

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

ORDINANCE NO. 2022-PZ-PD-025-22

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A PLANNED AREA DEVELOPMENT FOR CERTAIN PROPERTY LOCATED NORTH OF WEST MILLER ROAD, SOUTH OF WEST TEEL ROAD AND ON BOTH SIDES OF NORTH WARREN IN UNINCORPORATED PINAL COUNTY (TAX PARCELS: 510-72-005D, 510-72-008D, 510-72-008E, 510-72-008F, 510-72-009B, 510-67-004A, & 510-67-004B), PROVIDING FOR THE **DESERT GARDENS PLANNED AREA DEVELOPMENT OVERLAY** ON 226± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-033-22**; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING ITS PUBLICATION

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Pinal County Development Services Code Chapter 2.176 to approve an Amendment to a Planned Area Development in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on June 9, 2022, the Pinal County Community Development Department (“Department”) received an application from Stanfield Warren LLC and Warren Road 187 LLC, landowners/applicants of certain property described in the attached Exhibit A (the “Property”) for the Desert Gardens Planned Area Development Overlay (the “PAD”), (Case No. PZ-PD-025-22); and

WHEREAS, on November 17, 2022, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PD-025-22**, 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 PAD Overlay; and

WHEREAS, following the public hearing, the Commission voted 5-1 forwarding a recommendation of approval to the Board with 15 Stipulations of approval set forth in the attached Exhibit B (the “Stipulations”); and

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

Section 1: A PAD overlay shall be applied to the Property legally described and depicted in the attached Exhibit A, and is hereby approved subject to 15 Stipulations of Approval set forth in the attached Exhibit B

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

PZ-PD-025-22

Parcel 1

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

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

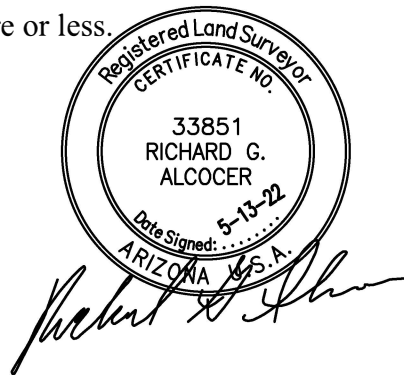
Thence North 89°52'34" West, along the South line of the Northeast Quarter of said Section 34, a distance of 1,319.78 feet (North 89°58'24" West, 1,319.88 feet record);

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

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

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

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



Parcel 2

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

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

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

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

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

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

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

Thence South 89°52'02" East, a distance of 840.00 feet;

Thence North 00°18'36" East, a distance of 1,187.69 feet;

Thence South 89°51'58" East, a distance of 117.52 feet;

Thence South 36°47'39" East, a distance of 188.03 feet;

Thence South 49°29'48" East, a distance of 1,721.04 feet;

Thence South 37°06'10" East, a distance of 367.02 feet;

Thence South 24°42'31" East, a distance of 948.37 feet;

Thence North 65°17'29" East, a distance of 45.00 feet;

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

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

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

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

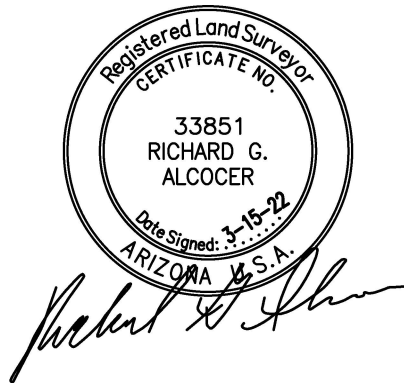


Exhibit B

PZ-PD-025-22

1. Approval of this PAD (PZ-PD-025-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. The Stanfield Warren LLC and Warren LLC Planned Area Development (PAD) Overlay District (PZ-PD-025-22) is to be developed as shown by the site/development plan dated (Revised) October 25, 2021, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal Development Services Code.
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-033-22.
4. All access lanes within the development shall be paved or concrete surface.
5. No Certificate of Occupancy shall be issued until all of the amenities within the phase are installed.
6. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the tentative plat being scheduled for the Planning & Zoning Commission;
7. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
8. A drainage report will be required to be submitted to the County Engineer for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
9. Half street right-of-way dedication will be required for WARREN ROAD (eastern/western boundary) and MILLER ROAD (southern boundary). The minimum required half street right-of-way for both WARREN ROAD and MILLER ROAD is 55'. Half street road improvements (per the County Standards) will be required for WARREN ROAD and MILLER ROAD;
10. If additional right-of-way for WARREN ROAD is required in order to make the road transition between Phase 3 and Phase 4 it would be the applicant's responsibility for that dedication of right-of-way;
11. Should the review of the Traffic Impact Analysis/Statement determine that additional infrastructure improvements are required for WARREN RD, and/or MILLER RD and those additional improvements require the dedication of additional right-of-way, it is the applicant's responsibility for that dedication of right-of-way;
12. All right-of-way dedication shall be free and unencumbered;

13. All roadway sections shall be per Pinal County standards or as approved by the County Engineer. Any roadway sections shown in the PAD are conceptual only;
14. Roadway alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
15. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;