

Arizona Farms

Project Narrative **Planned Area Development Amendment** **Planned Area Development | Rezone** **PZ-027-22 – PZ-PD-014-22 – PZ-PD-015-22**

Submitted to:
Pinal County
Planning Department
31 N. Pinal Street – Building F
Florence, AZ 85132

Submitted on Behalf of:
El Dorado Arizona Farms, LLC
Langley AZ Farms 150, LLC
7600 E. Doubletree Ranch Road, Suite 300
Scottsdale, AZ 85258

Prepared by:
IPLAN CONSULTING
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

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PRINCIPALS AND DEVELOPMENT TEAM



IPLAN CONSULTING

Greg Davis

3317 S. Higley Road, #114-622

Gilbert, AZ 85297

V: (480) 227-9850

E: Greg@iplanconsulting.com



F2 GROUP

Matt Franklin

3135 S. Price Rd. #115

Chandler, AZ 85248

V: (480) 752-0717

E: mfranklin@f2groupaz.com



EPS Group

Daniel Auxier

1130 N. Alma School Rd. #200

Mesa, AZ 85251

V: (480) 503-2250

E: Dan.auxier@epsgroupinc.com



El Dorado
Holdings, Inc.

El Dorado Arizona Farms, LLC

7600 East Doubletree Ranch Road, Suite 300

Scottsdale, AZ 85258

Purpose of Request

Iplan Consulting, on behalf of El Dorado Arizona Farms, LLC and Langley AZ Farms 150, LLC is pleased to submit for your consideration requests for a Planned Area Development (PAD) Amendment, a new PAD, and a Rezoning concerning an approximate 761-acre property generally located at the southwest corner of Arizona Farms Road, and Felix Road. The property is further identified as Pinal County Assessor parcel numbers: 200-24-001W, 200-31-007K, 200-31-007L, 200-31-007K, 200-31-007E, 200-31-007B, 200-24-001R, 200-31-007F, 200-31-007D and 200-31-007G.

The undeveloped property is currently located within the original Arizona Farms PAD which was zoned in 1998 and features CI-1, CB-1, CR-3, SR, CR-4 and CB-2; and maintains a Comprehensive Plan land use classification of Medium Low Density Residential (1-3.5 du/acre).

More specifically, this Project Narrative complements three simultaneous requests: **First** is to amend the existing Arizona Farms PAD by removing the approximate 761-acre property from the existing Arizona Farms PAD; **Second** is to establish a new PAD Overlay Zoning District for a new development plan; **Third** is a corresponding Rezone to C-2 (Community Commercial), MR (Multiple Residence Zoning District), and R-7 (Single Residence Zoning District) base zoning districts. All three requests will enable the development of horizontal mixed-use community, including single family, multi-family, and commercial uses as more particularly described in this narrative. The new PAD will establish a new land use pattern, consistent with the Comprehensive Plan, consistent with current and future anticipated market demands, and complimentary to the surrounding uses.

Entitlement History

The original Arizona Farms PAD was approved by the Pinal County Board of Supervisors on November 4, 1998 under case numbers PZ-039-98 and PZ-PD-039-98. This PAD allowed for a mixture of land uses, including residential (varying densities), commercial, light industry, golf course, park and open space. Please refer to **Addendum 1: Original Arizona Farms PAD**.

Since 1998, the master plan concept has been abandoned and has been split up into multiple new projects making the implementation of the existing PAD an impossibility. Parcels W & X and portions of parcels U & Y were removed from the PAD and developed for the Crestfield Manor subdivision. Parcels G, H, I, J, K, & L were removed from the PAD for in 2016 and rezoned for the Silver Cross development. All of the parcels in sections 4 & 5 (everything east of Felix Road) has been removed from the Arizona Farms PAD, annexed into Florence and has been rezoned as a separate project. As such, our property is the last remaining portion of the original PAD thus requiring us to also remove our ~760 acres and establish a new PAD.

In comparing the old PAD to that of this proposal, there are several similarities. The amount of commercial zoning is similar as is the amount of Medium Density Residential uses. Although the new plan does not include a golf course, we do have an equivalent amount of open space so that the overall project density is similar. In all, we are actually proposing 364 units LESS than the existing approval allows for.

Land Use Summary Comparison:

Existing PAD:

Commercial	30 acres	0 units
Golf Course (commercial)	65 acres	0 units
Industrial	49 acres	0 units
MDR Residential	53 acres	456 units
MLDR Residential	563 acres	3,152 units
TOTAL	761 acres	3,608 units

Proposed PAD:

Commercial	38 acres	0 units
Golf Course (commercial)	0 acres	0 units
Industrial	0 acres	0 units
MR Residential	54 acres	933 units
MLD Residential	669 acres	2,311 units
TOTAL	761 acres	3,244 units

Location and Accessibility

The property is situated in northern Pinal County and located on a major east-west corridor, Arizona Farms Road. This major transportation corridor provides direct access to Hunt Highway to the west as well as Highway 79 to the east. Both of these transportation corridors provide access to employment centers within Pinal County and Maricopa County.

Access through the property is achieved via surrounding arterial roadways including Arizona Farms Road, Felix Road and Heritage Road. An 80-foot wide collector road system connects all interior development parcels, including commercial parcels, to each of the surrounding arterial roadways. The three interior collector roadways also connect open spaces and include pedestrian and bicycle corridors and are designed and placed to encourage community movement throughout the master plan.

Site Aerial



RSRSM Compliance:

Arizona Farms features several miles of public roads that range from local neighborhood streets to major arterial roadways and all are being designed to comply with the County's standards. Two of the three perimeter roads, Arizona Farms Road and Felix Road, are classified as a RSR Principal Arterials per the RSRSM Final Report (dated December 2008) and we have followed the guidelines for that level of roadway by providing sufficient right-of-way and limiting points of access to them from the project. Heritage Road which is along the south boundary does not have an RSR designation.

Future North/South Freeway Corridor:

Although the funding or construction timetable is not yet finalized for the North/South Freeway, the preferred alignment has been established and does intersect with the northeast corner of our project. We are excited about our adjacency to this important future freeway and have positioned our land uses to take advantage of our proximity to it. Since we won't know specific details about the freeway, such as its exact alignment and/or right-of-way for an unknown amount of time, we are planning appropriate land uses in and around the corridor to account for a range of possibilities that can occur regarding its final location and access. To that end, as part of this PAD, we are requesting that the size and position of parcels 25 (MR) and 27 (C-2) be able to adjust once the final freeway alignment is known. At no time will either parcel exceed the size and/or density depicted on the PAD Development Plan thus maintaining the overall project intent and maximum density. We will continue to refine the land uses of our project as the freeway corridor progresses through the design and development process.

Relationship to Surrounding Properties

The Arizona Farms property fronts onto Arizona Farms Road to the north with Town of Florence annexed land beyond which is currently in agriculture use. Felix Road comprises the east boundary of the project with a future residential development approved across the street (Town of Florence). Heritage Road is our south boundary with the Crestfield Manor neighborhood beyond which was once part of the Arizona farms Master Plan. To the west is the Union Pacific Railroad and the Silver Cross neighborhood beyond.

Surrounding Property Information

Direction	Comprehensive Plan Designation	Zoning	Existing Use
<i>On-Site</i>	Moderate Low Density Residential	PAD	Agriculture
<i>North</i>	Moderate Low Density Residential	PUD	Agriculture
<i>South</i>	Medium Density Residential	CR-2	Single Family Residential
<i>East</i>	Moderate Low Density Residential	PUD	Agriculture
<i>West</i>	Moderate Low Density Residential	R-7	Single Family Residential

Description of Proposal

The 1998 Arizona Farms PAD was a long-term speculative plan that saw this area of the County developing with lush golf courses, high end resorts, acres of office and industrial uses, and a typical mix of residential densities. That future never came to fruition and the original PAD has been pulled apart and reconstructed over the last 20 years. The rezoning of these 760 acres represents the last reconstruction of the original PAD and in our opinion results in a much more viable and compatible master plan community. The proposed PAD not only is less intense than the existing PAD, but it is more in compliance with the Pinal County Comprehensive Plan which is described later in this document.

To successfully and sustainably facilitate the vision for this property, PAD zoning is proposed. This new PAD fosters many of the tenants set forth in the Pinal County Development Services Code (PCDSC) while still allowing flexibility and creativity in the type of uses allowed, as well as establishing carefully crafted site development regulations to protect surrounding properties.

PAD Zoning/Development Plan:

An integral part of the PAD Amendment, PAD and Rezone requests is the PAD Development Plan that visually demonstrates how the requests will be implemented and if the requested zoning designations are appropriate. This Arizona Farms PAD Amendment and rezone is another example of the long-term planning, community building and quality of life consideration made by the property owners El Dorado Arizona Farms and Langley Arizona Farms.

In accordance with the overall purpose of the Comprehensive Plan, and consistent with the guidelines for Medium Low Density Residential, the proposal provides for mostly single-family detached residential uses, with a small percentage of commercial and medium density residential land uses. The mix of lot sizes can accommodate different lifestyles, affordability, and housing types while still maintaining a high level of connectivity and quality throughout.

In an effort to create a sustainable master plan with a mix of uses, exceptional vehicular and pedestrian connectivity, and appropriate transitioning from adjacent land uses and transportation corridors, the proposed plan includes 23 parcels of Single Family Detached (R-7) designation totaling 669.22 acres, three parcels with an Multiple Unit Residential (MR) designation for 53.7 acres, and three parcels with commercial (C-2) designation totaling 38.45 acres. (See **Addendum 3: Arizona Farms PAD Land Use Table**).

In total, the proposed Development Plan (See **Addendum 2: Arizona Farms Development Plan**) establishes a single family residential density of 3.5 dwelling units per acre (DU/Ac), a multi-family residential density of 17.4 DU/ac resulting in a blended overall residential density of 4.5 DU/ac and although that figure exceeds the target density for Moderate Low Density Residential category of the Comprehensive Plan, the Comprehensive Plan allows for flexibility in master plan communities via the Alternative Land Uses for Moderate Low Density Residential provision which is detailed later in this document.

The majority of the project is designated as R-7 zoning for single family residential uses. Although only one zoning district is used, we have designed the project with four different typical lot sizes that range from 5,500 square feet to over 9,000 square feet.

ARIZONA FARMS Lot Mix Table				
48x115	53x120	58x120	70x130	Total
774	856	525	156	2311
33%	37%	23%	7%	100%

Three parcels are designated for MR zoning which allows for a range of multi-family product types and resulting densities. We are expecting each MR parcel to have a different product type with a range of densities from 8 DU/ac to 20 DU/ac. The intent is

to offer a variety of affordability and lifestyle options to react to future demand. All three MR parcels are located along the perimeter of the project with the two more dense parcel (#24 and #25) along Arizona Farms Road which is a Road of Regional Significance. The MR parcels are located adjacent to commercial parcels to help act as a buffer to the single family residential parcels but also to promote direction pedestrian connection to the retail uses and transportation services that are highly desired by multi-family residents.

The two MR parcels along Arizona Farms Road are proposed to allow densities of up to 20 DU/acre and we recognize that densities over 15 DU/acre would require buffering when adjacent to single-family neighborhoods. In those scenarios, if they come to pass, the MR parcels will feature a minimum 50-foot wide landscape buffer and another 50-foot setback (100-feet in all) for buildings over one-story in height. MR parcels developed at less than 15 DU/acre, are more compatible with single-family neighborhoods and only require a 25-foot building setback which is consistent with the County's Zoning Code.

A total of 38.5 acres of commercial zoning designation is proposed in this PAD broken up into three parcels; two along Arizona farms Road and one along Felix Road. The intent is to allow each to develop separately in reaction to the future market demand of the area which may be undefined until the future development and access of the North/South Freeway is established. Even so, we recognize the opportunity to provide commercial services that meet the need of our residents as well as the future regional demand and have accommodated it into the plan.

Zoning specific information such as site area, land use area, open space area, lotting, densities, and more are represented below in the Quantitative Development Table and the Development Standards Table on the next page.

QUANTITATIVE DEVELOPMENT TABLE

Gross Area:	761.4 acres
Net Area:	738.63 acres
Single Family Residential Area:	669.22 acres
All Residential Area (SFR + MR):	722.92 acres
Area of Streets:	174.86 acres
Community Open Space:	155.0 acres - 23% (SFR Area)
Zoning:	PAD with R-7, C-2, and MR
R-7 Lots (48' x 115'):	774
R-7 Lots (53' x 120'):	856
R-7 Lots (58' x 120'):	525
R-7 Lots (70' x 130'):	156
SFR Units/Density:	2,311 - 3.5 DU/acre (SFR Area)
MR Units:	933 (in 3 parcels)
Total Number of Units:	3,244
Overall Residential Density:	4.5 DU/acre (All Residential)
Area per unit:	9,700 sf/unit (All Residential)

Development Standards are defined for all three zoning districts proposed. Various deviations are proposed which reflect end user preferences and recent development trends that have been supported by the County. We believe the deviations are offset by both the 30+ acres of additional open space provided, and the elevated level of amenities proposed for this project which are identified in detail in this narrative as well as the accompanying OSRAP Book.

DEVELOPMENT STANDARDS TABLES

Development Standard	R-7 Code	R-7 PAD
Min. Lot Area	7,000 SF	5,500 SF
Min. Lot Width	50 Feet	48 Feet
Min. Front Setback	20 Feet ¹	20 Feet ¹
Min. Side Setback	10 Feet	5 & 8 Feet
Min. Rear Setback	25 Feet	15 Feet
Min. Distance Between Homes	10 Feet	10 Feet
Max. Building Height	30 Feet	30 Feet

Note 1: 20-feet for front load garage, 15-feet for front porch, side entry garage, and/or living area.

Development Standard	MR Code	MR PAD
Min. Lot Area	7,000 SF	7,000 SF
Min. Land Area Per Unit	1,750 Feet	1,750 SF
Min. Lot Width	50 Feet	50 Feet
Min. Perimeter Front Setback	25 Feet	25 Feet
Min. Perimeter Side Setback	10 Feet	10 Feet
Min. Distance Between Buildings	20 Feet	10 Feet ¹
Min. Perimeter Rear Setback	25 Feet	25 Feet
Max. Building Height	36 Feet	36 Feet ²

Note 1: 20-feet for three or more story buildings, otherwise 10-feet.

Note 2: Except for non-livable architectural projections such as screening parapets, spires, tower elements, etc.

Development Standard	C-2 Code	C-2 PAD
Min. Lot Area	0 SF	0 SF
Min. Lot Width	0 Feet	0 Feet
Min. Front Setback	20 Feet	20 Feet
Min. Side Setback	15 Feet ¹	15 Feet ¹
Min. Distance Between Buildings	0 Feet	0 Feet
Min. Rear Setback	25 Feet	25 Feet
Max. Building Height	40 Feet	40 Feet ²

Note 1: Unless adjacent to non-residential land use, then 0-feet.

Note 2: Except for non-livable architectural projections such as screening parapets, spires, tower elements, etc.

Open Space:

Open space and recreation is a vital component of every project and EL Dorado Holdings has earned a reputation for going above and beyond the minimum requirements to include copious amounts of vegetation and resort-like amenity packages. For Arizona Farms, El Dorado Holdings is living up to the reputation by exceeding both the minimum amount of total open space and the minimum amount of recreational open space required

by the County for the single-family zoned portions of the project (669.22 net acres). A total of 155 acres of open space is proposed, with almost 50 acres being considered “active” which exceeds the seven percent required by the County Zoning Code. An additional 105 acres of “passive” open space is also provided in the single-family zoned residential portions of the project. The C-2 and MR parcels are not included in this calculation and will comply with those zoning districts’ open space requirements separately.

OPEN SPACE STANDARDS TABLE

Open Space Standard	County Code	PAD
Total Single Family Residential Area (net acres)	669.22	669.22
Minimum Total Open Space Required (acres)	120.46 or 18%	155.04 or 23.2%
Minimum Recreational Open Space Required (acres)	46.85 or 7%	49.26 or 7.4%

El Dorado Holdings has also designed an amenity package that offers a wide variety of recreation options spread throughout the many parks of the community. A total of nine (9) parks are planned with two (2) large community parks, and seven (7) smaller neighborhood parks. Each park offers a different list of amenities which are detailed in the accompanying OSRAP book, but the PAD is committed to providing, at a minimum, the list of amenities below.

OPEN SPACE AMENITIES TABLE

<u>Community Park ‘A’</u>	<u>Community Park ‘B’</u>	<u>Neighborhood Park</u>
Swimming Pool	Soccer Field	Turf Play Area
Pool Cabana	Basketball Court	Playground Set
Basketball Court	Pickleball Courts	Swing Set
Event Lawn	Volleyball Court	Shade Structure
Playground Set	Game Lawn Area	Picnic Table
Shade Structure	Playground Set	BBQ Grills
BBQ Grills	Shade Structure	Benches

Specific landscape materials, quantities, and sizes are set forth in the exhibits contained within the corresponding OSRAP book and meet or exceed all size and quantity provisions set forth in the PCDSC. Below is a breakdown of the more important landscape standards and how this proposal is in compliance.

LANDSCAPE REQUIREMENTS

TREES

REQUIREMENT:	ONE (1) TREE FOR EVERY 1,000 S.F. OF OPEN SPACE
MINIMUM SIZE:	15 GALLON WITH 25% TO BE 24" BOX.
CALCULATION:	155.04 AC x 43560 S.F. / 1000
TOTAL NO.:	6,754 TREES WITH 1,689 BEING AT LEAST 24" BOX

SHRUBS (OSRAM)

REQUIREMENT: SEVEN (7) SHRUBS FOR EVERY 1,000 S.F. OF OPEN SPACE
MINIMUM SIZE: 5 GALLON
CALCULATION: 155.04 AC x 43560 S.F. / 1000 x 7
TOTAL NO.: 47,275 (5 GALLON SHRUBS)

SHRUBS FOR STREETSCAPES & ENTRYWAYS (OSRAM)

SUGGESTED: FIVE (5) SHRUBS FOR EVERY 30 L.F. OF OPEN SPACE
MINIMUM SIZE: 5 GALLON
CALCULATION: 49,338 L.F. / 30 x 5
TOTAL NO.: 8,223 (5 GALLON SHRUBS)

PINAL COUNTY NOTES:

- TREES WITH A MINIMUM SIZE OF 15 GALLONS SHALL BE PLANTED AT THE RATE OF ONE TREE PER 1,000 SQUARE FEET OF SURFACE AREA PROVIDED. A MINIMUM OF 25 PERCENT OF THE REQUIRED TREES SHALL BE 24-INCH BOX TREE.
- A MINIMUM OF 50 PERCENT OF ALL RETENTION/DETENTION BASIN SURFACE AREA SHALL BE COVERED WITH LIVE VEGETATIVE PLANT MATERIAL.

Additional open space details such as pedestrian trails, wall/fencing details, and entry monument design are included as part of the corresponding OSRAP book.

Conformance with the Comprehensive Plan

Moderate Low Density Residential (MLDR) is intended to “provide for a larger lot development pattern with options for suburban residential pattern. Suitability is determined by location, access, existing land use patterns and natural and man-made constraints.” The MLDR makes up a large majority of the land in the Queen Creek – San Tan Area part of the County and affords for a narrow mix of single family densities up to 3.5 DU/acre. However, the Comprehensive Plan also allows for Alternative Land Uses for MLDR provided the project is a master planned community over a minimum threshold of 150 acres. Arizona Farms, at 760 acres, qualifies for up to 100 acres of High Density Residential (HDR)(8-24 DU/acre) and up to an additional 100 acres of Commercial uses. As described earlier, this proposal takes advantage of this provision by proposing 53.7 acres of HDR (MR zoning in this case), and 38.5 acres of C-2 zoning. These more intense land uses are critical to the success of large master plan communities but also require appropriate buffering and/or land use transitioning which we are including as part of this PAD.

The Arizona Farms PAD proposal includes integrated medium and high-density residential parcels, as well as some commercial which could include office and retail uses. Within the Comprehensive Plan, the section titled “Flexibility to Respond to Market Changes,” the Comprehensive Plan says “The Land Use Plan is not intended to “predetermine” all land uses on individual parcels. The Land Use Plan provides support for the market by helping determine the appropriate uses and types of development in accordance with the Comprehensive Plan’s policies and guidelines and aligning potential development with Pinal County’s Vision.” With the dramatic market changes requiring a wider variety of housing choice, a different balance of commercial development, and

the need for weighing integrated and plentiful open space within a higher density context, Arizona Farms strikes an appropriate balance, consistent with the goals, objectives and policies of the Pinal County Comprehensive Plan.

The analysis below summarizes conformance with the overall vision established by the Comprehensive Plan. This list is not meant to be an exhaustive list, rather a summary of several notable features of conformance with the vision, goals, objectives, policies, and planning guidelines outlined in Comprehensive Plan Compliance Checklist – Part 1 of the Comprehensive Plan:

Maintains consistency with the *Sense of Community* vision component:

“Ensuring that 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.” Arizona Farms, through a variety of housing, an appropriate suburban transition, integrated commercial uses, and incorporation of extensive gathering and open spaces, is designed to facilitate the type of community envisioned within the Comprehensive Plan.

Maintains consistency with the *Mobility and Connectivity* vision component:

“Offering multiple mobility and communication options to effectively connect communities and activity centers,” such is the integrated commercial and medium density residential areas. Connectivity is directly related to community and being able to integrate families at different life stages within the same community is the essence of connectivity.

The plan also expands existing roadway capacity along Arizona Farms Road, which connects to two major regional transportation corridors and connects the Arizona Farms community to major employment areas clearly identified within the Comprehensive Plan.

Further, Arizona Farms will be involved in expanding telecommunications infrastructure to effectively enhance communication options for the community.

Maintains consistency with the *Economic Sustainability* vision component:

“Expanding opportunities for residents to live, work, learn, and play in close proximity in all parts of Pinal County promotes long-term economic viability. Pinal County desires activity centers that serve current and future residents’ needs offering higher-density housing, services, businesses and employment opportunities,” and Arizona Farms incorporates many of these concepts within the PAD. The success of Arizona in the employment market has driven housing demand to a significant imbalance with supply. Fortunately Arizona Farms, with a strategic variety of housing types and integrated commercial sites, will help provide the balance on site, as well as make strides to bring the supply and demand of housing within Pinal County back into balance.

Maintains consistency with the *Open Spaces and Places* vision component:

“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 corridors.” Arizona Farms PAD sits on existing agricultural land, which, while not a significant wildlife habitat or corridor, does enable the connected open spaces within the community. This sense of community and the ability to access significant open spaces within a short walking distance will meet the needs of many people who want this specific lifestyle. While not everyone can enjoy the significant treasured open spaces throughout Pinal County, everyone can appreciate, enjoy, and be a part of a community within the well-designed and placed open spaces in Arizona Farms.

Maintains consistency with the *Environmental Stewardship* vision component:

“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.” Arizona Farms will include dark skies protection, careful selection of landscaping materials and placements, preserving views of the surrounding desert and mountain tops for the neighboring properties by maintaining adequate buffers, responsible building heights, and through appropriate use of materials and colors.

Additionally, Arizona Farms will be reducing demand for water resources through limited use of turf and careful selection of a low water use, desert appropriate landscape palette for community open space (via CCRs) and reducing effects of heat gain through the reduction of paved surfaces to only those necessary and required by Pinal County.

Maintains consistency with the *Health, Happy Residents* vision component:

“Pinal is a healthy, safe place where residents can walk or ride to activity centers and where interaction in the clean, natural environment is encouraged.” Arizona Farms incorporates the ability, across over 750 acres, to access passive and active open spaces, enjoy an integrated roadway system that lives as part of the open space system. Additionally, access to commercial areas and activity areas throughout the plan, regardless of ultimate tenants or uses, will provide access to employment and activity centers for local and regional use.

Maintains consistency with the *Quality Education Opportunities* vision component:

The property is currently part of the Arizona Farms PAD and therefore students generated by this project have already been planned for. Nevertheless, we are commencing outreach efforts with the Florence Unified School District to ensure their needs are appropriately addressed.

The following analysis summarizes conformance with the Pinal County Comprehensive Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics. This list is also not meant to be an exhaustive list, rather a summary of several notable features of conformance with the Comprehensive Plan Compliance Checklist – Part 2:

Maintains consistency with the *Land Use Designation* shown on the graphics:

The large majority of the proposal is planned as single family with a density of 3.5 DU/acre which complies with the Land Use Designation of the Comprehensive Plan, but as discussed above, the MLDR also permits a maximum of 100 acres of each HDR and Commercial uses for projects exceeding 750 acres which is incorporated into the proposal, though as 53.7 and 35.5 acres respectively. Thus, the resulting land uses and densities within the plan are consistent with the Land Use Designation of the Comprehensive Plan.

Maintains consistency with the *Mixed-Use Activity Center Concept*:

Project area is not located within a Mixed-Use Activity Center.

Maintains consistency with the *Planning Guidelines described in the Land Use element*:

Arizona Farms is increasing the quality of the existing open space systems within the region and within the community. As discussed throughout this PAD, the open space system is one of the key components in encouraging community, healthy living, connectivity, sustainability, and environmental stewardship. Additionally, the use of the property is consistent with the Land Use Designation and creates an appropriate transition from existing and future adjacent land uses. Surrounding open space buffers are used effectively between uses to create natural boundaries.

Maintains consistency with the *Economic Development element*:

As Pinal County becomes a major driver of employment in Arizona, and the southwestern United States, a variety of housing options, and maintaining the right jobs and housing balance becomes a key component of economic development. In fact, increasing the housing capacity in Arizona, and by extension in Pinal County, is becoming an economic development imperative. The Arizona Farms project provides for housing for a variety of income levels and lifestyles within an integrated community setting. This assists in employment attraction and retention by providing options for a diverse labor pool.

Maintains consistency with the *Viable Agriculture, Equestrian and Rural Lifestyle element*:

Through converting existing farmland to residential uses along major transportation corridors, there will be less pressure to convert other agricultural areas that would not be

as appropriate for new housing. Through appropriate densities within key areas, Arizona Farms can reduce pressure on other farming areas more appropriate to maintain long term agricultural uses.

Maintains consistency with the *Pinal County Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter*:

While not on any major open space or trail corridors within the Comprehensive Plan, Arizona Farms will integrate and encourage walkability through good urban design principles. To meet the intent of the Comprehensive Plan, residents will have the ability to traverse the site and get access to the perimeter of the master plan through integrated pedestrian and bicycle connectivity both on street and within dedicated trails.

Maintains consistency with the *Natural and Cultural Resource Conservation*:

Arizona Farms will be incorporating and potentially promoting potentially new habitat for native flora and fauna through inclusion of connected and passive open space systems. Additionally, any archaeological materials that are encountered during construction will promptly be reported to the appropriate agency for further investigation.

Maintains necessary and existing infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services:

Arizona Farms will ensure that adequate public facilities are in place prior to occupancy of the project area. These public facilities have been identified throughout this document and include existing fire services, law enforcement locations, schools, parks and transportation corridors. This PAD has been in place since 1998 and plans for the area have included consideration for this as a master plan for over twenty years. The project area should not adversely impact any public services in the area.

Schools

Florence Unified School District (FUSD) is the public-school provider for elementary, middle and high school functions for future children who will reside within the Arizona Farms community. The entire site is within the service boundary of the Magma Ranch K-8 which is less than 2-miles to the northeast from the northern boundary of the subject property. Poston Butte High School will serve the western portion of the Arizona Farms project, which sits approximately 3 miles to the northwest, and the eastern portion of the Arizona Farms project is designated for Florence High School to the south.

Since this is an amendment to an existing PAD which has been in place for 20 years and thus been included in FUSD's student projections, the proposal does not impose any

adverse impacts not already accounted for. In addition, the current proposal actually reduces the number of homes from the current PAD approval, thereby reducing any potential impact further. Nevertheless, we have identified that a portion of parcel #18 could be developed as a public or private school site should a school site be desired in this community. To date, no requests for a school site have been made, which includes the past 20 years that this property has been entitled for residential development.

Public Services

Fire safety protection will be provided by Rural/Metro Fire Station #841, located off Hunt Highway approximately 2.75-miles from Arizona Farms; or, from Florence Fire Station #2, located approximately 4-miles south of the project area. Onsite fire suppression will be provided by hydrants located along the project's roadways and as required by Pinal County's standards. Exact hydrant locations will be identified as part of the Tentative Plat or Site Plan process.

Police protection will be provided through the Pinal County Sherriff's Office, which maintains two substations within Region A. One substation is located at the intersection of Hunt Highway and Arizona Farms Road, approximately 2-miles west of the project. The second substation is located off N. Schnepf Road and E. Bella Vista Road, which is located approximately 3.5-miles north of the project.

Further, proposed zoning change of the property should not warrant any additional fire stations or sheriff's facilities for the area.

Community Services

Numerous public parks and other community facilities are located within approximately 7-miles of Arizona Farms, with the most significant being San Tan Mountain Regional Park located northwest of the project. Community libraries, such as the Johnson Community Library and Queen Creek Library are also located within an approximate 5-mile radius of the property, while Banner Ironwood Medical Center is located 5-miles to the northeast. Additionally, other service type uses are located within the area including religious institutions and educational facilities, while additional community services such as a performing arts theatre are located approximately 5-miles northwest of the project area and within the downtown Queen Creek area.

As such, this request should not impose additional burdens on existing community facilities within the area.

Utilities and Services

Water - The site, which is in the phoenix Active Management Area (AMA), will be serviced by EPCOR Water which has the CC&N for this area of Pinal County. This area currently has a potable water system to support development. Additionally, a Water Campus is being proposed onsite at Arizona Farms to help with the needs of potable water in the area. More in depth information will be found within the technical reports for water.

Sewer - Sanitary sewer services are provided by EPCOR via their Anthem Treatment Plant. EPCOR has constructed a substantial wastewater system to service the needs of Pinal County including lift stations, gravity and force-mains, a reclaimed water facility, and recycled water distribution system. The Site is not planned to utilize reclaimed water for landscape irrigation. More in-depth information will be found within the technical reports for wastewater.

Electricity – Arizona Public Service (APS): The project lies within the APS electrical service area. Coordination for electrical service will be conducted as part of the Site Plan or Preliminary Plat process.

Gas - City of Mesa: City of Mesa is the natural gas provider for the overall community.

Telecommunications – Cox Communication; Century Link; Mediacom: Nearby communication lines will be extended to service needs of this project.

Fire - Rural Metro: Rural Metro currently provides emergency services for this area.

Police - Pinal County Sheriff's Office (PCSO): PCSO provides all patrol and public safety response services to this property.

Solid Waste: Solid waste disposal will be provided via contract with a private hauler.

Drainage

The site is currently used for agricultural purposes and is not located within any hillside or environmentally sensitive areas. The Site is not impacted by any substantial floodplains. Offsite flows from the east and the north have been identified and will be captured, routed and conveyed to the historical outfall of the site. Design of the Site will use the best available data for offsite flowrates and other hydrologic existing conditions. The Site will conform to the requirements of on-site storm water retention of 100-year 2-hour storm event. More in depth information will be provided within the preliminary plats and drainage reports.

Ownership and Control

Offsite and adjacent public roadways and utilities will continue to be maintained by Pinal County and the corresponding utility provider, respectively. Ownership and maintenance of common areas and private onsite improvements will be dedicated to a new Property's Owners Association, Homeowners Association (HOA), or similar.

Timing of Development

Physical development of Arizona Farms is dependent upon market conditions; however, it's anticipated the project will begin construction in 2024 and build out for 5-10 years. A total of seven phases of construction are proposed due to the size and varying types of proposed land uses. Each phase will be self-contained, or tie into a larger infrastructure solution as required, to maintain appropriate retention and drainage facilities, water and sewer infrastructure, as well as significant open space amenities. Since each phase has been designed as a standalone development, *the phases are proposed to be developed non-sequentially and individually* or can be combined if desired. Please see **Addendum 5: Arizona Farms Phasing Plan** for more detailed phasing information.

Maintenance of Streets and Common Areas

Onsite and adjacent public roadways will be maintained by Pinal County whereas the common areas and onsite private improvements will be dedicated to a Homeowners Association, or similar, concerning ownership and maintenance in perpetuity.

Number of Dwelling Units

Inclusive of the three future MR zoned multi-family parcels, there are a total of 3,244 dwelling units proposed for this PAD, providing for an overall density of 4.5 DU/ac. Looking only at the single-family R-7 zoned parcels, there are a total of 2,311 dwelling units resulting in an overall density of 3.5 DU/ac. Which is consistent with the MLDR Comprehensive Plan land use classification. Please note that the total of 3,244 units is 364 units LESS than the existing PAD was approved for on this property.

Maximum Residential Density of Each Planning Unit

Arizona Farms is anticipated to be a phased development, with each phase providing for one or more development parcels and variety of lot sizes. Below is a table identifying how many units are planned per phase and the resulting density.

Phase	Units	Acres	Density
1	852	279.3	3.05 DU/acre
2	708	198.8	3.55 DU/acre
3	419	114.0	3.68 DU/acre
4	332	88.3	3.77 DU/acre
5	426	36.2	11.76 DU/acre
6	295	26.4	11.2 DU/acre
7	212	18.4	11.5 DU/acre

Total Number of Parking Spaces for Recreational Facilities

The larger community parks have a wide range of amenities and we have incorporated off-street parking areas to accommodate convenient resident access. Community Park 'A' is the smaller of the two community parks but features a swimming pool which is a popular draw for families. As such, a total of 70 parking spaces have been designed into the park design with many of the spaces located immediately next to the pool. Community Park 'B' is the larger park and is set up for sports recreation and includes a total of 90 parking spaces spread along the west boundary for convenient access to each programmed area.

There are several smaller parks throughout the community and these parks have been placed along local streets with multiple frontages to facilitate on-street parking for those that choose not to utilize the extensive pedestrian circulation system to these closer parks. These parks feature amenities that are replicated in other parks in the community thus do not necessitate residents to drive from other neighborhoods in the community, thus we believe that the on-street parking is more than sufficient.

Public Participation

A Citizen Participation Plan has been established and is included in this submittal package. This citizen participation plan includes documentation from the neighborhood meeting already held for the project and will include all future efforts which adhere to provisions required by Pinal County and any provisions set forth in Arizona Revised Statutes. Property ownership and the development advisor team is committed to continuing public outreach efforts throughout the entitlement process for the project.

Addendums

Addendum 1: Original Arizona Farms PAD

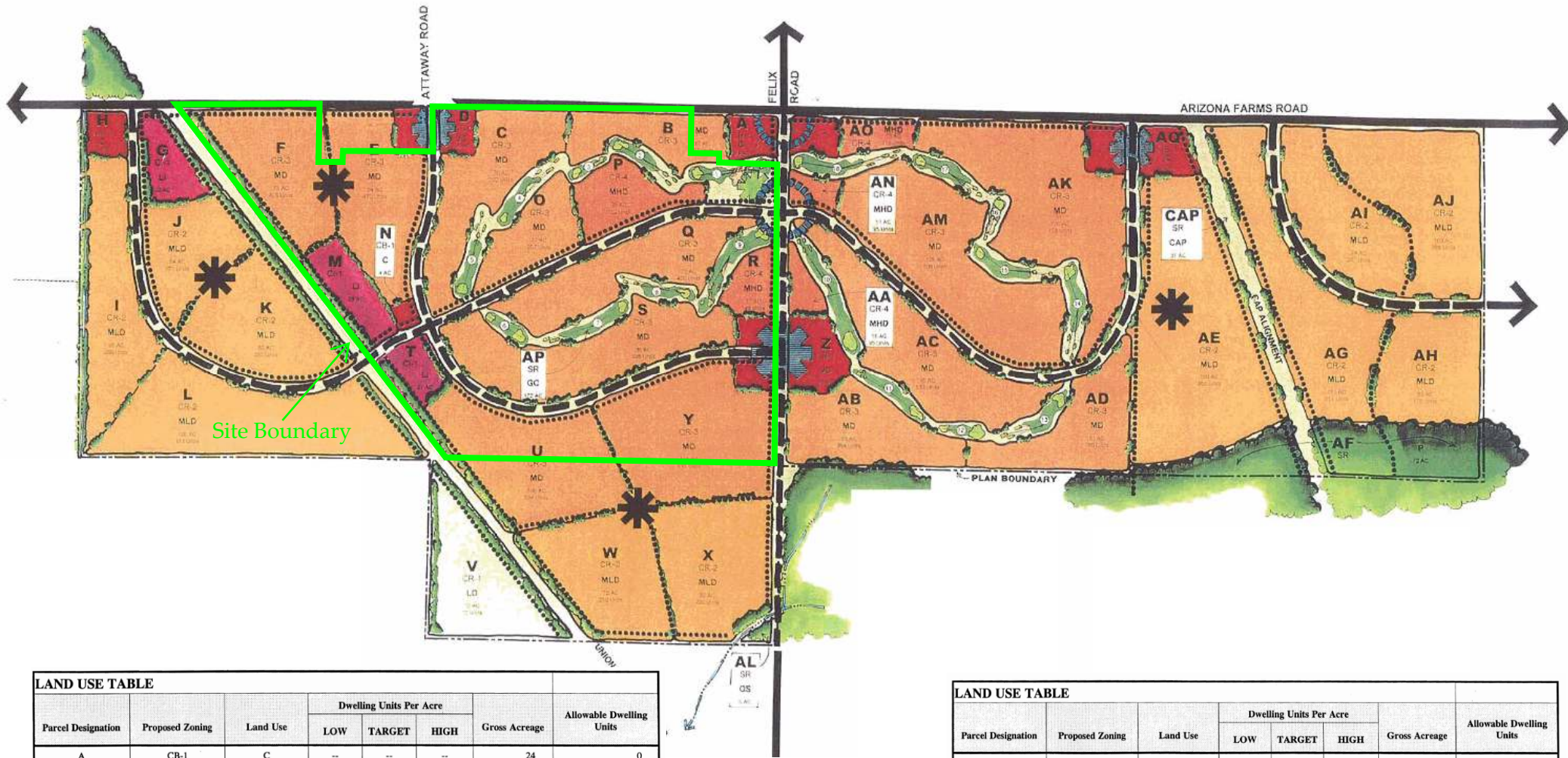
Addendum 2: Arizona Farms Development Plan

Addendum 3: Arizona Farms PAD Land Use Table

Addendum 4: Arizona Farms PAD Comparison

Addendum 5: Arizona Farms Phasing Plan

Addendum 1: Original Arizona Farms PAD

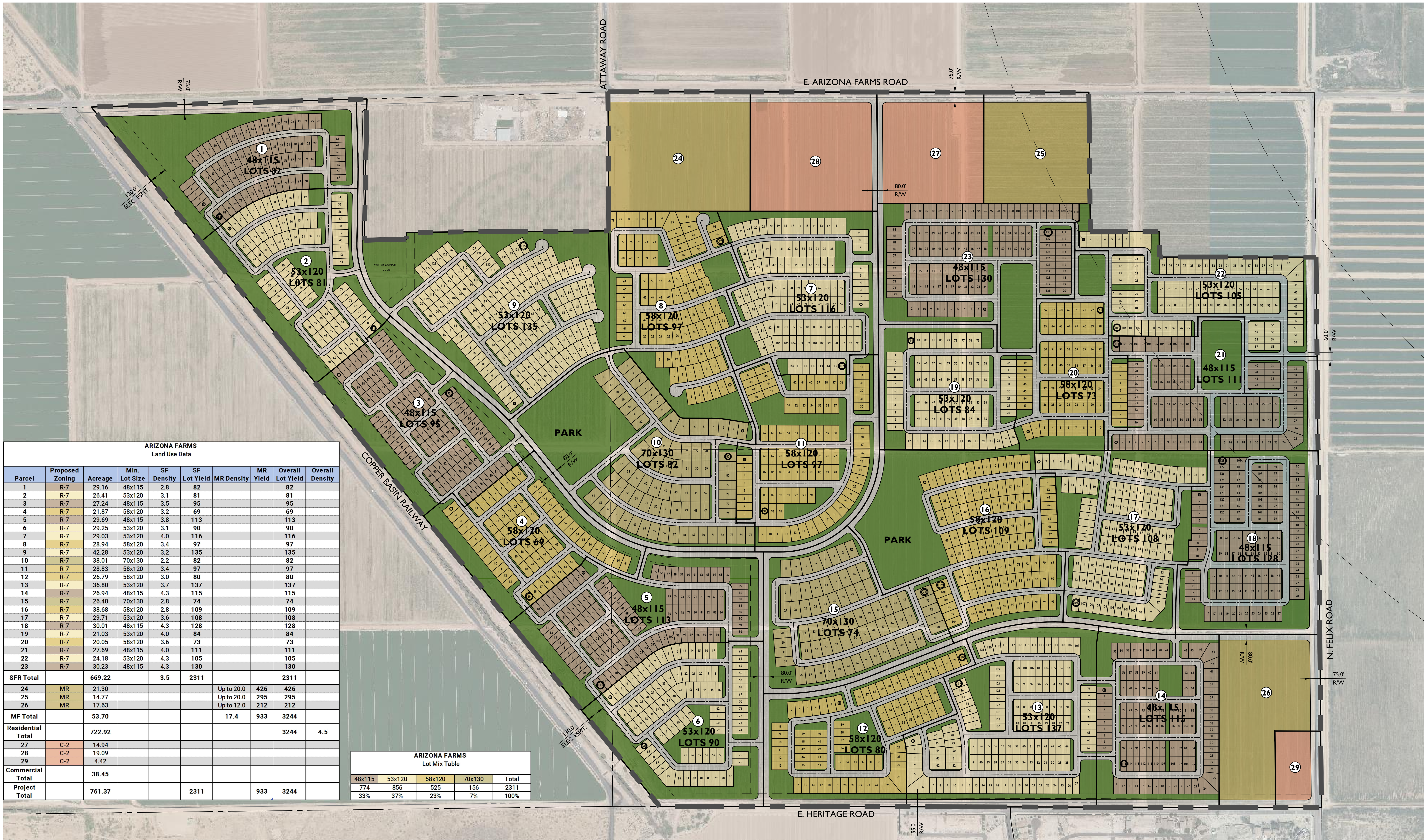


LAND USE TABLE

Parcel Designation	Proposed Zoning	Land Use	Dwelling Units Per Acre			Gross Acreage	Allowable Dwelling Units
			LOW	TARGET	HIGH		
A	CB-1	C	--	--	--	24	0
B	CR-3	MD	4.1	5.6	7	37	207
C	CR-3	MD	4.1	5.6	7	70	392
D	CB-1	VC	--	--	--	20	0
E	CR-3	MD	4.1	5.6	7	84	470
F	CR-3	MD	4.1	5.6	7	73	409
G	CI-1	LI	--	--	--	30	0
H	CB-1	C	--	--	--	14	0
I	CR-2	MLD	1.6	2.8	4	95	266
J	CR-2	MLD	1.6	2.8	4	54	151
K	CR-2	MLD	1.6	2.8	4	82	230
L	CR-2	MLD	1.6	2.8	4	126	353
M	CI-1	LI	--	--	--	28	0
N	CB-1	C	--	--	--	4	0
O	CR-3	MD	4.1	5.6	7	37	207
P	CR-4	MHD	7.1	8.6	10	36	310
Q	CR-3	MD	4.1	5.6	7	75	420
R	CR-4	MHD	7.1	8.6	10	17	146
S	CR-3	MD	4.1	5.6	7	96	538
T	CI-1	LI	--	--	--	21	0
U	CR-3	MD	4.1	5.6	7	106	594
V	CR-1	LD	0.5	1	1.5	72	72

LAND USE TABLE

Parcel Designation	Proposed Zoning	Land Use	Dwelling Units Per Acre			Gross Acreage	Allowable Dwelling Units	
			LOW	TARGET	HIGH			
W	CR-2	MLD	1.6	2.8	4	75	210	
X	CR-2	MLD	1.6	2.8	4	82	230	
Y	CR-3	MD	4.1	5.6	7	113	633	
Z	CB-1	VC	--	--	--	40	0	
AA	CR-4	MHD	7.1	8.6	10	11	95	
AB	CR-3	MD	4.1	5.6	7	65	364	
AC	CR-3	MD	4.1	5.6	7	95	532	
AD	CR-3	MD	4.1	5.6	7	51	286	
AE	CR-2	MLD	1.6	2.8	4	166	465	
AF	SR	P	--	--	--	72	0	
AG	CR-2	MLD	1.6	2.8	4	111	311	
AH	CR-2	MLD	1.6	2.8	4	63	176	
AI	CR-2	MLD	1.6	2.8	4	74	207	
AJ	CR-2	MLD	1.6	2.8	4	103	288	
AK	CR-3	MD	4.1	5.6	7	130	728	
AL	SR	OS	--	--	--	5	0	
AM	CR-3	MD	4.1	5.6	7	126	706	
AN	CR-4	MHD	7.1	8.6	10	11	95	
AO	CR-4	MHD	7.1	8.6	10	13	112	
AP	SR	GC	--	--	--	172	0	
AQ	CB-1	C	--	--	--	32	0	
CAP	SR	CAP	--	--	--	37	0	
							2,848	10,200

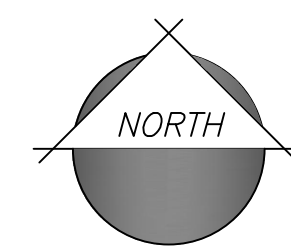


ARIZONA FARMS
Land Use Data

Parcel	Proposed Zoning	Acreage	Min. Lot Size	SF Density	SF Lot Yield	MR Density	MR Yield	Overall Lot Yield	Overall Density
1	R-7	29.16	48x115	2.8	82			82	
2	R-7	26.41	53x120	3.1	81			81	
3	R-7	27.24	48x115	3.5	95			95	
4	R-7	21.87	58x120	3.2	69			69	
5	R-7	29.69	48x115	3.8	113			113	
6	R-7	29.25	53x120	3.1	90			90	
7	R-7	29.03	53x120	4.0	116			116	
8	R-7	28.94	58x120	3.4	97			97	
9	R-7	42.28	53x120	3.2	135			135	
10	R-7	38.01	70x130	2.2	82			82	
11	R-7	28.83	58x120	3.4	97			97	
12	R-7	26.79	58x120	3.0	80			80	
13	R-7	36.80	53x120	3.7	137			137	
14	R-7	26.94	48x115	4.3	115			115	
15	R-7	26.40	70x130	2.8	74			74	
16	R-7	38.68	58x120	2.8	109			109	
17	R-7	29.71	53x120	3.6	108			108	
18	R-7	30.01	48x115	4.3	128			128	
19	R-7	21.03	53x120	4.0	84			84	
20	R-7	20.05	58x120	3.6	73			73	
21	R-7	27.69	48x115	4.0	111			111	
22	R-7	24.18	53x120	4.3	105			105	
23	R-7	30.23	48x115	4.3	130			130	
SFR Total		669.22		3.5	2311			2311	
24	MR	21.30				Up to 20.0	426	426	
25	MR	14.77				Up to 20.0	295	295	
26	MR	17.63				Up to 12.0	212	212	
MF Total		53.70				17.4	933	3244	
Residential Total		722.92						3244	4.5
27	C-2	14.94							
28	C-2	19.09							
29	C-2	4.42							
Commercial Total		38.45							
Project Total		761.37			2311		933	3244	

ARIZONA FARMS
Lot Mix Table

48x115	53x120	58x120	70x130	Total
774	856	525	156	2311
33%	37%	23%	7%	100%



Addendum 3: Arizona Farms PAD Land Use Table

ARIZONA FARMS Land Use Data									
Parcel	Proposed Zoning	Acreage	Min. Lot Size	SF Density	SF Lot Yield	MR Density	MR Yield	Overall Lot Yield	Overall Density
1	R-7	29.16	48x115	2.8	82			82	
2	R-7	26.41	53x120	3.1	81			81	
3	R-7	27.24	48x115	3.5	95			95	
4	R-7	21.87	58x120	3.2	69			69	
5	R-7	29.69	48x115	3.8	113			113	
6	R-7	29.25	53x120	3.1	90			90	
7	R-7	29.03	53x120	4.0	116			116	
8	R-7	28.94	58x120	3.4	97			97	
9	R-7	42.28	53x120	3.2	135			135	
10	R-7	38.01	70x130	2.2	82			82	
11	R-7	28.83	58x120	3.4	97			97	
12	R-7	26.79	58x120	3.0	80			80	
13	R-7	36.80	53x120	3.7	137			137	
14	R-7	26.94	48x115	4.3	115			115	
15	R-7	26.40	70x130	2.8	74			74	
16	R-7	38.68	58x120	2.8	109			109	
17	R-7	29.71	53x120	3.6	108			108	
18	R-7	30.01	48x115	4.3	128			128	
19	R-7	21.03	53x120	4.0	84			84	
20	R-7	20.05	58x120	3.6	73			73	
21	R-7	27.69	48x115	4.0	111			111	
22	R-7	24.18	53x120	4.3	105			105	
23	R-7	30.23	48x115	4.3	130			130	
SFR Total		669.22		3.5	2311			2311	
24	MR	21.30				Up to 20.0	426	426	
25	MR	14.77				Up to 20.0	295	295	
26	MR	17.63				Up to 12.0	212	212	
MF Total		53.70				17.4	933	3244	
Residential Total		722.92						3244	4.5
27	C-2	14.94							
28	C-2	19.09							
29	C-2	4.42							
Commercial Total		38.45							
Project Total		761.37			2311		933	3244	

Addendum 4 - Arizona Farms PAD Comparison

Percentage of parcels in new proposal:

Parcel	Use	parcel in new PAD	Acreage	Approved Units
B	MLDR	75%	28	155
C	MLDR	100%	70	392
D	Commercial	50%	10	-
E	MLDR	60%	46	259
F	MLDR	100%	73	409
M	Industrial	100%	28	-
N	Commercial	100%	4	-
O	MLDR	100%	37	207
P	MDR	100%	36	310
Q	MLDR	100%	75	420
R	MDR	100%	17	146
S	MLDR	100%	96	538
T	Industrial	100%	21	-
U	MLDR	50%	53	297
Y	MLDR	75%	85	475
Z	Commercial	40%	16	-
AP	Golf Course	100%	66	-
Total			761	3,608

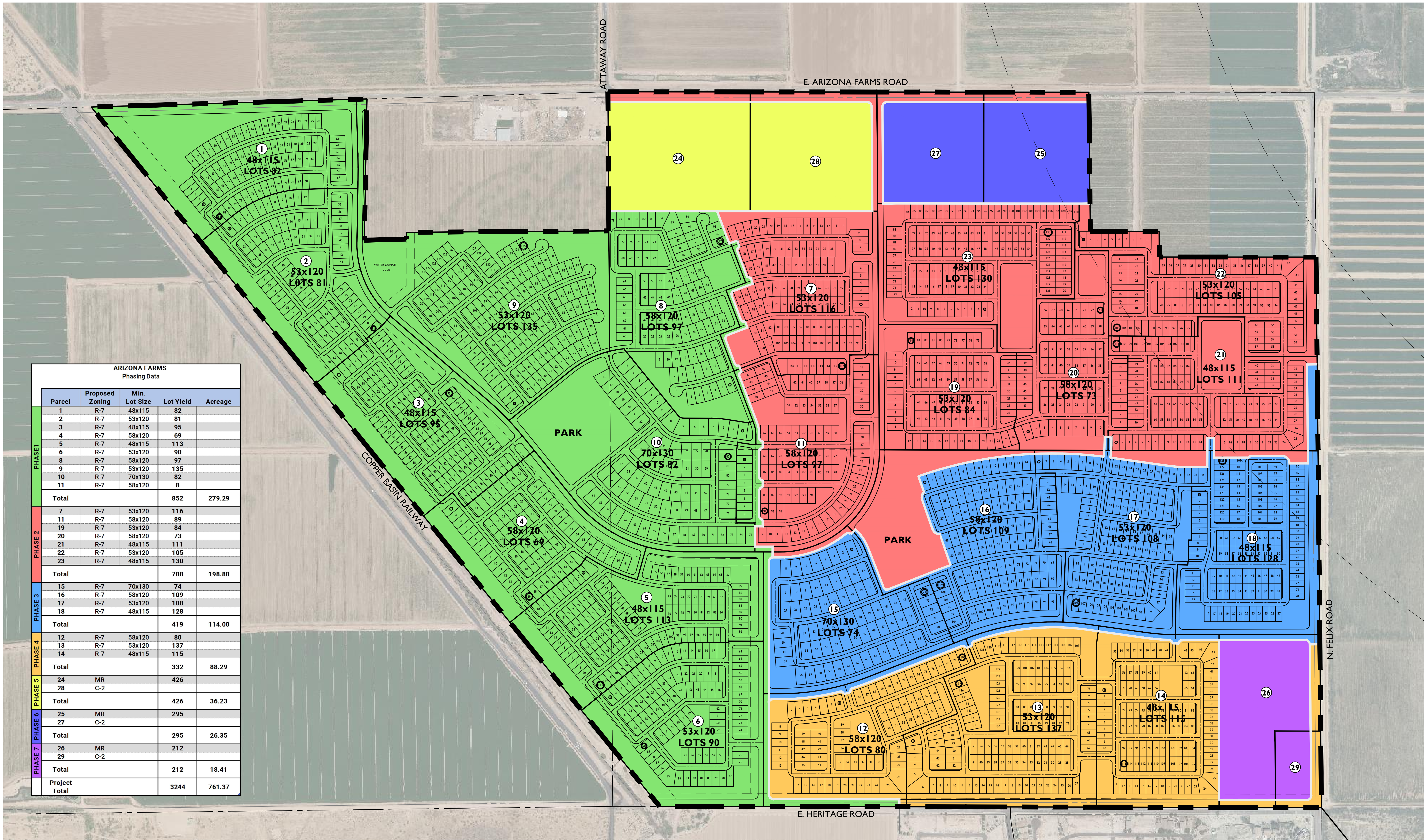
Land Use Summary Comparison:

Existing PAD:

Commercial	30 acres	0 units
Golf Course (commercial)	66 acres	0 units
Industrial	49 acres	0 units
MDR Residential	53 acres	456 units
MLDR Residential	563 acres	3,152 units
TOTAL	761 acres	3,608 units

Proposed PAD:

Commercial	38 acres	0 units
Golf Course (commercial)	0 acres	0 units
Industrial	0 acres	0 units
MDR (MR) Residential	54 acres	933 units
MLDR (R-7) Residential	669 acres	2,311 units
TOTAL	761 acres	3,244 units



ARIZONA FARMS Phasing Data				
Parcel	Proposed Zoning	Min. Lot Size	Lot Yield	Acreage
PHASE 1				
1	R-7	48x115	82	
2	R-7	53x120	81	
3	R-7	48x115	95	
4	R-7	58x120	69	
5	R-7	48x115	113	
6	R-7	53x120	90	
8	R-7	58x120	97	
9	R-7	53x120	135	
10	R-7	70x130	82	
11	R-7	58x120	8	
Total			852	279.29
PHASE 2				
7	R-7	53x120	116	
11	R-7	58x120	89	
19	R-7	53x120	84	
20	R-7	58x120	73	
21	R-7	48x115	111	
22	R-7	53x120	105	
23	R-7	48x115	130	
Total			708	198.80
PHASE 3				
15	R-7	70x130	74	
16	R-7	58x120	109	
17	R-7	53x120	108	
18	R-7	48x115	128	
Total			419	114.00
PHASE 4				
12	R-7	58x120	80	
13	R-7	53x120	137	
14	R-7	48x115	115	
Total			332	88.29
PHASE 5				
24	MR		426	
Total			426	36.23
PHASE 6				
25	MR		295	
Total			295	26.35
PHASE 7				
26	MR		212	
29	C-2			
Total			212	18.41
Project Total			3244	761.37

