

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

ORDINANCE NO. 2023-PZ-PD-013-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A PAD OVERLAY (PZ-PD-013-23) FOR CERTAIN PROPERTY LOCATED TO THE WEST OF HUNT HIGHWAY AND SOUTH OF N STONE CREEK DRIVE IN PINAL COUNTY, ARIZONA, ON 18.43± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-013-23**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to Pinal County Development Services Code Chapter 2.176 to approve a Planned Area Development (PZ-PD-013-23) in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on May 17, 2023, the Pinal County Community Development Department (the “**Department**”) received an application from VTLG HUNT HIGHWAY LAND CO., LLC, Landowner, and Pew & Lake PLC, applicant/agent, of property located on west of Hunt Highway and south of N Stone Creek Drive in the San Tan Valley area in Pinal County, Arizona, legally described in the attached **Exhibit “A”** (the “**Property**”) for a planned area development overlay (the “**PAD Overlay**”), Case No. **PZ-PD-013-23**; and,

WHEREAS, on September 21, 2023, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on Case No. **PZ-PD-013-23**, giving no less than 15-day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezone; and,

WHEREAS, following the public hearing, the Commission voted 8 to 0 in favor of forwarding a recommendation of approval to the Board with 15 Stipulations of Approval set forth in the attached **Exhibit “B”** (the “**Stipulations**”).

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

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

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

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Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED THIS 1st DAY OF NOVEMBER, 2023, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT A
LEGAL DESCRIPTION
PZ-PD-013-23

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;

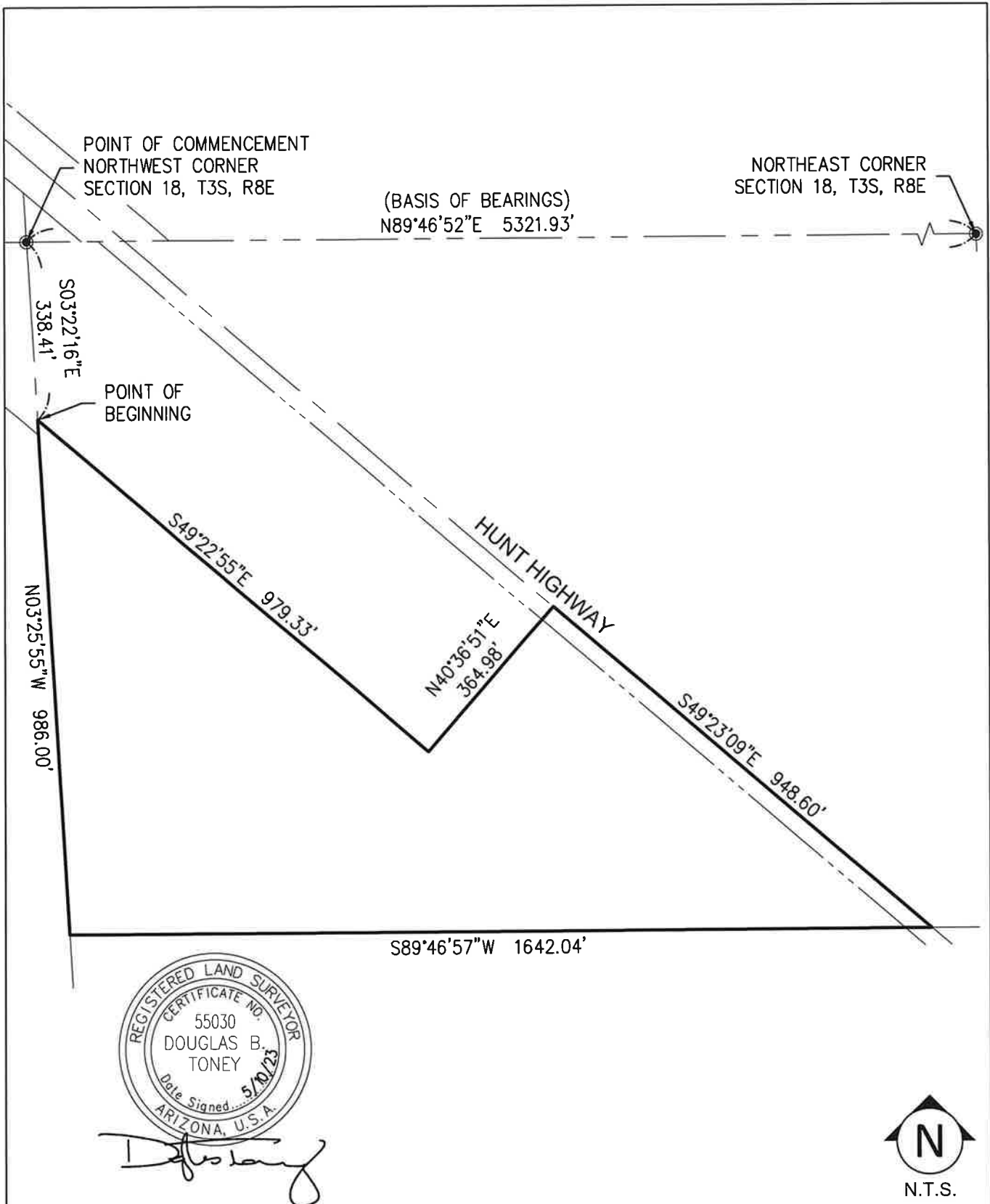
THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 948.60 FEET;

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

N03°25'55"W 986.00'

S49°22'55"E 979.33'

N40°36'51"E
364.98'

HUNT HIGHWAY

S49°23'09"E 948.60'

S89°46'57"W 1642.04'



Douglas B. Toney



SHEET 1
OF 1

EXHIBIT PAD AREA		
DATE: 5/10/23	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) 829-8830
Fax: (480) 829-8841
www.bowman.com

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.