



PINAL COUNTY
WIDE OPEN OPPORTUNITY

**PZ-PD-015-22, PZ-027-22 &
PZ-PD-014-22**

12/21/2022

Community Development Department

AZ Farms PAD



A mixed used development with commercial and denser housing options limited to the perimeter with a large single family area that has a density of 3.45 du/acre.

□ **Proposals**

- **PZ-PD-015-22-** Requesting a severance of 761 ± acres from PZ-PD-039-98 in order to rezone and have a new PAD overlay.
- **PZ-027-22-** Rezoning of 761 ± acres from Single Residence (CR-3), Multiple Residence (CR-4), Suburban Ranch (SR), Local Business (CB-1) and Light industrial (CI-1) to Single Residence (R-7), Multiple Residence (MR), and Community Commercial (C-2).
- **PZ-PD-014-22-** Requesting the AZ Farms PAD Overlay Zoning District on 761 ± acres to allow development standards for a mixed use development.

□ **Location**

- The subject site is located on the south side of Arizona Farms Road, the west side of Felix Road, the east side of Cooper Basin Rail Road and on the north side of Heritage Road near Florence, AZ.

□ **Applicants**

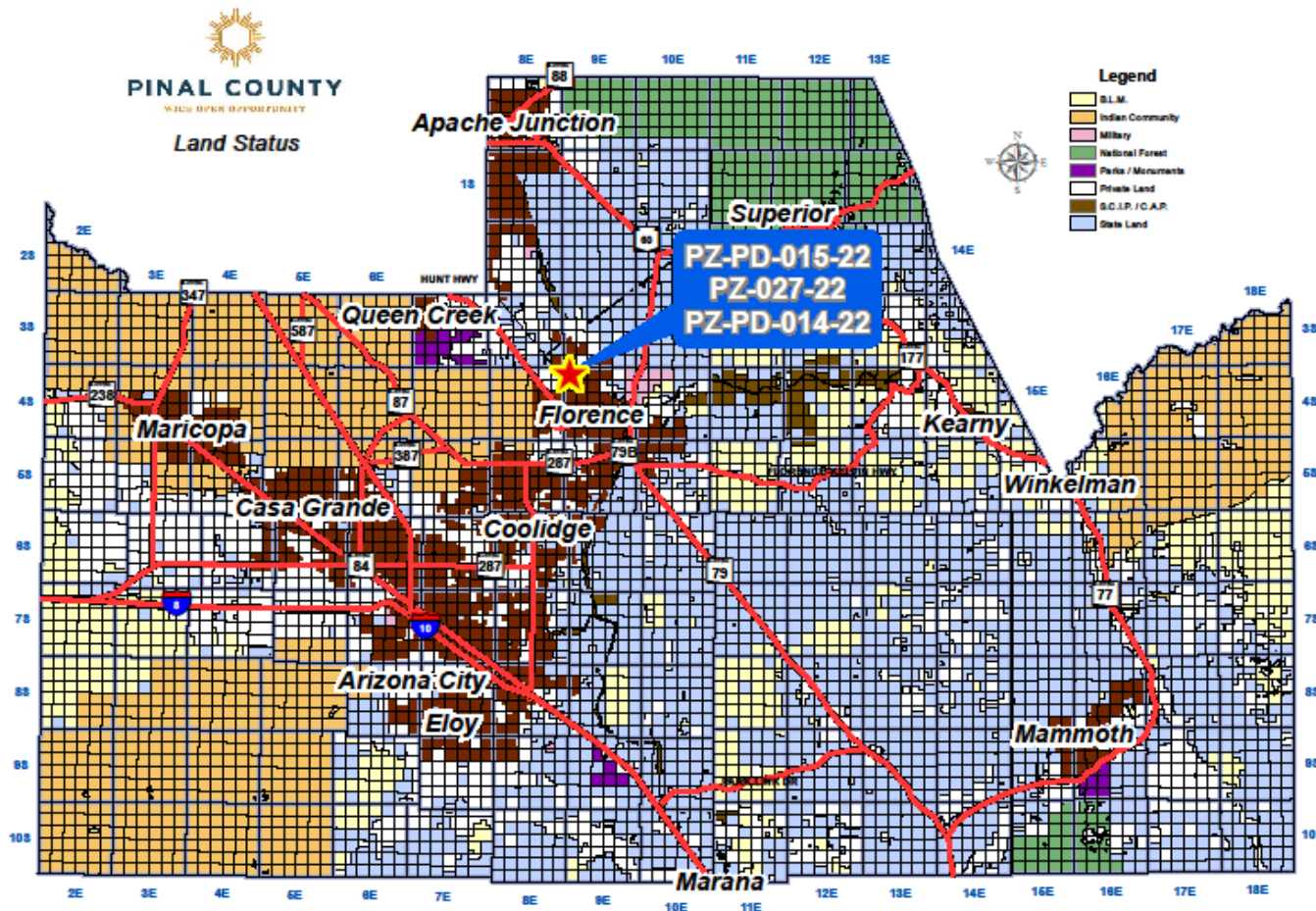
- El Dorado Arizona Farms LLC and Langley AZ Farms 150 LLC, Landowners/Applicants.
- Iplan Consulting & Greg Davis Agent/Representative.

County Map



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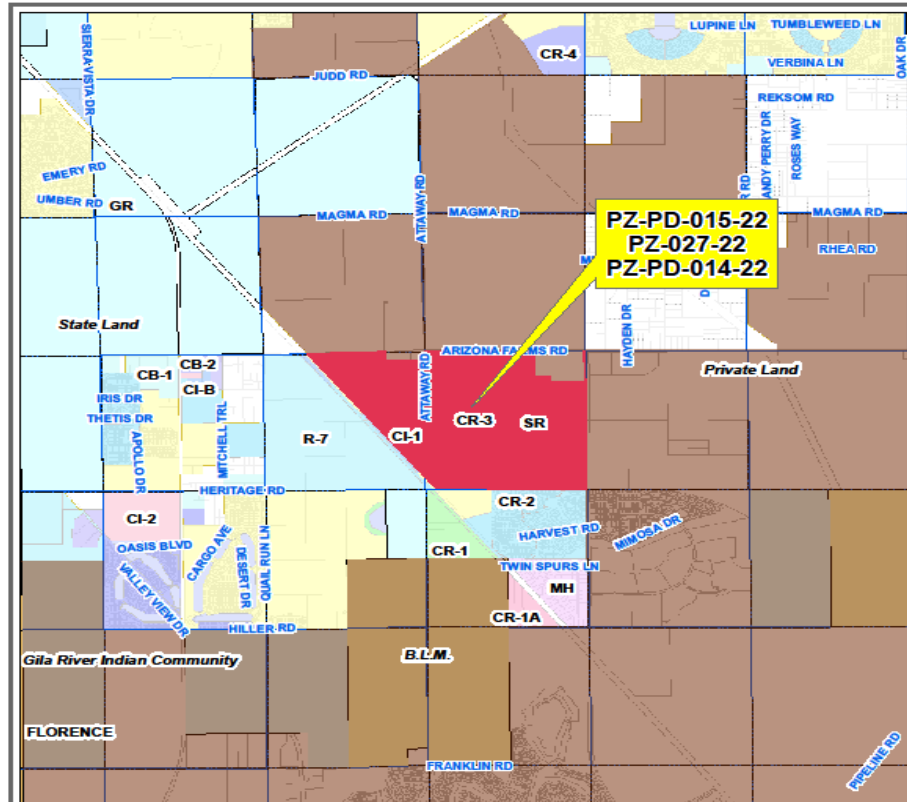


Vicinity Map



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Rezone/Community Development



Legal Description:
 Situated in Section 8, Township 4 South, Range 9 East and in a portion of Section 1, Township 4 South, Range 9 East of Gadsden; see parcels 200-31-0078, D, E, F, G, H, L, 200-34-0216, T, U, V, & W. Begins on the bounded west of North Falls Road and south of west Arizona Farms Road near Florence, AZ.

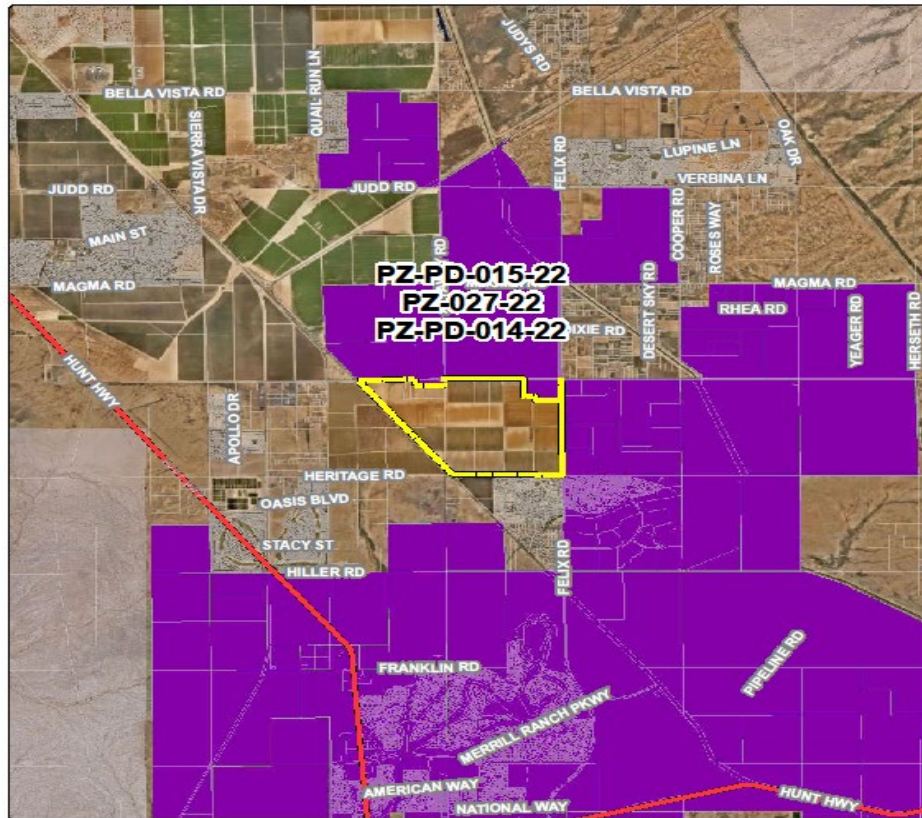
 GIS / IT / LJT 1 of 1	Date: 10/07/2022 Scale: 1" = 600' Projection: GCS File: PZ-PD-015-22, PZ-027-22, PZ-PD-014-22
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Aerial Map



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Rezone/Community Development



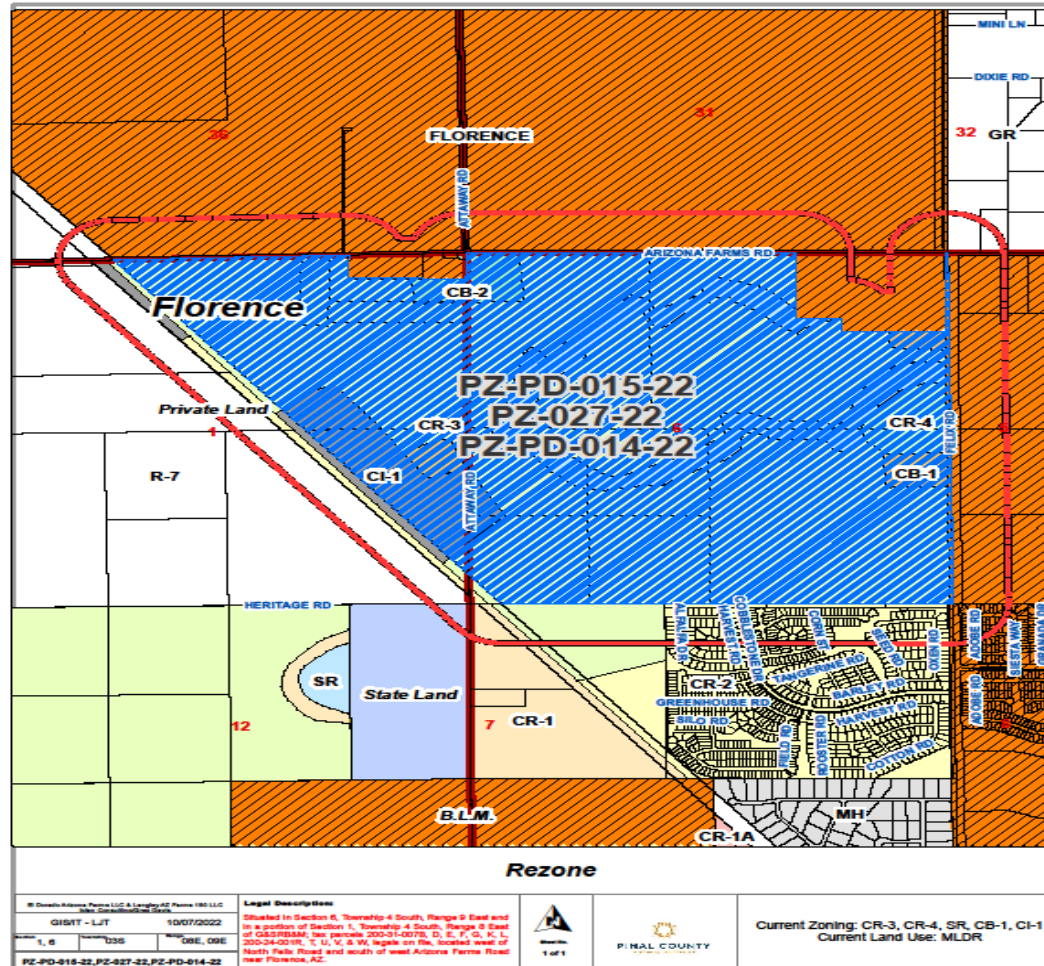
PZ-PD-015-22
PZ-027-22
PZ-PD-014-22

Area Map

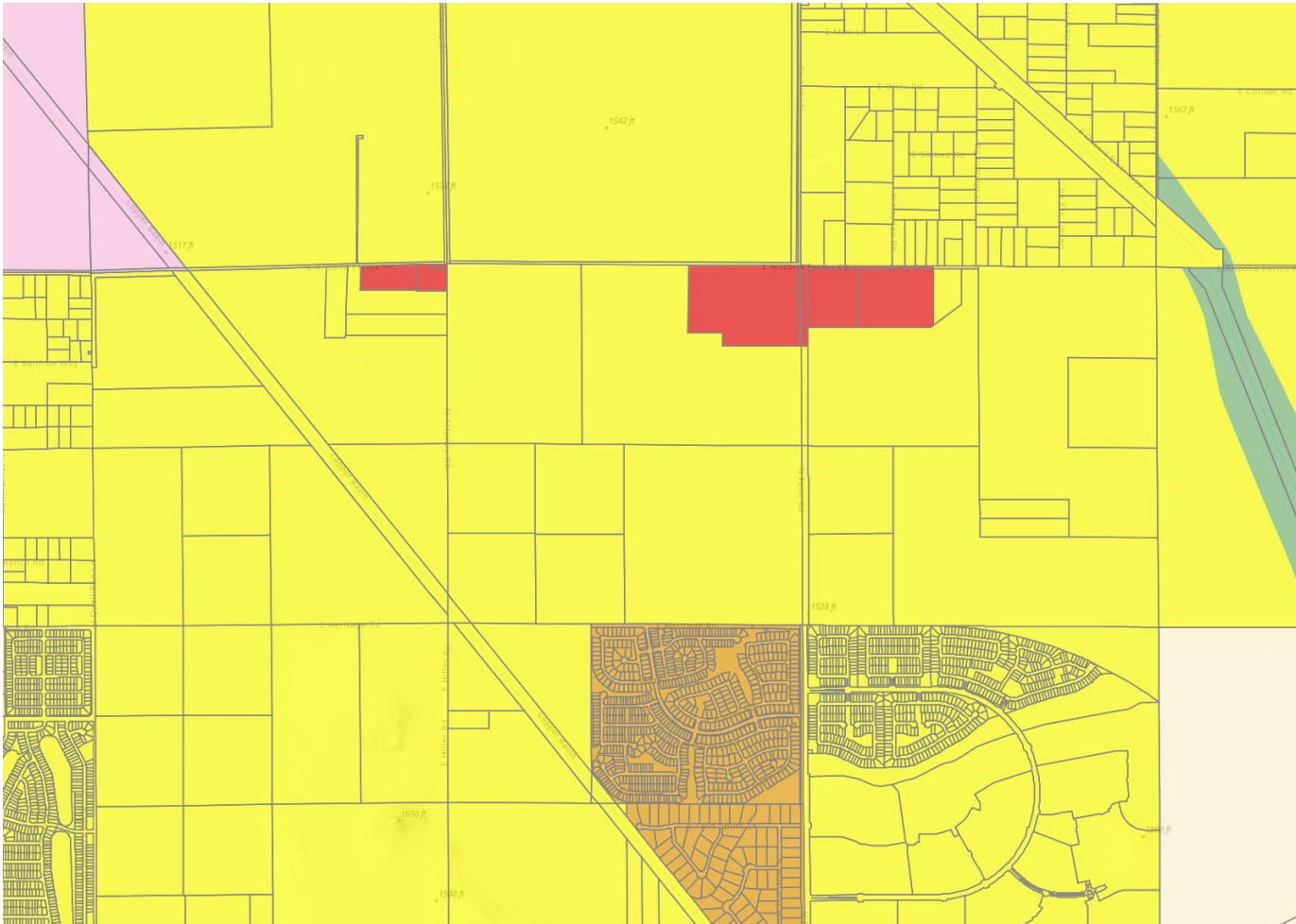


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Comprehensive plan Map



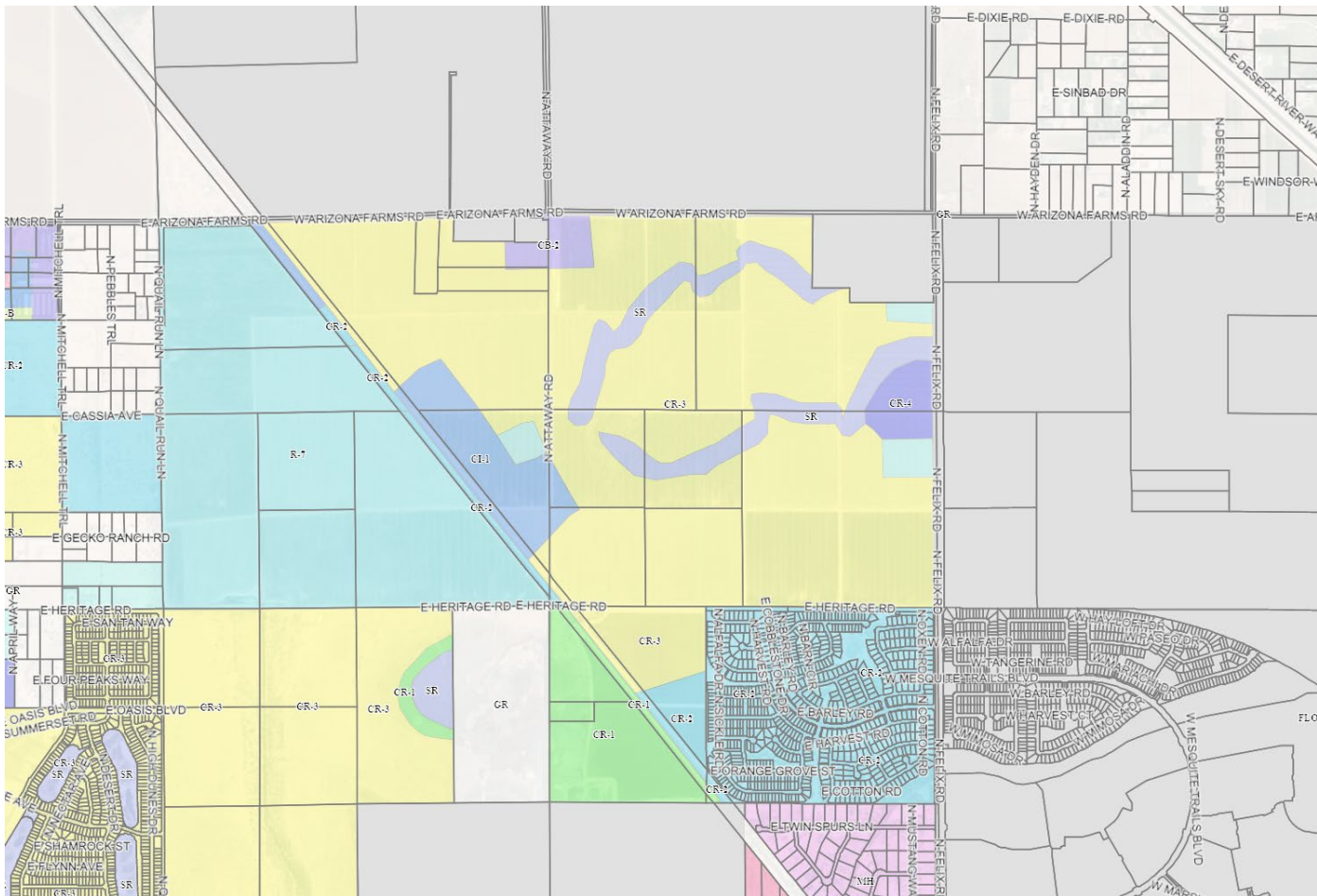
The site is designated Moderate low Density Residential (1-3.5 du/acre)

Current Zoning Map



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The site is mostly zoned CR-3 and bordered by the Town of Florence

North



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South (Onto site)



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East



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West



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Subject Site Details

- Proposed is a mixed use subdivision that is mostly single family.
- The single family area density of the development is 3.45 du/acre.
- Lot sizes range from 5,500 square feet to 9,100 square feet.

Development Standards



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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.

Landscaping Requirements



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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.

Open Space and Recreation Plan



- The AZ Farms proposal includes a connective pedestrian trail, two community parks and seven neighborhood parks.

Community Parks



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Community Park A



Community Park B

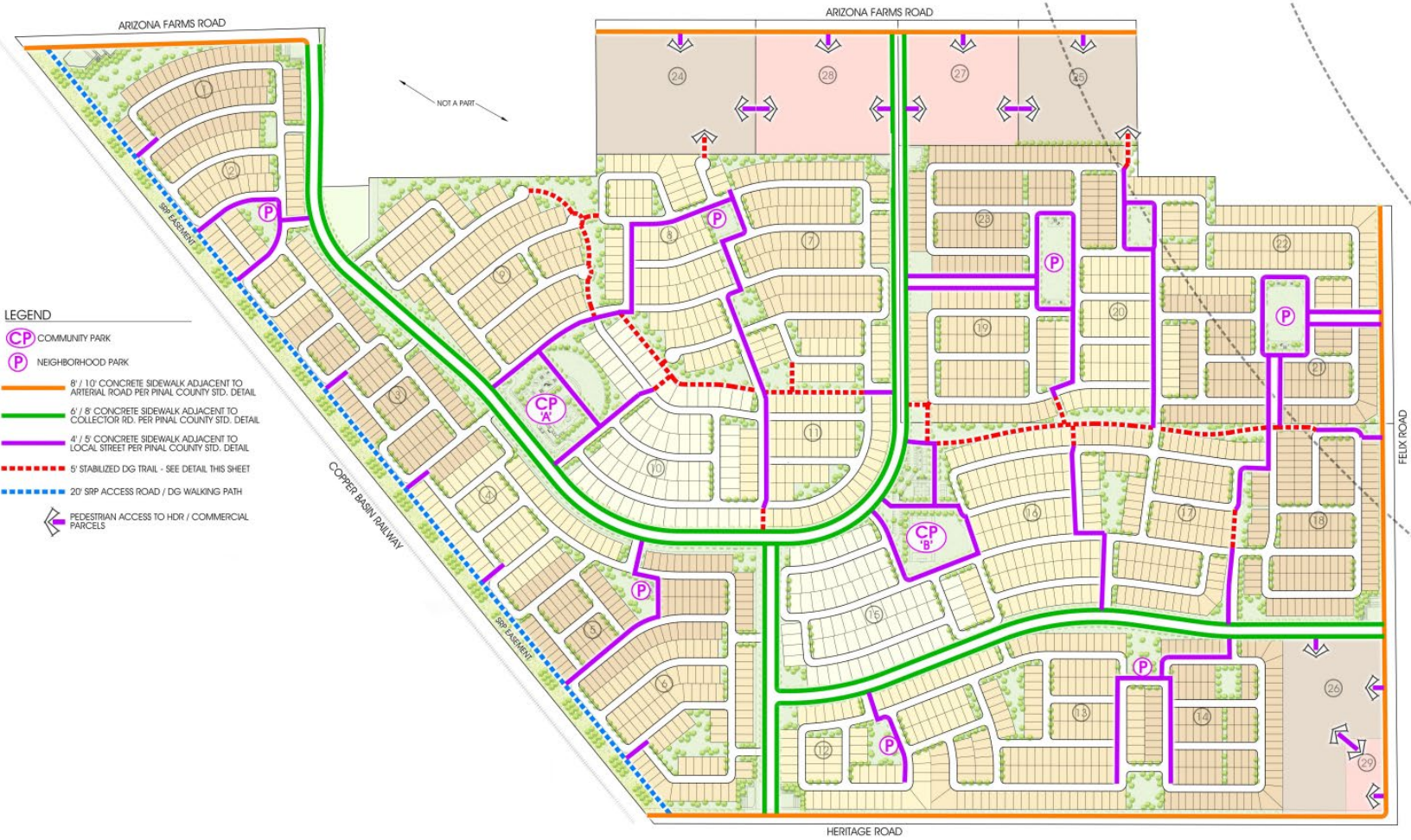


Pedestrian Trail



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Comprehensive Plan Compliance

- The single family area density is 3.45 du/acre and is within the Moderate Low Density designation range.
- The commercial and denser housing options are restricted to the intersections of existing or proposed enhanced parkways.
- The presence of commercial space with residential space will enhance the chance for residents to live, work, learn, and play in close proximity of their homes.

□ **Items for Board consideration**

- Adherence to the Comprehensive Plan.
- Proposal will add 2,311 single family units to the housing stock while adding 54 acres for medium to high density residential uses.
- Approval will add 38 acres of commercial space near San Tan and Florence.
- No public comments received

Additional Stipulation

- Staff has been directed by the agent, with Public Works approval, to add two stipulations after the Planning and Zoning hearing date. The stipulations are:

“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.”

“Building setbacks shall allow for architectural projections and roof eaves to encroach up to 18 inches into the setbacks; however, a minimum 36 inch clear zone without air conditioning condensers or other obstructions shall be provided around all sides of structures to satisfy the Americans with Disabilities Act.”

- The Planning & Zoning Commission Recommended **Approval**, 6-0.
- PZ-PD-015-22, No Stipulations
- PZ-027-22, No Stipulations
- PZ-PD-014-22, sixteen (16) stipulations as outlined in the staff report.