

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2022-PZ-027-22

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONE FOR A CERTAIN 761± ACRES OF PROPERTY LOCATED SOUTH OF ARIZONA FARMS ROAD, WEST OF FELIX ROAD, NORTH OF HERITAGE ROAD AND EAST OF THE COPPER BASIN RAILROAD IN UNINCORPORATED PINAL COUNTY (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), FROM CR-3 (SINGLE RESIDENCE), CR-4 (MULTIPLE RESIDENCE), SR (SUBURBAN RANCH), CB-1 (LOCAL BUSINESS), CB-2 (GENERAL BUSINESS) AND CI-1 (LIGHT INDUSTRIAL AND WAREHOUSE) TO R-7 (SINGLE RESIDENCE), MR (MULTIPLE RESIDENCE) AND C-2 (COMMUNITY COMMERCIAL ZONING DISTRICT), IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NOS. **PZ-PD-014-22** & **PZ-PD-015-22**; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING ITS PUBLICATION

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Arizona Revised Statutes § 11-814 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on May 1, 2022, the Pinal County Community Development Department (“Department”) received an application from El Dorado Arizona Farms LLC & Langley AZ Farms 150 LLC, landowners, Iplan Consulting/Greg Davis, agent of certain property described in the attached Exhibit A (the “Property”) to rezone the Property from CR-3 (Single Residence), CR-4 (Multiple Residence), SR (Suburban Ranch), CB-1 (Local Business), CB-2 (General Business) and CI-1 (Light Industrial and warehouse) to R-7 (Single Residence), MR (Multiple Residence) and C-2 (Community Commercial Zoning District) (Case No. PZ-027-22); and

WHEREAS, on November 17, 2022, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-027-22**, giving no less than 15 day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezone; and

WHEREAS, following the public hearing, the Commission voted 6-0 forwarding a recommendation of approval to the Board with no Stipulations of approval; and

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The rezoning of the property legally described and depicted in the attached Exhibit A from CR-3 (Single Residence), CR-4 (Multiple Residence), SR (Suburban Ranch), CB-1 (Local Business), CB-2 (General Business) and CI-1 (Light Industrial and warehouse) to R-7 (Single Residence), MR (Multiple Residence) and C-2 (Community Commercial Zoning District), is hereby approved subject to no Stipulations of Approval, with Parcels 1 through 23 being rezoned R-7 (Single Residence), Parcels 24 through 26 being rezoned MR (Multiple Residence), and Parcels 27 through 29 being rezoned C-2 (Community Commercial Zoning District) as dictated in the development plans submitted.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 21st day of December, 2022, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:



Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:


Deputy County Attorney

EXHIBIT "A"

A PORTION OF LAND LOCATED IN BOTH SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, AND SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH A BRASS CAP IN HANDHOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 1 BEARS NORTH 88 DEGREES 19 MINUTES 57 SECONDS EAST, A DISTANCE OF 2,630.75 FEET (**BASIS OF BEARINGS**);

THENCE ALONG SAID NORTH LINE OF SAID SECTION 1, NORTH 88 DEGREES 19 MINUTES 57 SECONDS EAST, 1,436.67 FEET TO THE **POINT OF BEGINNING**:

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 19 MINUTES 57 SECONDS EAST, 1,194.07 FEET TO SAID BRASS CAP IN HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE CONTINUING ALONG SAID NORTH LINE OF SAID SECTION 1, NORTH 88 DEGREES 19 MINUTES 04 SECONDS EAST, 848.64 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 01 DEGREES 03 MINUTES 12 SECONDS WEST, 1,046.46 FEET;

THENCE SOUTH 88 DEGREES 56 MINUTES 48 SECONDS EAST, 310.00 FEET;

THENCE NORTH 01 DEGREES 03 MINUTES 12 SECONDS EAST, 50.44 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 15 SECONDS EAST, 1,499.19 FEET TO THE EAST LINE OF SAID SECTION 1;

THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 23 MINUTES 24 SECONDS WEST, 1,043.16 FEET TO A BRASS CAP IN HANDHOLE AT THE NORTH EAST CORNER OF SECTION 1;

THENCE DEPARTING SECTION 1 AND ALONG THE NORTH LINE OF SECTION 6, SOUTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, 2,598.99 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 06;

THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 6, SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 961.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 35 MINUTES 52 SECONDS EAST, 1,030.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 509.39 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 52 SECONDS EAST, 190.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 1,160.00 FEET, TO THE EAST LINE OF SAID SECTION 6;

THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 35 MINUTES 52 SECONDS EAST, 1,435.23 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 32 MINUTES 41 SECONDS EAST, 2,641.86 FEET, TO A TOWN OF FLORENCE BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SECTION 6;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 06, NORTH 89 DEGREES 53 MINUTES 22 SECONDS WEST, 2,628.70 FEET, TO A FOUND REBAR LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 54 MINUTES 55 SECONDS WEST, 2,270.95 FEET TO THE EAST LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE DEPARTING SAID SOUTH LINE AND RUNNING ALONG THE EAST LINE OF THE SOUTHERN PACIFIC RAILROAD, NORTH 39 DEGREES 05 MINUTES 20 SECONDS WEST, 552.29 FEET TO THE WEST LINE OF SAID SECTION 6;

THENCE LEAVING SAID WEST LINE, NORTH 39 DEGREES 05 MINUTES 20 SECONDS WEST, 6,121.63 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 33,165,279 SQUARE FEET, OR 761.3701 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

