

Desert Gardens

Zone Change & Planned Area Development (PAD)

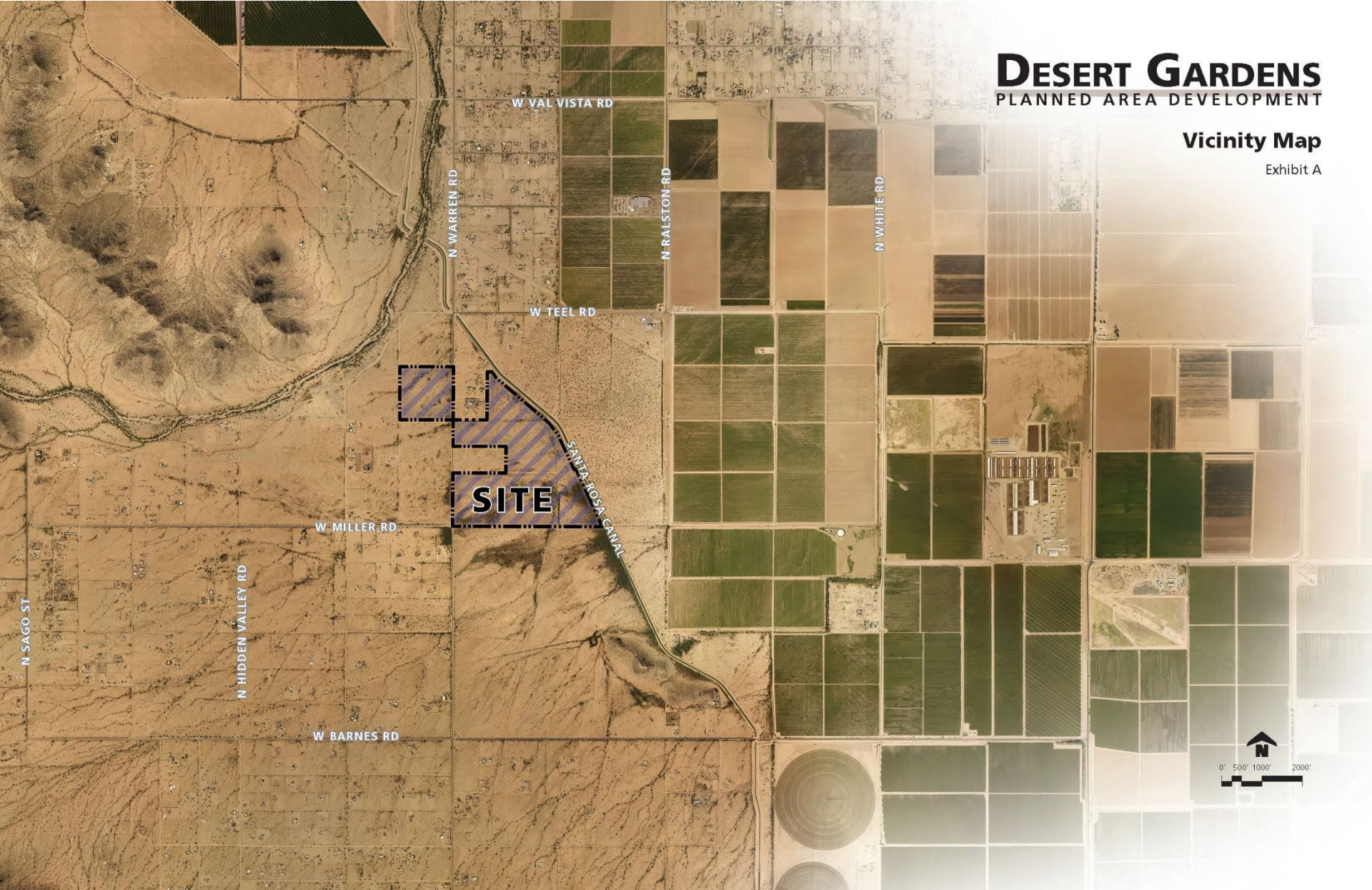
**BOS Hearing
December 21, 2022**

DESERT GARDENS

PLANNED AREA DEVELOPMENT

Vicinity Map

Exhibit A



N SAGO ST

N HIDDEN VALLEY RD

W MILLER RD

W BARNES RD

N WARREN RD

W VAL VISTA RD

W TEEL RD

N RALSTON RD

N WHITE RD

SITE

SANTA ROSA CANAL








DESERT GARDENS

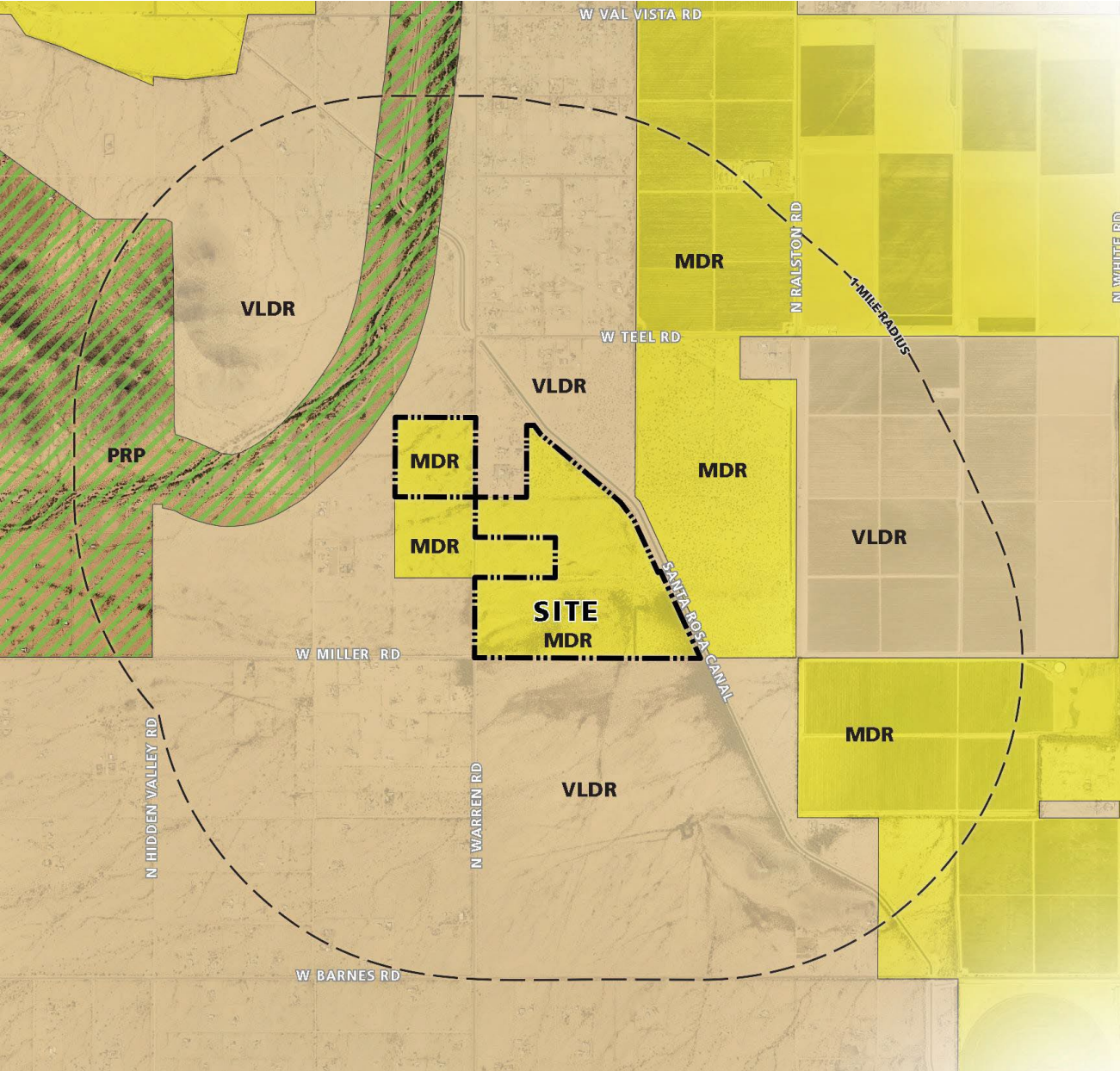
PLANNED AREA DEVELOPMENT

Existing Comp. Plan

Exhibit D

LEGEND
Pinal County Land Use

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



Compliance With Comprehensive Plan

“Residents value the large connected open spaces and unique places of Pinal County” (Pinal County Comprehensive Plan 221

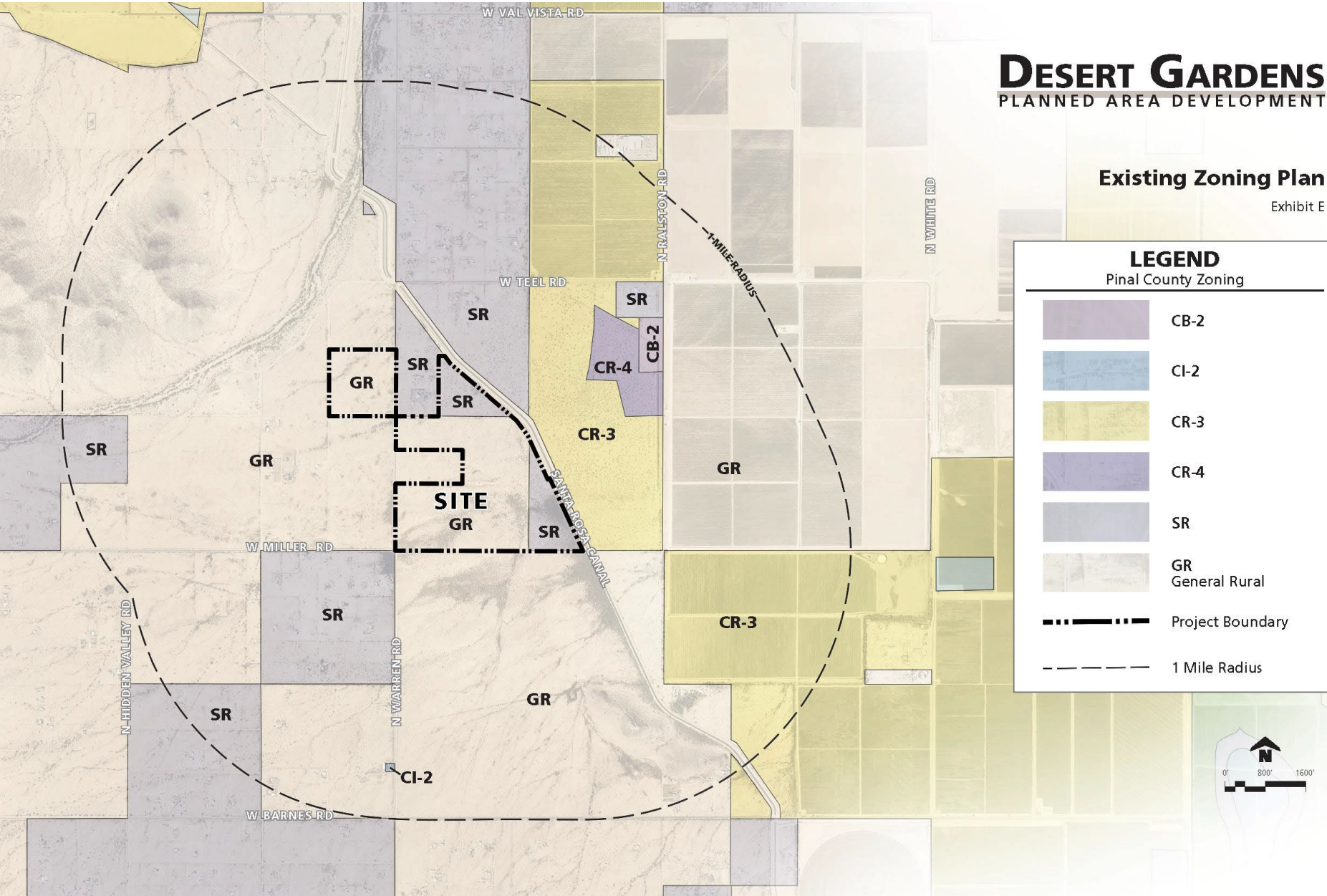
- The Desert Farms PAD proposal is located within the Moderate Low Density Residential area of the Comprehensive Plan. (1-3.5 Dwellings/Acre).
- The Desert Gardens proposal complies with the Comprehensive Plan by offering a density of 3.06 du/acre.
- The proposal further adheres to the comprehensive plan by introducing a pedestrian trail to connect to the county’s proposed multi-use trail corridor that runs along the Santa Rosa Canal.
- The proposed trails also connect to the children play areas and wildlife gardens within the development.

Existing Zoning

DESERT GARDENS PLANNED AREA DEVELOPMENT

Existing Zoning Plan

Exhibit E



LEGEND

Pinal County Zoning

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

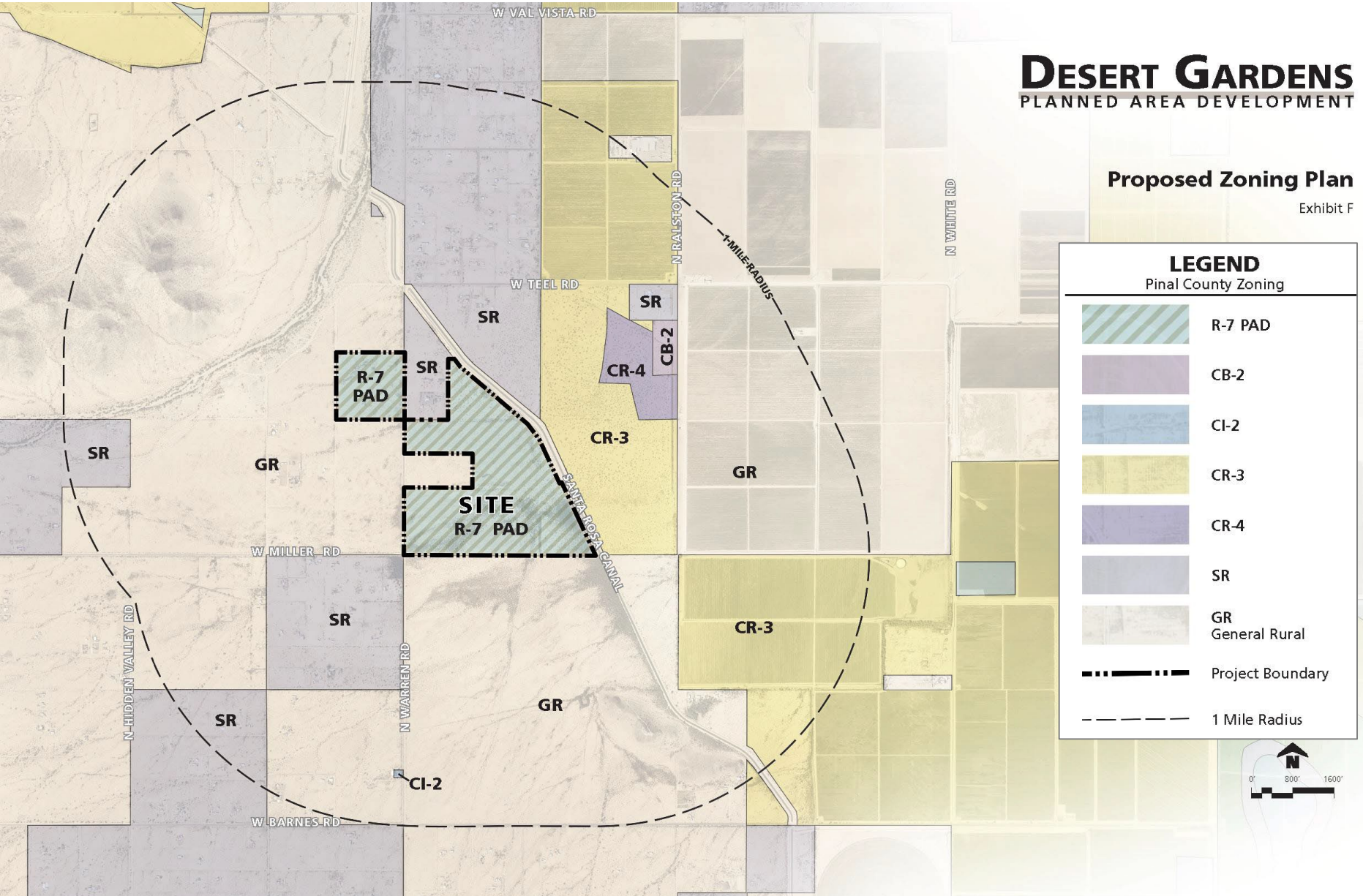


Proposed Zoning

DESERT GARDENS PLANNED AREA DEVELOPMENT

Proposed Zoning Plan

Exhibit F



DESERT GARDENS

PAD AMENDMENT

Proposed Site Plan

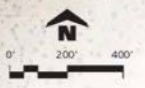
Exhibit G



6 lot neighborhood

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

SITE DATA	
Gross Area	226.50 acres
Zoning	R-7/PAD
Max. Density Permitted	3.50 du/ac
Approximate Density Provided	± 3.06 du/ac
Approximate Number of Lots	1 ACRE ± 12 lots
	18,000 SF ± 16 lots
	45' X 120' ± 664 lots
	Total ± 692 lots
Open Space Required	40.77 acres 18%



1 June 2022



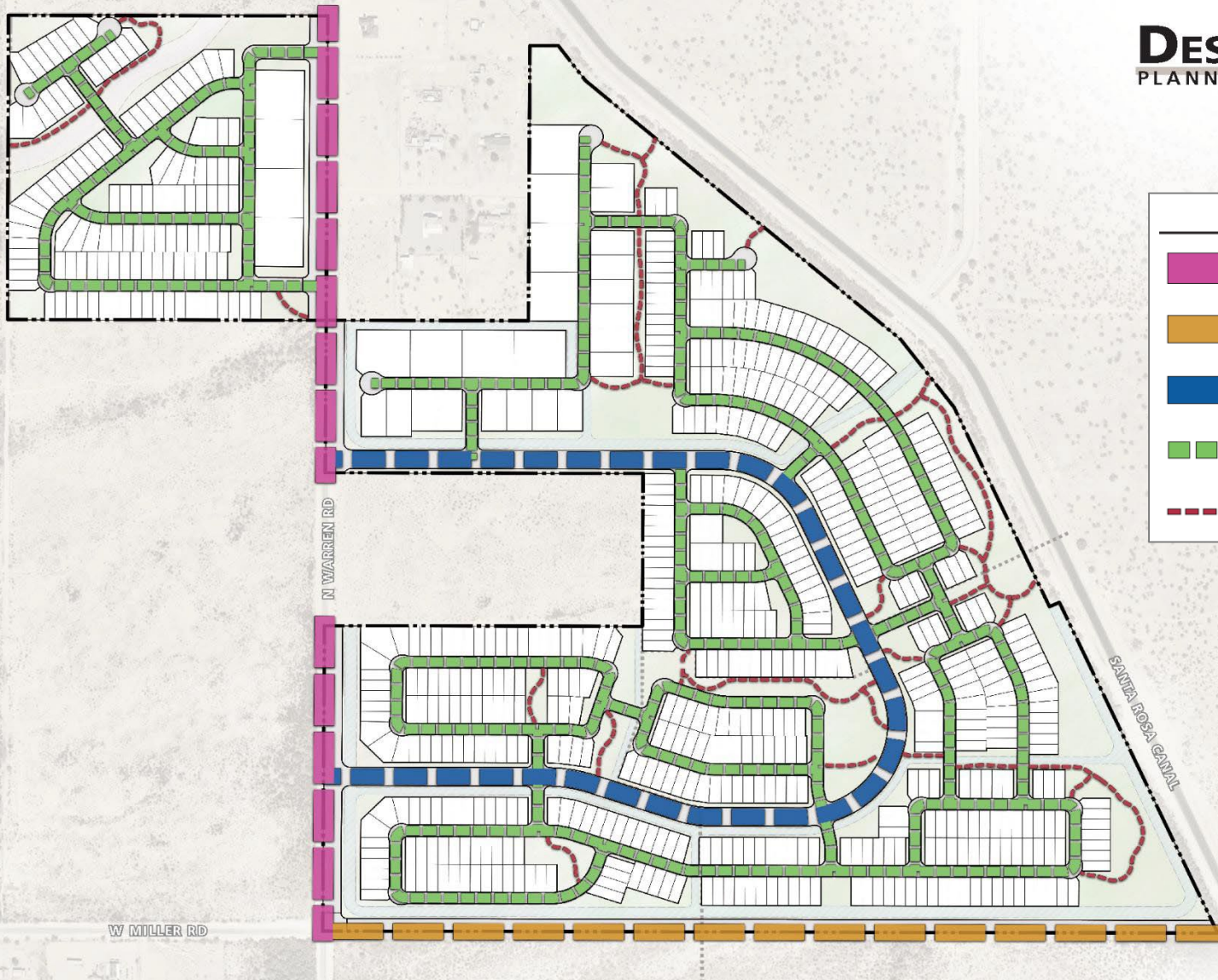
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DESERT GARDENS











PLANNED AREA DEVELOPMENT

Circulation Plan

Exhibit L



LEGEND

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



- Desert Gardens will be accessed from the north and south via Warren Road (major arterial).
- Proposed improvements will be determined per Pinal County staff recommendations.

DESERT GARDENS

PLANNED AREA DEVELOPMENT

Open Space and Amenities Plan



LEGEND

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

--- Trail System

- A total of **29%** of Desert Gardens is open space.
- This proposal exceeds the 18% requirement of open space and includes a total of eight neighborhood parks.

Neighborhood Meeting & Open Communication

- **Neighborhood Meeting: October 9, 2021**
 - Held tailgate breakfast. Brought bacon and egg sandwiches to neighbors and had a lengthy sit down to discuss.
- **Sent follow up email of PAD zoning narrative and lot layouts prior to filing: June 03, 2022**
- **Agency Mail out: October 24, 2022**
- **Newspaper Advertising: October 27, 2022**
- **Site posting, Applicant: October 26, 2022**
- **Group Email**
 - There is a group email chain that has been communicated in since this project began. It is being communicated in consistently to address neighbor concerns.
 - Layout's and exhibits are proactively provided to the neighborhood.

Changes Made From Outreach

- I. Created 1 acre lot size buffer adjacent to existing 6 lot neighborhood.
- II. Restricted any 2 story structures adjacent to the existing 6 lot neighborhood.
- III. Prohibited any drive-through traffic through the 6-lot neighborhood.
- IV. Agreed to mitigate any existing sheet flooding for Desert Garden and the 6- lot neighborhood.

Desert Garden's Has Had A Water Service/Sewer Agreement With Global Water Since 2006



VIA EMAIL: rweed@cvlci.com

August 3, 2021

Kevin D. Petersen
Petersen Properties & Management, Inc.
3369 E. Queen Creek Road, Suite 101
Gilbert, AZ 85297

Re: Desert Garden, APN(s) # 51072009B, 51072008D, 51072008F & 51072008E - Will Serve letter

Dear Kevin;

Global Water – Palo Verde Utilities Company, LLC and Global Water – Santa Cruz Water Company, LLC (the “Utilities”) have received and reviewed your request for water and wastewater service to the Desert Garden project, located approximately at the intersection south of W. Teel Road and on the east side of N. Warren Road in the City of Maricopa, Arizona (the “Property”). The Utilities have determined that the Property is located within the boundaries of its service area as defined by the Arizona Corporation Commission’s Certificate of Convenience and Necessity. The property is also subject to the terms of an ICFA recorded as document 2006-132118. Therefore, the Utility will provide water and wastewater service to the Property, subject to the following terms and conditions:

1. If any on-site infrastructure necessary to serve the Property is to be dedicated to the Utility, line extension agreements (“LXA”) are required. The fee associated with each line extension agreement is equal to 10% of the estimated cost of the infrastructure to be transferred to the Utility, or \$7,500.00, whichever is greater.

In addition, pursuant to the Tax Cuts and Jobs Act of 2017, transfers of infrastructure to the Utilities are taxable income to the utility. In accordance with a decision of the Arizona Corporation Commission, the utilities are authorized to collect a cash payment to fund a portion of the tax from the entity transferring the infrastructure (referred to as a “gross up”). Attached is a spreadsheet that can be used to calculate the estimated developer cash contribution towards payment of the tax. The final cash contribution is determined based on the actual value of the infrastructure transferred at the time of the bill of sale and is added to the value of the advances that are eligible for refunding under the terms of the LXA. The attached excel has the detail regarding the gross up

WHEN RECORDED RETURN TO:

Global Water Resources, LLC
21410 N. 19th Avenue
Suite 201
Phoenix, Arizona 85027



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 09/21/06 1121
FEE: \$56.00
PAGES: 47
FEE NUMBER: 2006-132118

INFRASTRUCTURE COORDINATION AND FINANCE AGREEMENT

THIS INFRASTRUCTURE COORDINATION AND FINANCE AGREEMENT (this “Agreement”) is entered into as of June 6, 2006, between Global Water Resources, LLC, a Delaware limited liability company (“Coordinator”) and NF 26 Land, LLC, an Arizona limited liability company (“Landowner”).

RECITALS

A. Coordinator is engaged in the business of, among other things, providing services or benefits to landowners, such as: (i) developing master utility plans for services including natural gas, electricity, cable television, Internet, intranet, and telecommunications; (ii) providing construction services for water and wastewater treatment facilities, and (iii) providing financing for the provision of infrastructure in advance of and with no guarantee of customer connections.

Responses to Comments

1. Notifications

- **Per P&Z Staff Report:** “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.
- **Letter commenting on notifications** is Environmental Concerns Organization Inc. , with a mailing address in Tempe, Arizona.

2. Flood Zone

- Desert Gardens is located entirely within Zone X which is described by FEMA as “the areas of minimal flood hazard”.

3. Access

- Traffic Impact Analysis concluded that no traffic lights were warranted at the intersections of Warren Road/Teel Road, Warren Road/Miller Road or Warren Road/Barnes Road.
- Any infrastructure and roadway improvements required by Traffic Engineers and TIA are stipulated to from P&Z.

4. Sewer and Water

- Desert Garden’s has had a recorded water service/sewer agreement with Global Water Resources since 2006
- Existing community capacities and facilities have been determined adequate for servicing the proposed project for both water and sewage.