

MEETING DATE: NOVEMBER 1, 2023

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-040-23 & PZ-PD-013-23 (HUNT HIGHWAY SOUTH/HANCOCK HOMES)**

CASE COORDINATOR: GLENN BAK

Executive Summary: *VTLG Hunt Highway Land CO., LLC, landowner, Pew & Lake PLC, agent, requesting a Rezone and a Planned Area Development to allow for development standards for a mixed use development.*

If This Request is Approved:

The applicant will apply for a site plan application and applicable permits under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends Approval of a Zone Change (PZ-040-23) and Planned Area Development (PAD) overlay (PZ-PD-013-23), with attached stipulations.

LEGAL DESCRIPTION: A portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

1. **PZ-040-23-PUBLIC HEARING/ACTION:** VTLG HUNT HIGHWAY LAND CO., LLC , landowner, Pew & Lake PLC, agent, requesting approval of a rezone from General Rural-GR to Community Commercial-C-2 (9.32 acres) and Multiple Residence-MR (18.43 acres) on 27.74 ± acres, to allow a mixed use development plan, situated in Section 18, T03S, R07E G&SRB&M, tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area; and
2. **PZ-PD-013-23-PUBLIC HEARING/ACTION:** VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 18.43 ± acres, to allow flexible standards in the residential portion of a mixed used development, situated in Section 18, T03S, R07E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

Tax Parcel: 210-18-2260

LOCATION: Located southwest of Hunt Highway and at Stone Creek Drive, which is southeast of the Wal-Mart shopping center in San Tan Valley, Pinal County.


SIZE: 27.74± acres

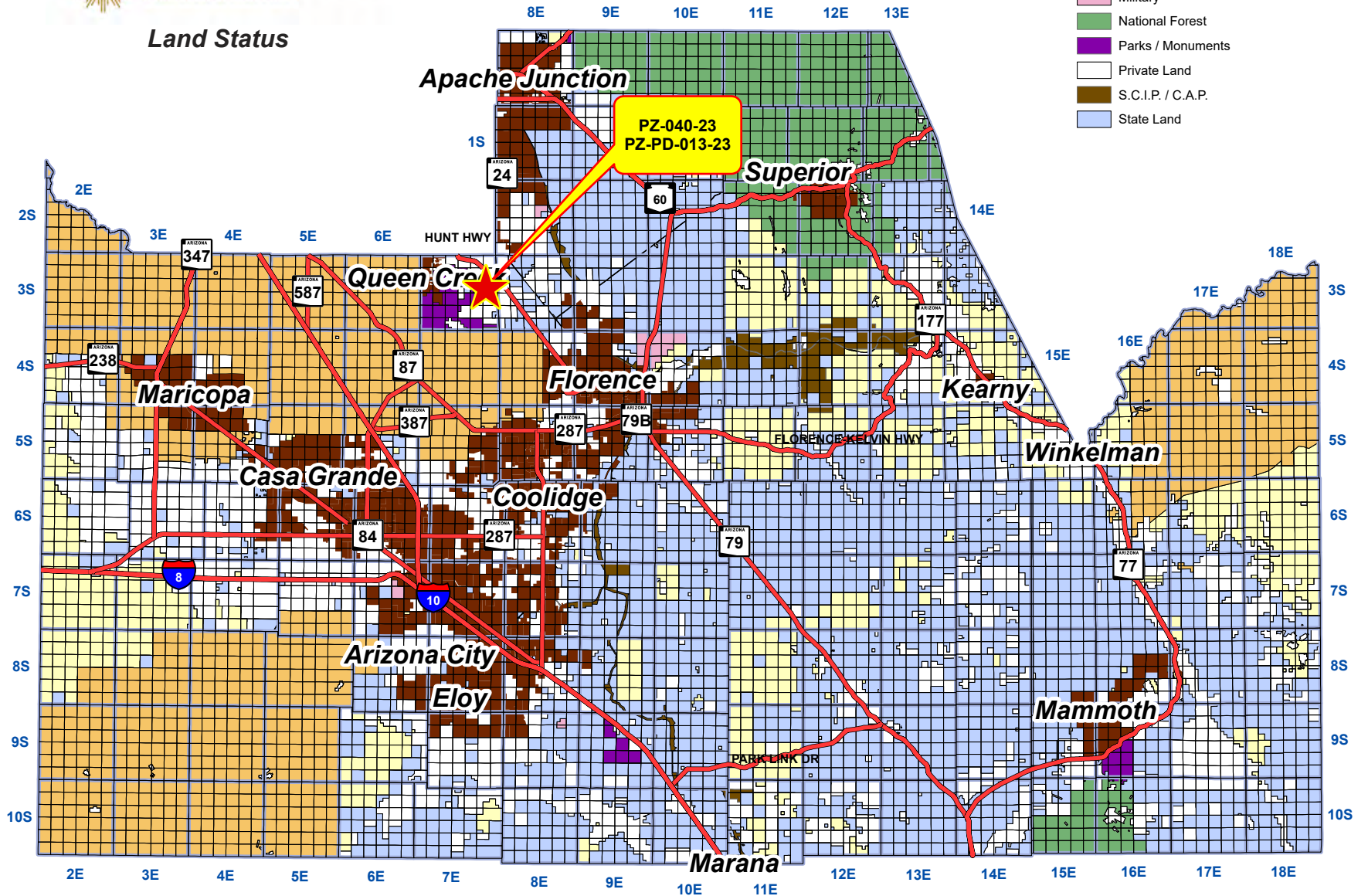


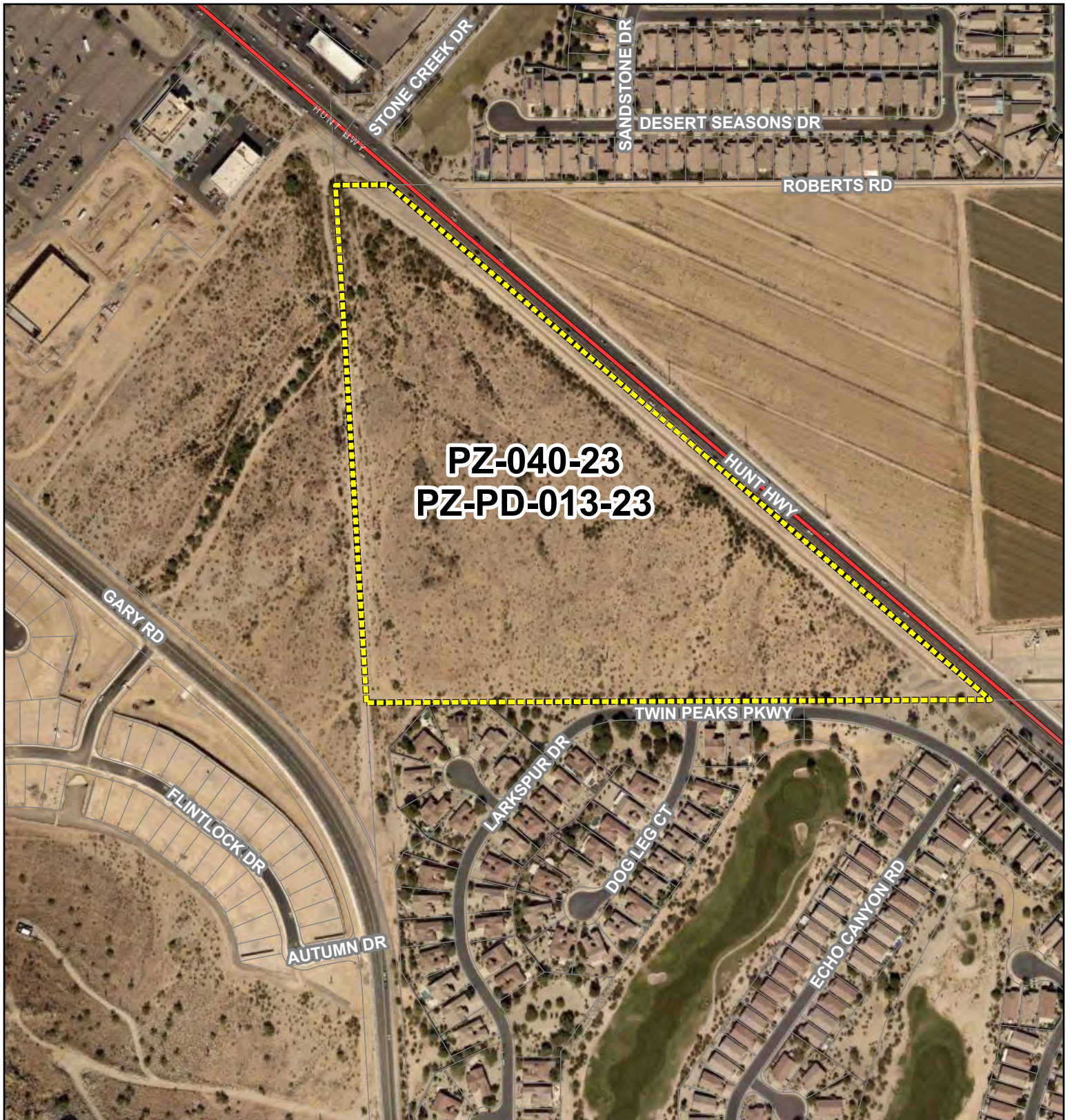
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

-  B.L.M.
-  Indian Community
-  Military
-  National Forest
-  Parks / Monuments
-  Private Land
-  S.C.I.P. / C.A.P.
-  State Land





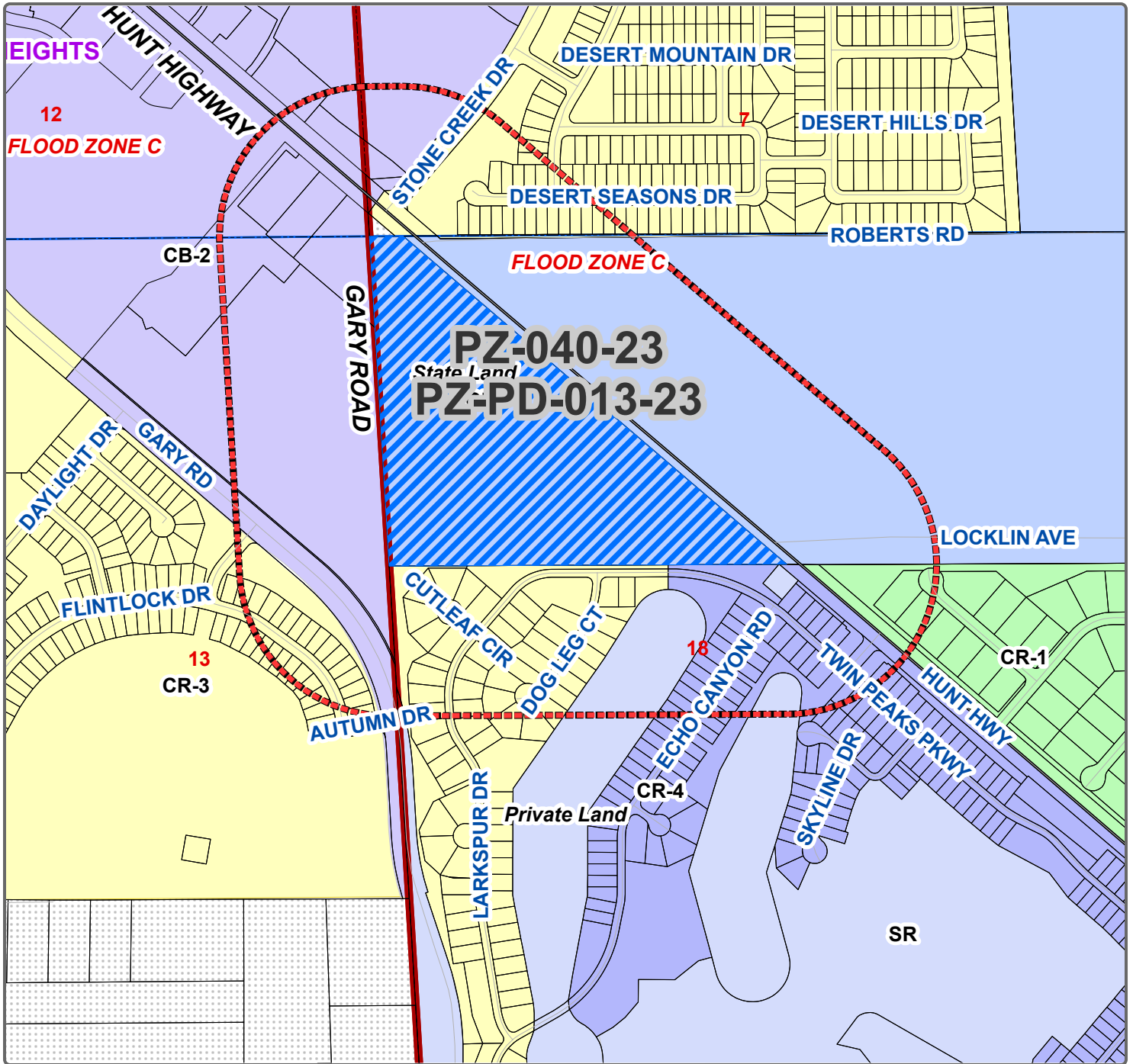
PZ-040-23
PZ-PD-013-23

Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-040-23
PZ-PD-013-23



Community Development

PZ-040-23 – PUBLIC HEARING/ACTION: VTLG HUNT HIGHWAY LAND CO., LLC , landowner, Pew & Lake PLC, agent, requesting approval of a rezone from General Rural-GR to Community Commercial-C-2 (9.32 acres) and Multiple Residence-MR (18.43 acres) on 27.74 ± acres, to allow a mixed use development plan, situated in Section 18, T03S, R07E G&SRB&M, tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

PZ-PD-013-23 – PUBLIC HEARING/ACTION: VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 18.43 ± acres, to allow flexible standards in the residential portion of a mixed used development, situated in Section 18, T03S, R07E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: STV SAP Suburban Neighborhood



Legal Description:

Situated in Section 18, T03S, R07E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

SEC 18, TWN 03S, RNG 07E



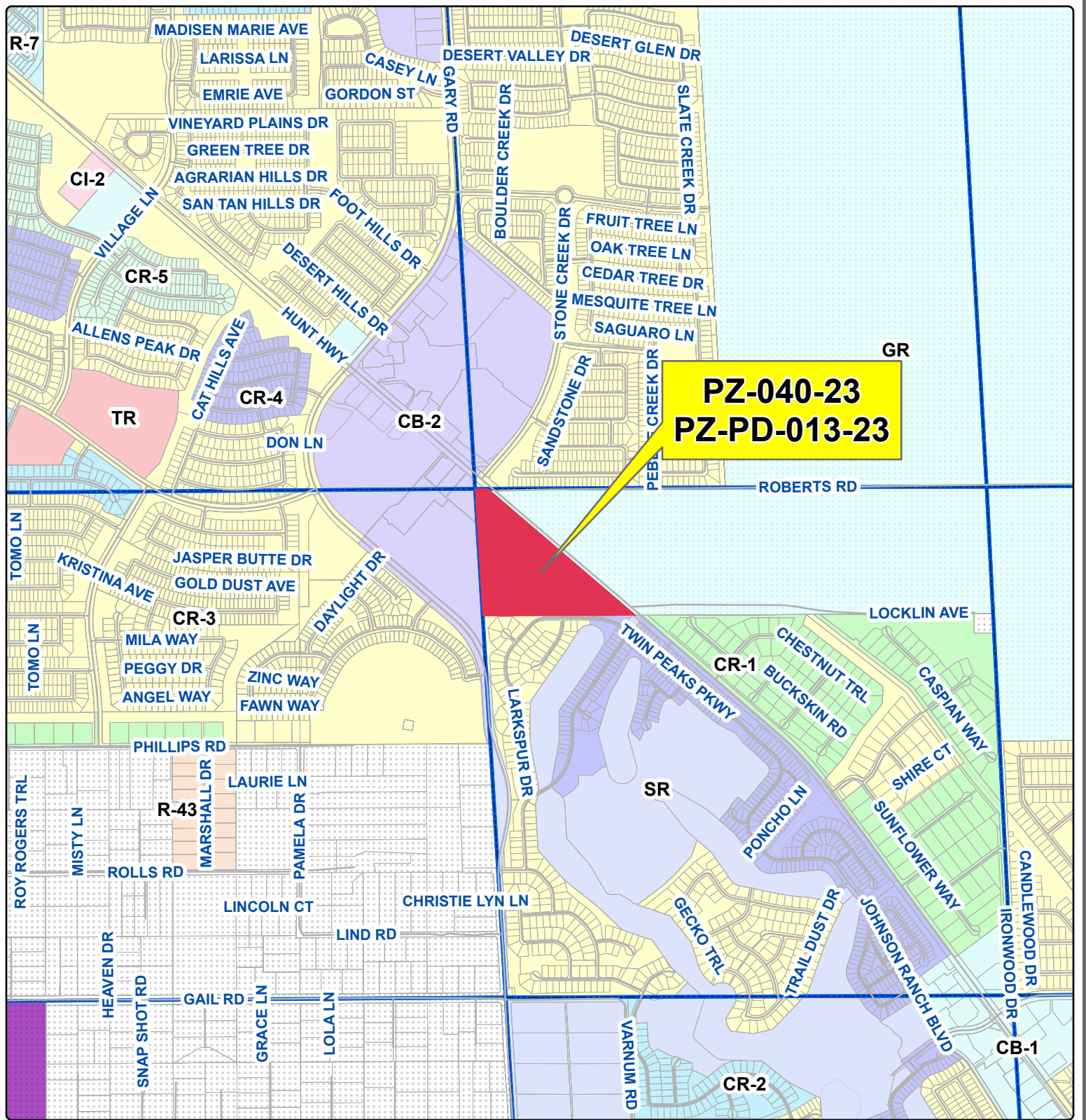
Owner/Applicant: VTLG HUNT HIGHWAY LAND CO., LLC, LANDOWNER, PEW & LAKE PLC, AGENT

Drawn By: GIS / IT /SAH Date: 09/05/2023

Sheet No. 1 of 1

Section 18 Township 03S Range 07E

Case Number: PZ-040-23, PZ-PD-013-23



PZ-040-23
PZ-PD-013-23

Community Development



Legal Description:

Situated in Section 18, T03S, R07E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

SEC 18, TWN 03S, RNG 07E

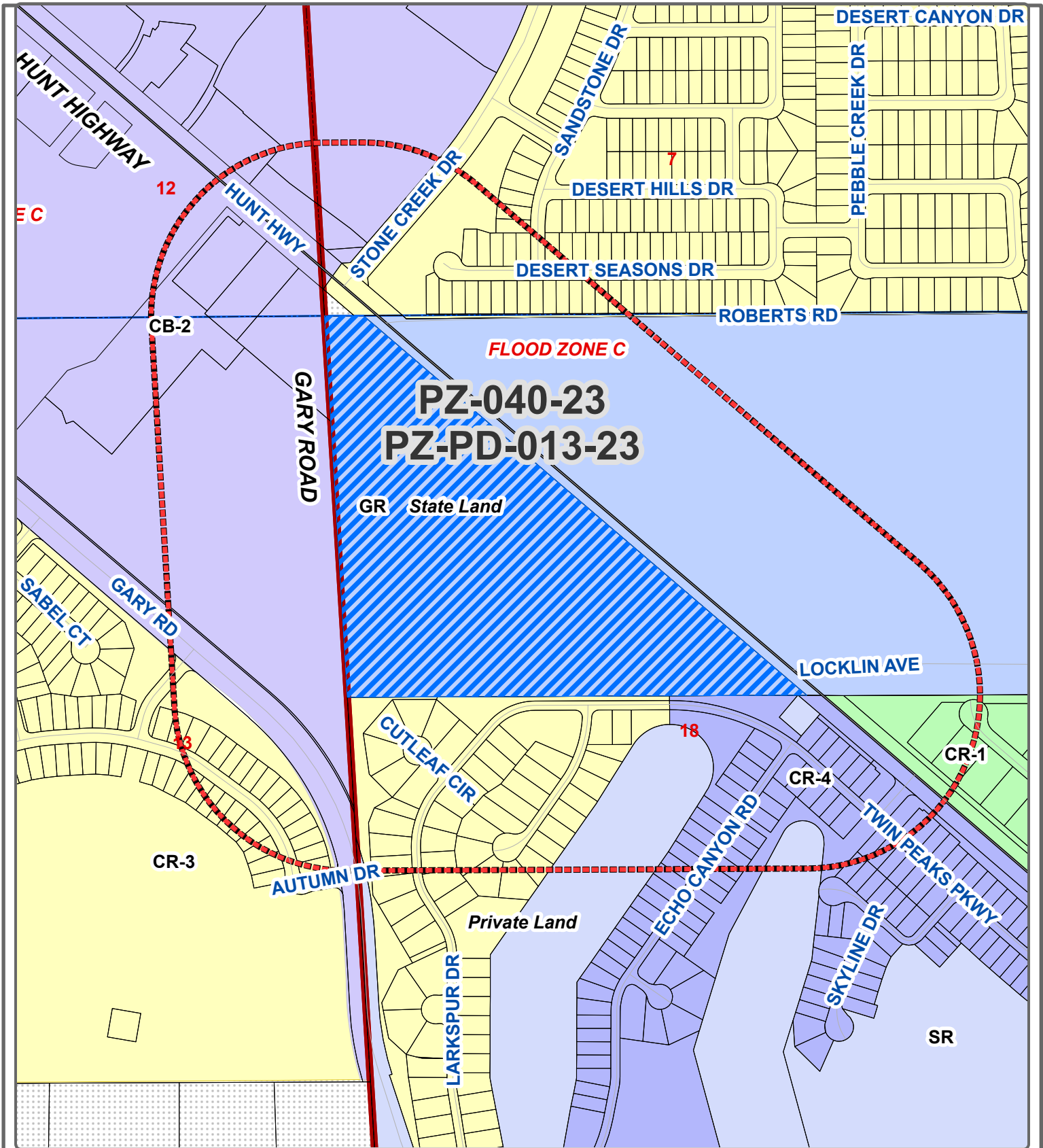


Owner/Applicant: VTLG HUNT HIGHWAY LAND CO., LLC, LANDOWNER, PEW & LAKE P.L.C. AGENT

Drawn By: GIS / IT / SAH Date: 09/05/2023

Sheet No. 1 of 1

Section 18 Township 03S Range 07E Case Number: PZ-040-23, PZ-PD-013-23



Community Development

VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Few & Lake PLC, agent		
GIS/IT - SAH		09/05/2023
Section 18	Township 03S	Range 07E
PZ-040-23, PZ-PD-013-23		

Legal Description:
Situated in Section 18, T03S, R07E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

SEC 18, TWN 03S, RNG 07E


Sheet No.
1 of 1



Current Zoning: GR
Request Zoning: Rezone
Current Land Use: STV SAP Suburban Neighborhood

COMPREHENSIVE PLAN: Hancock Homes Multi-Family is located within Pinal County’s San Tan Valley Special Area Plan, which is a companion policy document to the Pinal County Comprehensive Plan. Proposed multi-family project is currently designated as “Urban Transitional” under the San Tan Valley Special Area Plan.

EXISTING ZONING AND LAND USE: The subject is currently zoned as General Rural (GR) Zone and is vacant land.

SURROUNDING ZONING AND LAND USE:

- North: Single Residence (CR-3) Zone - Subdivision
- South: Single Residence (CR-3) Zone - Subdivision
- East: General Rural (GR) Zone – Vacant Land
- West: General Commercial (CB-2) Zone - Vacant Land

PUBLIC PARTICIPATION:

- Neighborhood Meeting: August 14, 2023
- Property Mail out: September 5, 2023
- Newspaper Advertising: August 29, 2023 & October 5, 2023
- Site posting, Staff: September 5, 2023, October 13 & 16, 2023

COMMISSION ACTION/RECOMMENDATION: (PZ-040-23) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of **(PZ-040-23)** based upon the record as presented, with 1 stipulation.

PZ-040-23 STIPULATION:

1. *Approval of this zone change (PZ-040-23) 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.*

COMMISSION ACTION/RECOMMENDATION (PZ-PD-013-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of **(PZ-PD-013-23)** based upon the record as presented, with the 15 stipulations included in the staff report.

PZ-PD-013-23 STIPULATIONS:

1. The stipulations enumerated herein pertain to the area described in case PZ-040-23 & PZ-PD-013-23;
2. Approval of this PAD (PZ-PD-013-23) 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;
3. Hunt Highway South Planned Area Development (PAD) Overlay District (PZ-PD-013-23) is to be developed as shown by the site plan/development plan dated August 15, 2023, the PAD Narrative dated May 17, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. 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-040-23;
5. Owner/Applicant shall obtain new parcel numbers through the County Assessor for MR and C-2 zoned properties prior to site plan submittal.
6. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

7. 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;
8. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. 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 Site Plan approval;
10. A drainage report will 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. The approved drainage plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
11. HUNT HIGHWAY has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
12. Half street right-of-way dedication and half street road improvements will be required for HUNT HIGHWAY. The required minimum half street right-of-way is Seventy-Five Feet (75') for HUNT HIGHWAY. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for Hunt Highway shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
13. All right-of-way dedication shall be free and unencumbered;
14. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer; and
15. If warranted by the Traffic Impact Analysis (TIA), a traffic signal shall be installed at no cost to Pinal County at the primary entrance to the development in accordance with Pinal County standards subject to approval by the County Engineer. Review and approval of the Traffic Signal Plans shall occur prior to or concurrently with approval of the Site Plan.

Date Prepared: 10/17/2023 GB

Revised:

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PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 249810)

Regular Meeting
9:00 a.m.
Thursday, September 21, 2023
Emergency Operations Center (EOC)
31 N. Pinal Street, Bldg. F, Florence, Arizona

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 IUP-003-23 to the Board of Supervisors with a favorable
2 recommendation, with the attached 9 stipulations, but with the
3 amendments to stipulation 1 and stipulation 2, that will be
4 read in by staff.

5 RIGGINS: All right. And before we get a second,
6 could we go ahead and read that in?

7 MASON: Stipulation 1, a trip generation memo may be
8 required to be submitted to the County engineer at the time of
9 site plan submittal for review and approval. Stipulation 2, a
10 drainage memo limited to the proposed site improvements to be
11 submitted to the County engineer at the time of site plan
12 submittal for review and approval.

13 RIGGINS: Okay. Well, that is - the staff has read
14 the revised stipulations 1 and 2 to adjoin the motion, do we
15 have a second for the motion? Vice Chair Mennenga seconds the
16 motion. All those in favor signify by saying aye.

17 COLLECTIVE: Aye.

18 RIGGINS: Any opposed? It passes unanimously. Good
19 luck with your efforts out there. Okay, we will move onto
20 case PZ-040-23.

21 BAK: Good afternoon Mr. Chair and Commissioners.
22 PZ-PD-013-23 and PZ-040-23. Glenn Bak here, senior planner
23 presenting. Okay, the proposal is to rezone from GR to C-2,
24 9.32 acres, and MR 18.43 acres on overall 27.74 acre property
25 to allow a mixed use development plan. The planned area

1 development would be - would constitute the 18.43 acres to
2 allow flexible standards in a residential portion. The
3 location is west of Hunt Highway and south of North Stone
4 Creek Drive in the San Tan area, and the current owner VTLG
5 Hunt Highway Land. This shows you here the general location
6 of the property, more specifically the surrounding zoning and
7 the more immediate area. You have here then the aerial of the
8 current, or actually like this is a year or two old, I think
9 there's some changes there to the northern portion there where
10 it has some current commercial. And this is a conceptual site
11 plan, and if you see the northwestern portion of the property,
12 that's the area that would remain commercial. Open Space
13 land, we have a centralized amenity to the roughly the central
14 western portion of the property. And this shows you some of
15 the proposed elevations. Four or five different styles here
16 with some have a garage, some without, duplexes and also
17 freestanding units. And then this is also the proposed
18 clubhouse. This is looking to the northwest along Hunt
19 Highway. And looking generally to the south. East, across
20 Hunt Highway. And west with the - also showing the posting of
21 the property. Items for the Commission's consideration.
22 Applicant has made many modifications to the original project
23 design to help with the public concern and coexist with the
24 surroundings. Multi-family housing stock is lacking in the
25 general San Tan area, and multi-family and commercial project

1 do generate large volumes of traffic and noise by which will
2 impact the roadways and the communities nearby. The project
3 will only build one story type units. Staff's recommendation
4 for PZ-040-23 is to include the one stipulation. And 15
5 stipulations as outlined in your staff report with the PZ-PD-
6 013-23. Staff would be happy to entertain any questions the
7 Commission may have.

8 RIGGINS: Commissioners, any question? Vice
9 Chairman Mennenga.

10 MENNENGA: I assume looking at this, this is a
11 rental community?

12 BAK: Yes, sir. This is the product type known as
13 build to rent. Vice Chair, one of the things that we
14 neglected to point out is this project has been before the
15 Commission and the Board previously. A number of comments
16 were made, and one of the things you'll notice is the last
17 time this case was heard, we probably had more than 100 people
18 in attendance.

19 ??: At least.

20 BAK: And I don't remember how many opposition
21 letters, but it was over 400 if I recall? 1,200, there was
22 1,200 opposition letters.

23 ??: (Inaudible).

24 BAK: Still, so you'll notice that we don't have the
25 same level of opposition today.

1 ???: (Inaudible) talk about that.

2 BAK: They actually (inaudible) the applicant did,
3 and completely redesigned the project to mitigate for those
4 concerns. The Board's primary concern was loss of commercial
5 adjacent Hunt Highway, (inaudible) they redesigned the project
6 to include commercial. But to respond to Vice Chair, yes,
7 this is a build to rent community. The majority of the
8 project, as well as maintaining a strip commercial along Hunt
9 Highway. Another one of the concerns that came up at the
10 previous hearing was cross access, so that all the access
11 wasn't coming off of Hunt Highway. The applicant has also
12 provided that cross access.

13 RIGGINS: And they were also worried about the
14 traffic on Gary.

15 BAK: Yes, correct. As well as doing improvements
16 on Hunt Highway. And I'm sure the applicant will talk about
17 that. I just wanted to highlight that you have heard this
18 case before, so if it's ringing in your head, where have I
19 seen this before, that's the background.

20 RIGGINS: Okay. So is that the end of the staff
21 report?

22 BAK: That would constitute the end of the staff
23 report.

24 RIGGINS: That constitutes the end of the staff
25 report. So Commissioners, questions on the staff report?

1 (Inaudible). What other Commissioners would like to ask
2 anything of staff? There none being, thank you very much. If
3 we can have the applicant come up.

4 LAKE: That looks like yeah, and I've got a short
5 two hour presentation.

6 RIGGINS: Yes. Did you say you have shorter than a
7 two hour presentation?

8 LAKE: Shorter than a two hour presentation.
9 There's an old adage, if at first you don't succeed, try, try
10 again. And this is the very definition of that. Many of you
11 remember that case in the other chambers. Packed out the
12 door, overflow room, into the hallway, outside, and there were
13 quite a few people there. And that was also at the Board of
14 Supervisors as well. And how do I advance this?

15 ??: Use the arrows.

16 LAKE: The arrows.

17 ??: These arrows right here.

18 LAKE: Right here.

19 RIGGINS: There we are.

20 LAKE: So many of you remember this site. This
21 property is just north of Johnson Ranch, the Solara Project.
22 You can see the Johnson Ranch Solara Project on the south
23 side. You can see the Stella project, which is on the left,
24 which would be the left triangle and we would be the right
25 triangle. The Stella Project is a multifamily project that

1 has permits, it's my understanding now, but actually building.
2 The neighbors are still concerned about that project, they're
3 not concerned about ours. We've done a substantial amount of
4 changes to the project, and I'll go through what we've done
5 and worked with them. To get your bearings, that's the Wal-
6 Mart, the white box. So if you can picture that intersection
7 with that Wal-Mart at Gary and Hunt Highway, this is the
8 project that we're talking about that had quite a bit of
9 opposition last time. But you'll notice we're here today
10 where we've reached an agreement with the neighbors and we've
11 held quite a bit of meetings to get to this point. Again,
12 last time the general plan was amended by the Board of
13 Supervisors, so that was approved, but the zoning was not
14 because of the three-quarter vote. So we're back here with a
15 revised plan and a revised zoning application to address that
16 part of it, and then assuming this gets approved by the Board
17 of Supervisors and a positive recommendation here, we'll then
18 work with staff on the site planning application, which is a
19 common theme that I've heard here today. So that's the
20 process of what we're doing and what will happen. So we have
21 had multiple neighborhood meetings, again under the old
22 project and under the new project. Let me talk about some of
23 those real quick. We met with the board of the Solara Ranch
24 HOA in their facility down there at Solara. That was noticed
25 in the HOA newsletter, and people were notified by email. We

1 had a separate neighborhood meeting with that area in Solara,
2 and that was again noticed in their HOA newsletter, as well as
3 noticed in US Mail as well. We've had multiple meetings with
4 the board members, we've had multiple meetings - I think four
5 - with Supervisor McClure, who kind of worked with us to come
6 and reach a compromise with the group on what the plan would
7 look like and what we would agree to in the terms of an
8 agreement. So it's a classic example of a developer and the
9 neighbors getting together over a period of time and
10 negotiating what could work for both parties. It's the
11 classic definition of a compromise. We're not entirely
12 satisfied, they're not entirely satisfied, but together we
13 came together, shook hands, and we're all happy. I think
14 that's evidenced by what we see here today. So we're happy
15 with the project and where it's at. So let me walk you
16 through some of the things that we've agreed to. I'm not
17 going to go through these lists, but here is a signed
18 agreement listing all the things that we have agreed to do
19 with the neighbors. You can go through those real quick, but
20 we have a signed agreement with them that we presented,
21 pertains (inaudible) with the property owner, that they've
22 signed and the HOA has accepted. That was presented both at
23 the board meeting and also the neighborhood meeting with the
24 board and the neighbors in the area. Here's the site. As
25 many of you know, it originally was all going to be MDR. My

1 eyes are terrible, so I can't see that. There we go. I'm
2 getting old. What we did, and part of the agreement with the
3 neighbors was to carve out a portion of the property along
4 Hunt Highway, approximately 8 to 9 acres, it's 9.3 something
5 gross, that would be commercial and that would be developed as
6 commercial and we would work with staff during the site
7 planning process to site plan that out for ultimate
8 development of that property. The balance of the site would
9 be developed for that Medium Density Residential, similar to
10 what was proposed last time. Here is the old plan that you
11 may remember last year. You can kind of see it as a single
12 story project, it has substantial buffers around it. We
13 worked with the neighbors on this plan, but when we went to
14 the new plan, we took all of those things that we agreed to
15 under the old negotiation, we carried them forward and then
16 just added more measures to make this project compatible and
17 consistent with what they wanted to see in the area. And that
18 led us to this plan. You can see there's big buffers along
19 the south side, big open space in critical key areas, kind of
20 on the lower left hand side, because there's really only one
21 lot that backs up to this whole project, there's two that kind
22 of side onto it, and then the rest of it is open space. A
23 single loaded street and open space as you go further to the
24 east. So we have big back - the back set - rear yard setbacks
25 in those areas are 10, we've got 25. So we've really exceeded

1 the setbacks with those single story homes. So we've tried to
2 maintain everything we possibly could to keep the neighbors
3 happy, in addition to that single story restriction. The pink
4 would all be commercial, again that would be developed in the
5 future at site plan with staff. Here's the residential
6 details of what would be the one, two and three bedroom units.
7 Again, like the last project, we've also provided more than
8 enough parking. We will be doing roadway improvements. I
9 think the code required like 55 or 60, we're adding additional
10 right of way on Hunt Highway, and then going to be installing
11 a third lane along Hunt Highway, so we will be doing
12 improvements. I think the Chairman pointed out we do have
13 access out the bottom left corner that will go to Gary. And
14 as the Stella project next door develops out and provides that
15 access, which they have permits now, that will connect to
16 their point of connection, that will head out to Gary. So now
17 we'll have access points off of Gary, we will have a traffic
18 signal - and I don't know if I can point to it, but there we
19 go. We'll have a traffic signal at our main entrance which
20 will help the traffic, which was a big concern, by creating
21 gaps in the traffic along Hunt Highway so that the traffic
22 movements for Stella, it'd go from a level of service F, to a
23 level of service C. So we're improving the traffic by
24 creating gaps of traffic, we're improving and widening in Hunt
25 Highway adjacent to our project, and we know that the County

1 is working on creating a longer term improvement project along
2 Hunt Highway to widen that highway. But we'll be the first
3 (inaudible) to kind of do that and set the tone for what's
4 going to happen. The amenities with the project really
5 haven't changed, although we have decreased the number of
6 units by almost 100 units. And so there's still a high level
7 of amenities and a really grand entrance as you come into the
8 project with a pool and other gathering areas for the people
9 who live in these homes. This is - these are single family
10 type small homes, where a lot of them you don't have
11 neighbors, or you certainly don't have them above you, you
12 certainly don't have them below you, and on most of them, you
13 don't have them on either side. So it's like having a single
14 family home, but you don't have neighbors, but you still have
15 that rear yard. And so it's a different type of person that
16 wants to rent in here, somebody who's lived in the traditional
17 three, four story apartment, and they're done with that.
18 They're still in the rental market, but they want to have
19 those things. They don't want neighbors, they want a
20 backyard, they still want to have a dog, they want the high
21 level amenities, and so we think this is going to be a great
22 diverse product in this area that quite frankly is needed,
23 because there's not a whole lot of diversity of housing,
24 particularly down in this area. One of the issues that we
25 worked with the neighbors is a wall plan. We will be

1 installing a large wall along the south side. You can see
2 that's highlighted in pink, that's an eight foot wall, and
3 then the rest of the walls would be a builder type wall,
4 normal size walls. But we wanted - the neighbors wanted a
5 large wall on that south side. We have agreed as one of those
6 - remember that checklist of neighborhood agreement - we have
7 agreed to work with the HOA to paint their side of the wall to
8 match, to work with them on colors and how that would look.
9 So it's not just going to be a gray block. Here's the setback
10 of that rear load. So you can see, here's kind of where - you
11 can see where there's really only one lot backing up to this
12 project, and we have a big open space in the north side of
13 that, but most of the site is backing up to open space. So
14 we've really gone the extra mile on this project since the
15 last project. Lost a lot of units, added increased costs,
16 reduced the density, kept open space and amenities, reached an
17 agreement with the neighbors in an effort to try to come to
18 you with this very situation where we don't have 100, 200, 300
19 people opposing a project. Where they're happy. We sat in
20 that last month, with almost 60 people that showed up to that
21 meeting, everybody was happy with where we were at. And so we
22 were happy, Supervisor McClure was even at that meeting. But
23 everybody was happy. So I'm not surprised to come here today
24 to see this. I know staff might be a little surprised because
25 of the shell shock from the last meeting, but the work that we

1 put in with those neighbors, I'm quite frankly not surprised.
2 Because I think we've done a tremendous effort to work with
3 these neighbors to get to where we're at. So we think this is
4 a good project now, we think it checks all the boxes. Our
5 narrative identifies all those things that the staff report
6 requires, and we've done everything possible to try to work
7 with the neighbors to make this a compatible project that
8 we'll be proud of once it's built. And so with that, we'd be
9 - I'd be happy to answer any questions and would urge your
10 support of this project.

11 RIGGINS: Thank you very much. Commissioners,
12 questions of the - Commissioner Klob.

13 KLOB: Through the Chair. Thank for your
14 presentation. Kudos to you to - I wasn't on that original
15 dais at that time. It sounds like I'm glad I wasn't.

16 LAKE: It was a fun one.

17 KLOB: Kudos to you for working with the
18 neighborhood to come up with an amicable resolution. Here's
19 my challenge with these types of projects. They're going on
20 all over the Valley right now, and I know that our Commission
21 doesn't necessarily do a design review; however, as presented,
22 my issue that I have with so many of these single family for
23 rent projects are - is the monotony of unit and the unit mix.
24 We don't get that with single family for sale developments.
25 There is a unit mix, there's different rooflines, different

1 colors, different pitches, different you know, textures,
2 things like that that happen somewhat organically, and
3 sometimes it's, you know, by force, you know, (inaudible) in
4 that direction. I see - overall I think this is a great
5 development. I think it's a great use of space, it's a funky
6 lot, you know, how do we use it. I think the parking layout
7 is great, I think the amenities have been done well. You
8 know, you - I think you've done a lot of really good things
9 with a lot that has a lot of challenges. But, you know,
10 having - and the image on the screen right now, that south
11 line, it's all - I think that's the - the yellow is the two
12 story?

13 LAKE: No, they're all single story.

14 KLOB: I mean two bedroom unit.

15 LAKE: Yep.

16 KLOB: All identical, all the same rooflines, all
17 the same architecture, and then there's two little, you know,
18 points and then two at the end that might have slightly
19 different changes. And as I drive through these neighborhoods
20 and I see that, it takes - it kind of becomes a neon - for me
21 as a design professional, it kind of becomes a neon sign of,
22 hey look at me, we're different, we're not like a normal
23 neighborhood, and - but we're trying to fit into a normal
24 neighborhood. So that's where I'm - that's where I have the
25 challenge with, you know, with this. And given the unit mix,

1 I also know that you have a fantastic architect working on the
2 job. I've known Steve for 30 years, and I'm sure that he can
3 come up with some really creative ways of just - minor tweaks
4 to the roof or some colors, just to bring in, to break up that
5 monotony. But, you know, I may be overstepping what I'm
6 asking. This is a (inaudible) territory on this. So
7 (inaudible) staff on what I can and what I can't do.

8 LAKE: We certainly will work with staff during the
9 site planning process on that, because obviously we don't want
10 the cookie cutter monotony. But there is some level of that
11 when you're doing a production type of a project. With multi-
12 family, you'll notice along Hunt Highway with those colors,
13 you've got the yellow - I'm going to call that peach, the
14 blue, the yellow. Different, so you have different products
15 lined up along Hunt Highway, so that will be different. A lot
16 of the commercial along Hunt Highway, the visibility obviously
17 will break that up. Along the south side, you do have - not
18 only do you have the 25 foot rear yard, then you'll have that
19 8 foot fence, then you have the HOA has another 10 foot strip
20 and then you get single loaded. These are single story homes,
21 there's not going to be a whole seen, but we can certainly
22 work with staff particularly on that south side so that we
23 don't create something that is detrimental looking there.

24 KLOB: Well I think it's the south and, you know,
25 the west side. And I mean personal experience - over the

1 weekend I drove through a neighborhood that had a - is it
2 single family for sale homes next to a, one of these for rent,
3 and yeah they were all single story homes, the for rent
4 project was, but everything from the six foot fence up - now
5 granted your south is going to have a 8 foot wall, but still,
6 the roofs of these are going to be taller than the 8 foot, and
7 it's just the same thing, boom, boom, boom, boom.

8 LAKE: You make a great - there's one by my house.
9 I live in Mesa, Val Vista and Thomas. The problem was that
10 the elevation was the exact same thing, the colors were the
11 exact same thing, and I think projects like that - that's part
12 of Lehi Crossing, I'm not sure if you're familiar with it -
13 projects like that have really given me a bad name. Because
14 I've had council members come to me and say, never again doing
15 that. And so I know Hancock does a great project today and
16 they have a great architect that we certainly could work with
17 staff going forward.

18 RIGGINS: Commissioner Mennenga.

19 MENNENGA: So, question and some comments. To the -
20 right to the left side of your entry way coming in,
21 approximately how big is that adjacent commercial property
22 right there? Do you know? The small commercial piece?

23 LAKE: The small commercial - so I think you're
24 talking about this piece right here.

25 MENNENGA: Yep, yeah.

1 LAKE: I don't have that off the top of my head.

2 Maybe two acre - the whole white area is about nine acres, so
3 I'm guessing that's two, two and a half.

4 MENNENGA: Okay. So Hancock has a similar project
5 under construction in Casa Grande right now.

6 LAKE: Yes, yes sir.

7 MENNENGA: In Cottonwood. And it's been - and I saw
8 it come through the Casa Grande Planning and Zoning meeting -
9 we can watch that on Channel 11 there - and it's a beautiful
10 project, I said at that time. What's kind of interesting now
11 is - because there's that one and there's another one right
12 down the road in Casa Grande and it's coming. Comments that
13 people were making, it's like wow, there are all these little
14 houses crammed in there, and that's kind of what it is, okay?
15 Now, for a guy who was a home builder for 30 years, lots of -
16 ours was mostly kind of little semi-custom track homes - I
17 mean could take you through some - some of our beautiful
18 subdivisions we did, have a lot of different colors and flavor
19 and everything else, so I understand this is the future of
20 housing, I got all that, you know. But what's interesting in
21 this go-around of the boom, if you want to call it, slowly
22 starting, before our companies we built strip centers and
23 office buildings and now we mostly build Chevrons and power
24 washes and convenience stores, but you know this time around,
25 even in Casa Grande, Coolidge, anywhere, San Tan, we're

1 building rooftops. I mean we're just building frickin
2 rooftops and apartments, and what's really odd, there's very
3 little commercial going up. Except something that's now come
4 to light from these communities. Now, granted, you know, the
5 internet and, you know, the online shopping, the big, huge
6 company, has changed all that and it's just kind of mind
7 boggling to me after doing this all these years, that there is
8 very little commercial going up. Except for one thing, gas
9 stations, car washes. But -

10 LAKE: And restaurants.

11 MENNENGA: And yes, there is a lot of food service,
12 there's a lot - there a little of that. But I mean we don't
13 build strip centers or little medical - medical's all combined
14 in one big complex - but in seeing this stuff going up in Casa
15 Grande and, you know, being in the development world, there's
16 an area of development there's just a frickin' huge shortage
17 of now, because there's no storage in these units. Actually,
18 we've just designed a storage facility in Casa Grande that
19 we're looking at doing, and there's just a huge demand for
20 storage. So my point is, I'm glad to see you put this
21 commercial back in here because in San Tan Valley, you could
22 fill the entire nine acres up with storage, and you would rent
23 them just like that.

24 LAKE: Yep.

25 MENNENGA: You know, you really would. So that's

1 kind of - I mean, I'm not thrilled with these projects as a
2 former home builder and all the stuff we did, it's the future.
3 You know? I mean, we're - unfortunately in this country,
4 we're moving to rental homes at lightning speed. I never
5 thought we'd see this happen that quick. I mean I've got
6 family in Illinois and Indiana, and they're building these
7 things everywhere. You know? What's shocking, oh the lady of
8 the company that was building so many of these, and I said who
9 are your renters? And she said 55-plus, and I'm like, really?
10 You know, that's a big sector. So I mean it's a great
11 project, great architecture, but it's really interesting the
12 comments we're getting now from just different people in Casa
13 Grande saying, well - and it's interesting, there's the one
14 right down the street on Cottonwood in Casa Grande that's just
15 these bungalows, these two story bungalows. I've got to tell
16 you, they've got these little two story things stacked up,
17 sticking in the air, they just look like hell. Period. So I
18 can't put it in a nice way, that's just what they look like.
19 It looks like New York, Chicago, housing, just stacked in
20 there. You know, and people are really commenting about that
21 one. But I mean Hancock does a great job, I live in a Hancock
22 house (inaudible), you know. So it's a great project and, you
23 know, these things and I mean they're up and they're full.

24 LAKE: They're up and they're full and I -

25 MENNENGA: (Inaudible).

1 LAKE: Let me just point out a couple of things,
2 because we worked on the Casa Grande project.

3 MENNENGA: Right.

4 LAKE: There's two of them that we did in that area,
5 that those are coming out of the ground right now.

6 MENNENGA: The one's really coming out of the
7 ground, where is the second one at, just curious.

8 LAKE: It's right there, can't remember the cross
9 streets. I literally was just - it's just down from the
10 library. And - but those projects, I think, are about 11.5 to
11 12 units to the acre. So they're really packed in there.
12 This one is about 8.5 units to the acre.

13 MENNENGA: Oh, really?

14 LAKE: So it's less than dense than - this project
15 particularly is less dense than for example the project that's
16 going up in Casa Grande. The one I'm referring to in Mesa,
17 it's about 12 units to the acre. It's tight, you get these
18 little homes packed in. This project is not as dense as
19 those. This project also, over half - or almost half the
20 units have garages as well, which a lot of these don't have.
21 Some of those that we're seeing come in don't have garages,
22 which is nice. They also have the covered parking. So
23 everybody's getting a garage or a covered parking space, and
24 then we have a lot of excess parking spaces because that's the
25 number one concern when you're dealing with (inaudible) the

1 community with neighbors, is making sure you have enough
2 parking. And so that was how we kind of filled it out. But
3 with the negotiation with the neighbor, and how we worked and
4 worked and kept pushing and pushing, the density coming down
5 and down and down and down to where we are today. We're not
6 delighted with it, we'd love to have a project at 12 units to
7 the acre.

8 MENNENGA: You didn't have any choice.

9 LAKE: But we had to work with the neighbors.
10 That's why we're here today, we think it's a great project
11 that's typically less dense than what you're seeing. I'd love
12 to see more retail. I just -

13 MENNENGA: (Inaudible).

14 LAKE: It's a different mar - it's interesting
15 that's all I can say.

16 MENNENGA: It is a bizarre, different world today in
17 the development world.

18 LAKE: I'm telling you, I'm building Amazon
19 distribution centers like crazy right now. I mean everywhere
20 Amazon's building a distribution center, so there's - we're
21 shopping, it's just being delivered to my front door. I got
22 boxes coming out my ears. Yes sir. I'm sorry, it's his job
23 to recognize you, not me.

24 RIGGINS: Well actually, it's my job to recognize
25 him, so the - no, no, so the minutes will pick up who is

1 speaking. So Commissioner Erickson.

2 ERICKSON: Looking forward, we just had Lucid in
3 here presenting things. What do you charge your - or Lucid -
4 what do you charge your tenants? These are rent to own ones,
5 you can't take an extension cord and plug it in on the street.
6 What provision do you have for people that want electric cars?

7 LAKE: I believe they do wire the garages, so if you
8 have a garage you can charge it.

9 ERICKSON: Separate 40 amp?

10 LAKE: I don't know what amp they put in there.

11 RIGGINS: I would doubt they're putting fast
12 chargers in there.

13 LAKE: I think it's going to be the 110 and I know
14 sometimes they'll run a 110 or - I'm not an electrician, so
15 you're getting way out of my bailiwick. But the bigger plug
16 that I plug my dryer into. 220s.

17 KLOB: Through the Chair. The new codes are coming
18 out with the requirement of EV plug-in stations in, you know,
19 new (inaudible).

20 LAKE: And I'm seeing those Teslas, they just come
21 with a charger you can plug into a 220, plug it straight into
22 your car and you're good to go.

23 ERICKSON: Well, I read - I read articles that say
24 you have to plug it in for 12 hours in the 110 and you got 3
25 percent charge at the end of 12 hours. Wow. Okay, I can go

1 to the Circle K and come back, and I need to recharge it
2 again, for 12 hours of charging. The 110 doesn't do it. The
3 fast chargers are -

4 LAKE: The 220 (inaudible).

5 RIGGINS: Of course then the question is, is how
6 much of a 200 amp services are you taking out as far as can't
7 do something else in your home.

8 ERICKSON: And these are rent to own, so you can't
9 make - as a renter, you're not able to put it into your
10 garage, so... But that two acre site, that'd be a great one
11 for electric charging instead of a gas station.

12 LAKE: All right.

13 RIGGINS: Okay, any other questions? Commissioner
14 Schnepf.

15 SCHNEPF: I do have a question (inaudible). Are
16 these flat roof?

17 LAKE: No, no, they're pitched.

18 SCHNEPF: You're a step above everybody else and
19 that's great. That's great. I have the same sentiment as
20 some of the Commissioners about these projects, however, the
21 fact is they are coming. I'd rather see these than three
22 story, four story apartment complexes. There is a need for
23 this in the community, so - and the fact that you're here
24 again and this room isn't packed, fantastic. So that means
25 you have worked with - because they'd be here.

1 LAKE: Oh they - word got out quick.

2 SCHNEPF: So they'd be here if they didn't like what
3 you have here. So we have to take that intro consideration.
4 The entrance down there on the east end, is that still left
5 in/left out?

6 LAKE: The - you have the - (inaudible). So the
7 main entrance here on Hunt Highway is a traffic signal. The
8 secondary entrance here, I believe - we'll work with them
9 during the staff during site plan process - but I believe
10 that's probably gonna be a (inaudible) right in/right out.

11 SCHNEPF: So right in/right out only? That'd
12 probably be smart for the amount of traffic that's on Hunt
13 Highway right there. I like the project, it's a step above
14 what had been provided earlier with the commercial, that's
15 good. Now, can we rent the commercial, that's another story,
16 but I think with the growth out there, hopefully there'll be
17 some good stuff that will come out. But kudos to you guys for
18 putting this and working with the community. That was a big
19 step because they were very ambitious in their thoughts and
20 words, and this is hopefully going to be a shorter meeting
21 because of it.

22 MENNENGA: Hallelujah.

23 RIGGINS: Any other Commissioners?

24 MENNENGA: I'll just take one more comment.

25 RIGGINS: Vice Chairman Mennenga.

1 MENNENGA: These, a lot of these are becoming really
2 nice infill projects, areas where you wouldn't put a single
3 family subdivision in, apartments, whatever, but these are
4 going in a lot of nice infill areas, actually. So they're
5 fitting well.

6 RIGGINS: Anyone else? Thank you very much, sir.

7 LAKE: Thank you.

8 RIGGINS: And now we'll see if it all worked the way
9 he thought. We will go ahead and open the public
10 participation portion of this meeting and ask if there is
11 anyone that wishes to come up and speak to this case.

12 MENNENGA: Wow.

13 RIGGINS: Did Sean lock the door out there or
14 something? Anyone at all? Anyone wish to come up?

15 ??: Mr. Chairman.

16 RIGGINS: You're going to be in the public
17 participation portion of the case? Okay.

18 ??: Mr. Chairman, members of the board, since
19 there's two different items, we'll have to have the public
20 hearing for the first item and for the second. I just want to
21 remind everybody.

22 RIGGINS: That's a, that is a good point. That is a
23 good point. And in that case, I need to start again and I
24 will open the public participation portion of this case number
25 PZ-040-23, speaking specifically to this case. Anyone wish to

1 come up from the audience and to speak to it? There none
2 being, we will close this public participation portion on case
3 PZ-040-23, and now we will open the public participation
4 portion of case PZ-PD-013-23. Would anyone like to come up
5 and speak to this case? Anyone at all? We'll go ahead then
6 and close the public participation portion of PZ-PD-013-23.
7 I'll turn it back over to the Commission for either questions
8 of staff, discussion among ourselves, or a motion. I will
9 remind the Commission that there are two cases here and we
10 will have to have votes and motions for two separate cases.

11 SCHNEPF: Commissioner Riggins.

12 RIGGINS: Commissioners Schnepf.

13 SCHNEPF: On the second one it says 14 stipulations,
14 however, there's 15.

15 RIGGINS: Just, let's call it 15 then.

16 SCHNEF: So we're aware of that?

17 RIGGINS: Yep. 15 is what the list is, so that
18 supersedes the typo. So do we have any further discussion on
19 this case or is somebody ready make a motion?

20 KLOB: Question for staff. Back to my question to
21 the applicant regarding modifications of the overall building
22 architecture, I think it'd fall more under the PAD not the
23 rezoning. What latitude do we have in that since we don't
24 have a true DR?

25 BILLINGSLEY: Mr. Chairman, Members of the

1 Commission, really at the zoning level, we don't have any
2 latitude to stipulate on design changes. However, Mr. Lake's
3 partner, Mr. Pew, has the project Stella that's adjacent to
4 this where he said there were permits. Similarly, we were
5 asked to work with them in terms of the architecture and some
6 differentiation in the design, and we worked with Mr. Pew as a
7 staff in the site plan process to make sure that that
8 occurred. And we certainly have the ability if the applicant
9 is okay with that to do that, but I wouldn't add a stipulation
10 to that level, that's something that the staff would work on
11 with the applicant in the site planning process.

12 KLOB: Thank you.

13 RIGGINS: Any other questions on that? Okay.
14 Questions for staff, discussion, motion?

15 MENNENGA: I'll make a motion.

16 RIGGINS: Vice Chair Mennenga.

17 MENNENGA: I propose the Planning and Zoning
18 Commission forward case number PZ-040-23 - how many
19 stipulations are on this one, any?

20 RIGGINS: Just one.

21 MENNENGA: Hm?

22 RIGGINS: Just one.

23 MENNENGA: Just with one stipulation to the Board of
24 Adjustments for approval.

25 RIGGINS: Board of who?

1 MENNENGA: Or Supervisors.

2 RIGGINS: Okay. Case PZ-040-23 with one stipulation
3 to the Board of Supervisors. That's the motion? Do we have a
4 second?

5 KELLER: Second.

6 RIGGINS: Second from Commissioner Keller. All
7 those in favor signify by saying aye.

8 COLLECTIVE: Aye.

9 RIGGINS: Any opposed? The motion passes
10 unaniously. We have another case.

11 MENNENGA: I move the -

12 RIGGINS: Vice Chair Mennenga.

13 MENNENGA: I move the Planning and Zoning Commission
14 forward case PZ-PD-013-23 with 15 stipulations to the Board of
15 Supervisors for approval.

16 RIGGINS: We have a motion, do we have a second?

17 KLOB: I'll second.

18 RIGGINS: Commissioner Klob seconds. All those in
19 favor signify by saying aye.

20 COLLECTIVE: Aye.

21 RIGGINS: Any opposed? The motion passes
22 unaniously. Thank you all very much, and give you - we give
23 you great consideration for the efforts that you've made to
24 listen to your neighbors and get the thing around.

25 LAKE: It's been a great day.

1 RIGGINS: Okay. Thank you very much. All righty,
2 we are done with cases for the day. They don't even give us a
3 Call to the Commission anymore, that's just off the agenda,
4 huh? And so - well, it's okay. So I guess we're at the point
5 to where I will ask someone to make a motion for adjournment.
6 Commissioner Erickson has -

7 ERICKSON: Make a motion for adjournment.

8 RIGGINS: Motion, a second?

9 MENNENGA: Second.

10 RIGGINS: Vice Chair Mennenga seconds. All those in
11 favor signify by saying aye.

12 COLLECTIVE: Aye.

13 RIGGINS: Opposed? The ayes have it.

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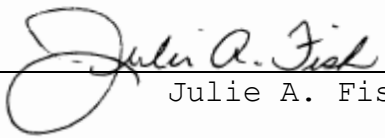
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Julie A. Fish



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INFORMATION ABOUT CONSENT TO CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

Pinal County, as part of the application process concerning land use requests, is now requesting that property owners or their authorized agents execute and return the attached Consent and Waiver. This policy is a result of that part of the Private Property Rights Protection Act (Proposition 207) that deals with regulatory takings and changes in land uses (A.R.S. §§12-1134 – 12-1138).

By signing the Consent and Waiver, the property owner agrees and consents to all conditions and stipulations in conjunction with the property owner's application, acknowledges that approval of the application might affect current or existing rights to use, divide, sell or possess the owner's property, and waives any right to compensation for diminution in value that may result from approval.

The Consent and Waiver form will be provided at the Concept Review Meeting to allow ample time for review. Should the Pinal County Planning and Zoning Commission ("Commission") recommend approval of the property owner's application, the form will again be provided to applicant together with the Commission's recommended stipulations/conditions. These materials will be provided to the applicant via e-mail, within three business days of the Planning Commission hearing. The property owner is requested to return the executed document to the Pinal County Planning and Development Department within 10 working days so that the document can be inserted into the packet to be presented to the Supervisors as part of the planning staff's report.

If an owner does not sign the Consent and Waiver, the application will continue through the normal County process. The Supervisors will be informed of the refusal and this will be one of the factors considered by the Supervisors.

If the Commission recommends denial of the property owner's application but the Supervisors decide to approve the application, the property owner will be requested to sign the Consent and Waiver with attached conditions/stipulations and conditions, after the Board of Supervisors' hearing.

PLANNING & DEVELOPMENT

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value (“Consent and Waiver”) is made in favor of Pinal County (the “County”) by VTLG Hunt Highway Land Co., LLC (“Owner”).

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner’s transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County’s approval of Owner’s application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner’s property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County (“County”) requesting the County approve a conventional and PAD rezoning for development of the following described property (“Property”):

[“Legal description is attached hereto as Exhibit “A.”]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the rezoning Cases Nos. PZ-040-23 and PZ-PD-013-23, which are attached hereto as

[“Stipulations are attached here to as Exhibit “B.”]

By signing below, Owner acknowledges that the approval of the rezoning , Case Nos. PZ-040-23 and PZ-PD-013-23, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the rezoning, Case Nos. PZ-040-23 and PZ-PD-013-23, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of the rezoning in Case Nos. PZ-040-23 and PZ-PD-013-23 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER:
VTLG Hunt Highway Land Co., LLC

OWNER: _____
[Print Entity Name]



Signature

Javier Aldrete, Vice-President

Its: _____
[Title, if applicable]

VTC AZ Investments, Inc.

Dated: _____

Its: Manager

Dated: 10-13-23

ALTERNATE ACKNOWLEDGMENT: Use only when a second company is signing on behalf of owner:

STATE OF Arizona)
COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me, this 13th day of October, 2023, by Javier Aldrete as CEO

of VTLG Hunt Highway Land Co. LLC an Arizona corporation, Manager for VTC AZ Investments, Inc.
[Insert Signor's Name] [Insert Title]
[Insert Name of Second Company] [Insert State of Incorporation]
[i.e. member, manager, etc.] [Owner's Name]

who being authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Karla Brunson
Notary Public

My commission expires: 4-21-2027



INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____.

[Insert Name of Signor(s)]

Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____.

[Insert Name of Officer]

[Insert Title]

of _____, an _____ corporation,
[Insert Name of Company] *[Insert State of Incorporation]*

who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public

My commission expires: _____

May 15, 2023
Project # 050949-01-001

**LEGAL DESCRIPTION
HUNT HIGHWAY SOUTH**

THAT PORTION OF GLO LOT 1 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

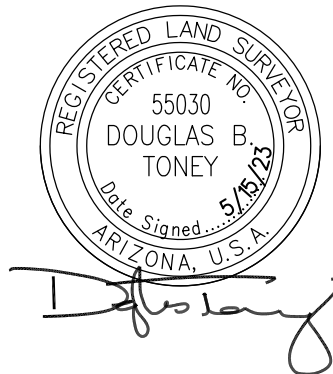
THENCE NORTH 89°46'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 186.06 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 2022.44 FEET TO THE SOUTH LINE OF SAID GLO LOT 1;

THENCE SOUTH 89°46'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1642.04 FEET TO THE SOUTHWEST CORNER OF SAID GLO LOT 1;

THENCE NORTH 03°25'55" WEST, ALONG THE WEST LINE OF SAID GLO LOT 1, A DISTANCE OF 1324.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,208,693 SQ.FT. OR 27.7478 ACRES, MORE OR LESS.



POINT OF BEGINNING
NORTHWEST CORNER
SECTION 18, T3S, R8E

NORTHEAST CORNER
SECTION 18, T3S, R8E

(BASIS OF BEARINGS)
N89°46'52"E 5321.93'

5135.87'

186.06'

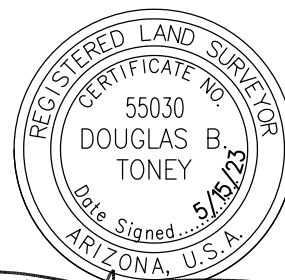
HUNT HIGHWAY

S49°23'09"E 2022.44'

N03°25'55"W 1324.43'

S89°46'57"W 1642.04'

SOUTHWEST CORNER
GLO LOT 1



Douglas B. Toney



N.T.S.

SHEET 1 OF 1
DATE: 5/15/23

EXHIBIT HUNT HIGHWAY SOUTH			
BY: TL	CHK:	QC: DT	
BCG PROJECT NO: 050949-01 TASK: 001 CLIENT REF NO:			

Bowman

1600 N. Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

1. This land use request is for approval of a Rezone and Planned Area Development.
2. To date, no public comments have been received.
3. The property has legal access.
4. The subject property is currently “Urban Transitional” and this application is compatible per the San Tan Valley Special Area Plan.
5. Granting of the PAD will require, after the time of zoning approval, 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.

STAFF RECOMMENDATION (PZ-040-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), **staff recommends approval of this request**, subject to the stipulations listed in the recommended motion.

STAFF RECOMMEND MOTION (PZ-040-23): **I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 1 stipulation as listed in the staff report:**

1. *Approval of this zone change (PZ-040-23) 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.*

STAFF RECOMMENDATION (PZ-PD-013-23): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-013-23 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-013-23): ***I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 14 stipulations as listed in the staff report:***

1. The stipulations enumerated herein pertain to the area described in case PZ-040-23 & PZ-PD-013-23;
2. Approval of this PAD (PZ-PD-013-23) 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;
3. Hunt Highway South Planned Area Development (PAD) Overlay District (PZ-PD-013-23) is to be developed as shown by the site plan/development plan dated August 15, 2023, the PAD Narrative dated May 17, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. 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-040-23;
5. Owner/Applicant shall obtain new parcel numbers through the County Assessor for MR and C-2 zoned properties prior to site plan submittal.
6. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
7. 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;
8. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. 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 Site Plan approval;

10. A drainage report will 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. The approved drainage plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
11. HUNT HIGHWAY has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
12. Half street right-of-way dedication and half street road improvements will be required for HUNT HIGHWAY. The required minimum half street right-of-way is Seventy-Five Feet (75') for HUNT HIGHWAY. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for Hunt Highway shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
13. All right-of-way dedication shall be free and unencumbered;
14. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer; and
15. If warranted by the Traffic Impact Analysis (TIA), a traffic signal shall be installed at no cost to Pinal County at the primary entrance to the development in accordance with Pinal County standards subject to approval by the County Engineer. Review and approval of the Traffic Signal Plans shall occur prior to or concurrently with approval of the Site Plan.

Date Prepared: 9/8/2023 GB

Revised:

May 15, 2023
Project # 050949-01-001

**LEGAL DESCRIPTION
HUNT HIGHWAY SOUTH**

THAT PORTION OF GLO LOT 1 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

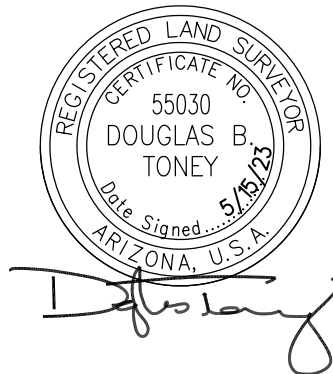
THENCE NORTH 89°46'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 186.06 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 2022.44 FEET TO THE SOUTH LINE OF SAID GLO LOT 1;

THENCE SOUTH 89°46'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1642.04 FEET TO THE SOUTHWEST CORNER OF SAID GLO LOT 1;

THENCE NORTH 03°25'55" WEST, ALONG THE WEST LINE OF SAID GLO LOT 1, A DISTANCE OF 1324.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,208,693 SQ.FT. OR 27.7478 ACRES, MORE OR LESS.



POINT OF BEGINNING
NORTHWEST CORNER
SECTION 18, T3S, R8E

NORTHEAST CORNER
SECTION 18, T3S, R8E

(BASIS OF BEARINGS)
N89°46'52"E 5321.93'

5135.87'

186.06'

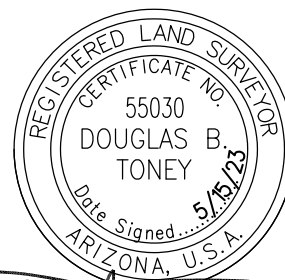
N03°25'55"W 1324.43'

HUNT HIGHWAY

S49°23'09"E 2022.44'

S89°46'57"W 1642.04'

SOUTHWEST CORNER
GLO LOT 1



N.T.S.

SHEET 1 OF 1
DATE: 5/15/23

EXHIBIT HUNT HIGHWAY SOUTH			
BY: TL	CHK:	QC: DT	
BCG PROJECT NO: 050949-01 TASK: 001 CLIENT REF NO:			

Bowman

1600 N. Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

1. This land use request is for approval of a Rezone and Planned Area Development.
2. To date, no public comments have been received.
3. The property has legal access.
4. The subject property is currently “Urban Transitional” and this application is compatible per the San Tan Valley Special Area Plan.
5. Granting of the PAD will require, after the time of zoning approval, 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.

STAFF RECOMMENDATION (PZ-040-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), **staff recommends approval of this request**, subject to the stipulations listed in the recommended motion.

STAFF RECOMMEND MOTION (PZ-040-23): **I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 1 stipulation as listed in the staff report:**

1. *Approval of this zone change (PZ-040-23) 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.*

STAFF RECOMMENDATION (PZ-PD-013-23): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-013-23 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-013-23): ***I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 14 stipulations as listed in the staff report:***

1. The stipulations enumerated herein pertain to the area described in case PZ-040-23 & PZ-PD-013-23;
2. Approval of this PAD (PZ-PD-013-23) 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;
3. Hunt Highway South Planned Area Development (PAD) Overlay District (PZ-PD-013-23) is to be developed as shown by the site plan/development plan dated August 15, 2023, the PAD Narrative dated May 17, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. 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-040-23;
5. Owner/Applicant shall obtain new parcel numbers through the County Assessor for MR and C-2 zoned properties prior to site plan submittal.
6. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
7. 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;
8. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. 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 Site Plan approval;

10. A drainage report will 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. The approved drainage plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
11. HUNT HIGHWAY has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
12. Half street right-of-way dedication and half street road improvements will be required for HUNT HIGHWAY. The required minimum half street right-of-way is Seventy-Five Feet (75') for HUNT HIGHWAY. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for Hunt Highway shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
13. All right-of-way dedication shall be free and unencumbered;
14. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer; and
15. If warranted by the Traffic Impact Analysis (TIA), a traffic signal shall be installed at no cost to Pinal County at the primary entrance to the development in accordance with Pinal County standards subject to approval by the County Engineer. Review and approval of the Traffic Signal Plans shall occur prior to or concurrently with approval of the Site Plan.

Date Prepared: 9/8/2023 GB

Revised:

May 10, 2023
Project # 050949-01-001

**LEGAL DESCRIPTION
PAD AREA**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

THENCE SOUTH 03°22'16" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 338.41 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE, SOUTH 49°22'55" EAST, A DISTANCE OF 979.33 FEET;

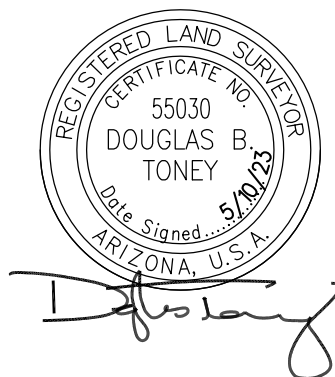
THENCE NORTH 40°36'51" EAST, A DISTANCE OF 364.98 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 948.60 FEET;

THENCE DEPARTING SAID MONUMENT LINE, SOUTH 89°46'57" WEST, A DISTANCE OF 1642.04 FEET;

THENCE NORTH 03°25'55" WEST, A DISTANCE OF 986.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 802,611 SQ.FT. OR 18.4254 ACRES, MORE OR LESS.



POINT OF COMMENCEMENT
NORTHWEST CORNER
SECTION 18, T3S, R8E

NORTHEAST CORNER
SECTION 18, T3S, R8E

(BASIS OF BEARINGS)
N89°46'52"E 5321.93'

S03°22'16"E
338.41'

POINT OF
BEGINNING

HUNT HIGHWAY

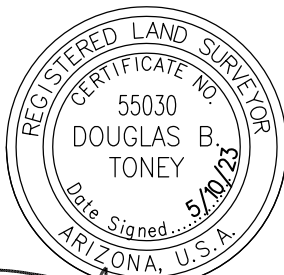
S49°22'55"E 979.33'

N40°36'51"E
364.98'

S49°23'09"E 948.60'

N03°25'55"W 986.00'

S89°46'57"W 1642.04'



Douglas B. Toney



SHEET 1
OF 1

EXHIBIT PAD AREA			
BY: TL	CHK: DT	QC:	
BCG PROJECT NO: 050949-01 TASK: 001			
CLIENT REF NO:			

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

EXHIBIT B

PZ-040-23 STIPULATION

1. Approval of this zone change (PZ-040-23) 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.

EXHIBIT B

PZ-PD-013-23 STIPULATIONS

1. The stipulations enumerated herein pertain to the area described in case PZ-040-23 & PZ-PD-013-23;
2. Approval of this PAD (PZ-PD-013-23) 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;
3. Hunt Highway South Planned Area Development (PAD) Overlay District (PZ-PD-013-23) is to be developed as shown by the site plan/development plan dated August 15, 2023, the PAD Narrative dated May 17, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. 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-040-23;
5. Owner/Applicant shall obtain new parcel numbers through the County Assessor for MR and C-2 zoned properties prior to site plan submittal.
6. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
7. 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;
8. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. 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 Site Plan approval;
10. A drainage report will 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. The approved drainage plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
11. HUNT HIGHWAY has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
12. Half street right-of-way dedication and half street road improvements will be required for HUNT HIGHWAY. The required minimum half street right-of-way is Seventy-Five Feet (75') for HUNT HIGHWAY. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for Hunt Highway shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
13. All right-of-way dedication shall be free and unencumbered;

14. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer; and
15. If warranted by the Traffic Impact Analysis (TIA), a traffic signal shall be installed at no cost to Pinal County at the primary entrance to the development in accordance with Pinal County standards subject to approval by the County Engineer. Review and approval of the Traffic Signal Plans shall occur prior to or concurrently with approval of the Site Plan.

PEW & LAKE PLC
 1744 S VAL VISTA DR # 217
 MESA AZ 85204--736

<u>Account</u>	<u>AD#</u>	<u>Order Amount</u>	<u>Tax Amount</u>	<u>Total Order</u>	<u>Payment Method</u>	<u>Order Payment Amount</u>	<u>Order Amount Due</u>
1139008	0005838898	\$1,806.00	\$0.00	\$1,806.00	Invoice	\$0.00	\$1,806.00

Sales Rep: bgrady

Order Taker: bgrady

Order Created 10/02/2023

<u>Product</u>	<u># Ins</u>	<u>Column</u>	<u>Lines</u>	<u>Start Date</u>	<u>End Date</u>
PNI-Arizona Republic	1	1.00	86	10/05/2023	10/05/2023
PNI-AZCentral.com	1	1.00	86	10/05/2023	10/05/2023

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 10/02/2023

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 1st DAY OF NOVEMBER, 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-040-23 - PUBLIC HEARING/ACTION: VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a rezone from General Rural-GR to Community Commercial-C-2 (9.32 acres) and Multiple Residence-MR (18.43 acres) on 27.74 ± acres, to allow a mixed use development plan, situated in Section 18, T03S, R08E G&SRB&M, tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

PZ-PD-013-23 - PUBLIC HEARING/ACTION: VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 18.43 ± acres, to allow flexible standards in the residential portion of a mixed used development, situated in Section 18, T03S, R08E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

DATED ON THIS 27th DAY OF SEPTEMBER 2023 by Pinal County Community Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose the request
- 4) A brief statement of reasons for supporting or opposing the request
- 5) Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N FLORENCE, FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON OCTOBER 20, 2023

Contact for this matter: Glenn Bak, Senior Planner

E-mail address: glenn.bak@pinal.gov

Phone # (520) 866-6444

Pub: Oct 5, 2023

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

PEW & LAKE PLC
1744 S VAL VISTA DR # 217
MESA, AZ 85204-7366

This is not an invoice

Order # 0005838898 # of Affidavits: 1

P.O # PZ-040-23

Issues Dated:

10/05/23

STATE OF WISCONSIN } **SS.**
COUNTY OF BROWN }

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.



Sworn to before me this

5 TH day of
OCTOBER 2023

Notary Public

My Commission expires: 9/9/25

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 1st DAY OF NOVEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-040-23 - PUBLIC HEARING/ACTION: VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a rezone from General Rural-GR to Community Commercial-C-2 (9.32 acres) and Multiple Residence-MR (18.43 acres) on 27.74 ± acres, to allow a mixed use development plan, situated in Section 18, T03S, R08E G&SRB&M, tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

PZ-PD-013-23 - PUBLIC HEARING/ACTION: VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 18.43 ± acres, to allow flexible standards in the residential portion of a mixed used development, situated in Section 18, T03S, R08E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.
<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

DATED ON THIS 27th DAY OF SEPTEMBER 2023 by Pinal County Community Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose the request
- 4) A brief statement of reasons for supporting or opposing the request
- 5) Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 85 N FLORENCE, FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON OCTOBER 20, 2023

Contact for this matter: Glenn Bak, Senior Planner

E-mail address: glenn.bak@pinal.gov

Phone # (520) 866-6444

Pub: Oct 5, 2023

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 1st DAY OF NOVEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

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- 5) Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
85 N FLORENCE, FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON OCTOBER 20, 2023

Contact for this matter: Glenn Bak, Senior Planner

E-mail address: glenn.bak@pinal.gov

Phone # (520) 866-6444

[Anything below this line is not for publication.]

PUBLISH ONCE:

Arizona Republic



MEETING DATE: SEPTEMBER 21, 2023

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-040-23 & PZ-PD-013-23 (HUNT HIGHWAY SOUTH/HANCOCK HOMES)**

CASE COORDINATOR: GLENN BAK

Executive Summary: *VTLG Hunt Highway Land CO., LLC, landowner, Pew & Lake PLC, agent, requesting a Rezone and a Planned Area Development to allow for development standards for a mixed use development.*

If This Request is Approved:

The applicant will apply for a site plan application and applicable permits under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends Approval of a Zone Change (PZ-040-23) and Planned Area Development (PAD) overlay (PZ-PD-013-23), with attached stipulations.

LEGAL DESCRIPTION: A portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

1. **PZ-040-23-PUBLIC HEARING/ACTION:** VTLG HUNT HIGHWAY LAND CO., LLC , landowner, Pew & Lake PLC, agent, requesting approval of a rezone from General Rural-GR to Community Commercial-C-2 (9.32 acres) and Multiple Residence-MR (18.43 acres) on 27.74 ± acres, to allow a mixed use development plan, situated in Section 18, T03S, R07E G&SRB&M, tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area; and
2. **PZ-PD-013-23-PUBLIC HEARING/ACTION:** VTLG HUNT HIGHWAY LAND CO., LLC, landowner, Pew & Lake PLC, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 18.43 ± acres, to allow flexible standards in the residential portion of a mixed used development, situated in Section 18, T03S, R07E G&SRB&M, a portion of tax parcel 210-18-2260 (legal on file), located on west of Hunt Highway and south of north Stone Creek Dr in the San Tan Valley area.

Tax Parcel: 210-18-2260

LOCATION: Located southwest of Hunt Highway and at Stone Creek Drive, which is southeast of the Wal-Mart shopping center in San Tan Valley, Pinal County.

SIZE: 27.74± acres

COMPREHENSIVE PLAN: Hancock Homes Multi-Family is located within Pinal County’s San Tan Valley Special Area Plan, which is a companion policy document to the Pinal County Comprehensive Plan. Proposed multi-family project is currently designated as “Urban Transitional” under the San Tan Valley Special Area Plan.

EXISTING ZONING AND LAND USE: The subject is currently zoned as General Rural (GR) Zone and is vacant land.

SURROUNDING ZONING AND LAND USE:

- North: Single Residence (CR-3) Zone - Subdivision
- South: Single Residence (CR-3) Zone - Subdivision
- East: General Rural (GR) Zone – Vacant Land
- West: General Commercial (CB-2) Zone - Vacant Land

PUBLIC PARTICIPATION:

- Neighborhood Meeting: August 14, 2023
- Property Mail out: September 5, 2023
- Newspaper Advertising: August 29, 2023
- Site posting, Staff: September 5, 2023

FINDINGS/SITE DATA:

History:

The property in its entirety is 27.74 ± acres was initially purchased by Hancock Communities from Arizona State Land department at a land auction. The subject site was zoned GR in 1962 by the County Ordinance. This application will rezone the southern 18.43 acres of the site to Multiple Residence (MR) to allow for multi-residential development. The remaining 9.32 will rezone to Community Commercial (C-2).

Flood Zone X:

The Project site is located entirely within Zone X which is described by FEMA as “The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood”. Currently the site drains to the northeast along the berm of an irrigation ditch controlled by New Magma Irrigation and Drainage District. The irrigation ditch is located parallel and along the south side of West Hunt Highway. West Hunt Highway is a paved roadway with split flows, the flows to the west are collected in an irrigation ditch adjacent and on the south side of the road, and the east flows into a farm field adjacent to the roadway. Off-site flows from the residential subdivision south of the site drains toward the southeast corner of the site and eventually drains north along the edge of the NMIDD irrigation ditch. All the storm water discharge from the property eventually collect in an area immediately north of the site and is conveyed in box culverts across West Hunt Highway to a retention basin of the single-family residential subdivision.

ANALYSIS:

Use

Proposed is a multi-family hybrid gated development with attached and detached rental homes totaling approximately 153 units at a density of approximately 8.3 du/acre. Single-story building heights are proposed that create enhanced compatibility to the abutting neighborhood to the south. The mix of units include different floorplan options for 1 bedroom, 2 bedroom, and 3 bedroom units with elevations for both attached and detached homes. A portion of the homes will also include garages.

Access:

The project’s primary entrance is on Hunt Highway, which according to analysis by an independent traffic engineer, has capacity to serve this project. The primary entry is a median-divided, landscaped access with a grand portico entry structure that makes a definitive statement of the project’s quality residential character. A private entry drive with a landscaped center median leads to internal private drives that loop throughout the site

and gates. The layout of the onsite driveways offers efficient vehicular access to homes and space for utility easements. A secondary access connecting to Hunt Highway is included in the preliminary plan, which will comply with applicable fire safety standards near the southeast corner of the Property. Also, as requested by the County, a secondary access location is provided at the west property boundary for connection to Gary Road. Onsite driveways and parking comply with Pinal County standards.

Comprehensive Plan

The Property is currently designated in the Pinal County Comprehensive Plan as “Urban Transitional”.

Staff notes that this place type includes various housing types that establish a smooth transition from lower to higher intensity residential development; while also accommodating a cross section of incomes, life styles, and life cycles. Although smaller lot detached and attached homes are predominant, limited civic uses (such as places of worship, recreation facilities, or schools) are also provided along with all urban services.

Per the STV Area Plan, the housing stock in San Tan Valley is “dramatically skewed with detached single family homes accounting for 99.5% of all units, leaving only 0.5% dedicated to multi-family units, such as duplexes, town homes and apartments.” Furthermore, “examining the characteristics of San Tan Valley’s housing stock is central to the task of embracing existing neighborhoods, while preparing for the diverse needs of future residents”. The proposed Hancock Hybrid homes brings a different housing option/type to the housing market.

Multi-residential with a density of 4-10 dwelling units per acre is a compatible use in the Urban Transitional designation and helps support to the future commercial area within proximity. The proposed residential community has a density of 8.3 dwelling units per acre which complies with the development density recommended under the San Tan Valley Area Plan.

Rezone & PAD

The applicant requests a rezone from GR to MR PAD. The project complies with the PAD overlay’s intent to implement the Comprehensive Plan goals by encouraging:

*“Imaginative and innovative planning of neighborhoods, the provision of open space and recreational amenities, permitting flexibility in the development standards, and the availability of a variety of housing opportunities.”
(Pinal County Development Services Code, Section 2.176.020).*

This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, Preliminary Landscape Plan, and conceptual imagery are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the community themes and character. The elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the Comprehensive Plan and create compatible community with surrounding subdivisions.

The requested PAD overlay will facilitate certain necessary deviations from the MR development standards. Requested deviations from the development standards include minimum lot size, front yard setbacks, rear yard setbacks and side yard setbacks.

Development Standards

Section 2.285.040 outlines the Development Standards for MR zoning district. Below are the MR standards along with the proposed PAD standards for Hancock Homes:

RESIDENTIAL/COMMERCIAL DEVELOPMENT STANDARDS TABLE				
	REQUIRED MR	PROPOSED MR W/PAD OVERLAY	REQUIRED C-2	PROPOSED C-2
ZONING	MR	MR PAD	C-2	C-2
MINIMUM LOT AREA	7,000	7,000	3,500	3,500
MINIMUM LAND AREA/DWELLING (SF)	1,750	5,246	NONE	NONE
MINIMUM LOT WIDTH	50'	50'	NONE	NONE
MINIMUM FRONT SETBACK	25'	20*/25'	20'	20'
MINIMUM REAR SETBACK	25'	25'	25'	25'
MINIMUM SIDE SETBACK	10'	10'	15'	15'
MAXIMUM BUILDING HEIGHT	36'	30'	40'	40'
MINIMUM DISTANCE BETWEEN MAIN AND DETACHED ACCESSORY BUILDINGS	20'	10'	NONE	NONE
*FRONT SETBACK BETWEEN RESIDENTIAL AND COMMERCIAL				

Justification for Modified Development Standard

Building Separation

Proposed is a minimum 10-foot building separation, which is an essential element of the development’s multi-faceted open space plan and its efficient and cohesive design. This zoning standard is intended to replace the bulky appearance of large apartment buildings close to one another. This development proposes smaller single-family homes with connecting pathways and open space areas in between. Individual buildings will be clustered and oriented toward pedestrian and open space pathways, and they will comply with all applicable building code requirements.

The proposed standard is comparable to single family homes on lots with 5-foot side setbacks like a typical residential subdivision comparable to others in the vicinity. The scale of the homes, one-story limitation, and open space plan that exceeds standards mitigates any perceived impacts on the surrounding properties.

Between the buildings, sidewalks will be laid out with landscaping, shading, and a pattern of shared common area spaces. Parking shade canopies may be closer than 10 feet per building code requirements as they are open accessory structures. This modification is justified by the buildings’ smaller size and reduced impact on the surrounding properties. The provided open space areas will provide the benefits of light, space, views, and amenities.

Private parking will be distributed evenly throughout the site to avoid larger parking fields. Located at or near each unit, the parking plan minimizes travel distances to the homes. Proposed parking standards will be met with the private garages, most of which will be attached, space in front of the garages like a single family home and remaining at parking stalls nearby. Where approximately 299 spaces are required, approximately 406 are provided. 90 of those parking spaces are planned as covered spaces.

SCHOOLS:

The developer will work with Florence Unified School District No. 1 to ensure that adequate educational facilities are provided for the community.

UTILITIES AND SERVICES:

UTILITIES AND SERVICE				
UTILITY AND SERVICE	PROVIDER	CONTACT	EMAIL	PHONE
WATER/SEWER	EPCOR	FRANK METZLER	FMETZLER@EPCOR.COM	(480) 254-5507
IRRIGATION	NEW MAGMA IRRIGATION & DRAINAGE DISTRICT	MAAIKE M. HOUGH, P.E.	MHOUGH@GCAIROINC.COM	(480) 921-4080
GAS	CITY OF MESA	KATHY CAMPOS	KATHY.CAMPOS@MESAAZ.COM	(480) 644-4273
ELECTRIC	SALT RIVER PROJECT	GARRETT DONALDSON	GARRETT.DONALDSON@SRPNET.COM	(602) 236-3039
TELEPHONE	CENTURYLINK	MARK GRABOWSKI	MGRABOWSKI@TERRATECHLLC.NET	(623) 312-6665
CABLE TV	COX COMMUNICATION	TBD	CONSTRUCTIONSUPPORT@COX.COM	(800) 234-3993
POLICE	PINAL COUNTY SHERIFFS DEPARTMENT	MARK LAMB	PCSOPSU@PINALCOUNTYAZ.GOV	(520) 866-5111
FIRE	RURAL METRO	TIM SOULE	TSOULE@RURALMETROFIRE.COM	(800) 645-9413
SCHOOLS	PINAL COUNTY SCHOOL DISTRICT	JILL BROUSSARD	JILL.BROUSSARD@PINALCOUNTYAZ.COM	(520) 866-6565
SOLID WASTE DISPOSAL	RIGHT AWAY DISPOSAL	TBD	TBD	(480) 983-9100

RECREATIONAL OPEN SPACE:

A total of approximately 8.58 acres of open space has been proposed, or 46.5% of the total MR acreage. 2.13 acres will be active open space, 3.97 acres common open space, and the remaining 2.47 acres private open space. The development plan will incorporate a hierarchy of open space with both common and private open space features that combine to make an attractive living environment for the residents.

List of Amenities:

- 1 Resort-style pool amenity with a spa, fitness center, pickleball court, bocce ball, and office
- Landscaped concrete pathway
- Pool deck seating and shade
- Dog Park
- Play equipment in tot lot
- Ramada
- BBQ amenities
- Lawns
- Gathering areas with seating and shade trees and structures

Staff notes Open Space and Recreation Plan is provided for further detail.

Items for Commission Consideration:

- Multi-family housing stock is lacking in San Tan Area with a population as high as 100, 000 residents.
- Multi-Family and Commercial projects do generate large volumes of traffic and noise which will impact the roadways and the communities nearby.
- The proposed project will only build one-story type units.
- Three point of ingress/egress have been proposed.

- The applicant has made many modifications to the original project design to help with Public concern and co-exist with surrounding communities.

PUBLIC PARTICIPATION

Staff notes in regards to public participation, a solicitation for comments and questions period was offered by the applicant prior to the formal submittal for this project. 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 should they have questions at any time during the process.

A neighborhood meeting was held on August 14, 2023. Two neighborhood meetings were held prior to this as part of a previous submittal, and the applicant held meetings with the representatives of the Solera at Johnson Ranch HOA. The applicant offered to hold extra meetings with the HOA and extended the opportunity to create a committee to collaborate on the issues important to the Solera community. They did not accept the offer for meetings and collaboration over many months. Nonetheless, to address neighborhood comments, the applicant modified the plans by:

- Adding over 8 acres of commercial along Hunt Highway
- Reducing the number of homes by 90 units
- Residential will be a gated community
- Adding traffic signal
- All homes on the south side will have 1 tree installed in the yard
- Larger rear yard buffer on south side
- No homes backing up to Solera
- 8' split face fence along south side

The Pinal County Department of Public Works reviewed the proposal and had no comments.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Rezone (PZ-040-23) and PAD amendment (PZ-PD-013-23). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- NEIGHBORHOOD IMPACT
- FLOOD CONTROL
- TRAFFIC IMPACT
- COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: VTLG HUNT HIGHWAY LAND CO., LLC , landowner, Pew & Lake PLC, agent, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Rezone and Planned Area Development.
2. To date, no public comments have been received.
3. The property has legal access.
4. The subject property is currently “Urban Transitional” and this application is compatible per the San Tan Valley Special Area Plan.
5. Granting of the PAD will require, after the time of zoning approval, 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.

STAFF RECOMMENDATION (PZ-040-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

STAFF RECOMMEND MOTION (PZ-040-23): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 1 stipulation as listed in the staff report:*

1. *Approval of this zone change (PZ-040-23) 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.*

STAFF RECOMMENDATION (PZ-PD-013-23): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-013-23 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-013-23): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 14 stipulations as listed in the staff report:*

1. The stipulations enumerated herein pertain to the area described in case PZ-040-23 & PZ-PD-013-23;
2. Approval of this PAD (PZ-PD-013-23) 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;
3. Hunt Highway South Planned Area Development (PAD) Overlay District (PZ-PD-013-23) is to be developed as shown by the site plan/development plan dated August 15, 2023, the PAD Narrative dated May 17, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. 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-040-23;
5. Owner/Applicant shall obtain new parcel numbers through the County Assessor for MR and C-2 zoned properties prior to site plan submittal.
6. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
7. 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;
8. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. 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 Site Plan approval;

10. A drainage report will 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. The approved drainage plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
11. HUNT HIGHWAY has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
12. Half street right-of-way dedication and half street road improvements will be required for HUNT HIGHWAY. The required minimum half street right-of-way is Seventy-Five Feet (75') for HUNT HIGHWAY. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for Hunt Highway shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
13. All right-of-way dedication shall be free and unencumbered;
14. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer; and
15. If warranted by the Traffic Impact Analysis (TIA), a traffic signal shall be installed at no cost to Pinal County at the primary entrance to the development in accordance with Pinal County standards subject to approval by the County Engineer. Review and approval of the Traffic Signal Plans shall occur prior to or concurrently with approval of the Site Plan.

Date Prepared: 9/8/2023 GB

Revised:

Hancock Communities- Hunt Highway South

Rezone/PAD Narrative



Submitted by:

Sean Lake/Vanessa MacDonald
Pew & Lake, PLC
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204

On Behalf of:



Version 1.0- May 17, 2023

Development Team

Applicant:

Pew & Lake, PLC
Sean B. Lake/Vanessa MacDonald
1744 South Val Vista Drive
Suite 217
Mesa, AZ 85204
480-461-4670



Landscape Architect:

Westland Resources, Inc.
Sharon Miller, RLA
2020 North Central Avenue, Suite 295
Phoenix, AZ 85004
602-888-7003



Traffic Engineer:

Lokahi
Jamie Blakeman, PE,PTOE
10555 N. 114th Street, Suite 105
Scottsdale, AZ 85259



Civil Engineer:

Bowman Consulting
Bruce Larson
1295 W. Washington, Suite 108
Tempe, AZ 85281
480-629-8830



Architect:

Barduson Architects
3702 East Kachine Drive
Phoenix, AZ 85044
480-233-7777



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1) Introduction/Purpose of Requests

Pew & Lake, on behalf of Hancock Communities, is pleased to present this project narrative and related applications to Pinal County, in support of requests to rezone 9.32 acres of property from General Rural (GR), to Community Commercial (C-2), and 18.42 acres of property from General Rural (GR) to Multiple Residence (MR), with a PAD Overlay. When approved, these requests will allow for the development of a single-story, for-lease residential community, along with commercial services along Hunt Highway. The entire 27.74-acre property is shown below, outlined in red, and is also known as Pinal County Assessor parcel number 210-18-226 (the "Property").



2) Description of Proposal

Nature of the Project

This property has been the subject of land use cases in the past that have generated significant citizen input and involvement. As a result of that input, Hancock Homes is

bringing forth a proposal that will include residential uses on the Property, while reserving a meaningful portion of the Property for future commercial development.

Proposed Land Uses

The commercial portion of the project, shown as Area 1 on the Development Plan, will be reserved for the C-2 uses permitted in Section 2.320.020 of the Pinal County Development Services Code ("PCDSC"). The commercial portion will also be developed in compliance with the development standards outlined in Section 2.320.040 of the PCDS, as well as the general regulations found in Chapter 2.150 relating to parking, signage, lighting, etc. The applicant is not requesting a PAD overlay for the commercial portion of the development.

The residential portion of the development, shown as Area 2 on the Development Plan, will be a 153-unit residential development that, while technically multi-family in nature, is designed to function more like a grouping of attached and detached single family homes, instead of a multi-story development with residences stacked on top of one another. This development contains single-story buildings that look more like small cottages than apartment buildings. The buildings are grouped to create intimate courtyards and gathering places to support healthy neighbor interaction. Each unit will have a small private backyard that will be maintained by the Property Owner. This will ensure that the entire site will be continuously maintained to the highest standards.

This community will fill a niche market for renters that do not need the size of a typical single-family home, or who don't want the maintenance that typically comes along with a yard. The target demographic also doesn't want the traditional apartment experience with a neighbor above or below them. Residents of Hancock Communities are "renters by choice" meaning they are young professionals (single and/or married) who are not interested in owning a home at this time, but like the privacy afforded by a detached house. Additionally, many of the residents are retirees who have chosen to downsize to a more manageable lifestyle.

To provide community recreational opportunities, there will be a resort-style pool area with spa, cabanas, and cooking amenities. Large turf areas will be provided for active recreation, most notably in a large open space area on the southern boundary of the property, adjacent to the Johnson Ranch subdivision.

Building Types and Densities

As previously noted, each of the buildings in the residential portion of the development will be single-story. The community is proposed at a density of 8.30 DU/AC, a density contemplated in the San Tan Valley Special Area Plan.

Conformance to Adopted Land Use Plans

As will be discussed more fully in Section 11, this proposed development meets the following measures of compatibility in the Urban Transitional place type:

- ✓ Building Height: 1-3 Residential Stories
- ✓ Density: 4-10 DU/AC
- ✓ The transition from one land use to another should be achieved through gradual increases. For example: transitioning from single-family detached to single-family attached to multi-family development. However, the gradual transition of intensity of uses should occur at a small enough scale to ensure inclusion of a range of land uses within roughly a quarter square mile.
- ✓ Multi-family buildings shall be located along, and oriented toward, a proposed or existing collector or arterial roadway or adjacent to neighboring commercial or employment uses.
- ✓ All building heights should be appropriate in scale and transition (e.g. step down) in relation to surrounding developments.

Circulation and Recreation Systems

Primary access to the development is on Hunt Highway, which has been determined by a Traffic Engineer to have adequate capacity to serve this project. The primary access point will be through the commercial portion of the development and will feature a gate and portico entry structure. Private drives loop around the main amenity area and throughout the site, providing easy access for the residents to park near their home. Secondary access points on Hunt Highway and Gary Road will allow for even dispersal of traffic from within the community and out to the surrounding area. Open spaces and amenity areas are strategically placed within this network of streets so that each area is within a comfortable walking distance from each unit.

3) Relationship to Surrounding Properties

Shown below are the designations and uses for the properties immediately adjacent to the Property.

Direction	STVSAP Designation	Existing Zoning	Existing Use
North	Suburban Neighborhood	CB-2/CR-3	Vacant, Commercial
South	Suburban Neighborhood	CR-3, SR	Solera at Johnson Ranch; single-family residential
East	Suburban Neighborhood	GR	Haunt Highway/Vacant
West	Community Center	CB-2	Stella multi-family community (under development)
Project Site	Urban Transitional	GR	Vacant

When examining a one-mile radius, there are a number of residential communities that include the Solera Subdivision at Johnson Ranch, Stella multifamily community that is under development immediately west of the Property, and the San Tan Heights communities. Additionally, there are commercial businesses at the intersection of Hunt Highway and Gary Road.

4) Schools

The property is served by the Pinal County School District. Additionally, there are other private and charter school options in the immediate vicinity that will likely be able to serve the projected student population from this development.

5) Public Services/Community Services

As detailed in Section 10 of this narrative, there are ample civil infrastructure services provided to this site. They include water, wastewater, irrigation and other utilities. Most of these services are provided by private, or quasi-governmental agencies.

The County services that will be most impacted by this proposed development will be the Pinal County Sheriff's Office and Pinal County School District. There has been no indication

that these County Agencies will be negatively impacted by this small proposed development.

6) Location and Accessibility

As noted previously, the development site is located on Hunt Highway, at the Stone Creek alignment. Primary access to the residential community is provided through the proposed commercial portion of the project on Hunt Highway. A secondary access point is shown farther south on Hunt Highway, and a third access point is provided to Gary Road, at the rear of the project.

7) Compliance with RSRSM

The development site is located on Hunt Highway, A Regionally Significant Route, and as such, will comply with the associated standard details and requirements under the 2008 Regionally Significant Routes for Safety and Mobility Manual ("RSRSM"). In furtherance of the policies in the RSRSM, the proposed development will provide a primary vehicular entrance, which supports the goal of controlling circulation and facilitating better traffic movements on Hunt Highway.

The applicant will provide the necessary right-of-way improvements to tie this project into the public street, sidewalk and utility systems. If warranted and necessary, traffic controls will be provided and will comply with Pinal County traffic and engineering standards.

8) Utilities and Services

Shown below are the utilities and services that will serve the proposed development:

Service	Provider	Phone Number
Water/Sewer	EPCOR	623-445-2452
Irrigation	New Magma Irrigation & Drainage District	480-921-4080
Gas	City of Mesa	480-644-4273
Electric	Salt River Project	602-236-3039
Telephone	Century Link	623-312-6665
Cable TV	Cox Communication	800-234-3993
Police	Pinal County Sherriff's Office	520-866-5111
Fire	Rural Metro	800-645-9413
Schools	Pinal County School District	520-866-6565
Solid Waste	Right Away Disposal	480-983-9100

9) Ownership & Control

The property is currently owned by VTLG Hunt Highway Land Co., LLC (“VTLG”). Upon approval of the required entitlements, Hancock Communities will develop the residentially zoned portion of the Property. The commercial portion of the Property will be retained by VTLG, and ultimately developed for commercial uses. The residential community will be professionally developed and maintained and there will be a set of rules by which each tenant must adhere. Similarly, the commercial properties will be maintained by a Property Owner’s Association (“POA”). Each tenant in the commercial development will be required to adhere to the rules established and set forth in the Declaration of Covenant, Conditions and Restrictions established by the POA.

10) Timing of Development/Phasing

Hancock Communities intends to break ground on the residential portion of the community immediately upon approval of all necessary entitlements and permits, and the residential development will be constructed in a single phase. VTLG will begin marketing the commercial property upon completion of the entitlements and hopes to attract quality end-users to this desirable location in Pinal County.

11) Conformance with Comprehensive Plan and STVSAP

The Property lies within the San Tan Valley Special Area Plan (STVSAP) and has a designation of Urban Transitional. This designation was placed on the property in 2021, after exhaustive community meetings and public hearings. It was determined by County policy makers that the Property, in its unique location on Hunt Highway, adjacent to commercial, multi-family and single-family residential uses was an appropriate transitional property.

As defined in the STVSAP, the Urban Transitional place type establishes a smooth transition from lower to higher intensity residential development, while accommodating a cross-section of incomes, life styles and life cycles. Smaller lot detached and attached homes are the predominant use in the Urban Transitional place type.

The Hunt Highway South community meets the following measures of compatibility in the Urban Transitional place type:

- ✓ **Building Height: 1-3 Residential Stories**

Response: All of the homes in the residential portion of the development will be single-story homes.

✓ **Density: 4-10 DU/AC**

Response: The density proposed within this development is 8.30 DU/AC.

✓ **The transition from one land use to another should be achieved through gradual increases. For example: transitioning from single-family detached to single-family attached to multi-family development. However, the gradual transition of intensity of uses should occur at a small enough scale to ensure inclusion of a range of land uses within roughly a quarter square mile.**

Response: This proposed development provides a smooth transition from the single-family residences to the south, which are single-story dwellings, and also is compatible with the Stella multi-family development that is currently in the development process. The Stella community building heights are typically 30-feet tall, and is being developed at a density of 15.6 DU/AC. The Hancock Hunt Highway South community is a natural transition between the Stella multi-family community to the west, and the Solera single-family community to the south.

Additionally, the commercial portion of the development will comply with the STVSAP requirements for parking and screening.

✓ **Multi-family buildings shall be located along, and oriented toward, a proposed or existing collector or arterial roadway or adjacent to neighboring commercial or employment uses.**

Response: Located on Hunt Highway, with primary access provided through the commercial portion of the property, this multi-family community is appropriately positioned in the community and will enjoy easy access to and from the community.

✓ **All building heights should be appropriate in scale and transition (e.g. step down) in relation to surrounding developments.**

Response: As previously discussed, this single-story community is appropriate in scale and transition in relation to surrounding developments.

12) Community Amenities

The Hunt Highway South development will provide an abundance of recreational amenities for residents of all ages. These amenities range from minor gathering areas to a resort-style pool. Please see the full list of potential amenities in the table below:

- Gated community
- Pool
- Spa
- Security
- Professional management staff
- Bag-toss area
- Shade canopies
- Pickle-ball court
- Bocce-ball
- Barbeque areas
- Event lawn
- Dog play area
- Human and per drinking fountains
- Fitness center
- Tot-lot
- Covered parking available
- Garage parking available

13) Fences, Walls & Screening

The main, gated entrance to the Hunt Highway South community will be through the commercial portion of the project. Signage will be placed on Hunt Highway that will direct residents and visitors to the community entry gate, behind which sits the leasing office and main amenity area. The entrance to the community will be enhanced with landscape and signage that provides a sense of arrival.

The community will have a CMU screen wall surrounding the property that will be a combination of smooth and split face CMU. This boundary wall will provide adequate separation from the communities to the south and west, and also from the commercial portion of the development. Within the development, private backyards will have solid vinyl fencing and the amenity areas will be surrounded by view fencing constructed with stone veneers, stucco and steel tubing.

The fences and walls will be designed using colors that will blend with the environment and enhance the architecture of the individual homes.

14) Total Number of Dwelling Units

The Hunt Highway South community is proposed to have 153 total units, resulting in a density of 8.30 DU/AC, which is within the prescribed density range of in the Urban Transitional place type in the STVSAP. The current allocation of units is shown below.

Type of Unit	Number of Units	% of the Community
One Bedroom	46	30%
Two Bedroom	90	59%
Three Bedroom	17	11%
Total	153	100%

15) Maximum Residential Density of Each Planning Unit

There is only a single residential planning unit within this development, and it is planned to be developed at 8.30 DU/AC, which is within the prescribed density range in the Urban Transitional place type in the STVSAP.

16) Parking

As shown on the parking table provided on the Development Plan, there is abundant parking within the residential portion of the community. Parking will be provided in the form of surface, covered and garage spaces. Shown below is a summary of the parking allocation within the community.

Residential Parking Summary			
	# of Units	Required Parking Spaces	Total Parking Spaces Required
One Bedroom	46	1.5 per unit	69
2 Bedroom	90	2.0 per unit	180
Three Bedroom	17	2.0 per unit	34
Total	153		283
Guest Parking		1 space per 10 units	16
Total Required			299 spaces
Parking Provided			406 Spaces (including 9 ADA spaces)

17) Landscaping

Desert vegetation including trees and shrubs will be utilized in all the open space areas and throughout the community to provide necessary shade during the hot summer months and well as enhancing the overall aesthetic of the community. Trees will be planted along the street frontage, open space areas and between the commercial and residential portions of the development. Each private backyard will be landscaped with at least one tree. All landscaping within the community will be maintained by the Property Owner to ensure the continued health of the landscape areas. Further landscaping details are shown on the Landscape Plan provided with the application materials.

18) Preliminary Hydrologic Data and Drainage Statement

The Project site is currently undeveloped and is bordered by West Hunt Highway to the north, vacant land to the west, and a single-family residential subdivision to the south. The existing vacant land slopes gently toward the northeast with an average slope of less than 1 percent. The Project site currently drains to the northeast along the berm of an irrigation ditch controlled by New Magma Irrigation and Drainage District (NMIDD). The irrigation ditch is located parallel and along the south side of West Hunt Highway. West Hunt Highway is a paved roadway with split flows, the flows to the west are collected in an irrigation ditch adjacent and on the south side of the road, and the east flows into a farm field adjacent to the roadway. Off-site flows from the residential subdivision south of the site drains toward the southeast corner of the site and eventually drains north along the edge of the NMIDD irrigation ditch. All the storm water discharge from the property eventually collect in an area immediately north of the site and is conveyed in box culverts across West Hunt Highway to a retention basin of the single-family residential subdivision.

The proposed development will be designed in accordance with Pinal County drainage standards and policies. The drainage study has determined:

- Adequate storage capacity will provided within the onsite retention basins to accommodate the 100-year, 2-hour storm runoff volume.
- The dewatering of the drainage facilities will be accomplished by the use of drywells. Drywells will be registered with ADEQ.

- The floor elevation is designed at a minimum of 14 inches above the applicable ultimate outfall, or 14 inches above the low top of curb, and a minimum of 12 inches above the adjacent maximum water surface elevations.
- The project will not cause any adverse drainage impacts or increased drainage problems for the adjacent properties.

19) Commercial Uses

Acreage

The commercial portion of the project is comprised of 10.35 gross acres and is shown as Area 1 of the Development Plan. There are no users contemplated for the commercial area at this time.

Commercial Permitted Uses

The uses permitted in the commercial portion of the development are those currently outlined in Section 2.320.020 on the PCDSC. Similarly, those uses that are permitted upon the approval of a Special Use Permit, as outlined in Section 2.320.030 in the PCDSC will be allowed only upon the approval of a Special Use Permit.

Commercial Development Standards

The commercial portion of the development will comply with all the development standards contained in Section 2.320.040 of the PCDSC.

20) Tables

Commercial Land Use Table

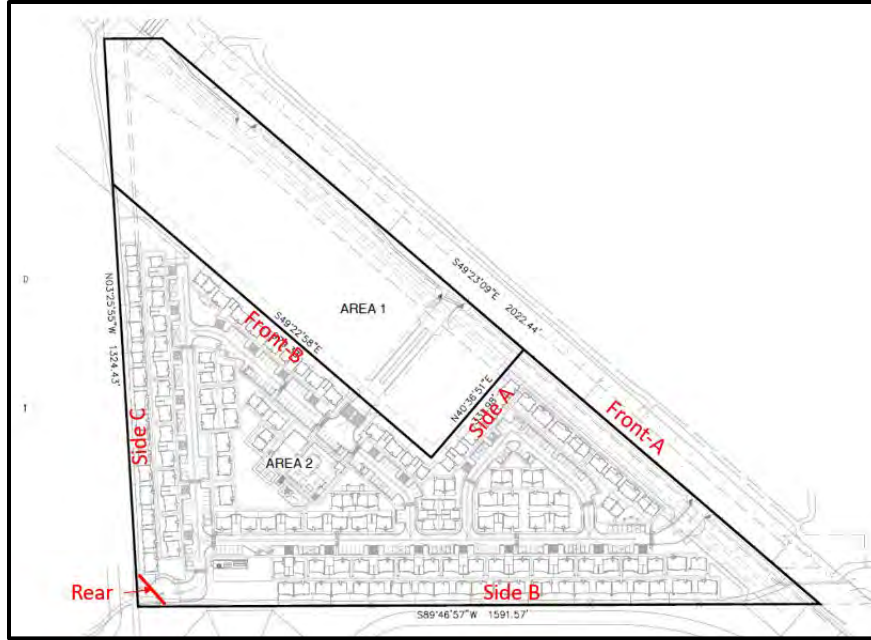
Commercial Land Use Table	
Gross Acreage	9.32 Acres
Area of Arterial & Collector Streets	.83 Acres
Net Acreage	8.49 Acres
Total Area of Open Space Active, Common and Private	1.68 Acres
Percentage of Open Space	18%

Residential Land Use Table

Residential Land Use Table	
Gross Acreage	18.43 acres
Area of Arterial & Collector Streets	1.56 acres
Total Area of Open Space Active, Common and Private	8.58 acres
Percentage of Open Space	46.5%
Dwelling Units:	
One-Bedroom	46
Two-Bedroom	90
Three-Bedroom	17
Total Units	153
Gross Project Density	8.30 DU/AC

Amended Development Standards Table

When evaluating the development standards in this proposed development, it is important to have a clear understanding of the defined boundary lines from which the setbacks are measured. This irregularly shaped property contains a multitude of “side yards” that require definition to further inform the setbacks proposed in this PAD request. Shown on the next page, is a diagram that demonstrates each of the yards in the residential portion of the development and referenced in the Development Standards table.



With this PAD request, we are proposing the following development standards to implement the vision for this community. Shown on the table below are the development standards for the underlying MR zoning district, and those proposed for the Hancock Hunt Highway South community. The single requested deviation from the underlying standards is shown in red text.

Residential Development Standards Table		
Standard	MR Required	MR Proposed
Minimum Lot Area	7,000 s.f.	18.43 acres
Minimum Land per Dwelling Unit	1,750 s.f.	5,246 s.f.
Minimum Lot Width	50-feet	50-feet+
Minimum Front Setback-A	25-feet	25-feet
Minimum Front Setback-B	25-feet	20-feet
Minimum Side Setback-A	10-feet	10-feet
Minimum Side Setback-B	10-feet	10-feet
Minimum Side Setback-C	10-feet	10-feet
Minimum Rear Setback	25-feet	25-feet
Minimum Distance between main and accessory buildings	20-feet	10-feet

In exchange for this minor deviation, Hancock Homes will be developing a desirable housing product in a well-designed community with an abundance of open space, resort-style amenities and ample parking at a density that is prescribed in the San Tan Valley Special Area Plan.

21) Conclusion

Arizona's housing market is currently expanding as more and more people are flocking to the state from around the country. Arizona's reasonable cost of living and beautiful weather combine to draw people to this area. In San Tan Valley, individuals are able to obtain a greater value for their housing dollar, yet there is a dearth of for-rent product in the area. The housing stock in San Tan Valley is notoriously skewed towards detached, single-family homes, and this proposed development will fill a gap in rental housing products available for current and future residents of Pinal County.

Hancock Communities is aware of the importance of this piece of property within Pinal County and understands the keen interest in its development that has been shown by adjacent property owners. With this in mind, Hancock is proposing a development that meets the needs of the Property Owner, County and adjacent property owners. The development team looks forward to continuing work with all interested stakeholders to bring about this exciting new development in Pinal County.

Bowman

**HUNT
HIGHWAY
SOUTH**
**Open Space &
Recreation Plan**

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July 20, 2023

Attachment 1

Landscaping, Open Space, and Recreation Plan Hancock - Hunt Highway South

The purpose of this attachment is to indicate how the landscaping, open space, and recreational amenities proposed for the Hancock Hunt Highway South development meet or exceeds the County's standards, specifically the Zoning PAD standards and the 2012 Open Space and Recreation Area Guideline Manual. See the Site Aerial Below, which depicts the location of the approximately 27.74-acre property at the south corner of Hunt Highway and Stone Creek Drive.

Figure 1 – Site Aerial Map



I. Site Analysis – Existing Conditions

The property is currently vacant land. The topography is relatively flat with a slight decline toward the northeast. The Property is a triangular shape with access limited to Hunt Highway only, which presents some impediments to development.

Hunt Highway, a 4-lane regional arterial street, abuts the northeast property line, and an irrigation easement spans that frontage, which reduces the developable area of the lot.

View from Hunt Hwy. to the southwest



View from southwest looking northeast



View: South Boundary between Property and Solera at Johnson Ranch, looking west



As evidenced in the above images, the site benefits from the views to nearby hills. Views from the site are best to the southwest with foreground and midground views to several hills and peaks in the San Tan Mountains. The views to the west and northwest are of undeveloped and graded land, and then the existing Wal-Mart commercial development. Views to the immediate south are of the existing Solera housing development. Views to the east and northeast are of Hunt Highway and power lines in the foreground, existing agriculture in the midground and then long-distance views to mountains in the Tonto National Forest near Superior.

The proposed single-story development plan and residential character will not violate any zoning regulations regarding building heights and will create a quality development proposal that is enhanced by the surrounding views.

Site Vegetation

The existing vegetation on site is low density and very stressed. Generally speaking, low-level natural vegetation includes shrub, tree, and minimal cacti species typical to the area, with some invasive plants more particularly located near the irrigation facility and Hunt Highway.

Surrounding development and activities over time have changed surface drainage flows, which has caused the vegetation to suffer. The predominant species is creosote bush (*larrea tridentata*). There are very few trees on site. There are a few Palo Verde (*Parkinsonis microphyllum*) and Mesquite (*Prosopis velutina*) at the edges of the property where a little more water collects. There are approximately 26 Saguaro cacti (*carnegiea gigantea*) on the Property that range in size from 2-ft. to 26-ft. in height. The larger saguaro are stressed and diseased and would not survive transplantation. The medium and small saguaros could be transplanted and incorporated into the new landscape design depending on soil and root conditions. There are about 10-barrel cacti (*Ferocactus*) on site that could also be transplanted into the new landscape depending on soil conditions.

II. Proposed Landscaping, Open Space, and Recreation

The preliminary landscape and open space plan are appropriate given site conditions and surrounding properties. The proposed development will offer a generous amount of landscaping, amenities, and a connected pedestrian circulation system. The open space proposed, meets the typical standards for multi-family developments and standards for single-family developments. The development plan will incorporate a hierarchy of open space with both common and private open space features that combine to make an attractive living environment for the residents.

As required in the Zoning Code, the project will comply with the required total 7%-18% open space requirements for properties with no steep slopes, no unique topographical features, and no sensitive natural wash corridors. No conservation open space is proposed given the absence of environmentally sensitive features, however, the generous landscaping proposed, plant salvage of feasible native plants, and the drought-tolerant plant selection will contribute to a lush natural setting to surround the buildings proposed.

Table 1 – Open Space Requirement

16.86 Net Acres

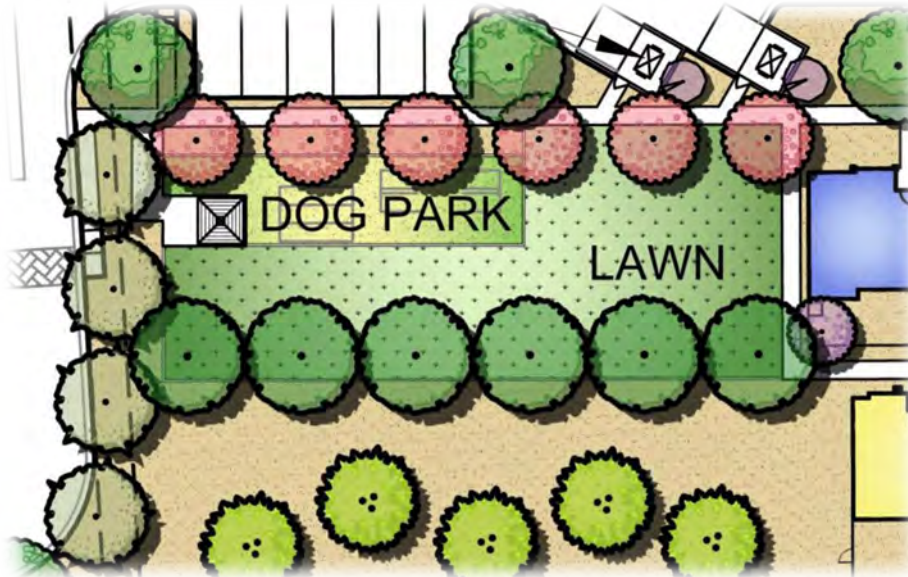
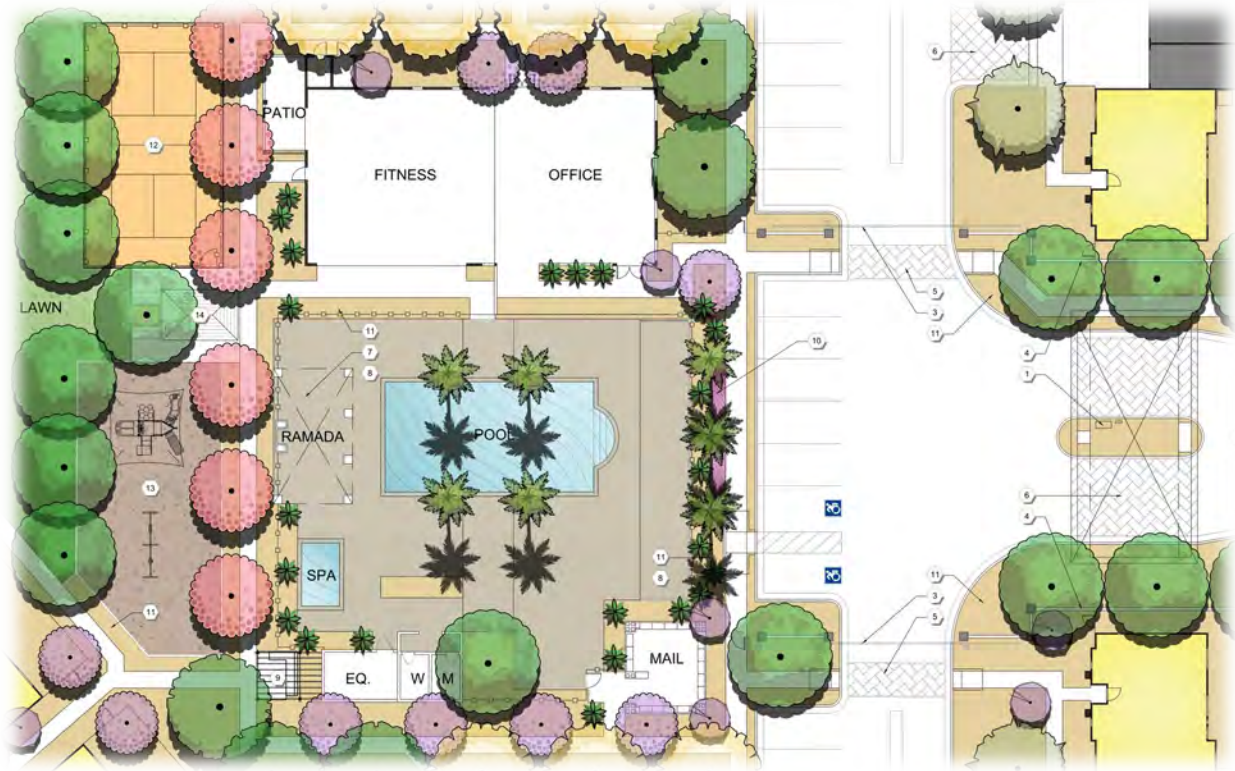
Open Space Standard	Required DSC*	Provided PAD
Recreation Open Space	7% (1.18 acres)	13% (2.13 acres)
Conservation Open Space	Min. 0%	0%
Other Open Space 2.47 ac. Private OS 3.97 ac. Common OS	11% (1.85 acres)	38% (6.44 acres)
Total	18%	51%

*Required percentage depends on site slopes, which on the Property fall within the 0-2% category.

Proposed in the landscape plan is generous vegetation with varieties carefully selected and arranged in natural clusters to create a desert-pastoral theme consistent with the surrounding vicinity. The plant selection will incorporate indigenous low-water use, ADWR approved plant material to give it a true landscape feel. Larger theme trees will be planted at the project's primary entry and focal points denoted in the conceptual landscape plan. Accent trees and will provide shade and additional color and interest in the amenity areas and throughout the development, which will provide a tasteful variety and an appealing natural visual appeal.

Common Open Space – Common open space areas comparable to multi-family development are provided primarily at the central active open space amenity area, a secondary active open space area, and onsite trails and paths. The intent is to provide code-compliant array of active open space and recreational facilities that will enhance the quality of the community and the lifestyle of the residents. Some of the active open space amenities include a resort-style pool amenity with a spa, pool deck seating and shade, a ramada, and other features. Also, the project will contain BBQ amenities, lawns, and gathering areas with seating and shade trees and structures.

Figure 2 – Central Amenity Area and Dog Park



The preliminary site plan and preliminary landscape plan include a network of pedestrian sidewalks and pathways that provide convenient access for all residents without overdesigning them to make room for the natural appearance between buildings. Pathways will connect to all site amenities and a public path on Hunt Highway. The

applicant will be responsible for the right-of-way improvements for the Property's frontage, which will likely include a 6-foot-wide sidewalk along Hunt Highway.

Figure 3 – Amenity Areas Design Intent



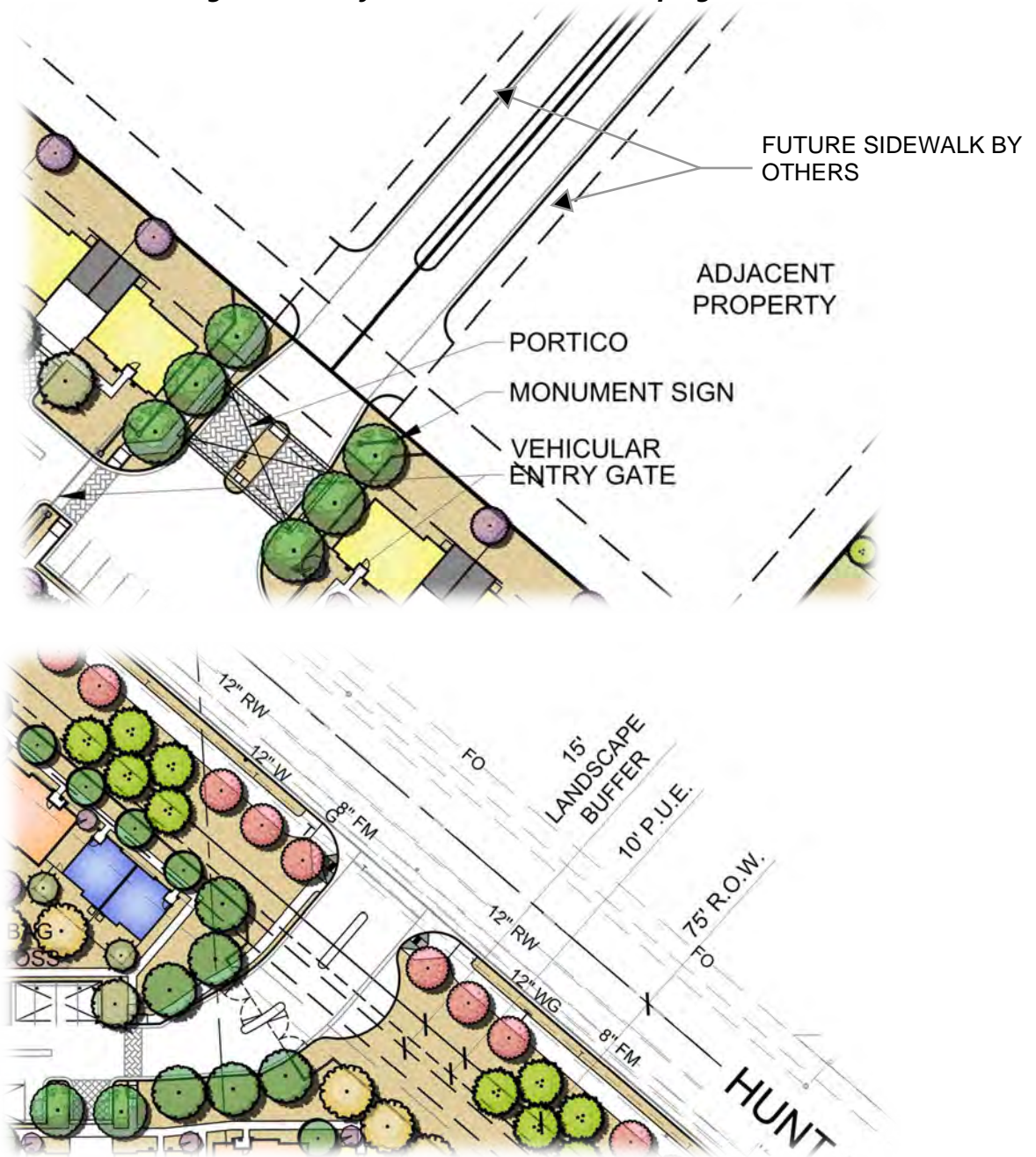
Passive open space amenities include landscaped paths and designated areas that provide for storm water detention and preserve the natural characteristics of the onsite wash and topography. While the Zoning Code allows for proposed site landscaping to cover the entire site, the applicant will attempt to preserve any more mature native trees or barrel cacti in perimeter landscape areas, and additional plant material and landscaping will provide for visual comfort as well as continuity in the overall landscape design and erosion protection.

Private Open Space – In addition to the above common open space, usable private open space areas will combine to make-up a significant portion of the site area. These areas will consist of each housing unit's individual backyard enclosures with minimum 6 feet solid fences. These backyard spaces will enable each owner to enjoy greater privacy, space for pets, landscaping, and room to locate a table, shade umbrella, seating, and other uses. They will include gates to allow for access and maintenance. Site management will retain the right to enter for purposes of site maintenance. For added convenience, the walls enclosing the yards will be designed with solid masonry or vinyl sections that can be easily removed and replaced to provide access for any maintenance needs, all consistent with Pinal County standards.

Providing more private open space than a typical multi-family development creates a higher quality of lifestyle for residents, which in-turn encourages longer term residencies and increased stability for the neighborhood. This feature and design of the units relates to the treatment of a single-family residential subdivision and is a critical component of this unique and innovative rental community.

Perimeter Landscaping and Buffers – Perimeter landscaping will be provided that is typical to a multi-family development, which will serve as a buffer to the surrounding single-family and non-residential uses. At the front setback, the approximately 20-foot perimeter landscape area and 28-foot irrigation easement that will also be landscaped with lighter plants, will create more depth in the buffer along Hunt Highway. Along the north point—the closest to the commercial development—additional enhanced landscaping if designed with landscape buffer exceeding minimum requirements, and a dog park. The west and south boundaries will function as a single-family perimeter buffer with 20-foot rear yard enclosures backing up to the property line, that being a typical backyard depth in single-family zoning. To the south adjacent to the solera community, this will provide adequate transitioning because of the open space tracts, perimeter road, and additional open space tracts that separate it from homes to the south. A handful of homes lie in that area, one that is separated by an 8–10-foot landscaped tract, and a few others further south with more landscaping for buffers. This separation will exceed minimum zoning standards, provide a suitable transition in land uses, and increase compatibility with the adjacent community to the south.

Figure 4 – Entry and Perimeter Landscaping



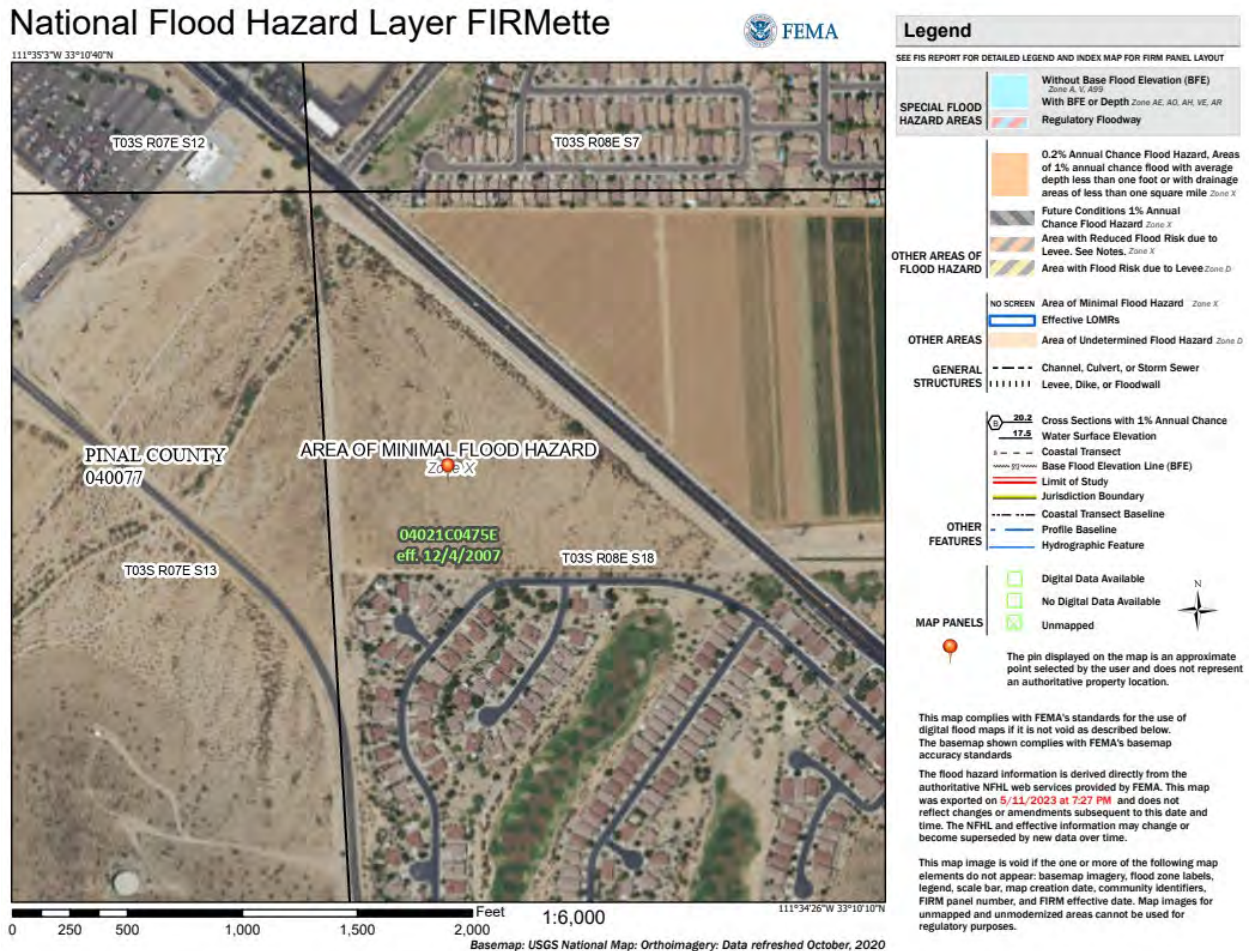
III. Slope Analysis

All on-site slopes are minimal and range between 0% to 2% throughout the property.

IV. Projected 100-Year Floodplain and Floodway Boundary

The property falls within Zone X, which is denoted by FEMA as an area of minimal flood hazard.

Figure 5 – FEMA Flood Hazard Layer



V. Conclusion

This Plan describes the PAD intent and summarizes the proposed development's compliance with the Comprehensive Plan, Zoning Code, and open space-recreation standards and guidelines. The project site is located on a challenging bypassed site with an irregular shape that has negligible sensitive environmental features. And yet the development will integrate where possible the viable native plant material into the proposed development. At the centrally located primary entry to the project, architectural elements, walls, monumentation, landscaping and view corridors to the main amenity area will create an impactful statement about this high-quality gated community. Generous

internal amenities and connecting pathways will promote and awareness and appreciation of the outdoors and incorporate resort-lifestyle amenities. Perimeter landscaping and project buffers where adjacent to the right-of-way and adjacent single-family uses will contribute to project compatibility in accordance with the goals and policies of the Comprehensive Plan and Area Plan.

Appendix

Attachment 1 – Context Map

Attachment 2 – Site Exhibit

Attachment 3 – Pedestrian Circulation Plan

Attachment 4 – Vegetation Analysis

Attachment 5 – Visual Analysis

