



MEETING DATE: November 1, 2023

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP23-003 (Hunt Retail of San Tan Heights)**

CASE COORDINATOR: Lindsey Randall

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**EXECUTIVE SUMMARY:** Requesting approval of a minor replat for 3 lots on a 27.2± acres of the Hunt Retail of San Tan Heights commercial development. This development was approved by the Board of Supervisors under planning case PZ-(PD)-37-03, which zoned the property CB-2/PAD.

**If This Request is Approved:**

The applicant will be allowed to proceed with construction.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval with attached stipulations related to January 18, 2018 Planning and Zoning Commission approval of Tentative Plat (**S-036-17**).

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**LEGAL DESCRIPTION:** A 27.2± acre parcel situated in a portion of Sections 12 and 13, T03S, R07E, G&SRB&M (legal on file).

**LANDOWNER:** Hunt Retail Investments, LLC., 12340 Saratoga Sunnyvale Rd., Saratoga, CA 95070

**APPLICANT:** Kimley-Horn, 1001 W. Southern Ave., Suite 131, Mesa, AZ 85210.

**LOCATION:** The subject property is located on the south side of Hunt Highway east of Gary Road in San Tan Valley.

**SIZE:** 27.2 ± acres.

**EXISTING ZONING AND LAND USE:** The subject property is zoned CB-2/PAD Zoning District under approved Planning Case PZ-(PD)-37-03.

**COMMISSION ACTION (S-037-20)** The Commission approved the Tentative Plat for Hunt Retail of San Tan Heights (**S-036-17**) on January 18, 2018 Planning and Zoning Commission approval of Tentative Plat.

1. The applicant/owner shall develop the 3 lot subdivision in accordance with the subdivision submittal documents for Hunt Retail of San Tan Heights and in accordance with all applicable criteria of Titles 2 & 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-(PD)-037-03), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
3. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code.
4. Prior to Final Plat approval, the applicant/developer/owner shall provide written verification from the wastewater /sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
  - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
  - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
5. A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval.
6. A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval.
7. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area.