportunities for a variety of income levels.

- The Desert Gardens development design provides a safe and efficient transportation system with linkage between land use and a vehicular and pedestrian circulation system. This is a system that is integrated to accommodate the automobile and other transportation choices, such as bicycling and pedestrian travel and the design is meant to encourage pedestrian orientation and access.
- The development proposal incorporates the preservation of open space and creates more recreational opportunities. The development proposal addresses the value of large connected open spaces; unique places; and views. The proposal provides a safe place where residents can walk to large, centrally located open space and a recreational community park.
- The development proposal is consistent with the County’s “Sense of Community” by providing all of the elements for a quality community as presented above and by creating a sustainable community which will enable the present generation of humans to enjoy social wellbeing, a healthy environment.

Mobility and Connectivity

Ensuring Pinal County has adequate transportation corridors and a variety of multi modal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal effect on Pinal County’s native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area’s quality of life.

- The proposal for the Desert Gardens development is consistent with the Mobility and Connectivity vision component. The proposed new development provides a multi modal transportation system of residential streets and sidewalks that connect the new community’s park, open space, and overall neighborhood. The proposed multi modal transportation system also provides minor arterial road, collector road, and sidewalk improvements that connect the new community to adjacent and regional neighborhoods, parks, open space, recreational facilities, educational facilities, commercial and retail shopping, employment opportunities, and public facilities.

- The combined improvements to Warren Road, and the north-south collector road provide a safe, efficient and smooth functioning transportation system with linkage to Interstate highways, high capacity roadways, enhanced parkways, and local roads along with opportunities for future connectivity. This is a system that is integrated to accommodate the automobile and other transportation choices, such as bicycling and pedestrian travel and the design is meant to encourage pedestrian orientation and access to nearby existing or future facilities and opportunities.

Economic Sustainability

Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

- The proposal for the Desert Gardens development is not directly consistent with the Economic Sustainability vision component since it is not an economic, commercial or employment development. However, the building blocks of a viable economy must include both direct and indirect investments. The proposed residential growth resulting from the development of Desert Gardens could have a resulting increase in retail and service business activities. The proposed residential growth resulting from the development of Desert Gardens could also spur an increase in construction occupations which have traditionally been driven by a growing population and the demand for housing. Residential growth also contributes to the financial investment and construction, of vital infrastructure extension in support of proposed or future economic development.

Open Spaces and Places

Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors.

The proposal for the Desert Gardens development is consistent with the Open Spaces and Places vision component in that:

- A connected system of open space, amenity areas, and sidewalks is proposed that is designed to protect and conserve natural, physical and social resources.

- The new development proposes contiguous open space and amenities by addressing the site's topography and drainage needs.
- The siting of specific proposed open space areas, parks, and trail corridors was based on the suitability of activities, surrounding land uses, ecological factors, topography, view sheds, and other resources.
- The developer and land owner planned for key contiguous open acre areas, corridors and/or linkages during the design stage.
- The open space standards and criteria provide sufficient buffer zones relative to roadways, wash corridors, and development areas.
- Drainage channels on the site are identified and improved in the effort to aid in the implementation of the County's storm water management plan.
- The proposed development provides a safe separation between non-motorized trails and the motorized roadway network corridors.
- An accessible, comprehensive park system is proposed that provides a balance of passive and active recreational opportunities for residents. Specific park, open space amenities and their timely implementation have been identified to provide the service level desired by future residents.

Environmental Stewardship

Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

- The proposal for the Desert Gardens development is consistent with the Environmental Stewardship vision component. Efforts have been made by the property owners to use the Environmental Stewardship Goals, Objectives and Policies within the Comprehensive Plan and then incorporate them into the Desert Gardens development proposal. During the development design process research was done to ensure identification of environmentally sensitive areas on the Property. Innovative land use planning was utilized to avoid, minimize or mitigate impacts to any environmentally sensitive elements of the site such as flooding potential and potential wildlife linkage zones.

- Extra consideration was given to areas that could be instrumental in ground water recharge or serve as flood control to protect developed areas. Flooding can result in property damage and be dangerous for people. Given those hazards, the general storm water flows on the site and entering or leaving the site have been assessed, engineered, contained, and directed per County standards to minimize hazards to people and property.
- Efforts have also been made to preserve or provide native vegetation in all open space areas, and to employ outdoor lighting regulations that permit the reasonable use of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night sky.

Healthy, Happy Residents

Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal for the Desert Gardens development is consistent with the Healthy, Happy Residents vision component because of the following development characteristics:

Housing

- Housing that is both attractive and affordable to a variety of people has been considered for the Desert Gardens development so as to retain and attract quality employment opportunities and to achieve a healthy, balanced region. This development proposes quality housing opportunities to support economic development efforts.
- Desert Gardens proposes an appropriate residential housing development pattern for the location.
- Desert Gardens is a quality residential development in a well-designed neighborhood.
- Desert Gardens uses open space buffering, screening, and transitional density design to mitigate impacts on neighboring existing and proposed residential development.

- Desert Gardens will create a homeowners association with CC&Rs to ensure maintenance of neighborhood integrity as the housing stock ages.

Cost of Development

- The owners, developers, and builders of Desert Gardens are committed to paying their associated fair share of costs used to fund and finance public services necessary to serve the development, including bonding, development fees, facility construction, dedications, and privatization as is mandated by the State of Arizona's legislation.

Healthy Places

- Desert Gardens has been designed in a manner that offers opportunities to improve public health and increase active living for its residents.
- Desert Gardens has been designed to create gathering places that foster a sense of place within the community to allow interaction with the shared environment.

Quality Educational Opportunities

Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences.

The proposal for the Desert Gardens development is consistent with the Quality Educational Opportunities vision component.

- The development team for this community are intensely aware that educational opportunities are critical to the long-term economic sustainability of the community as well as to enhancing the community's quality of life. And while an education or school element is not always a required element of a new development, education attainment and educational opportunity is always an important and desired element for the community throughout the planning process. As such, the developers of Desert Gardens are committed to participation in supporting and expanding quality educational opportunities for all at all levels with the following actions or community elements:
 - Providing safe and convenient pedestrian, bicycle and pedestrian access for students to existing and new schools.
 - Participation and commitment to any school impact fees required by the appropriate school district.

Consistency with the Plan's Key Concepts Illustrated on Land Use, Economic, and Circulation Graphics

As stated above, the requested and R-7 PAD zoning have been created in a manner that will further the implementation of and not be contrary to the goals, policies and applicable elements of the comprehensive plan and proposes land uses, densities or intensities within the range of potential identified and alternative land uses within the comprehensive plan.

Consistency with the Economic Development and Circulation Graphics

The project land uses are shown as indicated on the Economic Development and Circulation graphics based on the following:

- The Economic Development Plan indicates no designation for Commercial or Activity Center land uses within or near the project location. The project does not propose any of these uses and is therefore in compliance with the graphic.
- The Multi Modal Circulation Plan: Roadways indicates no designation for Employment or Natural Infrastructure uses within or near the project location. The project does not propose any of the uses and is therefore in compliance with the graphic.
- The Multi Modal Circulation Plan: Rail, Transit, and Aviation indicates no designations for Employment, Airport, Rail, Transit or Natural Infrastructure uses within or near the project location. The project does not propose any of the uses and is therefore in compliance with the graphic.

Consistency with the Mixed Use Activity Center Concept

- The project land uses are not shown within a Mixed Use Activity Center.

Consistency with the Planning Guidelines Described in the Land Use Element

The project land uses are consistent with the applicable Planning Guidelines described in the Land Use element as follows:

General Planning Guidelines for Residential Categories

- Desert Gardens is a new development that is compatible with existing adjacent neighborhoods.

- Desert Gardens is designed to be a safe, well-maintained, and attractive place to live.
- Desert Gardens includes natural open space where appropriate as well as high quality improved open space.
- Desert Gardens utilizes compatibility of residential land use intensity.
- Desert Gardens utilizes open space and residential neighborhood enhancements with landscaping or other types of buffering.

Suburban and Urban Residential Planning Guidelines

- Desert Gardens utilizes compatibility and relationship to existing and proposed neighborhoods with open space buffers and landscaping.
- Desert Gardens will provide adequate water and other infrastructure to support the proposed densities as documented within this narrative, the Preliminary Water Report attached as Addendum E, and the Preliminary Wastewater Report attached as Addendum F.
- Development impact on the transportation system has been addressed within the Preliminary Traffic Impact Assessment attached as Addendum G.
- Accessibility to schools and availability of community facilities/services have been evaluated and addressed within the projects proposed vehicular, biking, and pedestrian circulation system.
- Integration of open space, parks, trails and recreational amenities to support the neighborhood have been addressed in the Open Space and Recreation Master Plan provided as Addendum B.
- Access to employment opportunities (to reduce vehicle miles traveled) was a consideration in the design of the proposed development. Although there are currently very few employment opportunities within a short distance of the project there is potential for future opportunities in the area.
- The neighborhood design for Desert Gardens utilize pedestrian orientation and connections with sidewalks intended to extend to existing or future pedestrian connections outside the neighborhood.

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio. The proposal includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

The proposal for the Desert Gardens development is not directly consistent with the Economic Sustainability vision component since it is not an economic, commercial or employment development. However, the building blocks of a viable economy must include both direct and indirect investments. The proposed residential growth resulting from the development of Desert Gardens could spur an increase in retail and service business activities. The proposed residential growth resulting from the development of Desert Gardens could also spur an increase in construction occupations which have traditionally been driven by a growing population and the demand for housing. Residential growth also contributes to the financial investment and construction, of vital infrastructure extension in support of proposed or future economic development.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal clusters development to protect open space but does not relate to the protection of agriculture or equestrian use. The proposal includes additional information about how the development addresses Rural Lifestyle.

- There are no viable agricultural facilities adjacent to the project that might be negatively impacted by the project and while there are some in the general area, they also would not incur any negative effects from this development.
- The Desert Gardens development addresses support and protection of any adjacent rural lifestyle uses by utilizing densities, transitional uses, open space buffers, and landscaping to minimize negative impact to those uses.

System of Connected Trails and Preservation of Open Space

The proposal is consistent with Pinal County Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter and includes additional information about how the development addresses the open space Vision and goals as is described in the following:

- A connected system of open space, a community park, and sidewalks is proposed that is designed to protect and conserve natural, physical and social resources.
- The new development proposes contiguous open space and amenities by addressing, in an innovative manner the site's topography, drainage, and other land sensitivities.
- The siting of specific proposed open space areas, parks, and open space corridors was based on the suitability of activities, surrounding land uses, ecological factors, topography, view sheds, and other resources.
- The development team planned for key contiguous open acre areas, corridors and/or linkages during the design stage.
- The open space and trail standards and criteria provide sufficient buffer zones relative to roadways, wash corridors, and development areas.
- The proposed development provides a safe separation between non-motorized trails and the motorized roadway network corridors.
- An accessible, comprehensive park system is proposed that provides a balance of passive and active recreational opportunities for residents. Specific park, open space and trail amenities and their timely implementation have been identified to provide the service level desired by future residents.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal addresses environmentally sensitive areas it may impact and includes additional information about how the development addresses the natural and cultural resource conservation.

- The proposal for the Desert Gardens development is consistent with this vision component. Efforts have been made to use the Environmental Stewardship Goals, Objectives and Policies within the Comprehensive Plan and then incorporate them into the Desert Gardens development proposal. During the development design process environmentally sensitive areas were researched and considered. Innovative land use planning was utilized to avoid, minimize or mitigate impacts to any environmentally sensitive elements of the site such as flooding potential and potential wildlife linkage zones.
- Extra consideration was given to areas that could be instrumental in ground water recharge or serve as flood control to protect developed areas. Flooding can result in property damage and be dangerous for people. Given those hazards, the general storm water flows on the site and entering or leaving the site have been assessed, engineered, contained, and directed per County standards to minimize hazards to people and property.
- Efforts have also been made to preserve or provide native vegetation in all open space areas, and to employ outdoor lighting regulations that permit the reasonable use of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night sky.

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development.

- Desert Gardens will provide adequate water and other infrastructure to support the proposed densities as documented within this narrative, the Preliminary Water Report attached as Addendum E, and the Preliminary Wastewater Report attached as Addendum F.
- The owners, developers, and builders of Desert Gardens are committed to paying their associated fair share of costs used to fund and finance public services necessary to serve the development, including bonding, development fees, facility construction, dedications, and privatization as is mandated by the State of Arizona's legislation.

16. Conclusion

Desert Gardens is a community that provides compatibility with existing planned and proposed development in the area. The development is poised to meet current and future needs of the surrounding area and will bring needed services and infrastructure to the neighborhood.

Given the unique strengths and challenges of the Property and surrounding areas, the development team believes that the proposed subdivision featuring a variety of three single family lot sizes with ample open space areas and amenities will be best suited for the planning of the community to meet current demand for single family housing in the Pinal County area.

17. Tables

Land Use Table

Gross Area	226.50 ac
Net Area *	226.50 ac
Assessors Parcel #	51067004A, 51067004B, 51072005D, 51072008D, 51072008E, 51072008F
Zoning	R-7/PAD
Number of Lots	± 692 du/ac <i>(up to 792 lots permitted)</i>
Density **	± 3.06 du/ac <i>(up to 3.50 du/ac permitted)</i>
Open Space Required	40.77 acres / 18%

* Net Area = Gross Area Minus Commercial/Office/Industrial

** Density = Number of Lots / Net Area

Zoning District	Phase	Lot Size	Yield	Mix %	Area (ac)	Density (du/ac)	
R-7 PAD	Phase 1	45' x 120'	± 242	± 35%	± 74.20	± 3.26	
		1 Acre	± 4	± 1%	± 7.48	± 0.53	
		Phase 1 Total	± 246	± 36%	± 81.68	± 3.01	
	Phase 2	45' x 120'	± 213	± 31%	± 59.79	± 3.56	
		Phase 2 Total	± 213	± 31%	± 59.79	± 3.56	
	Phase 3	45' x 120'	± 209	± 30%	± 55.03	± 3.80	
		18,000 sf	± 16	± 2%	± 17.07	± 0.94	
		1 Acre	± 8	± 1%	± 12.93	± 0.62	
		Phase 3 Total	± 233	± 34%	± 85.03	± 2.74	
	Overall Total***			± 692	100%	226.50	± 3.06

***An overall density of 3.50 du/ac is permitted for a maximum lot count of up to 792 lots. Final lot counts, density, and individual parcel data are subject to change and will be determined during the Tentative Plat and Final Plat processes.

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.

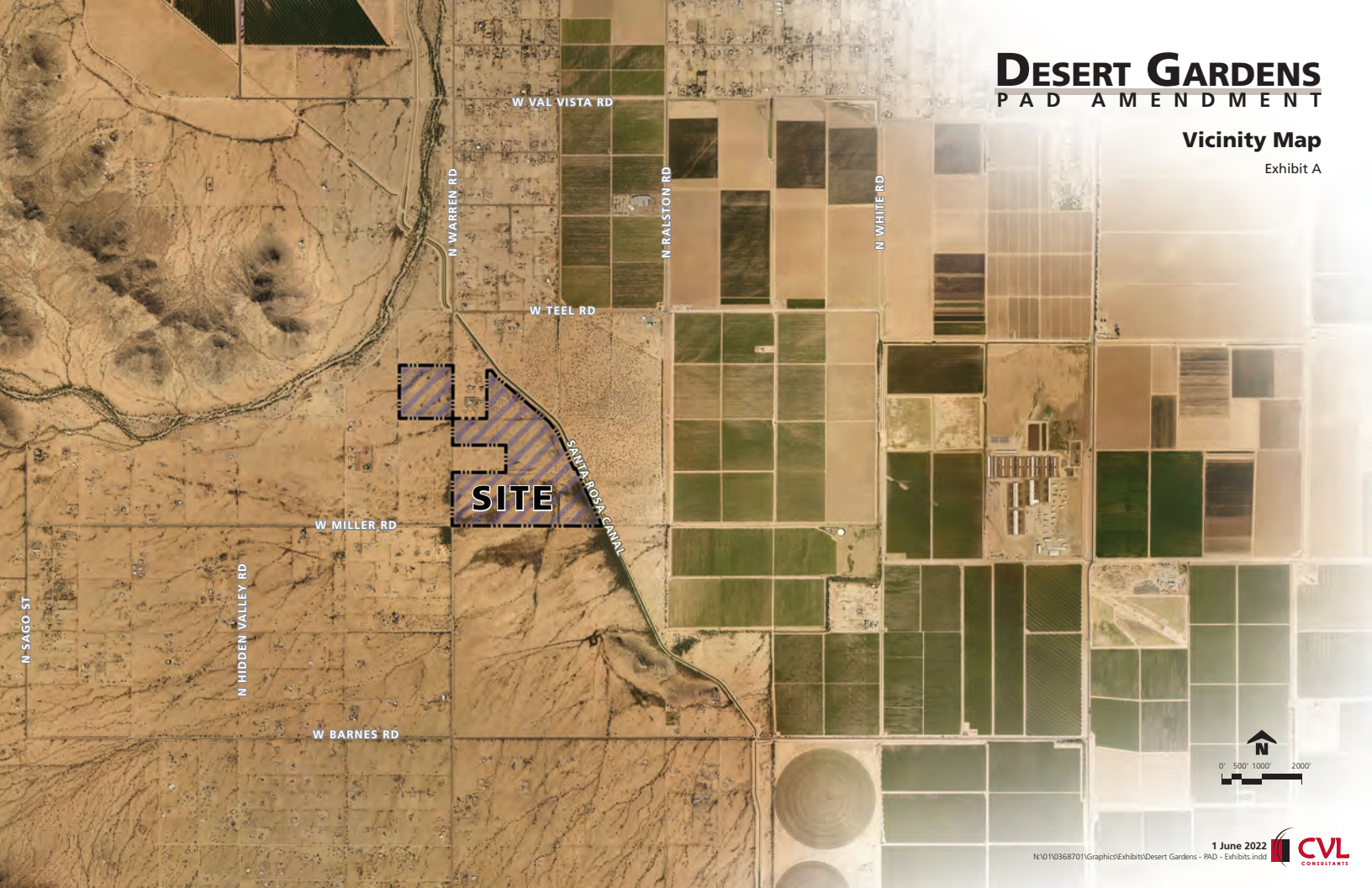
Amended Use Table

Permitted	
R-7 PAD	• One dwelling, conventional construction.
	• Park.
	• Public Schools.
	• Government structures, fire district stations, sheriff’s facilities and their accessory uses.
	• Group home, subject to the requirements set forth in PCDSC 2.150.200.
	• Guest house/casita, subject to the requirements set forth in PCDSC 2.150.240.
	• Home occupation, subject to the requirements set forth in PCDSC 2.150.260.
	• Child care (no more than five children for whom compensation is received).
	• Church, subject to the requirements set forth in PCDSC 2.150.220.
	• Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC.
	• Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC.
	• Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function. [Ord. 011812-ZO-PZ-C-007-10 § 36].
Not Permitted	
• There are no proposed uses in the Planned Area Development that are not permitted.	

DESERT GARDENS PAD AMENDMENT

Vicinity Map

Exhibit A



DESERT GARDENS PAD AMENDMENT

Aerial Map

Exhibit B



SITE

SITE

N WARREN RD

W MILLER RD

SANTA ROSA CANYON

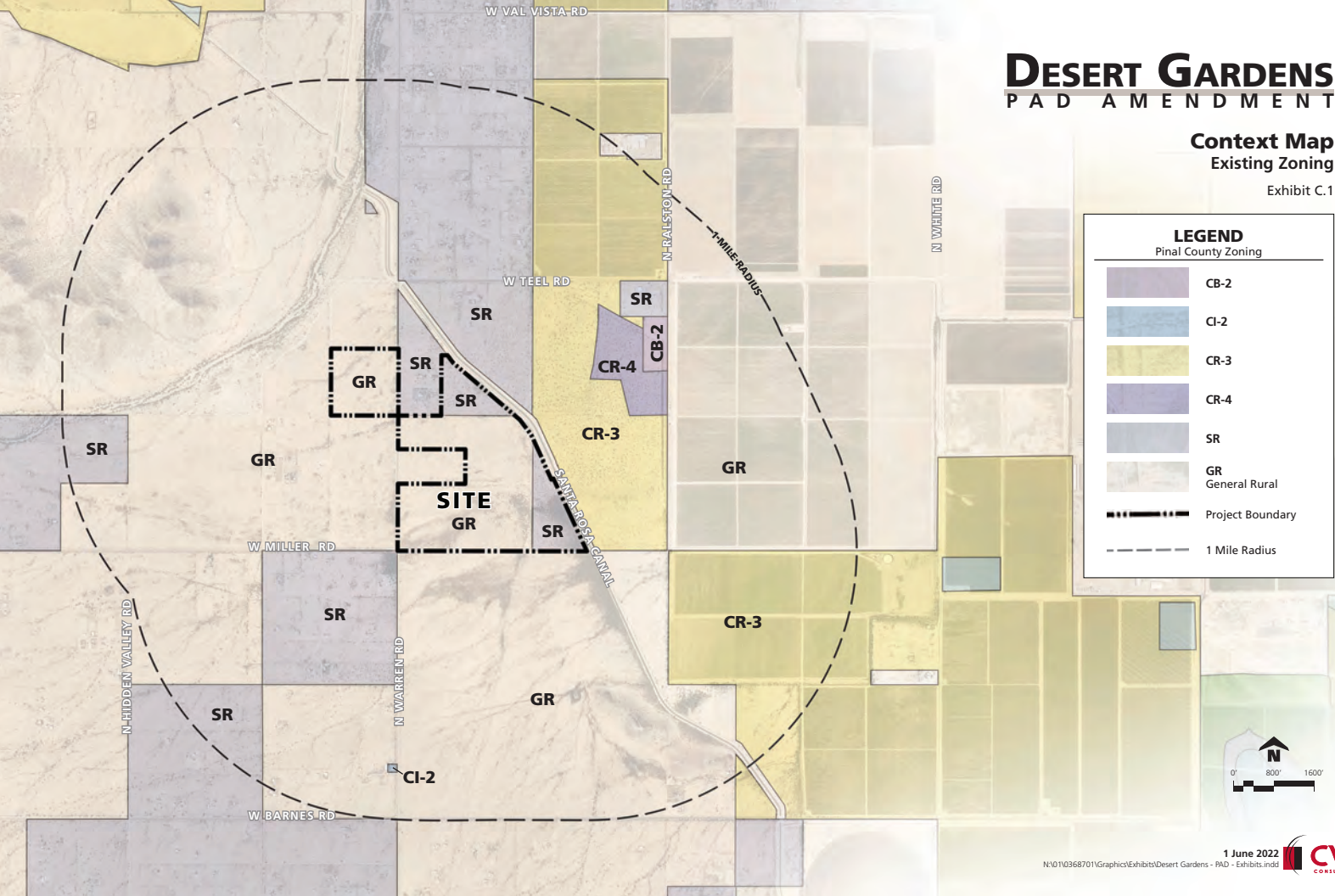


1 June 2022
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DESERT GARDENS PAD AMENDMENT

Context Map Existing Zoning

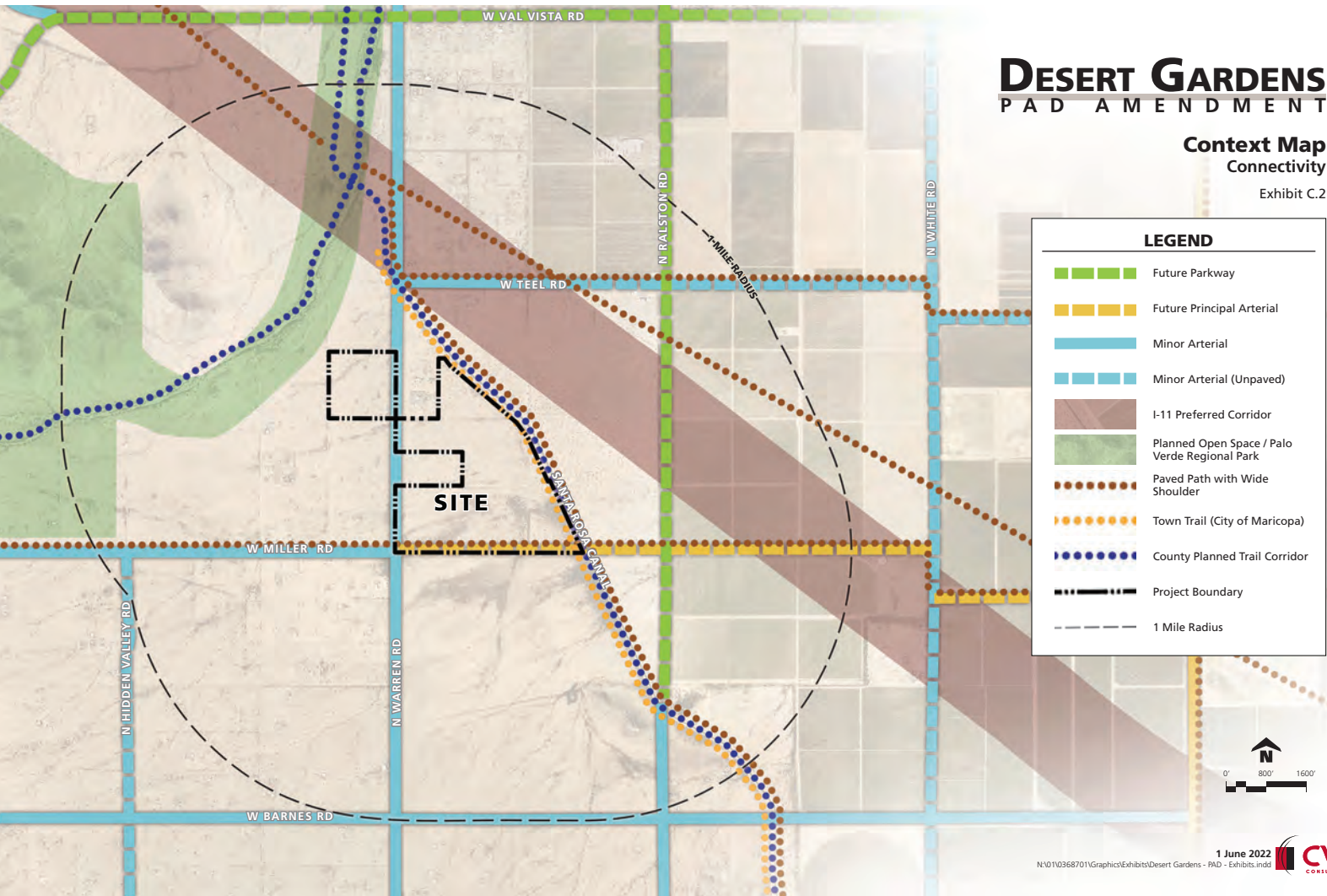
Exhibit C.1



DESERT GARDENS PAD AMENDMENT

Context Map Connectivity

Exhibit C.2



LEGEND

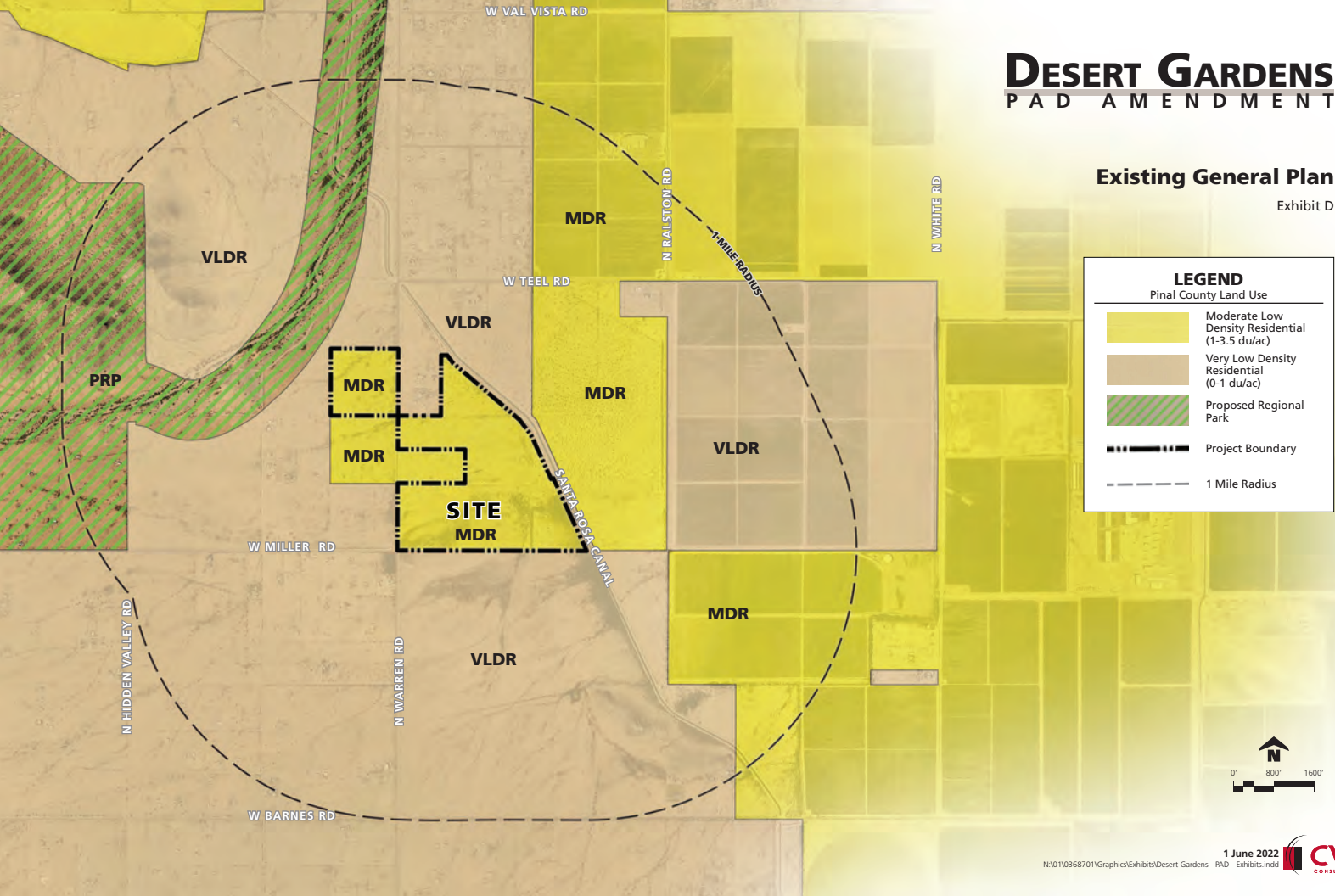
- - - Future Parkway
- - - Future Principal Arterial
- Minor Arterial
- - - Minor Arterial (Unpaved)
- I-11 Preferred Corridor
- Planned Open Space / Palo Verde Regional Park
- - - - - Paved Path with Wide Shoulder
- - - - - Town Trail (City of Maricopa)
- - - - - County Planned Trail Corridor
- Project Boundary
- - - - - 1 Mile Radius



DESERT GARDENS PAD AMENDMENT

Existing General Plan

Exhibit D



LEGEND
Pinal County Land Use

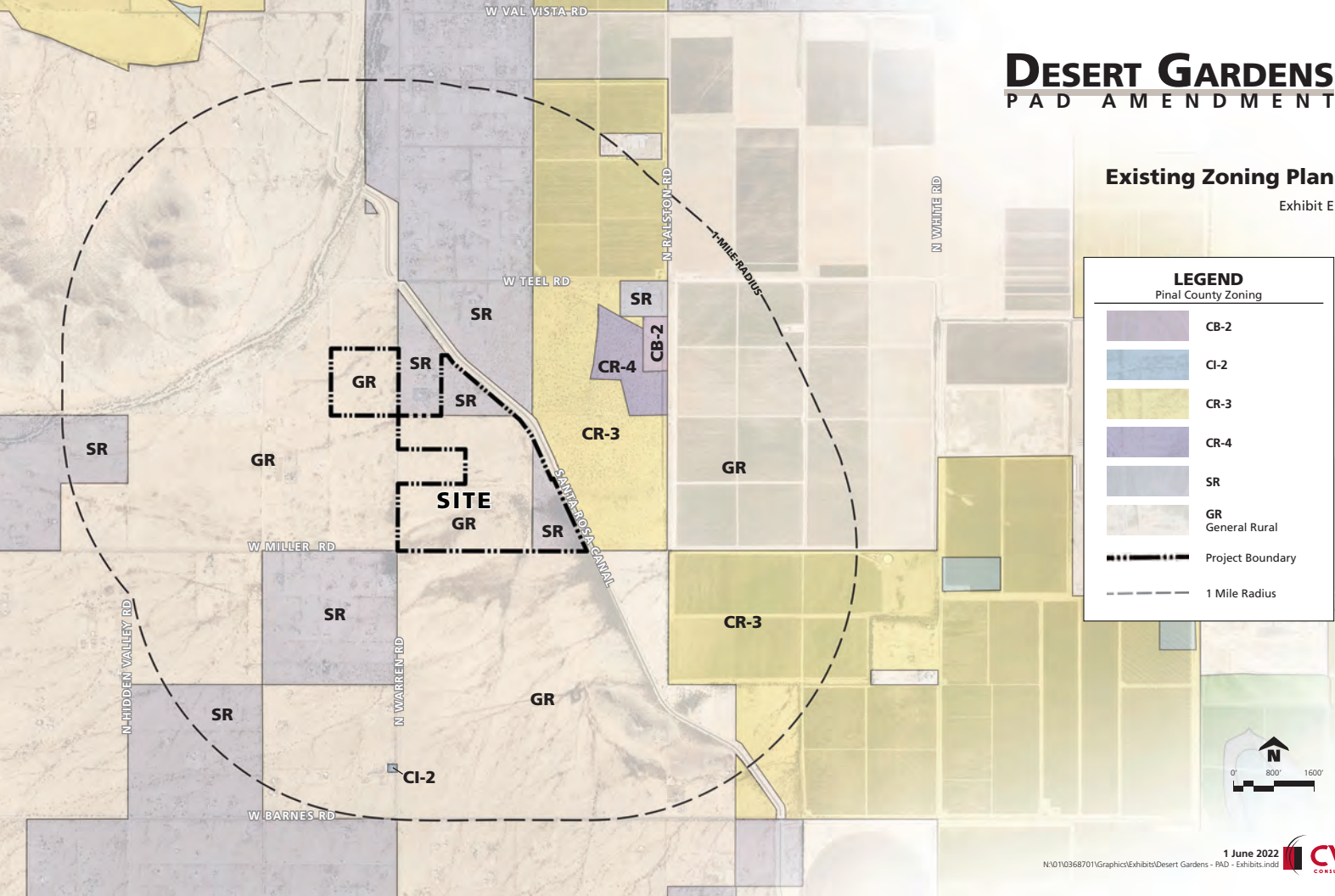
- Moderate Low Density Residential (1-3.5 du/ac)
- Very Low Density Residential (0-1 du/ac)
- Proposed Regional Park
- Project Boundary
- 1 Mile Radius



DESERT GARDENS PAD AMENDMENT

Existing Zoning Plan

Exhibit E



LEGEND
Pinal County Zoning

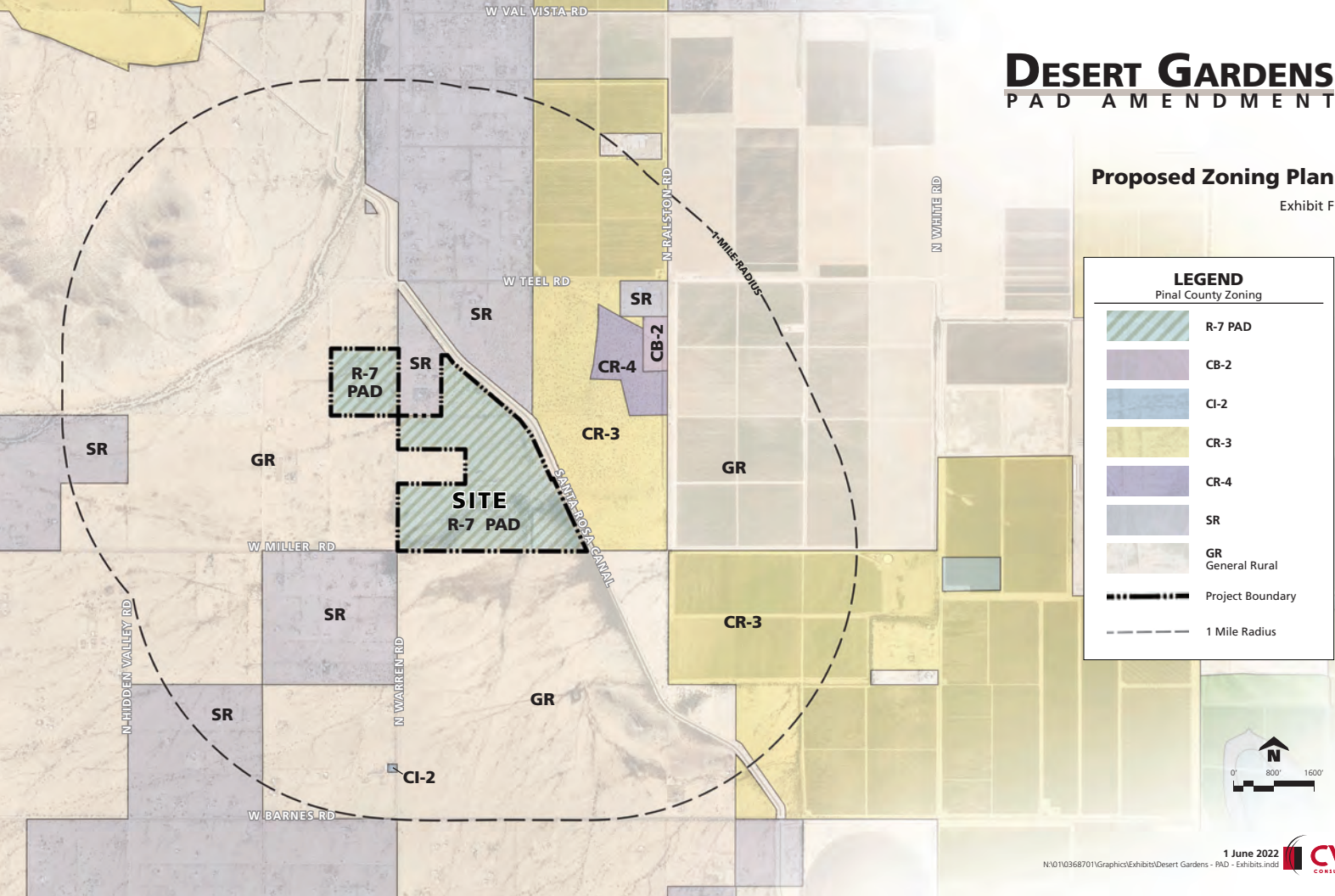
	CB-2
	CI-2
	CR-3
	CR-4
	SR
	GR General Rural
	Project Boundary
	1 Mile Radius



DESERT GARDENS PAD AMENDMENT

Proposed Zoning Plan

Exhibit F



LEGEND

Pinal County Zoning

-  R-7 PAD
-  CB-2
-  CI-2
-  CR-3
-  CR-4
-  SR
-  GR
General Rural

-  Project Boundary
-  1 Mile Radius



1 June 2022

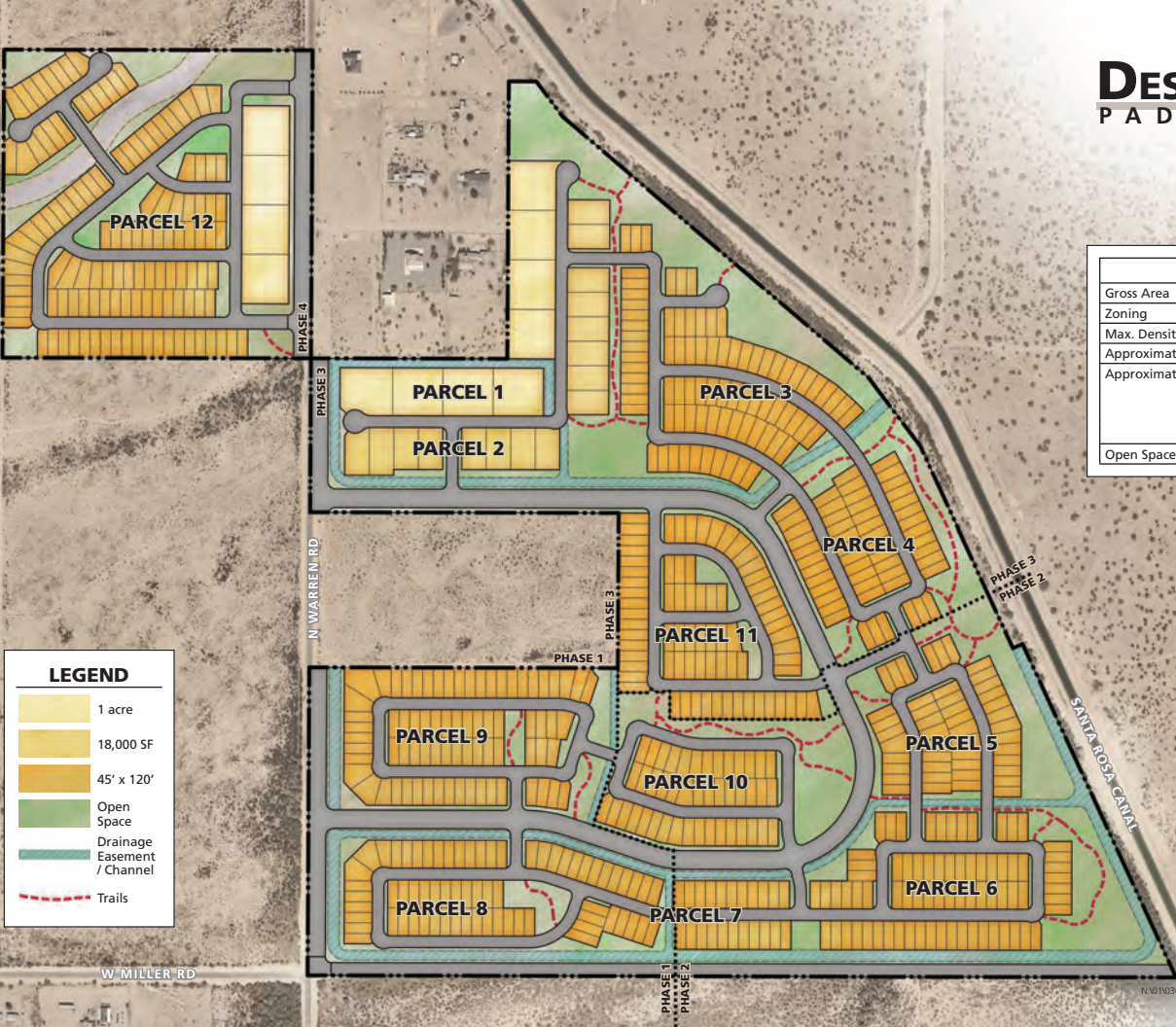
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DESERT GARDENS PAD AMENDMENT

Proposed Site Plan

Exhibit G



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
Approximate Number of Lots	1 ACRE ± 12 lots
	18,000 SF ± 16 lots
	45' X 120' ± 664 lots
	Total ± 692 lots
Open Space Required	40.77 acres 18%

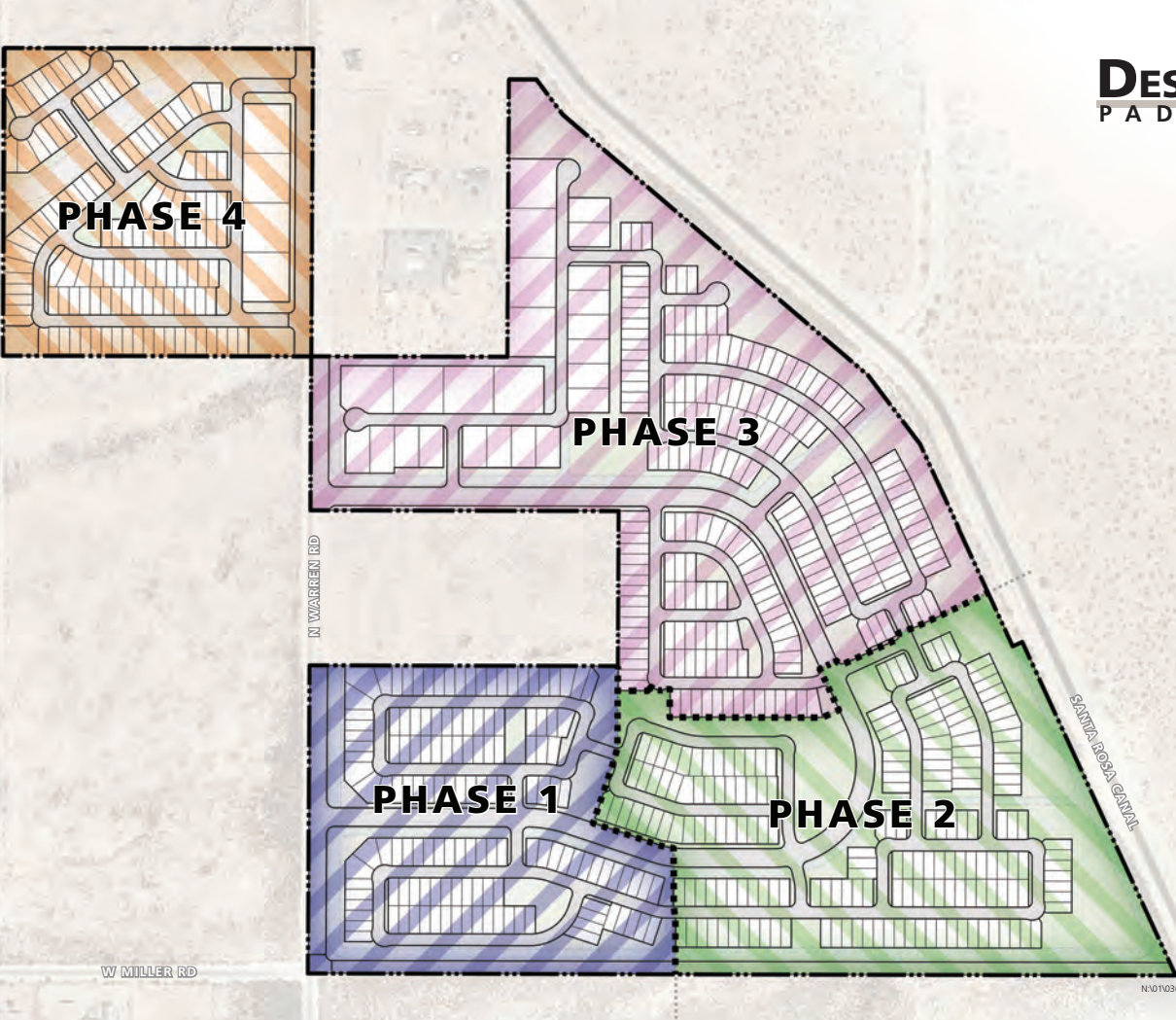
LEGEND	
	1 acre
	18,000 SF
	45' x 120'
	Open Space
	Drainage Easement / Channel
	Trails



DESERT GARDENS PAD AMENDMENT

Phasing Plan

Exhibit H



DESERT GARDENS PAD AMENDMENT

Open Space and Amenities Plan

Exhibit I



LEGEND

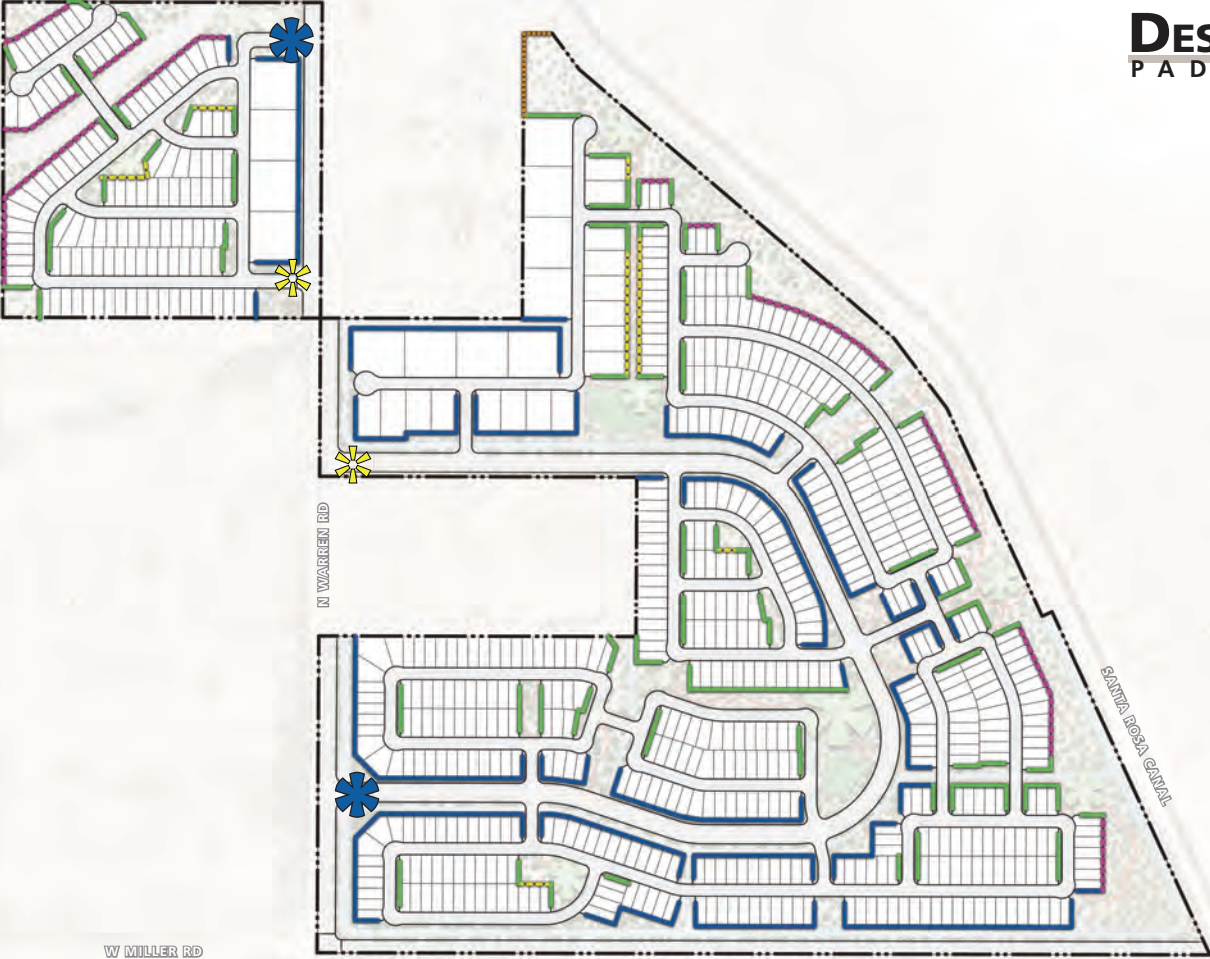
A Primary Entry Monument	<ul style="list-style-type: none"> • Sign Wall With Integrated Raised Planters • Colorful Accent Planting
B Secondary Entry Signage	<ul style="list-style-type: none"> • Raised Planters • Colorful Accent Planting
C Community Park	<ul style="list-style-type: none"> • Picnic Pavilion • Shade Ramada (2) • Picnic Tables & BBQ • Trash Receptacle • Tree Shaded Benches • 1/2 Basketball Court • 2-5 Play Area • 5-12 Play Area • Sand Volleyball • Open Turf Play Areas
D Pocket Park	<ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • Open Turf Play Areas
E Pocket Park	<ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • Walking Paths • Desert Maze • Open Turf Play Areas
F Pocket Park	<ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • 5-12 Music Themed Play Area • Open Turf Play Areas • Trail Marker To Future County Trail
G Pocket Park	<ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • Water Garden Themed 5-12 Play Area • Open Turf Play Areas
H Pocket Park	<ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • Butterfly And Hummingbird Garden • Open Turf Play Areas • Trail Marker To Future County Trail
I Pocket Park	<ul style="list-style-type: none"> • Shade Ramada • Picnic Table • Trash Receptacle • Bike Rack • Tree Shaded Benches • Desert Wildlife Themed 5-12 Play Area • Open Turf Play Areas
Trail System	<ul style="list-style-type: none"> • (Red dashed line symbol)



DESERT GARDENS PAD AMENDMENT

Wall & Sign Plan

Exhibit J



LEGEND	
	Primary Entry Monument
	Secondary Entry Monument
	Theme Wall
	Secondary Wall
	2' View Fence over 4' CMU Wall
	4' View Fence over 2' CMU Wall
	Full View Fence

W MILLER RD

N WARREN RD

SANTA ROSA CANAL



DESERT GARDENS PAD AMENDMENT

Secondary Entry and Wall Elevations

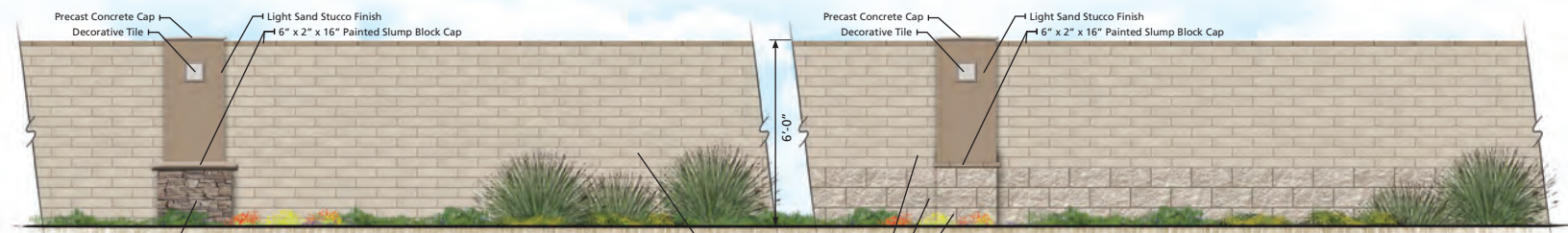
Exhibit K



2' VIEW FENCE OVER 4' BLOCK WALL

4' VIEW FENCE OVER 2' BLOCK WALL

FULL VIEW FENCE



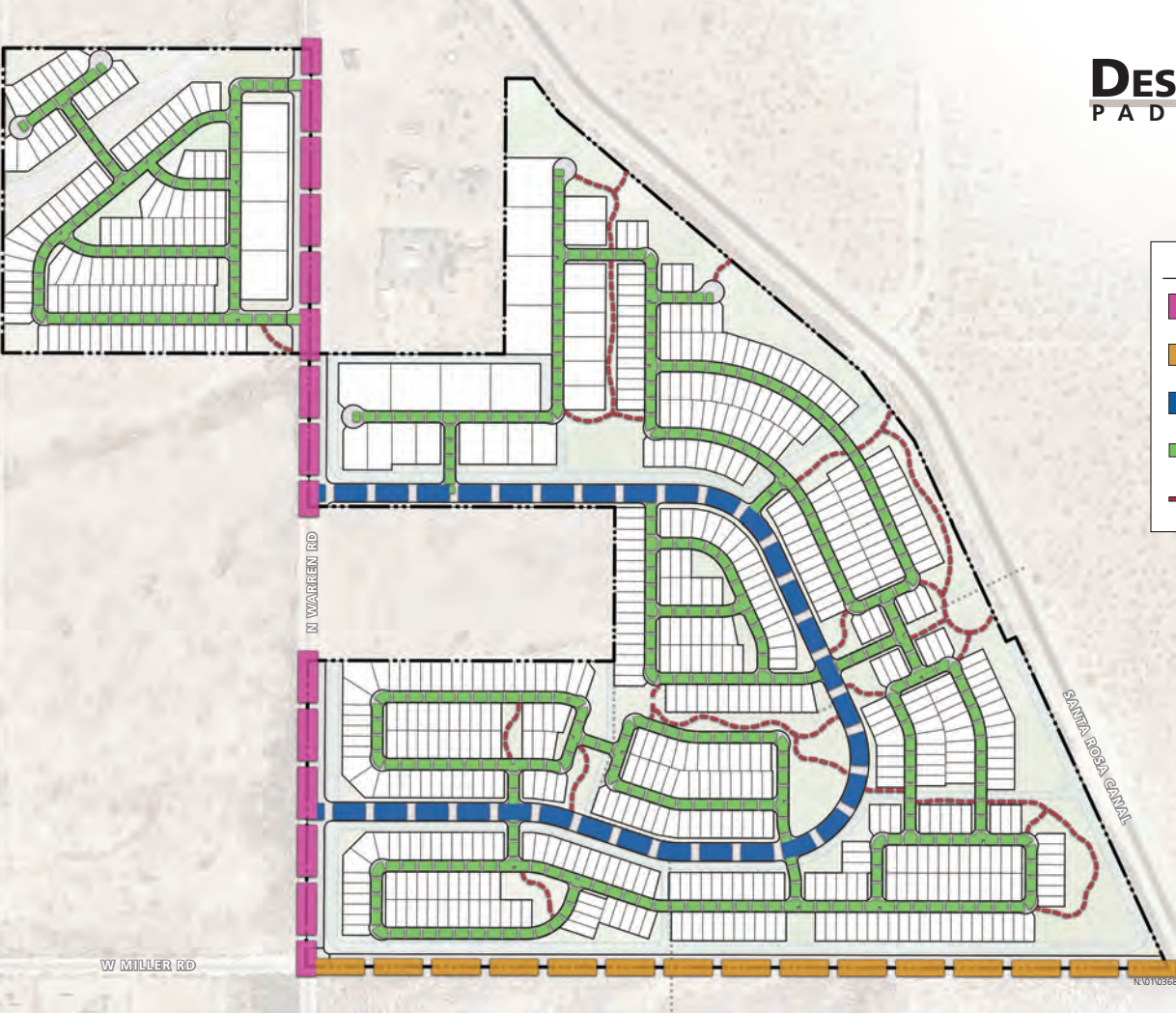
THEME WALL






SECONDARY WALL

DESERT GARDENS PAD AMENDMENT

Circulation Plan

Exhibit L



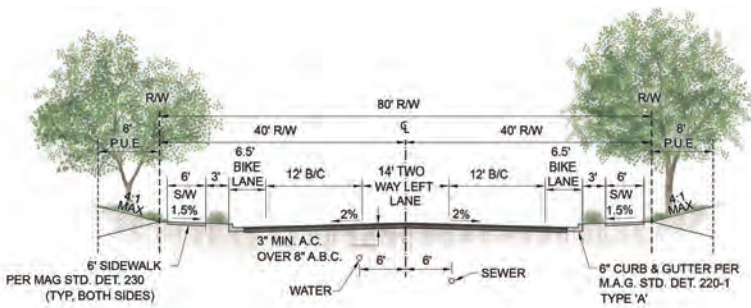
LEGEND	
	Major Arterial • 6.5' Bike Lane • 8' Detached Sidewalk
	Minor Arterial • 6.5' Bike Lane • 8' Detached Sidewalk
	Major Collector • 6.5' Bike Lane • 6' Detached Sidewalk
	Local street • 5' Attached Sidewalk
	Interior Trails • 6' Paved



DESERT GARDENS PAD AMENDMENT

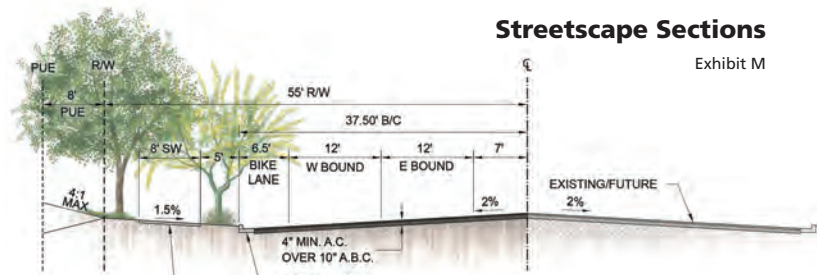
Streetscape Sections

Exhibit M



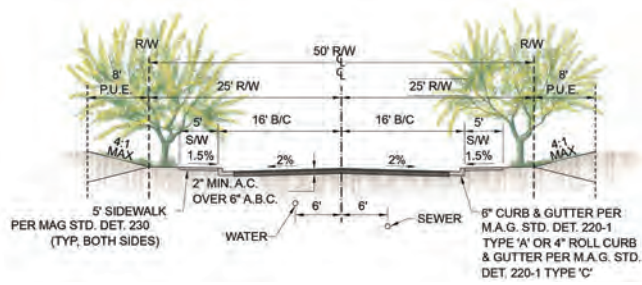
MAJOR COLLECTOR STREET SECTION

NOT TO SCALE



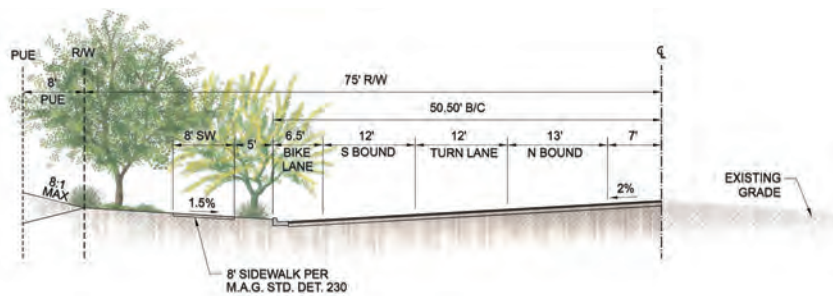
1/2 STREET MINOR ARTERIAL

NOT TO SCALE



LOCAL RESIDENTIAL STREET SECTION

NOT TO SCALE



WARREN ROAD - MAJOR ARTERIAL - TYPICAL 1/2 STREET

NOT TO SCALE

DESERT GARDENS

PAD AMENDMENT

Primary Entry Elevation

Exhibit N



Concrete Sign Wall with Sandblasted Lettering

Curved Stone Veneer Wall with Solid Concrete Cap

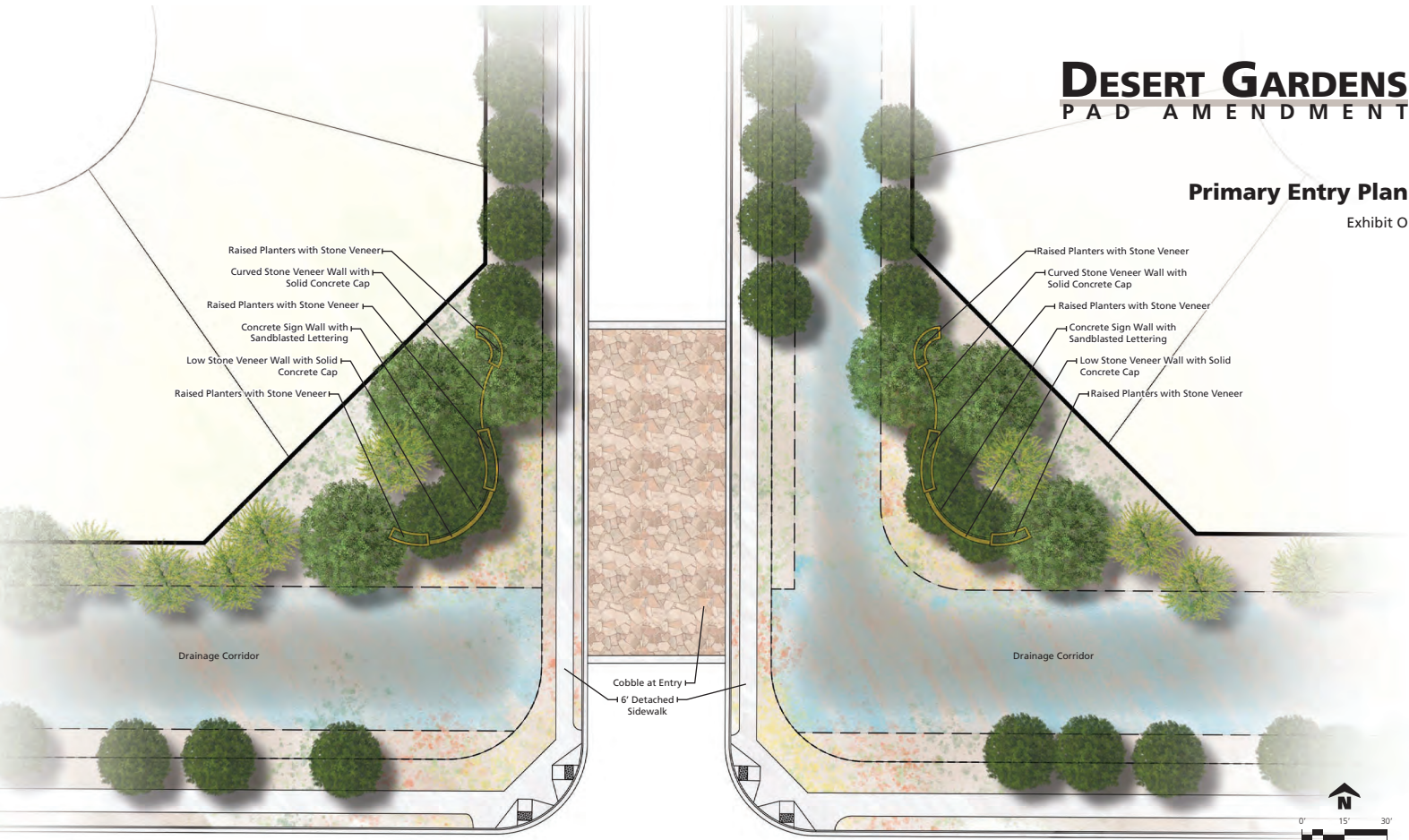
Low Stone Veneer Wall with Solid Concrete Cap

Raised Planters with Stone Veneer

DESERT GARDENS PAD AMENDMENT

Primary Entry Plan

Exhibit O



WARREN ROAD

DESERT GARDENS PAD AMENDMENT

Central Community Park Conceptual Landscape Plan

Exhibit P



LEGAL DESCRIPTION FOR
DESERT GARDENS
ZONING LEGAL

That part of the Northwest Quarter and the South Half of Section 35, Township 5 South, Range 2 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the 1/2" Rebar marking the Southwest Corner of said Section 35 from which Aluminum Cap marking the West Quarter Corner of said Section 35 bears North 00°18'35" East, a distance of 2,637.62 feet;

Thence North 00°18'35" East, along the West line of the Southwest Quarter of said Section 35, a distance of 1,318.81 feet;

Thence South 89°51'49" East, departing said West line, a distance of 1,320.01 feet;

Thence North 00°18'35" East, a distance of 660.00 feet;

Thence North 89°51'49" West, a distance of 1,320.01 feet to a point on said West line;

Thence North 00°18'35" East, along said West line, a distance of 658.81 feet to the West Quarter Corner of said Section 35;

Thence South 89°52'02" East, a distance of 840.00 feet;
Thence North 00°18'36" East, a distance of 1,187.69 feet;
Thence South 89°51'58" East, a distance of 117.52 feet;
Thence South 36°47'39" East, a distance of 188.03 feet;
Thence South 49°29'48" East, a distance of 1,721.04 feet;
Thence South 37°06'10" East, a distance of 367.02 feet;
Thence South 24°42'31" East, a distance of 948.37 feet;
Thence North 65°17'29" East, a distance of 45.00 feet;

Thence South 24°42'31" East, a distance of 1,571.85 feet to a point on the South line of the Southeast Quarter of said Section 35;

Thence North 89°52'45" West, along said South line, a distance of 1,076.42 feet to the South Quarter Corner of said Section 35;

Thence North 89°51'35" West, along the South line of the Southwest Quarter of said Section 35,
a distance of 2,638.78 feet to the Point of Beginning.

Containing 8,125,774 Square Feet or 186.542 Acres, more or less.



DESERT GARDENS
ZONING LEGAL
CLOSURE REPORT

BOUNDARY

N00°18'34.6834" E 1,318.81

S89°51'48.7660" E 1,320.01

N00°18'34.6834" E 660.00

N89°51'48.7660" W 1,320.01

N00°18'34.6834" E 658.81

S89°52'02.4168" E 840.00

N00°18'35.9751" E 1,187.69

S89°51'57.9288" E 117.52

S36°47'39.4555" E 188.03

S49°29'48.4555" E 1,721.04

S37°06'10.4555" E 367.02

S24°42'31.4555" E 948.37

N65°17'28.5445" E 45.00

S24°42'31.4555" E 1,571.85

N89°52'44.6461" W 1,076.42

N89°51'35.1209" W 2,638.78

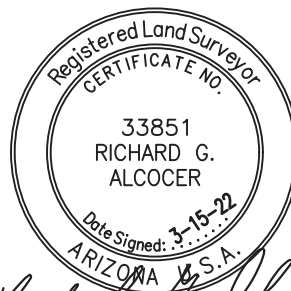
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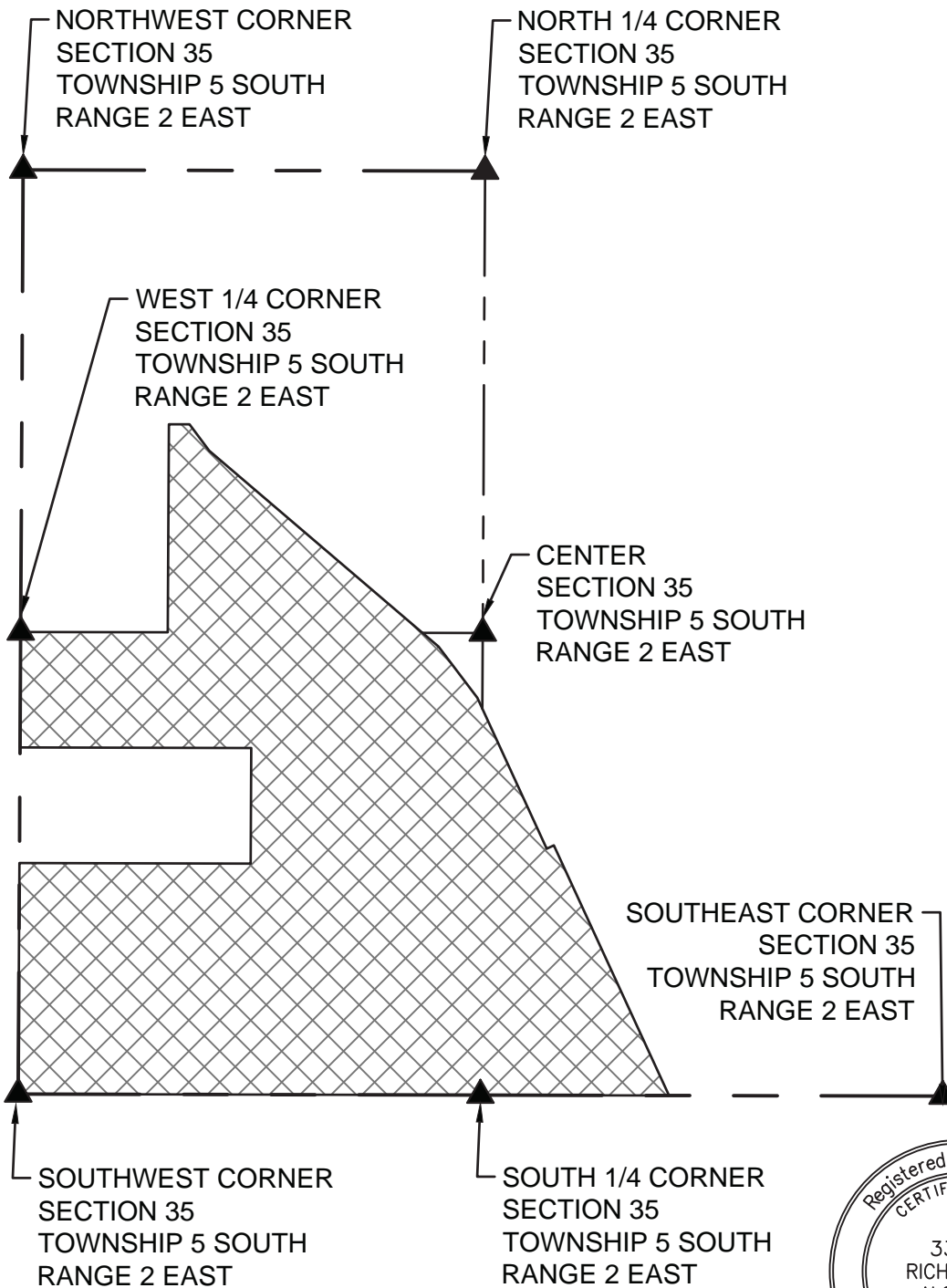
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North Error: 0.002244

East Error: 0.000423



Richard G. Alcocer



Richard G. Alcocer

SCALE 1" = 1000'	DESERT GARDENS	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	ZONING PARCEL	1 OF 1

May 13, 2022

LEGAL DESCRIPTION FOR
DESERT GARDENS
WEST ZONING PARCEL

Tract 4, Section 34 Ranches, as recorded in Book 1 of Surveys, Page 041, Records of Pinal County, Arizona, being situated in the Northeast Quarter of Section 34, Township 5 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the illegible Aluminum Cap marking the East Quarter Corner of said Section 34, from which the Aluminum Cap stamped LS#41026 marking the Center of said Section 34 bears North 89°52'34" West, a distance of 2,639.56 feet;

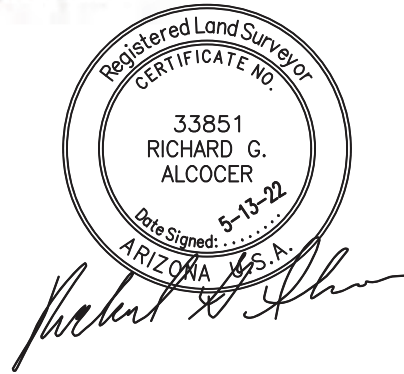
Thence North 89°52'34" West, along the South line of the Northeast Quarter of said Section 34, a distance of 1,319.78 feet (North 89°58'24" West, 1,319.88 feet record);

Thence North 00°18'18" East, departing said South line, a distance of 1,318.73 feet (North 00°12'11" East, 1,318.79 feet record);

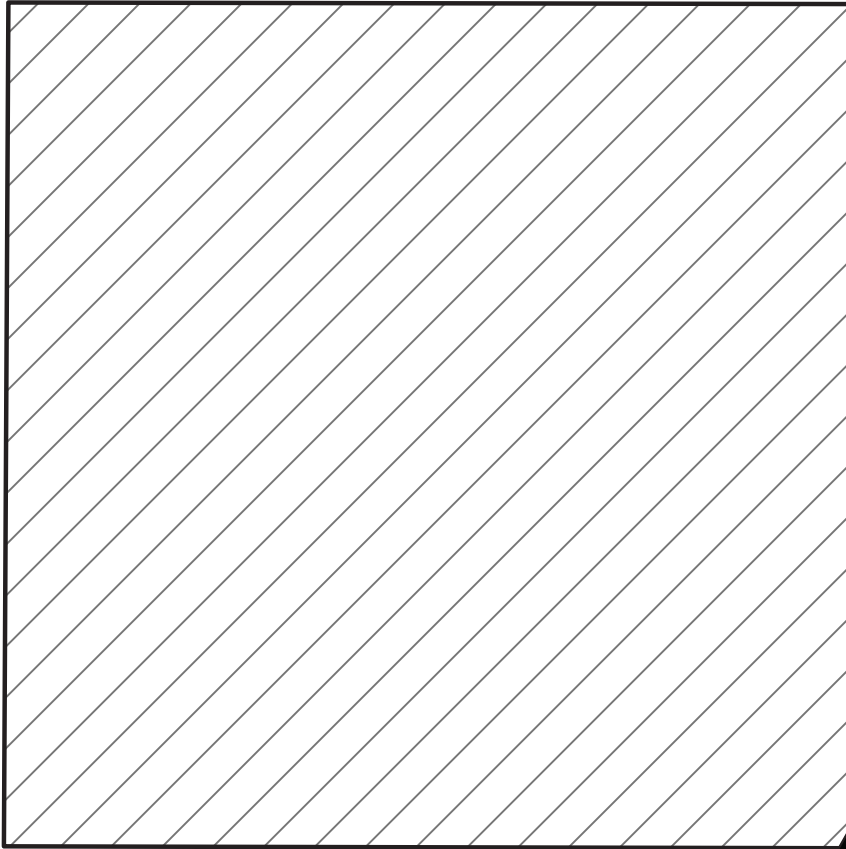
Thence South 89°52'53" East, a distance of 1,319.90 feet (South 89°52'34" East, 1,320.11 feet record) to the East line of the Northeast Quarter of said Section 34;

Thence South 00°18'36" West, along said East line, a distance of 1,318.86 feet (South 00°12'31" East, 1,319.08 feet record) to the Point of Beginning.

Containing 1,740,587 Square Feet or 39.958 Acres, more or less.



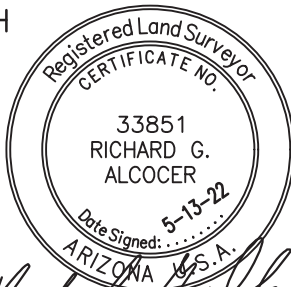
NORTHEAST CORNER, SECTION 34
TOWNSHIP 5 SOUTH, RANGE 2 EAST



WARREN ROAD

CENTER, SECTION 34
TOWNSHIP 5 SOUTH
RANGE 2 EAST

POINT OF BEGINNING
EAST 1/4 CORNER
SECTION 34
TOWNSHIP 5 SOUTH
RANGE 2 EAST



Richard G. Alcocer

SCALE 1" = 300'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

DESERT GARDENS

WEST ZONING PARCEL



1 OF 1

DESERT GARDENS
P A D A M E N D M E N T

Legal Description with Exhibit

Exhibit R.6

DESERT GARDENS
WEST ZONING PARCEL

The date and time is
5/13/2022 9:54 AM

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BOUNDARY

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N00°18'17.6629" E 1,318.73

S89°52'53.0614" E 1,319.90

S00°18'35.9751" W 1,318.86
to

Area = 1,740,587 39.958 AC

Closing course: 330°57'29.4189" 0.009217

Misclosure: 1/572,555

North Error: 0.008058
East Error: 0.004474

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May 26 2022

Desert Gardens

Planned Area Development
Pinal County, Arizona

OPEN SPACE AND
RECREATION PLAN

Case #: _-_-_-_-



4550 N 12th Street
Phoenix, AZ 85014

CVL Job. No: 1-01-03687-02 & 03

OPEN SPACE AND RECREATION PLAN

For

Desert Gardens

Pinal County, Arizona

Case #: PZ-PD-____-__

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A. Executive Summary: Open Space and Recreation Plan

Desert Gardens is a proposed planned area development located north of Miller Road alignment and east/ west of Warren Road in Pinal County, Arizona (Exhibit B: Vicinity Map). Desert Gardens encompasses approximately 226.50 acres of undeveloped native land intended for development of a medium density single family residential development with proposed zoning designation as Single Residence Zone CR-3 Planned Area Development (PAD). A major comprehensive PAD amendment is currently in process.

1. Site Analysis

Analysis of the site and surrounding area revealed the following (See Exhibit A: Aerial Map for a visual overview of the site's current condition as undisturbed native land:

- *Nearby recreational facilities were identified that will support outdoor recreation for the proposed development, including West Pinal Park, Palo Verde Regional Park, Box Canyon Recreation Area, and Sonoran Desert National Monument.*
- *Proposed multi-use trail corridors are located along the Vekol Wash to the west and the Santa Rosa Canal adjacent to the east (Pinal County Open Space and Trails Master Plan, 2007). Both portions of the development will provide trail connections toward the future proposed trails (See Exhibit C.2: Context Map, Connectivity) providing enhanced connectivity to and from the neighborhood trail system within the community.*
- *The intended target market designation is 'Family' as defined in the OSRAM. As a development of 692 lots, Desert Gardens falls between the category of "All Developments", and "Developments Exceeding 1,000 Dwelling Units"*
- *The site consists of native desert land and slopes generally from the west to the east at approximately 0.003%. The property is considered undisturbed desert land. (See Exhibit E: Site and Slope Analysis Plan)*
- *Vekol Wash is located northwest of the northwest portion of the project. The Santa Rosa Canal is adjacent to the east of the southern portion of the project. Drainage from Vekol Wash is not anticipated to exceed 150 cfs. Off-site drainage from the southwest to the east and northeast within the southern portion of the site is anticipated to be between 220 and 2,850 cfs. Flows from these watersheds will be collected and diverted into several drainage corridors within the project. (See Exhibit F: Preliminary Hydrology Analysis, Proposed Drainage Map) The project sites falls within Zone "X", which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance of floodplain."*
- *An archaeological record search with the Arizona State Museum was completed (See Exhibit R: Archaeological Records Research Results). No archaeological sites were found present within one mile of the project. The report recommends, but does not require, that an archaeology consultant survey the site prior to construction. The report also recommends, but does not require, the property to be re-surveyed when the previous survey work was done 10 or more years ago.*
- *The site is undisturbed desert land. The project sites are located in an area designated as "low quality habitat value" (Pinal County Open Space and Trails Master Plan, 2007). Parcels 51072005D, 51072008D, 51072008F, and 51072009B are located within the current open space*

area as designated by Pinal County. As determined by Arizona state law, salvage assessed and salvage restricted plants were identified within the project. Other protected species were identified within the project boundaries as well. The identified plants are eligible for salvage processing and relocation. Refer to Exhibits G & H for Native Plant Inventory and Native Plant List for each plant and the intended designation.

2. Site Plan

Desert Gardens is comprised of 226.50 acres with a proposed typical lot sizes including 5,400 sf, 18,000 sf and 1 acre. The total number of proposed lots are 692 for a gross density of 3.06 du/ac (See Exhibit I: Proposed Site Plan). Final lot counts, density, and individual parcel data is subject to change and final determinations will be made with the tentative and final plans. Open Space is outlined in the following table:

Category (for 0-5% slope)	Area Required	Area Provided
Conservation Open Space	0 acres	0 acres
Developed Open Space	18%	18%
Recreation Open Space	7%	7%
Total Open Space¹	40.77 acres	64.91 acres

¹“Total Open Space” is the combination of conservation and developed open space. Developed open space includes recreation open space.

The site has less than 5% slope and is undisturbed land. A total of 64.91 acres is proposed for developed open space, comprising landscape tracts, street frontage, and recreational area open space.

Desert Gardens is proposed as a single family residential development projected to ultimately contain approximately 692 single family lots ranging in size from roughly 5,400 sf to 6,600 sf with a total density of 3.06 du/ac (See Exhibit I: Proposed Site Plan).

A total of 40.80 acres of recreational open space has been proposed. The single-family residential lots shall benefit from accessible, dedicated recreational open space throughout the community along with a centrally located community park in the southern development. Amenity areas throughout the community providing outdoor activities for all ages and abilities will be connected by a network of walking paths not including attached sidewalks adjacent to local streets. These naturally shaded paths will provide seating nodes and a safe place for leisurely walks, jogging, and cycling within the development and to nearby proposed trail corridors outside of the community boundaries. The aim of the outdoor recreation areas is to provide connections and safe accessible access routes to amenities within an acceptable walking distance of approximately 1,000 feet of each dwelling. Outdoor recreational activities may include open turf play areas, play structure with integrated shade along with picnic ramada and tables, trash receptacles and BBQ, outdoor gathering space for games and entertaining, wildlife habitat garden, outdoor desert maze, exercise stations, and/ or community garden space with

easy access from each parcel. Proposed amenities will seek to further enhance the character of the overall development and create a sense of place and identity that celebrates the natural surroundings. Furthermore, a central recreation area with varying opportunities for play will be developed. Activities may include the following: open turf areas/ sport fields, volleyball, basketball court, passive games for youth, young adults and adults such as cornhole, horseshoe and/ or bocce, play areas for ages 2-5 and 5-12, nearby picnic ramada and naturally shaded seating offers opportunities for larger gatherings within the development. The Open Space and Amenities Plan provided as Exhibit J and the Central Community Park Conceptual Landscape Plan provided as Exhibit M illustrate the connectivity and conceptual planned outdoor activity areas throughout the community. The Proposed Site Plan, Exhibit I, illustrates the approximate locations and hierarchy of pedestrian circulation to, from and throughout the Desert Gardens community and nearby natural resource and recreational opportunities. Paved paths within the development will meet ADA guidelines for accessibility while unpaved trails connecting to natural proposed trails within the region will provide enhanced opportunities for activities such as off-road cycling, jogging, and walking.

3. Compliance with County Standards

A detailed review of the Pinal County Open Space and Recreation Area Manual (OSRAM) and the Pinal County Development Services Code (PCDSC) were undertaken to ensure development of this project would be in conformance. More detailed information is provided in Section D, Compliance with County Guidelines and General OSRAM Design Guidelines. This project's proposed development seeks to be in conformance with the open space requirements, landscaping density requirements, and level of recreation amenity required.

4. Integration with the County's Open Space and Trail System

Desert Gardens will be integrated into the surrounding community as it develops. Design character elements such as entry monuments, walls, planting, and amenities have been developed to integrate into the rural and natural settings that surround the area currently while anticipating future developments and trends over an extended period of time. Materials have been refined to be timeless, provide ease of maintenance, and enhance the surrounding character and beauty in the existing environment. Multi-use trails including dedicated on-street bike lanes and detached sidewalks along collector roads as well as paved and unpaved multi-use trails connecting on-street sidewalks to open space areas, amenities and a proposed regional trail within the vicinity of the Santa Rosa Canal.

B. Context, Existing Conditions, and Site Analysis

1. Location

The project is within the West Pinal Land Use Growth Area. The Maricopa (Ak-Chin) Indian Reservation is located approximately 4-1/2 miles to the east and 3 miles to the north. The City of Maricopa is approximately 10 miles to the northeast.

Desert Gardens is located north of Miller Road alignment, south of Teel Road, east and west of Warren Road and bounded by the Santa Rosa Canal to the east within Pinal County, Arizona. The east portion of the project is located in the northeast quarter of the southeast quarter of Section 34, Township 5 South, Range 2 East while the west portion is located within portions of the south half of the northwest quarter and portions of the southwest quarter along with a portion of the west half of the southwest quarter of Section 35, Township 5 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The Vicinity Map, Exhibit B provides general information on the project's location and surroundings.

The project is currently native desert land. The property is currently designated as Moderate Low Density Residential (MLDR, 1-3.5 du/ac), Very Low Density Residential (0-1.0 du/ac), and Major Open Space based on the Pinal County Comprehensive Plan. The project is currently zoned General Rural (GR) and Suburban Ranch (SR). Rezoning application case number Z-PA-039-21 is in process in an effort to apply for a planned area development R-7 overlay change.

2. Transportation

Regionally, the following major transportation routes are either existing or proposed to provide access to the surrounding communities.

- Louis Johnson Drive: *The existing principal arterial route is approximately 1/2 mile southeast providing access to other transportation routes, developments and cities east of the project.*
- Ralston Road: *The existing road approximately 2-1/2 miles to the northeast is designated as a proposed regionally significant route which will extend southwardly and become a parkway with an approximately 200-foot right-of-way.*
- Maricopa-Casa Grande Highway: *The existing route is approximately eight miles east providing access to larger city centers as well as Interstate access.*
- West Pinal Freeway: *The proposed freeway is approximately 1/2 mile east of the project which will provide direct access to the City of Casa Grande located southeast of the community as well as direct access to Interstate 10.*
- Interstate 8: *Approximately 8 miles south, this interstate provides east/ west access to regional and interstate destinations.*
- Interstate 10: *Approximately 24 miles east, it provides access to regionally significant work centers such as the Phoenix metropolitan area and Tucson among other outlying communities.*

The development will be primarily accessed from the north and south via Warren Road and via Barnes Road travelling from the east or west. With the future development of Louis Johnson Drive to the southeast and Ralston Road due east, both regionally significant routes and the West Pinal Freeway northeast of the development, there will be easy access to and from the development area.

3. Surrounding Recreation Opportunities

Nearby natural parks and recreation areas were identified that will support outdoor based recreational opportunities. Haley Hills and Vekol Wash are located 1-1/2 miles to the west and the area is proposed as a regional park on the Pinal County Comprehensive Plan. Additional existing recreational opportunities abound including Palo Verde Regional Park which is located approximately 1-1/2 miles northwest of the proposed development. This park provides visitors opportunities for nature walks, stargazing, hiking, mountain biking, horseback riding, ATV trail rides, day-use picnic areas as well as overnight camping, and a shooting range. As the region continues to develop, other activities may be proposed to support the use of and protection of the regional scenery. The South Maricopa Mountains Wilderness and Sonoran Desert National Monument are a short distance east of the development providing further opportunities for stargazing, nature walks, hiking, mountain biking, and horseback riding and learning about the desert and its unique habitat.

4. Connectivity and Area Trails

Review of the County's Open Space and Trails Master Plan (2007) and the County's online interactive GIS maps indicated that a proposed multi-use trail corridor is designated along the Santa Rosa Canal to the east of the project. No other proposed or adopted trails are located within one-mile of the project. (See Exhibit C.2: Context Map, Connectivity)

Several modes of travel offer points of connection for residents within the project vicinity. Paved six and a half foot bike lanes along Miller, Ralston, and Warren Roads along with a six-foot detached sidewalk will connect to the on-street bike lane and detached sidewalks along the spine road through the project. Furthermore, a combination of eight-foot paved and stabilized paths within the development will provide connection points to the Santa Rosa Canal offering opportunities for residents to further enjoy the regional trail system. (Refer to Section C.1.c: Pedestrian Circulation Concept)

5. Target Market

Desert Gardens is proposed as a single family residential development. The site is relatively flat and is currently desert land. The project will target family and natural recreation opportunities based on lot sizes and general location within the landscape from a regional perspective. The project will consist of a combination of lot sizes from 5,400 sf to 1 acre lots in both the north and southern portions of the project creating a transition from the existing neighbors to higher densities further away.

Recreational amenities will approach National Recreation and Park Association (NRPA) standards. A mixture of amenities targeted toward families such as paths, large open turf playing areas, play structures and picnic ramadas among other activities will be provided. To further enhance the enjoyment of the surrounding natural environment, pathways and picnic ramadas as well as other low key activities such as a trail connections to proposed regional

trails, a desert maze, shaded benches, wildlife viewing areas, gardens with plants to attract desert pollinators will be encouraged. Areas adjacent to the existing wash on the northern parcel will be treated delicately so as not to destroy the natural desert floor and fauna. These areas will be treated with native seed mixes and desert plants to blur the visual and physical impact between developed lots and the natural existing environment. Per the Pinal County OS&RAGM (2012), the project falls between “All Developments” and “Developments of Approximately 1,000 Dwelling Units, as defined in Table 1. The information below covers both the “Family” and the “Natural” categories. The project intends to provide additional recreational opportunities beyond the required minimums.

All Developments	Developments Exceeding 1,000 Dwelling Units
Paths in addition to sidewalks	Paths in addition to sidewalks, One Acre Turf Field, One Play Structure, One Picnic Ramada

6. Site and View Shed Analysis

The project itself is located within a relatively flat undisturbed area of native land. The northern portion of the project is located southeast of Vekol Wash and has a small drainage way running northeast to southwest. Furthermore, Haley Hills is located northwest of the northern portion of the project and can be seen in the distance as well as the south end of the Palo Verde Mountains to the north. Both Haley Hills and Palo Verde Mountains are off-site. Roadways in the northern portion of the project provide opened views to Haley Hills as well as the natural drainage way which further opens the community to natural desert views and makes visual and physical connections to its unique surroundings. The general topography and slopes located on the site can be seen on Exhibit E: Site and Slope Analysis Plan in the appendix.

7. Slope Analysis

Analysis of existing slope is critical in determining lands of high value, view sheds, and lands that should be set aside for conservation. Slopes exceeding 15% are generally set aside as conservation areas. Additionally, slope is used in determining the overall project requirement for Conservation Open Space and Recreation Area Open Space.

The project is undisturbed desert land with slopes less than 5% across the site. There are no hillsides or areas of significant slope to be protected in place. (See Exhibit E: Site and Slope Analysis Plan) Calculations for the required Conservation Open Space and Recreation Area Open Space are based on the 0-5% slope, as determined in the table below:

Open Space Requirement Calculation				
Slope Categories	0% - 5% Slope	<5% - 10% Slope	<10% Slope	TOTALS
Measured Areas Within Each Category	226.50 acres	0 acres	0 acres	226.50 acres

Conservation Open Space Required	Min Req. = 0%/3% Area Req. = 0 acres	Min Req. = 5% Area Req. = 0 acres	Min Req. = 9% Area Req. = 0 acres	0 acres
Recreation Open Space Required	Min Req. = 7% Area Req. = 15.85 acres	Min Req. = 6% Area Req. = 0 acres	Min Req. = 4% Area Req. = 0 acres	15.85 acres
Total Open Space Required	Min Req. = 18% Area Req. = 40.80 acres	Min Req. = 18% Area Req. = 0 acres	Min Req. = 18% Area Req. = 0 acres	40.80 acres

8. Preliminary Hydrology Analysis

Desert Gardens is bounded by the Vekol Wash and Haley Hills to the northwest and the Santa Rosa Canal on the east. Areas to the north consist of undisturbed desert land and existing rural residential. East of the Santa Rosa Canal the area is desert land. From a regional perspective, the area is located within four off-site watersheds that drain northeasterly toward the project.

A preliminary drainage analysis has been conducted indicating the need to several proposed drainage corridors within the project boundaries. Generally, off-site flows will be collected and drain north and northeast in the northern portion west of Warren Road. Off-site flows entering the project boundaries from the north, west, and south will be collected in two separate drainage channels. The northern channel will collect flows from the north and central portions of the project and direct flows to the northeast toward the Santa Rosa Canal where they will be collected in a proposed storage area. Areas in the southern portion will collect flows that will be directed southwardly along east side of Warren Road and then easterly along the northern alignment of Miller Road and turn north again to be collected in a proposed storage area adjacent to the Santa Rosa Canal.

Natural drainage ways from the Vekol Wash in the norther portion of the project, west of Warren Road are approximately 150 cfs which would not require conservation. (See Exhibit F: Preliminary Hydrology Analysis - Proposed Drainage Map)

9. Flood Zone Designation

FEMA Flood Insurance Rate Map (FIRM) for Pima County, Arizona and incorporated areas were researched. The FIRM Panel Number 04021C0500E dated December 3, 2007 identifies the project is located within Zone "X". The project is therefore located in an area with a 0.2% annual chance of flooding or an area with a 1% annual chance of flooding with average depths of less than 1-foot.

10. Archaeological Site Investigation

The Arizona State Museum was contacted to determine the viability of archaeological findings within the project. Eleven archaeological surveys have been previously conducted within a

one-mile study radius of the parcels 51067004A and B located west of Warren Road. None of the previous studies included this portion of the subject property, however, they do not require any studies at this time. The parcels located east of Warren Road including 51072005D, 8D, 8E, and 8F were researched and fourteen previous archeological studies were conducted within a one-mile radius. One study surveyed a portion of these parcels in association with the work required for clearance of the CAP canal construction. No archaeological sites were found present within one mile of the project. The report recommends, but does not require, that an archaeology consultant survey the site prior to construction. The report also recommends, but does not require, the property to be re-surveyed when the previous survey work was done 10 or more years ago. (See Exhibit R: Archaeological Records Search Results)

11. Existing Vegetation and Biological Habitat Analysis

The project is located in an area of native desert land. In reviewing the Pinal County Open Space and Trails Master Plan (OS&TMP), the site is located in an area of low-quality habitat value with no designated critical habitat present. According to the OS&TMP, neither native grassland nor conservation areas are present on the site or in the adjacent area.

Arizona Game and Fish was also contacted to determine if there are flora and fauna species that require protection. It was noted that there are several small areas east and north of Warren and Miller Roads that are identified as “Pinal County Riparian”. These areas are within the southern portion of the project.

Species of special status within 3 miles of the project include the Sonoran Desert Tortoise and the Antelope Jackrabbit. It has not been determined if either of these species or others are present within the project. It was noted that the project is located within portions of the “Pinal County Wildlife Movement Area” otherwise known as the “Estrella Mountains-Vekol Valley” as well as a “Riparian Area”, and the “Maricopa County Wildlife Movement Area - Riparian/Wash” otherwise called “Vekol Valley - Vekol Wash”. Several bird and mammal species are also identified that are considered of economic and recreational significance including Gambel’s Quail, Javelina, Mountain Lion, White-winged Dove, and the Mourning Dove. Wildlife species protected by state, federal, national departments are listed and can be found in the Appendix. The report further indicates that the project is located within an area designated as a “wildlife habitat connectivity feature.” The project seeks to be in compliance with the goals of the County and State in regards to wildlife protection and enhancement. Fences, barriers, vegetation, lighting, and activities within these sensitive areas will be addressed to protect the regionally significant species as required by State and Federal laws.

Existing vegetation within the project has also been identified. In general, species include primarily Mesquite, with some Blue Palo Verde, and a few Ironwood trees. In addition, two salvageable cacti were identified within the project including barrel cactus and saguaro. Native Resources, International conducted the native plant inventory in the spring of 2022. Plants identified as salvageable can be reviewed in the appendix. Refer to Exhibits G & H for Native Plant Inventory and Native Plant List.

C. Proposed Development Plan

1. Development Concept

a. Site Plan and Open Space Data

Desert Gardens is proposed as a single family residential community projected to ultimately contain approximately 692 single family lots with lot sizes including 5,400 sf, 18,000 sf, and 1 acre with an average density of 3.06 du/ac. The site is accessible from Warren Road and Miller Road alignment.

Desert Gardens shall have a minimum of 18% of developed open space distributed throughout each of the parcels with recreation open space as defined within the PAD ordinance. (See Exhibit I: Proposed Site Plan) As noted in the Open Space and Amenities Plan provided as Exhibit J, there is a total of 64.91 acres of open space within the project. The developed open space areas identified include landscape tracts, street frontages, and recreational area open space.

Approximately 40 acres of recreation open space will be provided within the developed open space and will consist of tracts containing a minimum of 0.25 acres with the required street frontage and trees planted as designated by the County. Amenities within the recreation open space will meet and exceed the family and natural suggested minimum facilities for recreation areas as designated by the County. Eight-foot wide pathways through open space and recreational areas will link residential areas throughout the community to turf fields (at least one one-acre open playing field) as well as youth play structures for ages 2-12 including at least one 60-foot diameter area for a dedicated play structure within the central park, picnic ramada, and other active and passive planned activity zones.

The table below provides the required and provided open space acreage for the PAD per the appropriate slope category. The project falls within the 0-5% slope category.

Category (for 0-5% slope)	Area Required	Area Provided
Conservation Open Space	0 acres	0 acres
Developed Open Space	18% (40.77 acres)	64.91 acres
Recreation Open Space	7% (15.85 acres)	40.80 acres
Total Open Space¹	40.77 acres	64.91 acres

¹“Total Open Space” is the combination of conservation and developed open space.

Developed open space includes recreation open space.

b. Vehicular Circulation Concept

The development will be primarily accessed from the north and south via Warren Road and via Barnes Road travelling from the east or west. With the future development of Louis Johnson Drive to the southeast and Ralston Road due east, both regionally significant routes and the

West Pinal Freeway northeast of the development, there will be easy access to and from the development area.

The project will be accessible from Warren Road and Teel Road to the north. Main and secondary entrances to the project will all be located off Warren Road. Both the north and south portions of the project will have a primary and secondary entrance. A central spine road will be the main circulation route through the development with neighborhood access points directly connecting the central collector road. Access to the development from existing local streets in the adjacent rural residential area to the north has been prevented in order to maintain the rural setting for these residents.

The collector road has been designed in order to offer a park-like route with views of open space, including open space recreation areas throughout. Neighborhood streets have been arranged to form the feeling of neighborhood enclaves within the larger community. Furthermore streets are located to provide direct access to smaller planned recreational spaces enabling access to all people. All streets are to be built per Pinal County Standards and Staff recommendations. (See Exhibit I: Proposed Site Plan)

c. Pedestrian Circulation Concept

Open air pedestrian circulation routes have been planned to provide connectivity within and between neighborhood enclaves through the use of sidewalks adjacent to streets and eight-foot pathways through natural open space corridors and parks. These open space routes will be further designed to ensure safety and ADA accessibility for all users. Light bollards will be provided along paths where needed to illuminate dark areas that may be utilized during the evening and early morning hours. Pathways within or near the 100-foot open space corridor adjacent to the Santa Rosa Canal will utilize fully shielded bollard lights to promote dark skies and prevent disruptions to wildlife within the corridor while still providing security for people. The pathways adjacent to the canal will also provide opportunities for connections to proposed regional trails in the future. (See Exhibit J: Open Space and Amenities Plan)

d. Storm Water Management Concept

According to the Desert Gardens Master Drainage Report, project storm Water will be managed through on-street surface flow into retention basins and drainage channels that direct excess flows to several detention areas within the project. All drainage basins and channels will be developed in accordance with County standards, and shall be comprised of side slopes that vary and range from 4:1 to 10:1. Retention basins will be designed to accommodate planned recreational uses and will permit accessible paved routes throughout the project. Additionally, 25% of the recreation area within the basins will be maintained outside the basins high water level. (See Exhibit F: Preliminary Hydrology Analysis - Proposed Drainage Map)

e. Development Phasing Concept

The Desert Gardens community is to be developed in four phases. The central community park and proposed amenities will be developed in accordance with County requirements. At least 33% of the park will be operation upon completion of 25% of the total lots obtaining a certificate of occupancy, 66% of the park at minimum will be completed and functioning by the time 50% of the lots receive a certificate of occupancy and it will be full service upon completion of 75% of the lots receiving a certificate of occupancy.

Other common areas and open space amenities will be developed in conjunction with the parcel with which they are associated. Utilities and infrastructure will connect to all parcels through the development. The community has been planned to fluidly respond to market demands. A phasing plan is attached as Exhibit S.

2. Conservation Open Space

Due to the fact that the project is not located within or adjacent to existing conservation open space areas and does not have slopes exceeding 15%, no dedicated conservation open space has been proposed within the project. (See Exhibit J: Open Space and Amenities Plan)

3. Developed Open Space

a. Developed Open Space Areas

The project proposes a total of 64.91 acres of be developed open space. It will consist of landscape tracts, street frontage, and recreational area open space. (See Exhibit J: Open Space and Amenities Plan)

b. Proposed Entry, Walls, and Signs.

The visual character of the exterior of the development will seek to provide a natural backdrop for native plants that will blend into the existing naturally rural area. Primary and secondary entry monuments will accent the surrounding landscape and softly signal community entrances. Hardscape materials and colors have been selected to blend into the desert setting and will be augmented by desert adapted and native plants to provide restrained seasonal interest. The primary entry monuments will both be located towards the southern portion of each project location while smaller secondary entry monument will be located at the northern entrance to each site.

Perimeter walls have been developed to provide variation in texture, color and pattern which along with naturalistic plants will create a muted backdrop containing the development within. Interior walls will continue with similar materials as the perimeter, but will also provide view fencing where and when appropriate to reduce heat pockets and aid in visual security when adjacent to open space areas inasmuch as they do not negatively affect and impede on a sense of personal privacy for the adjacent residential lots. Partial view fencing near open space corridors will also provide a greater sense of connectivity to nature and provide opportunities to foster an

appreciation of the natural environment and setting that surrounds the project. See the Wall & Sign Plan (Exhibit K), the Primary Entry Elevation (Exhibit N) and Secondary Entry and Wall Elevations (Exhibit O) for additional information.

4. Recreation Area Open Space

A total of 40.80 acres of recreational open space will be proposed within the project boundaries. (See Exhibit J: Open Space and Amenities Plan) Proposed recreational opportunity areas have been developed to exceed the “Family” and “Natural” categories for suggested minimum facility improvements as designated by the County. Outdoor recreational areas are intended to enhance the natural surrounding through a careful selection of proposed activities along with colors and materials that engage the surrounding environment and anticipated desired activities. For example, the central community park area has been designed to provide structured play for 2-5 and 5-12 age groups along with opportunities for nearby activities for teens and adults such as basketball, open turf areas, picnic ramada with tables, BBQ grill, trash receptacle, area lighting, walking paths, and naturally shaded benches. Other areas of the park will provide further recreational opportunities for activities such as volleyball, family or group games nearby a picnic ramada and naturally shaded seating, large open turf areas, and connecting pathways. Recreation spaces within the neighborhoods themselves and open space corridors along the perimeter will include areas for activities such as wildlife garden, outdoor walking maze, water harvesting demonstration garden, music garden as well as traditional smaller play structures and open turf play areas with nearby picnic ramada, BBQ, and trash receptacle where appropriate.

As discussed in Section 5, Target Market, recreational amenities for the project will include suggested amenities within two categories. An analysis of the amenities provided is shown below.

Suggested Amenities for All Developments (Per OSRAM)	Suggested Amenities for Developments Exceeding 1000 Dwelling Units (Per OSRAM)	Proposed Amenities (692 Dwelling Units)
Paths in addition to sidewalks	Paths in addition to sidewalks, one acre turf field, one play structure, one picnic ramada	Paths in addition to sidewalks, 1+ acre turf field, 2 play structure areas, 2 group picnic ramadas with BBQ, trash receptacle and lighting, basketball, volleyball, and group game area. Amenity areas with programmed and passive activities along with picnic ramadas and naturally shaded seating. Additional open turf play areas and future trail connection points.

5. Landscape Development

a. Landscape Character

Plant varieties for the developed open space and street have been selected to enhance the natural desert character and further enhance the need to conserve water resources. Trees and other large plant material will be placed to reduce solar heat gain, especially near solid walls, pathways, sidewalks, and areas receiving direct west and southern exposure.

The plant palette will further be grouped to provide soft transitions between use areas such as perimeter landscaping to collector and local streets to internal open space corridor routes as well as naturalized open space areas near the Santa Rosa Canal.

The entry areas along Warren Road will be accented with seasonally colorful and desert adapted species in order to signal the arrival to the community while blending with the existing environment. More dense plants along the collector spine road will soften the impact of the built environment and provide visual and other sensory enhancement. Open space corridors between residential enclaves will have a more subdued planting intensity to mimic the natural environment where corridors have more highly intensified planting that transitions to the wider open space between. The open space area adjacent to the Santa Rosa Canal will be given special consideration due to its high impact not only to people in the future using the area for passive recreation as a trail corridor, but also for animal activity within the region. Plants within this area will be selected to provide a natural desert aesthetic that will provide habitat for birds, insects and other wildlife. Hydroseeding with a plant mix intended to restore the desert fauna found in similar naturalized areas may be utilized. The overall intent is to provide an environment where people can more comfortably utilize outdoor spaces while enhancing the feeling of being within a natural desert ecology.

b. Landscape Calculations

Landscaped tracts shall be planted in conformance with the OSRAM and County Standards. The table below outlines the required plant quantity, density and sizes for this development, and the amount provided. The calculations are based on the 64.91 acres of developed open space. The quantities shown are the minimum required per Pinal County Development Services Code. Detailed calculations will be provided with the final landscape plans.

BASED ON 64.91 Acres (2,827,520 SF)	Total Trees (15 Gallon Minimum)	24" Box Trees	Shrubs (5 Gallon Minimum)	Groundcover (<18" tall)
Standard / Requirement	1 per 1000 SF	25% of tree total	7 per 1000 SF	>50% of vegetation area
Calculation	2,827,520/1,000	0.25 x 2,828 trees	$(2,827,520/1,000) \times 7$	$(2,828 \text{ trees} \times 400 \text{ sf} = 1,131,200 \text{ SF})$ $+ (19,793 \text{ shrubs} \times 18 \text{ sf} = 356,274 \text{ sf})$ Total (1,487,474) x 50%
Quantity Required	2,828 trees	707 - 24" box	19,793 shrubs	743,737 sf of groundcover

c. Irrigation Source

To minimize landscape irrigation demand, all plants will be low water use, per the ADWR plant list. Passive rainwater harvesting techniques will be utilized in the developed open spaces inasmuch as is feasible to direct rain water toward planting areas and thereby reducing the demand on municipal water supplies.

The irrigation will be provided through municipal potable water points of connection via water meters strategically located within the open space tracts and outside of the rights-of-way. The quantity and location of water meter will be determined during the final design process and coordinated with the civil engineering plans.

Trees, shrub, and groundcovers will be watered utilizing underground drip emitters to reduce evaporation loss and to supplement passive water harvesting during periods of insufficient natural rain. Furthermore, turf areas will be watered with rotary spray heads whenever feasible further reducing over watering often caused by natural wind patterns. Large turf playing fields will be most efficiently watered using rotors, however, rotary sprays will be used if and when it is the most efficient method and where watering windows do not limit the ability to adequately provide irrigation to all plant material.

D. Compliance: County Guidelines and General OSRAM Design Guidelines

1. Open Space and Recreation Area Manual

The development team has reviewed the Open Space and Recreation Area Guideline Manual to ensure that the project meets at least the minimum requirements. However, in general the goal is to exceed requirements and to be in keeping with the standard practices of development for similar developments within the project area. Key design guidelines are quoted directly from the manual, below. These guidelines are then related to the proposed development. The development standards outlined in this plan are in conformance with the OSRAM, as follows:

Spatial Standards

“Open space should be located and designed as a community amenity and provided with each phase of a development. It should be highly visible to the public to encourage community use and awareness.”

Each parcel within the project shall have access to open space that is centrally located and which affords a combination of best access, visibility and recreational amenity opportunities to the neighborhood enclave and development as a whole. Design of the amenity and open space areas will utilize standard practices of safety through unobstructed sight lines, area lighting and multiple clear access routes in order to encourage safety and accessibility for the community. The central community park is located within the heart of the community and easily accessible and visible along the collector spine road running through the community.

“A good measure of accessibility is providing recreation areas and multi-use paths and trails within a 1,000-foot radius from each dwelling unit.”

The amenities within each neighborhood enclave have been located to ensure that each residential lot has equal access to programmed amenity spaces in order to encourage outdoor recreation and community togetherness. All dwelling units are within 1,000 feet of at least one programmed amenity space while most are within a 1,000-foot radius of two amenity areas along with dedicated pathways through open space tracts.

“Arterial Street Frontage: meandering tract between 15 and 20 feet in width”

The project is adjacent to Warren Road while a portion is adjacent to Miller Road. The landscape tracts along Warren Road ranges from 21 feet to 90 feet which will provide a buffer between residences and the roadway. It should be noted that areas with the least amount of landscape buffer are adjacent to the largest, one acre lots which will provide additional buffering from the roadway. A buffer of 60-80' on average will also provide room for open space improvements and ease the proximity of the roadway from residents.

Open space tracts are also proposed along the main collector street within the development to provide a buffer from roadway traffic and in addition to enhancing the natural character and setting for the development.

Ground Form

Retention basins “should be shaped to have meandering edges with varying slide slopes from 4:1 to 10:1.”

“Contouring of the ground and placement of mounds and earth berms along streets is recommended.”

“Retention/detention basins designated as developed open space should be located so that they are visible, attractive, and accessible.”

All retention basins will have varying side slopes in conformance with the OSRAM. The grading plans will be coordinated with the landscape design to ensure flowing transitions and ADA access to the open space area. All retention or detention basins in open space tracts shall be designed in a naturalized, attractive, and accessible form.

Planting Standards

“a) a minimum of fifty percent (50%) vegetative groundcover that does not exceed eighteen (18) inches in height, and b) no more than fifty percent (50%) trees and shrubs.”

“Provide a natural native desert (or regionally compatible) plant pallet of trees, shrubs and ground covers grouped and arranged to create interesting patterns and textures.”

“Shrubs with a minimum size of five (5) gallons should be planted at a rate of five (5) shrubs per thirty (30) feet of linear street frontage.”

“A minimum of twenty-five (25) percent of all frontage landscaped areas should be covered with vegetative or organic groundcover consisting of living plant materials characterized by horizontal growth which generally does not exceed eighteen (18) inches in height.”

“Clustering of trees and shrubs is encouraged to accent focal points or landmarks and to provide variety to the streetscape.”

The plant palette and proposed planting design have been developed to comply with the OSRAM guidelines. The aim of the planting design is to blend with the surrounding natural desert. Groundcovers, trees and shrubs will be naturally grouped and will provide subtle variation and a pleasing overall naturalistic appearance. Trees, shrubs and groundcovers have been selected to work harmoniously with one another and together provide a symphony of color and textural variation through the seasons. Plants and inert materials primarily utilized for dust and weed control will softly transition hard edges along street frontages. Furthermore, several tree and plant species have been selected for streets and open spaces providing continual variety and interest throughout. Some areas will be more densely planted than others mimicking natural plants in the surrounding area while accenting nodes and focal points and thereby enhancing natural wayfinding methods for users.

Plant density calculations previously identified will provide minimum standards for the development to ensure conformance with the OSRAM. The preliminary concepts illustrated in the exhibits within this report will guide the final planting design to ensure that the development conforms to the densities and overall guidelines established in the OSRAM to better meet the County’s overall goals for a future visioning and area character development.

Conservation Areas

“Conservation areas should be contiguous to any existing or planned conservation area located adjacent to the proposed development.”

“The fragmentation of conservation lands is strongly discouraged.”

The project has been analyzed for areas of potential conservation. Due to the fact that the project is not currently within a dedicated conservation area nor is it adjacent to an existing conservation area and does not have slopes necessitating conservation, the development will not propose any dedicated conservation areas specifically. A 100-foot wide minimum buffer has been proposed adjacent to the Santa Rosa Canal in order to provide a continued natural open space within the area.

Recreation and Amenities

“Seating areas should be located in appropriate locations to provide supervision of activities. Seating areas shall incorporate shade.”

“All recreation areas within the development should be connected through a multi-use path or trail system.”

Desert Gardens will provide a variety of recreational amenities that exceeds the minimum suggested facilities for family and natural areas for development “exceeding 1,000 dwelling units” as defined in the OSRAM (see County requirements in the table below). The project will provide a central community park including amenities such as structured play for 2-5 and 5-12 age groups, open turf areas, picnic ramada with table, BBQ grill, trash receptacle, area lighting, walking, jogging, and cycling paths with naturally shaded benches. Other amenities that may be provided include basketball, volleyball, and/or group game activities such as cornhole and bocce. Other recreation spaces within the neighborhoods will further provide opportunities for outdoor recreation by providing areas for activities such as wildlife garden, outdoor walking maze, water harvesting demonstration garden, music garden, and traditional smaller play structures and open turf play areas with nearby picnic ramada, BBQ, and trash receptacle which will be connected to one another through a network of pathways with naturally shaded seating and bollard lighting where appropriate and necessary.

All Developments	Developments Exceeding 1000 Dwelling Units
Paths in addition to sidewalks	Paths in addition to sidewalks, One Acre Turf Field, One Play Structure, One Picnic Ramada

Pathway and Trail Guidelines

“Suburban Trails have a high to moderate intensity usage and are located in mixed use, commercial, residential, and office areas. They can be either paved or unpaved. The typical suburban trail users may include pedestrians, bicyclists, equestrians, and in-line skaters...Suburban trails link recreation areas and open space areas and adjacent community developments, and serve both recreation and transportation needs.”

“Trails need to be easily accessible to the public for the trails to receive high use.”

“The pedestrian circulation system should efficiently connect all open space and recreation areas in the proposed development in a manner that meets the objectives of the OSRP plan.”

“Trail design should be incorporated into plans for natural drainage channels, street rights-of-way, landscape corridors, utility rights-of-way, levees, and other open spaces.”

Desert Gardens' community will provide a trail system that is consistent with the requirements identified in the OSRAM. The proposed zoning, per the PAD suggest the inclusion of suburban trails with paved and unpaved trails for pedestrians and bicyclists. Six-foot wide detached sidewalks along with six and a half foot paved on-street bike lanes along Warren and Miller

Roads as well as the collector road within the development will provide direct connections to the eight-foot paved and stabilized trails within throughout open space tracts. Although one-acre lots have been proposed within the development, the inclusion of dedicated equestrian trails cannot specifically be justified within the development itself. The actual alignment, widths, and type of users of a future regional trail along the Santa Rosa Canal is unknown and the probability of direct access by residents within and outside of the development is also unknown at this time. (See Exhibit C.2: Context Map, Connectivity)

2. Pinal County Development Services Code

The development standards outlined in this plan are in conformance with Chapter 2.176 of the Pinal County Development Services Code, as follows:

Section 130 – Minimum requirements for open space

The average slope for the net acreage of the project is less than 5%, requiring a minimum of 3% conservation open space if undisturbed, a minimum of 7% recreation open space, and a total of 18% open space. The proposed development meets these criteria as follows:

Open Space Requirements for PAD with <5% slope average	Minimum Required	Proposed
Conservation Open Space	3%	3%
Recreation Open Space	15%	15%
Total Open Space	18%	18%

Section 140 – Uses Permitted

The proposed development provides pathways, recreation areas, entry ways, streetscapes, and retention/detention areas within the developed open space, in conformance with the PCDCS.

Section 150 – Uses Prohibited

No prohibited uses are being proposed in the open space areas.

Section 160 – Minimum Requirements for Recreation Areas

The Phasing Plan provided as Exhibit S outlines the phasing for the proposed development. This phasing will be tied to the final plat. All recreation open space areas are located with direct access from the local streets and are centrally located to the development. The ground form of these areas will be varied and natural, with a minimum of 25% of the open space area out of the retention.

Plant sizes will meet or exceed the minimum standards. The total required and provided plant quantities are shown in Section C.5.b. Landscape Calculation.

Section 170 – Minimum Requirements for Multi-use Paths and Trails

Review of the County’s Open Space and Trails Master Plan (2007) and the County’s online interactive GIS maps indicate a proposed regional trail along the Santa Rosa Canal adjacent to the east of the southern portion of the project. (See Exhibit C.2: Context Map, Connectivity)

Desert Gardens presents an opportunity for regional recreation linkages by providing eight-foot wide paved and unpaved (stabilized decomposed granite) paths from the areas adjacent to the Santa Rosa Canal and the six-foot sidewalks and six and a half foot on-street bike lanes along the collector street within the southern portion of the project. These pathways will also be included in the northern portion of the project along the streets and within open space areas. (See Exhibit C.2: Context Map, Connectivity and Exhibit I: Proposed Site Plan) Cross-sections illustrating the location of sidewalks and bike lanes can be seen within the PAD report exhibits (Exhibit M: Streetscape Sections).

Section 180 – Minimum Requirements for Storm Water Retention and Detention Basins

As noted previously, the ground form of the open space area will be varied and natural. Trails through the open space will meet ADA guidelines. The appearance of retention basins will be softened with natural grading and berms along adjacent streets. Turf will be utilized in the basins where appropriate and in minimal amounts to conserve water. Open space areas will be provided with drought tolerant plant material.

Section 190 – Minimum Requirements for Street and Entryways

Plant sizes and density will meet or exceed the requirements of the PCDS. All plant material used will be listed on the ADWR low water use plant list.

Section 200 – Minimum Requirements for Conservation of Open Space

Conservation open space is not provided in this PAD. The area is currently private land and is not located adjacent to an existing conservation area.



Exhibits

DESERT GARDENS

OPEN SPACE & RECREATION PLAN

Aerial Map

Exhibit A



SITE

SITE

N WARREN RD

W MILLER RD

SANTA ROSA CANAL



1 June 2022

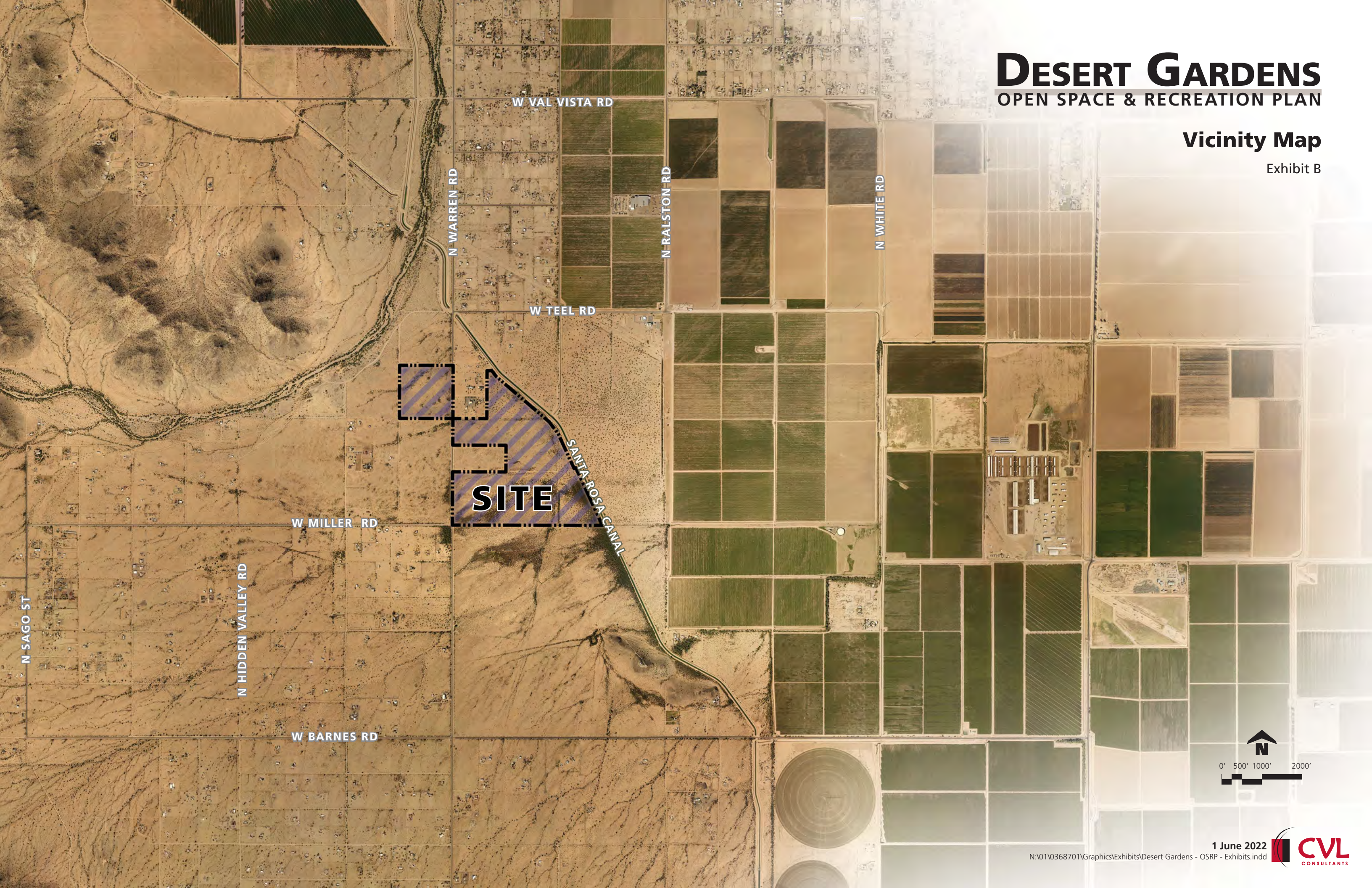


DESERT GARDENS

OPEN SPACE & RECREATION PLAN

Vicinity Map

Exhibit B



SITE

W VAL VISTA RD

N WARREN RD

N RALSTON RD

N WHITE RD

W TEEL RD

SANTA ROSA CANAL

W MILLER RD

N HIDDEN VALLEY RD

W BARNES RD

N SAGO ST



DESERT GARDENS

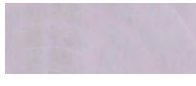




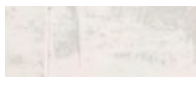

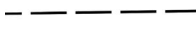
OPEN SPACE & RECREATION PLAN

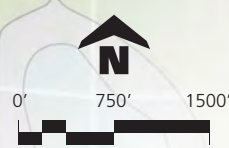
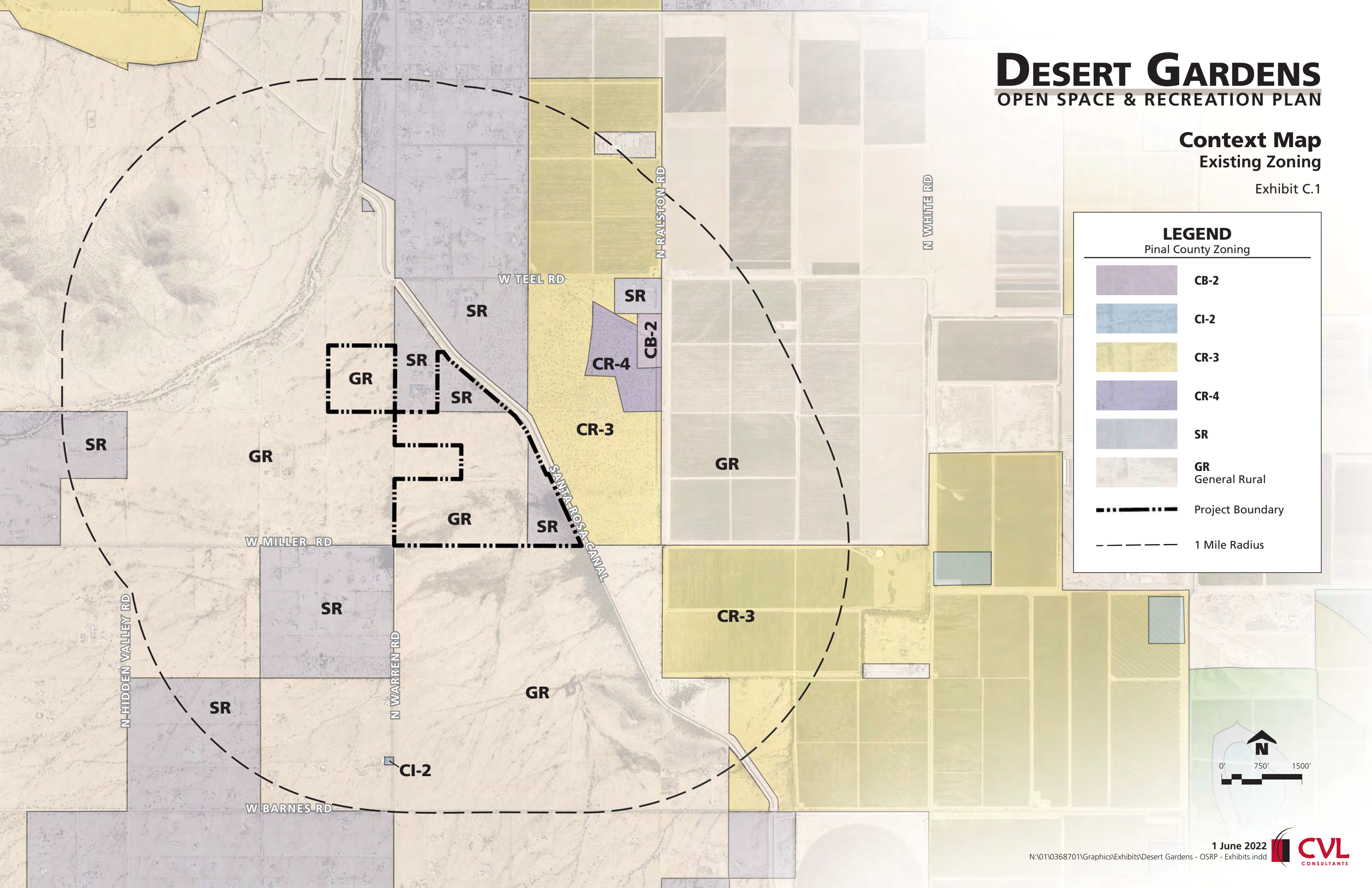
Context Map

Existing Zoning

Exhibit C.1

LEGEND
Pinal County Zoning

	CB-2
	CI-2
	CR-3
	CR-4
	SR
	GR General Rural
	Project Boundary
	1 Mile Radius














DESERT GARDENS

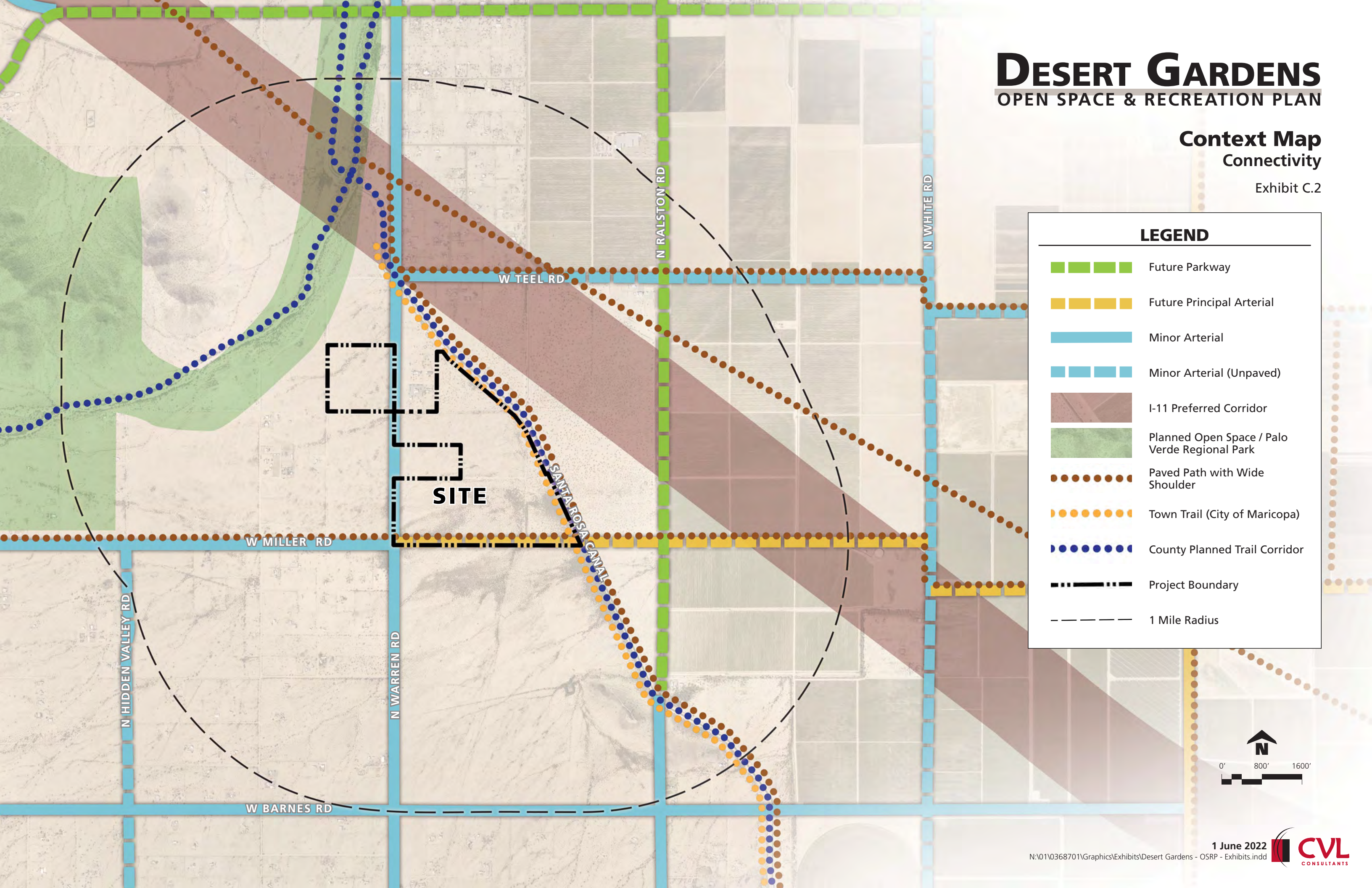
OPEN SPACE & RECREATION PLAN

Context Map Connectivity

Exhibit C.2

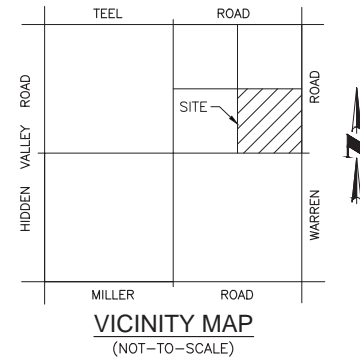
LEGEND

-  Future Parkway
-  Future Principal Arterial
-  Minor Arterial
-  Minor Arterial (Unpaved)
-  I-11 Preferred Corridor
-  Planned Open Space / Palo Verde Regional Park
-  Paved Path with Wide Shoulder
-  Town Trail (City of Maricopa)
-  County Planned Trail Corridor
-  Project Boundary
-  1 Mile Radius



DESERT GARDENS A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA



NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY SECURITY TITLE AGENCY, INC. AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY.

ORDER NO. 76220562-076-TH-JA5 DATED 04/18/2022

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022. (NOT MAPPABLE)
- LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES. (NOT MAPPABLE)
- ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CENTRAL ARIZONA WATER CONSERVATION DISTRICT; PINAL COUNTY FLOOD CONTROL DISTRICT. (NOT MAPPABLE)
- MATTERS SHOWN ON RECORD OF SURVEY:
RECORDING NO.: BOOK 1, PAGE 41 AND THEREAFTER DEDICATION FOR EASEMENTS RECORDING NO: DOCKET 863, PAGE 411 (MAPPED HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC HIGHWAY AND PUBLIC UTILITIES, CANALS OR DITCHES
RECORDING NO: DOCKET 1049, PAGE 582 (MAPPED HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: COMMUNICATION AND OTHER FACILITIES
RECORDING NO: DOCKET 1050, PAGE 430 (MAPPED HEREON)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: INFRASTRUCTURE COORDINATION AND FINANCE AGREEMENT
RECORDING NO: 2007-68438
RECORDING NO: 2007-114706 (NOT MAPPABLE)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 021815-MMCC
RECORDING NO: 2015-11752
RECORDING NO: 2018-428
(ITEM IS BLANKET IN NATURE-NOT MAPPABLE)

PURSUANT TO TABLE "A", ITEM 1, MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

PURSUANT TO TABLE "A", ITEM 2, THE PROPERTY ADDRESS IS NOT AVAILABLE PER THE PINAL COUNTY ASSESSOR.

PURSUANT TO TABLE "A", ITEM 3, FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION.

PURSUANT TO TABLE "A", ITEM 4, PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION.

PURSUANT TO TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE FIELD ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PURSUANT TO TABLE "A", ITEM 17, THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADJOINING RIGHTS-OF-WAY ARE MAPPED PER INFORMATION FROM THE PINAL COUNTY ASSESSOR UNLESS NOTED OTHERWISE.

BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

THIS SURVEY REFLECTS BLUESTAKE MARKINGS AS FOUND IN THE FIELD. THESE MARKINGS WERE NOT ORDERED BY CVL NOR THE CLIENT AND WERE SET BY UNKNOWN PARTIES FOR UNKNOWN PURPOSES.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
BOOK 13 OF SURVEYS, PAGE 170 (R1)
BOOK 1 OF SURVEYS, PAGE 41 (R2)

LEGAL DESCRIPTION

PARCEL NO. 1: (APN: 510-67-004A)

THE NORTH HALF OF TRACT 4, SECTION 34 RANCHES, ACCORDING TO THE SURVEY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 1 OF SURVEYS, PAGE 41, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 2: (APN: 510-67-004B)

THE SOUTH HALF OF TRACT 4, SECTION 34 RANCHES, ACCORDING TO THE SURVEY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF FINAL COUNTY, ARIZONA, RECORDED IN BOOK 1 OF SURVEYS, PAGE 41, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL 1 CONTAINS 19.980 ACRES, MORE OR LESS.
PARCEL 2 CONTAINS 19.979 ACRES, MORE OR LESS.

COMBINED TOTAL AREA CONTAINS 39.959 ACRES, MORE OR LESS.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" UNSHADED FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C-1100E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREA OF MINIMAL FLOOD HAZARD

BASIS OF BEARING

ARIZONA STATE PLANE CENTRAL ZONE, GRID NORTH, BASED ON GPS OBSERVATION.

CERTIFICATION

TO:
STANFIELD WARREN, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY;
SECURITY TITLE AGENCY, INC.;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/28/2022.

DATE OF PLAT OR MAP: 05/10/2022

RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

NO.	REVISION	DATE
1	ADDED CONTOUR LINES	05/10/22

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

DESERT GARDENS
MARICOPA, ARIZONA

Coe & Van Loo Consultants, Inc.

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
05-19-22
ARIZONA U.S.A.

01 SHEET OF 02

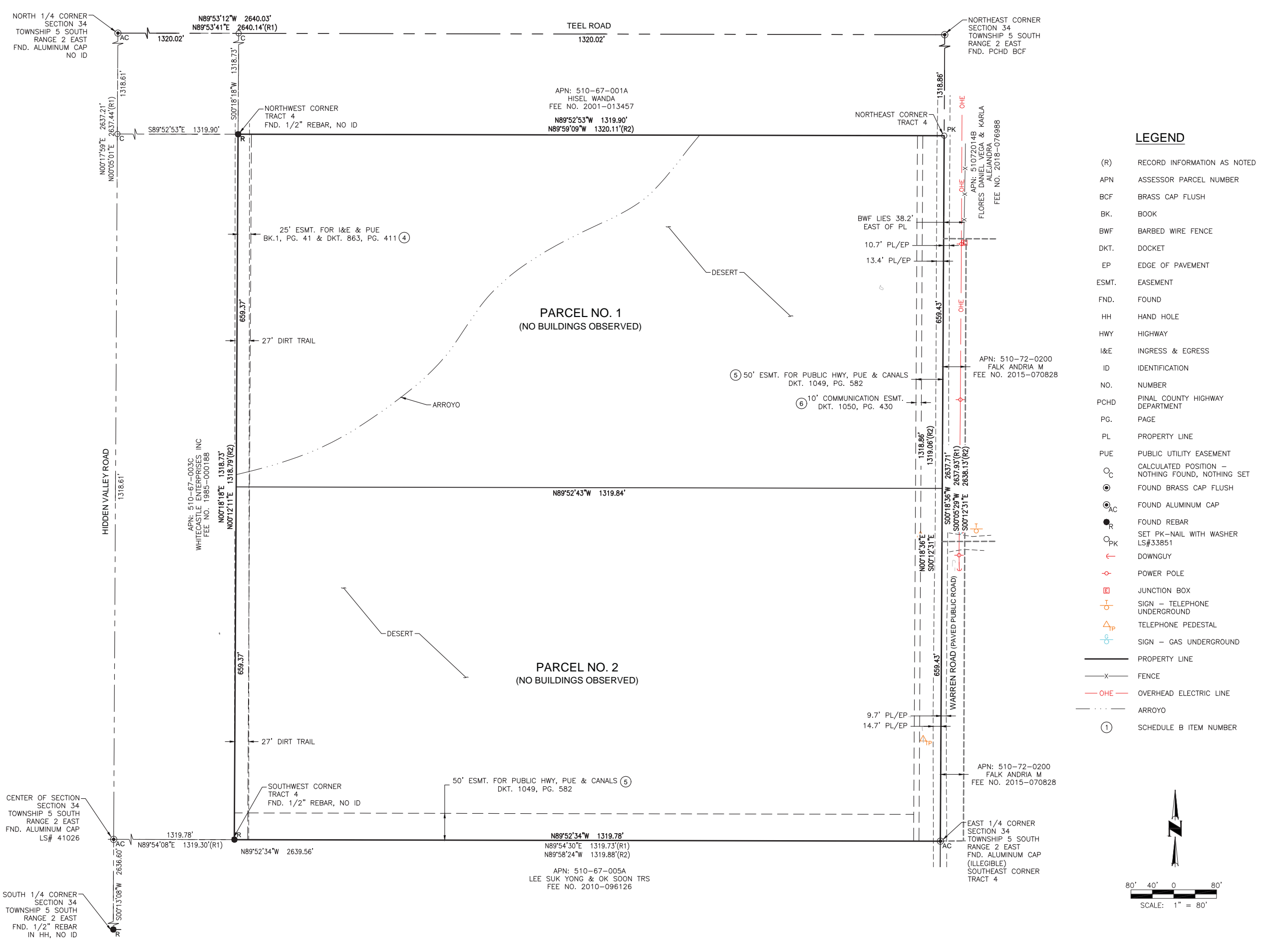
CVL Contact: D. NORMAN
CVL Project #: 1-01-03687-03

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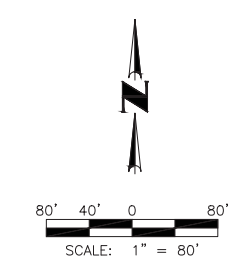
DESERT GARDENS
OPEN SPACE & RECREATION PLAN

Existing Conditions
Alta Survey
Exhibit D.1

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- ### LEGEND
- (R) RECORD INFORMATION AS NOTED
 - APN ASSESSOR PARCEL NUMBER
 - BCF BRASS CAP FLUSH
 - BK. BOOK
 - BWF BARBED WIRE FENCE
 - DKT. DOCKET
 - EP EDGE OF PAVEMENT
 - ESMT. EASEMENT
 - FND. FOUND
 - HH HAND HOLE
 - HWY HIGHWAY
 - I&E INGRESS & EGRESS
 - ID IDENTIFICATION
 - NO. NUMBER
 - PCHD PINAL COUNTY HIGHWAY DEPARTMENT
 - PG. PAGE
 - PL PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - CALCULATED POSITION - NOTHING FOUND, NOTHING SET
 - FOUND BRASS CAP FLUSH
 - ⊙ AC FOUND ALUMINUM CAP
 - ⊙ R FOUND REBAR
 - ⊙ PK SET PK-NAIL WITH WASHER LS#33851
 - ↑ DOWNGUY
 - ⊕ POWER POLE
 - ⊠ JUNCTION BOX
 - ⊕ SIGN - TELEPHONE UNDERGROUND
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ SIGN - GAS UNDERGROUND
 - PROPERTY LINE
 - x- FENCE
 - OHE- OVERHEAD ELECTRIC LINE
 - - - ARROYO
 - ① SCHEDULE B ITEM NUMBER



NO.	REVISION	DATE
1	ADDED CONTOUR LINES	05/10/22

Coe & Van Loo Consultants, Inc.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

DESERT GARDENS
MARICOPA, ARIZONA

Registered Land Surveyor
33851
RICHARD G. ALCOCK
1985-19-22
ARIZONA U.S.A.

02 SHEET OF 02

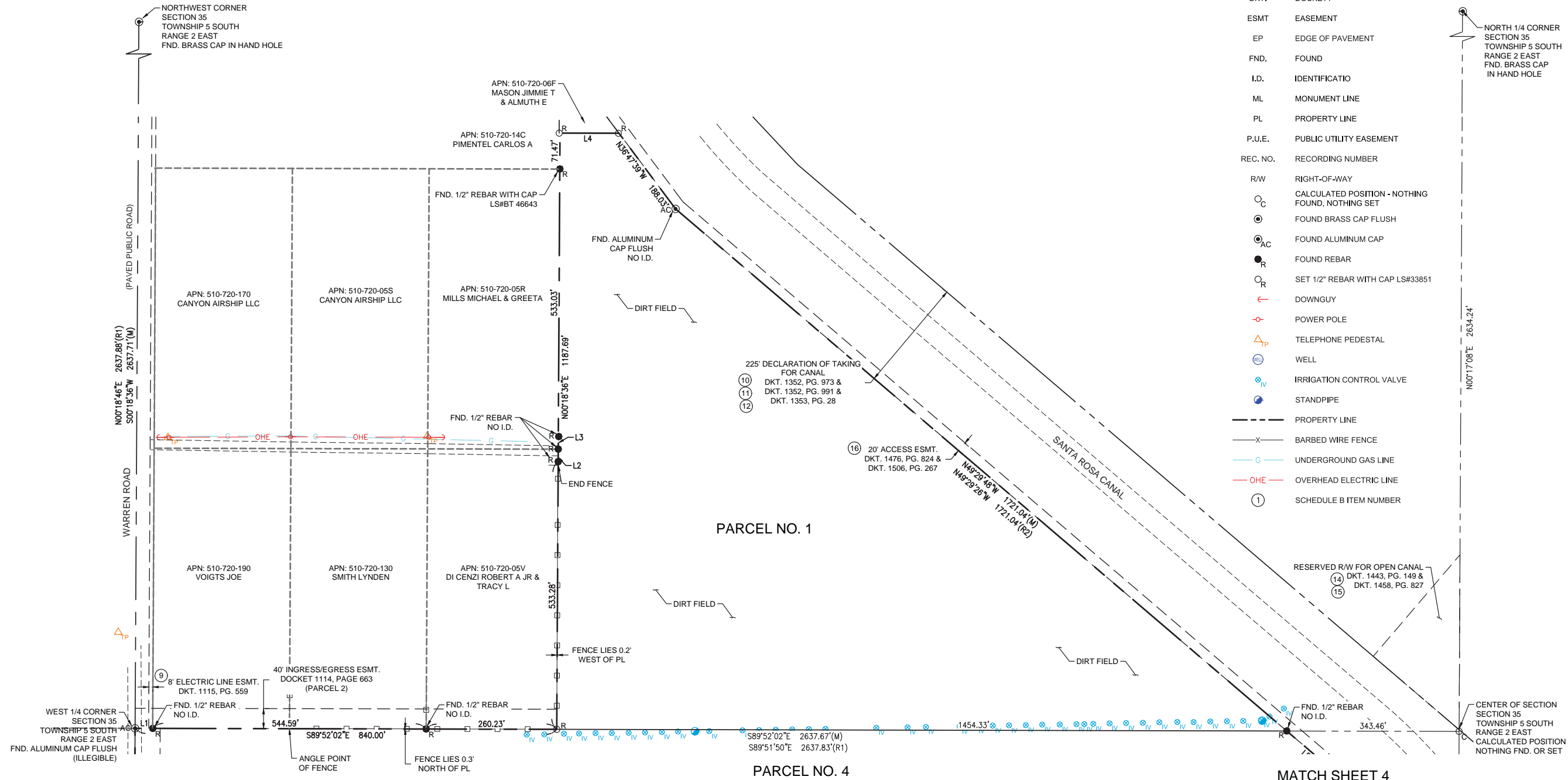
CVL Contact: D. NORMAN
CVL Project #: 1-01-03687-03

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Existing Conditions
Alta Survey
Exhibit D.2

DESERT GARDENS
OPEN SPACE & RECREATION PLAN

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LINE TABLE			(R2)	
NO.	BEARING	LENGTH	BEARING	LENGTH
L1	N89°51'12"W	35.18'	N/A	N/A
L2	N00°18'36"E	24.79'	N/A	N/A
L3	N00°18'36"E	25.06'	N/A	N/A
L4	S89°51'58"E	117.52'	N/A	N/A
L5	N49°31'35"W	119.46'	N/A	N/A
L6	S24°35'39"E	69.39'	N/A	N/A
L7	N65°17'29"E	45.00'	S65°17'51"W	45.00'
L8	S00°18'35"W	30.42'	N/A	N/A
L9	N00°18'35"E	29.85'	N/A	N/A

- ### LEGEND
- APN ASSESSOR PARCEL NUMBER
 - BWF BARBED WIRE FENCE
 - CLD CONCRETE LINED DITCH
 - DKT. DOCKET
 - ESMT EASEMENT
 - EP EDGE OF PAVEMENT
 - FND. FOUND
 - I.D. IDENTIFICATIO
 - ML MONUMENT LINE
 - PL PROPERTY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - REC. NO. RECORDING NUMBER
 - R/W RIGHT-OF-WAY
 - FOUND BRASS CAP FLUSH
 - FOUND ALUMINUM CAP
 - FOUND REBAR
 - SET 1/2" REBAR WITH CAP LS#33851
 - ← DOWNGUY
 - ⊕ POWER POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ WELL
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ STANDPIPE
 - PROPERTY LINE
 - x- BARBED WIRE FENCE
 - G- UNDERGROUND GAS LINE
 - OHE- OVERHEAD ELECTRIC LINE
 - ① SCHEDULE B ITEM NUMBER

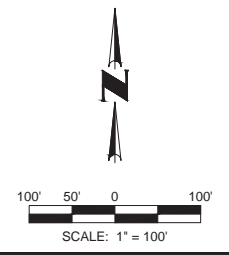


NO.	REVISION	DATE

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
DESERT GARDENS
 MARICOPA, ARIZONA

Registered Land Surveyor
 33851
 RICHARD G. ALCOCKER
 State of Arizona
 License No. 19-21

02 SHEET OF 06
 CIVIL Contact: M. RUSSO
 CIVIL Project #: 1-01-03687-01
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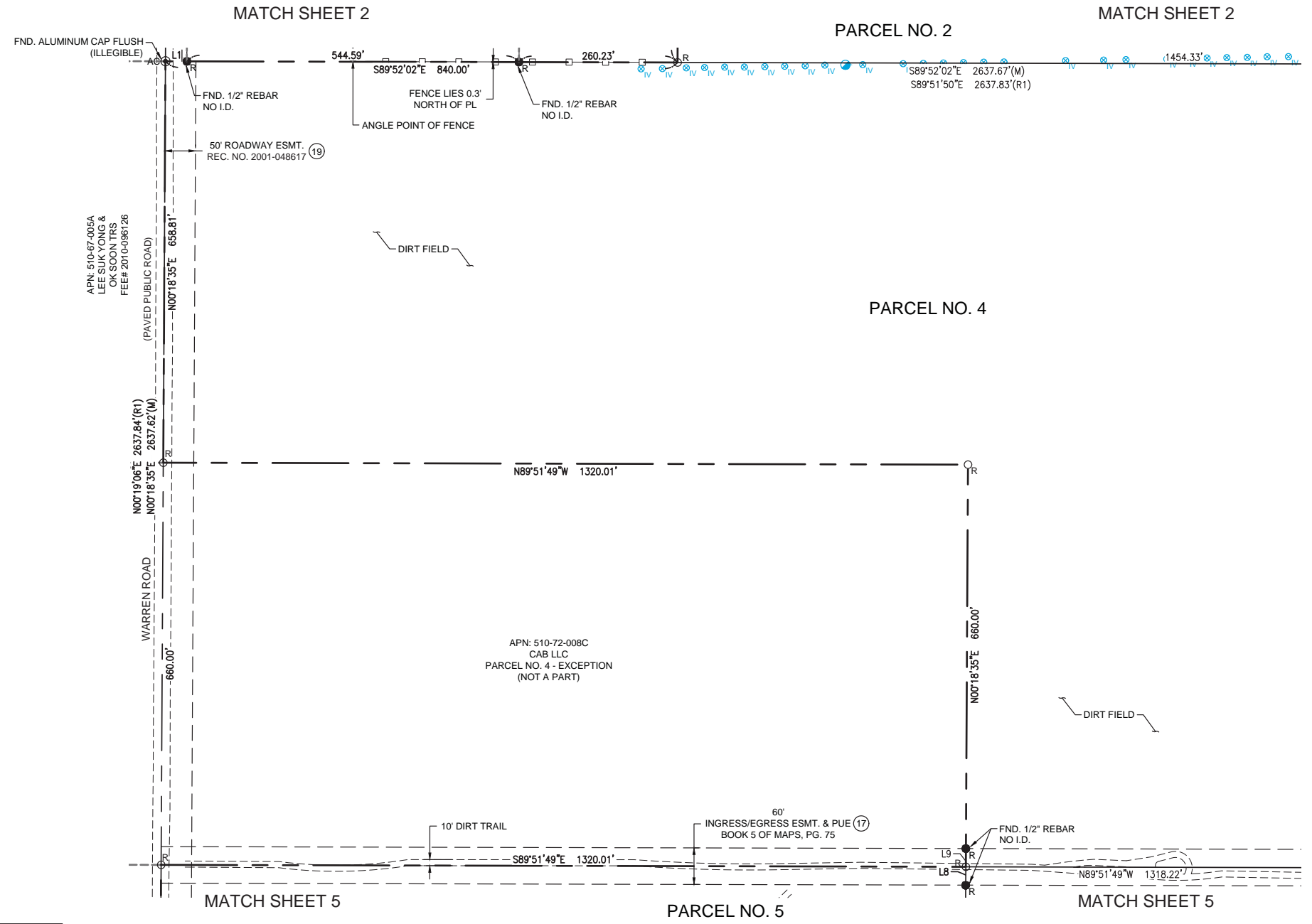
Existing Conditions
 Alta Survey
 Exhibit D.4

DESERT GARDENS
 OPEN SPACE & RECREATION PLAN

LEGEND

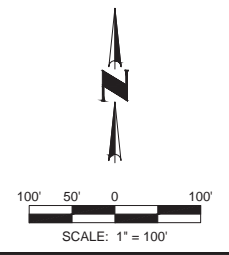
- APN ASSESSOR PARCEL NUMBER
- BWF BARBED WIRE FENCE
- CLD CONCRETE LINED DITCH
- DKT. DOCKETT
- ESMT EASEMENT
- EP EDGE OF PAVEMENT
- FND. FOUND
- I.D. IDENTIFICATION
- ML MONUMENT LINE
- PL PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- REC. NO. RECORDING NUMBER
- R/W RIGHT-OF-WAY
- _C CALCULATED POSITION - NOTHING FOUND, NOTHING SET
- _{AC} FOUND ALUMINUM CAP
- _R FOUND REBAR
- _{RD} SET 1/2" REBAR WITH CAP LS#33851
- ↑ DOWNGUY
- ⊕ POWER POLE
- △_P TELEPHONE PEDESTAL
- ⊕ WELL
- ⊕_W IRRIGATION CONTROL VALVE
- ⊕ STANDPIPE
- - - PROPERTY LINE
- x- BARBED WIRE FENCE
- G- UNDERGROUND GAS LINE
- OHE- OVERHEAD ELECTRIC LINE
- ① SCHEDULE B ITEM NUMBER

LINE TABLE			(R2)	
NO.	BEARING	LENGTH	BEARING	LENGTH
L1	N89°51'12"W	35.18'	N/A	N/A
L2	N00°18'36"E	24.79'	N/A	N/A
L3	N00°18'36"E	25.06'	N/A	N/A
L4	S89°51'58"E	117.52'	N/A	N/A
L5	N49°31'35"W	119.46'	N/A	N/A
L6	S24°35'39"E	69.39'	N/A	N/A
L7	N65°17'29"E	45.00'	S65°17'51"W	45.00'
L8	S00°18'35"W	30.42'	N/A	N/A
L9	N00°18'35"E	29.85'	N/A	N/A



MATCH SHEET 4

MATCH SHEET 4



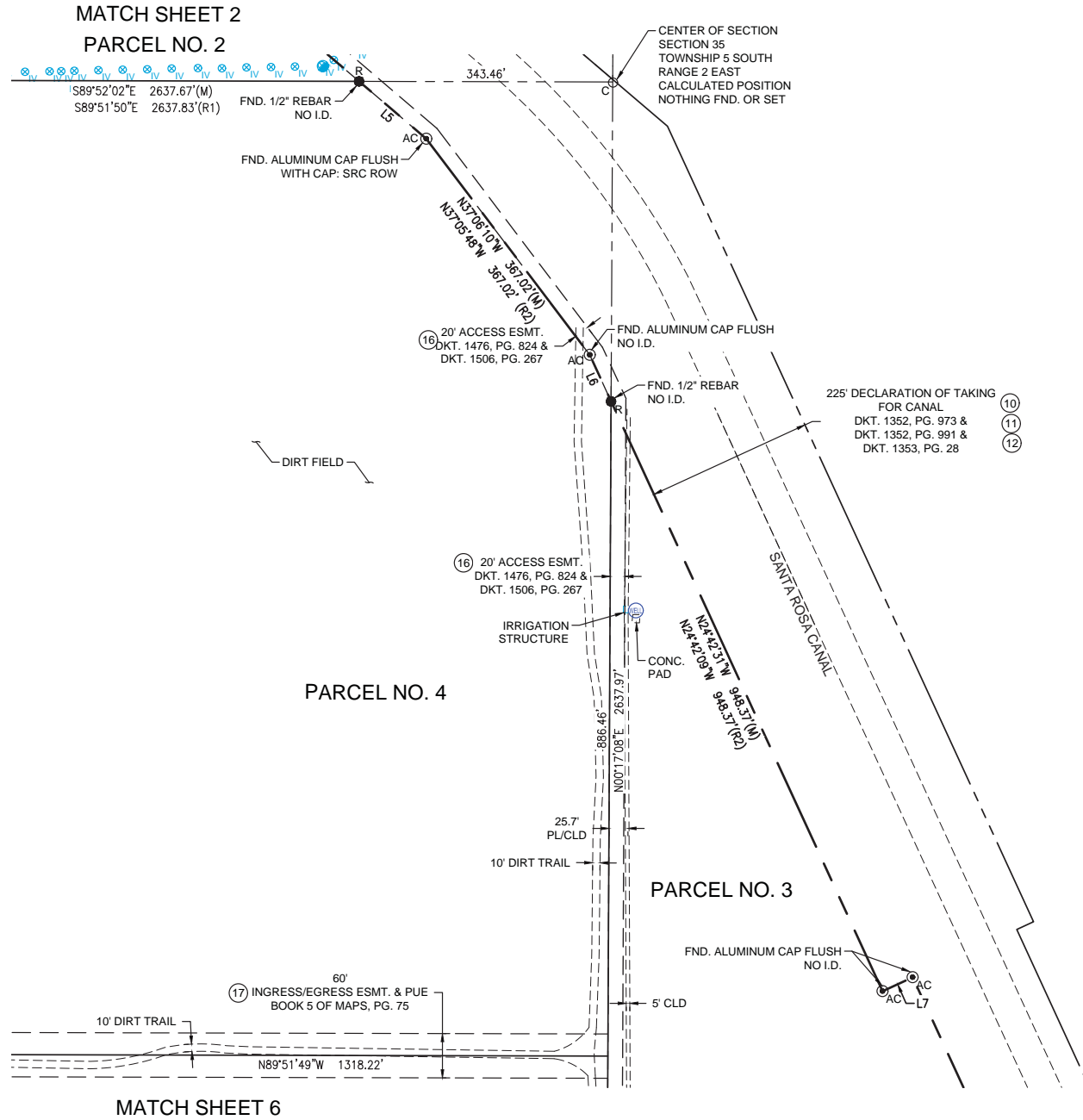
Existing Conditions
 Alta Survey
 Exhibit D.5

DESERT GARDENS
 OPEN SPACE & RECREATION PLAN

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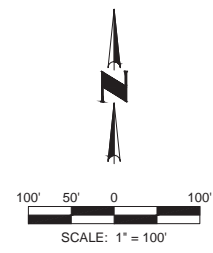
MATCH SHEET 3

MATCH SHEET 3



- LEGEND**
- APN ASSESSOR PARCEL NUMBER
 - BWF BARBED WIRE FENCE
 - CLD CONCRETE LINED DITCH
 - DKT. DOCKET
 - ESMT EASEMENT
 - EP EDGE OF PAVEMENT
 - FND. FOUND
 - I.D. IDENTIFICATION
 - ML MONUMENT LINE
 - PL PROPERTY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - REC. NO. RECORDING NUMBER
 - R/W RIGHT-OF-WAY
 - CALCULATED POSITION - NOTHING FOUND, NOTHING SET
 - FOUND BRASS CAP FLUSH
 - AC FOUND ALUMINUM CAP
 - R FOUND REBAR
 - R SET 1/2" REBAR WITH CAP LS#33851
 - DOWNGUY
 - ◇ POWER POLE
 - △ TELEPHONE PEDESTAL
 - ⊕ WELL
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ STANDPIPE
 - - - PROPERTY LINE
 - x- BARBED WIRE FENCE
 - G- UNDERGROUND GAS LINE
 - OHE- OVERHEAD ELECTRIC LINE
 - ① SCHEDULE B ITEM NUMBER

LINE TABLE			(R2)	
NO.	BEARING	LENGTH	BEARING	LENGTH
L1	N89°51'12"W	35.18'	N/A	N/A
L2	N00°18'36"E	24.79'	N/A	N/A
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L7	N65°17'29"E	45.00'	S65°17'51"W	45.00'
L8	S00°18'35"W	30.42'	N/A	N/A
L9	N00°18'35"E	29.85'	N/A	N/A



NO.	REVISION	DATE

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A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

DESERT GARDENS
MARICOPA, ARIZONA

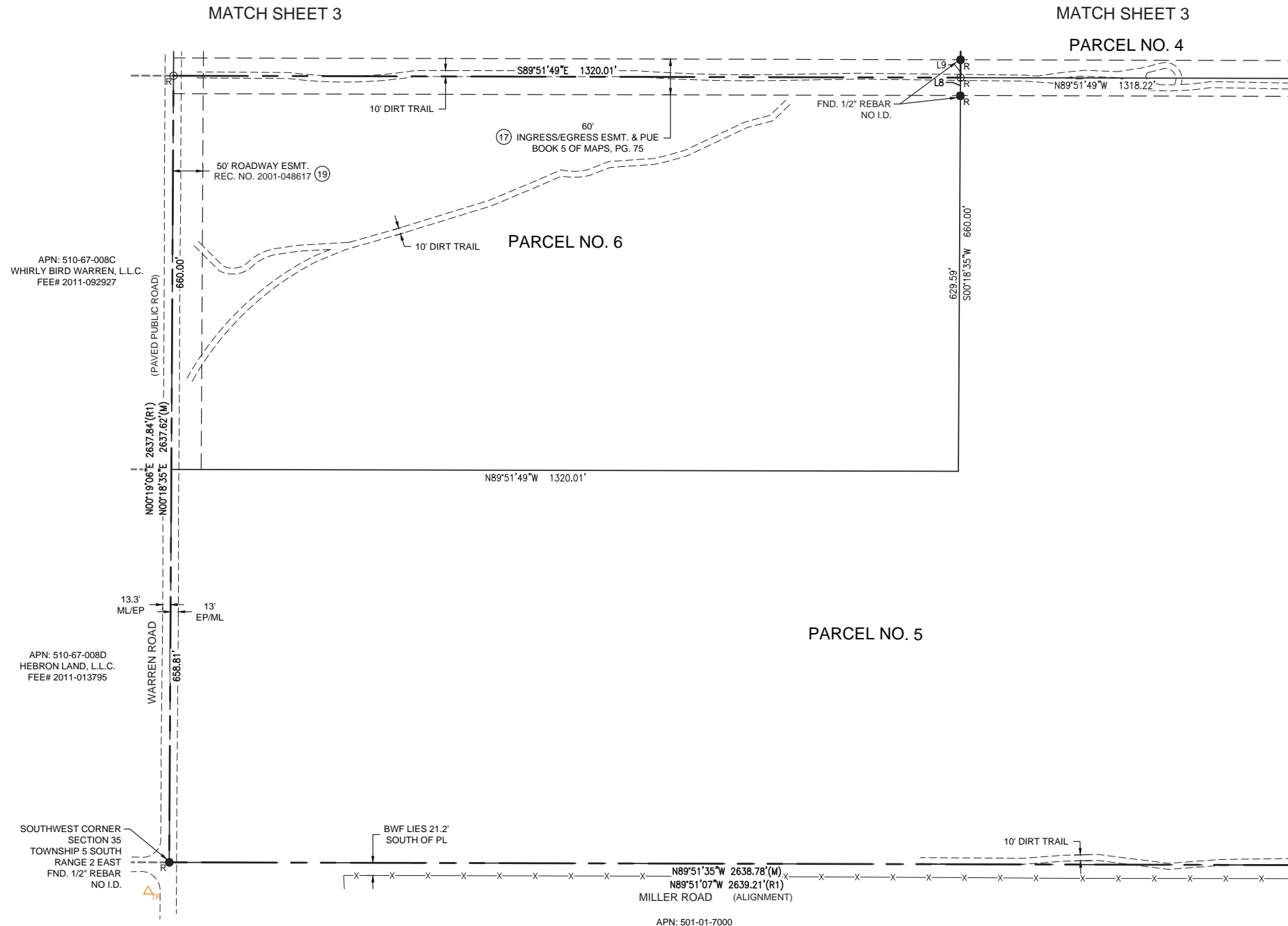


04 SHEET OF 06
CIVL Contact: M. RUSSO
CIVL Project #: 1-01-03687-01

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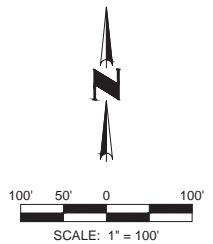
Existing Conditions
Alta Survey
Exhibit D.6

DESERT GARDENS
OPEN SPACE & RECREATION PLAN



LINE TABLE			(R2)	
NO.	BEARING	LENGTH	BEARING	LENGTH
L1	N89°51'12"W	35.18'	N/A	N/A
L2	N00°18'36"E	24.79'	N/A	N/A
L3	N00°18'36"E	25.06'	N/A	N/A
L4	S89°51'58"E	117.52'	N/A	N/A
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L8	S00°18'35"W	30.42'	N/A	N/A
L9	N00°18'35"E	29.85'	N/A	N/A

- LEGEND**
- APN ASSESSOR PARCEL NUMBER
 - BWF BARBED WIRE FENCE
 - CLD CONCRETE LINED DITCH
 - DKT. DOCKET
 - ESMT EASEMENT
 - EP EDGE OF PAVEMENT
 - FND. FOUND
 - I.D. IDENTIFICATIO
 - ML MONUMENT LINE
 - PL PROPERTY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - REC. NO. RECORDING NUMBER
 - R/W RIGHT-OF-WAY
 - FOUND BRASS CAP FLUSH
 - FOUND ALUMINUM CAP
 - FOUND REBAR
 - SET 1/2" REBAR WITH CAP LS#33851
 - ↑ DOWNGUY
 - ⊕ POWER POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ WELL
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ STANDPIPE
 - PROPERTY LINE
 - x- BARBED WIRE FENCE
 - G- UNDERGROUND GAS LINE
 - OHE- OVERHEAD ELECTRIC LINE
 - ① SCHEDULE B ITEM NUMBER



NO.	REVISION	DATE

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

DESERT GARDENS
MARCICOPA, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCKER
ARIZONA 09-21
2021

05 SHEET OF 06

CIVL Contact: M. RUSSO
CIVL Project #: 1-01-03687-01

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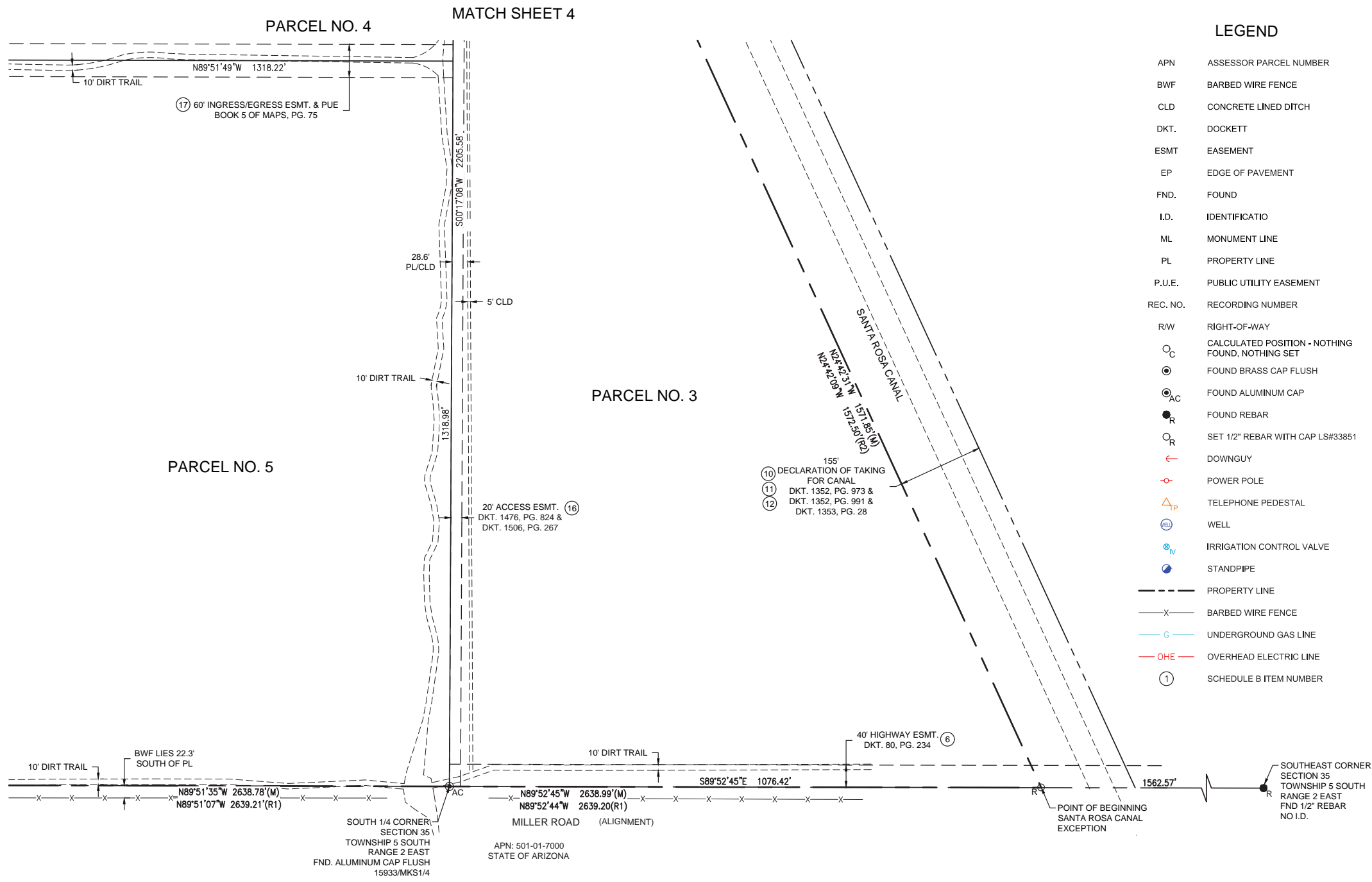
Existing Conditions
Alta Survey
Exhibit D.7

DESERT GARDENS
OPEN SPACE & RECREATION PLAN

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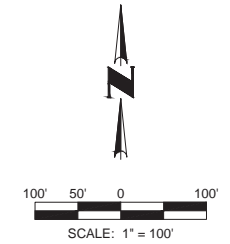
MATCH SHEET 5

MATCH SHEET 5



LEGEND

- APN ASSESSOR PARCEL NUMBER
- BWF BARBED WIRE FENCE
- CLD CONCRETE LINED DITCH
- DKT. DOCKET
- ESMT EASEMENT
- EP EDGE OF PAVEMENT
- FND. FOUND
- I.D. IDENTIFICATIO
- ML MONUMENT LINE
- PL PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- REC. NO. RECORDING NUMBER
- RW RIGHT-OF-WAY
- C CALCULATED POSITION - NOTHING FOUND, NOTHING SET
- F FOUND BRASS CAP FLUSH
- AC FOUND ALUMINUM CAP
- R FOUND REBAR
- R SET 1/2" REBAR WITH CAP LS#33851
- ↑ D DOWNGUY
- ⊕ P POWER POLE
- ⊕ P TELEPHONE PEDESTAL
- ⊕ W WELL
- ⊕ V IRRIGATION CONTROL VALVE
- ⊕ S STANDPIPE
- - - PROPERTY LINE
- x - BARBED WIRE FENCE
- G - UNDERGROUND GAS LINE
- OHE - OVERHEAD ELECTRIC LINE
- ① SCHEDULE B ITEM NUMBER



NO.	REVISION	DATE

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

DESERT GARDENS
MARICOPA, ARIZONA

Coe & Van Loo Consultants, Inc.



06 SHEET OF 06
CIVL Contact: M. RUSSO
CIVL Project #: 1-01-03687-01

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Existing Conditions
Alta Survey
Exhibit D.8

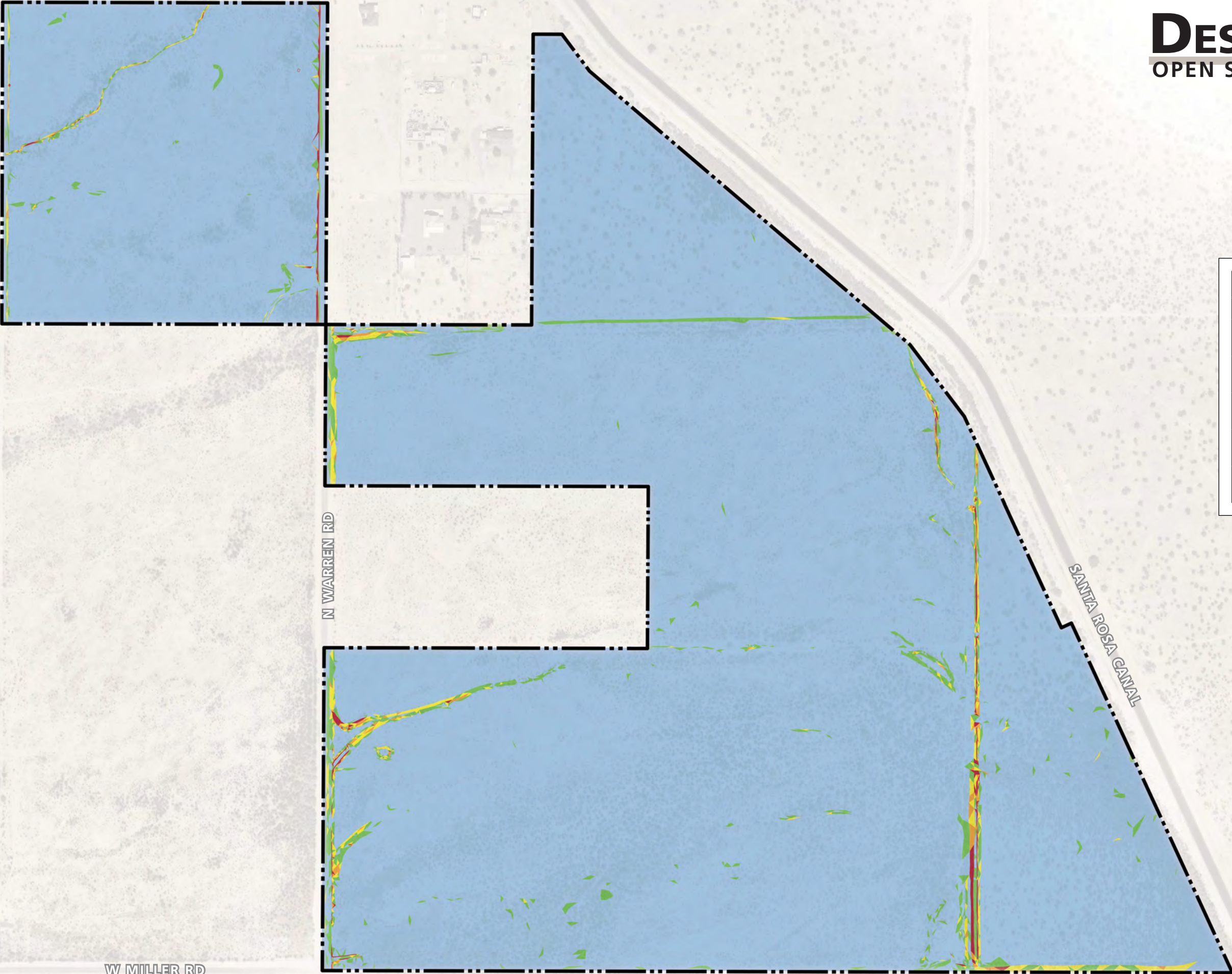
DESERT GARDENS
OPEN SPACE & RECREATION PLAN






DESERT GARDENS

OPEN SPACE & RECREATION PLAN

Site and Slope Analysis Plan

Exhibit E



SLOPE TABLE		
	Minimum Slope	Maximum Slope
	0%	5%
	5%	10%
	10%	15%
	15%	20%
	20%	25%

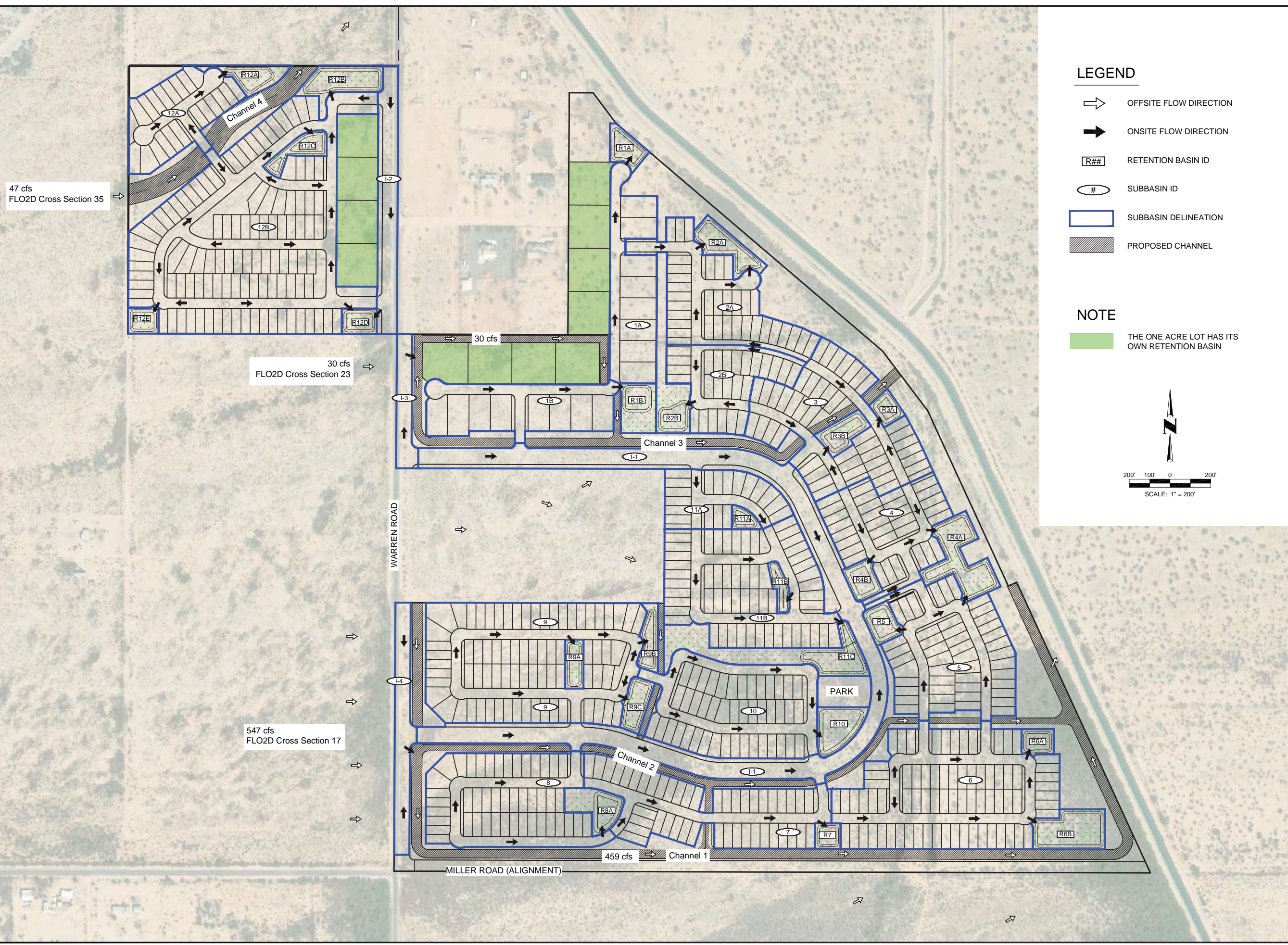


W MILLER RD

N WARREN RD

SANTA ROSA CANAL

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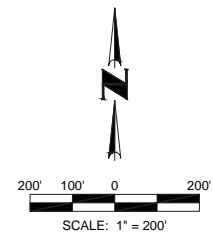


LEGEND

- OFFSITE FLOW DIRECTION
- ONSITE FLOW DIRECTION
- RETENTION BASIN ID
- SUBBASIN ID
- SUBBASIN DELINEATION
- PROPOSED CHANNEL

NOTE

THE ONE ACRE LOT HAS ITS OWN RETENTION BASIN



NO.	REVISION	DATE

DRAINAGE MAP
DESERT GARDEN
 PINAL COUNTY, ARIZONA

PLATE 1
 CVL Contact: WILLIAM HAAS
 CVL Project #: 01-0368701
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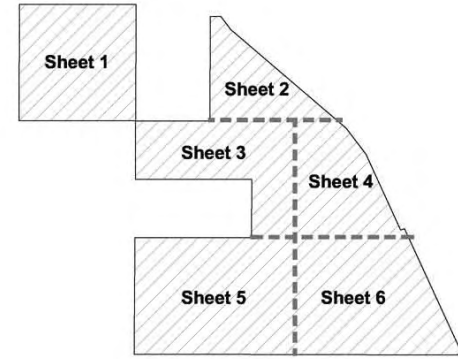
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DESERT GARDENS
 OPEN SPACE & RECREATION PLAN

Preliminary Hydrology Analysis
Proposed Drainage Map
 Exhibit F



Key Map

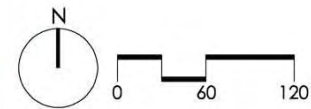


Plant Legend

- Tree - Salvage
- Tree - Destroy
- Tree - Remain / Protect In Place
- Cacti - Salvage
- Cacti - Destroy
- Cacti - Remain / Protect In Place

Project Consultants

Salvage Contractor **Native Resources International**
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Desert Gardens
 Warren Road & Miller Road
 Pinal County, Arizona

Native Plant Inventory Plan

**Native Plant
 Inventory**

Exhibit G.1

DESERT GARDENS
 OPEN SPACE & RECREATION PLAN

DATE: 4/25/2022

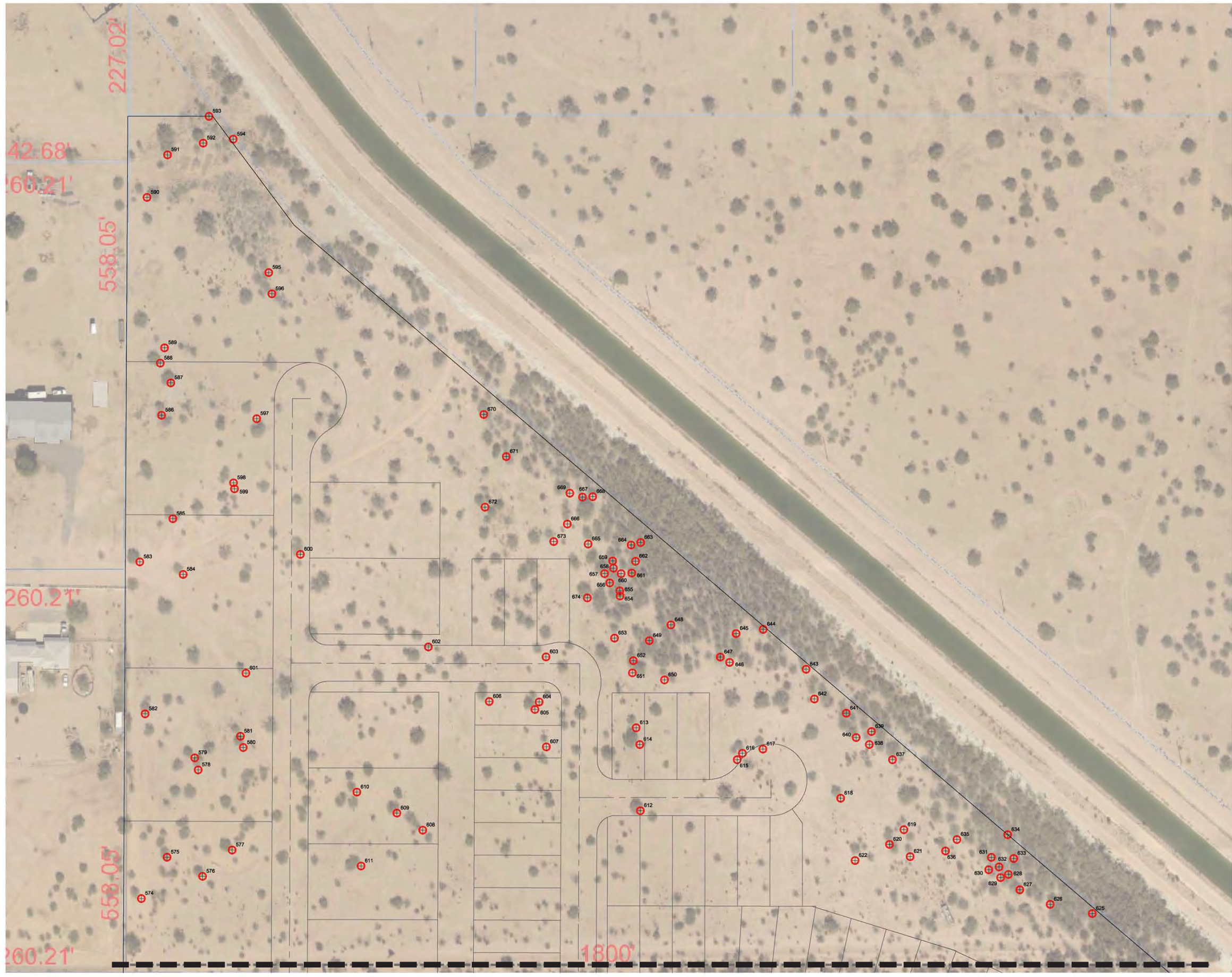
REVISION:

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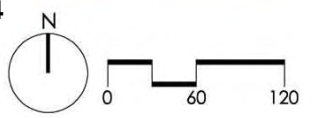
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SHEET **1** OF 6



MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 4



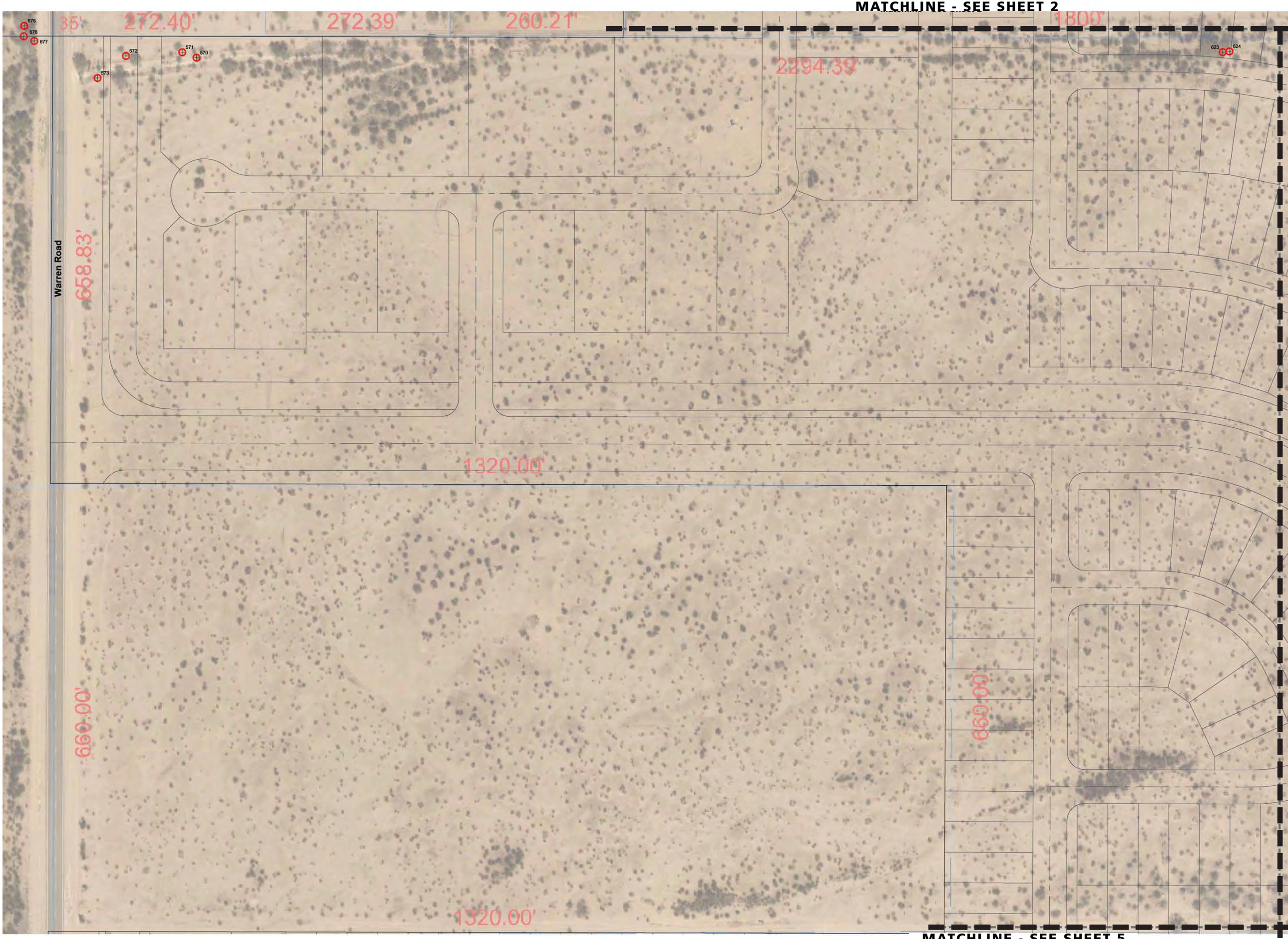
Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Desert Gardens
 Warren Road & Miller Road
 Pinal County, Arizona
 Native Plant Inventory Plan

DATE: 4/25/2022
 REVISION:
 SCALE: 1" = 60'
 CHECKED:
 DRAWN: KB
 SHEET 2 OF 6

**Native Plant
 Inventory**
 Exhibit G.2

DESERT GARDENS
 OPEN SPACE & RECREATION PLAN



MATCHLINE - SEE SHEET 2

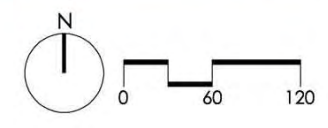
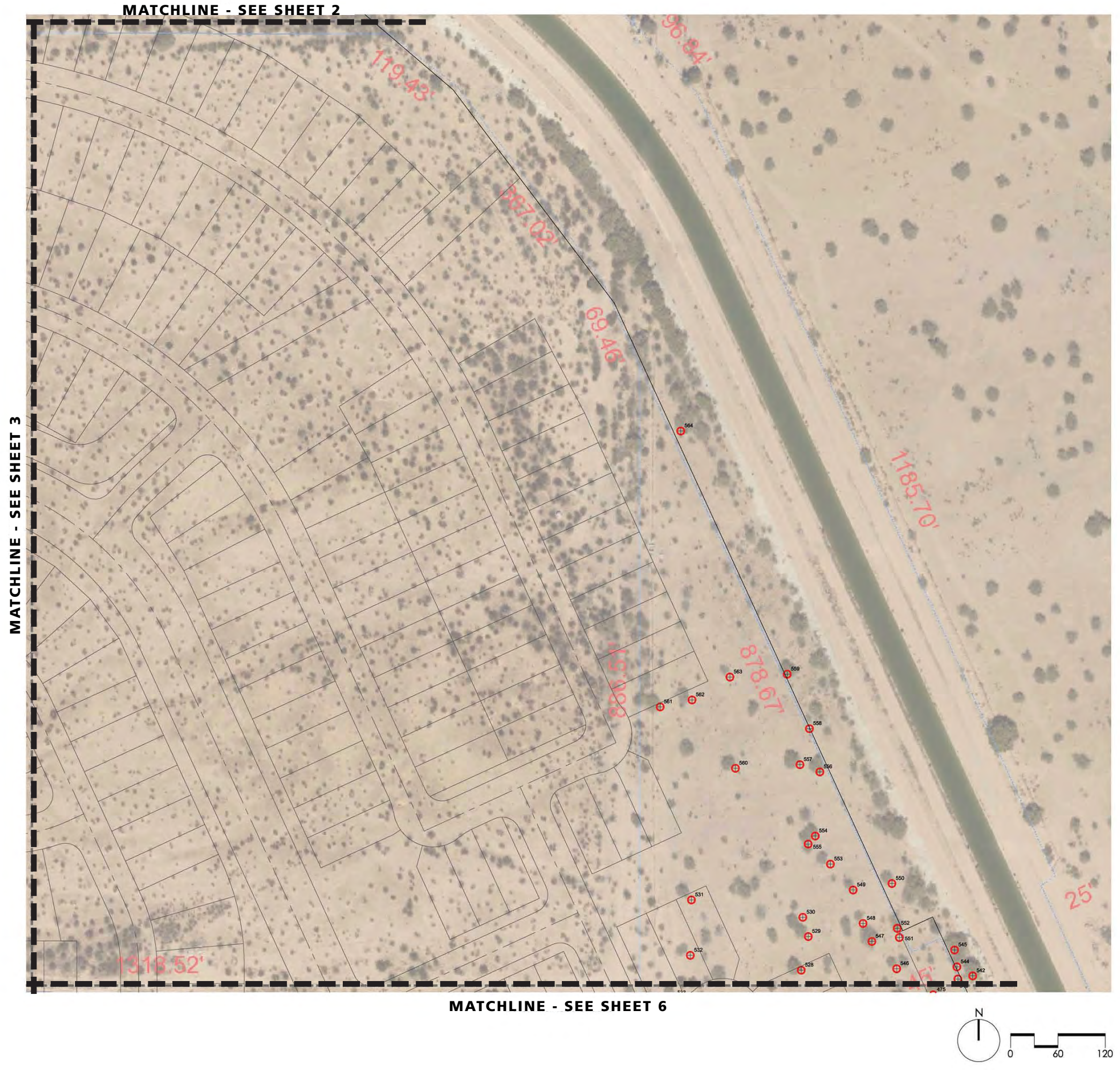
MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

 <p>Native Resources Intl. 1540 W Happy Valley Rd. Phoenix, AZ. 85085 Phone (623) 869-6757 Fax (623) 869-6769</p>	<p>Desert Gardens Warren Road & Miller Road Pinal County, Arizona</p> <p>Native Plant Inventory Plan</p>	<p>DATE: 4/25/2022</p> <p>REVISION:</p> <p>SCALE: 1" = 60'</p> <p>CHECKED:</p> <p>DRAWN: KB</p> <p>SHEET 3 OF 6</p>
--	--	---

Native Plant Inventory
Exhibit G.3

DESERT GARDENS
OPEN SPACE & RECREATION PLAN



DATE: 4/25/2022
 REVISION:
 SCALE: 1" = 60'
 CHECKED:
 DRAWN: KB
 SHEET 4 OF 6

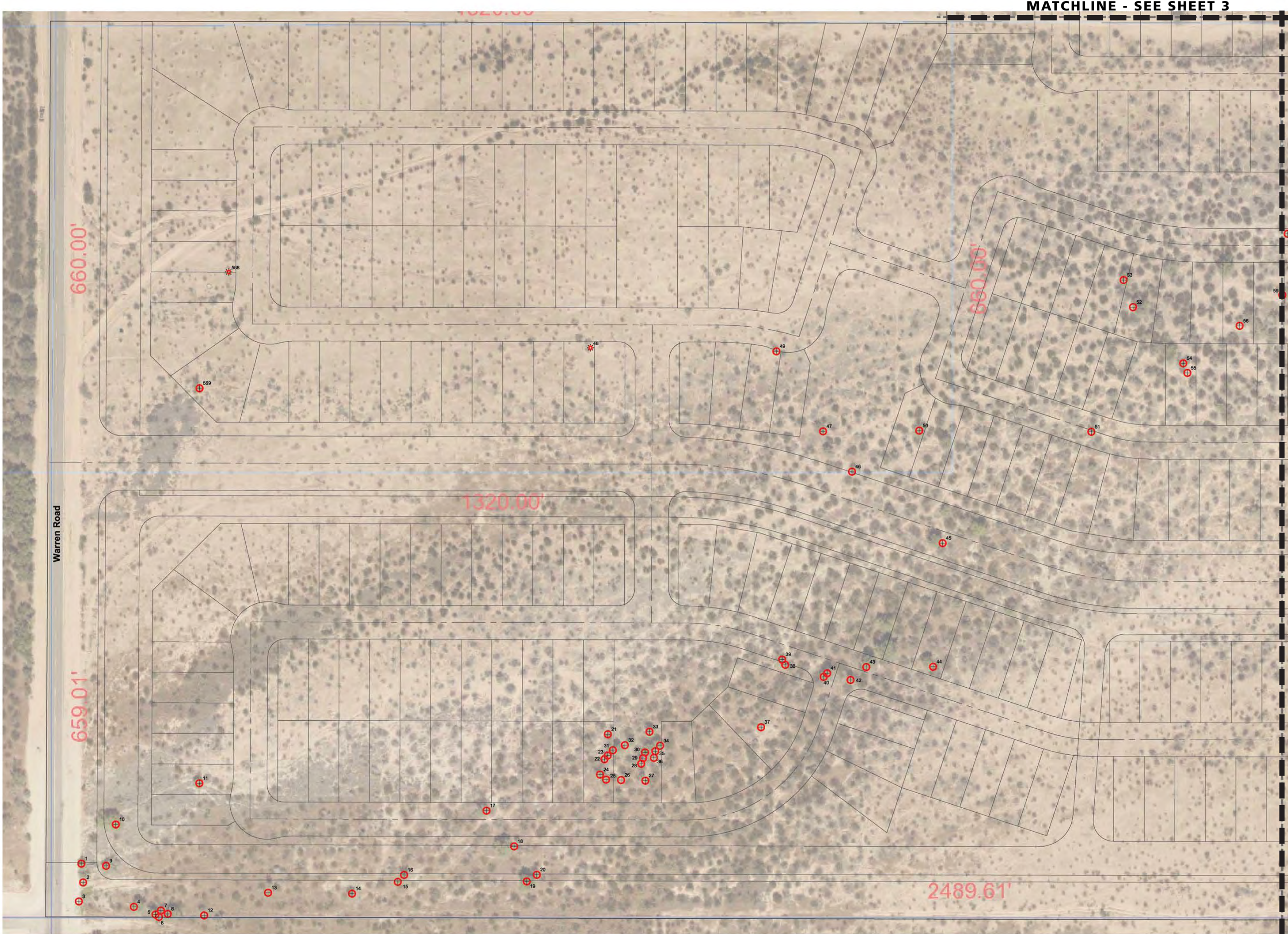
Desert Gardens
 Warren Road & Miller Road
 Pinal County, Arizona
 Native Plant Inventory Plan

Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ 85085
 Phone (623) 869-6757
 Fax (623) 869-6769



**Native Plant
 Inventory**
 Exhibit G.4

DESERT GARDENS
 OPEN SPACE & RECREATION PLAN



MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 6



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 Phoenix, AZ. 85085
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 Fax (623) 869-6769

Desert Gardens
 Warren Road & Miller Road
 Pinal County, Arizona

Native Plant Inventory Plan

**Native Plant
 Inventory**
 Exhibit G.5

DESERT GARDENS
 OPEN SPACE & RECREATION PLAN

DATE: 4/25/2022
 REVISION:
 SCALE: 1" = 60'
 CHECKED:
 DRAWN: KB
 SHEET **5** OF 6