

MEETING DATE: DECEMBER 21, 2022

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PD-015-22, PZ-027-22 & PZ-PD-014-22 (AZ FARMS PAD)**

CASE COORDINATOR: RYAN GREEN

Executive Summary: *El Dorado Arizona Farms LLC & Langley AZ Farms 150 LLC, landowners, Iplan Consulting/Greg Davis, applicant, requesting a Planned Area Development Severance, a Rezone and a new Planned Area Development to allow for development standards for a mix use 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 severance of a Planned Area Development (PAD) overlay (PZ-PD-015-22), a rezone (PZ-027-22), and a new Planned Area Development (PAD) overlay (PZ-PD-014-22) with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 6, Township 4 South, Range 9 East, and Section 1, Township 4 South, Range 8, East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

- PZ-PD-015-22 - PUBLIC HEARING/ACTION:** El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting **severance of PZ-PD-039-98** to have the land rezoned and placed in a new **Planned Area Development (PAD)** to plan and develop a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.
- PZ-027-22 - PUBLIC HEARING/ACTION:** El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **rezoning from CR-3 (Single Residence), CR-4 (Multiple Residence), SR (Suburban Ranch), CB-1 (Local Business) and CI-1 (Light Industrial and warehouse) to R-7 (Single Residence), MR Multiple Residence) and C-2 (Community Commercial Zoning District)** to allow a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.; and
- PZ-PD-014-22 - PUBLIC HEARING/ACTION:** El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **Planned**

PZ-PD-015-22 PZ-027-22 & PZ-PD-014-22 – STAFF REPORT – BOARD – DECEMBER 21, 2022

Area Development (PAD), to allow a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.

Tax Parcels: 200-31-007B, 200-31-007D, 200-31-007E, 200-31-007F, 200-31-007G, 200-31-007K, 200-31-007L, 200-24-001R, 200-24-001T, 200-24-001U, 200-24-001V, & 200-24-001W

LOCATION: Located on the south side of Arizona Farms Road, the west side of Felix Road, the east side of Cooper Basin Rail Road and north side of Heritage Road near Florence, AZ.

SIZE: 761± acres

SURROUNDING ZONING AND LAND USE:

North: Town of Florence - Farm Land

South: Single Residence (CR-3) & Single Residence (CR-4) Zones - Subdivision

East: Town of Florence - Farm Land

West: Single Residence (R-7) Zone – Farm Land

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	October 21, 2021
Agency Mail out:	October 24, 2022
Newspaper Advertising:	December 5, 2022
Site posting, Applicant:	December 1, 2022

An additional stipulation, stipulation #15, has been added per direction of the agent, Iplan Consulting, and with the approval of the Pinal County Public Works Department.

Should the Board find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD severance, rezone and new 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 PAD severance, Rezoning and PAD request under Planning Cases PZ-PD-015-22, PZ-027-22 & PZ-PD-014-22.

COMMISSON RECOMMENDATION/ACTION: (PZ-PD-015-22): 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, 6-0.

COMMISSON RECOMMENDATION/ACTION: (PZ-027-22): 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, 6-0.

COMMISSON RECOMMENDATION/ACTION: (PZ-PD-014-22): 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-014-22, 6-0, with the attached 15 stipulations:

PZ-PD-015-22 PZ-027-22 & PZ-PD-014-22 – STAFF REPORT – BOARD – DECEMBER 21, 2022

1. Approval of this PAD (PZ-PD-014-22) 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 El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC Planned Area Development (PAD) Overlay District (PZ-PD-014-22) 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 severance approval of PZ-PD-039-98 as set forth in PZ-PD-015-22 and the zone change approval as set forth in Planning Case PZ-027-22.
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 ARIZONA FARMS ROAD (northern boundary), FELIX ROAD (eastern boundary), and HERITAGE ROAD (southern boundary). The minimum required half street right-of-way for both ARIZONA FARMS ROAD and FELIX ROAD is 75' and the minimum required half street right-of-way for HERITAGE ROAD is 55'. Half street road improvements (per the County Standards) will be required for ARIZONA FARMS ROAD, FELIX ROAD, and HERITAGE ROAD;
10. Should the half street right-of-way dedication and half street road improvements be required for ARIZONA FARMS RD due to the single family residential developments and before the developments of parcels 24 and 25 (MR zone) and parcels 27 and 28 (C-2 zone), the right-of-way and road improvements shall be completed at the time specified in the approved Traffic Impact Analysis;
11. Should the review of the Traffic Impact Analysis/Statement determine that additional infrastructure improvements are required for ARIZONA FARMS RD, FELIX RD, and/or HERITAGE 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. In lieu of Attaway Road extending south of Arizona Farms Road, the project shall provide a collector level road network that connects Arizona Farms Road to Heritage Road.

Date Prepared: 11/8/2022

Revised: 12/7/2022

MEETING DATE: NOVEMBER 17, 2022

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PD-015-22, PZ-027-22 & PZ-PD-014-22 (AZ FARMS PAD)**

CASE COORDINATOR: RYAN GREEN

Executive Summary: *El Dorado Arizona Farms LLC & Langley AZ Farms 150 LLC, landowners, Iplan Consulting/Greg Davis, applicant, requesting a Planned Area Development Severance, a Rezone and a new Planned Area Development to allow for development standards for a mix use 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 severance of a Planned Area Development (PAD) overlay (PD-PZ-015-22), a rezone (PZ-027-22), and a new Planned Area Development (PAD) overlay (PD-PZ-014-22) with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 6, Township 4 South, Range 9 East, and Section 1, Township 4 South, Range 8, East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

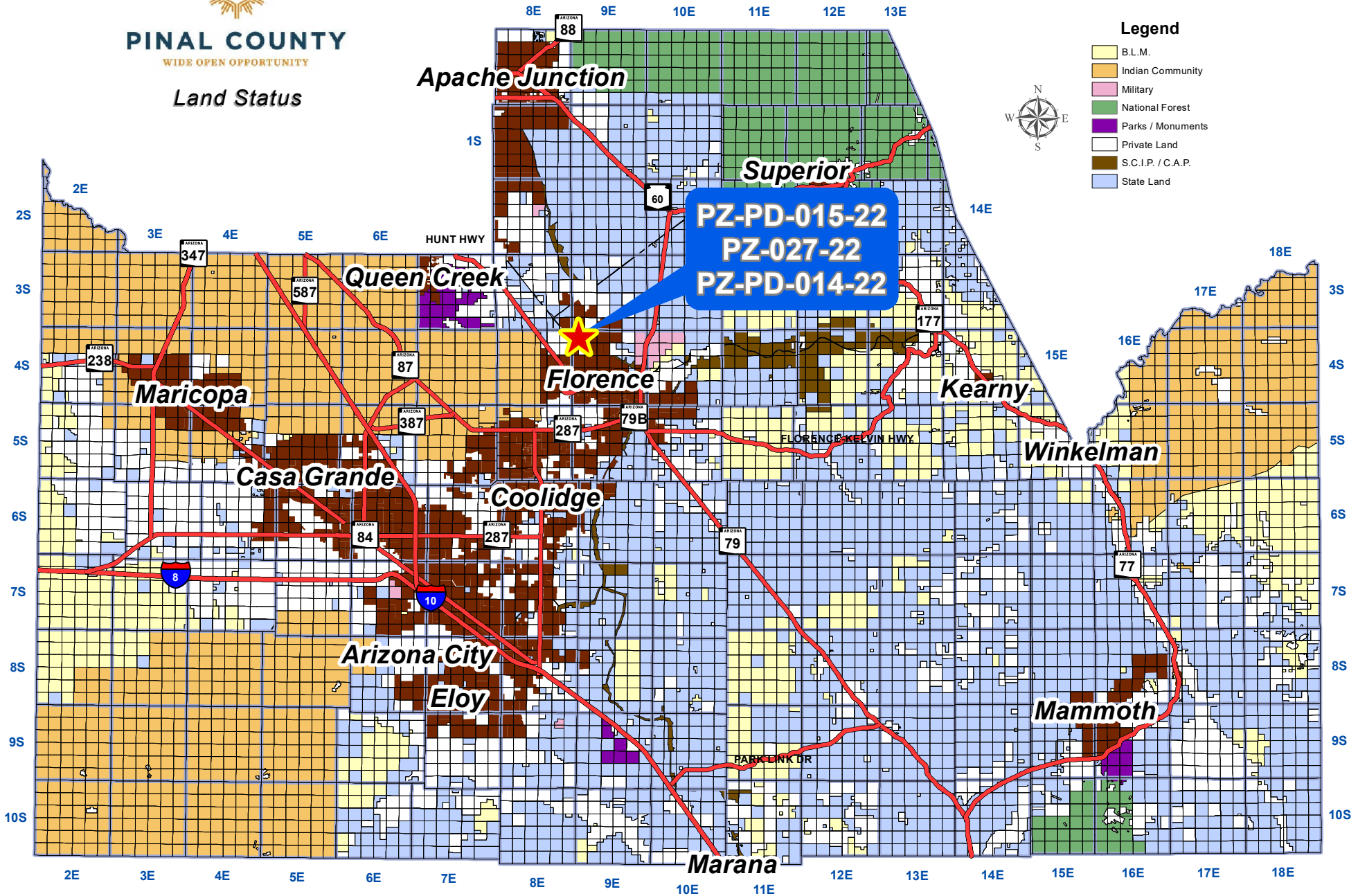
1. **PZ-PD-015-22 - PUBLIC HEARING/ACTION:** El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting **severance of PZ-PD-039-98** to have the land rezoned and placed in a new **Planned Area Development (PAD)** to plan and develop a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.
2. **PZ-027-22 - PUBLIC HEARING/ACTION:** El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **rezoning from CR-3 (Single Residence), CR-4 (Multiple Residence), SR (Suburban Ranch), CB-1 (Local Business) and CI-1 (Light Industrial and warehouse) to R-7 (Single Residence), MR Multiple Residence) and C-2 (Community Commercial Zoning District)** to allow a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.; and

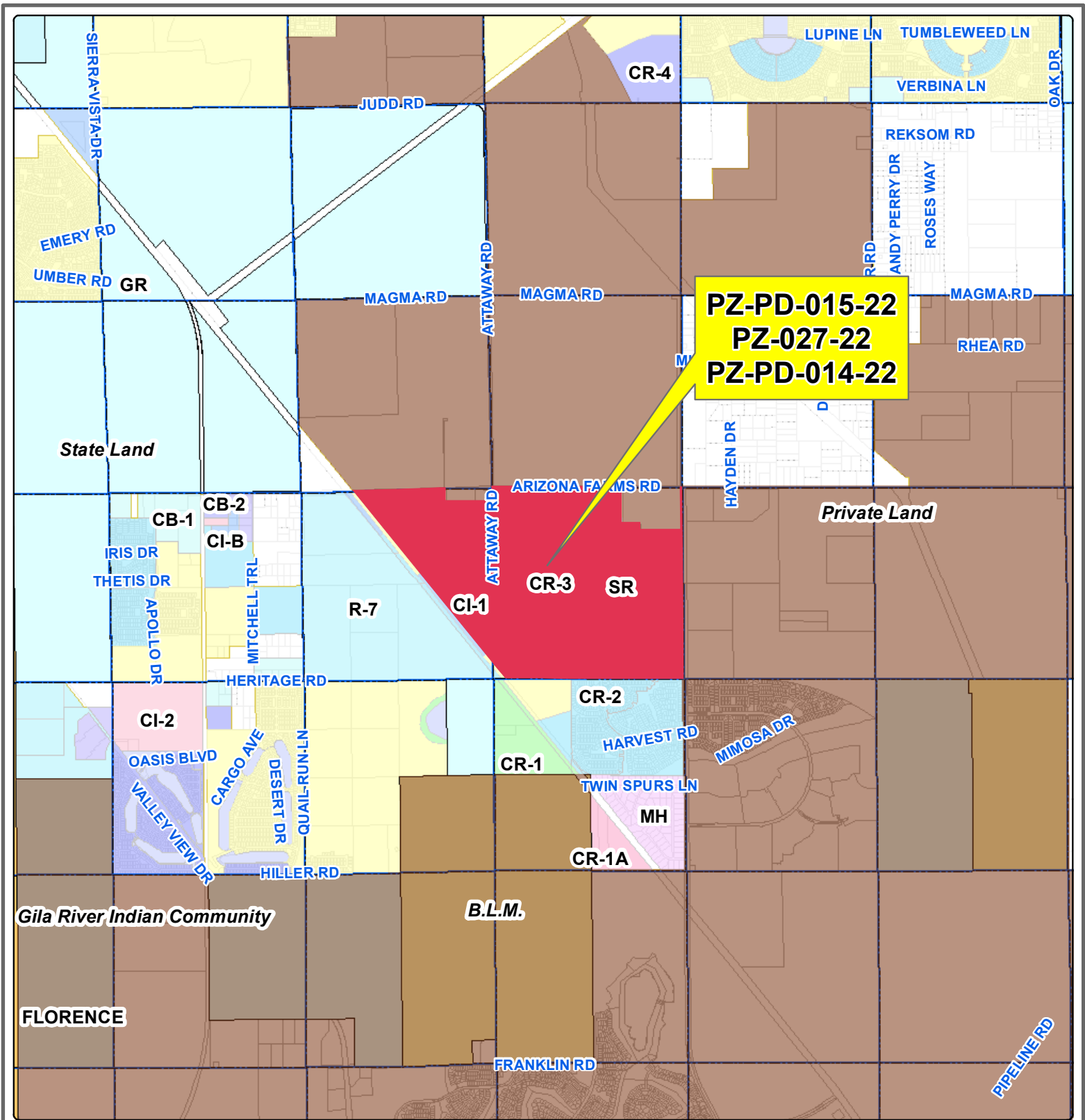


PINAL COUNTY

WIDE OPEN OPPORTUNITY

Land Status





Rezone/Community Development



Legal Description:

Situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.



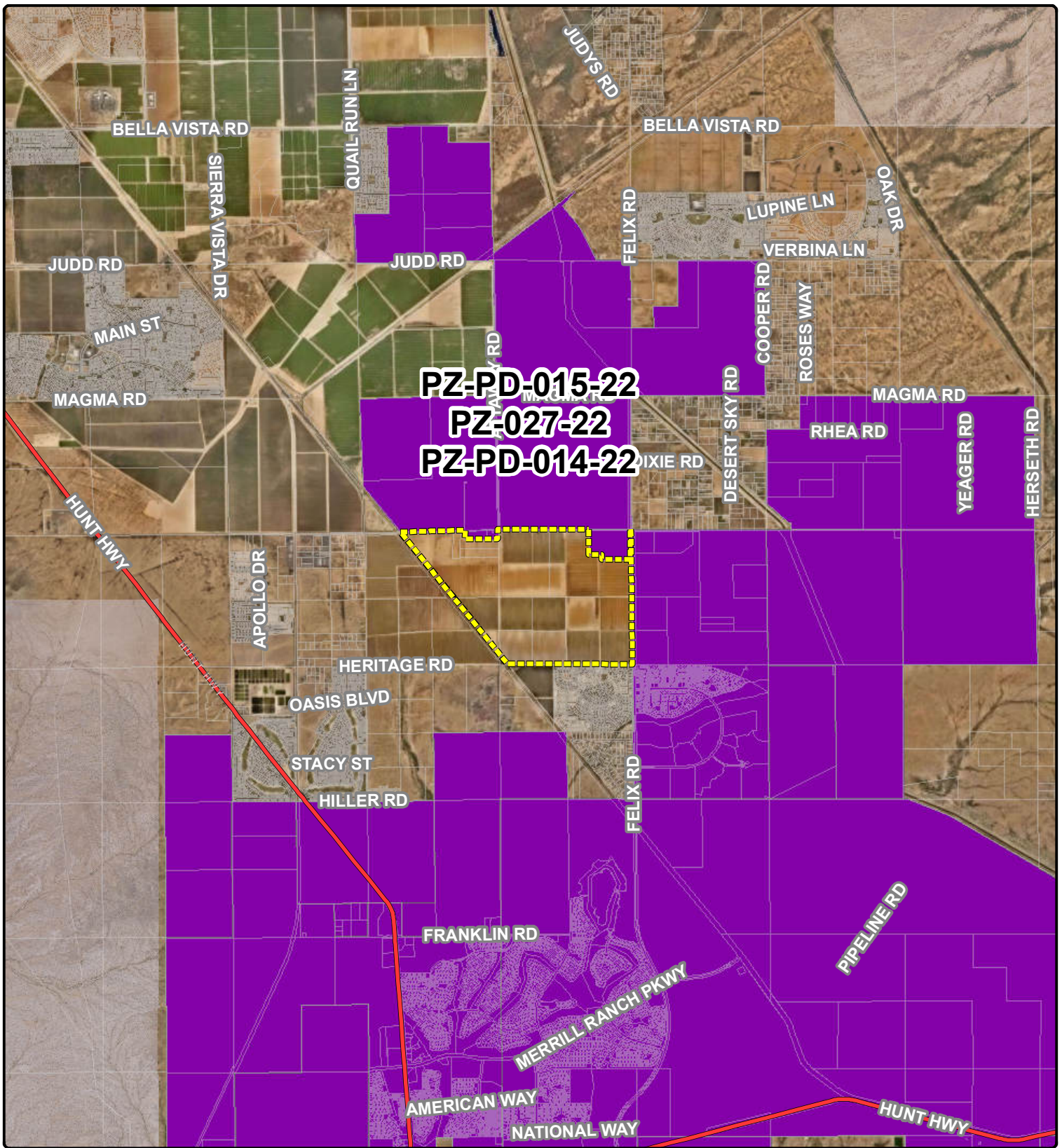
Owner/Applicant:
EL DORADO ARIZONA FARMS LLC & LANGLEY AZ FARMS 150 LLC
IPLAN CONSULTING/GREG DAVIS

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

Sheet No.
1 of 1

Section 1, 6 Township 03S Range 08E, 09E

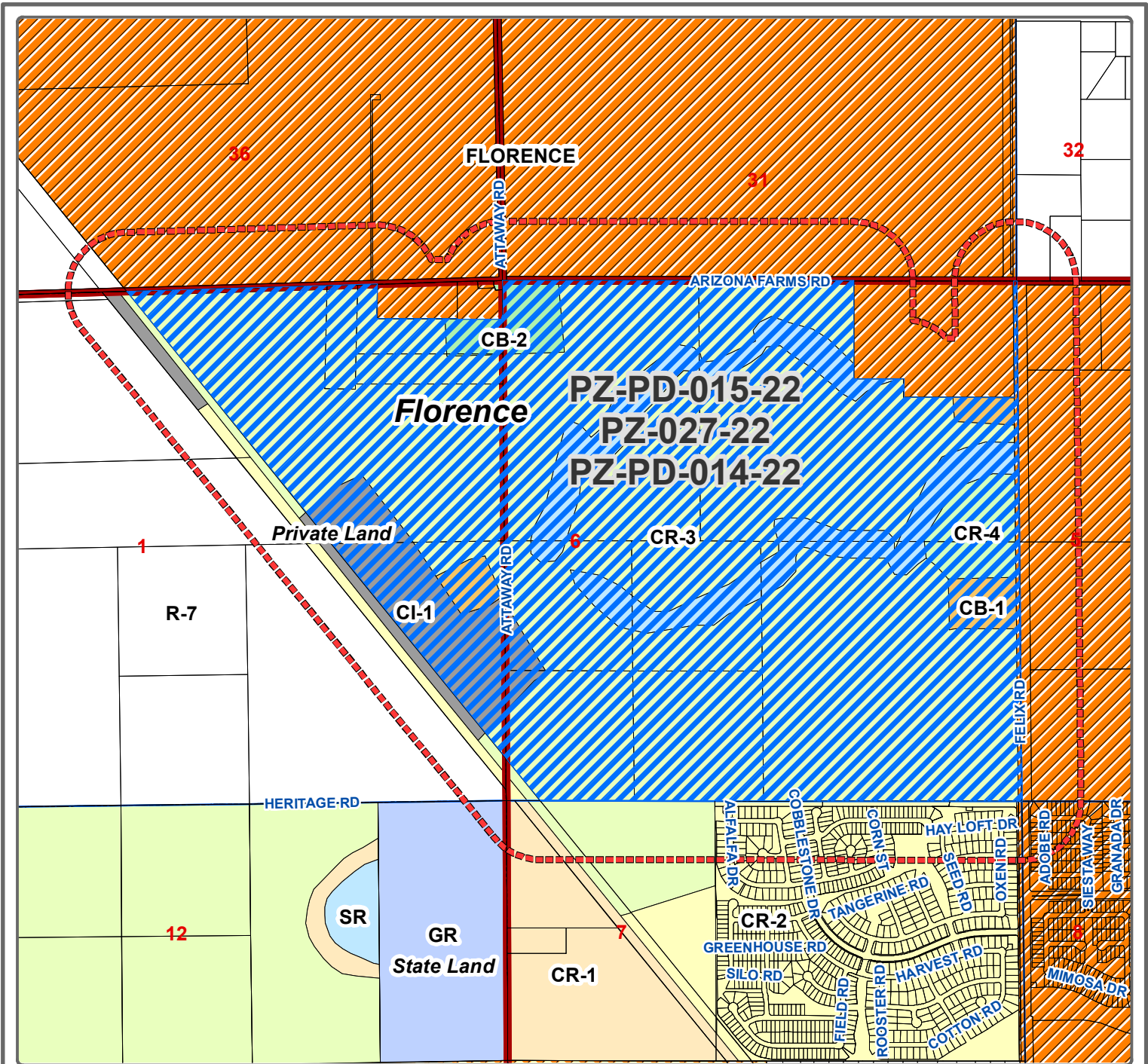
Case Number:
PZ-PD-015-22, PZ-027-22, PZ-PD-014-22



Rezone/Community Development



PZ-PD-015-22
PZ-027-22
PZ-PD-014-22



Rezone

PZ-PD-015-22 - PUBLIC HEARING/ACTION: El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting severance of PZ-PD-039-98 to have the land rezoned and placed in a new Planned Area Development (PAD) to plan and develop a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence,

Current Zoning: CR-3, CR-4, SR, CB-1, CI-1

Requested Zoning: Rezone

Current Land Use: MLDR



Legal Description:

Situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.



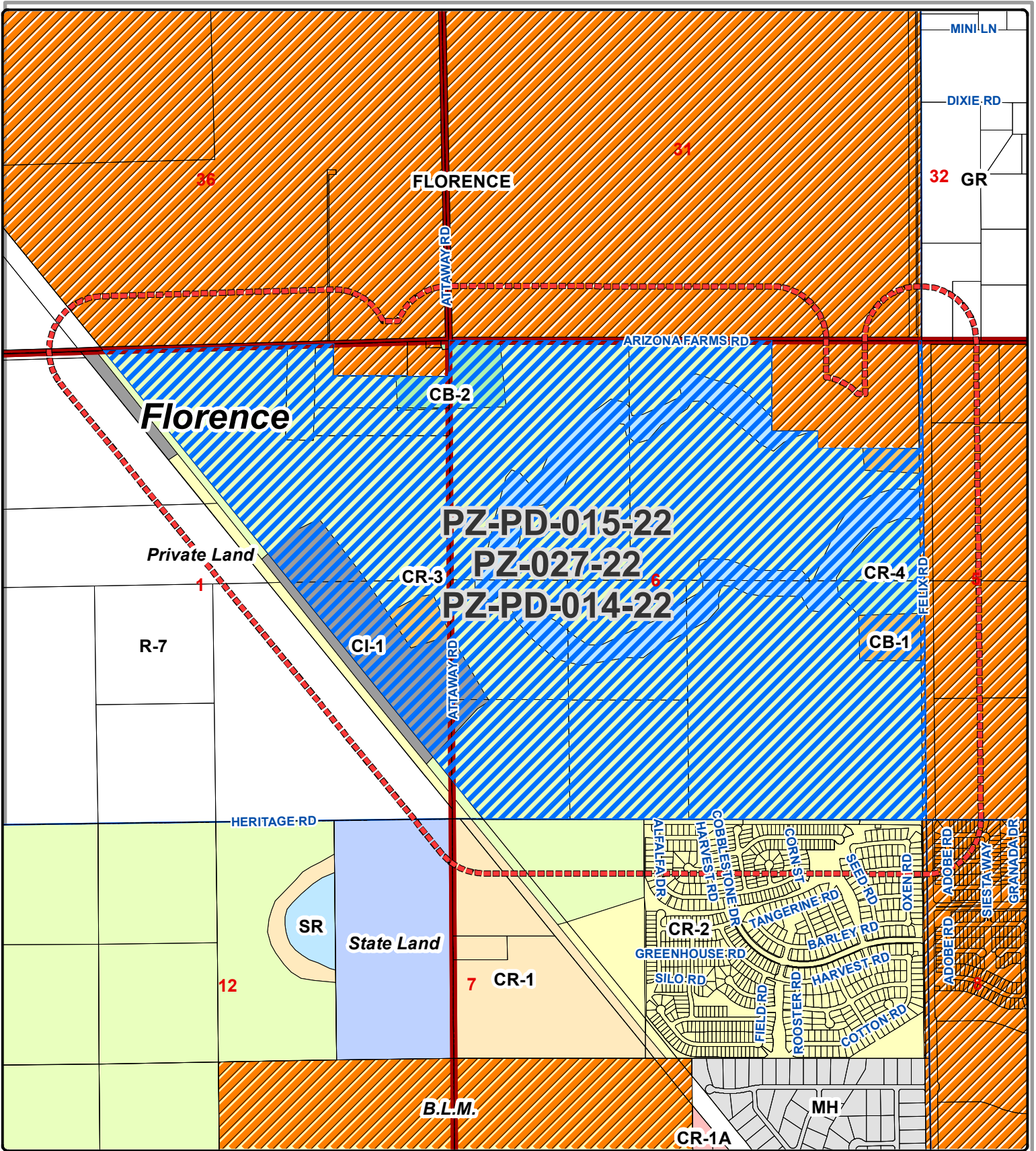
Owner/Applicant: EL DORADO ARIZONA FARMS LLC & LANGLEY AZ FARMS 150 LLC
PLAN CONSULTING/GREG DAVIS

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

Sheet No.
1 of 1

Section 1, 6 Township 04S Range 08E, 09E

Case Number: PZ-PD-015-22, PZ-027-22, PZ-PD-014-22



Rezone

<p>El Dorado Arizona Farms LLC & Langley AZ Farms 150 LLC Isplan Consulting/Greg Davis</p> <p>GIS/IT - LJT 10/07/2022</p> <p>Section 1, 6 Township 03S Range 08E, 09E</p> <p>PZ-PD-015-22, PZ-027-22, PZ-PD-014-22</p>	<p>Legal Description:</p> <p>Situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.</p>	 Sheet No. 1 of 1	 PINAL COUNTY <small>www.pinalcounty.gov</small>	<p>Current Zoning: CR-3, CR-4, SR, CB-1, CI-1 Current Land Use: MLDR</p>
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3. **PZ-PD-014-22 - PUBLIC HEARING/ACTION:** El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **Planned Area Development (PAD)**, to allow a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.

Tax Parcels: 200-31-007B, 200-31-007D, 200-31-007E, 200-31-007F, 200-31-007G, 200-31-007K, 200-31-007L, 200-24-001R, 200-24-001T, 200-24-001U, 200-24-001V, & 200-24-001W

LOCATION: Located on the south side of Arizona Farms Road, the west side of Felix Road, the east side of Cooper Basin Rail Road and north side of Heritage Road near Florence, AZ.

SIZE: 761± acres

COMPREHENSIVE PLAN: The Arizona 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), CR-3 (Single Family), CR-4 Multiple Family, CB-1 (Local Business), CB-2 (General Business) & CI-1 (Light Industrial) and is currently farm land.

SURROUNDING ZONING AND LAND USE:

- North: Town of Florence - Farm Land
- South: Single Residence (CR-3) & Single Residence (CR-4) Zones - Subdivision
- East: Town of Florence - Farm Land
- West: Single Residence (R-7) Zone – Farm Land

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): October 21, 2021
- Agency Mail out: October 24, 2022
- Newspaper Advertising: October 18, 2022
- Site posting, Applicant: October 17, 2022

FINDINGS/SITE DATA:

History

The AZ Farms Proposal is a part of PZ-PD-039-98, a Planned Area Development (PAD) that was originally 2,848 acres. The other portions of the original PAD have either been annexed by the Town of Florence, developed, had a PAD Amendment or are currently farm land. The original PAD, PZ-PD-039-98, has not been developed on the site leaving the site currently farm land.

Comprehensive Plan Conformance

The AZ Farms proposal complies with the comprehensive plan by offering a sense of community because it maintains a single family density of 3.45 dwelling per acre that is within the 1-3.5 du/ac range specified in the comprehensive plan for the Moderate Low Density designation. The development also includes denser residential uses but preserves the single family nature by restricting the dense residential uses to the perimeter and at the intersections of enhanced parkways as outlined in the comprehensive plan. The development goes on to offer 58 acres of commercial that are also restricted to the intersections of enhanced parkways. This commercial space will be poised to enhance the opportunity for residents to live, work, learn, and play in close proximity to their home when the development is fully built. The required half-street improvements in this proposal will aid in the

county’s efforts to create a substantive road network along key corridors such as Felix Rd and Arizona Farms Road. With these road improvements, the development includes a pedestrian trail system that will increase walkability throughout the entire site to ensure residents are able to enjoy the proposed nine parks with amenities that range from a pool and basketball court to grill sets and picnic tables.

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”. There are 3 areas where offsite flows enter the site. Space has been reserved to construct swales, basins, and minor channels as part of the proposed development to alleviate any adverse drainage impacts or increased drainage problems of offsite flows to the project or adjacent upstream or downstream, properties.

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.

Future North/South Corridor

The construction timetable of the future North/South Corridor, at this time, has not been determined. The preferred alignment of the corridor does fall within the NE section of the proposal. The proposal’s adjacency is seen as a benefit and the applicant will be planning appropriate land uses around the corridor. To account for a range of possibilities regarding the final alignment and access the applicant has scheduled the northeast portion of the development to be built second in order to give more adaptability until the final location of the corridor is certain.

Proposed Development Standards for the AZ Farms PAD:

DEVELOPMENT STANDARDS TABLE

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
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 plus 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.

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.

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

Schools

The applicant will work with Florence Unified School District to ensure that adequate educational facilities are provided for the community. The project also has the flexibility of adding a school site on parcel 18, if the residents identify the need.

Utilities and Services

Utility/Service	Provider
Water	EPCOR-A water campus is being proposed to help with water demand
Sewer	EPCOR-The project will be tied into the Anthem treatment plant
Electricity	AZ Public Service-The project lies within the APS electrical service area
Gas	City Of Mesa-Natural Gas Provider
Telecommunications	Cox Communications, Century Link, Mediacom- Line will be extended to site
Fire	Rural Metro-Current area provider
Police	Pinal County Sheriff’s Office- Current area provider
Solid Waste	None Listed-Private hauler

OPEN SPACE

A total of 20% of the proposal is open space with 7% of the overall development being active open space. This proposal exceeds the 18% requirement of open space and includes a total of nine neighborhood parks that include a different set of amenities.

Landscaping

Within the open space area, one tree and seven shrubs shall be planted for every 1,000 square feet of open space. The minimum size of the shrubs shall be five gallons and the minimum size of all trees planted shall be 15 gallon

trees with 25% of the trees being at least 24 inch box trees. With the proposal of 155 acres of open space, this project will require 6,754 trees with at least 1,689 being at least a 24 inch box size and 47,275 five gallon shrubs.

The landscaping for the streetscapes and entrances shall have five shrubs for every 30 linear feet of open space with minimum size being five gallons. With the proposal having 49,338 linear feet, this project will require 8,223 five gallon shrubs

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

List of Amenities

Community Park A

- *Swimming Pool*
- *Pool Cabana*
- *Basketball Court*
- *Event Lawn*
- *Playground Set*
- *Shade Structure*
- *BBQ Grills*

Community Park B

- *Soccer Field*
- *Basketball Court*
- *Pickle ball Courts*
- *Volleyball Court*
- *Game Lawn*
- *Play Ground Set*
- *Shade Structure*

Neighborhood Parks (7)

- *Turf Play Area*
- *Playground Set*
- *Swing Set*
- *Picnic Table*
- *BBQ Grills*
- *Benches*

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

Items for Commission Consideration:

The current PAD (PZ-PD-039-98) has not been built on the site and is unlikely to happen since the other sections have been annexed by the Town of Florence, developed, had a PAD Amendment or is currently farm land. The current AZ farms proposal adheres to the comprehensive plan by having a density, in the single family portion, of 3.45 dwellings/acre and having the denser housing options and commercial uses at the intersections of current or proposed enhanced parkways. The AZ farms proposal will add 2,311 single family units to the housing stock while adding 54 acres for medium to high density residential uses and 38 acres of commercial space. With this project being situated between San Tan Valley and the Town of Florence the proposal has shown the potential to provide homes, jobs, and adequate in fill in accordance to the comprehensive plan.

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, no letters have been received 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 PAD amendment (PZ-PD-015-22), Rezone (PZ-027-22)

and PAD proposal (PZ-PD-014-22). 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: El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, 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 severance of a Planned Area Development, a Rezone and Planned Area Development.
2. To date, no public comments have been received.
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-015-22 to the Board of Supervisors with a favorable recommendation with no attached stipulations.

STAFF RECOMMENDATION (PZ-PD-015-22): 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-PD-015-22): 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-027-22): 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-027-22): 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-014-22): 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-014-22): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its fourteen (14) stipulations as listed in the staff report:*

1. Approval of this PAD (PZ-PD-014-22) 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 El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC Planned Area Development (PAD) Overlay District (PZ-PD-014-22) 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 severance approval of PZ-PD-039-98 as set forth in PZ-PD-015-22 and the zone change approval as set forth in Planning Case PZ-027-22.
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 ARIZONA FARMS ROAD (northern boundary), FELIX ROAD (eastern boundary), and HERITAGE ROAD (southern boundary). The minimum required half street right-of-way for both ARIZONA FARMS ROAD and FELIX ROAD is 75' and the minimum required half street right-of-way for HERITAGE ROAD is 55'. Half street road improvements (per the County Standards) will be required for ARIZONA FARMS ROAD, FELIX ROAD, and HERITAGE ROAD;
10. Should the half street right-of-way dedication and half street road improvements be required for ARIZONA FARMS RD due to the single family residential developments and before the developments of parcels 24 and 25 (MR zone) and parcels 27 and 28 (C-2 zone), the right-of-way and road improvements shall be completed at the time specified in the approved Traffic Impact Analysis;
11. Should the review of the Traffic Impact Analysis/Statement determine that additional infrastructure improvements are required for ARIZONA FARMS RD, FELIX RD, and/or HERITAGE 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;

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 **SEVERANCE OF A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, A REZONING & A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PD-015-22 - PUBLIC HEARING/ACTION: El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting **severance of PZ-PD-039-98** to have the land rezoned and placed in a new **Planned Area Development (PAD)** to plan and develop a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.

PZ-027-22 - PUBLIC HEARING/ACTION: El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **rezoning** from **CR-3 (Single Residence), CR-4 (Multiple Residence), SR (Suburban Ranch), CB-1 (Local Business) and CI-1 (Light Industrial and warehouse) to R-7 (Single Residence), MR Multiple Residence) and C-2 (Community Commercial Zoning District)** to allow a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, AZ.

PZ-PD-014-22 - PUBLIC HEARING/ACTION: El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, landowners/applicants, Iplan Consulting/Greg Davis, agent/representative, requesting approval of a **Planned Area Development (PAD)**, to allow a mixed use subdivision on 761± acres of land, situated in Section 6, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 8 East of G&SRB&M; tax parcels 200-31-007B, D, E, F, G, K, L, 200-24-001R, T, U, V, & W, legals on file, located west of North Felix Road and south of west Arizona Farms Road near Florence, 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://pinalcountyz.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
Florence Blade Tribune



PINAL COUNTY
WIDE OPEN OPPORTUNITY

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: Evan Evangelopoulos
2. Date of Pre-application Review: 8/24/2021 Pre-Application Review No.: Z-PA-084-21
3. Current Zoning (Please provide Acreage Breakdown): See Addendum 4
4. Requested Zoning (Please provide Acreage Breakdown): R-7 (669), MR (54), and C-2 (38)
5. Parcel Number(s) (Please attach a separate list if more space is needed): 104-64-001C & 104-64-004
6. Parcel Size(s): 761 gross acres
7. The existing use of the property is as follows: Vacant / Agriculture
8. The exact use proposed under this request: Remove from existing PAD & Propose New PAD.
9. What is the Comprehensive Plan Designation for the subject property: Suburban Neighborhood & Community Center (proposed)
10. Is the property located within three (3) miles of an incorporated community? [X] YES [] NO
11. Is an annexation into a municipality currently in progress? [] YES [X] NO
12. Is there a zoning violation on the property for which the owner has been cited? [] YES [X] NO
If yes, zoning violation # NO
13. Is this a major PAD Amendment request (no zone accompanying change)? [X] YES [] NO If yes what was the previous PAD case number PZ-PD-039-98
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. Continued growth of the area warrants a new land plan proposal without a Golf Course.
15. Explain why the proposed development is needed and necessary at this time. Adds needed housing product to the area

INV#: AMT: DATE: CASE: Xref:

PROPERTY OWNERSHIP LIST

COMMUNITY DEVELOPMENT
Planning Division

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

El Dorado Arizona Farms LLC
[Insert Company's or Trust's Name]

By: Brad Hinton
[Signature of Authorized Officer, or Trustee]

Its: Vice President
[Insert Title]

Dated: 3/31/22

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

_____,
[Insert Signor's Name] [Insert Title]
_____,
[Name of Company or Trust] [Insert State of Incorporation, if applicable] an,

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

Printed Name of Notary

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

(Seal)

The foregoing instrument was acknowledged before me, this 31 day of March, 2022 by
Brad Hinton, who acknowledges himself/herself to be

_____,
[Insert Signor's Name] _____,
Vice President of El Dorado Holdings, Inc.
[Title of Office Held] [Second Company]

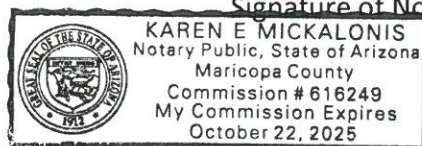
As Administrative Agent for El Dorado Arizona Farms, LLC, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires 10-22-2025

Karen E. Mickalonis
Printed Name of Notary

Karen E. Mickalonis
Signature of Notary



AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Langley AZ Farms 150 LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of ~157 acres located at SW of the SWC of Arizona Farms Road and Felix Road, and further identified

[Insert Address of Property]

As assessor parcel number 200-31-007K and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Iplan Consulting Corporation

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day _____, 20____

by _____

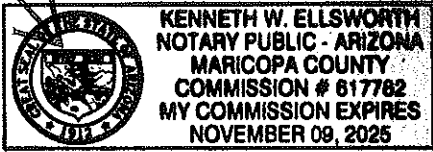
My Commission Expires _____

Signature of Notary Public _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT



Langley AZ Farms 150, LLC.

By: [Signature] [Insert Company's or Trust's Name]
[Signature of Authorized Officer, or Trustee]
Its: MANAGER
[Insert Title]

Dated: 3/30/22

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this 30TH day of MARCH, 2022 by
STACY BRIMHALL MANAGER
[Insert Signor's Name] [Insert Title]
LANGLEY AZ FARMS 150, LLC ARIZONA an,
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 11/9/25

KENNETH W. ELLSWORTH
Printed Name of Notary

[Signature]
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing.

On behalf of the owner:

STATE OF _____)
) ss. (Seal)
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]

_____, of _____
[Title of Office Held] [Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary