



MEETING DATE: DECEMBER 6, 2023

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-007-23, PZ-036-23 & PZ-PD-011-23 (IRONWOOD AND OCOTILLO)**

CASE COORDINATOR: GLENN BAK

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**Executive Summary:** *Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for development standards for a multiple dwelling residential 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 Non-Major Comprehensive Plan Amendment (PZ-PA-007-23), Zone Change (PZ-036-23) and Planned Area Development (PAD) overlay (PZ-PD-011-23), with attached stipulations.

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LEGAL DESCRIPTION: A portion of the Northwest Quarter of Section 20, Township 2 South, Range 8 East, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PA-007-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 38.16± acres from Suburban Neighborhood land use designation to Community Center land use designation to allow a higher density development, a portion of Section 20, Township 2 South, Range 8 East, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.
2. **PZ-036-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a rezoning of 17.71± acres from Single Residence (CR-3) and 20.45± acres from General Business (CB-2) zoning districts to Multiple Residence (MR) zoning district, 38.16± acres to allow a higher density development, a portion of Section 20, Township 2 South, Range 8 East, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.
3. **PZ-PD-011-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting an amendment of the Villa Sereno Planned Area Development (PZ-PD-022-08) 112.17± acres to the Ironwood and Ocotillo PAD Overlay Zoning District, on 95.23± acres, to allow for development standards for a multiple dwelling residential development, a portion of Section 20, Township 2 South, Range 8 East, Pinal County, Arizona (legal

on file) tax parcels: 104-87-074G, a portion of 104-87-074E, 104-87-074D, &104-87-074F, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

Tax Parcels: 104-87-074G & a portion of 104-87-074E, 104-87-074D, &104-87-074F

LOCATION: Located southeast of Ocotillo and Gantzel, in San Tan Valley area, Pinal County.

SIZE: 112.17± acres

COMPREHENSIVE PLAN: Ironwood and Ocotillo 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 “Suburban Neighborhood” under the San Tan Valley Special Area Plan.

EXISTING ZONING AND LAND USE: The subject is currently zoned as General Rural (CR-3 and CB-2) Zones and is vacant land.

SURROUNDING ZONING AND LAND USE:

- North: Single Residence (CR-3) & General Business (CB-2) Zones – Commercial and Subdivision
- South: Single Residence (CR-3) Zone - Subdivision
- East: Single Residence (CR-3) Zone – Vacant Land
- West: Suburban Ranch (SR) Zone – Large Lot Homes

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): August 24, September 5, 12, 19, 2023
- Agency Mail out: September 29, 2023
- Newspaper Advertising: September 30 & November 16, 2023
- Site posting, County: October 2 & November 10, 2023

As of 10/13/2023, several letters of concern and opposition, as well as support have been received and added to this report for Commission and Board review. Those items are included in the P&Z packet.

**COMMISSION ACTION/RECOMMENDATION: (PZ-PA-007-23)** At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 9-0, to recommend approval of **(PZ-PA-007-23)** based upon the record as presented, with no stipulations.

**COMMISSION ACTION/RECOMMENDATION: (PZ-036-23)** At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 9-0, to recommend approval of **(PZ-036-23)** based upon the record as presented, with 2 stipulations.

1. *Approval of this zone change (PZ-036-23) 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; and*
2. *This zone change supersedes all stipulations under case PZ-022-08.*

**COMMISSION ACTION/RECOMMENDATION (PZ-PD-011-23):** At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 9-0, to recommend approval of **(PZ-PD-011-23)** based upon the record as presented, with the 14 stipulations included in the staff report.

1. The stipulations enumerated herein pertain to the area described in case PZ-036-23 & PZ-PD-011-23;
2. Approval of this PAD (PZ-PD-011-23) 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. Ironwood and Ocotillo Planned Area Development (PAD) Overlay District (PZ-PD-011-23) is to be developed as shown by the site plan/development plan dated September, 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-036-23;
5. 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;
6. 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;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. The development shall dedicate Right of Way for the adjacent streets per the County's cross sections or as approved by the County Engineer;
9. The Development shall fund and construct the signals and roadway improvements per the Traffic Impact Analysis report as approved by the County Engineer; and
10. Access to the development shall per the Traffic Impact analysis report as approved by the County Engineer.
11. A solid wall shall be constructed along or immediately adjacent to the Links Estates development, a distance of approximately 1,011 feet.
12. All infrastructure is to be completed prior to Certificate of Occupancy for any units for rent.
13. This Planned Area Development supersedes all stipulations under case PZ-PD-022-08; and
14. 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-036-23.

Date Prepared: 11/13/2023 GB

Revised:

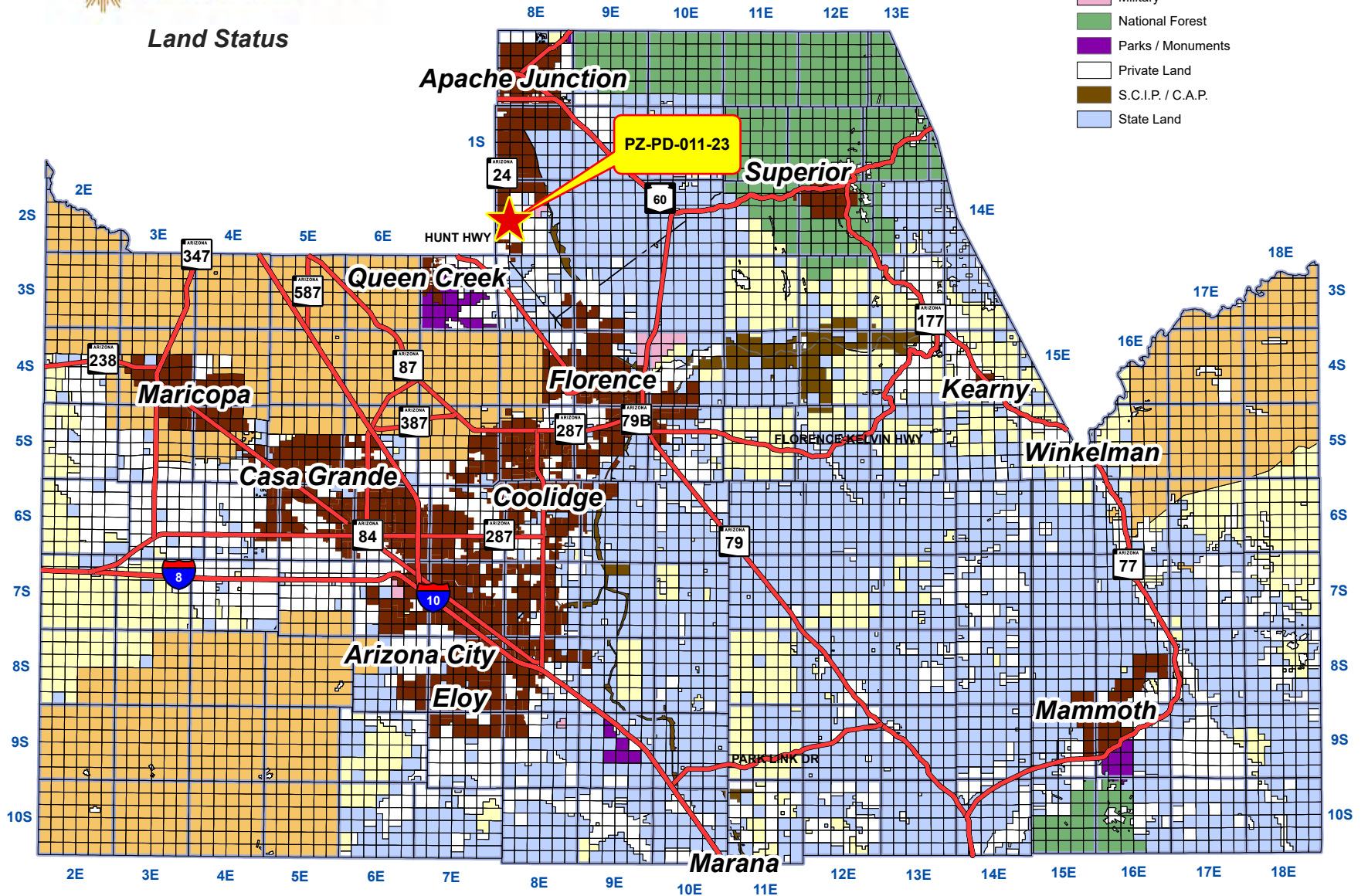


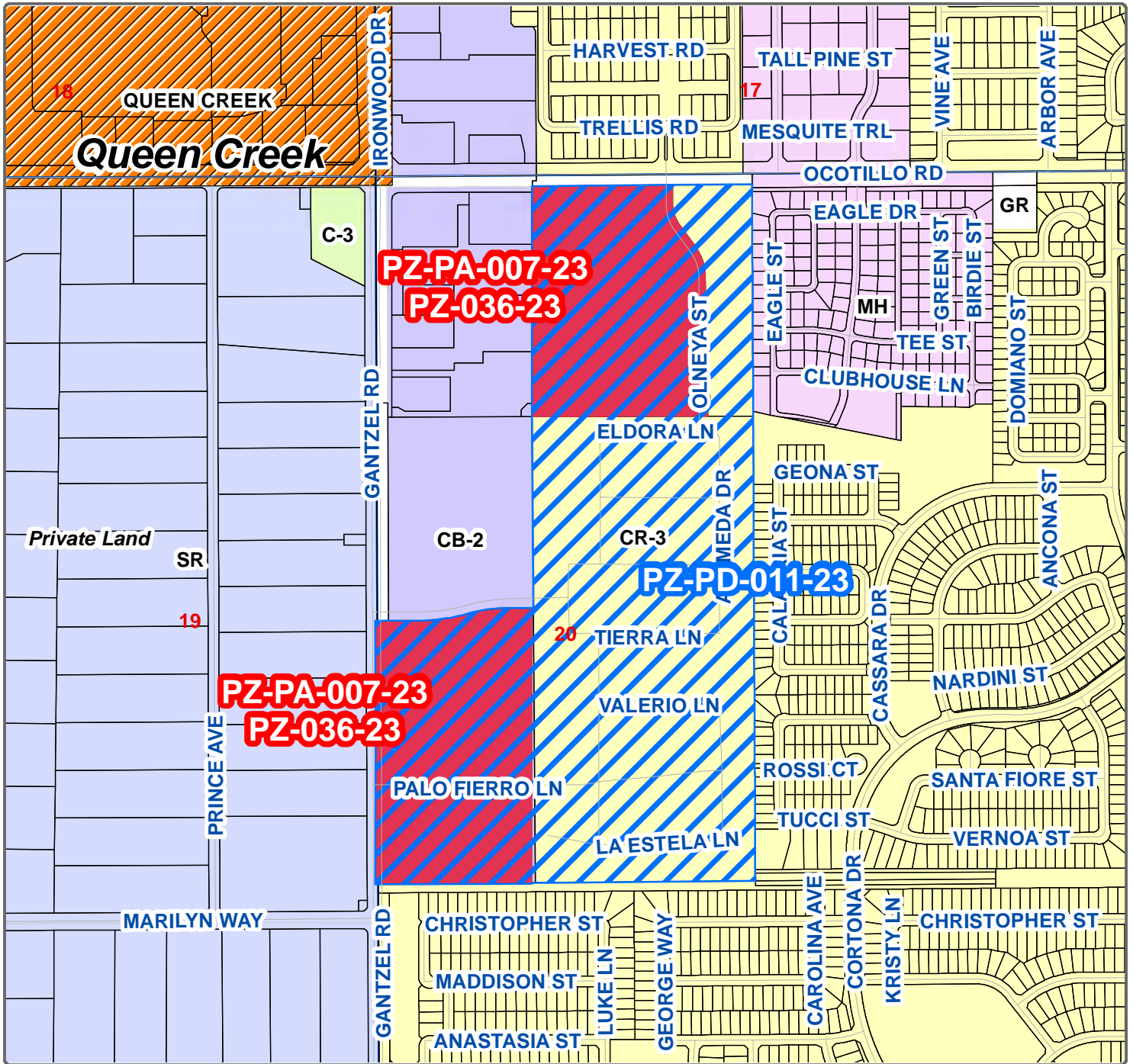
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Land Status

### Legend

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





### Board of Adjustment

PZ-PA-007-23 PUBLIC HEARING/ACTION: Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A. applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 38.16± acres from Suburban Neighborhood land use designation to Community Center land use designations to allow a higher density developments, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.  
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Current Zoning: CR-3, CB-2

Requested Zoning: Rezone

Current Land Use: STV SAP



**Legal Description:**

A portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.  
 And 104-87-074G, a portion of 104-87-074E, 104-87-074D, & 104-87-074F, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.



Owner/Applicant: OCOTILLO & IRONWOOD HOLDINGS, LLC  
 BRENNAN RAY C/O BURCH & CRACCHIOLO, P.A.

Drawn By: GIS / IT /LJT Date: 09/28/2023

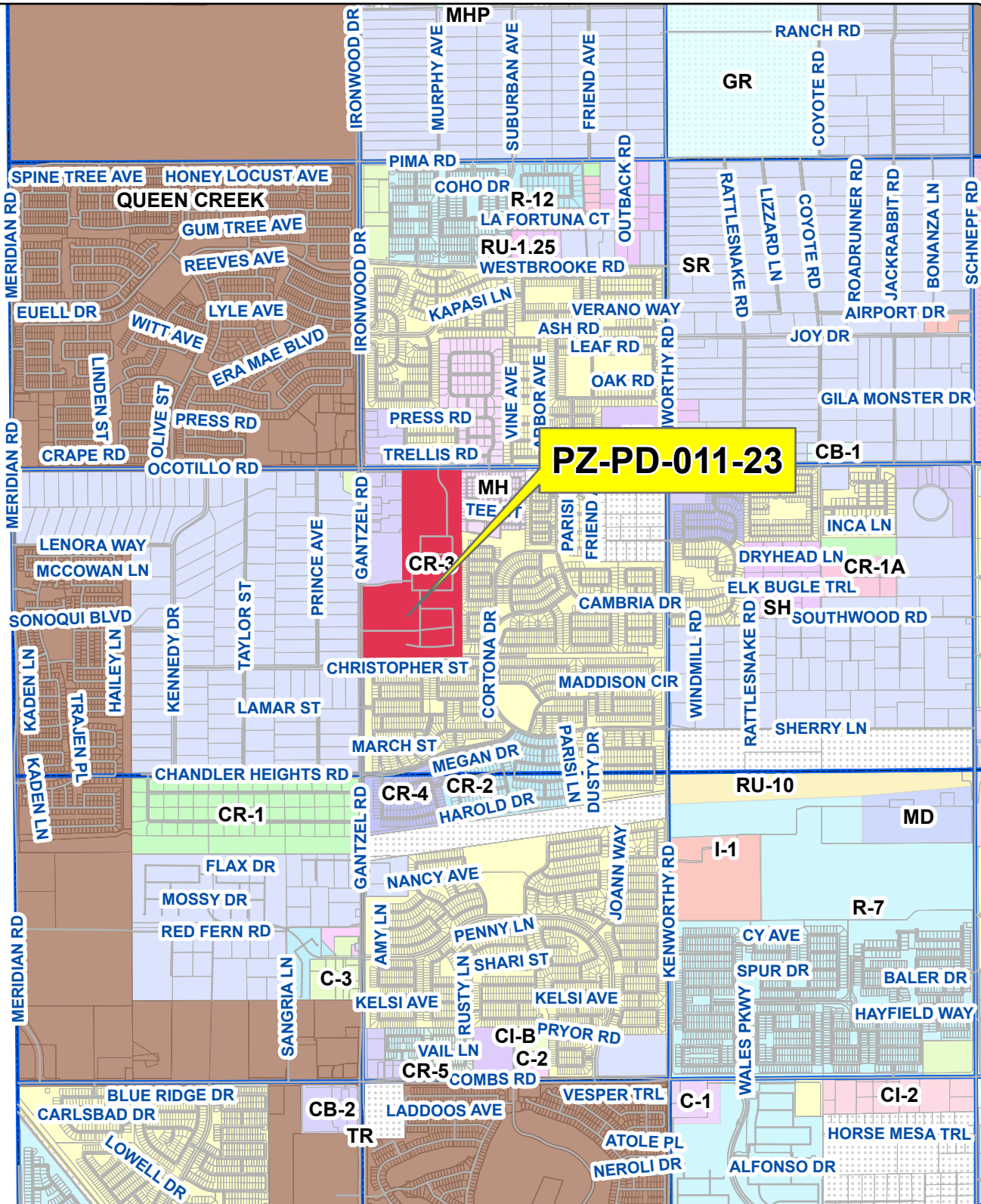
Sheet No. 1 of 1

Section 20 Township 02S Range 08E

Case Number: PZ-PA-007-23, PZ-036-23, PZ-PD-011-23

SEC 20, TWN 02S, RNG 08E

Maricopa County



# Community Development



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**Legal Description:**

A portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G, a portion of 104-87-074E, 104-87-074D, & 104-87-074F, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

SEC 20, TWN 02S, RNG 08E



Owner/Applicant: OCOTILLO & IRONWOOD HOLDINGS, LLC  
BRENNAN RAY C/O BURCH & CRACCHIOLO, P.A.

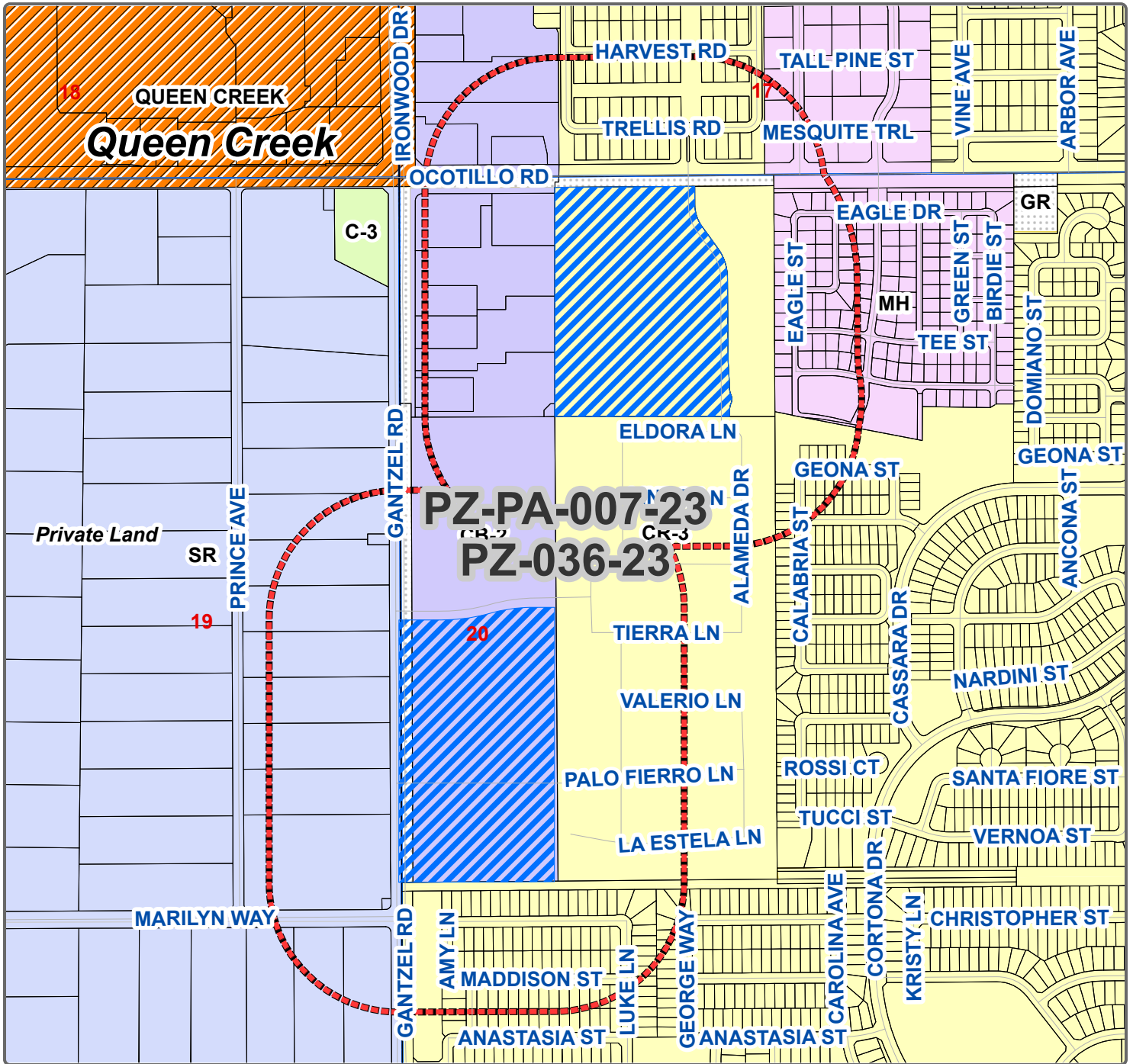
Drawn By: GIS / IT / LJT Date: 09/28/2023

Sheet No.

1 of 1

Section 20 Township 02S Range 08E

Case Number: PZ-PD-011-23



## Community Development

PZ-PA-007-23 PUBLIC HEARING/ACTION: Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A. applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 38.16± acres from Suburban Neighborhood land use designation to Community Center land use designations to allow a higher density developments, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

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Current Zoning: CR-3, CB-2

Requested Zoning: Rezone

Current Land Use: STV SAP



**Legal Description:**

A portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

SEC 20, TWN 02S, RNG 08E



Owner/Applicant: OCOTILLO & IRONWOOD HOLDINGS, LLC  
BRENNAN RAY C/O BURCH & CRACCHIOLO, P.A.

Drawn By: GIS / IT /LJT Date: 09/28/2023

Sheet No.  
1 of 1

Section 20 Township 02S Range 08E

Case Number: PZ-PA-007-23, PZ-036-23

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PINAL COUNTY PLANNING AND ZONING COMMISSION  
(PO NUMBER 249810)

Regular Meeting  
9:00 a.m.  
Thursday, October 19, 2023  
Board of Supervisors Hearing Room  
135 N. Pinal Street, Florence, Arizona

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CALL TO ORDER & ROLL CALL: p. 1

PLANNING MANAGER REPORT: p. 2

2023 MAJOR COMPREHENSIVE PLAN AMENDMENTS:

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- PZ-PA-009-23 - pp. 3-57
- PZ-PA-010-23 - pp. 58-70

NEW CASES:

- PZ-PA-007-23, PZ-036-23, & PZ-PD-011-23 - pp. 104-140
- PZ-032-23 & PZ-PD-007-23 - pp. 70-92

ADJOURNMENT: p. 141

TRANSCRIPTION PROVIDED BY

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ORIGINAL PREPARED FOR:  
PINAL COUNTY, ARIZONA

1           RIGGINS: Let's call to order the regular meeting of  
2 the Pinal County Planning and Zoning Commission on Thursday,  
3 October 19<sup>th</sup> of 2023, at 9:05 a.m. Let's go on to the Planning  
4 Manager Report. Actually roll call.

5           OLGIN: Yes sir. Good morning. Chairman Riggins.

6           RIGGINS: Here.

7           OLGIN: Oh, are you doing roll call or did you want  
8 me to do roll call? So Chairman Riggins, here. Mennenga.

9           MENNENGA: Here.

10          OLGIN: Del Cotto.

11          DEL COTTO: Here.

12          OLGIN: Erickson.

13          ERICKSON: Here.

14          OLGIN: Hardick. Hartman.

15          HARTMAN: Here.

16          OLGIN: Keller.

17          KELLER: Here.

18          OLGIN: Klob.

19          KLOB: Here.

20          OLGIN: Lizarraga.

21          LIZARRAGA: Here.

22          OLGIN: Schnepf.

23          SCHNEPF: Here.

24          OLGIN: We have a quorum.

25          RIGGINS: We certainly do. Now, we'll go ahead and

1 of things that I can besmirch it for, but I won't because  
2 there's a reason for the inclusions of certain things in  
3 there, even though in this County I don't see how they apply  
4 in any way, shape or form, but as long as they do no harm,  
5 then it's fine. And that's how we'll try to approach it as we  
6 go forward. But I can state unequivocally that this is  
7 absolutely the identical document that we all decided that we  
8 were finished with. That's what was brought back. So just to  
9 make sure that we all know that it has not changed. So any  
10 other questions of Sangeeta? Well, there none being, we will  
11 go ahead and open up this meeting to the public and ask if  
12 there is anyone in the audience who would like to come up and  
13 speak to this case. Anybody at all? And there none being,  
14 we'll go ahead and close the public participation portion of  
15 the case, and I will direct the Commission to either question  
16 staff, or comments to staff, or discussion among ourselves, or  
17 if we're prepared for a motion, that would be appropriate as  
18 well. Commissioner Hartman.

19 HARTMAN: Mr. Chairman, I'll make a motion to  
20 approve PZ-PA-006-23 as presented.

21 RIGGINS: And forward to the Board of Supervisors?

22 HARTMAN: And forward on for - recommend it to the  
23 Board of Supervisors.

24 RIGGINS: For approval.

25 HARTMAN: For approval.

1 RIGGINS: Okay, that's a motion, do we have a  
2 second? Commissioner Mennenga - Vice Chair Mennenga seconds.  
3 All those in favor signify by saying aye.

4 COLLECTIVE: Aye.

5 RIGGINS: Any opposed? Then it passes unanimously.

6 DEOKAR: Thank you.

7 RIGGINS: So our last case is three cases, it's a  
8 triple, is it not?

9 BAK: Correct.

10 RIGGINS: Okay. So we have three case numbers, we  
11 will hear them together, but then we will need to vote on them  
12 separately. I need to find it.

13 BAK: Okay, good afternoon Mr. Chair, Commissioners.  
14 PZ-PA-007-23, PZ-036-23, and lastly, PZ-PD-011-23, known as  
15 Ironwood & Ocotillo. The first case is a Non-Major  
16 Comprehensive Plan Amendment to redesignate 38.16 acres from  
17 Suburban Neighborhood land use designation to Community Center  
18 land use. Second case is to rezone from Single Residence CR-3  
19 on 17.71 acres and General Business CB-2 on 20.45 acres to  
20 Multiple Residence zoning district to allow a mixed use  
21 development plan. Lastly, is approval of a Planned Area  
22 Development Overlay District on 95.23 acres to allow more  
23 flexible standards. This property is generally located  
24 southeast of Ocotillo Road and Gantzel. Owner is Ocotillo &  
25 Ironwood Holdings, and Brennan Ray here present is with Burch

1 & Cracchiolo is the applicant. So here you have the general  
2 location. Northwest. Here you have the case map. And so what  
3 we have here in those two red areas is the crux of the  
4 application where the mixed use development would be going.  
5 The remainder of that is the portion where the PAD amendment  
6 is encompassing. And here's an aerial photo of the property  
7 currently. Until very recently, this was a golf course and it  
8 has been for quite some time, and in the last year or so, I  
9 believe, that went away. So here this zoning exhibit helps to  
10 illustrate the changes being proposed. So if you look at that  
11 right image, you see CB-2, there's no change, but because it's  
12 part of that PAD, we have to encompass it in the overall  
13 proposal. And on the left you see that purple area's  
14 currently CB-2, the southern portion here would be changed  
15 then to MR, and then lastly, you have that northern yellow  
16 portion on the left side, that's CB-2, and then that would be  
17 changed to MR as well. Comprehensive Plan. So this is  
18 showing the existing Comp Plan. And so then the proposal  
19 would be for a Community Center, as you see from the left to  
20 right. And this is a conceptual plan for that Parcel 1,  
21 that's that northern portion along Ocotillo, what it would  
22 conceptually look like, and then you have enlarge the  
23 recreational parcel that's to the east of that, that this one  
24 has easier access to. And then this is then Parcel 3. And so  
25 north would be to the right in this exhibit. So this gets

1 access from that road there on the right side of this exhibit  
2 there, primarily, and then it has secondary emergency access,  
3 and the western portion onto Gantzel. Here's looking north,  
4 and you'll notice that this is adjacent to some large power  
5 lines. Looking south. And as well as east, and then west, I  
6 believe this is looking across Gantzel, the large lot  
7 properties there. So items for the Commission consideration.  
8 Multi-family housing stock is lacking in the general area.  
9 Multi-family and commercial do generate large volumes of  
10 traffic and noise, which will impact roadways and the  
11 communities nearby. The proposed project includes a three  
12 story dwellings within Parcel 3, not the Parcel 1, up to a  
13 height of 40 feet. Staff has received emails primarily  
14 supporting the proposal, contingent on a wall being built  
15 along certain boundaries. Some items of opposition and  
16 concern were also received. Generally it's about a 2 to 1  
17 ratio, I believe. Staff's recommendation for PZ-PA-007-23 is  
18 for approval with no needed stipulations. PZ-036-23,  
19 recommendation for approval with 15 - or correction, one  
20 stipulation. And lastly, PZ-PD-011-23 for the PAD, includes  
21 14 stipulations as listed in your staff report. And then  
22 staff would be happy to entertain any questions the Commission  
23 may have.

24 RIGGINS: Okay Commissioners, any questions on the  
25 staff report? Any at all?

1 SCHNEPF: I have a question.

2 RIGGINS: Commissioner Schnepf.

3 SCHNEPF: On the Gantzel Road entrance on, is that  
4 El Parque? Is that a left in, or off going south, turning in?  
5 Isn't Gantzel divided?

6 BAK: I believe, and I'll let the applicant correct  
7 me, that it's emergency or - and exit only.

8 SCHNEPF: Okay. Okay. Well we can - yeah.

9 WANAMAKER: Thank you Chairman, Commissioner  
10 Schnepf. Chris Wanamaker, County Engineer. Yeah, so that  
11 access point there shown at the top of the figure, is  
12 emergency access only, and to be only used during emergency  
13 situations. So there'll be a gate there, it'll be - should be  
14 right in/right out, and full access is going to be provided on  
15 the El Parque lane with a signal.

16 SCHNEPF: With a signal.

17 WANAMAKER: The signal we put in with this project.

18 SCHNEPF: That light signal's gonna - isn't that  
19 going to be awfully close to the signal that's up there by the  
20 Big O Tire?

21 WANAMAKER: Let me check my - I have the traffic  
22 report on my - if you give me a moment, please. So that  
23 signal is approximately 1,200 feet from the McDonald's signal,  
24 so about a quarter mile.

25 SCHNEPF: Yeah (inaudible). Still pretty close with

1 all that traffic that goes down there. Just was curious.

2           WANAMAKER: Yes. The preference for a major road  
3 like this would be to have signals every half mile for optimum  
4 mobility, but in this case with the proposed access, having  
5 that signal there is basically the best option that we can  
6 accommodate. And by limiting the access to one access point  
7 there off of Gantzel, that helps control that traffic flow as  
8 well. And with the signal timing, we'll be able to prioritize  
9 Gantzel Road traffic over ingress and egress for this project  
10 to keep traffic moving during those peak hours.

11           SCHNEPF: And their secondary or other access point  
12 would be off of Ocotillo Road coming all the way down, right?

13           WANAMAKER: Yeah, that's off of Stenson Road there.

14           SCHNEPF: Yeah. Okay. Yeah, those lights, yeah,  
15 that's pretty close. Okay.

16           WANAMAKER: Oh, and I also want to mention that with  
17 this project they'll be improving Gantzel Road to add a third  
18 thru lane, as well as a right turn deceleration lane, at the  
19 access there. So that will improve capacity as well. There  
20 any other questions for traffic related?

21           SCHNEPF: Yeah. So the Ocotillo entrance up there,  
22 that will not be a streetlight, correct? It will just be  
23 left/right, but no traffic control.

24           WANAMAKER: At Stenson Road, I don't believe. Just  
25 going through this report here, I don't believe they're

1 proposing a signal. Let me just double check.

2 RAY: There is.

3 SCHNEPF: There is?

4 WANAMAKER: Okay, he will be proposing a signal  
5 there at Stenson. I didn't see it on that figure.

6 SCHNEPF: Because that would make traffic life very  
7 difficult for residents coming out of there. If you know that  
8 area, especially during certain times of the day, be very  
9 difficult for someone to want to turn left onto Ocotillo Road  
10 going west.

11 WANAMAKER: Okay, yeah. Yeah, so I have the traffic  
12 report here. The proposed - they are proposing a traffic  
13 signal there at Stenson as well.

14 SCHNEPF: Okay, so two traffic signals at those two  
15 major entrances. Okay.

16 WANAMAKER: All right?

17 SCHNEPF: Thank you.

18 WANAMAKER: Thank you.

19 RIGGINS: Commissioners, any other questions?

20 KLOB: Through the Chair.

21 RIGGINS: Commissioner Klob.

22 KLOB: Can you kind of go over each of the parcels  
23 and the housing type breakdown of - for each one?

24 BAK: So, I believe there's some exhibits that are  
25 in your packet, and I'm thinking the applicant probably has

1 that as well. That shows the variations of the housing  
2 proposed.

3 KLOB: Okay.

4 BILLINGSLEY: I think I can help answer this, Mr.  
5 Chairman, Mr. Klob. So right now we're looking at Parcel 1.  
6 Parcel 1 is the farthest north parcel off Ocotillo Road. This  
7 is a build to rent community, similar to some of these other  
8 projects that we've heard where it's more of a single family  
9 look, with joint open spaces and what have you, maintained by  
10 the agency that owns it, but it would be a build to rent  
11 product. And then obviously a very large park amenity that  
12 you see there on the right. Let me see if I can find the  
13 other one. Parcel 3 is a townhome community. So not  
14 apartments, but townhomes. And on the far left-hand side of  
15 the screen, those are actually to the south - this is just set  
16 sideways - those are two story townhomes in that area,  
17 adjacent to that existing residential community. And then on  
18 the right-hand side where the little amenity is with the pool  
19 and the park, that side of the development is three story  
20 townhomes. And you'll see that in order to buffer from the  
21 residential, they've placed one story garages, I think, on the  
22 bottom of that graphic, and then sizable setbacks to both  
23 Gantzel Road, as well as the adjacent residential development  
24 which also uses these same two access points we were speaking  
25 to. It's under construction at this time as single family

1 homes. The parcel in the north - it wasn't real clear on the  
2 presentation - but the parcel in the north is already zoned  
3 residential, but they're going to multi-family residential, I  
4 believe it's SR-1? CR-2. So it's residential to the north.  
5 This piece is zoned commercial that's more to the south. The  
6 Commission has seen this case previously, and there was some  
7 concern with losing commercial. The developer came back in  
8 with a new concept to where they could conserve - and this  
9 graphic shows it - conserve 19 acres of commercial that's  
10 still staying there in yellow. So the two areas that are of  
11 concern here in terms of the applications today are the two  
12 orange pieces - I'm colorblind, so I'm guessing that's orange  
13 - the yellow's going to stay commercial, and we actually met  
14 with that commercial developer yesterday. I hope that helps.

15 KLOB: Yeah, thank you.

16 SCHNEPF: One follow up question, Commissioner  
17 Riggins.

18 RIGGINS: Commissioner Schnepf.

19 SCHNEPF: On the three story, is that a garage and  
20 two levels above. Is that correct?

21 BAK: I believe so. So the garage would be one  
22 story.

23 SCHNEPF: I'm sure the applicant could speak further  
24 to that. Okay, thank you.

25 RIGGINS: Commissioners, any other questions? None

1 being, thank you. We'll go ahead and ask the applicant to  
2 come up. And if you could please get your name and address  
3 into the log and then give that to us before you begin.

4 RAY: If someone can, while I'm doing that, make my  
5 presentation come up, that'd be much appreciated. Okay Chair,  
6 Members of the Commission, Brennan Ray, 1850 North Central,  
7 here on behalf of Guefen Development Partners. Guefen is a  
8 multifamily developer, a national outfit that has a reputation  
9 of building Class-A multifamily communities. Consistent with  
10 that reputation that they've earned, they are planning to  
11 develop roughly 38 acres to a multifamily community, and I'll  
12 get into it detail. To say that we've been working on this  
13 for a while would be probably an understatement. We've been  
14 working at this about 20 months, is how long we've been  
15 working on this. Working closely - I don't even know if hand-  
16 in-glove is a close enough analogy - with staff, including  
17 planning, transportation, engineering, a variety of  
18 departments to ensure that this is an appropriate development  
19 for this very challenging infill site. We've also, during the  
20 course of this time, worked closely with the neighbors, and  
21 I'm happy to say that there are a number of neighbors here  
22 behind me that are here to speak in support of this. I  
23 couldn't have said that a year ago from where we were, but I  
24 can certainly say that today, and that's evidenced as well by  
25 the number of people that have emailed their support. We

1 appreciate the thoroughness of staff's report, very detailed,  
2 and they kept it light on the presentation knowing that I'd  
3 probably pick up some of the things to emphasize, but I  
4 commend them for the thoroughness of their report. And  
5 there's a number of things that I can go into, I'm certainly  
6 mindful of the time of day that it is. But there's four  
7 things that I'd kind of like to touch on, and I will try to be  
8 brief. I'll keep an eye on my time. Four things I'd kind of  
9 like to touch on, the first being the neighborhood outreach,  
10 second being challenges with the site's current zoning. I'm  
11 sensitive to the discussions that have been had, not only  
12 before this group, but before the Board of Supervisors when we  
13 talk about commercial and rezoning commercial land, especially  
14 in this area of San Tan Valley. And so I'm going to talk  
15 about some of the challenges associated with the current  
16 zoning, and then I'll highlight some of the key points of the  
17 development. And then one of the, probably the biggest  
18 concern that we've heard as we've gone throughout this entire  
19 process, is traffic. And we've worked very closely with  
20 Chris, as he indicated, to solve some things and you kind of  
21 got a little sneak peek preview with some traffic signals and  
22 an additional lane on Gantzel as the outcome. But just so  
23 you're familiar, on this slide is a kind of a timeline of the  
24 process that we've been in. I mentioned 20 months. You start  
25 in the County with a pre-app process, but formal application,

1 we've been at this since June of last year. Since that time,  
2 you can see on there we've gone door to door in the dead of  
3 summer, gone door to door, and you can see the numbers there.  
4 We had a neighborhood meeting August of last year that was  
5 well attended, 48 people. That's a pretty good number of  
6 people with a variety of concerns. The biggest two concerns  
7 that we heard were traffic and commercial. And so since that  
8 time - you can see there's a huge gap between August of '22  
9 and July of '22 - and since that time, as I mentioned, we've  
10 worked closely with staff, tried to find some religion along  
11 the way on some other things, but nevertheless have worked  
12 closely with them to be able to be able to stand here and tell  
13 you we've had a lot of outreach since then as well. You know,  
14 door to door - and that should say July '23 to August '23.  
15 But you can see we've had three neighborhood meetings, and  
16 each time we had less and less, and the people that showed up  
17 to neighborhood meetings were relieved of the changes that we  
18 had made, and I think that's reflective in the fewer numbers  
19 that we had as compared to our original meeting a year ago  
20 when we look at it. Again, you're very familiar with the  
21 site. Obviously, the Comprehensive Plan designates it  
22 Suburban Neighborhood, and as I mentioned, we're changing  
23 roughly 38 acres of what was originally a 122 acre site that  
24 was zoned back in 2008. So I mentioned the commercial part.  
25 So this is kind of the second thing I said I wanted to talk

1 about, and I think to understand why we are here today, I  
2 think it's important to understand some of the history, and  
3 really 15 years of struggle. And you can read on there the  
4 various things that have happened. NAI Horizon is a national  
5 outfit, well known in the commercial brokerage business, and  
6 so they've marketed on two different occasions. Diversified  
7 Partners, who is well-known as well in the commercial  
8 brokerage and development industry as well, marketed for a  
9 time and then they ultimately acquired it. And the  
10 interesting thing about Diversified Partners, Walt Brown is -  
11 heads that up. He probably has a better pulse on the amount  
12 of development that's occurred in Pinal County and San Tan  
13 Valley area. There are a number of developments, including  
14 one that he did a mile to the south. He did development at  
15 this intersection of Gantzel and Ocotillo. He certainly has a  
16 pretty good feel for commercial and commercial viability when  
17 we're talking about it in this area. So what's interesting is  
18 if we look at this time period, possibly one of the greatest  
19 expansions in commercial history, it still sat vacant. So  
20 this is the 2008 zoning case, the Villa Sereno case, and you  
21 can see on left this is the zoning, that was part staff's  
22 presentation in the packet as well, but on the right is the  
23 approved site plan. And when you take a close look at that  
24 approved site plan, you can kind of start to see a breakdown  
25 of what was contemplated. And this is on the parcel that's

1 along Gantzel. So in this graphic to your left is going to be  
2 north, and you can see that there was 157,000 square feet of  
3 commercial planned, another 90,000 square feet of medical  
4 office, another 94,000 of assisted living. The challenge of  
5 this, you would normally see this size of a development at a  
6 hard corner, not at a mid-block location with no direct access  
7 to the hard corner. There is a singular point of access to  
8 this, and that is from Gantzel Road for this. And as Chris  
9 indicated, they're kind of stretched when we talk about  
10 capacity and access points to it to make it viable. So this  
11 was what's approved. This is the plan that some neighbors  
12 have seen along the way. This was one that was proposed, but  
13 never approved. It never went anywhere. And you can see on  
14 there, they actually grew it to 199,000 square feet of  
15 commercial retail and 53,000 square feet of office. What's  
16 interesting about this is when you talk about those size and  
17 those square footages - and you see on there, this is a power  
18 center - four majors, a bunch of pads, some in-line shop, you  
19 can see some outdoor space, this is a power center that you  
20 would see on the corner, a hard corner of an arterial  
21 intersection, not at a mid-block location. You see on the  
22 left-hand side there's a vacant area, that's a drainage  
23 channel. There are regional flows that come from the east to  
24 the west that cut through this development to where that is a  
25 huge drainage impact on our ability on the north side, which

1 further impacts our ability to have access, even if we could,  
2 through the existing commercial development that's on the  
3 north side. So when you look at this in terms of what it is,  
4 you can start to see challenges with it. Just to give you an  
5 eye of context of what's in the surrounding area, if you're  
6 not too familiar with it, our site there is in the middle  
7 outlined in white, but when you start to look at what's been  
8 built in the area, you can start to see kind of a who's who of  
9 people that you would see traditionally in a anchor, a  
10 shopping center like this. At the intersection of Ocotillo  
11 and Ironwood - or Gantzel, depending on what side of the  
12 street you're on - you can see that currently there is over  
13 300 and - there's 369,000 square feet of commercial that  
14 exists there today. And we know that the stuff at the  
15 southeast corner, that's struggled. There's still a vacant  
16 pad there that's to be developed, I think Goodwill's in the  
17 process of building on that particular piece. So as you look  
18 at it, that's a lot of square footage for an intersection.  
19 You go a little bit further to the south down at Combs and  
20 Gantzel, there's double the amount, almost 700,000 square feet  
21 of commercial that's down at Combs and Gantzel. When you look  
22 at, you see Fry's, you see Target, you see Sprouts, you start  
23 to see all the people that you would typically see anchored in  
24 a shopping center of this size, of the site that we're talking  
25 about. You know, the grocery market has completely changed.

1 It has been consolidated to where essentially there's really  
2 two grocers. You've got Safeway, Fry's and I think they're in  
3 the process of trying to acquire each other, if I remember  
4 right, and then you've got essentially Bashes. And Bashes, as  
5 you know, was sold to Raley's out of Northern California, and  
6 I don't think that they're planned any big expansion at this  
7 time. And what's interesting is if you look at commercial,  
8 we've had the opportunity to work with a number of commercial  
9 clients, and what they've always told us is a multifamily  
10 developer doesn't have a deep enough pockets, if a commercial  
11 developer truly wants that corner. And I believe that to be  
12 true. And so if we look between these two intersections,  
13 there's over a million square feet of commercial in this area,  
14 which is a pretty significant amount of commercial. I mean  
15 we're talking about ostensibly adding another 155 to almost  
16 200,000 square feet of commercial with this zoning. Again,  
17 the way that the retail market has gone, the way things have  
18 shrunk, it really begs the question, is commercial viable at  
19 this mid-block location with limited access? So the other  
20 thing, the second point that I wanted to touch on was kind of  
21 the highlights of the development. And you can see here  
22 there's two different site plans. The one on the left was the  
23 site plan that was presented at that neighborhood meeting, and  
24 at the time no improvements were proposed to Gantzel, still  
25 didn't know about traffic signals like we touched on, but the

1 big thing was, is that there was the one story build to rent  
2 on the north. We had 295 three story apartments, and some of  
3 those could have gone up to four stories in height. We heard  
4 loud and clear, hey look, we need some commercial, we need  
5 some commercial, leave it alone, and so part of the year  
6 timeframe was trying to find it. And so you see on the right  
7 the proposed site plan that we've submitted, that's office and  
8 medical office. That actually - that has been sold. There is  
9 a medical office developer that owns that property today,  
10 they're within - my words - a nat's eyelash of filing  
11 construction drawings to the County. I think those are  
12 supposed to go in, I think next week sometime is when they're  
13 going forward. So they're moving forward with an office,  
14 commercial office developments, which if you think about it,  
15 given the amount of retail that exists in the area, probably  
16 makes sense on that site. And so that's one of the big  
17 changes that we've made since then. So when we're looking at  
18 it, just again, orient north being up, you can see the two  
19 areas that we're talking about in terms of being changed.  
20 This is, again, the one story you can see on the site plan  
21 where it is. That park across the other side, that's been the  
22 subject of a lot of discussion as we've gone through this  
23 point. That park, if I was to go back and show you the  
24 original 2008 approvals, was always contemplated there. That  
25 park is being built by Tri Pointe Homes. Tri Pointe on the

1 right-hand side, there's a grayed out area, it says Parcel 4  
2 no change. Tri Pointe Homes is building 170 single family  
3 residences, that is a gated community. So I know there was a  
4 comment earlier about us being able access and go through the  
5 site up to Ocotillo from the west. There is not that cross  
6 access that occurs throughout the entire development because  
7 Tri Pointe's is planned to be gated, and they're under  
8 construction on that as we speak. And again, I can go into a  
9 lot of details as much as you want, but in the course of our  
10 discussions, two things relative to that park. Again, it's  
11 not technically part of our rezoning case, but it is, and  
12 there have been a number of - from the Links Estates, that's  
13 an age-restricted community off to our right as you look on  
14 the screen. There are a number of - these residences are here  
15 from that community, and one of the things that we talked  
16 about was, hey, look, they had a view fence. So there was a  
17 stipulation under the 2008 case that required view fencing to  
18 be installed along that portion of the property. It also  
19 required pedestrian access to occur from this park to the  
20 community, to the Links Estates. My understanding is that was  
21 negotiated in part of the original 2008 zoning. As we visited  
22 with the neighbors, they said that's great, that was a  
23 wonderful agreement back then, we don't want it now. What we  
24 would like to do is be able to have a wall, a solid wall  
25 there. And so part of this rezoning case is to eliminate

1 those two stipulations I mentioned, a view wall and pedestrian  
2 access, and provide a solid wall along there that would  
3 address their concerns. And so we've, we've let them know,  
4 hey look, the property owner's willing to do that, we got to  
5 get the zoning approved because of those stipulations that are  
6 in place that prohibit it. But we've committed to that, and  
7 there's a stipulation - one of those 14 stipulations deals  
8 with us providing solid wall for the length of the Links  
9 Estates community as we look at it. Here is kind of a  
10 representative example, we're not far off along from an  
11 elevation standpoint, but this will kind of give you a feel  
12 architecturally - don't hold it against me if it doesn't look  
13 exactly like this if we do by chance get it approved, but this  
14 will give you an idea. One, two, three bedroom units, square  
15 footages range from about 660 square feet, all the way up to  
16 1,300 square feet. This essentially lives like a single  
17 family community, private rear yards. Again, I could have a  
18 whole hour presentation on this type of a product. But the  
19 other one, just to again talk about, is the parcel along  
20 Gantzel Road, and we've tried to be very sensitive. We  
21 recognize we're a lot closer to neighbors on this parcel than  
22 on Parcel 1, and so a number of things that we've done as  
23 we've laid it out - and I'll get to that in a minute - but one  
24 of the things from a height perspective, we wanted to be very  
25 sensitive of, and that's why very purposefully the community's

1 been laid out, and you can see there, I know we tried to walk  
2 through it, but this is a great exhibit to show you where the  
3 height is located. And that 40 stories, it's a 36 foot  
4 height, plus an additional four feet for roof elements,  
5 architectural embellishments, to 40 feet. So living's going  
6 to be up to that. And to answer the question that was  
7 earlier, yes, some of those three story units will have tuck  
8 under garages and two levels of living up above, up above it,  
9 as you would expect to see in a traditional townhome. Again,  
10 representative example of what it could look like, not far  
11 enough along in the process to say definitively this is what  
12 it is. I think it's important, as I mentioned, we've tried to  
13 be very consistent. We've got a great natural buffer on our  
14 west side with Gantzel Road in the WAPA power line easement  
15 that runs through there and those big power poles. Because of  
16 that and because we wanted to single load everything, you can  
17 see there, the separation. 155 feet of separation between the  
18 edge of Gantzel and our closest building. As we look at it on  
19 the south side, as well, again I mentioned we were trying to  
20 be sensitive to the neighbors there - notwithstanding that  
21 there's a 50 foot easement that runs in between the two  
22 properties, we've shoved our buildings north, single loaded  
23 the street, have landscaping that's there. And then as I  
24 mentioned, those are two story units that are along that side.  
25 So when we look at it - again, I can go into more detail, but

1 you can see on there what's not changing and what is changing.  
2 The last thing when we talk about this - and you know, the  
3 question that comes up, why rentals? Why so many rentals?  
4 Why are we talking about that? We, you know, the American  
5 dream was let's own a home, have a white picket fence and all  
6 of that. And so this is taken from a study that Harvard did,  
7 and this is nationwide. I'm not going to pretend it's very  
8 specific to this, but nationwide, but I think it tells a  
9 pretty good story and illustrates kind of one of the many  
10 impacts on why rental communities have become very popular.  
11 And if you look, the important thing to note - and this is  
12 from 2009 to 2019, over a 10 year period - you can see the  
13 various income levels and you can see there hasn't been a lot  
14 of change in the lower three income levels. But what's  
15 interesting is you start to see people making 45 to almost  
16 75,000, a significant increase. And then once we start  
17 getting 75,000 and over, you can see that's about a 48 percent  
18 increase. And so what we're seeing is that people very  
19 purposely are making a lifestyle choice. They're choosing to  
20 live in a rental community. They could otherwise afford a  
21 home, but they very consciously, very purposely are choosing  
22 to live that. And I'm not going to pretend that this is the  
23 only reason, but it's a very significant reason why you see  
24 that, and that's reflected in the quality of these  
25 communities, the amenities they have, the finishes, kind of

1 the look and feel with it. So traffic is the kind of last  
2 item that I wanted to touch on. You're all very familiar with  
3 the County's regional plans, and when you start to look at  
4 this, you know, I'm going to presume that these roadways are  
5 coming at some point. This reminds me of kind of development  
6 in the East Valley over in Maricopa County, and if you're  
7 familiar, the US60 was the main thoroughfare for a long time.  
8 And if you were south of the US60, say as far south as  
9 Chandler Boulevard or Williams Field Road, depending on where  
10 you are, you remember that up and down Arizona Avenue and  
11 Gilbert Road and some of those roads, there was a significant  
12 amount of commercial development activity took place along  
13 those north/south arterials. As we all know, the 202 came in  
14 and what did that do? That essentially gutted what I will  
15 call the middle section of commercial developments that once  
16 were very viable and vibrant and strong, became very  
17 challenging, challenging to fill, challenging to remain so.  
18 Similarly, I see this site, even though as Commissioner  
19 Schnepf indicated there's a significant amount of traffic on  
20 Gantzel and there's a significant amount on Ocotillo today,  
21 but we know that in time once the future parkway and North-  
22 South Corridor come in line, this essentially becomes the hole  
23 in the middle of the donut. You've got Rittenhouse on here,  
24 Riggs Road obviously is very big, and what's not on here is  
25 obviously Hunt Highway further to the south, so that when you

1 look at it from a regional perspective, you can start to again  
2 see the black star being where we are, but this essentially  
3 becomes the middle. That even though it might make some sense  
4 today, these future roadways are going to impact the  
5 viability. I know there was discussions very early on about  
6 taking a long term look at things, and if we look long term,  
7 again, the commercial viability of this site, I believe, is  
8 going to be challenged, because what do we know with freeways  
9 and parkways? That's where commercial likes to be, that's  
10 where there's a lot of traffic and flows. So really quick, we  
11 said a third lane, I'll just illustrate the (inaudible) on  
12 Gantzel that is that happening. This is what it is today.  
13 You can see two travel lanes, northbound two travel lanes,  
14 southbound you see the WAPA line as well. So what we are  
15 proposing is, is two things. And you can see there, because  
16 part of us getting approval for how these configure deals with  
17 WAPA giving us the okay of where I can locate a sidewalk. And  
18 if I can locate my sidewalk to the east of the WAPA power  
19 lines, then I'll have three travel lanes 12 feet wide, and the  
20 sidewalk on the interior, which personally I think is a lot  
21 better. If WAPA doesn't approve it, this is a configuration  
22 that does exist today, that bottom one where there still are  
23 three travel lanes, get a little narrow, but nevertheless,  
24 then we have the sidewalk running, and that exists as you go  
25 further north of this site, this condition, the lower - the

1 bottom one condition exists as you move to the north. So -  
2 wrong way, sorry. So again, you can see that, I won't talk  
3 about that. On Ocotillo Road we're also making improvements  
4 to where there'll be to travel lanes on there, and you can see  
5 again the separation and distance that we've got from those  
6 homes on the north side, you know, two thirds of a football  
7 field away. And we've got landscaping on our side. And so  
8 you can see we're doing some good things there. So these are  
9 the traffic signals. These are two traffic signals that are  
10 being put on, and as you look at those vignettes, those  
11 popouts, the other thing that's important to note is that we  
12 are providing, as staff indicated, right turn decel lane.  
13 Which is important, because with the amount of traffic that  
14 occurs along both Ocotillo and Gantzel, it's important to move  
15 people out of the through lanes, and so these right turn lanes  
16 will give people that opportunity. And as I mentioned, we are  
17 providing the traffic signals. So I've talked way too long,  
18 but I wanted to give you a pretty good robust overview of kind  
19 of where we are and how we look at it. Again, we're  
20 appreciative of staff's recommendations. We know - we don't  
21 take that recommendation lightly because we've had lots of  
22 discussions with them about it and about what makes sense on  
23 this site. And so with that, we would request this  
24 Commission's recommendation for approval, and I'm happy to  
25 answer any questions that you all might have.

1           RIGGINS: Thank you very much. Commissioners,  
2 questions of the applicant? Commissioner Klob.

3           KLOB: Through the Chair. Brennan, thanks for your  
4 presentation. Overall, I think you've got - the applicant's  
5 done a great, you know, layout of the site, the overall  
6 design, the overall concept, understanding the needs and wants  
7 of the neighborhood, I think your outreach is, you know,  
8 should be commended. The challenge that I'm running into is -  
9 and this isn't - this is kind of a big picture challenge, but  
10 it's - but it is, as it relates to this project, a - the  
11 single family rental market that's been emerging over the last  
12 several years, and I know you've been involved in a lot of  
13 cases with it as have I, and one of my challenges when I put  
14 on my design professional hat is we want to make these single  
15 family homes kind of mimic, even though they're rentals, we  
16 want to make them mimic the single family neighborhoods to fit  
17 into these communities. And what I'm finding more often than  
18 not is they are not, we're not seeing the diversity in the -  
19 you know, in a single family neighborhood we run into, you  
20 know, you can't have the same floor plan next to each other,  
21 or across the street, or two stories back up to certain  
22 things, or, you know, architecturally things, even color  
23 schemes can't be the same side by side. Whereas these, you  
24 know, single family for rent projects can get - and there  
25 isn't a lot of detail here, so I'm picking on something that

1 we haven't been presented and I realize that - but my concern  
2 is they don't have the diversity and they don't have that  
3 look. They are kind of monotonous and some developers have  
4 done it much better than others. There are some that are, in  
5 my view, I think are terrible. Others, I think, have done a  
6 fantastic job. And where this becomes important is in these  
7 communities that are a County element today, two, three, five,  
8 ten years from now these could be absorbed by these cities.  
9 You know, you and I have been part of the expansion in the  
10 East Valley and seen that growth and what was all County, you  
11 know, pockets are now cities. And as these projects get  
12 absorbed by these municipalities sometimes that don't have the  
13 same rules and regulations, they tend to stick out like a sore  
14 thumb, they tend to in some cases, bring down some resale  
15 values and so on. So I would like to see somehow as we go  
16 forward with these types of projects, to bring in an element  
17 of the diversity, fitting into the neighborhood a little bit  
18 stronger, so they are more representative of a single family  
19 development, be it rental and/or for sale.

20 RAY: Yeah, thank you through the Chair.

21 KLOB: (Inaudible).

22 RAY: Commissioner Klob, I've worked with a number  
23 of developers and we don't have those details nailed down yet,  
24 but I know when it comes to this single family rental, this  
25 build to rent, what I found is that there are - and your

1 comment is noted, and I'm pretty confident staff noted the  
2 comment as well - but there are many communities in which  
3 they'll have three different elevations for even this this  
4 type of a product and they will have different color schemes  
5 for it. And what they do, rather than having a hodgepodge of  
6 individual homes, there's a - they'll usually do it in  
7 groupings, as you know, where one group or quad or whatever  
8 will be a ranch style, and another group will be, you know, a  
9 farmhouse or a prairie style. But I think our intention,  
10 obviously, is that it does fit in with the surrounding area  
11 because we know that is important, and that we will try to  
12 take cues from some of the homes that exist around us. But I  
13 know that as we go through the design process, like I said,  
14 appreciate the comment, I know staff's heard the comment and  
15 likely I would guess that staff would challenge us as we go  
16 through that process to address your comment, even though it's  
17 not before us tonight or a stipulation or anything like that,  
18 but certainly that is noted.

19 KLOB: Thank you.

20 RIGGINS: Commissioners? Commissioner Schnepf.

21 SCHNEPF: Question on the townhomes. Those are  
22 townhomes for sale or rent?

23 RAY: Through the Chair, Commissioner Schnepf, those  
24 will be rental townhomes as well.

25 SCHNEPF: Rental townhomes, okay.

1           RIGGINS: Commissioners, any other questions? Vice  
2 Chair.

3           RAY: The townhomes, square footage, again they're  
4 kind of one, two and three bedroom, the square footage of  
5 those, they start a little over a 1,000 square feet and go up  
6 to about 1,700, a little over 1700 square feet.

7           SCHNEPF: I do have a comment, Chair Riggins. I do  
8 want to praise the presentation and the detail that you put  
9 into this. Not leaving much out, being transparent on what  
10 your goals are. And I do want to say that it's good to see  
11 some of the commercial staying in, so I'm glad you worked with  
12 staff and the County on that. That is kind of a big thing,  
13 although we are taking other areas of commercial out, it's  
14 good to see that you left some in and that does go - bode well  
15 for the neighborhood, I can say that, being in that area  
16 myself. It's good to have that. So I commend you on that, I  
17 commend you on your presentation and the level of detail that  
18 you put in there for us to be able to get information on what  
19 your potential is here. So thank you for that. Just a  
20 comment.

21           RAY: Thank you.

22           RIGGINS: Not yet. Other Commissioners, any other  
23 questions for the applicant? None being, thank you very much.

24           RAY: Thank you.

25           RIGGINS: At this time, we'll go ahead and open up

1 this case - actually, these cases - for public comment. Is  
2 there anybody that would like to come up at this point in  
3 time? Please come up and make sure and sign your name and  
4 address into the log and then give that up before you begin,  
5 please.

6           WRIGHT: My name is Ella Wright, I live at 40642  
7 North Bogey Drive, San Tan Valley. I'm part of the Lynx  
8 Estates.

9           RIGGINS: And could you - yes, thank you.

10          WRIGHT: Is that right? Is that better?

11          RIGGINS: That's much better.

12          WRIGHT: Do you need me to repeat that? My name's  
13 Ella Wright, and I live at 40642 North Bogey Drive, San Tan  
14 Valley, Arizona. I'm part of the Links Estates, and I have to  
15 be honest, we were not in favor of all those apartments moving  
16 in around us, but as I've been to several meetings with  
17 Brennan and also with San Tan Valley, Mike Goodman and the  
18 Commiss - you know, the Supervisors and stuff, I have found  
19 that a lot of commercial is not going to happen in our little  
20 square right there. And I think that Brennan has been very  
21 good working with us, bringing, you know, moving things around  
22 to where we didn't have two story apartments right in front of  
23 us, to the west of us. And getting in that little doctors'  
24 offices works out really well for us. And, you know, they've  
25 - he's presented us with a proposal to put a wall there, that

1 was one of our big concerns is being very vulnerable with our  
2 age group and our community. So we stand in favor of the  
3 proposed approval rezoning.

4 RIGGINS: Thank you. Before you step down, any  
5 questions of the speaker? Commissioners? None being, thank  
6 you very much.

7 WRIGHT: Thank you.

8 RIGGINS: Who else would like to come up to speak?

9 WEBER: Hi, my name's Anthony Weber, and I'm on the  
10 board of the HOA at Links Estates, along with Ella Wright.  
11 And we approve of the zoning change, and in talking with the  
12 attorney, Brennan Ray, and losing the golf course was huge to  
13 us, and there's a lot of properties with a fence that's now  
14 open, it's a vertical fence that's there, they lost the view  
15 and so - and they came to us what's, what can we do? So we  
16 had a community meeting and Mr. Ray offered this solid block  
17 wall to help us out, to keep, you know, to keep us safe. We  
18 had a few break-ins, we had some vandalism to our pool, and so  
19 the - as far as I can ascertain from the comments, a lot of  
20 the people feel safer with that wall being there. And that's  
21 what I was going to offer, so you know, it was not coerced,  
22 but that's the best possible solution that we could come up  
23 with is if they would construct that wall, and we have our  
24 attorney also, Mr. Thompson, that they could work out the  
25 details, permits and stuff. And that's our biggest concern

1 with that. And we just want to, again, give our approval as  
2 far as we can - we can't speak for everybody, but we're going  
3 to have a meeting this Monday, official meeting, and both  
4 attorneys will be there. And so we can put our support behind  
5 the zoning change as presented. So I just want to come up  
6 here and say that so it works best for all of us, even though  
7 we lose the views and all that, that's, you know, we realize  
8 that Pinal County's growing and you guys got huge decisions to  
9 make in the future because Pinal County's going to grow, and  
10 so we just appreciate all the times you guys put in. Thank  
11 you.

12 RIGGINS: Thank you very much. Before you step  
13 down, any questions for the speaker, Commissioners? None  
14 being, thank you.

15 FEDERICO: Commissioners, thank you for giving your  
16 time, and I'd also like to thank each and every one of you for  
17 your service to the community.

18 RIGGINS: And could you give us your name and your  
19 address?

20 FEDERICO: Oh, I'm sorry. I'm Jay Federico. I have  
21 a home at 40488 North Eagle Street, and my house is directly  
22 impacted by what's going on. My backyard goes up to this  
23 garden fence. Garden fence hits me at about right here, and  
24 it is a see-through fence. You know, it was wonderful to say  
25 that I had a home on a golf course, and I don't golf, but I

1 had the view and it was really lovely to sit out there at  
2 night and that type of thing. I really went through a lot of  
3 different thoughts about when I heard it was being sold. You  
4 know, 25 percent, 30 percent of my income is tied up, you  
5 know, retirement plans and things like that, in the home I  
6 bought. So it was very important to me, to say the least. I  
7 really want the wall. Against where we all live, there's 12  
8 of us homeowners along there. We have the garden fence and  
9 then that garden fence ends at a certain area, and there is a  
10 chain link fence. There are - and I've raised four children -  
11 there are a lot of kids that jump that fence and have almost  
12 torn it down. I go out at night, I have my dog out there and  
13 all of a sudden somebody's walking along there, you kind of  
14 jump. Please approve the wall. I would feel very secure, I  
15 think my neighbors consider this an essential security for us.  
16 Now, I don't have the view anymore, I don't care. I can make  
17 my backyard as beautiful as I want, and they can build over  
18 there. I do approve of what they're doing. There's going to  
19 be a park behind me. You know, I take my dog to a dog park in  
20 Queen Creek and I've met a police officer there from Chandler,  
21 I've met a deputy sheriff that was retired from Cook County.  
22 The deputy sheriff became a park ranger. And there's a park  
23 across from the dog park, if you're familiar with this at -  
24 the dog park in Queen Creek, and there's homeless people in  
25 there. There is a bathroom facility there for people using

1 the dog park, these homeless people were staying the night in  
2 this bathroom. And so all the, you know, us taxpaying  
3 citizens are having these conversations. Yet, it's going to  
4 be great to have a park over there, but when you have a fence  
5 like I have, and I have gazebo back there, I have some nice  
6 items, I don't want anybody jumping that fence and stealing  
7 stuff from me. You know, I want my wife to feel secure in her  
8 home. So please listen to my plea, a very selfish plea, and  
9 11 other people along there. We were in a meeting and eight  
10 out of the 12 people along this road, I stood up and says hey,  
11 we're at this meeting in our clubhouse there, and I says, how  
12 many people are here that are along that fence? Eight of the  
13 12 stood up and all said, please build the wall. So I thank  
14 you for your service, I thank you for your time, and please  
15 listen. Thank you.

16 RIGGINS: Thank you. Any questions? None being,  
17 thank you very much. Anybody else to come up to speak to this  
18 case? Anybody at all? We'll go ahead and close the public  
19 participation portion of the case and ask the applicant  
20 anything further you wish to say before we - all right, very  
21 good. So I'll turn it over to the Commission, and I'm going  
22 to ask a question right off the bat.

23 BILLINGSLEY: I have a question for the applicant  
24 real quick.

25 RIGGINS: Oh, absolutely. Absolutely, I'm sorry.

1 We - you can't sit down yet, you gotta be up here. No, no,  
2 no, you gotta come up to podium. No, no, come on.

3 KLOB: Come on up Brennan. Brennan, it looks like  
4 he does, and I don't look like that. Through the Chair, thank  
5 you. Question. I just got this memoriam pass through here  
6 regarding the wall, and couple real quick questions on this.  
7 Separating the, we'll call I the multifamily or this park area  
8 from the single family to the east there, is this going to be  
9 a six foot or eight foot block wall, what's being proposed  
10 there?

11 RAY: Through the Chair, Commissioner Klob, it'll be  
12 a like for like replace, and I appreciate that the gentleman  
13 said it hit him on his chin, but I think it's supposed to be a  
14 six foot high wall, and so it will be replaced with a six foot  
15 high, solid CMU block wall.

16 KLOB: Okay. What happens - I notice in here it  
17 talks about the HOA has to - and the individual homeowners are  
18 going to be responsible for their own, the wall on their own  
19 property, what happens south of those homes? Well, is that a  
20 view fence now and will that be replaced, or what's the goal  
21 of that?

22 RAY: Yeah. So I'll see if I can use this device.  
23 So that's supposed to be a very straight line, a very thin red  
24 line that you can kind of see that I'll make ugly. You can  
25 kind of see it. I'll have a better graphic. But no. So the

1 intention is, as the gentleman said, there's 12 homeowners  
2 down there, and then there's that little open space at the  
3 bottom. That is, unless I'm mistaken, owned by the HOA. And  
4 so our plan is to include - and that, there's a very specific  
5 stipulation, I believe if I remember right it is stipulation  
6 number 11, I think, in your staff report that talks about that  
7 wall and the length that that wall needs to be, and so that  
8 will include that open space down there at the bottom so that  
9 they will have a solid six foot high wall from the south to  
10 the north, you know, tied into existing walls and stuff like  
11 that.

12 KLOB: Okay. And then the last question I had just  
13 as a clarification - I think I read it right, just want to  
14 make sure - that, so the HOA or the residents will contract to  
15 have the wall, be responsible for contracting the wall to be  
16 done, but the applicant is going to pay or reimburse?

17 RAY: Yeah, through the Chair, Commissioner Klob.  
18 For a whole host of legal reasons, which I could get into if  
19 you'd like me to, we - and because there's so many individual  
20 homeowners, we have solicited a bid from a wall company and  
21 are getting that bid finalized that will include tear down,  
22 haul off, replace, any necessary permitting, insuring, you  
23 know, flood waters and stuff like that can occur, because I  
24 mentioned that earlier, and so that - when that final bid is,  
25 we will present that to the HOA so that they then can reach

1 out directly to the company that provided us the bid so that  
2 it's kind of a seamless transition for them to be able to get  
3 that done as soon as possible. And I know we've, although it  
4 hasn't come up, Tri Pointe who's responsible for building that  
5 park is in complete support of us doing that - removing those  
6 two stipulations that I mentioned earlier for the 2008 case.  
7 So all around, everybody seems to be pretty pleased with that  
8 solution.

9 KLOB: I just wanted some clarification. I have a  
10 case of my own that there was a situation with a wall and  
11 multiple neighbors and similar deal and one neighbor didn't  
12 want to do it, the other neighbor did, and it caused some  
13 challenges. So just wanted to make sure that wasn't  
14 happening. Thank you.

15 RAY: Thank you.

16 RIGGINS: Okay Commissioners, are we done with  
17 questions for the applicant? Okay, then it's back on us. Is  
18 there any further questions of staff? Any discussions that  
19 wish to be made between us? I just wanted to confirm that as  
20 far as I can tell, the discussion about the wall is fully  
21 contained in the last case in stipulation number 11. So by  
22 voting for this motion to approve it, the issues with the wall  
23 are encompassed within that vote, if there was any questions.  
24 Other than that, I think it's fairly straightforward, and if  
25 somebody has any further questions or would like to make a

1 motion, there are three motions to be made.

2 SCHNEPF: Commissioner Riggins.

3 RIGGINS: Commissioner Schnepf.

4 SCHNEPF: I'd like to put forward a motion for the  
5 Planning and Zoning Commission. I would like to move the P&Z  
6 Commission to forward a recommendation of approval to the  
7 Board of Supervisors with no stipulations for case PZ-PA-007-  
8 23.

9 RIGGINS: Okay, we have a motion, do we have a  
10 second?

11 MENNENGA: Second.

12 RIGGINS: Second by Vice Chair Mennenga. All those  
13 in favor signify by saying aye.

14 COLLECTIVE: Aye.

15 RIGGINS: Any opposed? The first motion passes  
16 unanimously.

17 SCHNEPF: Commissioner Riggins.

18 RIGGINS: Yes, Commissioner Schnepf.

19 SCHNEPF: I'd like to make another motion. To move  
20 the Planning and Zoning Commission to forward a recommendation  
21 of approval to the Board of Supervisors with two stipulations  
22 as listed in the staff report for case PZ-036-23.

23 RIGGINS: Along with? Did we get the stipulations?

24 SCHNEPF: Two stipulations.

25 RIGGINS: You said that on the front side, okay. We

1 have a motion, do we have a second?

2 KELLER: Second.

3 RIGGINS: Commissioner Keller has the second. All  
4 those in favor signify by saying aye.

5 COLLECTIVE: Aye.

6 RIGGINS: Any opposed? The motion passes  
7 unanimously.

8 SCHNEPF: Commissioner Riggins.

9 RIGGINS: Commissioner Schnepf.

10 SCHNEPF: On this one it says 10 stipulations, and -  
11 but it looks like we have 14.

12 RIGGINS: That's how I see it.

13 SCHNEPF: I will be reading off the 14. I'd like to  
14 move the Planning and Zoning Commission forward a  
15 recommendation of approval to the Board of Supervisors with  
16 its 14 stipulations as listed in the staff report, for case  
17 PZ-PD-011-23.

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

19 ERICKSON: Second.

20 RIGGINS: Commissioner Erickson is the second. All  
21 those in favor stipulate by saying aye.

22 COLLECTIVE: Aye.

23 RIGGINS: Any opposed? The motion passes  
24 unanimously. So that is the - that is done for that. Good  
25 luck with your development. Okay, we've ran through the

1 agenda. We don't have a call to the Commission or any other  
2 such thing, so I will ask for a motion for adjournment.

3 HARTMAN: (Inaudible).

4 RIGGINS: We have a motion by Commissioner Hartman,  
5 do I have a second?

6 MENNENGA: Second.

7 RIGGINS: Second by Vice Chair Mennenga. All those  
8 in favor signify by saying aye.

9 COLLECTIVE: Aye.

10 RIGGINS: Any opposed? None opposed. We stand  
11 adjourned.

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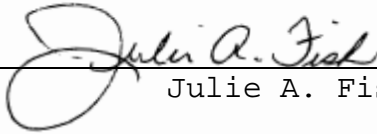
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5                   I FURTHER CERTIFY that I am not related to nor  
6 employed by any of the parties hereto, and have no interest in  
7 the outcome hereof.

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Julie A. Fish

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **6th DAY OF DECEMBER, 2023** OF THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

**PZ-PA-007-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 38.16± acres from **Suburban Neighborhood** land use designation to **Community Center** land use designation to allow a higher density development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

**PZ-036-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a rezoning of 17.71± acres from **Single Residence (CR-3)** and 20.45± acres from **General Business (CB-2)** zoning districts to **Multiple Residence (MR)** zoning district, 38.16± acres to allow a higher density development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

**PZ-PD-011-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting an amendment of the **Villa Sereno Planned Area Development (PZ-PD-022-08) 112.17± acres to the Ironwood and Ocotillo PAD Overlay Zoning District**, on 95.23± acres, to allow for development standards for a multiple dwelling residential development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G, a portion of 104-87-074E, 104-87-074D, & 104-87-074F, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

<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.

DATED ON THIS 3<sup>rd</sup> DAY OF NOVEMBER **2023** by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR 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) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY DEVELOPMENT SERVICES  
PO BOX 749  
FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON NOVEMBER 27, 2023**

Contact for this matter: Glenn Bak, Senior Planner  
E-mail address: [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)  
Phone # (520) 866-6444

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See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
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PO BOX 749

FLORENCE, AZ 85132  
NO LATER THAN 5:00 PM ON NOVEMBER 27, 2023 Contact for this matter: Glenn Bak, Senior Planner E-mail address: [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)  
Phone # (520) 866-6444  
No. of publications: 1; date of publication: Nov. 16, 2023.

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I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 11/9/23.

COMMUNITY DEVELOPMENT DEPARTMENT

BY: GLENN BAK Glenn Bak, Senior Planner DATED: 11/14/2023  
[signature] [print name and title]

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**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **6th DAY OF DECEMBER, 2023** OF THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

**PZ-PA-007-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 38.16± acres from **Suburban Neighborhood** land use designation to **Community Center** land use designation to allow a higher density development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

**PZ-036-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a rezoning of 17.71± acres from **Single Residence (CR-3)** and 20.45± acres from **General Business (CB-2)** zoning districts to **Multiple Residence (MR)** zoning district, 38.16± acres to allow a higher density development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

**PZ-PD-011-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting an amendment of the **Villa Sereno Planned Area Development (PZ-PD-022-08) 112.17± acres to the Ironwood and Ocotillo PAD Overlay Zoning District**, on 95.23± acres, to allow for development standards for a multiple dwelling residential development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G, a portion of 104-87-074E, 104-87-074D, & 104-87-074F, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

<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.

DATED ON THIS 3<sup>rd</sup> DAY OF NOVEMBER **2023** by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR 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) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY DEVELOPMENT SERVICES  
PO BOX 749  
FLORENCE, AZ 85132

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MEETING DATE: OCTOBER 19, 2023

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-007-23, PZ-036-23 & PZ-PD-011-23 (IRONWOOD AND OCOTILLO)**

CASE COORDINATOR: GLENN BAK

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**Executive Summary:** *Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for development standards for a multiple dwelling residential 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 Non-Major Comprehensive Plan Amendment (PZ-PA-007-23), Zone Change (PZ-036-23) and Planned Area Development (PAD) overlay (PZ-PD-011-23), with attached stipulations.

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LEGAL DESCRIPTION: A portion of the Northwest Quarter of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PA-007-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 38.16± acres from Suburban Neighborhood land use designation to Community Center land use designation to allow a higher density development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.
2. **PZ-036-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting a rezoning of 17.71± acres from Single Residence (CR-3) and 20.45± acres from General Business (CB-2) zoning districts to Multiple Residence (MR) zoning district, 38.16± acres to allow a higher density development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.
3. **PZ-PD-011-23 PUBLIC HEARING/ACTION:** Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, requesting an amendment of the Villa Sereno Planned Area Development (PZ-PD-022-08) 112.17± acres to the Ironwood and Ocotillo PAD Overlay Zoning District, on 95.23± acres, to allow for development standards for a multiple dwelling residential development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River

Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G, a portion of 104-87-074E, 104-87-074D, &104-87-074F, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

Tax Parcels: 104-87-074G & a portion of 104-87-074E, 104-87-074D, &104-87-074F

LOCATION: Located southeast of Ocotillo and Gantzel, in San Tan Valley area, Pinal County.

SIZE: 112.17± acres

COMPREHENSIVE PLAN: Ironwood and Ocotillo 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 “Suburban Neighborhood” under the San Tan Valley Special Area Plan.

EXISTING ZONING AND LAND USE: The subject is currently zoned as General Rural (CR-3 and CB-2) Zones and is vacant land.

SURROUNDING ZONING AND LAND USE:

- North: Single Residence (CR-3) & General Business (CB-2) Zones – Commercial and Subdivision
- South: Single Residence (CR-3) Zone - Subdivision
- East: Single Residence (CR-3) Zone – Vacant Land
- West: Suburban Ranch (SR) Zone – Large Lot Homes

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): August 24, September 5, 12, 19, 2023
- Agency Mail out: September 29, 2023
- Newspaper Advertising: September 30, 2023
- Site posting, County: October 2, 2023

FINDINGS/SITE DATA:

*History:*

The property in its entirety is 112.17± acres represents what had been the bulk of The Links at Queen Creek golf course that appears to have been in existence since opening in 1994. In 2008, commercial development started in the northwestern portion of the golf course. The remainder of the golf course appears to have remained intact and operating until 2022. The property within the overall subject PAD had been zoned Suburban Ranch (SR) and was re-zoned to CR-3 and CB-2 on November 17, 2008 via PZ-022-08. The related Villa Soreno PAD overlay on a 107.4 acre parcel was also approved on the same date via PZ-PD-022-08.

*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”.

ANALYSIS:

*Use*

The proposed Parcel 1 consists of 220 mainly detached single-story residences representing an alternative to single-family residences or apartment complexes, at a density of approximately 12.42 du/acre. The proposed Parcel 3 consists of 321 townhomes that are a mix of two and three story buildings, at a density of approximately 15.7 du/acre. In consideration of the single-family homes to the south, the proposed consists of two-story buildings on the southern approximate one-third of the parcel and three-story buildings within the northern two-thirds of Parcel 3.

*Access:*

Parcel 1 will gain primary access via Olneya Road. Egress only and emergency access will be provided to Ocotillo Road. Parcel 3 will gain primary access via El Parque Lane. Egress only and emergency access will be provided to Gantzel Road to the west, as well as to Palo Fierro Lane to the east. The primary entrance for both parcels will include median-divided, landscaped access. The private entry drive with a landscaped center median then leads to internal private drives that loop throughout the site. The layout of the onsite driveways offers efficient vehicular access to homes and space for utility easements. Two additional access points are provided along Johnson Ranch Blvd. in the preliminary plan, which will comply with applicable fire safety standards. Onsite driveways and parking comply with Pinal County standards.

*Comprehensive Plan*

The Property is currently designated in the Pinal County Comprehensive Plan as “Suburban Neighborhood”, the proposed land use designation being “Community Center”.

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 8-16 dwelling units per acre is a compatible use in the Community Center designation and helps support to the future commercial area within proximity. The proposed residential community has a density of 12.42 dwelling units per acre (Parcel 1) and 15.7 dwelling units per acre (Parcel 3) which complies with the development density recommended under the San Tan Valley Area Plan.

*Rezone & PAD*

*The applicant requests a rezone from Single Residence (CR-3) and General Business (CB-2) to Multiple Residence (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 Ironwood and Ocotillo:

**21.1 DEVELOPMENT STANDARDS TABLE COMPARING PROPOSED AND CURRENT ZONING CODE STANDARDS**

Multiple Residence Zoning District (MR)			
	Code	Proposed Parcel 1	Proposed Parcel 3
Min. Lot Area	7,000 SF	7,000 SF	7,000 SF
Min. Area per Dwelling Unit	1,750 SF	1,750 SF	1,750 SF
Min. Lot Width	50'	50'	50'
Max. Building Height <sup>1</sup>	36'	30'	40' <sup>2</sup>
<b>Primary Building Setbacks</b>			
Min. Front Setback	25'	20'	20'
Min. Side Setbacks	10'	5'	5'
Min. Rear Setback	25'	8'	8'
Min. Distance Between Main Buildings	20'	8'	20'
<b>Detached Accessory Building</b>			
Max. Permitted Coverage	33% of the total area of the rear and side setbacks	33% of the total area of the rear and side setbacks	33% of the total area of the rear and side setbacks
Max. Height	20'	20'	20'
Min. Distance to Main Building	7'	7'	7'
Min. Distance to Front Lot Line	60'	60'	60'
Min. Distance to Side Lot Lines	4'	4'	4'
Min. Distance to Rear Lot Lines	4'	4'	4'

1. See **Exhibit 20: Building Height** for additional building height requirements.

2. 36' height with additional 4' permitted for architectural embellishments, roof, parapets, mechanical equipment etc. for a maximum height of 40'

**Justification for Modified Development Standard**

**Building Separation**

Proposed is a minimum 8-foot building separation between main buildings in Parcel 1, which is an integral component of the development’s multi-faceted open space plan and its efficient and cohesive design. Also proposed is a 20-foot front setback for both Parcel 1 and Parcel 3, as well as 5-foot side setbacks for both Parcel 1 and Parcel 3. The rear setback for both Parcel 1 and Parcel 3 is also shown to be 8-feet. These zoning standards are intended to replace the bulky appearance of large apartment buildings close to one another.

Additionally, the proposed maximum building heights within Parcel 3 is shown to be 40-feet. This height is due to the pitched roof on the 3-story buildings. The height of the buildings will be up to 36’ with an added 4’ for pitched roofs etc. The 3-story building are located on the north of Parcel 3, a considerable distance away from the existing single-family community on the south. The height is due the developer wanting to create more architectural articulation in the massing as well as the use of additional colors and materials.

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. The provided open space areas will provide the benefits of light, space, views, and amenities.

A theme wall is shown within the north, east, and south boundaries of Parcel 1. A theme wall is also proposed within the west and south boundaries of Parcel 3. Exhibits show the theme wall to be 6’ CMU. 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. A parking table does not appear to have been provided within the application materials provided thus far.

**SCHOOLS:**

The developer will work with J.O. Combs School District to ensure that adequate educational facilities are provided for the community.

**UTILITIES AND SERVICES:**

Service	Provider
School	J.O. Combs Unified School District
Library	Pinal County Library
Police	Pinal County Sheriff’s Department
Fire	Rural Metro Fire Department

**RECREATIONAL OPEN SPACE:**

A total of approximately 5.34 acres of open space has been proposed within Parcel 1 and 5.55 acres within Parcel 3. A total of 36.32 acres of open space is proposed for the overall 107.31 acre development, where 19.31 acres are required. This also equates to 33.85% open space where 18% is required. 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:*

- Pool amenity within Parcel 1 & 3
- Clubhouse adjacent to pool within Parcel 3

*List of Amenities within Parcel 5 east of Parcel 1*

- Soft trail in natural area
- Formal tree alley
- Trellis seating area
- Open play turf
- 2 tot lots with play equipment
- Ramada
- Dog park

- Swings

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.
- Staff has received e-mails primarily supporting the proposal contingent on a wall being built along certain boundaries.
- Staff has also received a lesser number of e-mails of concern and opposition.
- The proposed project includes 3-story dwellings within Parcel 3 up to a height of 40’.
- There are no known dwellings exceeding 2 stories in the immediate area.

**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.

Four neighborhood meetings were held. Nonetheless, to address neighborhood comments, the applicant modified the plans by:

- Adding a theme wall along sensitive boundaries

As of 10/13/2023, several letters of concern and opposition, as well as support have been received and added to this report for Commission and Board review.

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 Minor Comprehensive Plan Amendment (PZ-PA-007-23), Rezone (PZ-036-23) and PAD amendment (PZ-PD-011-23). 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: Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A., applicant, 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 Minor Comprehensive Plan Amendment, Rezone and Planned Area Development.
2. At the time this report was written, e-mails expressing opposition had been received from 7 households
3. At the time this report was written, e-mails expressing support had been received from 16 households
4. The property has legal access.
5. The subject property is currently proposing “Community Center” and would make this application compatible per the San Tan Valley Special Area Plan.
6. 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.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone 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-PA-007-23 to the Board of Supervisors with a favorable recommendation with no attached stipulations.

**STAFF RECOMMENDATION (PZ-PA-007-23):** 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, with no stipulations.

***STAFF RECOMMEND MOTION (PZ-PA-007-23): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with no stipulations.***

**STAFF RECOMMENDATION (PZ-036-23):** 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-036-23): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 2 stipulations as listed in the staff report:**

1. *Approval of this zone change (PZ-036-23) 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; and*
2. *This zone change supersedes all stipulations under case PZ-022-08.*

**STAFF RECOMMENDATION (PZ-PD-011-23):** 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-011-23 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

**STAFF RECOMMEND MOTION (PZ-PD-011-23): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 10 stipulations as listed in the staff report:***

1. The stipulations enumerated herein pertain to the area described in case PZ-036-23 & PZ-PD-011-23;
2. Approval of this PAD (PZ-PD-011-23) 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. Ironwood and Ocotillo Planned Area Development (PAD) Overlay District (PZ-PD-011-23) is to be developed as shown by the site plan/development plan dated September, 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-036-23;
5. 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;
6. 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;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. The development shall dedicate Right of Way for the adjacent streets per the County's cross sections or as approved by the County Engineer;
9. The Development shall fund and construct the signals and roadway improvements per the Traffic Impact Analysis report as approved by the County Engineer; and
10. Access to the development shall per the Traffic Impact analysis report as approved by the County Engineer.
11. A solid wall shall be constructed along or immediately adjacent to the Links Estates development, a distance of approximately 1,011 feet.
12. All infrastructure is to be completed prior to Certificate of Occupancy for any units for rent.
13. This Planned Area Development supersedes all stipulations under case PZ-PD-022-08; and
14. 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-036-23

Date Prepared: 10/11/2023 GB

Revised: 10/13/2023 GB

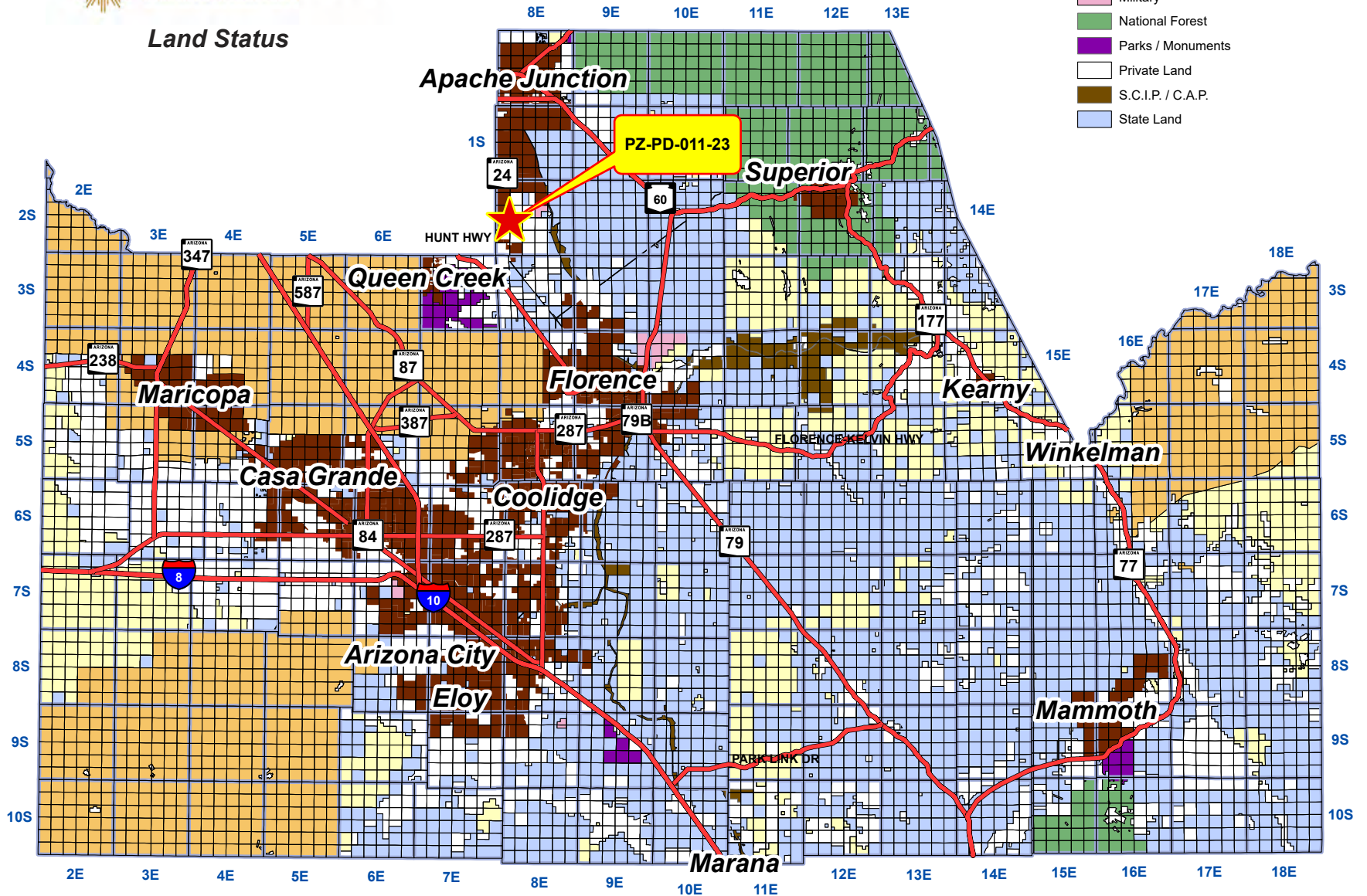


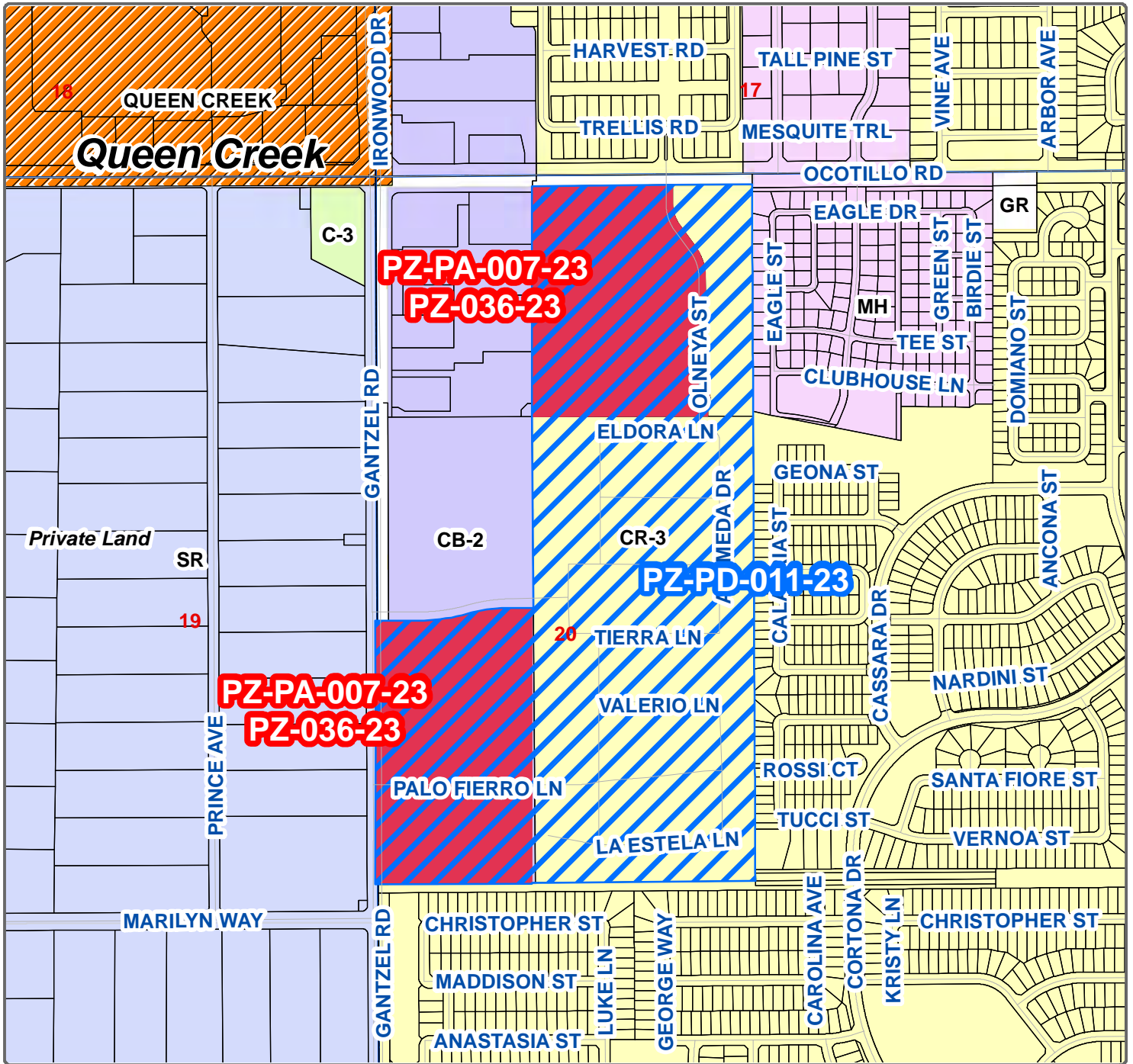
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Land Status

### Legend

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





### Board of Adjustment

PZ-PA-007-23 PUBLIC HEARING/ACTION: Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A. applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 38.16± acres from Suburban Neighborhood land use designation to Community Center land use designations to allow a higher density developments, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

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PZ-PD-011-23 PUBLIC HEARING/ACTION: Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A. applicant, requesting of the amendment of the Villa Sereno Planned Area Development (PZ-PD-022-08) 112.17 acres to the Ironwood and Ocotillo PAD Overlay Zoning District, on 95.23± acres, to allow for development standards for a multiple dwelling residential development, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G, a portion of 104-87-074E, 104-87-074D, & 104-87-074F, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

Current Zoning: CR-3, CB-2

Requested Zoning: Rezone

Current Land Use: STV SAP



**Legal Description:**

A portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

And 104-87-074G, a portion of 104-87-074E, 104-87-074D, & 104-87-074F, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

SEC 20, TWN 02S, RNG 08E



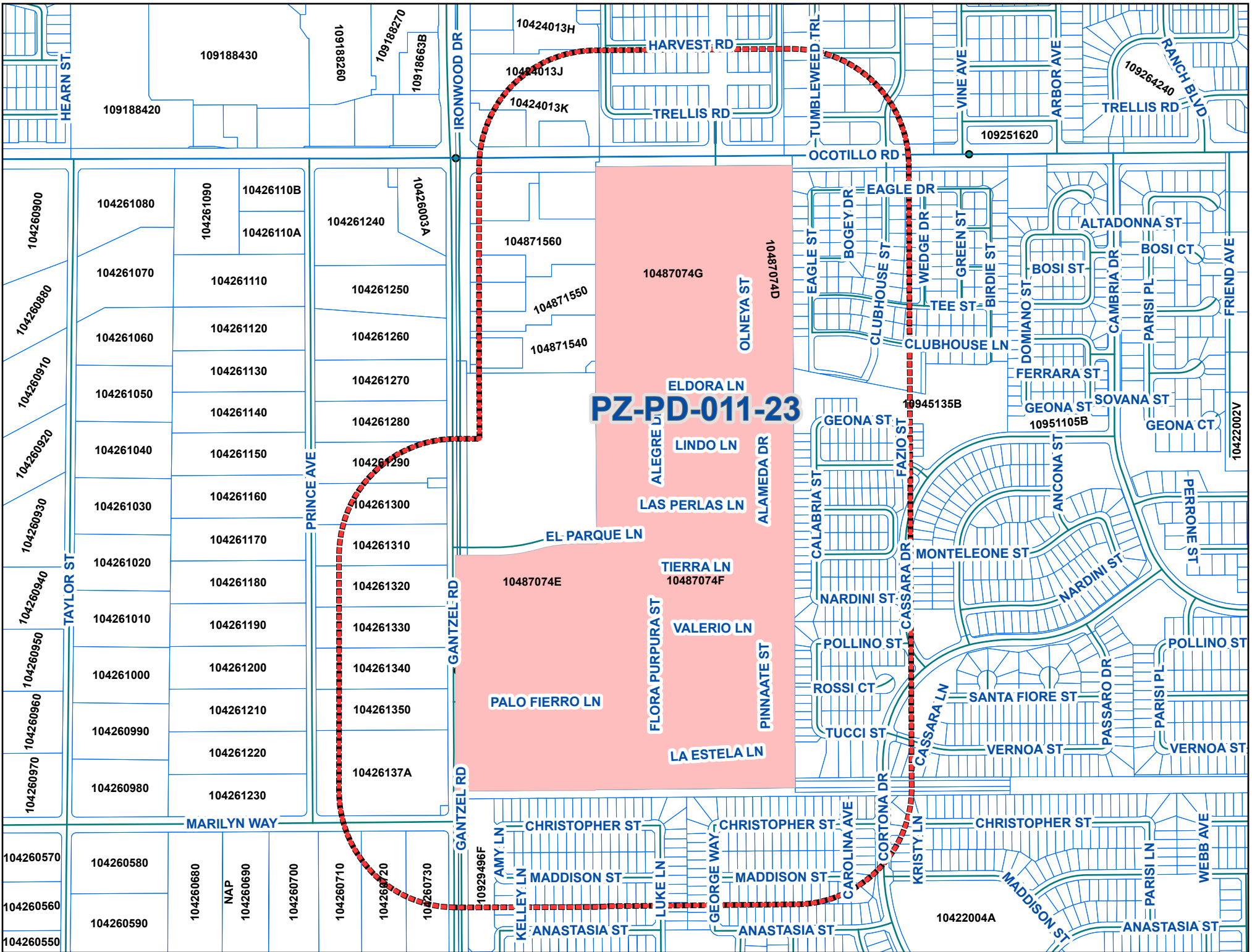
Owner/Applicant: OCOTILLO & IRONWOOD HOLDINGS, LLC  
BRENNAN RAY C/O BURCH & CRACCHIOLO, P.A.

Drawn By: GIS / IT /LJT Date: 09/28/2023

Sheet No. 1 of 1

Section 20	Township 02S	Range 08E
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Case Number: PZ-PA-007-23, PZ-036-23, PZ-PD-011-23



**PZ-PD-011-23**

109188430

109188420

092881601

109188270  
10918663B

10424013H

10424013J

10424013K

HARVEST RD

TRELLIS RD

TUMBLEWEED TRL  
OCOTILLO RD

VINE AVE

109251620

ARBOR AVE

TRELLIS RD

109264240  
RANCH BLVD

104260900

104260880

104260910

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104261170

104261180

104261190

104261200

104261210

104261220

104261230

MARILYN WAY

104260680  
NAP  
104260690

10426110B

104261240

104261250

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104261300

104261310

104261320

104261330

104261340

104261350

10426137A

PRINCE AVE

10426003A

IRONWOOD DR

GANTZEL RD

GANTZEL RD

104871560

104871550

104871540

10487074G

ELDORA LN

LINDO LN

LAS PERLAS LN

EL-PARQUE LN

TIERRA LN

10487074F

VALERIO LN

PALO FIERRO LN

FLORA PURPURA ST

LA ESTELA LN

OLNEYA ST

10487074D

ALAMEDA DR

PINNAATE ST

EAGLE ST

BOGEY DR

CLUBHOUSE ST

EAGLE DR

WEDGE DR

GREEN ST

BIRDIE ST

TEE ST

CLUBHOUSE LN

DOMIANO ST

BOSI ST

CAMBRIA DR

ALTADONNA ST

BOSI CT

PARISI PL

FRIEND AVE

CLUBHOUSE ST

WEDGE DR

GREEN ST

BIRDIE ST

TEE ST

CLUBHOUSE LN

DOMIANO ST

BOSI ST

CAMBRIA DR

ALTADONNA ST

BOSI CT

PARISI PL

FRIEND AVE

GEONA ST

ALAMEDA DR

CALABRIA ST

NARDINI ST

POLLINO ST

ROSSI CT

TUCCI ST

CASSARA LN

SANTA FIORE ST

VERNOA ST

PASSARO DR

PARISI PL

VERNOA ST

PERRONE ST

POLLINO ST

VERNOA ST

10945135B

FERRARA ST

GEONA ST

10951105B

SOVANA ST

GEONA CT

10422002V

10929496F

AMY LN

KELLEY LN

MADDISON ST

LUKE LN

CHRISTOPHER ST

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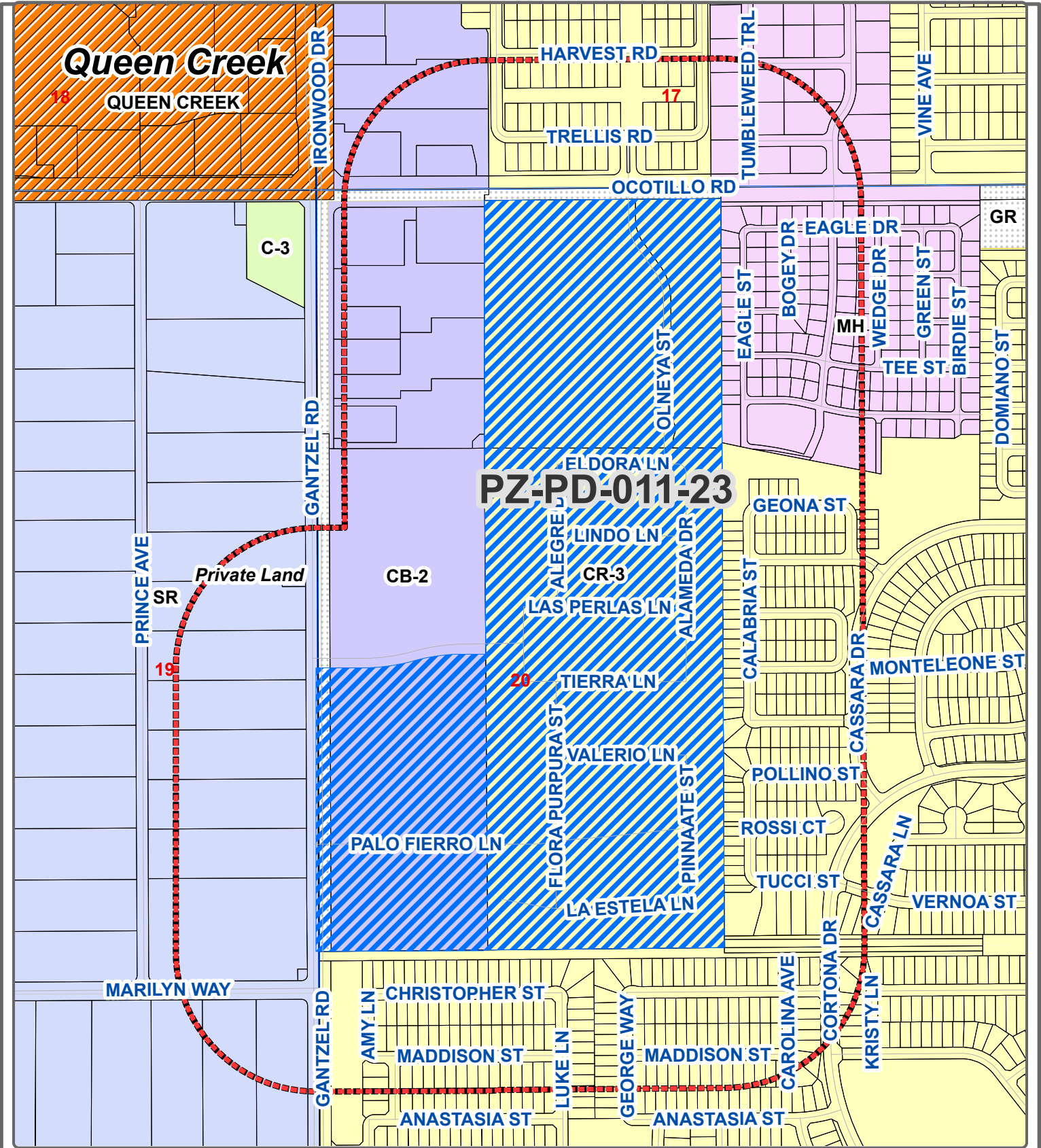
CHRISTOPHER ST

MADDISON ST

ANASTASIA ST

10422004A





### Community Development

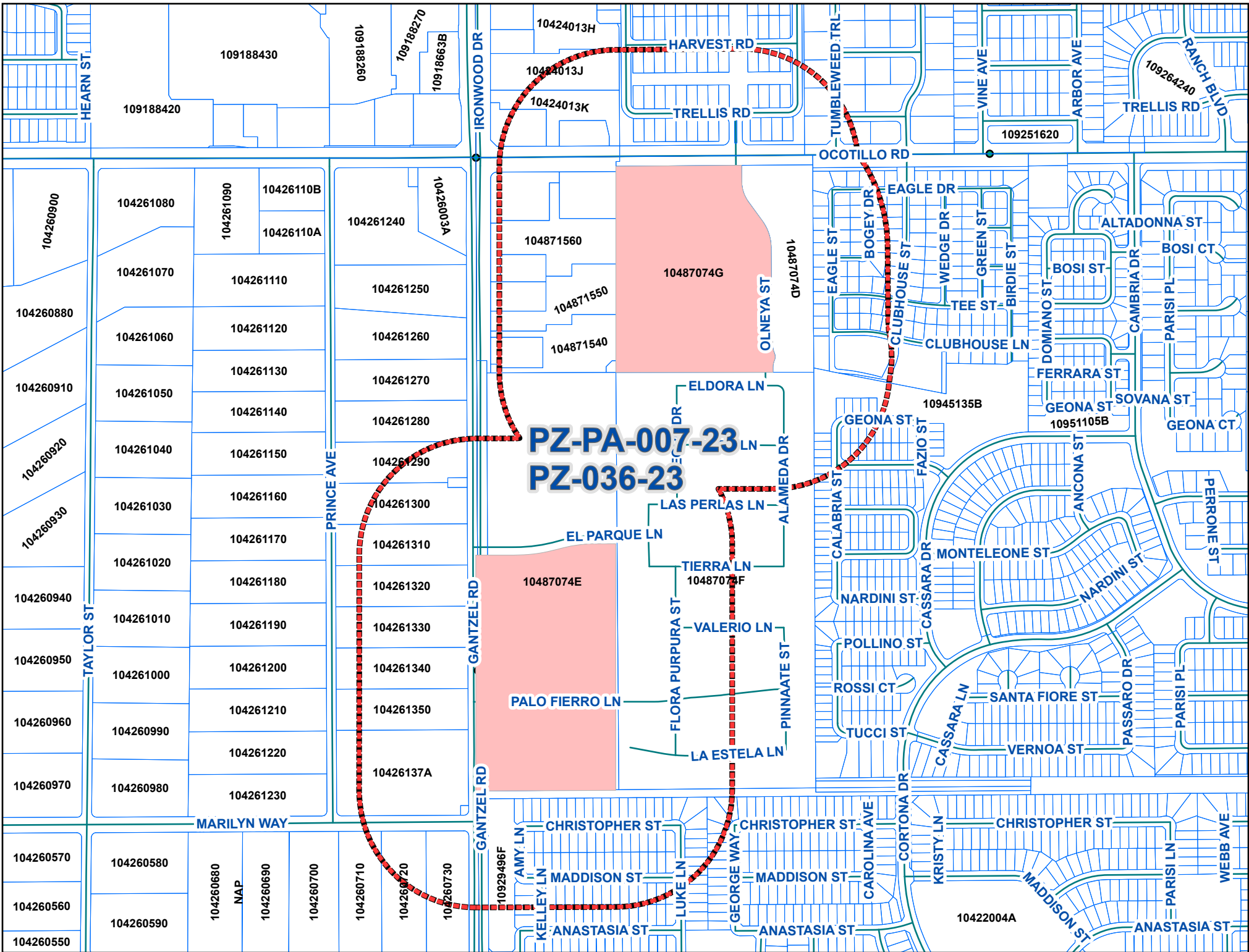
Ocotillo & Ironwood Holdings, LLC Brennan Ray c/o Burch & Cracchiolo, P.A.		
GIS/IT - LJT	09/28/2023	
Section 20	Township 02S	Range 08E
PZ-PD-011-23		

**Legal Description:**  
 A portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G, a portion of 104-87-074E, 104-87-074D, & 104-87-074F, located southeast of Ocotillo Road and N Gantzel Road, Pinal

  
 Sheet No.  
 1 of 1



Current Zoning: CR-3, CB-2  
 Request Zoning: Rezone  
 Current Land Use: STV SAP

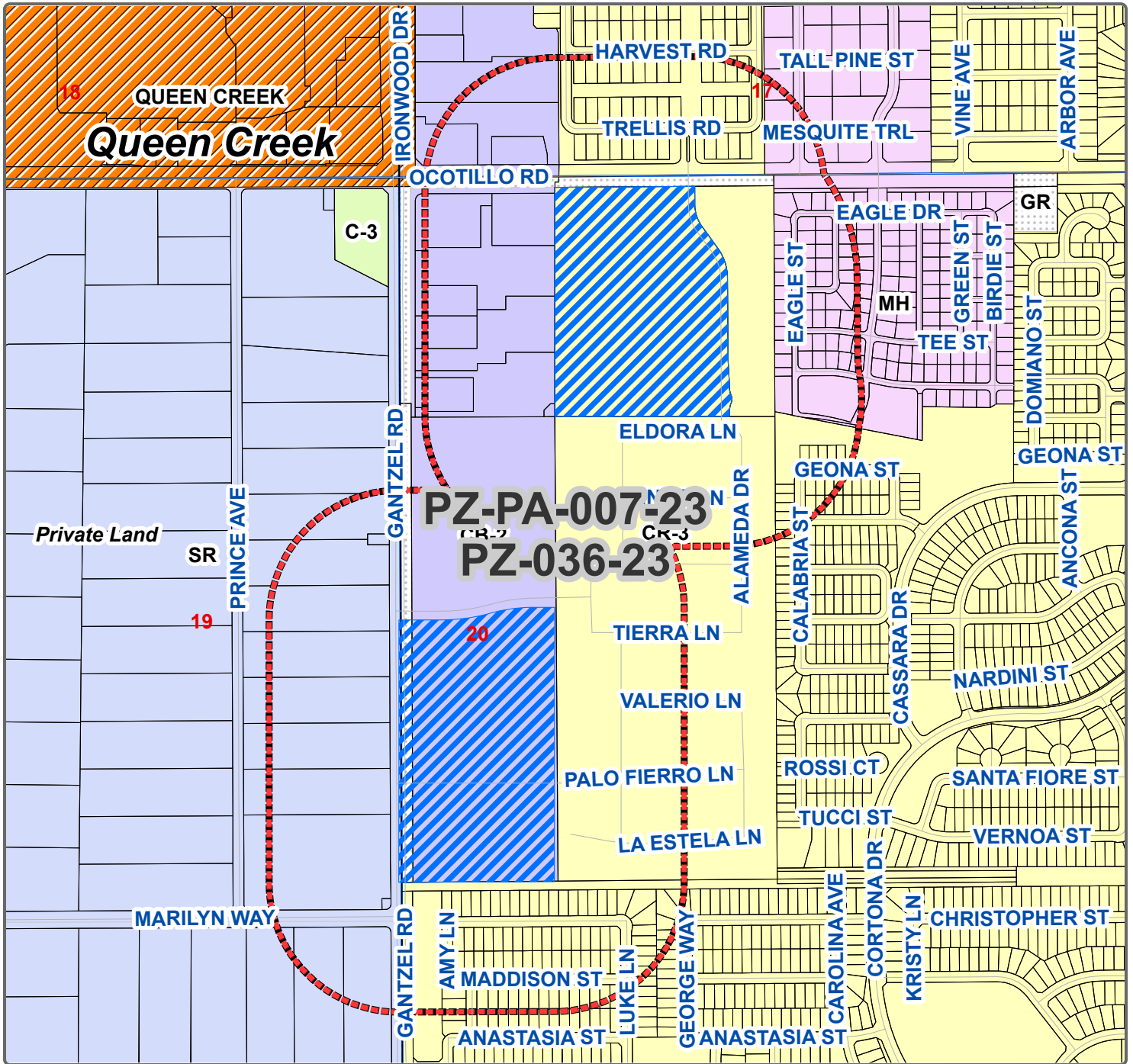


**PZ-PA-007-23**  
**PZ-036-23**

10487074E  
PALO FIERRO LN

10487074G





### Community Development

PZ-PA-007-23 PUBLIC HEARING/ACTION: Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A. applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 38.16± acres from Suburban Neighborhood land use designation to Community Center land use designations to allow a higher density developments, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

PZ-036-23 PUBLIC HEARING/ACTION: Ocotillo & Ironwood Holdings, LLC, landowner, Brennan Ray c/o Burch & Cracchiolo, P.A. applicant, requesting a rezoning of 17.71± acres from Single Residence (CR-3) and 20.45± acres from General Business (CB-2) zoning districts to Multiple Residence (MR) zoning district, 38.16± acres to allow a higher density developments, a portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

Current Zoning: CR-3, CB-2

Requested Zoning: Rezone

Current Land Use: STV SAP



**Legal Description:**  
 A portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

SEC 20, TWN 02S, RNG 08E



**Owner/Applicant:** OCOTILLO & IRONWOOD HOLDINGS, LLC  
 BRENNAN RAY C/O BURCH & CRACCHIOLO, P.A.

**Drawn By:** GIS / IT /LJT **Date:** 09/28/2023

**Sheet No.**  
1 of 1

**Section** 20 **Township** 02S **Range** 08E

**Case Number:** PZ-PA-007-23, PZ-036-23

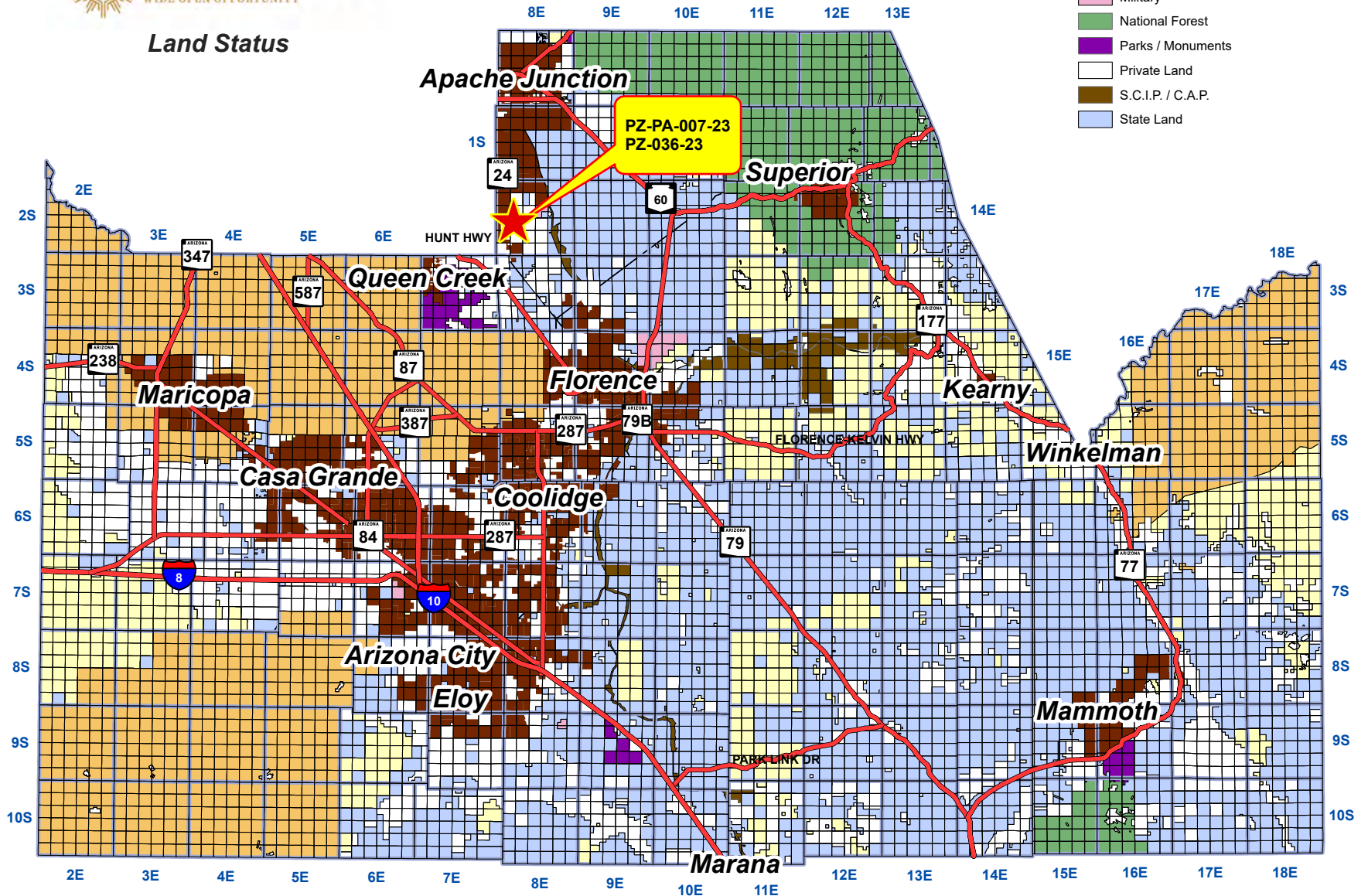


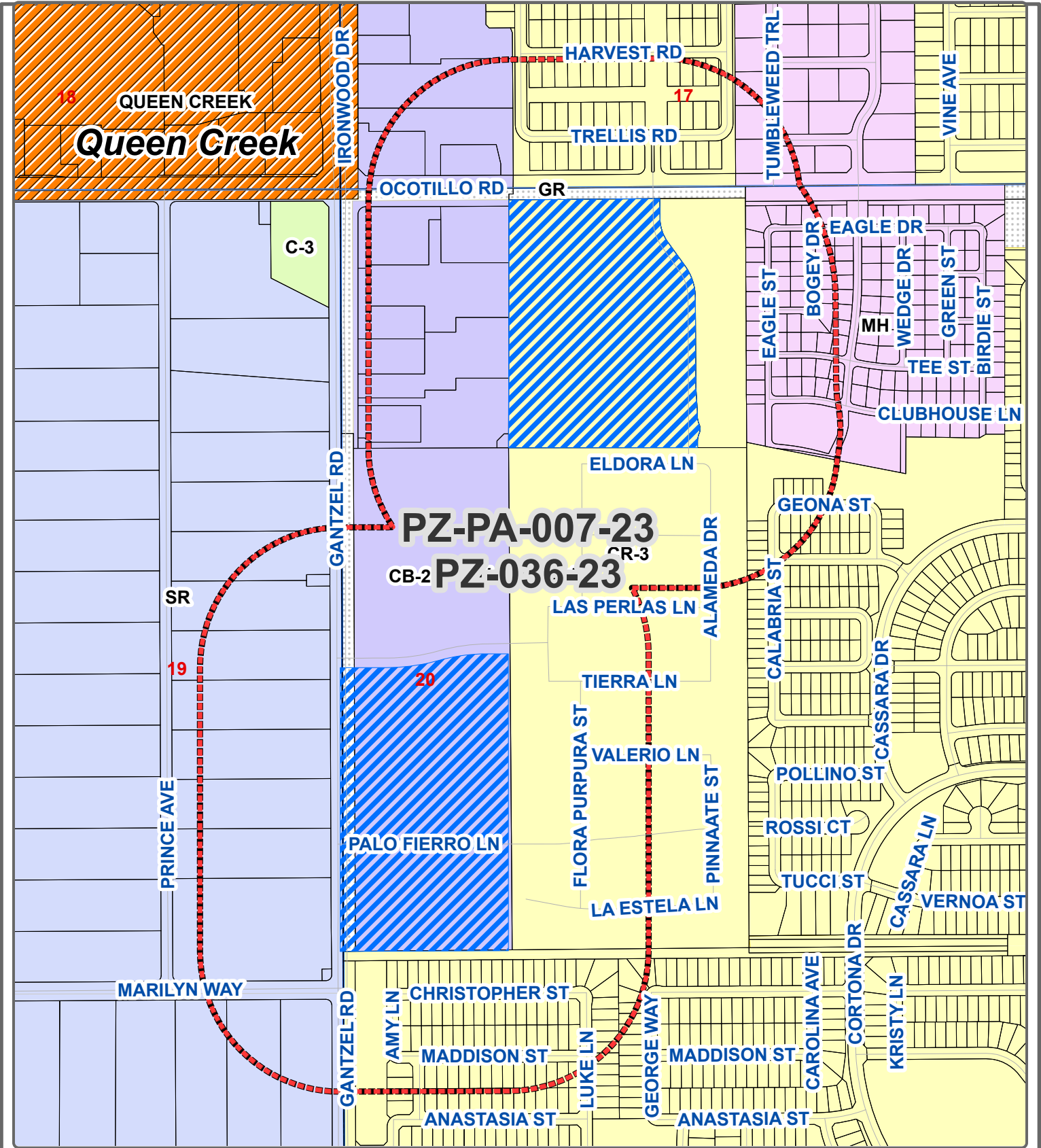
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**Land Status**

**Legend**

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





### Community Development

Ocotillo & Ironwood Holdings, LLC Brennan Ray c/o Burch & Cracchiolo, P.A.		
GIS/IT - LJT	09/28/2023	
Section 20	Township 02S	Range 08E
<b>PZ-PA-007-23, PZ-036-23</b>		

**Legal Description:**  
 A portion of Section 20, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 104-87-074G & a portion of 104-87-074E, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.

SEC 20, TWN 02S, RNG 08E

  
 Sheet No.  
 1 of 1



Current Zoning: CR-3, CB-2  
 Request Zoning: Rezone  
 Current Land Use: STV SAP





APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

**Comprehensive Plan Amendment unincorporated & Property Information:**

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: Southeast of the southeast corner of Ironwood Road and Ocotillo Road

2. Parcel Number(s): 10487074G, 10487074E, 10487074D, 10487074F Total Acreage: 112.17

3. Current Land Use Designation: Suburban Neighborhood

4. Requested Land Use Designation: Community Center

5. Date of Concept Review: 4-26-22 Concept Review Number: Z-PA-037-22

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): \_\_\_\_\_

To amend the Site's designated land use in Parcel 1 and Parcel 3 from Suburban Neighborhood to Community Center to allow for multi-family residential.

7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_

Significant changes in the market have created the need to modify the land use of the Site. The unfavorable location of mid-block retail coupled with the lower demand for brick-and-mortar retail locations has made the Site unable to garner interest from retailers. With the expansion of SR-24, any major retail development potential has shifted to the north.

8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_

The substantial housing shortage has caused housing prices and rent to spike with resale home prices rising 27% and rents having increase nearly 30% in the last twelve months.

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

# PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Narrative in PDF format.
- I. Neighborhood meeting report

*Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>  
Please call or email the Planning Division for more information.*

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Brennan Ray c/o Burch & Cracchiolo, P.A. 1850 N. Central Ave, Suite 1700 602-234-8794

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Name of Landowner (Applicant)	Address	Phone Number
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x 

bray@bcattorneys.com

---

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

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Name of Agent	Address	Phone Number
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---

Signature of Agent	E-Mail Address
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The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

CPA

**AGENCY AUTHORIZATION**

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services  
P.O. Box 2973  
Florence, AZ 85132

Ocotillo & Ironwood Holdings, LLC

*[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]*

hereinafter referred to as "Owner," is/are the owner(s) of 38.110 acres located at formerly Queen Creek Links, and further identified

*[Insert Address of Property]*

as assessor parcel number 10487074G & 10487074E and legally described as follows:  
*[Insert Parcel Number]*

***[Legal Description is attached hereto as Exhibit A]***

Said property is hereinafter referred to as the "Property."

Owner hereby appoints \_\_\_\_\_

***[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]***

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

**[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]**

\_\_\_\_\_  
***[Signature]***

\_\_\_\_\_  
***[Signature]***

\_\_\_\_\_  
***[Address]***

\_\_\_\_\_  
***[Address]***

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
***[Insert Name of Signor(s)]***

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

Ocotillo & Ironwood Holdings, LLC  
[Insert Company or Trustee's Name]

By: [Signature]  
[Signature of Authorized Officer or Trustee]

Its: managing member  
[Insert Title]

Dated: 5/4/2023

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.

The foregoing instrument was acknowledged before me, this 4<sup>th</sup> day of MAY, 2023, by WALT BROWN, JR, MANAGING MEMBER of Ocotillo & Ironwood Holdings, LLC, an AZ LLC  
[Insert Signor's Name] [Insert Title] [Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]



and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein. [Signature]  
Notary Public

My commission expires: 7-27-2026

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_ Who acknowledged himself/herself to be  
[Insert Signor's Name]

\_\_\_\_\_ of \_\_\_\_\_  
[Title of Office Held] [Second Company]

As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e, member, manager, etc.] [Owner's Name]

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

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary



APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF  
PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

**Formal Zoning Change & Property Information:**

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Glenn Bak
2. Date of Pre-application Review: 4/26 / 22 Pre-Application Review No.: Z-PA- 037 - 22
3. Current Zoning (Please provide Acreage Breakdown): Single Residence (CR-3) 77.92 acres and General Business (CB-2) 34.22 acres
4. Requested Zoning (Please provide Acreage Breakdown): Multiple Residence Zone (MR) 38.16 acres
5. Parcel Number(s): 10487074G, 10487074E, 10487074D, 10487074F
6. Parcel Size(s): P1 - 17.71 ac, P2 13.77 ac, P3 20.45 ac, P4 52.72 ac, P5 7.49 ac
7. The existing use of the property is as follows: Formerly the Links at Queen Creek Golf Course which has been removed as Parcel 4 begun development
8. The exact use proposed under this request: Community Center
9. What is the Comprehensive Plan Designation for the subject property: Suburban Neighborhood
10. Is the property located within three (3) miles of an incorporated community?  YES  NO
11. Is an annexation into a municipality currently in progress?  YES  NO
12. Is there a zoning violation on the property for which the owner has been cited?  YES  NO  
If yes, zoning violation # \_\_\_\_\_
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. See Narrative  
\_\_\_\_\_  
\_\_\_\_\_
14. Explain why the proposed development is needed and necessary at this time. See Narrative  
\_\_\_\_\_  
\_\_\_\_\_

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

## SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See attached narrative

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2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See TIA and attached narrative

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---
  
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 1,103 parking spaces, see Exhibit 11: Site Plan - Parcel 1 and Exhibit 12: Site Plan - Parcel 3A and Parcel 3B

---
  
4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?  
See attached narrative

---
  
5. What type of landscaping are you proposing to screen this use from your neighbors?  
See attached narrative

---
  
6. What type of signage are you proposing for the activity? Where will the signs be located?  
See attached narrative

---
  
7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: The proposed land use does not involve any type of manufacturing or production process.

---
  
8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See attached narrative

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---
  
9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?  
 YES    NO
  
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted?       YES    NO

See 600ft buffer map and list of addresses.

**PROPERTY OWNERSHIP LIST**

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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Parcel No.: \_\_\_\_\_  
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City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the office of \_\_\_\_\_ and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_  
(Name of signor)

Signature \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_ )ss.

(SEAL)

County of \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Signature of Notary Public \_\_\_\_\_

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Brennan Ray c/o Burch & Cracchiolo, P.A. 1850 N. Central Ave, Suite 1700

Name of Applicant

Address

X 

bray@bcattorneys.com 602-234-8794

Signature of Applicant

E-Mail Address

Phone Number

N/A

Name of Agent/Representative

Address

Signature of Agent/Representative

E-Mail Address

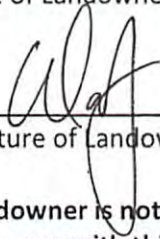
Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Ocotillo & Ironwood Hodlings, LLC 7500 E. Mcdonald Dr. #100A, Scottsdale, AZ 85250

Name of Landowner

Address



Walt@dpcrc.com

480-797-7221

Signature of Landowner

E-Mail Address

Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.



CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

OCOTILLO & IRONWOOD HOLDINGS, LLC  
[Insert Company's or Trust's Name]

By: [Signature]  
[Signature of Authorized Officer, or Trustee]

Its: WALT BROWN, JR. Managing Member  
[Insert Title]

Dated: 5-4-23

STATE OF ARIZONA )  
 ) ss.

COUNTY OF MARICOPA )

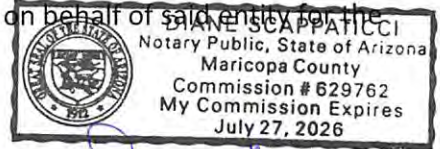
The foregoing instrument was acknowledged before me, this 4th day of MAY, 2023 by

WALT BROWN, JR. MANAGING MEMBER  
[Insert Signor's Name] [Insert Title]

OCOTILLO & IRONWOOD HOLDINGS, LLC, AZ LLC an,  
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

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

My Commission Expires: 7-27-2026



DANE SCAPPATICCI  
Printed Name of Notary

[Signature]  
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF \_\_\_\_\_ )  
 ) ss.

COUNTY OF \_\_\_\_\_ )

(Seal)

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, who acknowledges himself/herself to be

\_\_\_\_\_, of \_\_\_\_\_  
[Insert Signor's Name] [Title of Office Held] [Second Company]

As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]

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

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary

## **Application Checklist:**

### **A. Check the appropriate item:**

This Zone Change is being submitted without a PAD request

This Zone Change is being submitted in conjunction with a PAD request.

The applicant must complete a PAD application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*

### **B. Hold a Neighborhood/Community Meeting:**

Notify all property owners within 1200' (feet)

Hold the meeting within five (5) miles of the subject property

Hold the meeting between 5:00 pm – 9:00 pm

Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - *(Use page 5 of this application)*
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

### **C. Submit a completed “Agency Authorization” form *(if applicable)*.**

### **D. Submit a written Narrative concerning the proposed development *(if not submitting in conjunction with a PAD Application)* to include:**

1. Title Page

2. Purpose of Request

3. Description of Proposal

- a. Nature of the Project including Proposed Land Use
- b. Conformance to adopted Comprehensive Plan
- c. Answers to the questions from the **Supporting Information** sheet
- d. Location & Accessibility
- e. Utilities & Services
- f. Neighborhood Meeting Information
- g. Appendix, as applicable

**E. Submit a Site Plan (if not submitting in conjunction with a PAD Application).** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

1. Legal Description of total site.
2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
4. Location of all Existing & Proposed Structures & Buildings
5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
7. All Points of Ingress & Egress.
8. Location & Types of Existing & Proposed Landscaping.
9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

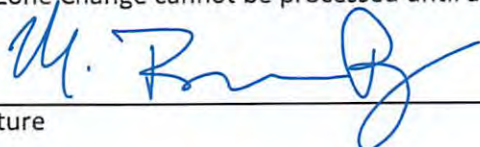
**F. Submit the following information regarding Water Supply:**

1. Identify the water service provider
2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
3. Provide information about water supply and source, including renewable and non-groundwater supplies
4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
  - Depth to bedrock & Depth to groundwater
  - Known fissures or land subsidence in the area
  - Known wells in the area, available information on status and water levels
  - Summary of data-gathering efforts and sources of information

- G. **Submit** a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.
- H. **Submit a Drainage report and a TIA report.** *(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).*
- I. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
- J. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well *(A Tax Assessor Parcel Map is Acceptable).* - *(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).*
- K. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here:  
<http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf>
- L. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.
- M. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at:  
<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>. \*
  - a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfeet projection

*\* Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*
- N. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 10 & 11 of this application for illustrative details).* **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees)*
- O. **Signature** at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

X   
 Signature

  
 Date



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF  
PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

**Formal PAD Application & Property Information:**

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Glenn Bak
2. Date of Pre-application Review: 4/26/22 Pre-Application Review No.: Z-PA-037-22
3. Current Zoning (Please provide Acreage Breakdown): Single Residence (CR-3) 17.71 acres and General Business (CB-2) 20.45 acres
4. Requested Zoning (Please provide Acreage Breakdown): Multiple Residence Zone (MR) 38.16 acres
5. Parcel Number(s) (Please attach a separate list if more space is needed): 10487074G, 10487074E
6. Parcel Size(s): 18.74 acres and 32.95 acres
7. The existing use of the property is as follows: Formerly the Links at Queen Creek Golf Course which has been removed as Parcel 4 begun development
8. The exact use proposed under this request: Urban Center and Community Center
9. What is the Comprehensive Plan Designation for the subject property: Suburban Neighborhood
10. Is the property located within three (3) miles of an incorporated community?  YES  NO
11. Is an annexation into a municipality currently in progress?  YES  NO
12. Is there a zoning violation on the property for which the owner has been cited?  YES  NO  
If yes, zoning violation # \_\_\_\_\_
13. Is this a major PAD Amendment request (no zone accompanying change)?  YES  NO If yes what was the previous PAD case number PZ-PD-022-08
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. See Narrative
15. Explain why the proposed development is needed and necessary at this time. See narrative

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref.: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

See 600ft buffer map and list of addresses.

**PROPERTY OWNERSHIP LIST**

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
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Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the office of \_\_\_\_\_ and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ (Name of signor)

Signature \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_ )ss.

(SEAL)

County of \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Signature of Notary Public \_\_\_\_\_

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Brennan Ray c/o Burch & Cracchiolo, P.A. 1850 N. Central Ave, Suite 1700

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Name of Applicant	Address	
	bray@bcattorneys.com	602-234-8794
Signature of Applicant	E-Mail Address	Phone Number

N/A

---

Name of Agent/Representative	Address	
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Ocotillo & Ironwood Hodlings, LLC 7500 E. Mcdonald Dr. #100A, Scottsdale, AZ 85250

---

Name of Landowner	Address	
	waH@dpcrc.com	480-797-7221
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

**AGENCY AUTHORIZATION**

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development  
P.O. Box 2973  
Florence, AZ 85232

Ocotillo & Ironwood Holdings, LLC.

*[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]*

Hereinafter referred to as "Owner," is/are the owner(s) of 38.16 acres located at formerly Queen Creek Links, and further identified

*[Insert Address of Property]*

As assessor parcel number 10487074G & 10487074E and legally described as follows:  
*[Insert Parcel Number]*

**Insert Legal Description Here OR Attach as Exhibit A**

Said property is hereinafter referred to as the "Property."

Owner hereby appoints \_\_\_\_\_  
*[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]*

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.  
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

\_\_\_\_\_  
*[Signature]*

\_\_\_\_\_  
*[Signature]*

\_\_\_\_\_  
*[Address]*

\_\_\_\_\_  
*[Address]*

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

(SEAL)

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Ocotillo & Ironwood Holdings, LLC  
[Insert Company's or Trust's Name]

By: [Signature]  
[Signature of Authorized Officer, or Trustee]

Its: managing member  
[Insert Title]

Dated: 5-4-23

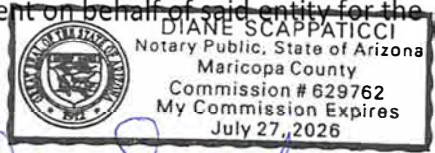
STATE OF ARIZONA )  
 ) ss.

COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me, this 4<sup>th</sup> day of MAY, 2023 by  
WALT BROWN, JR, MANAGING MEMBER

[Insert Signor's Name] [Insert Title]  
Ocotillo & Ironwood Holdings, LLC, AZ LLC an,  
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.  
My Commission Expires: 7-27-2026



Diane Scappaticci  
Printed Name of Notary

[Signature]  
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF \_\_\_\_\_ )  
 ) ss. (Seal)  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, who acknowledges himself/herself to be

[Insert Signor's Name] of \_\_\_\_\_  
[Title of Office Held] [Second Company]

As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.  
My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary

**Application Checklist:**

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

**A. Check the appropriate item:**

This PAD is being submitted without a zone change request

This PAD is being submitted in conjunction with a zone change request.

The applicant must complete a zone change application. – ***(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).***

**B. Hold a Neighborhood/Community Meeting:**

1. Notify all property owners within 1200’ (feet)

2. Hold the meeting within five (5) miles of the subject property

3. Hold the meeting between 5:00 pm – 9:00 pm

4. Include with the application the following:

Copy of Notice of Neighborhood/Community Meeting

List of property owners notified - ***(Use page 2 of this application)***

Minutes of the meeting

Attendance sign-in sheet with names & addresses

**C. Submit a completed “Agency Authorization” form *(if applicable, Use page 4 of this application).***

**D. Submit a “PAD Book” (written narrative) concerning the proposed development to include the following sections – Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification ***(NOTE: Please No Spiral Binding)***:**

1. Title Page

2. Purpose of Request

3. Description of Proposal

Nature of the Project

Proposed Land Uses

Building Types & Densities

Conformance to adopted Land Use Plans

Circulation and Recreation Systems

- 4. Relationship to surrounding properties within onemile
- 5. Schools
- 6. Public Services/Community Services and how will the need for these services be addressed
- 8. Location & Accessibility
- 9. Compliance with RSRSM, Access Management Manual, October 2008
- 10. Utilities & Services
- 11. Ownership & Control – [See Section 2.176.240(B)11]
- 12. Timing of Development (PhasingSchedule)
- 13. Conformance with the Comprehensive Plan
- 14. Recreational Amenities
- 15. Fences, Walls & Screening
- 16. Total number of dwelling units
- 17. Maximum Residential Density of each planningunit
- 18. Total number of parking spaces for recreationalfacilities
- 19. Type of landscaping
- 20. Preliminary hydrologic data and a statement ondrainage
- 21. Additional Information for Commercial & Industrial Uses *(if applicable)*:
  - Total Area in acres proposed *(Commercial & Industrial Separated)*
  - Approximate retail sales floor area *(Commercial)*
  - The uses proposed uses based on permitted uses in the basezone.
  - The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- 22. Tables:
  - o Land Use Table(s) to include the following:
    - Total Acreage of the site
    - Total Area of arterial & collector streets
    - Total Area & Percent of Open Space
    - Total Number of each type of dwelling unit
    - Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
    - The Overall proposed Density

- **Amended Development Standards Table comparing proposed and current zoning code standards for:**
  - Minimum Lot Area
  - Minimum Lot Width
  - Minimum Building Setbacks
  - Maximum Building Height
  - Minimum Distance between main & detached accessory buildings
  - Buildable Area
- **Amended Use Tables:**
  - Permitted Uses
  - Non-Permitted Uses
- **Utilities & Services Table of type and source:**
  - Sewer
  - Water
  - Electric
  - Telephone
  - Police
  - Fire
  - Schools
  - Solid Waste Disposal

24. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

**E. Submit a map** that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- Zoning Boundaries
- Street Alignment
- Open Space
- Trails

**F. Submit a current preliminary Title Report** (*dated within 60 days prior to application*)

**G. Submit a Development Plan.** The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:



## 1. Site Plan:

- Title of project as shown in the narrative report, such as ***“Planned Area Development for (insert name of Development)”*** in bold letters.
- Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
- Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
- Existing Zone designation & requested zone change (*as applicable*)
- Legal Description of total site
- Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- Location & Identification of all existing and proposed utilities, location and width of associated easements.
- Location of all existing structures and significant natural features.
- Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- All points of ingress and egress.
- Parking Areas.
- Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- Indicate and/or label (*as applicable*):
  - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
  - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
  - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
  - Phase Lines (*as applicable*)
- Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
  - Each type of dwelling unit
  - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).
- Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- Indicate location, type, height, and materials for proposed walls, fences, and signs.

- Location and types of existing and proposed landscaping.
- Designated Flood Zone

**2. Quantitative Development Data Tables**

- Land Use table to include:
  - Total Gross Acreage of site
  - Total Area of Streets (Public & Private)
  - Total Area of Public Open Space
  - Total Net Area of all intended uses
  - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - Total Dwelling Units permitted under base zoning district
  - Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - Grand Total of Dwelling Units
  - Overall Density proposed
- Zoning Comparison Table of Existing & Proposed to include:
  - Lot area per dwelling unit
  - Setbacks
  - Minimum Lot Widths
  - Maximum Building Heights
- Parking (number of spaces)
- Utility & Services Table indicating type and source:
  - Sewer
  - Electric
  - Telephone
  - Water
  - Police/Security
  - Fire
  - Schools
  - Solid Waste Disposal
- Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

**3. Submit an Open Space & Recreation Plan (“OSRP”) that includes – Refer to Chapter 2.176**

- Reviewed the Pinal County Open Space & Recreational Area Guideline
- Site Analysis

- Aerial Photo
  - Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
  - Site Analysis should be produced in an **8½" X 11" format for text**
  - Site Analysis should be produced in an **24" X 36" format for plans\* (coordinate this requirement with your case coordinator)**
- Total acreage of proposed development
  - Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
  - A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulationsystem
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing
  - Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
  - A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulationsystem
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing
  - A pedestrian circulation system
  - A Slope Analysis identifying the following slope categories:
    - 1) 0% - 5%
    - 2) 5% - 10%
    - 3) 10% and greater
  - Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
  - Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
  - Identification of potential view corridors

- Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
  - A record check through Arizona State Museum (“ASM”) for archeological sites and identification of any sites or surveys
  - The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
  - The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.
- 4. Submit a Landscape Plan** that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC:*
- A Vegetation Salvage Plan
  - Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
  - Extent and location of all plant materials and other landscape features.
  - Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
  - Location of Water Outlets.
- 5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.**
- Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:**
- Minimum requirements for Open Space – (Section 130)
  - Uses permitted within open space areas – (Section 140)
  - Uses prohibited within open space areas – (Section 150)
  - Minimum requirements for recreation areas – (Section 160)
  - Minimum requirements for multi-use paths and trails – (Section 170)
  - Minimum requirements for storm water retention & detention basins – (Section 180)
  - Minimum requirements for streetscapes & entryways – (Section 190)
  - Minimum requirements for conservation open space – (Section 200)
- Submit a Master Sign Plan** detailing the location and type of all proposed signage for the project. *(signage must be approved under separate permit, the PAD document cannot alter development standards for signs)*

- Submit a Preliminary Drainage Report\***
  
- Submit a Preliminary Traffic Impact Assessment (TIA)\*** (Your TIA must be approved prior to scheduling of your Public Hearing)
  
- Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries
  
- Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
  
- Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application).***
  
- Submit** separate preliminary reports or master plans for:
  - Storm water drainage
  - Wastewater & Domestic water service.
  
- Submit** additional materials required for specific types of commercial and industrial uses as follows (*as applicable*):
  - Commercial Uses:**
    - Retail sales floor area and total area proposed for commercial development
    - Type of uses proposed
  - Industrial Uses**
    - Total Area proposed for industrial uses
    - Types of uses proposed
    - Anticipated employment for development per major phases
  - Standards of:**
    - Height
    - Open Space
    - Buffering
    - Landscaping
    - Pedestrian & Vehicular circulation
    - off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)

- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

**Complete and Submit the “Comprehensive Plan Compliance Checklist”**

**Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees**

**Submit one (1) hard copy** of all documentation outlined in the PAD application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**. **\*\*Your application can also be submitted digitally via email or FTP site please call or email the Planning Division for more information.**

**Submit one (1) CD which contains:**

- An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfeet projection**

**OR**

- An AutoCAD (.dwg file), which includes the following layers:**

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.  
*(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*

**Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 16 of this application for illustrative details).**


**Aware that all newspaper advertising fees must be paid by the applicant in addition to application fees.**

**Aware that all public works fees are due at application submittal and for each subsequent submittal**

- Aware that on property owner notifications that exceed 30 mail outs the applicant will be responsible for notice prep and postage
  
- Aware that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.
  
- Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted

X   
Signature

  
Date

**Planned Area Development Amendment and Rezone for:**

# Ironwood and Ocotillo



**Case No: PZ-PD-011-23, PZ-036-23**

**Related Case No: PZ-PA-007-23**

**Submitted: October 2023**

# Applicant and Consultant Team

**Owner:**

Walt Brown Jr.  
Diversified Partners  
7500 East. McDonald Drive  
Scottsdale, AZ 85250

**Legal:**

Brennan Ray  
Burch & Cracchiolo  
1850 N. Central Ave, #1700  
Phoenix, AZ 85004  
P: (602) 274-7611  
[bray@bcattorneys.com](mailto:bray@bcattorneys.com)

**Applicant:**

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3200 Southwest Freeway, Suite 1870  
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[dkulkarni@guefen.com](mailto:dkulkarni@guefen.com)

**Applicant:**

Richard Owen  
Guefen Development  
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# 1. PURPOSE OF REQUEST

The following document is part of the application for Rezone and PAD Amendment (referred to hereafter as the “Amendment”) for approximately 112.17 gross acres (107.31 net acres) located south and east of the southeast corner of Gantzel Road and Ocotillo Road (the “Site”). See **Exhibit 1: Vicinity Map** and **Exhibit 6: Aerial Map**. The Site was zoned in 2008 under the approximately 122.6 acre Villa Sereno PAD (Ordinance 2008-PZ-022-08 and Ordinance 2008-PZ-PD-022-08) for a mix of residential, commercial, and open space uses. See **Exhibit 2: 2008 Villa Sereno Conceptual Site Plan**. The amended areas of the Site, identified as a portion of Parcel A, Parcel C, and Parcel D under the 2008 Villa Sereno Conceptual Site Plan, shall be identified as Parcel 1 and Parcel 3 for this Amendment. See **Exhibit 7: Conceptual Site Plan**. The 2008 Villa Sereno PAD zoned Parcel 1 as CR-3 for single-family residential uses and Parcel 3 as CB-2 for commercial uses. Despite the zoning and the significant efforts to develop the Site by the underlying property owners, the commercial portions have failed to develop and will continue to face challenges attracting viable, sustainable uses due to significant changes to the way people live, shop, and work as a result of the Great Recession, the COVID-19 Pandemic, the housing crisis, substantial inflation and rising interest rates, and other influential factors. The Amendment seeks to rezone Parcel 1 and Parcel 3 from CR-3 and CB-2 to MR (Multiple Residence Zoning District) and provide viable, sustainable solutions to challenging in-fill properties and make significant off-site improvements to Ocotillo Road and Gantzel Road that will benefit the area. See **Exhibit 3: Existing and Proposed Zoning Map**. The Amendment does not modify the approximately 13.77 acres zoned CB-2 along Gantzel Road, the high quality gated single-family residential community, or the approximately 6-acre community park under development that is zoned CR-3.

Parcel 1 is planned to develop with two hundred twenty (220) single-story, predominately detached residences that will be an attractive presence in the area. These single-story residences represent a lifestyle choice, presenting future resident with a unique living experience and alternative housing choice to the traditional options of single-family residences or apartment complexes. The layout and design of this community creates a “single-family subdivision” feel throughout the neighborhood. Parcel 3 is planned to develop with three hundred twenty-one (321) townhomes that are a mix of two- and three-story buildings. Particular attention has been given to the placement of the buildings and their relation to the existing single-family homes to the south—with the two-story buildings on the southern one-thirds (1/3) and three-story buildings on the northern two-thirds (2/3).

In 2022, the Arizona Department of Housing estimated a housing shortage of two hundred seventy thousand (270,000) units in Arizona. In a more recent study, the Common Sense Institute determined that in 2022 there was a shortfall of seventy-four thousand four hundred nineteen (74,419) housing units to meet the demand in Arizona. While rezoning Parcel 3 to residential uses will not make up for this shortfall, it will provide additional people opportunities to live in Pinal County and in the growing San Tan Valley area. Increased housing opportunities in the area will provide significant support to existing commercial developments and provide future employers who want to locate within Pinal County with housing choices for their employees. Additional housing choices in close proximity to shopping and employment corridors will also help to reduce the number of trips, trip lengths, and travel times.

Despite the Site's commercial zoning along the Gantzel Road frontage since 2008, it has failed to develop consistent with the entitlements notwithstanding the substantial and significant commercial and residential growth that has occurred in area and Pinal County. Under the 2008 Villa Sereno PAD, Parcel 3 was part of a larger area (approximately 23.5 acres) zoned commercial. It was contemplated this commercial area (including Parcel 3) would develop with 157,700± square feet of commercial retail, 90,000± square feet of office/medial office, and 94,600± square feet of assisted-living—all of which was at a "mid-block" location on Gantzel Road, approximately one thousand one hundred (1,100) feet away from the intersection of Ocotillo Road and Gantzel Road. The hard corners of intersections are preferred by commercial developers and tenants as those locations provide the greatest visibility and exposure to customers and passers-by. Parcel 3 is even further away from the intersection, approximately two thousand seventy (2,070) feet away. To be viable, a large-scale planned commercial development on 23.4± acres at the mid-block requires a good location, a major anchor (e.g., grocery or home improvement store), and significant minor anchors for it to be sustainable. The existing commercial area adjacent to the Site at the corner of Ocotillo Road and Gantzel Road has been unable to attract sufficient retailers to fill capacity. As a result of its location and market conditions, Parcel 3 is not viable and sustainable for commercial uses. Within a two-mile radius of the Site is a Safeway, Sprouts, Fry's, LA Fitness, and Ace Hardware. Given these existing "major" tenants in the area it becomes unlikely a "major" tenant of the necessary size and scale will want to locate on the Site.

Additionally, considerable changes have occurred throughout the commercial landscape since the 2008 approvals. Over the past few decades, e-commerce has been rising rapidly transforming the way people buy and sell goods and services. The widespread adoption of the internet and advancements in technology have paved the way for a convenient online shopping

experience, with customers able to browse and purchase products from their homes or on the go. E-commerce logistics and supply chain management also contribute to this rapid expansion. Companies have invested heavily in developing efficient warehousing, inventory management, and delivery solutions. The integration of automation technologies, such as robotics and AI-powered systems, has streamlined order fulfillment processes, reduced delivery times, and enhanced overall customer satisfaction. The COVID-19 pandemic was a significant catalyst for e-commerce growth, further impacting traditional retail developments.

An in-depth market analysis looking at the viability of the mid-block commercial development anticipated under the 2008 Villa Sereno PAD along Gantzel Road was prepared by Elliot D. Pollack & Company on April 2022 (*Retail Market Analysis SEC Ocotillo Rd & Gantzel Rd*, the "Retail Market Analysis"). The Retail Market Analysis confirms:

- Over the last ten (10) years there has been a tremendous shift in the brick-and-mortar retail landscape with more business shifting to e-commerce.
- E-commerce has become a significant growing revenue stream for state and local governments as a source of online sales tax revenue.
- The demand for retail space has diminished from previous levels and many businesses turn to home delivery as a main means of reaching customers.
- Currently, the supply of retail land and building space is nearly five times the anticipated local retail demand.

The Retail Market Analysis further states:

*"Because there is an oversupply of commercial sites, converting the Site to residential will not result in any lost opportunities for future retail development nor will it result in any loss of sales tax revenue for the County. To the contrary, new multi-family development will help balance the region's land uses and help to attract new retail to the area. New residents of the proposed projects alone would create demand for an additional 48,000 square feet of retail space. They will also be a significant source of online sales tax revenue which is a growing revenue stream for state and local governments."*

The proposed Amendment employs a logical transition of density and intensity. Moving north and west from the existing single-family residences, the density in the area increases as it nears the major roads and commercial areas at Gantzel Road and Ocotillo Road. This transition is enhanced by large areas of open space buffer between the residential uses.

## 2. DESCRIPTION OF PROPOSAL

The 2008 Villa Sereno PAD rezoned approximately 122.6 acres to CR-3 (Single Residence Zone, Planned Area Development Overlay) and CB-2 (General Business Zone, Planned Area Development Overlay). Since the existing PAD was approved in 2008, the market has seen dramatic shifts. In 2021, the Links Golf Course located on the Site ended service as there were not enough consistent users for it to remain in operation. The preliminary plat for a single-family development on approximately 50 acres was approved in 2022. The Amendment proposes rezone approximately 17.71 gross acres zoned CR-3 and approximately 20.45 gross acres zoned CB-2 General Business Zone to Multiple Residence Zone (hereafter referred to as "MR"). See **Exhibit 3: Existing and Proposed Zoning Map**. No other changes are proposed to the 2008 Villa Sereno PAD.

The 13.77± acres zoned CB-2 along Gantzel Road will remain commercial and is anticipated to development with office uses. A conceptual plan for this unchanged commercial is shown on **Exhibit 7: Conceptual Site Plan** for reference only and is not a part of this Amendment. Any necessary approvals for future commercial development on the property will be done through a separate application and process. Parcel 5, which includes 6.04-acres of community park along the eastern boundary of the overall property (with frontage onto Ocotillo Road) is not a part of any modifications proposed by this Amendment but does serve and count towards required open space .

## 3. PROPOSED LAND USES

The current proposed land use of Suburban Neighborhoods for the Site is to be modified to Community Center via a concurrent Minor Comprehensive Plan Amendment that has been filed. See also **Exhibit 4: Existing and Proposed Comprehensive Plan Map – San Tan Valley Special Area Plan Map**. No additional changes are being made to the Comprehensive Plan designations on the remaining properties.

## 4. BUILDING TYPES AND DENSITIES

The Amendment does not modify the unaffected portions of the overall Site for the approved single-family homes or proposed office development. Parcel 1 consists of 17.71± gross (16.69± net) acres and will be developed with two hundred twenty (220) single-story residences, a density of 12.42± dwelling unit/gross acre; Parcel 3 consists of 20.45± gross (18.68± net) acres with three hundred twenty-one (321) townhomes, a density of 15.70 dwelling unit/gross acre. The modifications proposed by this Amendment are done in a way that higher density is located away from the single-family residential areas and closer to the existing commercial area and Regionally Significant Roads (RSR) of Gantzel Road and Ocotillo Road, see **Exhibit 7: Conceptual Site Plan** for more detail.

## 5. CONFORMANCE TO ADOPTED LAND USE PLANS

Concurrent with this Amendment, a Minor Comprehensive Plan Amendment to the San Tan Valley Special Area Plan will be filed with Pinal County which proposes to amend the Site's designated land use from Suburban Neighborhood to Community Center to allow for multi-family residential. This modification will allow single-family rental units and multi-family to be constructed to provide for a logical transition between land use with higher density located toward the more intense commercial use and lower density and open space areas further from the major street.

## 6. CIRCULATION AND RECREATION SYSTEMS

Parcel 1 will be accessed from Olneya Road with egress and emergency access along Ocotillo Road. Parcel 3 will be accessed from El Parque Lane with egress and emergency access via Gantzel Road. Approximately two (2) miles south is Combs Road and two (2) miles to the north is Germann Road which is classified as a RSR Principal Arterial according to Pinal County's RSRSM. Gantzel Road and Ocotillo Road are classified as a RSR category roads that border the Site.

Gantzel Road has a unique situation where the fifty (50) foot right-of-way is abutting the WAPA easement. In order to include a sidewalk along Gantzel Road Street Section Alternative "A" was drafted together in discussion with the County, see **Exhibit 17: Gantzel Cross Section – Existing Condition**, and **Exhibit 18: Gantzel Cross Section – Proposed Options**. Cross Section "A" includes an eight (8) foot detached sidewalk within the WAPA easement to go around the existing self-supported electrical structure to rejoin Gantzel Road and will require WAPA's approval to be constructed. In the event that Cross Section "A" is not approved by WAPA, Cross Section "B" will be constructed instead.

## 7. RELATIONSHIP TO SURROUNDING PROPERTIES WITHIN ONE MILE

The Site is formerly home to the Links at Queen Creek Golf Course which has been closed and development started for Parcel 4. See **Exhibit 3: Existing and Proposed Zoning Map** for a map that illustrates the surrounding zoning to the Site. See **Exhibit 4: Existing and Proposed Comprehensive Plan Map – San Tan Valley Special Area Plan Map** for the surrounding land uses.

<b>Surrounding Context Table</b>			
<b>Direction</b>	<b>Comprehensive Plan Land Use</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
Site	Moderate Low Density Residential (1-3.5 du/ac)	CR-3 PAD, CB-2 PAD	Golf Course
North	Moderate Low Density Residential (1-3.5 du/ac)	CR-3 PAD, CB-2 PAD	Single-Family Residences, Golf Course
South	Moderate Low Density Residential (1-3.5 du/ac),	CR-3 PAD	Single-Family Residences
East	Moderate Low Density Residential (1-3.5 du/ac)	CR-3 PAD, MH	Golf course, Single-Family Residences
West	Moderate Low Density Residential (1-3.5 du/ac)	CB-2, SR	Landscape Supply, Retail Commercial, Large Lot Single-Family Residences

## 8. SCHOOLS

The Site is within the J.O. Combs Unified School District and specifically is within the boundaries of Harmon Elementary School, J.O. Combs Middle School, and Combs High School. The J.O. Combs Unified School District has indicated the district has capacity for the additional students generated by these residential developments.

## 9. PUBLIC SERVICES/ COMMUNITY SERVICES, AND HOW WILL THE NEED FOR THESE SERVICES BE ADDRESSED

The following outlines the community service providers:

<b>Service</b>	<b>Provider</b>
School	J.O. Combs Unified School District
Library	Pinal County Library
Police	Pinal County Sheriff's Department
Fire	Rural Metro Fire Department

## 10. LOCATION AND ACCESSIBILITY

Parcel 1 will be accessed from Olneya Road with egress and emergency access along Ocotillo Road. Parcel 3 will be accessed from El Parque Lane with egress and emergency access via Gantzel Road. Approximately two (2) miles south is Combs Road and two (2) miles to the north is Germann Road which is classified as a RSR Principal Arterial according to Pinal County's RSRSM. Gantzel Road and Ocotillo Road are classified as a RSR category roads that border the Site. See Exhibit 5: Open Space and Trails Context Map for locations of RSR roads.

Regionally, the following provide access to surrounding communities:

- Loop 202: Approximately seven (7) miles to the northwest
- U.S. 60: Approximately nine (9) miles to the north
- Interstate 87: Approximately sixteen (16) miles to the west
- Future State Route 24: Approximately four (4) miles to the north

A preliminary analysis was completed of the Arizona Geological Survey (AGS) maps of natural hazards and no earth fissures were found to be within the Site.

## **11. COMPLIANCE WITH RSRSM, ACCESS MANAGEMENT MANUAL, OCTOBER 2008**

Approximately two (2) miles south is Combs Road and two (2) miles to the north is Germann Road which is classified as a RSR Principal Arterial according to Pinal County's RSRSM. Gantzel Road is classified as a RSR category road. Ocotillo Road is a RSR category road that borders the Site. See Exhibit 5: Open Space and Trails Context Map for locations of RSR roads.

## **12. UTILITIES AND SERVICES**

The sections below describe how the key utilities will be provided.

- Water – Town of Queen Creek
- Wastewater – EPCOR
- Electric – SRP
- Natural Gas – Southwest Gas
- Phone and Internet – Century Link/Cox Communications
- Fire – Rural Metro Fire Department
- Police – Pinal County Sheriff's Department
- School – J.O. Combs Unified School District or charter school
- Solid Waste – Waste Connections of Arizona

## Utility Service Provider Table

Service	Provider	Contact Number	Website
Sewer	EPCOR	1-800-383-0834	<a href="https://www.epcor.com">https://www.epcor.com</a>
Water	Town of Queen Creek	480-358-3450	<a href="https://www.queencreekaz.gov/departments/utilities/water">https://www.queencreekaz.gov/departments/utilities/water</a>
Electric	SRP	602-236-8888	<a href="https://www.srpnet.com">https://www.srpnet.com</a>
Telephone	Century Link/ Cox	602-630-5480/ 623-328-3807	<a href="https://www.centurylink.com">https://www.centurylink.com</a> <a href="https://www.cox.com">https://www.cox.com</a>
Fire	Rural Metro Fire Department	800-624-5835	<a href="https://www.ruralmetrofire.com/">https://www.ruralmetrofire.com/</a>
Police	Pinal County Sheriff's Office	520-509-3555	<a href="https://www.pinalcountyaz.gov/sherif">https://www.pinalcountyaz.gov/sherif</a>
Schools	Maricopa Unified School District	520-568-5100	<a href="https://www.musd20.org/">https://www.musd20.org/</a>
Solid Waste Disposal	Waste Connections of Arizona	844-708-7274	<a href="https://www.wasteconnections.com/">https://www.wasteconnections.com/</a>
Natural Gas	Southwest Gas	877-860-6020	<a href="https://www.swgas.com/">https://www.swgas.com/</a>

### 12.1 WATER

The Site will connect to the existing twelve (12) inch watermain in the Gantzel Road right-of-way. The existing twelve (12) inch watermain makes a connection to Ocotillo Road and to the existing Cambria residential subdivision east of the Site. The proposed onsite portion of the water distribution system will utilize eight (8) inch waterlines with the water being provided by the Town of Queen Creek.

### 12.2 WASTEWATER

Sewer service will be provided by EPCOR. The proposed onsite portion of the sewer system will utilize an eight (8) inch sewer lines with a lift station.

### 12.3 DRAINAGE

The Site is located within an effective flood Zone X as classified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04021C0475E with a current effective date of December 4<sup>th</sup>, 2007. Zone X is classified on the FIRM as:

“Areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where the average depths are less than one (1) foot, areas of 100-year stream flooding where the contributing drainage areas is less than one (1) square mile, or areas protected from the 100-year flood by levees. No BFE’s or depths are shown within this zone.”

## 13. OWNERSHIP AND CONTROL (SEE SECTION 2.176.240 (B)11)

The ownership, control, and maintenance of landscaping, open space, and recreation facilities will be conveyed to and held in common by homeowners' association(s) (HOA).

## 14. TIMING OF DEVELOPMENT (PHASING SCHEDULE)

Each parcel may be developed as a series of two (2) phases based on the findings of the technical reports. Each parcel will develop independent of each other.

## 15. CONFORMANCE WITH THE COMPREHENSIVE PLAN

### 15.1 COMPREHENSIVE PLAN VISION ELEMENTS

The proposed Amendment complies with the "Vision" of the Pinal County Comprehensive Plan, specifically with the following Comprehensive Plan vision elements.

#### 1. Sense of Community

- a. Response:** A sense of connected community will be created in the Site through the trails network which will provide circulation and access to the community park. The Site will transition in land use to create a buffer between the more intense land uses. Higher density is located against the major transportation corridors and internal buffering between the residential areas.

#### 2. Mobility and Connectivity

- a. Response:** The Site will provide adequate transportation for vehicular and pedestrian circulation throughout the community.

#### 3. Economic Sustainability

- a. Response:** The Site is located outside of the employment center areas identified on Pinal County's Economic Development Plan found within the Comprehensive Plan. The Site is adjacent to an area that is designated Community Center, comprised of commercial lots that has struggled to attract retailers. By increasing the density in the areas adjacent to those designated Community Center, the Site will cultivate a stronger interdependent relationship between commercial and residential areas that will bolster economic sustainability. San Tan Valley has virtually no housing diversity beyond single-family detached housing which limits who can live in the area. According to the Retail Market Analysis, San Tan Valley would need at least eight thousand one hundred (8,100) additional rental units to reach the Greater Phoenix MSA average and this Site adds much needed single-family rental and multi-family stock.

#### 4. Open Spaces and Places

- a. **Response:** Numerous open space areas are planned throughout the Site to provide a well-connected pedestrian network for the community. Parcel 5, which includes 6.04-acres of community park providing open space recreation opportunities for the overall community will be constructed by the developer of the single-family community.

#### 5. Environmental Stewardship

- a. **Response:** Facilities developed within the Site will be of the most current building code, material and design which will be best practices in energy, water, and material usage. Waste management will be provided. Environmental Stewardship Vision Component Goals, Objectives and Policies will be met, particularly those related to solid and hazardous waste management.

#### 6. Healthy, Happy Residents

- a. **Response:** The design of the Site adheres to the vision specified in the Comprehensive Plan by providing compatible land use relationships with the surrounding area; protecting residential neighborhoods from intrusion of more intensive land uses through appropriate buffering; incorporating transition of land uses to ensure compatibility; and providing a range of housing opportunities. The Site connects residents with open space areas through a network of paseos.

### 15.2 COMPREHENSIVE PLAN KEY CONCEPT ELEMENTS

The Comprehensive Plan includes “Key Concepts” that are illustrative in nature and are shown on the Land Use, Economics, and Circulation graphics.

#### 1. Consistency with the Land Use Designations shown on the graphics

- a. **Response:** The Land Use Designation is consistent with the adjacent land uses and consistent with the vision provided for in both the Land Use and Economic Development graphics. The proposed Amendment is consistent with good planning principles, providing a transition between uses and intensities. The design considers the existing adjacent single-family and manufactured home communities to the north, south, and east of the Site while also considering the single-family development under construction in Parcel 4 when planning the future multi-family developments proposed under this Amendment. The design also considers the future and existing commercial uses at the intersection of Ocotillo Road and Gantzel Road.

## 2. Consistency with the Mixed-Use Activity Center Concept

- a. **Response:** The Land Use Designation is not shown within a Mixed-Use Activity Center.

## 3. Consistency with the Planning Guidelines Described in the Land Use Element

The Site will meet the planning guidelines for Residential Development.

- a. **Guideline: Future suburban residential areas are intended to consider compatibility and relationship to existing and proposed neighborhoods.**

- i. **Response:** The Site places development of similar densities adjacent to one another and higher densities along transportation corridors. Ample park and open space areas both planned and existing will help to transition and buffer the commercial areas with the Suburban Neighborhood areas.

- b. **Guideline: Projects must be able to provide adequate water and infrastructure to support the proposed densities.**

- i. **Response:** The developers of the Site will utilize the services of Town of Queen Creek and EPCOR to provide water and wastewater to the project.

- c. **Guideline: Development impact on the transportation system should be addressed.**

- i. **Response:** The development of the Site will provide for roadway improvements associated with the project. A traffic impact analysis will be provided to describe the proposed improvements as well as the timing of the improvements.

- d. **Accessibility to schools and availability of community facilities/services will be evaluated.**

- i. **Response:** As a residential development, providing services that residents will need is a top priority.

- e. **Guideline: Integration of open space, parks, trails, and recreational amenities to support the neighborhood should be addressed.**

- i. **Response:** The Amendment includes several open space areas both as buffers and as recreational open space for residents. The Amendment will not impact the trails plans for Pinal County. As the Site develops, it will be required to comply with Pinal County's trail system and open space preservation standards.

**f. Guideline: Access to employment opportunities (to reduce vehicle miles traveled) is a consideration.**

**i. Response:** The Amendment is located outside of the employment and commercial areas identified on Pinal County's Economic Development Plan found within the Comprehensive Plan but is adjacent to Community Center areas that have a designation of General Business Zoning District. The additional residential units within the Amendment will help support the local businesses as well as connect employment opportunities with residents.

**g. Guideline: Neighborhood design should encourage pedestrian orientation and connections.**

**i. Response:** The Amendment will not impact the trails plans for Pinal County. As the Site develop it will be required to comply with the County's trail system and open space preservation standards. Neighborhoods within the Site are planned to include pedestrian circulation corridors and cross-circulation routes to provide residents with uninterrupted pathways to areas of recreation.

#### **4. Quality Employment Opportunities County-wide**

**a. Response:** The Amendment is located outside of the employment and commercial areas identified on Pinal County's Economic Development Plan found within the Comprehensive Plan but is adjacent to Community Center areas that have a designation of General Business Zoning District. Despite the zoning and the significant efforts to develop the Site by the underlying property owners, the commercial portions have failed to develop and will continue to face challenges developing them with viable, sustainable uses due to significant changes to the way people live, shop, and work as a result of the Great Recession, the COVID-19 Pandemic, the housing crisis, substantial inflation and rising interest rates, and other influential factors. The demand for retail space has diminished from previous levels and many businesses turn to home delivery as a main means of reaching commercial. Over the past few decades, e-commerce has been rising rapidly transforming the way people buy and sell goods and services. The widespread adoption of the internet and advancements in technology have paved the way for a convenient online shopping experience. Customers are able to browse and purchase products from their homes or on the go. The hard corners of intersections are preferred by commercial developers and tenants because those locations provide the greatest visibility and exposure to customers and passers-by. The mid-block commercial locations within the Site have not garnered interest from retailers. Even the existing commercial area adjacent to the Site at the corner of

Ocotillo Road and Gantzel Road has been unable to attract sufficient retailers to fill capacity. Commercial areas are at a substantial disadvantage with no hard corner at any major intersection and the mid-mile location is not preferred by retail developers or tenants. Commercial viability is significantly affected by Safeway, Sprouts, Fry's, LA Fitness, and Ace Hardware within a two (2) mile radius from the Site. The additional residential units within the Amendment will help support the local businesses as well as connect employment opportunities with residents.

#### **5. Viable Agriculture, Equestrian, and Rural Lifestyle**

- a. Response:** The Amendment will provide for residential housing in a rural infill setting. Much of the land in the surrounding areas, mainly to the west, will likely remain agricultural in character.

#### **6. System of Connected Trails and Preservation of Open Space**

- a. Response:** The Amendment will not impact the trails plans for Pinal County. As the Site develops, it will be required to comply with Pinal County's trail system and open space preservation standards.

#### **7. Natural and Cultural Resource Conservation**

- a. Response:** The Site areas have been reviewed for cultural resources and none have been identified as to date. There are no known special natural resources or extraordinary features.

#### **8. Water Resources, Public Facilities/Services, and Infrastructure Support**

- a. Response:** The developers will utilize EPCOR and Town of Queen Creek to provide water and wastewater services to the project.

## **16. RECREATIONAL AMENITIES**

The future residents will enjoy access to dedicated recreational open space centrally located in the community per County requirements for resident's equitable proximity. All amenity areas shall meet the appropriate level of recreation designated by Pinal County. Additionally, the single-family developer is constructing a 6.04-acre community park. See **Exhibit 11: Parcel 5 – Community Park**. The residents will be served by private amenities such as pools, clubhouse, open play areas, and other recreational activities typically associated with single-family for rent and multi-family projects. See **Exhibit 8: Open Space and Amenities Plan**, **Exhibit 9: Circulation and Trails Plan – Parcel 1**, and **Exhibit 10: Circulation and Trails Plan – Parcel 3** for more information as well as the accompanying **Open Space and Recreation Plan (OSRP)** document.

## 17. FENCES, WALLS, AND SCREENING

Fences and walls shall create a visually cohesive sense of community character through use of interesting patterning, wall color, and texture. Project signage will be located at entries for wayfinding. A thematic monument with ground signage is located at the Olneya Road entry. See **Exhibit 14: Wall Plan – Parcel 1** and **Exhibit 15: Wall Plan – Parcel 3** for wall locations. See **Exhibit 16: Wall Details** for more information on wall design and materials.

## 18. TOTAL NUMBER OF DWELLING UNITS

The Site will include a total of seven hundred eleven (711) dwelling units with the following per parcel:

- Parcel 1 – 220 dwelling units
- Parcel 2 – no dwelling units (no change)
- Parcel 3 – 321 dwelling units
- Parcel 4 – 170 dwelling units (no change)
- Parcel 5 – no dwelling units (no change)

## 19. MAXIMUM RESIDENTIAL DENSITY OF EACH PLANNING UNIT

Maximum residential densities:

- Parcel 1 12.42 du/ac
- Parcel 3 15.70 du/ac
- Parcel 4 3.22 du/ac (no change)

## 20. TYPE OF LANDSCAPING

Drawing on the property’s agrarian heritage, the Amendment will utilize an appropriate landscape palette that meets AWRD low-water use criteria. The overall planting style will complement the architectural features of the community and be used to create shaded walkways for pedestrians. Aesthetic walls and landscaping throughout the community will be provided as well as along the perimeter of the development. See **Exhibit 12: Conceptual Landscape Plan – Parcel 1** and **Exhibit 13: Conceptual Landscape Plan – Parcel 3** for more information on conceptual landscape for the Site.

## 21. TABLES

### 21.1 DEVELOPMENT STANDARDS TABLE COMPARING PROPOSED AND CURRENT ZONING CODE STANDARDS

<b>Multiple Residence Zoning District (MR)</b>			
	<b>Code</b>	<b>Proposed Parcel 1</b>	<b>Proposed Parcel 3</b>
<b>Min. Lot Area</b>	7,000 SF	7,000 SF	7,000 SF
<b>Min. Area per Dwelling Unit</b>	1,750 SF	1,750 SF	1,750 SF
<b>Min. Lot Width</b>	50'	50'	50'
<b>Max. Building Height <sup>1</sup></b>	36'	30'	40' <sup>2</sup>
<b>Primary Building Setbacks</b>			
<b>Min. Front Setback</b>	25'	20'	20'
<b>Min. Side Setbacks</b>	10'	5'	5'
<b>Min. Rear Setback</b>	25'	8'	8'
<b>Min. Distance Between Main Buildings</b>	20'	8'	20'
<b>Detached Accessory Building</b>			
<b>Max. Permitted Coverage</b>	33% of the total area of the rear and side setbacks	33% of the total area of the rear and side setbacks	33% of the total area of the rear and side setbacks
<b>Max. Height</b>	20'	20'	20'
<b>Min. Distance to Main Building</b>	7'	7'	7'
<b>Min. Distance to Front Lot Line</b>	60'	60'	60'
<b>Min. Distance to Side Lot Lines</b>	4'	4'	4'
<b>Min. Distance to Rear Lot Lines</b>	4'	4'	4'

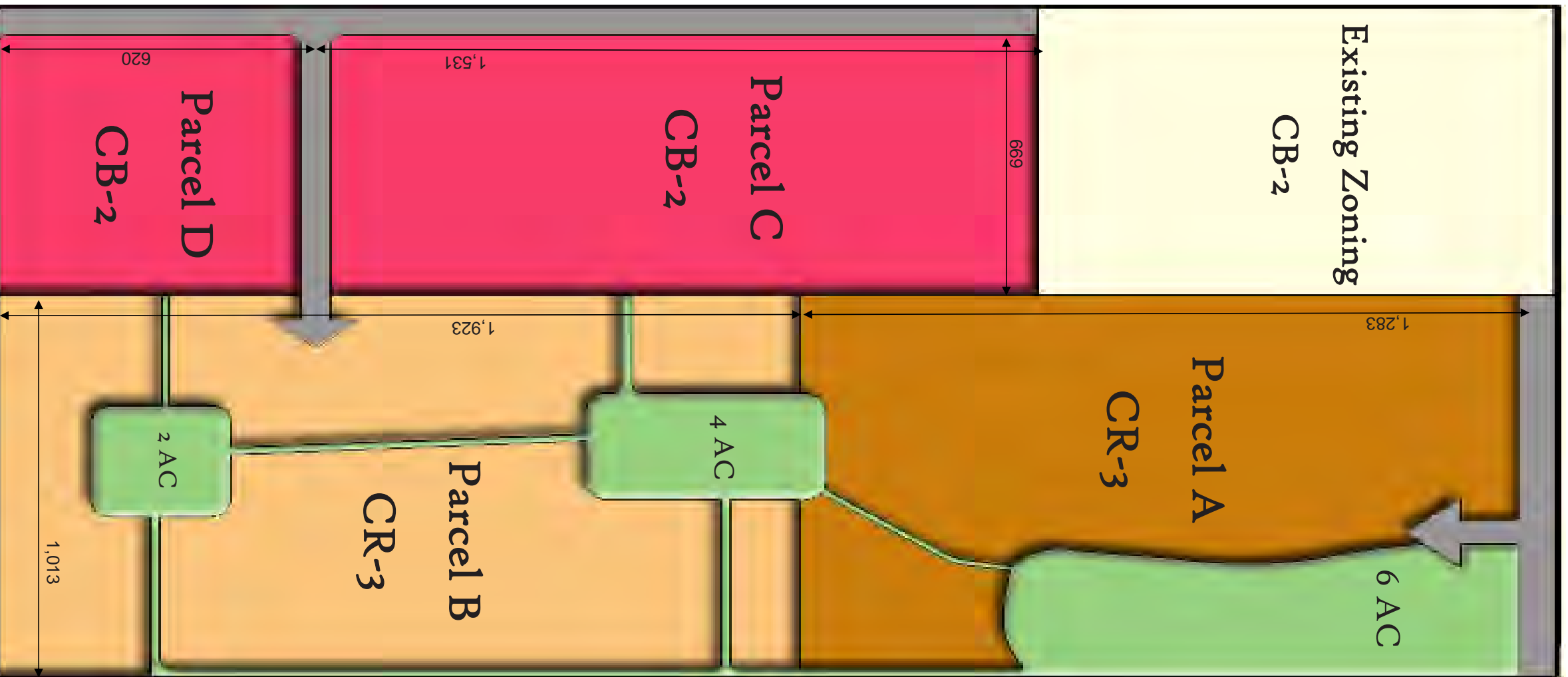
1. See **Exhibit 20: Building Height** for additional building height requirements.

2. 36' height with additional 4' permitted for architectural embellishments, roof, parapets, mechanical equipment etc. for a maximum height of 40'

## 21.2 PERMITTED USES TABLE

<b>MR - Permitted Uses</b>	
<b>Use</b>	<b>Existing Code</b>
Multiple dwelling for any number of families.	Permitted
Assisted living center.	Permitted
Church, subject to the requirements set forth in PCDSC 2.150.220.	Permitted
Government structures, fire district stations, sheriff's facilities and their accessory uses.	Permitted
Group home, subject to the requirements set forth in PCDSC 2.150.200.	Permitted
Home occupation, subject to the requirements set forth in PCDSC 2.150.260.	Permitted
Parks.	Permitted
Public schools.	Permitted
Solar energy device, subject to the requirements set forth in chapter 2.210 PCDSC.	Permitted
Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.	Permitted
Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.	Permitted



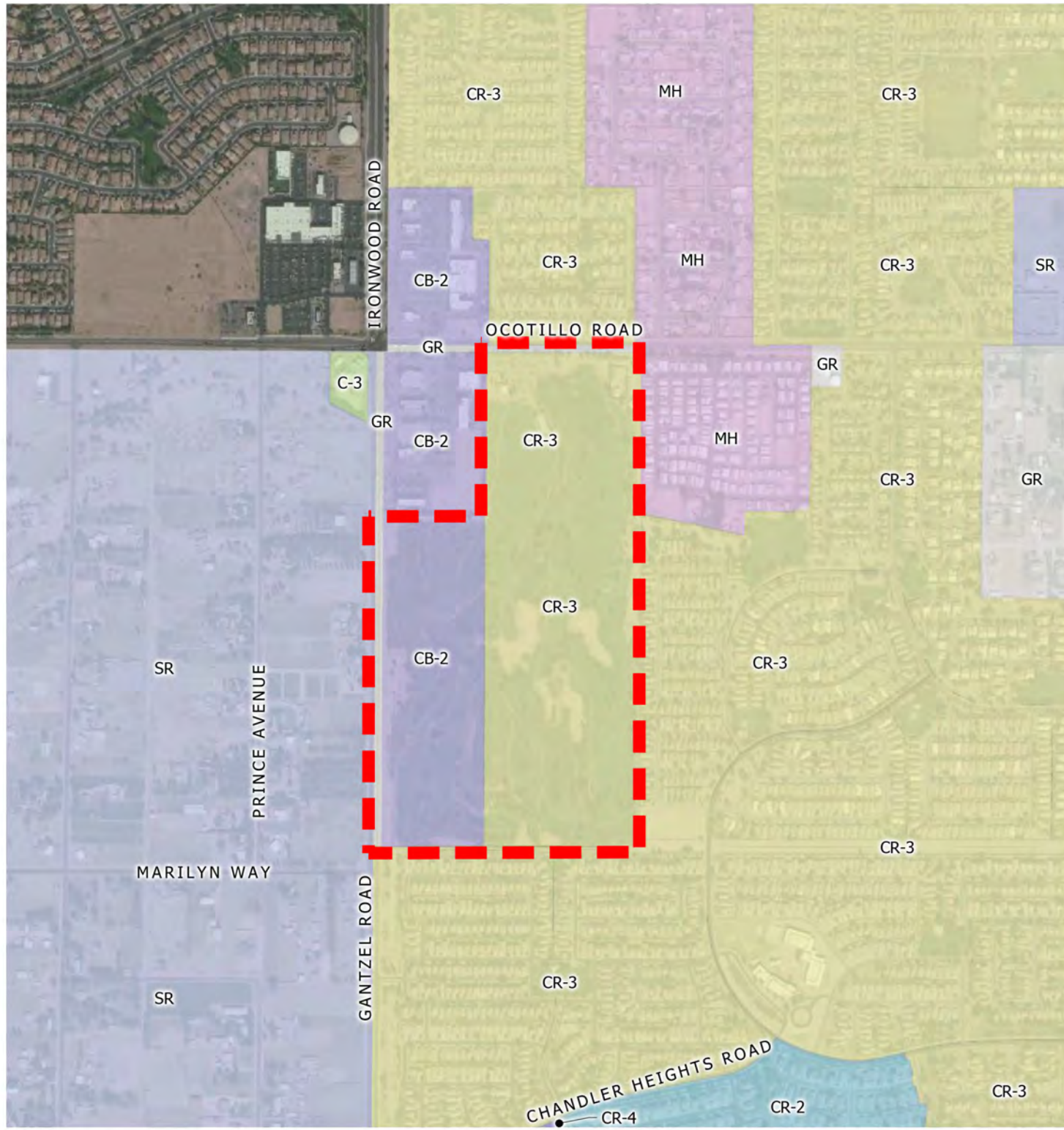


Site Plan Data			
<u>Residential</u>			
Parcel A	29.8 ac	102 Lots	
Parcel B	44.5 ac	151 Lots	
<b>Total</b>	<b>74.3 ac</b>	<b>253 Lots</b>	
Open Space	15.2 ac	20.2%	
<u>Commercial</u>			
Parcel C	23.5 ac	CB-2	
Parcel D	9.6 ac	CB-2	
<b>Total</b>	<b>33.1 ac</b>		

Villa Sereno  
Conceptual Site Plan

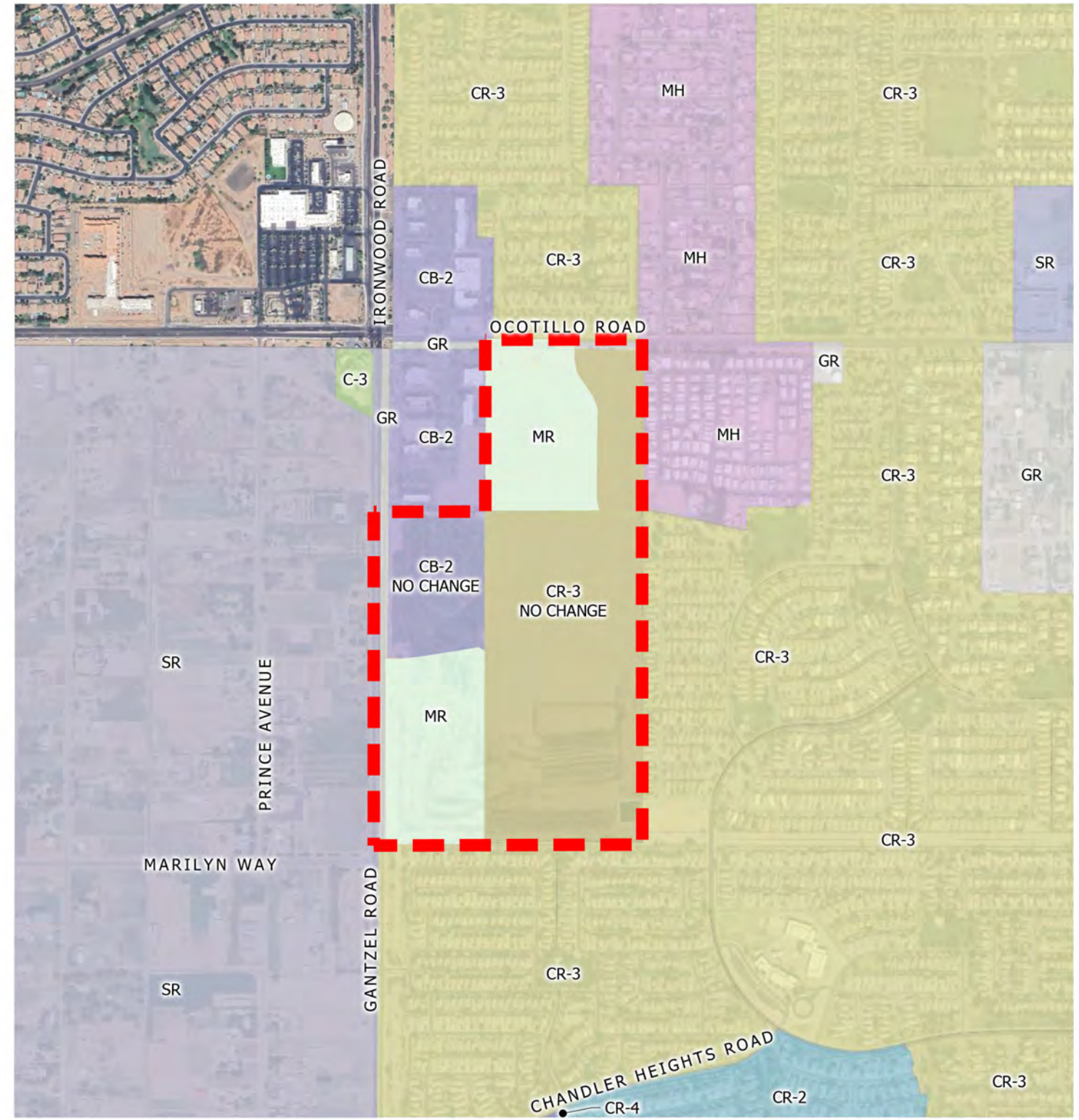
All dimensions and acreages are approximate





**EXISTING ZONING**

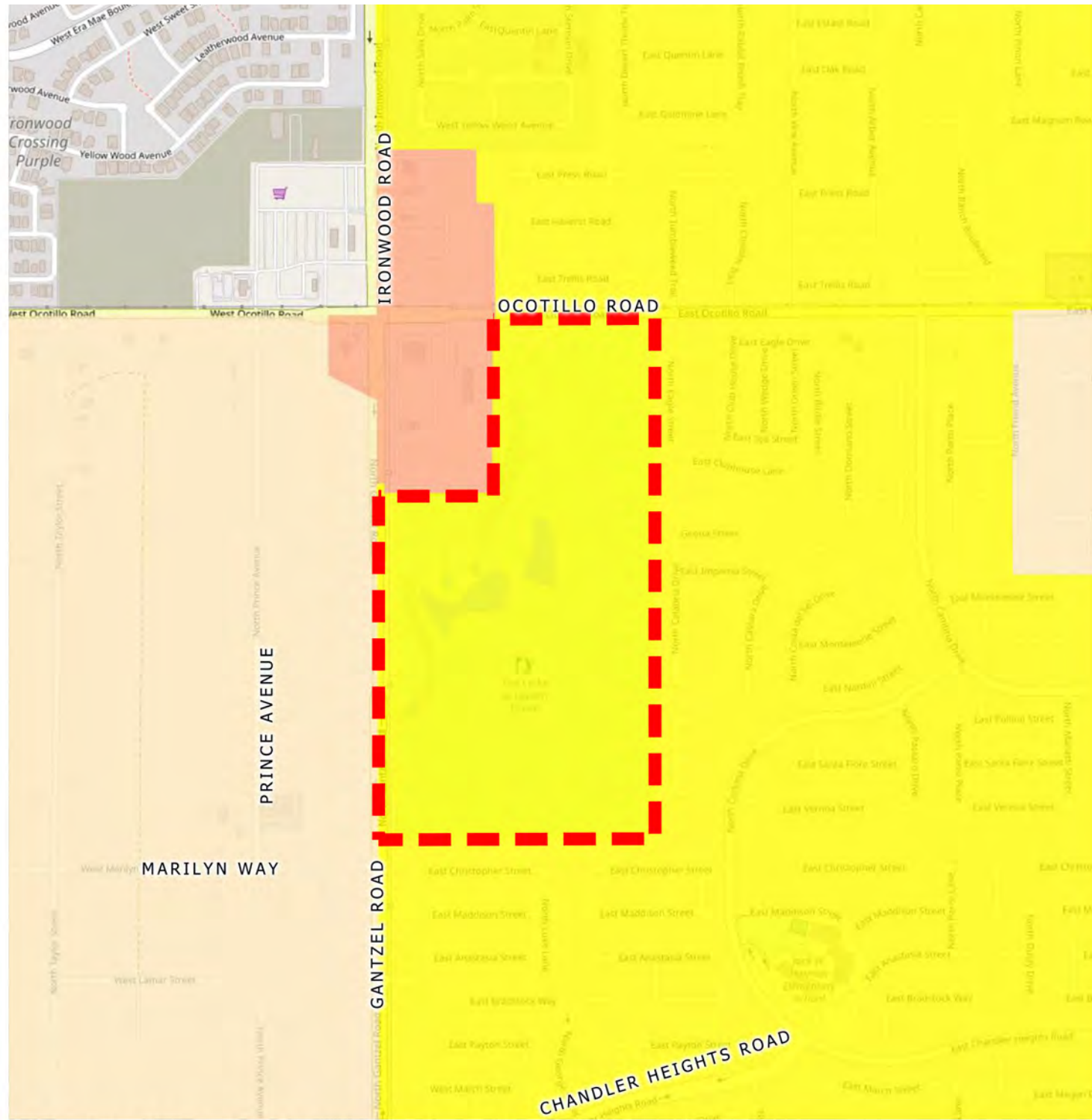
- |  |      |                                    |  |    |                                   |
|--|------|------------------------------------|--|----|-----------------------------------|
|  | C-3  | GENERAL COMMERCIAL ZONING DISTRICT |  | MH | MANUFACTURED HOME ZONING DISTRICT |
|  | CR-2 | SINGLE RESIDENCE ZONING DISTRICT   |  | SR | SUBURBAN RANCH ZONING DISTRICT    |
|  | CR-3 | SINGLE RESIDENCE ZONING DISTRICT   |  | GR | GENERAL RURAL ZONING DISTRICT     |
|  | CR-4 | MULTIPLE RESIDENCE ZONING DISTRICT |  |    |                                   |
|  | CB-2 | GENERAL BUSINESS ZONING DISTRICT   |  |    |                                   |



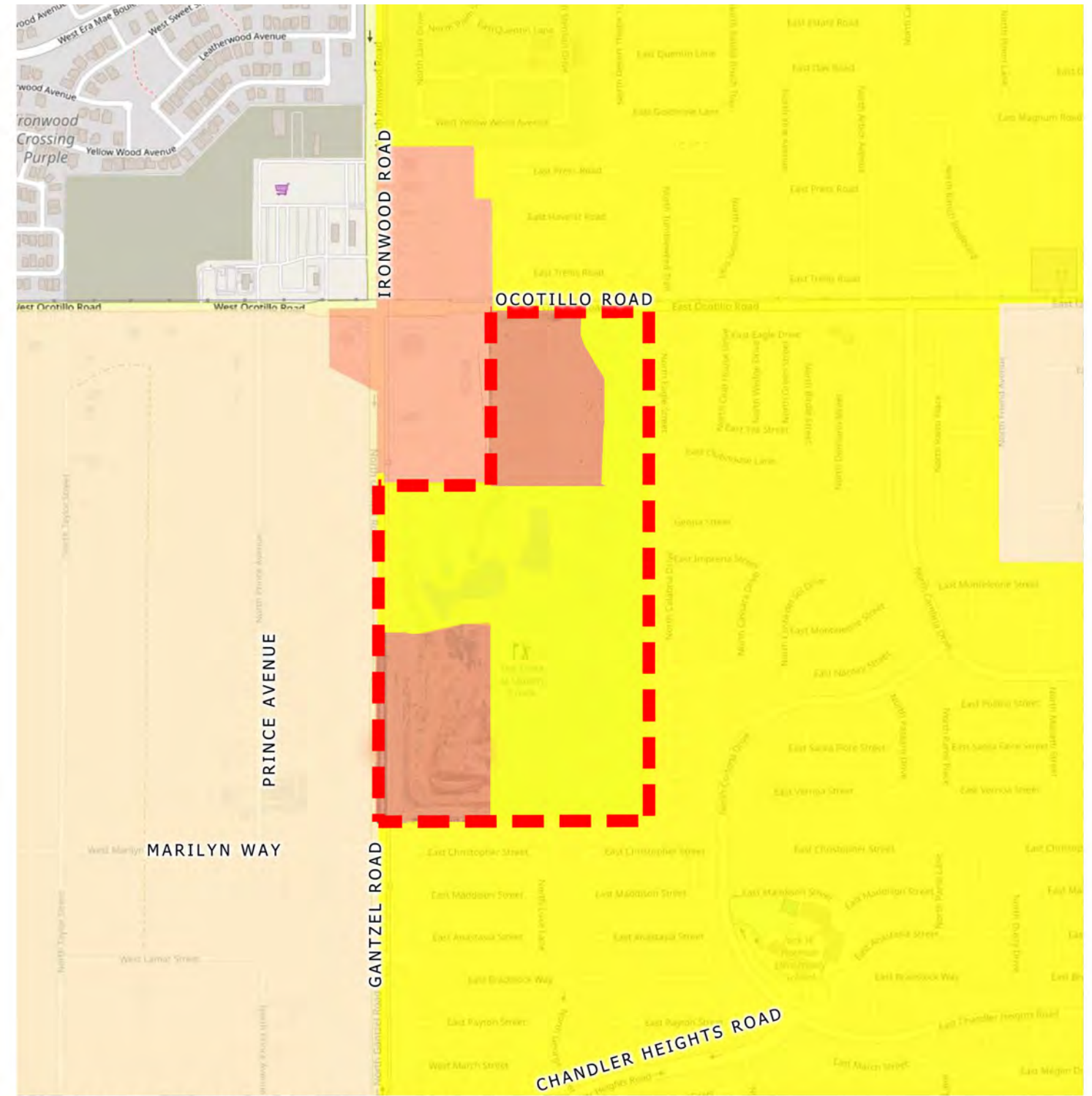
**PROPOSED ZONING**

- |  |      |                                    |  |    |                                    |
|--|------|------------------------------------|--|----|------------------------------------|
|  | C-3  | GENERAL COMMERCIAL ZONING DISTRICT |  | MH | MANUFACTURED HOME ZONING DISTRICT  |
|  | CR-2 | SINGLE RESIDENCE ZONING DISTRICT   |  | SR | SUBURBAN RANCH ZONING DISTRICT     |
|  | CR-3 | SINGLE RESIDENCE ZONING DISTRICT   |  | GR | GENERAL RURAL ZONING DISTRICT      |
|  | CR-4 | MULTIPLE RESIDENCE ZONING DISTRICT |  | MR | MULTIPLE RESIDENCE ZONING DISTRICT |
|  | CB-2 | GENERAL BUSINESS ZONING DISTRICT   |  |    |                                    |





EXISTING COMPREHENSIVE PLAN - SAN TAN VALLEY (SAP)



PROPOSED COMPREHENSIVE PLAN - SAN TAN VALLEY (SAP)



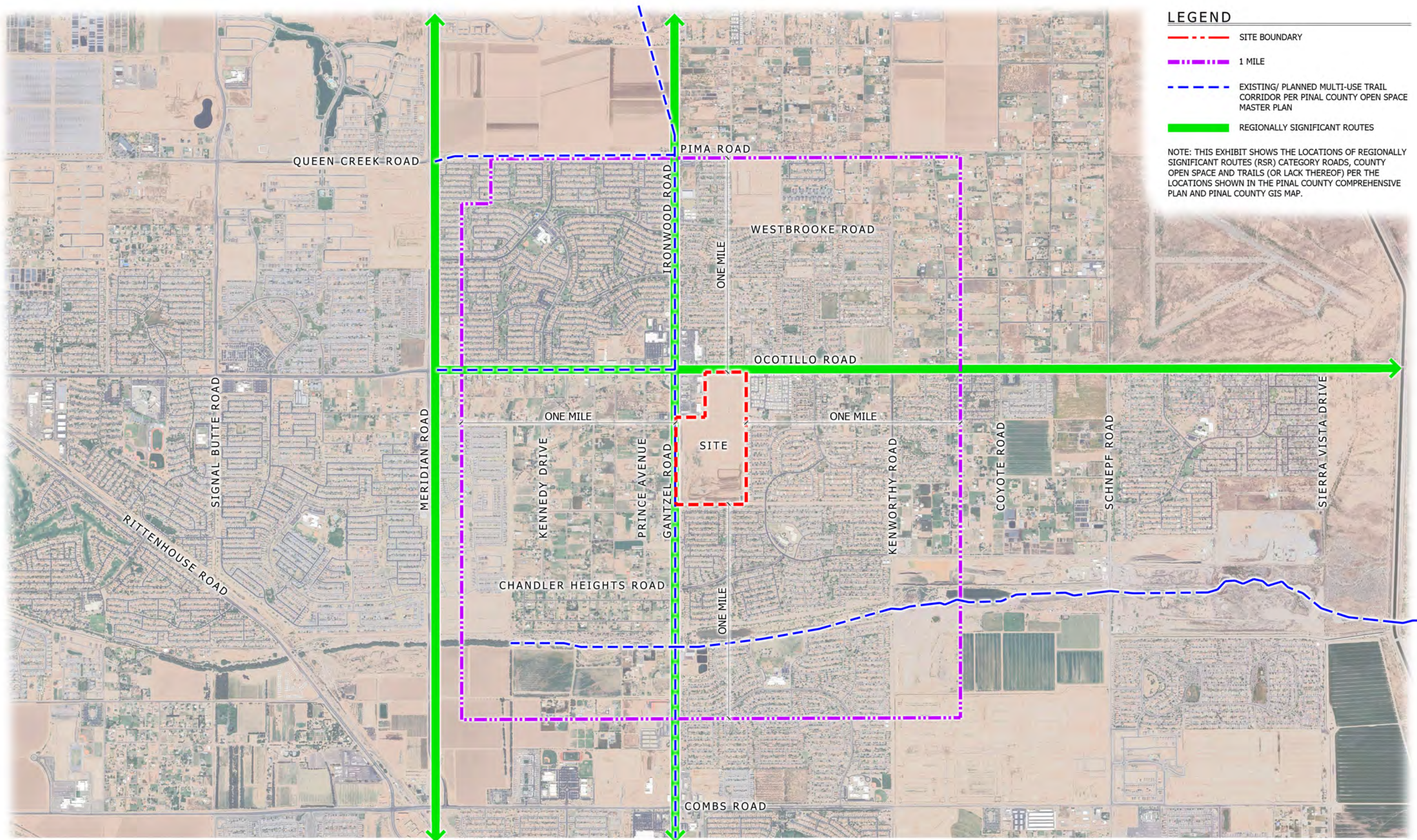


Exhibit 5: Pinal County Open Space and Trails Context Map



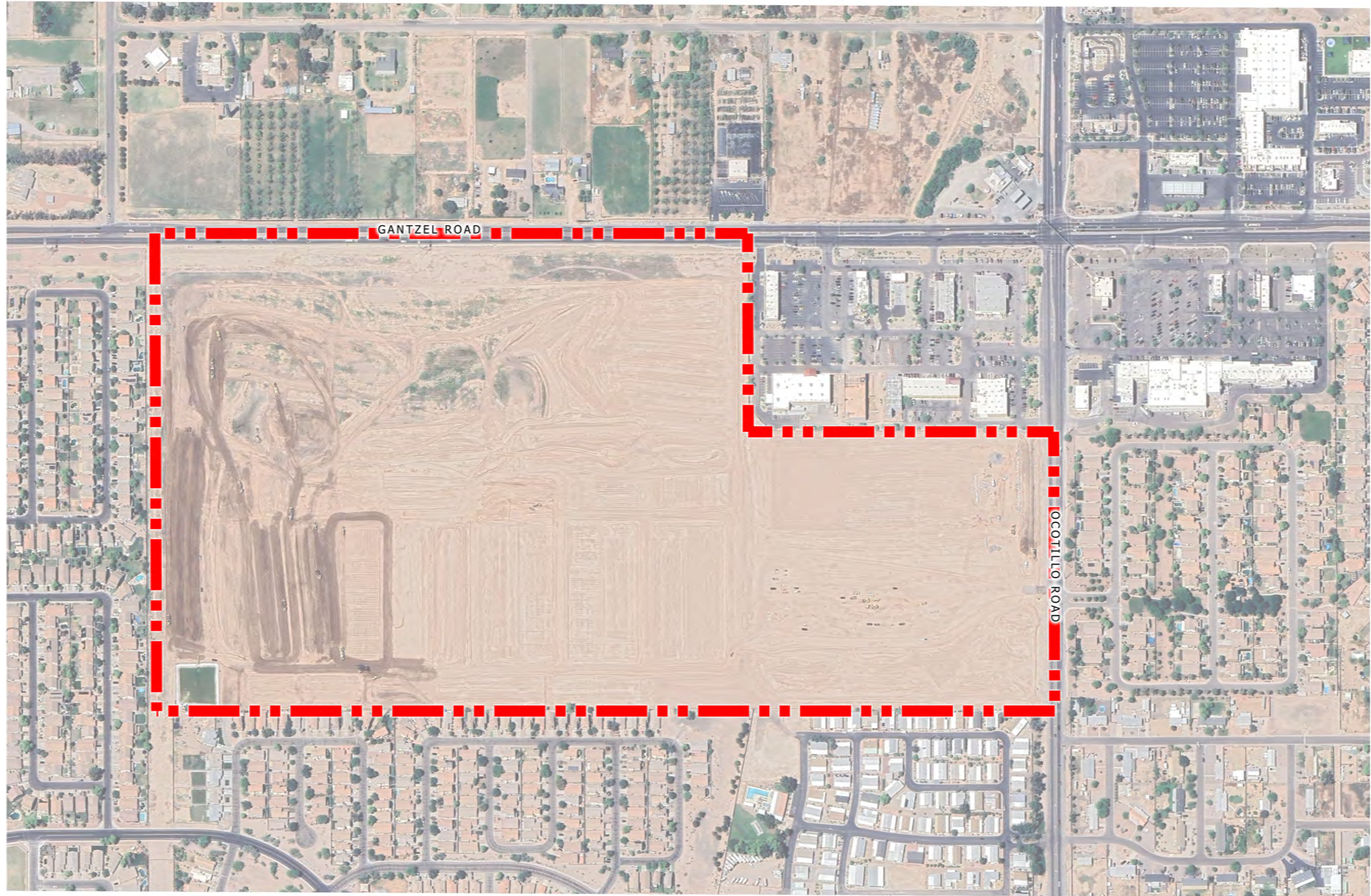


Exhibit 6: Aerial Map



**SITE DATA**

PARCEL 1	
GROSS ACREAGE	17.21 AC
NET ACREAGE	16.69 AC
OPEN SPACE	5.34 AC
UNIT PLAN	UNITS
ONE BEDROOM	59 UNITS
TWO BEDROOM	152 UNITS
THREE BEDROOM	9 UNITS
TOTAL	220 UNITS

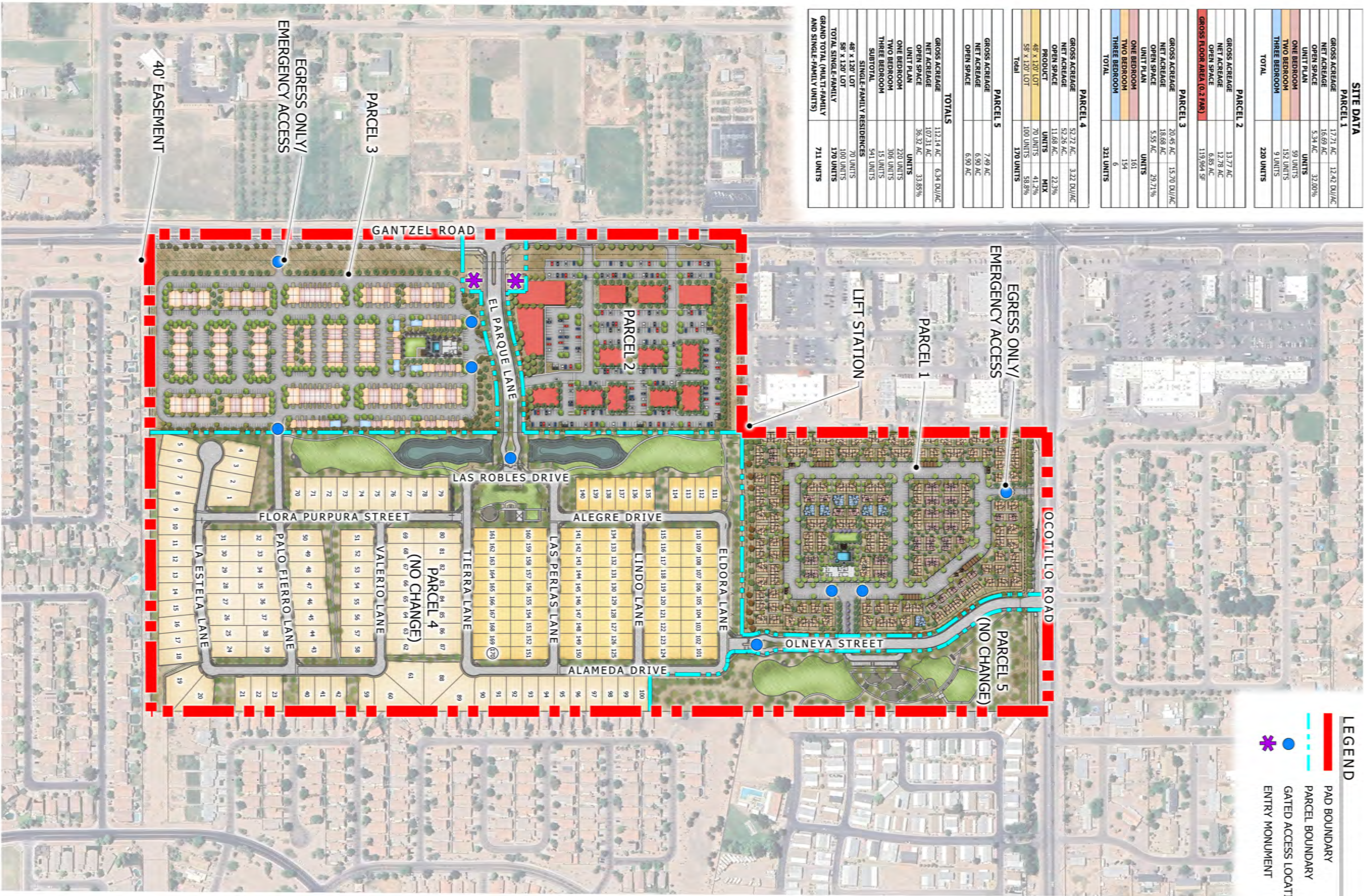
PARCEL 2	
GROSS ACREAGE	13.77 AC
NET ACREAGE	12.78 AC
OPEN SPACE	6.95 AC
<b>GROSS FLOOR AREA (0.2 FAR)</b>	
	119,964 SF

PARCEL 3	
GROSS ACREAGE	20.45 AC
NET ACREAGE	18.68 AC
OPEN SPACE	5.53 AC
UNIT PLAN	UNITS
ONE BEDROOM	101
TWO BEDROOM	154
THREE BEDROOM	0
TOTAL	321 UNITS

PARCEL 4	
GROSS ACREAGE	52.72 AC
NET ACREAGE	52.26 AC
OPEN SPACE	11.69 AC
PRODUCT	UNITS
48' x 120' LOT	70 UNITS
58' x 120' LOT	100 UNITS
TOTAL	170 UNITS

PARCEL 5	
GROSS ACREAGE	7.49 AC
NET ACREAGE	6.90 AC
OPEN SPACE	6.90 AC

TOTALS	
GROSS ACREAGE	113.14 AC
NET ACREAGE	107.31 AC
UNIT PLAN	UNITS
ONE BEDROOM	220 UNITS
TWO BEDROOM	306 UNITS
THREE BEDROOM	15 UNITS
SUBTOTAL	541 UNITS
SINGLE-FAMILY RESIDENCES	70 UNITS
48' x 120' LOT	58' x 120' LOT
TOTAL SINGLE-FAMILY	100 UNITS
GRAND TOTAL (MULTI-FAMILY AND SINGLE-FAMILY UNITS)	711 UNITS



- LEGEND**
- ▬ PAD BOUNDARY
  - ▬ PARCEL BOUNDARY
  - GATED ACCESS LOCATION
  - ✳ ENTRY MONUMENT

OPEN SPACE TABLE			
<b>PARCEL 1</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	0.20 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	4.59 AC.		
DEDICATED OPEN SPACE	0.55 AC.		
<b>PARCEL 1 TOTAL OPEN SPACE</b>	<b>5.34 AC.</b>		
<b>PARCEL 2</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	0.00 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	2.93 AC.		
DEDICATED OPEN SPACE	3.92 AC.		
<b>PARCEL 2 TOTAL OPEN SPACE</b>	<b>6.85 AC.</b>		
<b>PARCEL 3</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	0.49 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	2.50 AC.		
DEDICATED OPEN SPACE	2.56 AC.		
<b>PARCEL 3 TOTAL OPEN SPACE</b>	<b>5.55 AC.</b>		
<b>PARCEL 4</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	1.02 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	8.09 AC.		
DEDICATED OPEN SPACE	2.58 AC.		
<b>PARCEL 4 TOTAL OPEN SPACE</b>	<b>11.69 AC.</b>		
<b>PARCEL 5</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	6.04 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	0.86 AC.		
DEDICATED OPEN SPACE	0.00 AC.		
<b>PARCEL 5 TOTAL OPEN SPACE</b>	<b>6.90 AC.</b>		
<b>TOTAL</b>			
NET ACREAGE	107.31 AC.		
DESCRIPTION	REQUIRED	PROVIDED	
	% ACREAGE	% ACREAGE	
AMENITY (ACTIVE RECREATIONAL))		7.75 AC.	
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))		18.97 AC.	
DEDICATED OPEN SPACE	7.00%	24.90%	26.72 AC.
TOTAL ACTIVE RECREATIONAL OPEN SPACE	11.00%	8.95%	9.61 AC.
DEDICATED OPEN SPACE	18.00%	19.31 AC.	33.85%
<b>TOTAL OPEN SPACE</b>			<b>36.32 AC.</b>



Exhibit 8: Open Space and Amenities Plan

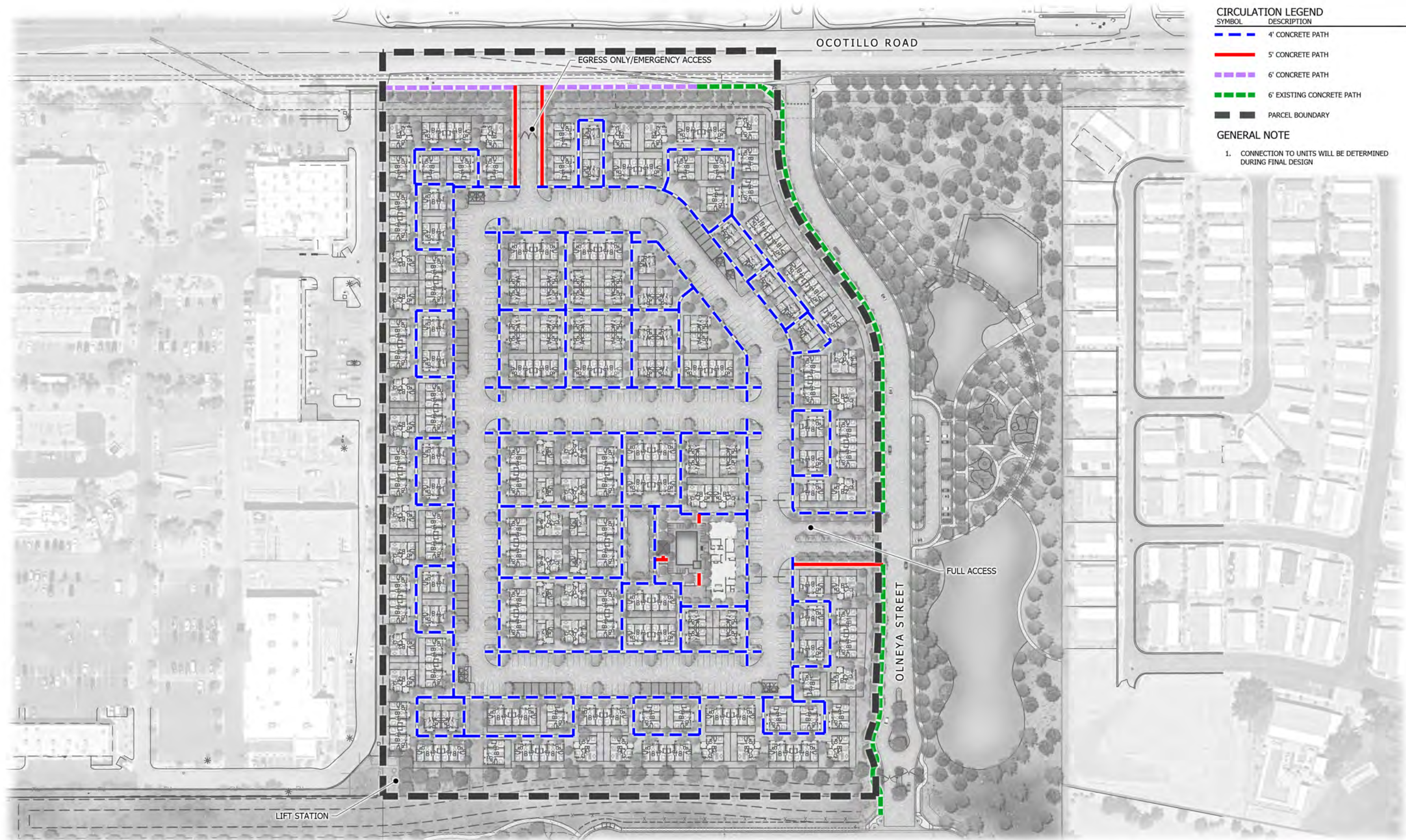
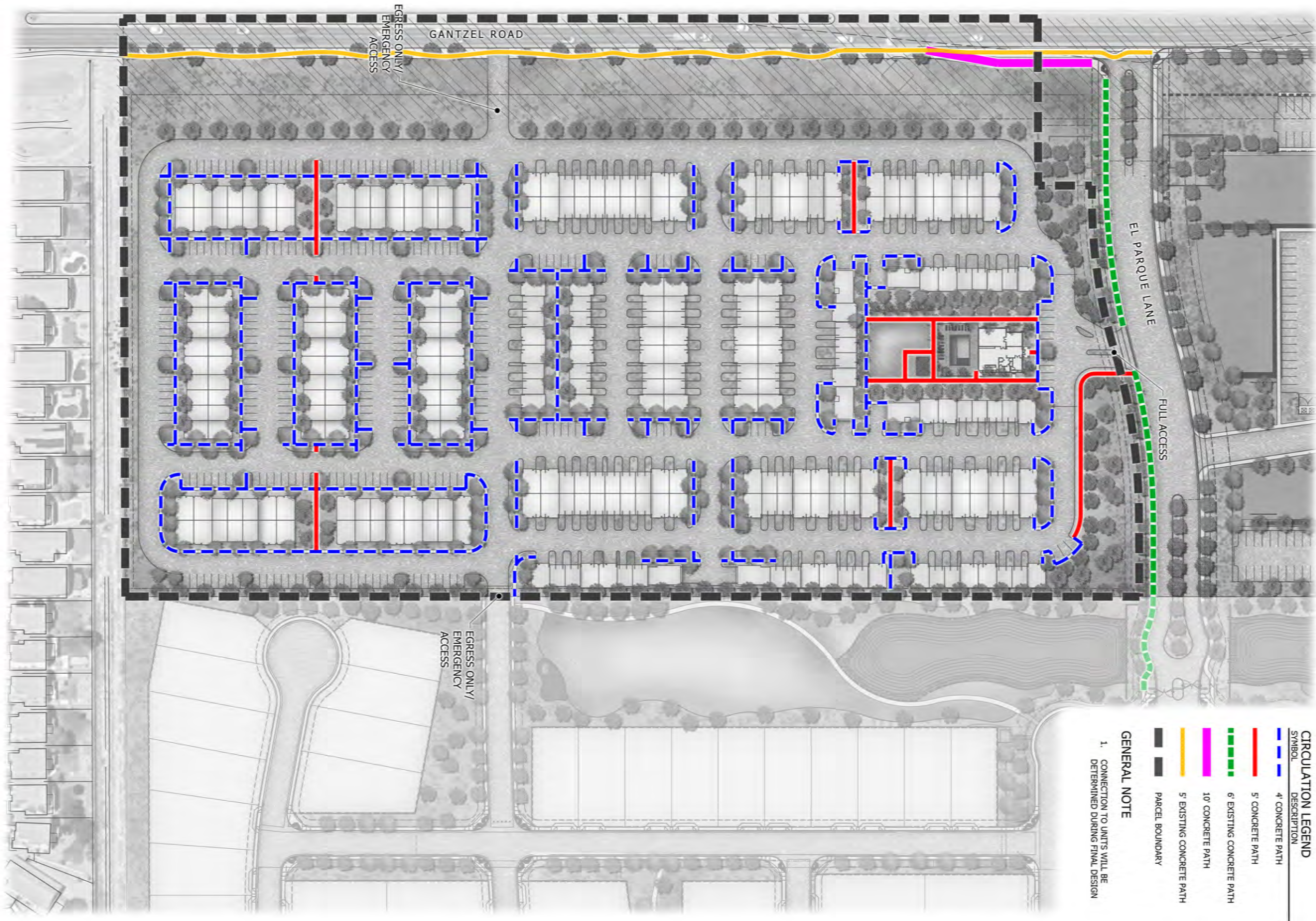


Exhibit 9: Circulation and Trails Plan - Parcel 1





**CIRCULATION LEGEND**

SYMBOL	DESCRIPTION
Blue dashed line	4' CONCRETE PATH
Red solid line	5' CONCRETE PATH
Green dashed line	6' EXISTING CONCRETE PATH
Magenta solid line	10' CONCRETE PATH
Yellow solid line	5' EXISTING CONCRETE PATH
Black dashed line	PARCEL BOUNDARY

**GENERAL NOTE**

1. CONNECTION TO UNITS WILL BE DETERMINED DURING FINAL DESIGN

Exhibit 10: Circulation and Trails Plan - Parcel 3





**KEYNOTE LEGEND**

- |                              |                  |                       |  |
|------------------------------|------------------|-----------------------|--|
| ① SOFT TRAIL IN NATURAL AREA | ④ BIOSWALE       | ⑦ TOT LOT (AGES 2-5)  | ⑩ DOG PARK                                   |
| ② FORMAL TREE ALLEE          | ⑤ OPEN PLAY TURF | ⑧ TOT LOT (AGES 5-12) | ⑪ SWINGS                                     |
| ③ TRELLIS SEATING AREA       | ⑥ RAMADA         | ⑨ RETENTION           | ⑫ PEDESTRIAN CONNECTION TO ADJACENT PROPERTY |

NOTE: NOT A PART OF THIS PAD AMENDMENT BUT INCLUDED AS OPEN SPACE FOR THE RESIDENTS OF THE AMENDMENT AREA.

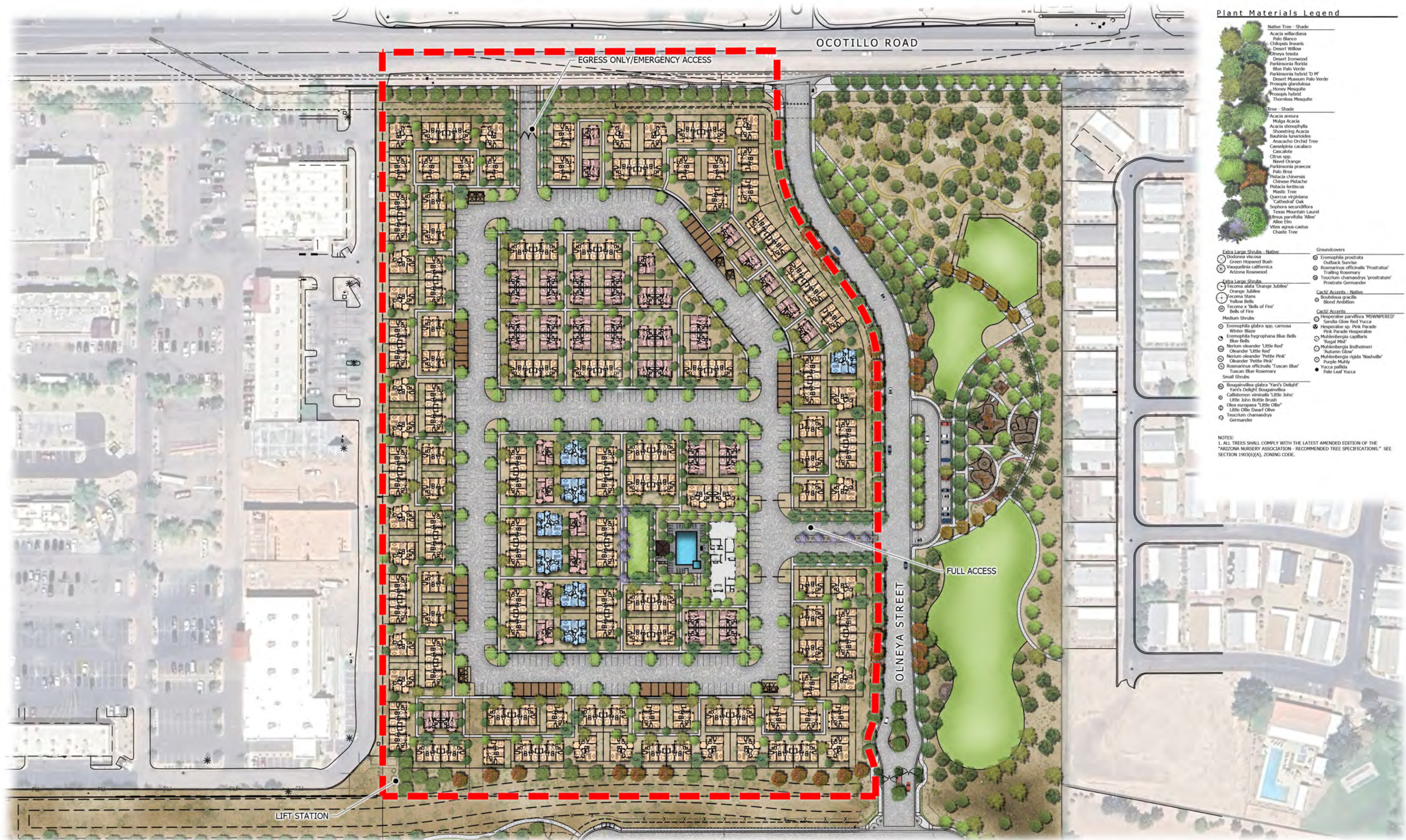
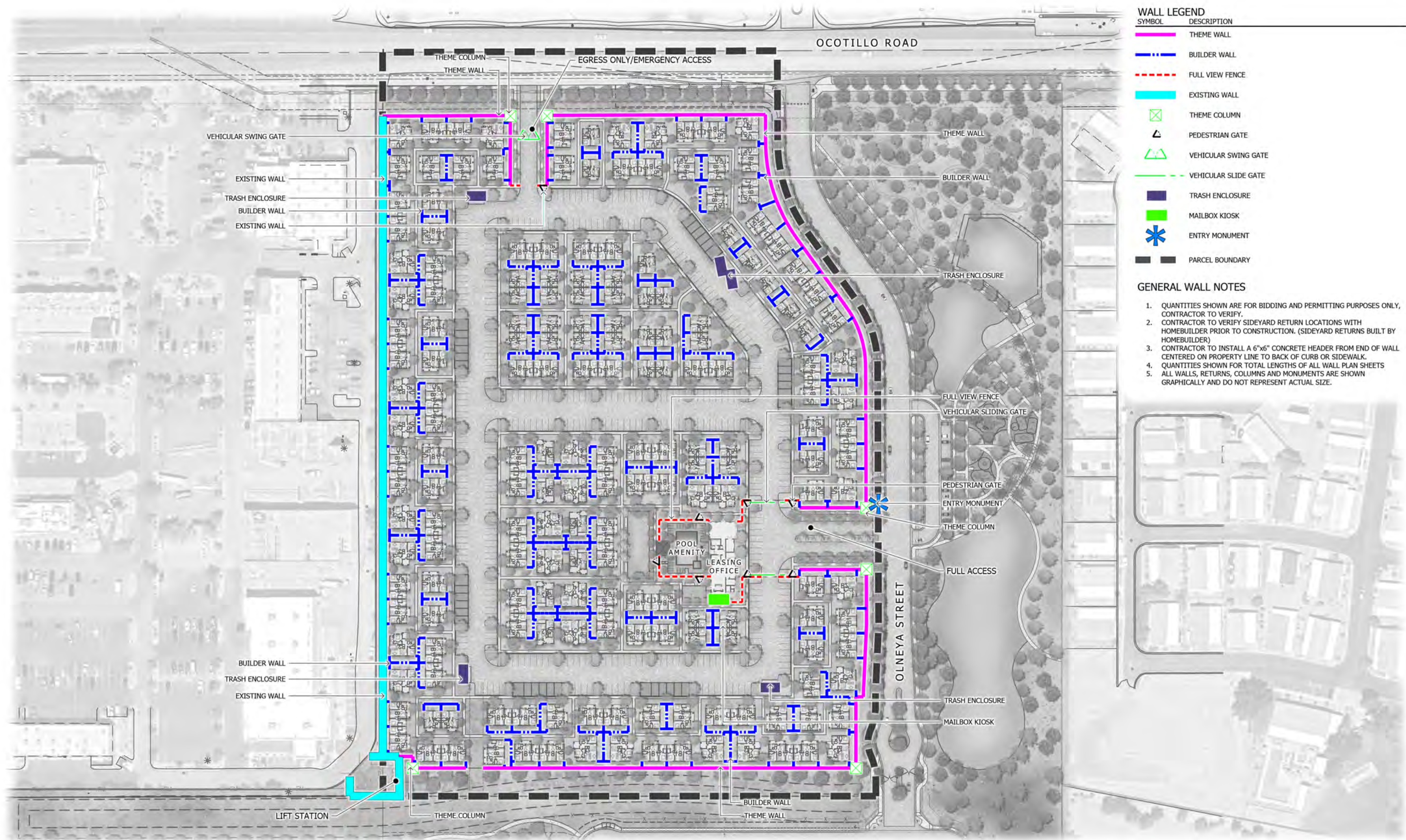


Exhibit 12: Conceptual Landscape Plan - Parcel 1







**WALL LEGEND**

SYMBOL	DESCRIPTION
	THEME WALL
	BUILDER WALL
	FULL VIEW FENCE
	EXISTING WALL
	THEME COLUMN
	PEDESTRIAN GATE
	VEHICULAR SWING GATE
	VEHICULAR SLIDING GATE
	TRASH ENCLOSURE
	MAILBOX KIOSK
	ENTRY MONUMENT
	PARCEL BOUNDARY

**GENERAL WALL NOTES**

1. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
2. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
3. CONTRACTOR TO INSTALL A 6"x6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
4. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
5. ALL WALLS, RETURNS, COLUMNS AND MONUMENTS ARE SHOWN GRAPHICALLY AND DO NOT REPRESENT ACTUAL SIZE.





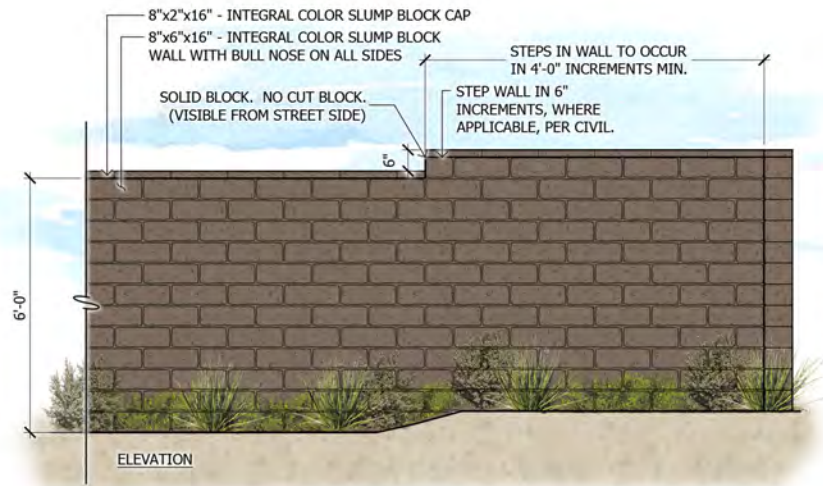
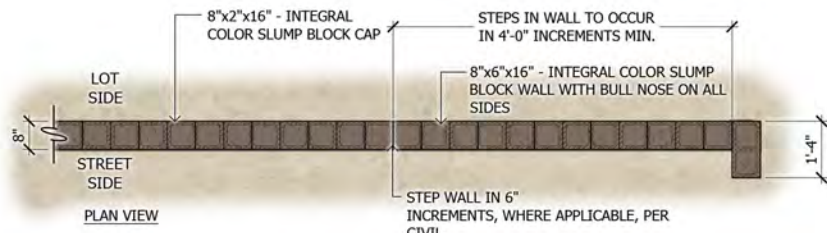
**WALL LEGEND**

SYMBOL	DESCRIPTION
	THEME WALL
	BUILDER WALL
	FULL VIEW FENCE
	EXISTING WALL
	THEME COLUMN
	PEDESTRIAN GATE
	VEHICULAR SWING GATE
	VEHICULAR SLIDE GATE
	TRASH ENCLOSURE
	MAILBOX KIOSK
	EXISTING ENTRY MONUMENT
	EXISTING TURN WALL END
	PARCEL BOUNDARY

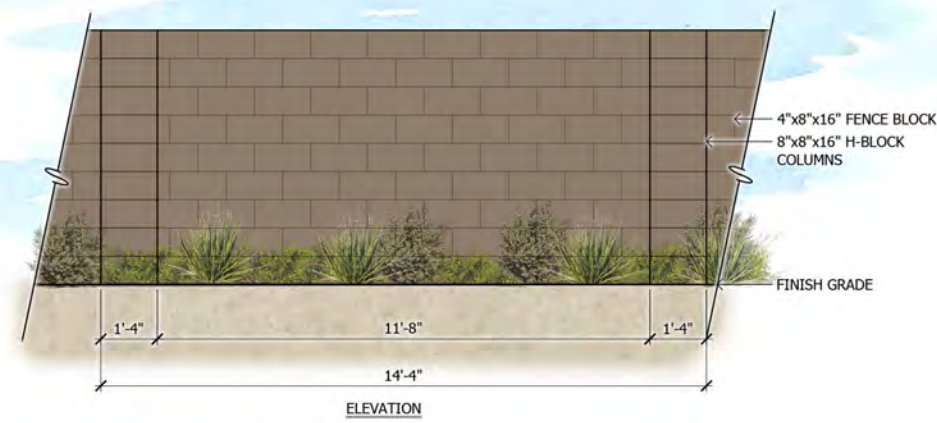
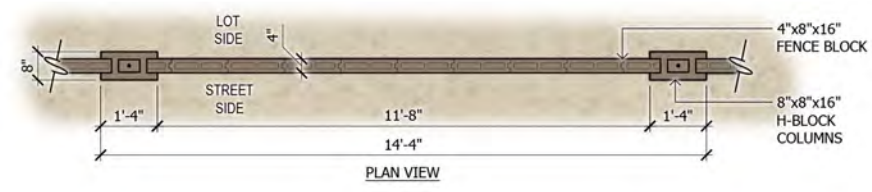
**GENERAL WALL NOTES**

1. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
2. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOME/BUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOME/BUILDER)
3. CONTRACTOR TO INSTALL A 6"x6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
4. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL. PLAN SHEETS ALL WALLS, RETURNS, COLUMNS AND MONUMENTS ARE SHOWN GRAPHICALLY AND DO NOT REPRESENT ACTUAL SIZE.
- 5.

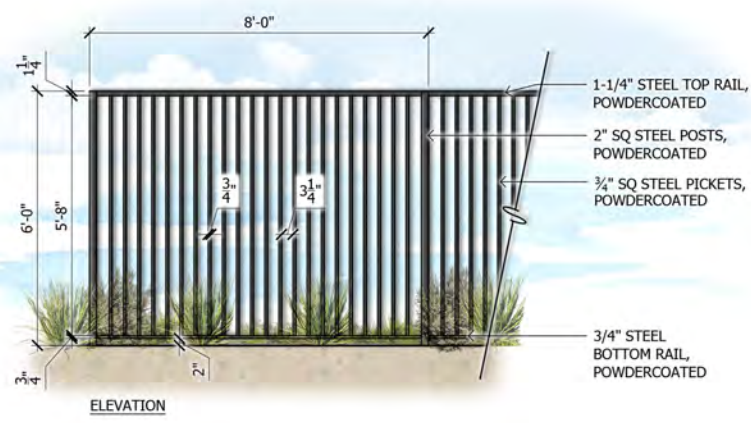
Exhibit 15: Wall Plan - Parcel 3



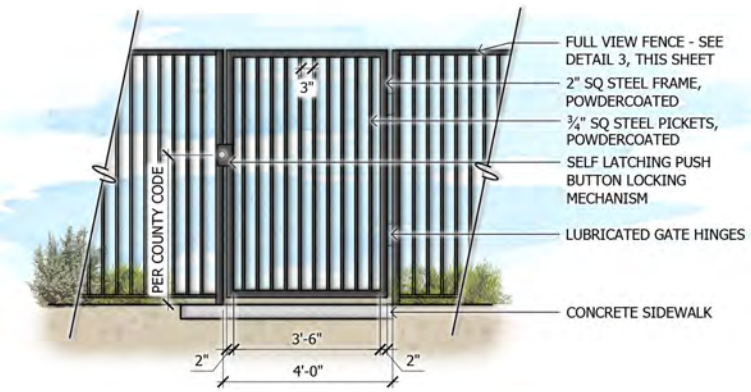
1 Theme Wall  
 SCALE: 1/2"=1'-0"



2 Builder Wall  
 SCALE: 1/2"=1'-0"



3 Full View Fence  
 SCALE: 1/2"=1'-0"



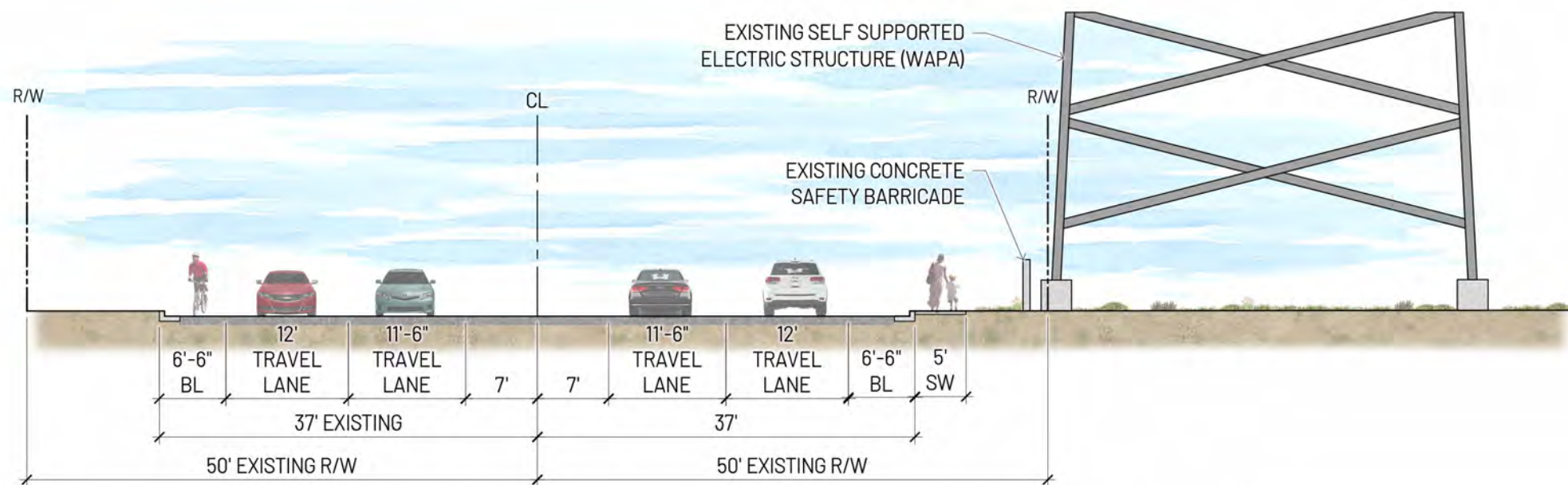
4 Pedestrian Gate  
 SCALE: 1/2"=1'-0"



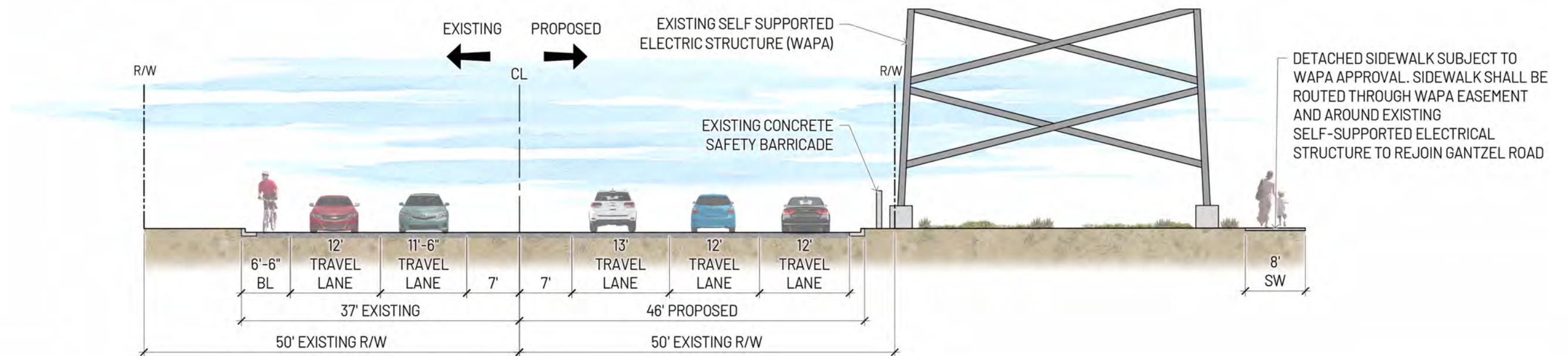
RCP BLOCK & BRICK SLUMP BLOCK COLOR: MISSION



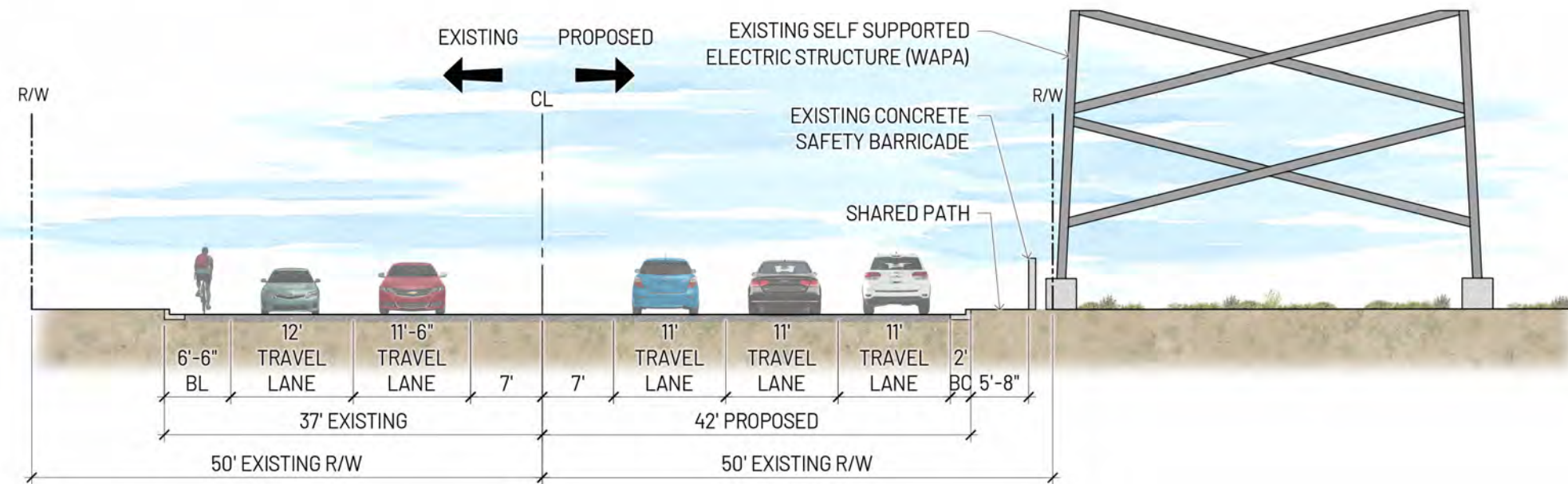
METAL STEEL FRAME, POWDERCOATED



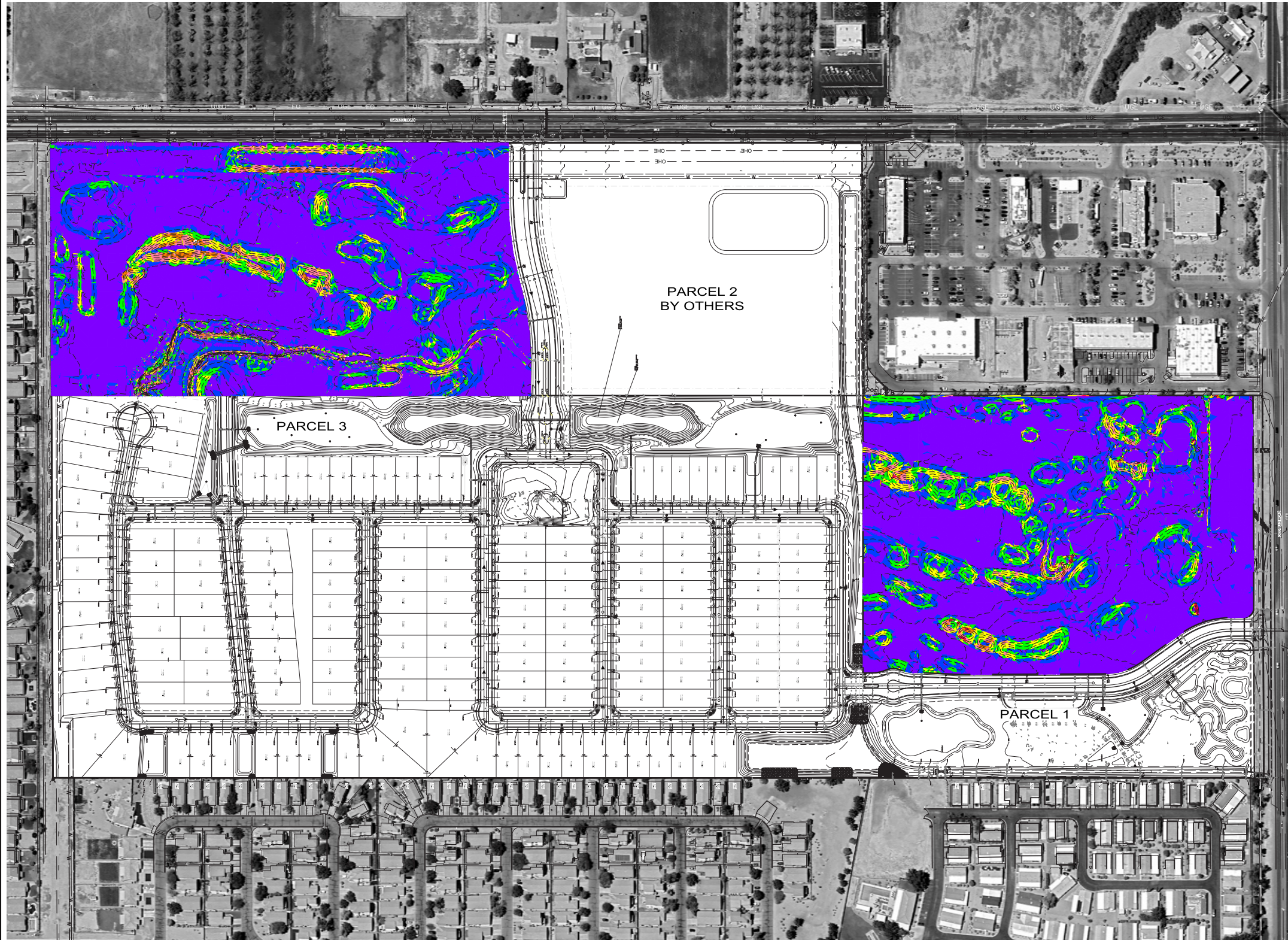
**A** GANTZEL CROSS SECTION - EXISTING CONDITION - LOOKING NORTH  
SCALE: NTS



**B** GANTZEL CROSS SECTION - OPTION A - LOOKING NORTH  
SCALE:NTS



**C** GANTZEL CROSS SECTION - OPTION B - LOOKING NORTH  
SCALE:NTS



**PARCEL 1**

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	485780.00	
2	5.00%	10.00%	124487.72	
3	10.00%	15.00%	69016.91	
4	15.00%	20.00%	32804.80	
5	20.00%	25.00%	10467.18	
6	25.00%	30.00%	2578.71	
7	30.00%	35.00%	1198.14	

**PARCEL 3**

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	552281.52	
2	5.00%	10.00%	149264.53	
3	10.00%	15.00%	60982.64	
4	15.00%	20.00%	30627.39	
5	20.00%	25.00%	20410.60	
6	25.00%	30.00%	8553.85	



SCALE  
120' = 240'  
HORIZ: 1" = 120'

REV. NO.	COMMENT	DATE

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**SUNRISE ENGINEERING**  
2045 SOUTH VINEYARD, SUITE 101  
MESA, ARIZONA 85210  
TEL 480.768.8600  
WWW.SUNRISE-ENG.COM

GUEFEN  
HAVEN AT IRONWOOD

SLOPE ANALYSIS - PARCELS 1-3  
 SET NO. 08679 | DESIGNED DLB | DRAWN CAH | CHECKED DLB | SA | 4 of 4

F:\Guefen\08679 Haven at Ironwood\Draw\Exhibits\HAI-SAI-3B.dwg Aug 24, 2023 12:02pm chendf/cis



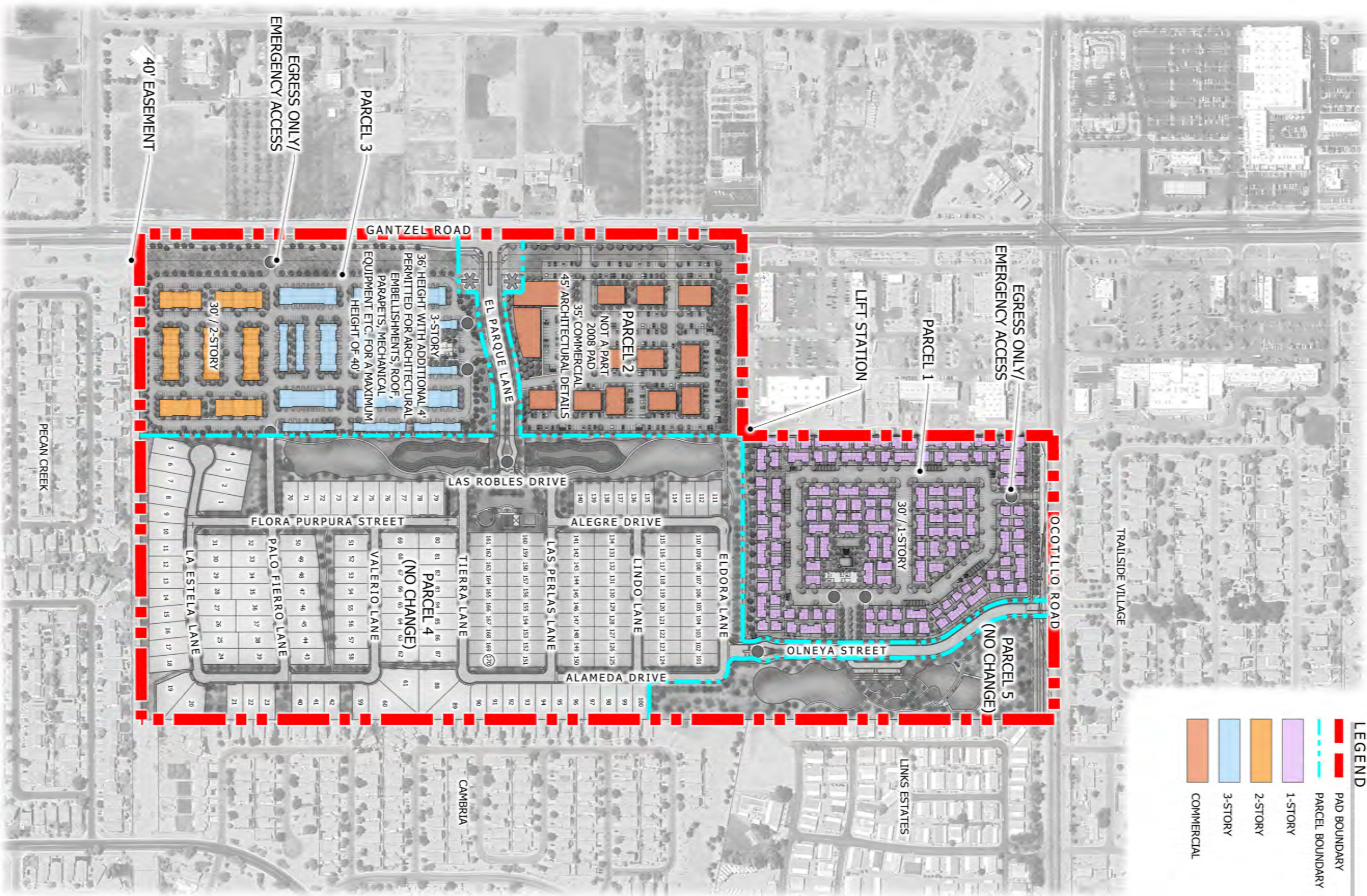


Exhibit 20: Building Height



LAND USE DESCRIPTION FOR PARCEL 1, COMMUNITY CENTER  
AT IRONWOOD AND OCOTILLO (CASE# PZ-PD-011-23):

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH, MARKING THE NORTHWEST CORNER OF SAID SECTION 20, FROM WHICH A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, BEARS SOUTH 0°00'14" EAST, 2641.11 FEET;

THENCE NORTH 89°46'27" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 719.74 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°46'27" EAST A DISTANCE OF 588.18 FEET;

THENCE SOUTH 0°12'51" EAST A DISTANCE OF 135.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 35°34'33" AND A CHORD THAT BEARS SOUTH 18°00'07" EAST, 140.53 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.81 FEET;

THENCE SOUTH 35°47'24" EAST A DISTANCE OF 125.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 35°34'33" AND A CHORD THAT BEARS SOUTH 18°00'07" EAST, 103.87 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 105.56 FEET;

THENCE SOUTH 0°12'51" EAST A DISTANCE OF 385.50 FEET;

THENCE SOUTH 2°38'54" WEST A DISTANCE OF 100.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 23°36'00" AND A CHORD THAT BEARS SOUTH 11°35'09" WEST, 37.22 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.48 FEET TO A REVERSE CURVE HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 47°11'59" AND A CHORD THAT BEARS SOUTH 0°12'51" EAST, 37.23 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.31 FEET TO A REVERSE CURVE HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 23°36'00" AND A CHORD THAT BEARS SOUTH 12°00'50" EAST, 37.22 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.48 FEET;

THENCE SOUTH 0°12'51" EAST A DISTANCE OF 24.98 FEET;



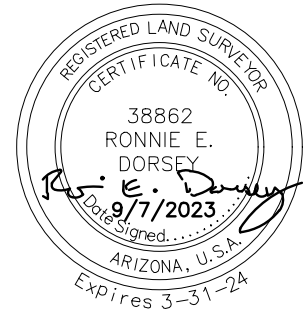
LAND USE DESCRIPTION FOR PARCEL 1, COMMUNITY CENTER  
AT IRONWOOD AND OCOTILLO:

THENCE SOUTH 89°59'46" WEST A DISTANCE OF 735.07 FEET;

THENCE NORTH 0°00'14" WEST A DISTANCE OF 1108.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 771625 SQUARE FEET OR 17.7141 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.



P:\Guafen\08679 Haven at Ironwood\Survey\dwg\08679 Haven at Ironwood Land Use Description A1 Exhibit.dwg Oct 13, 2022 02:13PM hosorio

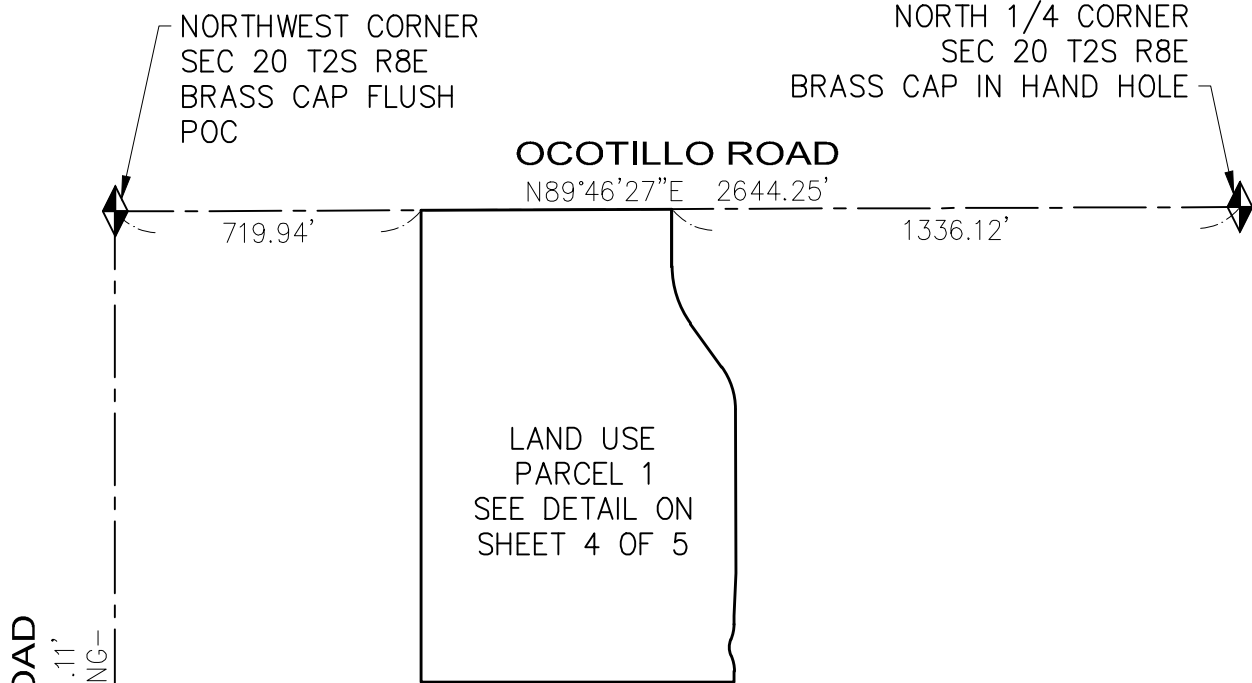


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SHEET 2 OF 5

EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

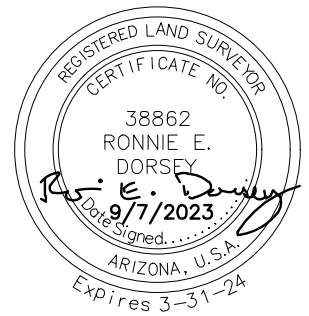


GANTZEL ROAD

S0°00'14\"E 2641.11'  
-BASIS OF BEARING-

S0°00'45\"W  
2642.50'

LAND USE  
PARCEL 1  
SEE DETAIL ON  
SHEET 4 OF 5



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- SECTION LINE
- MID-SECTION LINE

MONUMENT LEGEND

- PLSS SECTION MONUMENT, FOUND AS NOTED



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EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

NORTHWEST CORNER  
SEC 20 T2S R8E  
BRASS CAP FLUSH  
POC

NORTH 1/4 CORNER  
SEC 20 T2S R8E  
BRASS CAP IN HAND HOLE

OCOTILLO ROAD

N89°46'27"E 2644.25'

719.94'

588.18'

1336.12'

POB

L1

C1

L2

C2

N0°00'14"W 1108.58'

LAND USE PARCEL 1

C3

C4

C5

L3

L4

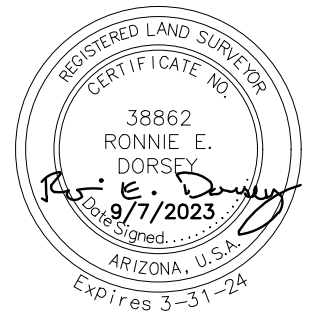
C3

C4

C5

L5

S89°59'46"W 735.07'

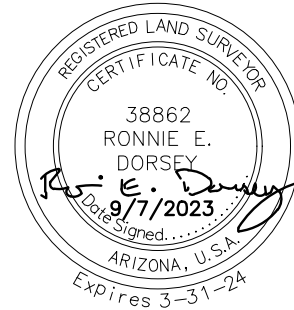


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SHEET 4 OF 5

EXHIBIT "A"  
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S0°12'51"E	135.83'
L2	S35°47'24"E	125.75'
L3	S2°38'54"W	100.12'
L4	S0°12'51"E	20.00'
L5	S0°12'51"E	24.98'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	35°34'33"	230.00	142.81'	S18°00'07"E	140.53'
C2	35°34'33"	170.00	105.56'	S18°00'07"E	103.87'
C3	23°36'00"	91.00	37.48'	S11°35'09"W	37.22'
C4	47°11'59"	46.50	38.31'	S0°12'51"E	37.23'
C5	23°36'00"	91.00	37.48'	S12°00'50"E	37.22'

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LAND USE DESCRIPTION FOR PARCEL 3, COMMUNITY CENTER  
AT IRONWOOD AND OCOTILLO (CASE# PZ-PD-011-23):

A PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH, MARKING THE NORTHWEST CORNER OF SAID SECTION 20, FROM WHICH A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, BEARS SOUTH 0°00'14" EAST, 2641.11 FEET;

THENCE SOUTH 0°00'14" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2045.97 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°59'33" EAST A DISTANCE OF 196.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 15°35'48" AND A CHORD THAT BEARS NORTH 82°11'39" EAST, 227.96 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 228.66 FEET TO A REVERSE CURVE HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 15°36'01" AND A CHORD THAT BEARS NORTH 82°11'45" EAST, 206.29 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.93 FEET;

THENCE NORTH 89°59'46" EAST A DISTANCE OF 93.33 FEET;

THENCE SOUTH 0°00'19" WEST A DISTANCE OF 1270.25 FEET;

THENCE SOUTH 89°46'27" WEST A DISTANCE OF 719.78 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20;

THENCE NORTH 0°00'45" EAST, ALONG SAID WEST LINE, A DISTANCE OF 618.94 FEET;

THENCE NORTH 0°00'14" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 595.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 890791 SQUARE FEET OR 20.4498 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

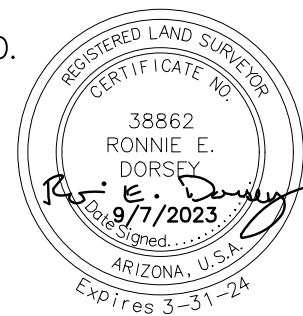
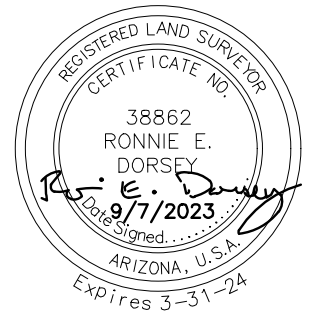
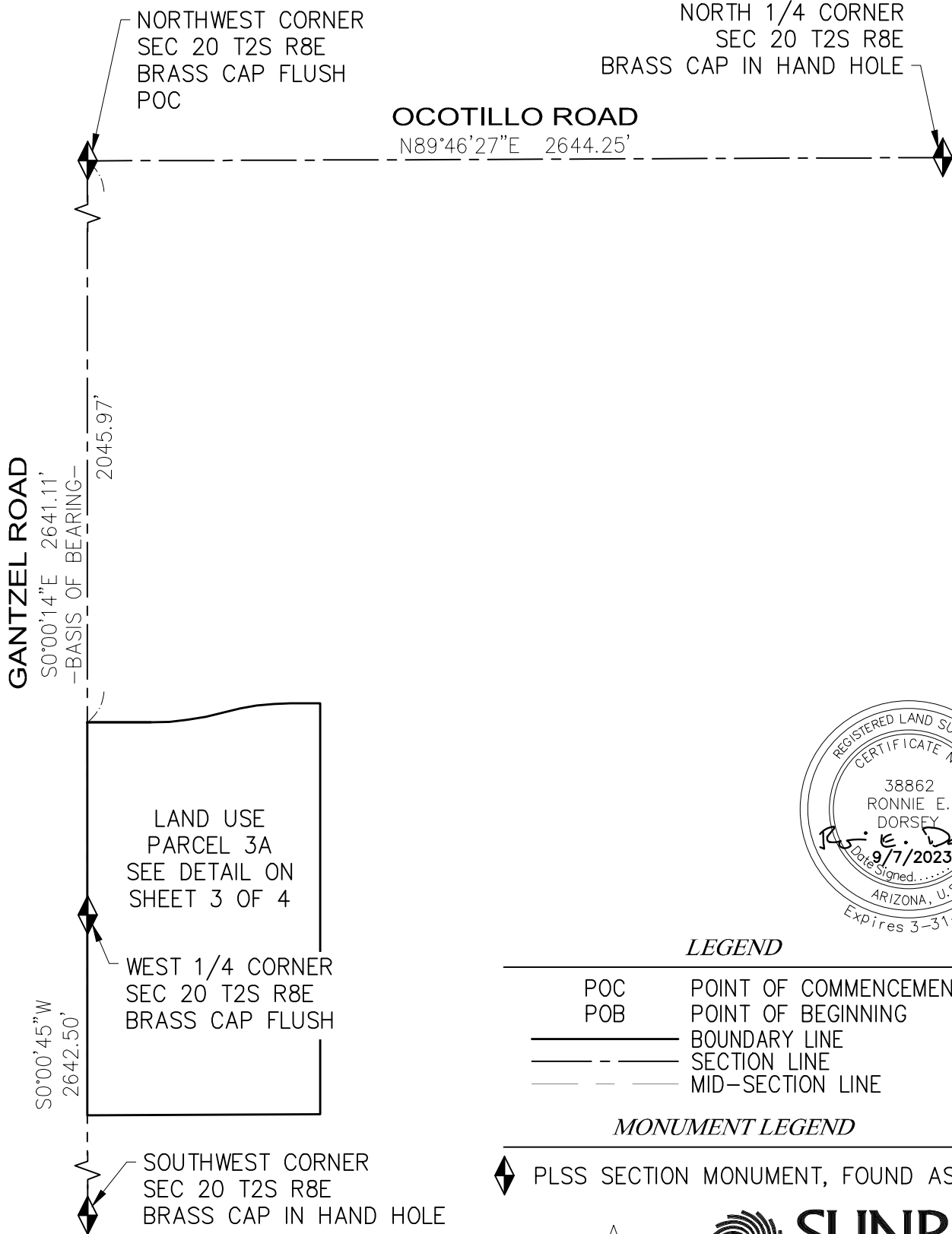


EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- — — — SECTION LINE
- - - - - MID-SECTION LINE

MONUMENT LEGEND

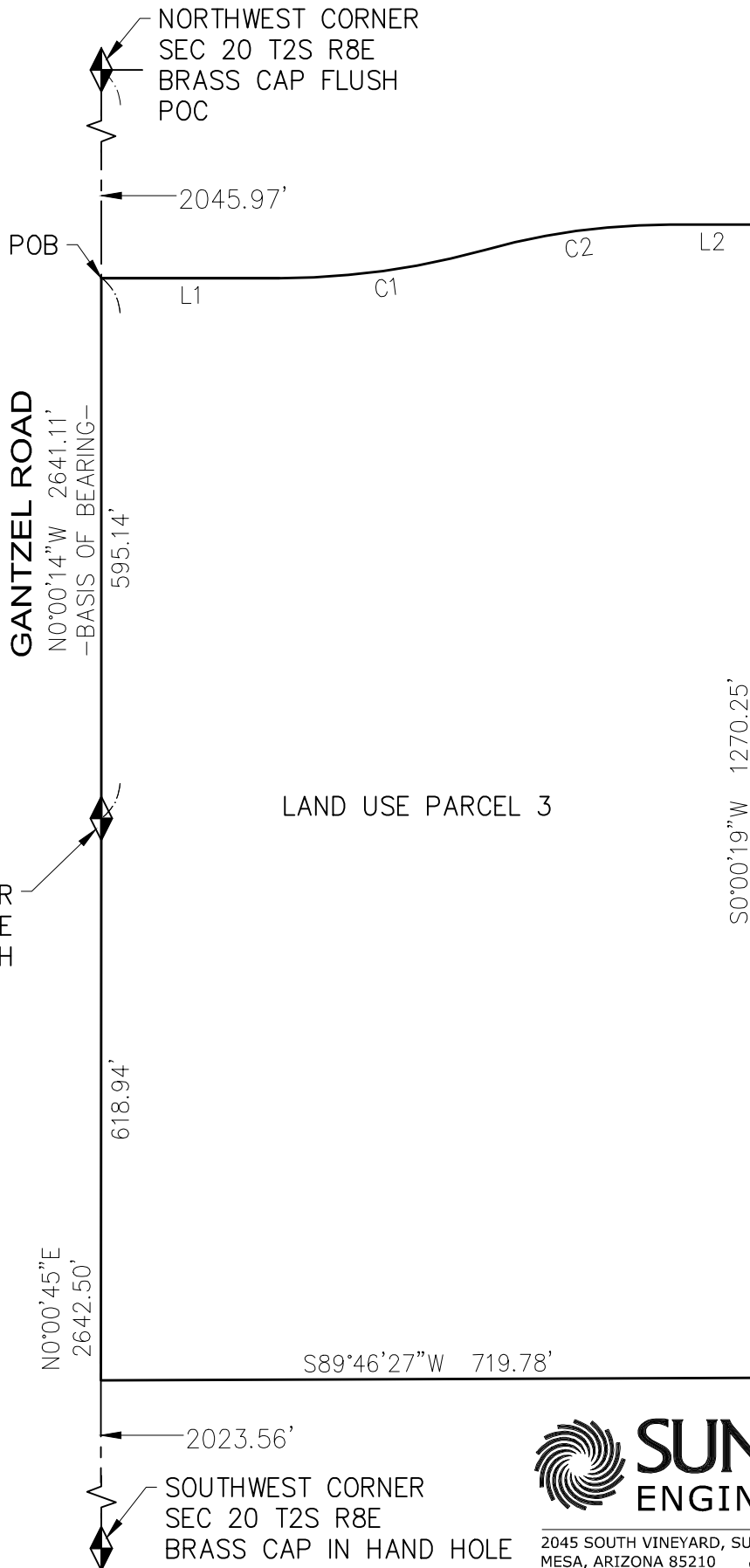
- ◆ PLSS SECTION MONUMENT, FOUND AS NOTED



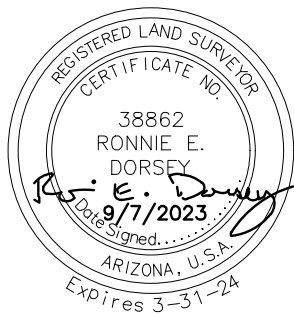
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EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



WEST 1/4 CORNER  
SEC 20 T2S R8E  
BRASS CAP FLUSH



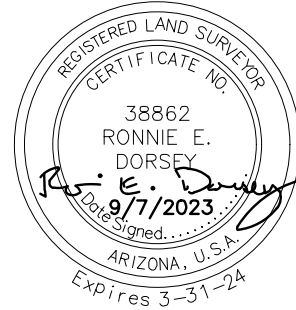
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EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°59'33"E	196.24'
L2	N89°59'46"E	93.33'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	15°35'48"	840.00	228.66'	N82°11'39"E	227.96'
C2	15°36'01"	760.00	206.93'	N82°11'45"E	206.29'

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ZONING DESCRIPTION FOR PARCEL 1, MR MULTIPLE-RESIDENCE ZONE  
AT IRONWOOD AND OCOTILLO (CASE# PZ-PD-011-23):

A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH, MARKING THE NORTHWEST CORNER OF SAID SECTION 20, FROM WHICH A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, BEARS SOUTH 0°00'14" EAST, 2641.11 FEET;

THENCE NORTH 89°46'27" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 719.74 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°46'27" EAST A DISTANCE OF 588.18 FEET;

THENCE SOUTH 0°12'51" EAST A DISTANCE OF 135.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 35°34'33" AND A CHORD THAT BEARS SOUTH 18°00'07" EAST, 140.53 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.81 FEET;

THENCE SOUTH 35°47'24" EAST A DISTANCE OF 125.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 35°34'33" AND A CHORD THAT BEARS SOUTH 18°00'07" EAST, 103.87 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 105.56 FEET;

THENCE SOUTH 0°12'51" EAST A DISTANCE OF 385.50 FEET;

THENCE SOUTH 2°38'54" WEST A DISTANCE OF 100.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 23°36'00" AND A CHORD THAT BEARS SOUTH 11°35'09" WEST, 37.22 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.48 FEET TO A REVERSE CURVE HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 47°11'59" AND A CHORD THAT BEARS SOUTH 0°12'51" EAST, 37.23 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.31 FEET TO A REVERSE CURVE HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 23°36'00" AND A CHORD THAT BEARS SOUTH 12°00'50" EAST, 37.22 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.48 FEET;

THENCE SOUTH 0°12'51" EAST A DISTANCE OF 24.98 FEET;



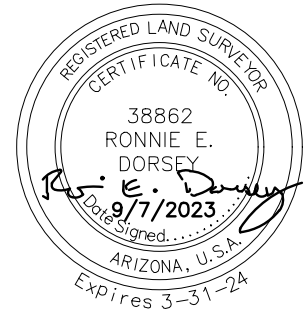
ZONING DESCRIPTION FOR PARCEL 1, MR MULTIPLE-RESIDENCE ZONE  
AT IRONWOOD AND OCOTILLO (CASE# PZ-PD-011-23):

THENCE SOUTH 89°59'46" WEST A DISTANCE OF 735.07 FEET;

THENCE NORTH 0°00'14" WEST A DISTANCE OF 1108.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 771625 SQUARE FEET OR 17.7141 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.



P:\Guafen\08679 Haven at Ironwood\Survey\dwg\08679 Haven at Ironwood Zoning Description A1 Exhibit.dwg Sep 07, 2023 02:39PM hosorio

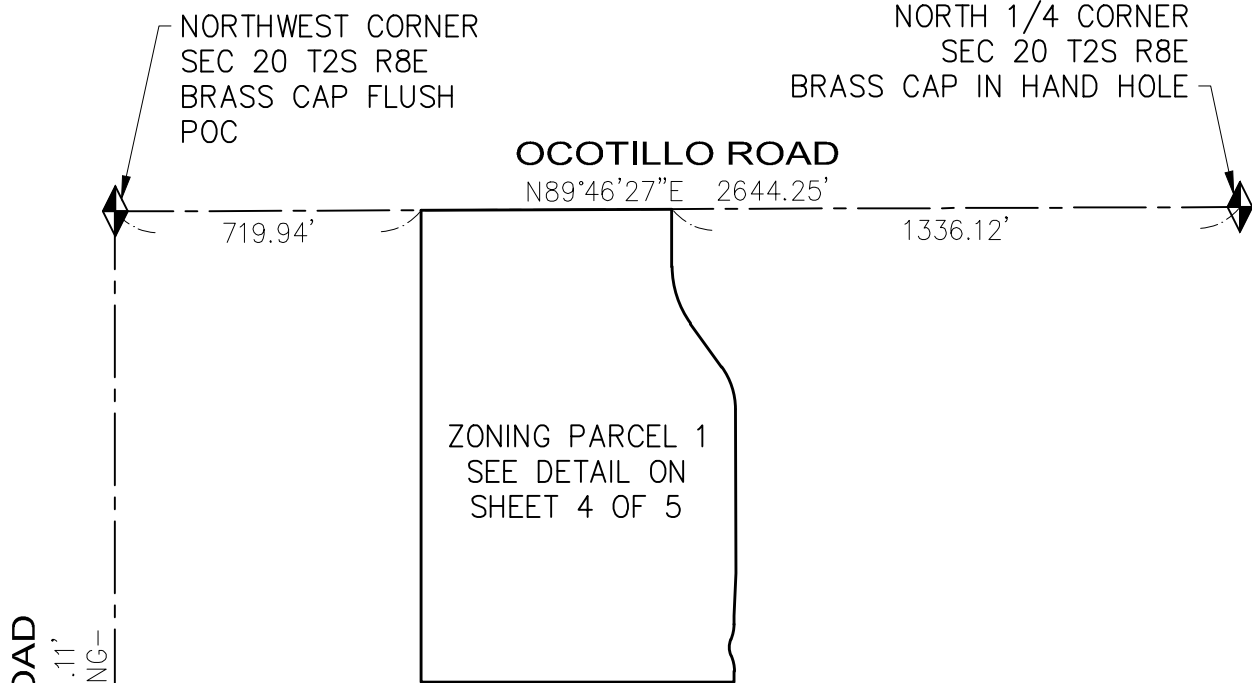


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SHEET 2 OF 5

EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



GANTZEL ROAD

S0°00'14"E 2641.11'  
-BASIS OF BEARING-

OCOTILLO ROAD

N89°46'27"E 2644.25'

719.94'

1336.12'

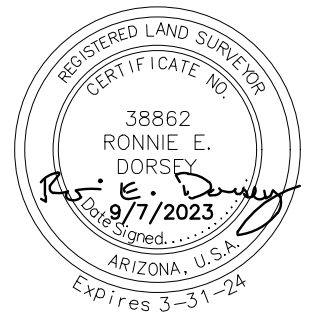
ZONING PARCEL 1  
SEE DETAIL ON  
SHEET 4 OF 5

S0°00'45"W  
2642.50'

WEST 1/4 CORNER  
SEC 20 T2S R8E  
BRASS CAP FLUSH

SOUTHWEST CORNER  
SEC 20 T2S R8E  
BRASS CAP IN HAND HOLE

NORTH 1/4 CORNER  
SEC 20 T2S R8E  
BRASS CAP IN HAND HOLE



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- SECTION LINE
- MID-SECTION LINE

MONUMENT LEGEND

- PLSS SECTION MONUMENT, FOUND AS NOTED



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EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

NORTHWEST CORNER  
SEC 20 T2S R8E  
BRASS CAP FLUSH  
POC

NORTH 1/4 CORNER  
SEC 20 T2S R8E  
BRASS CAP IN HAND HOLE

OCOTILLO ROAD

N89°46'27"E 2644.25'

719.94'

588.18'

1336.12'

POB

L1

C1

L2

C2

N0°00'14"W 1108.58'

ZONING PARCEL 1

C3

C4

C5

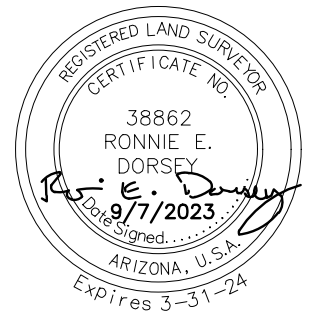
L3

L4

L5

S0°12'51"E 385.50'

S89°59'46"W 735.07'



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**SUNRISE**  
**ENGINEERING**

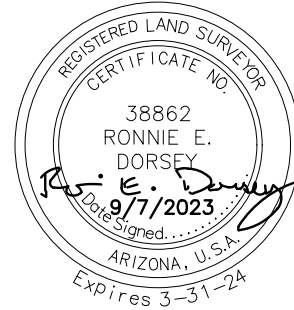
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SHEET 4 OF 5

EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S0°12'51"E	135.83'
L2	S35°47'24"E	125.75'
L3	S2°38'54"W	100.12'
L4	S0°12'51"E	20.00'
L5	S0°12'51"E	24.98'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	35°34'33"	230.00	142.81'	S18°00'07"E	140.53'
C2	35°34'33"	170.00	105.56'	S18°00'07"E	103.87'
C3	23°36'00"	91.00	37.48'	S11°35'09"W	37.22'
C4	47°11'59"	46.50	38.31'	S0°12'51"E	37.23'
C5	23°36'00"	91.00	37.48'	S12°00'50"E	37.22'

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SHEET 5 OF 5

ZONING DESCRIPTION FOR PARCEL 3, MR MULTIPLE-RESIDENCE ZONE  
AT IRONWOOD AND OCOTILLO (CASE# PZ-PD-011-23):

A PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH, MARKING THE NORTHWEST CORNER OF SAID SECTION 20, FROM WHICH A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 20, BEARS SOUTH 0°00'14" EAST, 2641.11 FEET;

THENCE SOUTH 0°00'14" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2045.97 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°59'33" EAST A DISTANCE OF 196.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 15°35'48" AND A CHORD THAT BEARS NORTH 82°11'39" EAST, 227.96 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 228.66 FEET TO A REVERSE CURVE HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 15°36'01" AND A CHORD THAT BEARS NORTH 82°11'45" EAST, 206.29 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.93 FEET;

THENCE NORTH 89°59'46" EAST A DISTANCE OF 93.33 FEET;

THENCE SOUTH 0°00'19" WEST A DISTANCE OF 1270.25 FEET;

THENCE SOUTH 89°46'27" WEST A DISTANCE OF 719.78 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE NORTH 0°00'45" EAST, ALONG SAID WEST LINE, A DISTANCE OF 618.94 FEET;

THENCE NORTH 0°00'14" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 595.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 890791 SQUARE FEET OR 20.4498 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

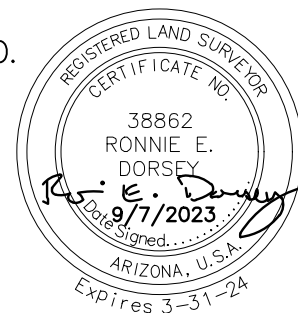
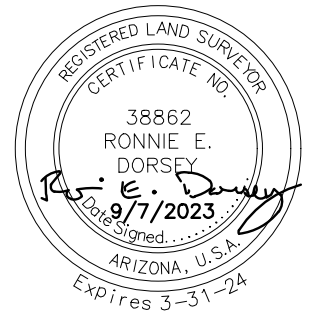
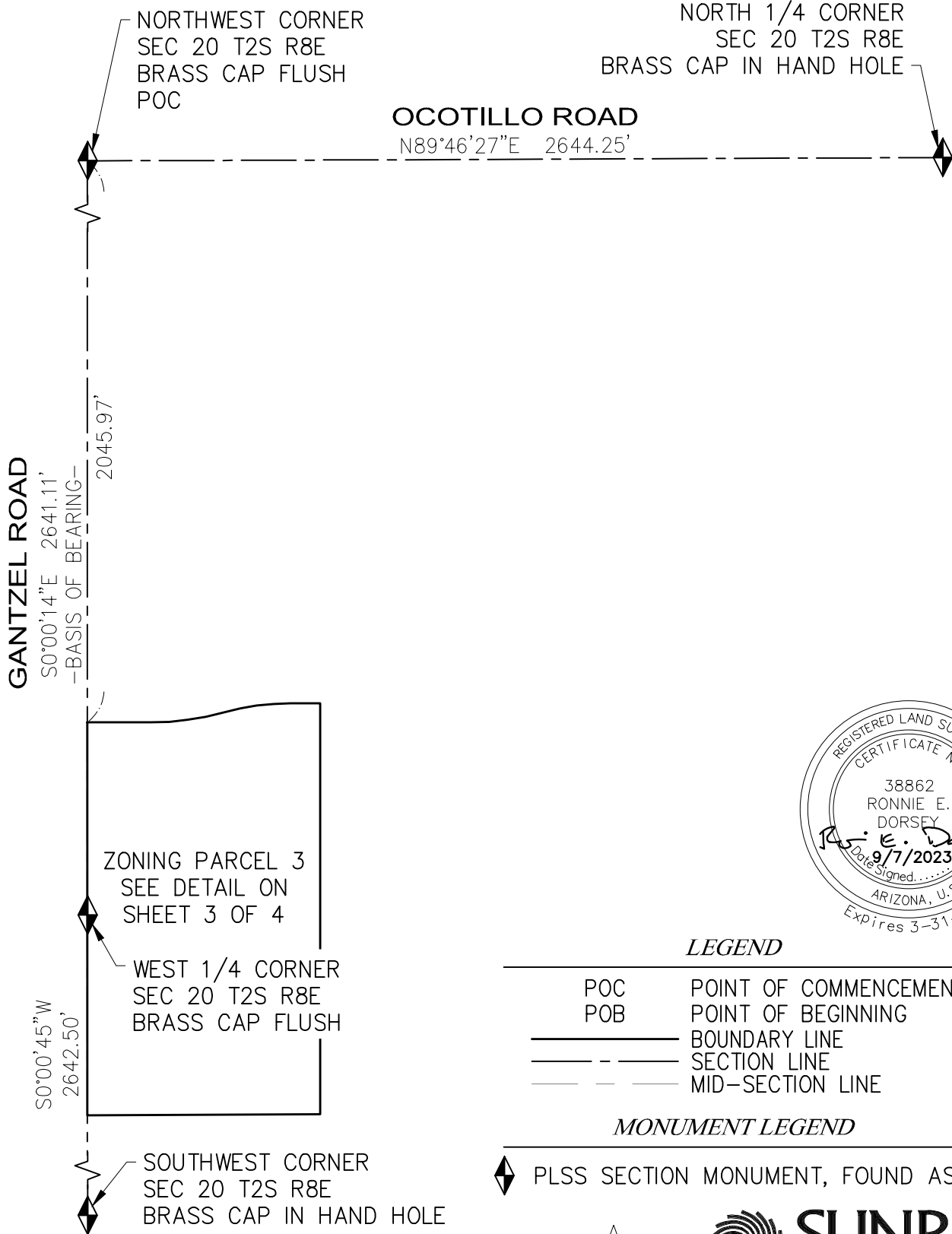


EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BOUNDARY LINE
- SECTION LINE
- - - - - MID-SECTION LINE

MONUMENT LEGEND

- ◆ PLSS SECTION MONUMENT, FOUND AS NOTED

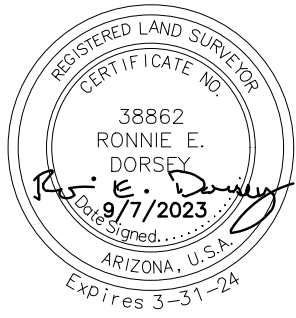
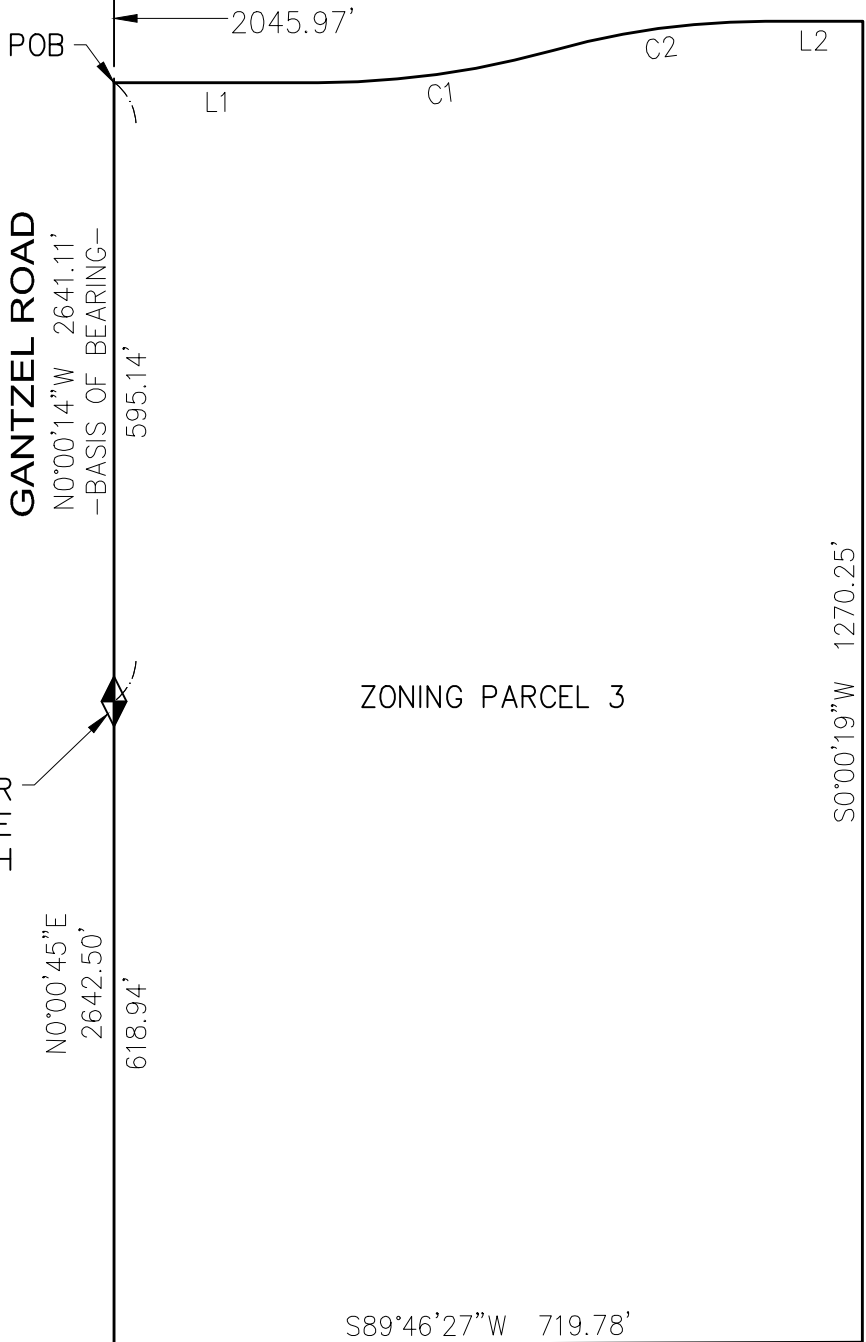


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EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
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NORTHWEST CORNER  
SEC 20 T2S R8E  
BRASS CAP FLUSH  
POC



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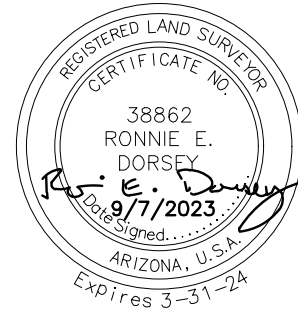
SHEET 3 OF 4

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EXHIBIT "A"

SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°59'33"E	196.24'
L2	N89°59'46"E	93.33'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	15°35'48"	840.00	228.66'	N82°11'39"E	227.96'
C2	15°36'01"	760.00	206.93'	N82°11'45"E	206.29'

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2045 SOUTH VINEYARD, SUITE 101  
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**Open Space and Recreation Plan for:**

# Ironwood and Ocotillo



**Case No: PZ-PD-011-23, PZ-036-23**

**Related Case No: PZ-PA-007-23**

**Submitted: September 2023**

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# 1. Open Space and Recreation Plan Overview

This Open Space and Recreation Plan narrative (referred to hereafter as the “OSRP”) is an accompanying document for the PAD and Rezone application (referred to hereafter as the “Amendment”) to amend the existing zoning district from Single Residence (SR) to Multiple Residence Zoning District (MR). The Site includes approximately 112.17 gross acres (107.31 net acres) located south and east of the southeast corner of Gantzel Road and Ocotillo Road (the “Site”). See **Exhibit 1: Vicinity Map**.

The landscape theming will reflect the rural agricultural heritage of the surrounding area. The Site will utilize patterned planting, shade trees, and low-water use vegetation to create an agrarian community theme.

The common open space areas and amenities meet or exceed the minimum requirements per the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM). See **Table 2: Open Space Requirement Calculation** and **Table 3: Open Space Allocation** for a breakdown of the open space for the proposed modified parcels and **Exhibit 4: Open Space and Amenities Plan** for the overall open space for the Site.

## 2. Existing Conditions, Context, and Site Analysis

### 2.1 Site Analysis

The following were revealed in the analysis of the site and the surrounding areas, (see **Exhibit 1: Vicinity Map**, for a visual overview of the site’s current condition):

1. The Site consisted of a golf course and a majority of the area consists of slopes less than five (5) percent. During construction, the berms created as golf elements will be modified to accommodate the residential and drainage needs of the Site. The property is considered disturbed vacant land. (See **Exhibit 3: Slope and Site Analysis Map**)
2. The recreation area designation is “Family” as defined in the OSRAM.
3. A 6.04 acre community park, other recreational opportunities in the region include:
  - a. Desert Sky Park: approximately eight (8) miles northwest
  - b. Mansel Carter Oasis Park: approximately six (6) miles west
  - c. San Tan Mountain Regional Park: approximately seven (7) miles southwest
4. The Site does not border any County trails, see **Exhibit 2: Open Space and Trails Context Map** which depicts the RSR category roads, existing and proposed trails, and open space per the Pinal County Open Space and Trails Master Plan within the Comprehensive Plan.
5. No cultural resources were identified within the Site according to the Arizona State Museum (ASM) who conducted a search of archeological records for any cultural resources discovered within the Site.
6. No riparian vegetation, biological habitats, or existing native plans are located on the property. Per the Arizona Environmental Online Review Tool Report (EORTR) there are no important areas of vegetation within the Site.

## 2.2 Context

The Site was previously utilized as a golf course for many years and has since been cleared. At the corner of Gantzel Road and Ocotillo Road adjacent to the Site is an existing commercial area. Adjacent to the site to the west and south are existing single-family residences. A single-family community is currently under construction. For more detailed information on the context of the Site including the surrounding land use and zoning, see the Amendment document submitted to Pinal County concurrently with this OSRP.

The visual context of the Site includes some views towards the Superstition Vistas.

### 2.2.1 Circulation

Access to the Site will occur from Ocotillo Road and Gantzel Road. Gantzel Road is classified as a RSR category road. Ocotillo Road is a RSR category road that borders the Site. Approximately two (2) miles south is Combs Road and two (2) miles to the north is Germann Road which is classified as a RSR Principal Arterial according to Pinal County's RSRSM.

Regionally, the following provide access to surrounding communities:

- Loop 202: approximately eight (8) miles to the northwest
- U.S. Route 60: approximately ten (10) miles to the northeast
- Interstate 87: approximately fifteen (15) miles to the southwest
- State Route 79: approximately twelve (12) miles to the southeast
- State Route 24: approximately three (3) miles to the north

The main circulation routes are via Olneya Street, which connects to Ocotillo Road, and El Parque Lane, which connects to Gantzel Road, that are being developed in connection with the single-family developments. The proposed multi-family developments will include internal parking lots and drive aisles for circulation.

### 2.2.2 Surrounding Recreational Opportunities

The surrounding context was analyzed and considered in designing the open space program for the Site. In addition to the 6.04 acre community park under construction, other recreational opportunities in the regional scale of the Site include:

- Desert Sky Park: approximately eight (8) miles northwest
- Mansel Carter Oasis Park: approximately six (6) miles west
- San Tan Mountain Regional Park: approximately seven (7) miles southwest

Analysis of the County's online interactive GIS maps and the County's Open Space and Trails Master Plan (2007) indicate that the Site is adjacent to the County trail that runs along Gantzel Road, see **Exhibit 2: Open Space and Trails Context Map**.

### 2.2.3 Target Market Analysis

The Site is designated ‘Family’ as defined within the OSRM. The recreational amenities will approach National Recreation and Park Association (NRPA) standards. The Site is less than one thousand (1,000) dwelling units and is within the designation of “All Developments” as defined in Table 1 of the OSRAM. The Site will meet or exceed the category of “All Developments” as shown below to be in conformance. See **Table 1: Suggested Minimum Facilities for Recreation Areas** below.

<b>Table 1: Suggested Minimum Facilities for Recreation Areas</b>	
<b>All Developments</b>	<b>Developments Approximately 1,000 Dwelling Units</b>
<ul style="list-style-type: none"> <li>• Paths in addition to sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>• Paths in addition to sidewalks</li> <li>• One acre turf field</li> <li>• One play structure</li> <li>• One picnic ramada</li> </ul>

### 2.2.4 Slope Analysis

<b>Table 2: Open Space Requirement Calculation</b>				
<b>Slope Categories</b>	<b>0%-5% Slope</b>	<b>&lt;5%-10% Slope</b>	<b>&lt;10% Slope</b>	<b>Totals</b>
<b>Measures Areas Within Each Category</b>	107.31 acres	0 acres	0 acres	107.31 acres
<b>Conservation Open Space Required</b>	Min. Req. = 0%-3% Area Req. = 0 Acres	Min. Req. = 5% Area Req. = 0 Acres	Min. Req. = 9% Area Req. = 0 Acres	0 acres
<b>Recreation Open Space Required</b>	Min. Req. = 7% Area Req. = 7.51 Acres	Min. Req. = 6% Area Req. = 0 Acres	Min. Req. = 4% Area Req. = 0 Acres	7.51 acres
<b>Total Open Space Required</b>	Min. Req. = 18% Area Req. = 19.32 Acres	Min. Req. = 18% Area Req. = 0 Acres	Min. Req. = 18% Area Req. = 0 Acres	19.32 acres

### 2.2.5 Preliminary Hydrology Analysis

The Site was previously used as a golf course with an overall drainage slope of less than five (5) percent toward the south. To the north is an existing residential development. A 6.04-acre park is being developed in connection with the construction of the single-family subdivision along the eastern boundary of the property. There is an existing commercial development northwest of the Site.

### 2.2.6 Flood Zone Designation

This site is located within Zone X (shaded) on the Floodplain Insurance Rate Map (FIRM); FIRM Maps 04021C0475E, revised to reflect letter map revision (LOMR), December 4, 2007.

### 3. Development Concept

#### 3.1 Site Plan

The amended areas of the Site are comprised of Parcel 1—17.71 gross acres for two hundred twenty (220) single-story multi-family residences at a density of 12.42± dwelling unit/gross acre and Parcel 3—20.45± gross acres with three hundred twenty-one (321) townhomes at a density of 15.70 dwelling unit/gross acre. The 6.04-acre community park will serve the recreation and open space needs for the community. Open Space included is outlined in the following table:

<b>Table 4: Open Space Allocation Table</b>		
<b>Category (for 0-5% Slope)</b>	<b>Area Required</b>	<b>Area Provided</b>
Conservation Open Space	0 acres	0 acres
Developed Open Space		
Recreation Open Space	7.51 acres	26.72 acres
<b>Total Open Space*</b>	19.32 acres	36.32 acres

\* "Total Open Space" is the combination of conservation and developed open space. Developed open space includes recreation open space.

The Site has been cleared with the construction of Parcel 4 and has a slope of less than five (5) percent. The Site is disturbed land therefore conservation open space was not included per the open space requirements for disturbed conservation open space at zero (0) percent. Developed open space comprises a total of 36.32 acres and includes landscape areas, pedestrian paths, and recreational area open space.

Residents within the Site will benefit from accessible, dedicated recreational open space per Pinal County requirements. Amenity areas shall meet the designated level of recreation designated by Pinal County including, at minimum, pathways in addition to sidewalks. Other open space areas within the Site include concrete sidewalks creating connected pathways to open spaces and amenities as illustrated on **Exhibit 4: Open Space and Amenities Plan**.

The ownership, control, and maintenance of landscaping, open space, and recreation facilities will be conveyed to and held in common by a property management company.

## 3.2 Design Theme

Drawing on the property's agrarian heritage, the Sites will utilize an appropriate landscape palette that meets AWDR low-water use criteria to create a landscape theme that evokes an agricultural aesthetic through patterned planting, shaded walkways, and architectural elements. The overall planting style compliments the architectural features of the community and creates an inviting climate for pedestrians to enjoy. Aesthetic walls and landscaping are provided throughout the community and along the development perimeter **Exhibit 8: Conceptual Landscape Plan – Parcel 1** and **Exhibit 9: Conceptual Landscape Plan – Parcel 3**.

### 3.2.1 Vehicular Circulation Concept

Access to the Site will occur from Ocotillo Road and Gantzel Road. Access to Ocotillo Road will occur via Olneya Road and a direct egress/emergency access to Ocotillo Road. Ocotillo Road is classified as an arterial and proposed road improvements are to be determined and adhere per Pinal County Standards and Staff recommendations. Entry signage for the Site is located at the Olneya Road entry.

Access to Gantzel Road will be from El Parque Lane and a direct egress/emergency access to Gantzel Road. Gantzel Road is classified as an arterial and proposed improvement of the road is to be determined and adhere per Pinal County Standards and Staff recommendations. The major entry monuments at Gantzel Road will be developed as part of Parcel 4 and is not a part of this Amendment and OSRP.

The landscape theme at the entries will comply with the following:

1. The landscape along Ocotillo Road, Olneya Road, El Parque Lane, and Gantzel Road frontage features native trees grouped with clusters of shrubs that give pops of color and interest. Layered vegetation of trees and shrubs create shade opportunities for pedestrians.
2. The landscape at entry areas create a sense of arrival and assist visitors with wayfinding. The landscape at the entries of the Sites will use a series of plant material that set the tone for the rest of the community.

### 3.2.2 Pedestrian Circulation Concept

Pedestrian circulation throughout the Sites provide an interconnected network of walkable paths that join open space, amenity areas, and connections. These include sidewalks, open space, paved, and/or unpaved pathways per Pinal County standards. All paved access routes will comply with ADA requirements to provide residents with unhindered access to all that the Site has to offer. See **Exhibit 4: Open Space and Amenities Plan** and the Amendment document for more details.

### **3.2.3 Stormwater Management Concept**

Stormwater management for the Site will follow the recommendations and findings of the Master Drainage Report.

### **3.2.4 Development Phasing Concept**

Each parcel may be developed as a series of two (2) phases based on the findings of the technical reports.

## **4. Conservation Open Space**

Conservation open space is not provided as the Site has been previously disturbed for use as a golf course and has since been cleared. Analysis of the Arizona Environmental Online Review Tool Report revealed no important connectivity zones, important bird areas, or critical habitat within the Site.

### **4.1 Dedicated Open Space Area**

A total of 36.32 acres of dedicated open space area is conceptually shown for the Site. The Site also includes approximately 26.72 acres of active recreation. Parcel 3 has dedicated open space areas that are conceptually shown. See **Exhibit 4: Open Space and Amenities Plan** for more details.

In addition to the “on-site” amenities, a 6.04-acre community park is being constructed to serve the local recreational needs of the community. See **Exhibit 5: Parcel 5 - Community Park**.

### **4.2 Proposed Entry, Walls, and Signage**

Fences and walls in the Site create a visually cohesive sense of community character across parcels by using interesting patterning, wall color, and texture. Project signage is located at entries for wayfinding. A larger thematic monument is to be provided at the Gantzel Road entry, which is already under construction and not a part of this Amendment or OSRP. Entry signage for Parcel 3 will be located at the entry along El Parque Lane. Wall and signage locations and elevations have been illustrated in the Amendment document.

## 5. Recreation Area Open Space

As discussed in the Target Market Analysis section of this document, the suggested recreational amenities for this Amendment fall within the “All Development” category. The proposed amenity areas exceed the level of recreation designated and the tables below shows an analysis of the amenities provided alongside the County suggested requirements.

<b>Table 6: Amenities</b>		
<b>Suggested Amenities for All Developments (Per OSRM)</b>	<b>Amenities for Developments Approximately 1000 Dwelling Units (Per OSRM)</b>	<b>Proposed Amenities (711 Dwelling Units)</b>
<ul style="list-style-type: none"> <li>• Paths in addition to sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>• Paths in addition to sidewalks</li> <li>• One acre turf field</li> <li>• One play structure</li> <li>• One picnic ramada</li> </ul>	<ul style="list-style-type: none"> <li>• Paths in addition to sidewalks</li> <li>• Common amenity area that includes a pool and other additional amenities.</li> <li>• The 6.04 acre neighborhood park under construction will serve the recreational needs of the developments.</li> </ul>

### 5.1 Recreation Area Design Guidelines

1. Recreation areas should be provided in a manner where they are easily visible and accessible.
2. Playground/tot lot equipment should include but not be limited to, slides, swings, pre-manufactured structures that meet the National Playground Safety Institute Standards requirements for age groups two (2) to five (5) years old and six (6) to twelve (12) years old.
3. Tot lots and other active play equipment should be covered with a shade structure.
4. Tot lots and other active play equipment should be located to be visible and easily accessible.
5. Seating areas should be located in appropriate locations to provide supervision of activities.
6. Seating areas shall incorporate shade.
7. All recreation areas within the development should be connected through a multi-use path or trail system. The multi-use path or trail system should provide linkages to open space, recreation areas, trails, paths, bikeways, schools and commercial parcels within the proposed development as well as to adjacent neighborhoods and communities, and the County’s trail system, if applicable.
8. Where lighting is provided for pathways, trails, ramadas, parking and security the lighting should be designed to be operated as an automatic dusk to dawn system.
9. Path lighting, where provided, should be low level and low intensity; but adequate enough to maintain an acceptable level of safety.
10. All lighting shall meet the requirements of Chapter 2.195 of the Pinal County Development Services Code.

## 5.2 Paths

The Site includes a network of paths and sidewalks connecting residents with open space areas. Paths and sidewalks are provided to achieve true community connectivity and encourage a healthy lifestyle for residents. See **Exhibit 6: Circulation and Trails Plan – Parcel 1** and **Exhibit 7: Circulation and Trails Plan – Parcel 3** for more information.

## 6. Landscaping

### 6.1 Landscape Character

Drawing on the agrarian history of the area, the landscape character for the Sites will employ a landscape palette evoking the natural and patterned forms of agriculture. Vegetation will meet the ADWR low-water use criteria while still providing an aesthetically pleasing character and offering relief to pedestrians through shaded sidewalks. See **Exhibit 8: Conceptual Landscape Plan – Parcel 1** and **Exhibit 9: Conceptual Landscape Plan – Parcel 3** for conceptual landscape and planting palette.

### 6.2 Landscape Calculations

The table below outlines the required plant quantity, density, sizes, and amount of groundcover coverage provided for the Site. The quantities shown are the minimum required per Pinal County Development Services Code. Detailed calculations will be provided with the final landscape plans.

<b>Table 8: Landscape Calculations</b>				
<b>Based on 36.32 acres (1,582,099.2 sf)</b>	<b>Total Trees (15 gallon minimum)</b>	<b>24' Box Trees</b>	<b>Shrubs (5 gallon minimum)</b>	<b>Groundcover (&lt;18" tall)</b>
<b>Standard/ Requirement</b>	1 per 1,000 SF	25% of total trees	7 per 1,000 SF	>50% of vegetation area
<b>Quantity Required</b>	1,582 trees	396 trees	11,074 shrubs	791,049.6 SF of groundcover

### 6.3 Irrigation Source

The irrigation source will be potable water, with connection points at water meters located within the open space tracts to be coordinated with the civil plans. To minimize the irrigation demand of the Site's landscape, all plants will be low water use, per the ADWR plant list. Where possible, passive rainwater harvesting techniques will be employed in the developed open spaces to direct rainwater towards landscape areas.

## **7. Compliance with County Guidelines and General OSRP Design Guidelines**

### **7.1 Conformance to the Open Space and Recreation Area Manual (OSRAM)**

The development standards outlined in this plan are in conformance with the OSRAM and key design guidelines are quoted directly from the manual.

### **7.2 Conformance to the PCDSC**

The development standards outlined within this OSRP and PAD amendment are in conformance with Chapter 2.176 of the PCDSC.

#### ***7.2.1 Section 130 – Minimum requirements for open space***

The average slope was less than five (5) percent which requires a minimum of 0% conservation open space if disturbed. As stated previously, the Site was utilized as a golf course and has since been cleared. The Site will utilize a low-water use landscape.

#### ***7.2.2 Section 140 – Uses Permitted***

The Sites' proposed development includes pathways, recreation areas, entryways, and streetscapes which are within the developed open space that are in conformance with the PCDSC.

#### ***7.2.3 Section 150 – Uses Prohibited***

There are no prohibited uses being proposed within the open space areas.

#### ***7.2.4 Section 160 – Minimum Requirements for Recreation Areas***

Each parcel may be developed as a series of two (2) phases based on the findings of the technical reports.

#### ***7.2.5 Section 170 – Minimum Requirements for Multi-Use Paths and Trails***

Per the County's Open Space and Trails Master Plan (2007) as well as the County's online interactive GIS maps, there are no adjacent county trails to the Site. Sidewalks and pedestrian paths are included as part of the proposed improvements.

#### ***7.2.6 Section 180 – Minimum Requirements for Storm Water Retention and Detention Basins***

The appearance of retention/detention basins will be softened by employing a varied and natural groundform that includes natural grading and berming along adjacent streets. Drought tolerant plant material and turf will be employed in the basins and open space areas. Any trails passing through open space areas will conform to ADA guidelines.

### ***7.2.7 Section 190 – Minimum Requirements for Streetscape and Entryways***

As with the rest of the Sites, all plant material used will be listed from the ADWR low water use plant list. The plant sizes and densities will conform to the requirements of the PCDS.

### ***7.2.8 Section 200 – Minimum Requirements for Conservation Open Space***

Per the County’s requirements, disturbed land requires zero (0) percent conservation areas and there are no significant existing vegetation onsite due to previous golf course use of the site and subsequent clearing.



Exhibit 1: Vicinity Map



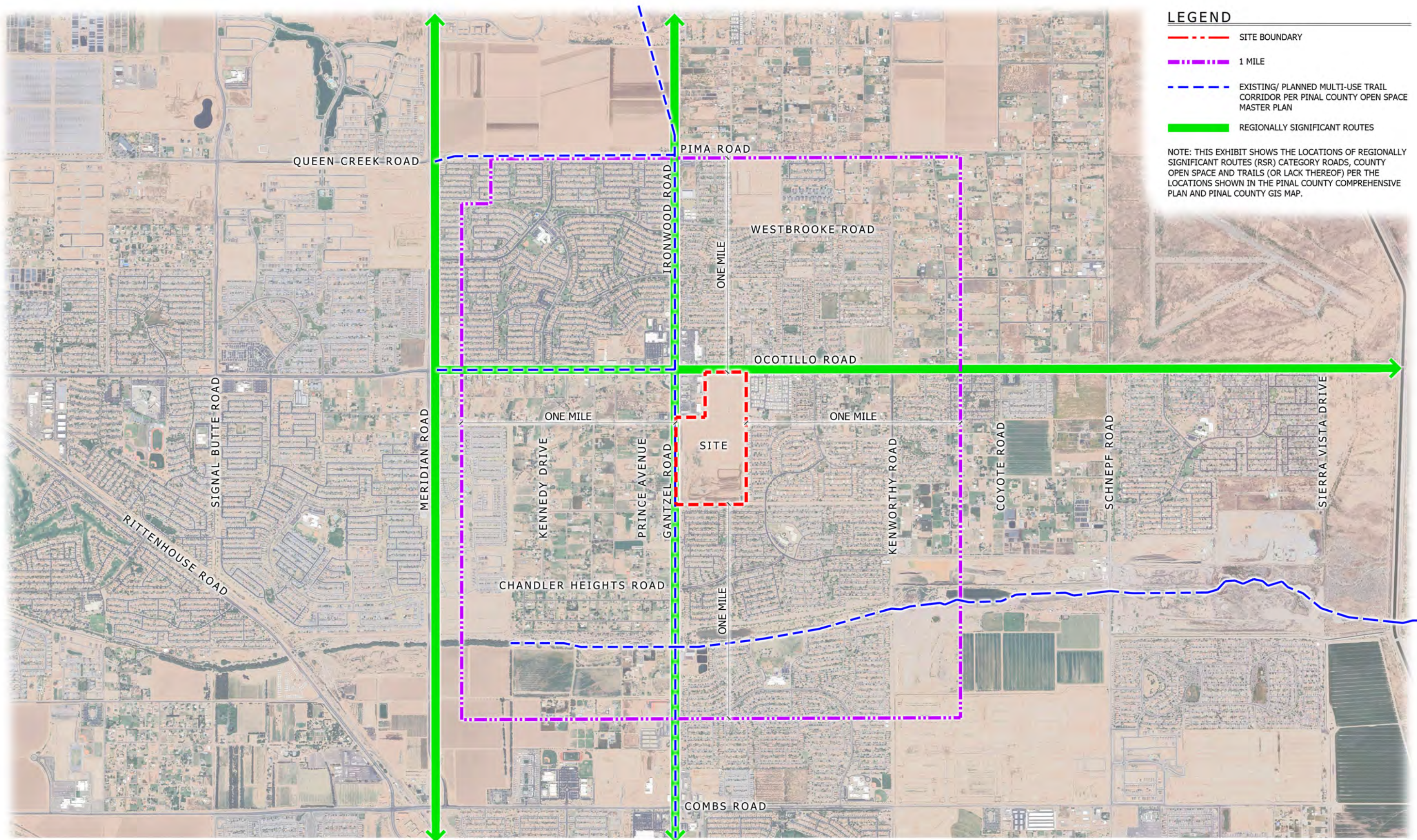
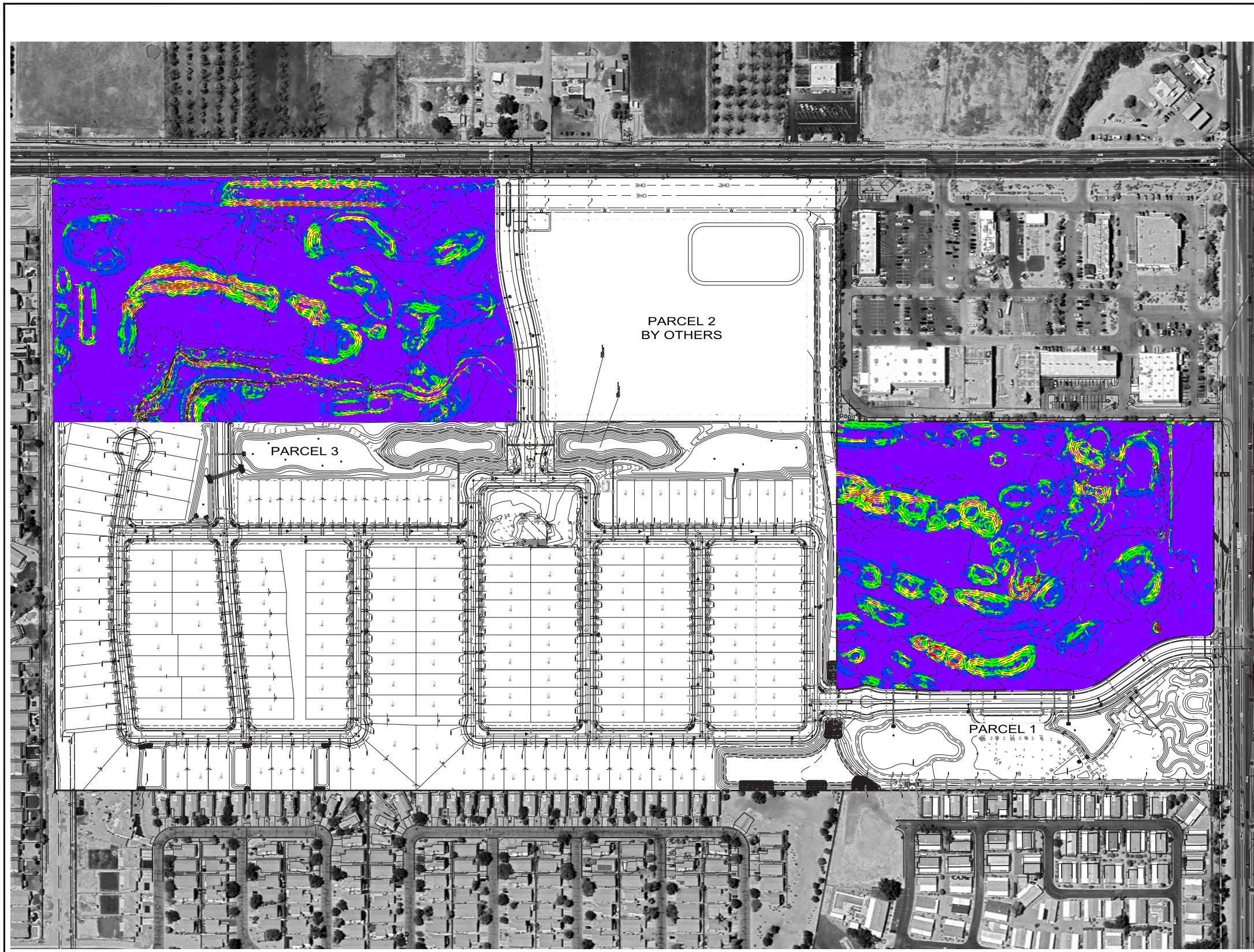


Exhibit 2: Pinal County Open Space and Trails Context Map





**PARCEL 1**

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	485780.00	
2	5.00%	10.00%	124487.72	
3	10.00%	15.00%	69016.91	
4	15.00%	20.00%	32804.80	
5	20.00%	25.00%	10467.18	
6	25.00%	30.00%	2578.71	
7	30.00%	35.00%	1198.14	

**PARCEL 3**

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	552281.52	
2	5.00%	10.00%	149264.53	
3	10.00%	15.00%	60982.64	
4	15.00%	20.00%	30627.39	
5	20.00%	25.00%	20410.60	
6	25.00%	30.00%	8553.85	



SCALE  
120' = 240'  
HORIZ: 1" = 120'

REV. NO.	COMMENT	DATE

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WWW.SUNRISE-ENG.COM

**GUEFEN**

**HAVEN AT IRONWOOD**

SLOPE ANALYSIS - PARCELS 1-3

SET NO.	DESIGNED	DRAWN	CHECKED	DATE
08679	DLB	CAH	DLB	SA   4 of 4

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**Exhibit 3: Site and Slope Analysis**



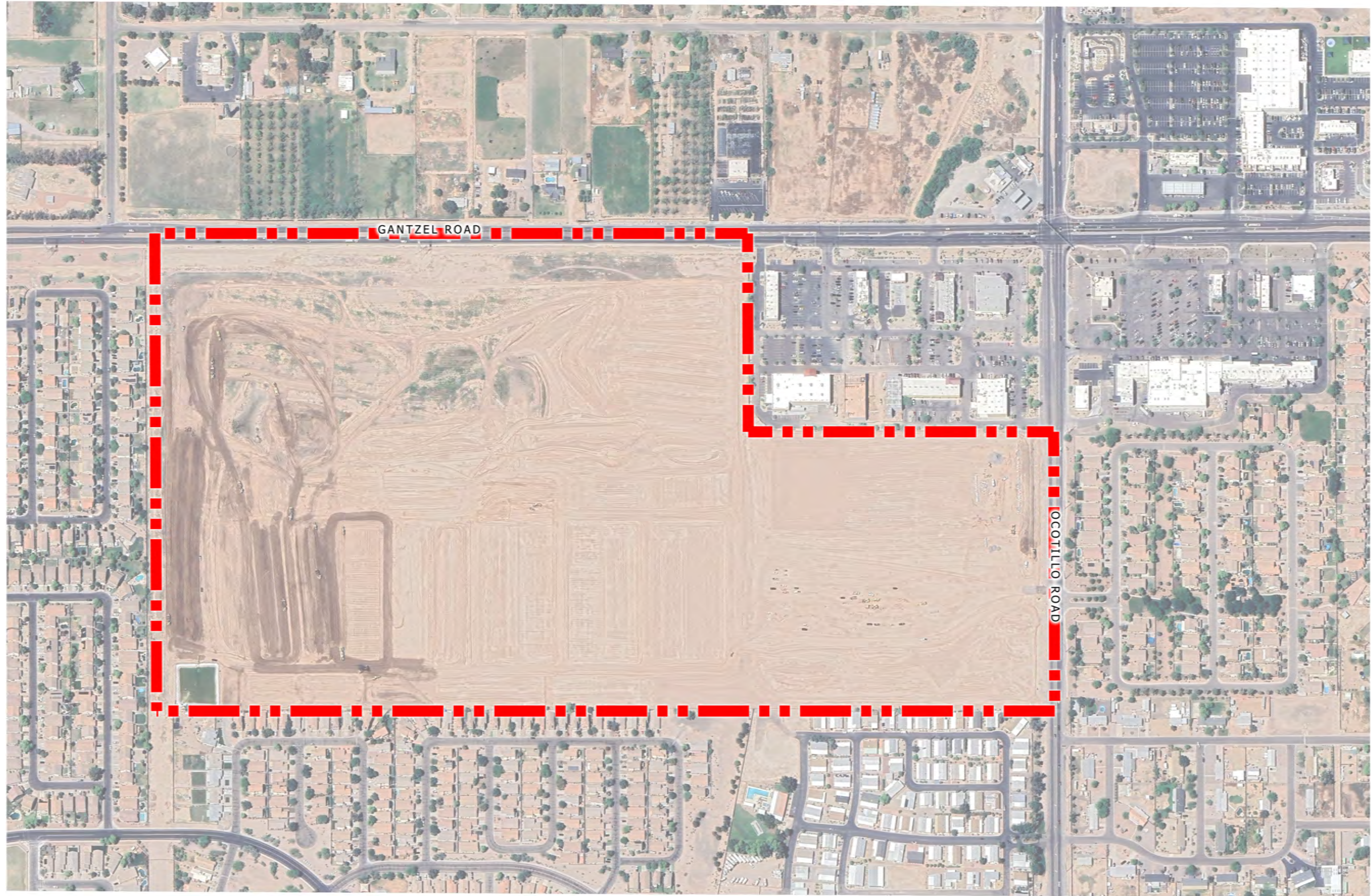


Exhibit 4: Aerial Map



OPEN SPACE TABLE			
<b>PARCEL 1</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	0.20 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	4.59 AC.		
DEDICATED OPEN SPACE	0.55 AC.		
<b>PARCEL 1 TOTAL OPEN SPACE</b>	<b>5.34 AC.</b>		
<b>PARCEL 2</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	0.00 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	2.93 AC.		
DEDICATED OPEN SPACE	3.92 AC.		
<b>PARCEL 2 TOTAL OPEN SPACE</b>	<b>6.85 AC.</b>		
<b>PARCEL 3</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	0.49 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	2.50 AC.		
DEDICATED OPEN SPACE	2.56 AC.		
<b>PARCEL 3 TOTAL OPEN SPACE</b>	<b>5.55 AC.</b>		
<b>PARCEL 4</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	1.02 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	8.09 AC.		
DEDICATED OPEN SPACE	2.58 AC.		
<b>PARCEL 4 TOTAL OPEN SPACE</b>	<b>11.69 AC.</b>		
<b>PARCEL 5</b>			
DESCRIPTION	PROVIDED		
AMENITY (ACTIVE RECREATIONAL))	6.04 AC.		
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))	0.86 AC.		
DEDICATED OPEN SPACE	0.00 AC.		
<b>PARCEL 5 TOTAL OPEN SPACE</b>	<b>6.90 AC.</b>		
<b>TOTAL</b>			
NET ACREAGE	107.31 AC.		
DESCRIPTION	REQUIRED	PROVIDED	
	% ACREAGE	% ACREAGE	
AMENITY (ACTIVE RECREATIONAL))		7.75 AC.	
PUBLIC OPEN SPACE (ACTIVE RECREATIONAL))		18.97 AC.	
DEDICATED OPEN SPACE	7.00%	24.90%	26.72 AC.
TOTAL ACTIVE RECREATIONAL OPEN SPACE	11.00%	8.95%	9.61 AC.
DEDICATED OPEN SPACE	18.00%	19.31 AC.	33.85%
TOTAL OPEN SPACE			36.32 AC.

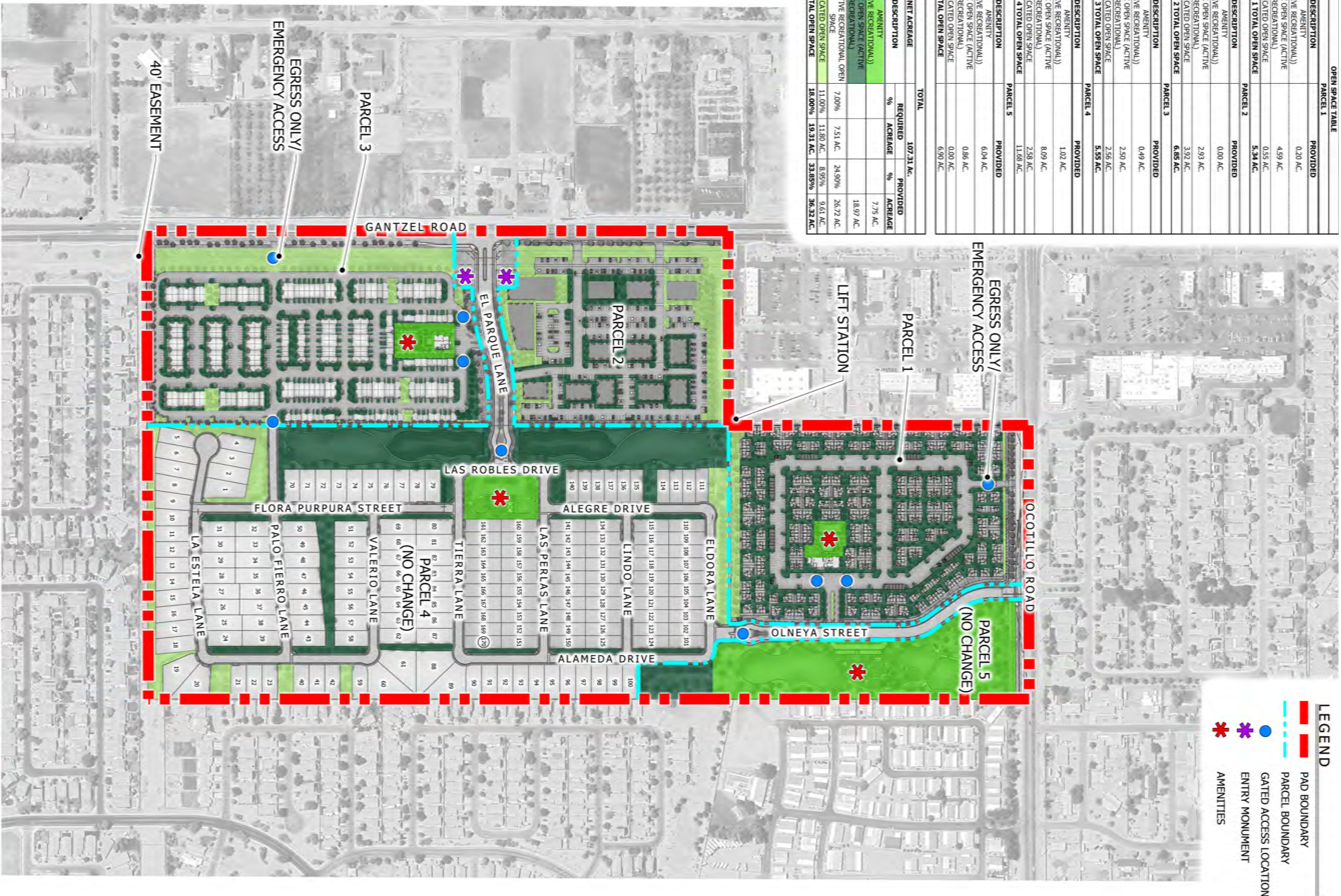


Exhibit 5: Open Space and Amenities Plan



**KEYNOTE LEGEND**

- |                              |                  |                       |  |
|------------------------------|------------------|-----------------------|--|
| ① SOFT TRAIL IN NATURAL AREA | ④ BIOSWALE       | ⑦ TOT LOT (AGES 2-5)  | ⑩ DOG PARK                                   |
| ② FORMAL TREE ALLEE          | ⑤ OPEN PLAY TURF | ⑧ TOT LOT (AGES 5-12) | ⑪ SWINGS                                     |
| ③ TRELLIS SEATING AREA       | ⑥ RAMADA         | ⑨ RETENTION           | ⑫ PEDESTRIAN CONNECTION TO ADJACENT PROPERTY |

NOTE: NOT A PART OF THIS PAD AMENDMENT BUT INCLUDED AS OPEN SPACE FOR THE RESIDENTS OF THE AMENDMENT AREA.

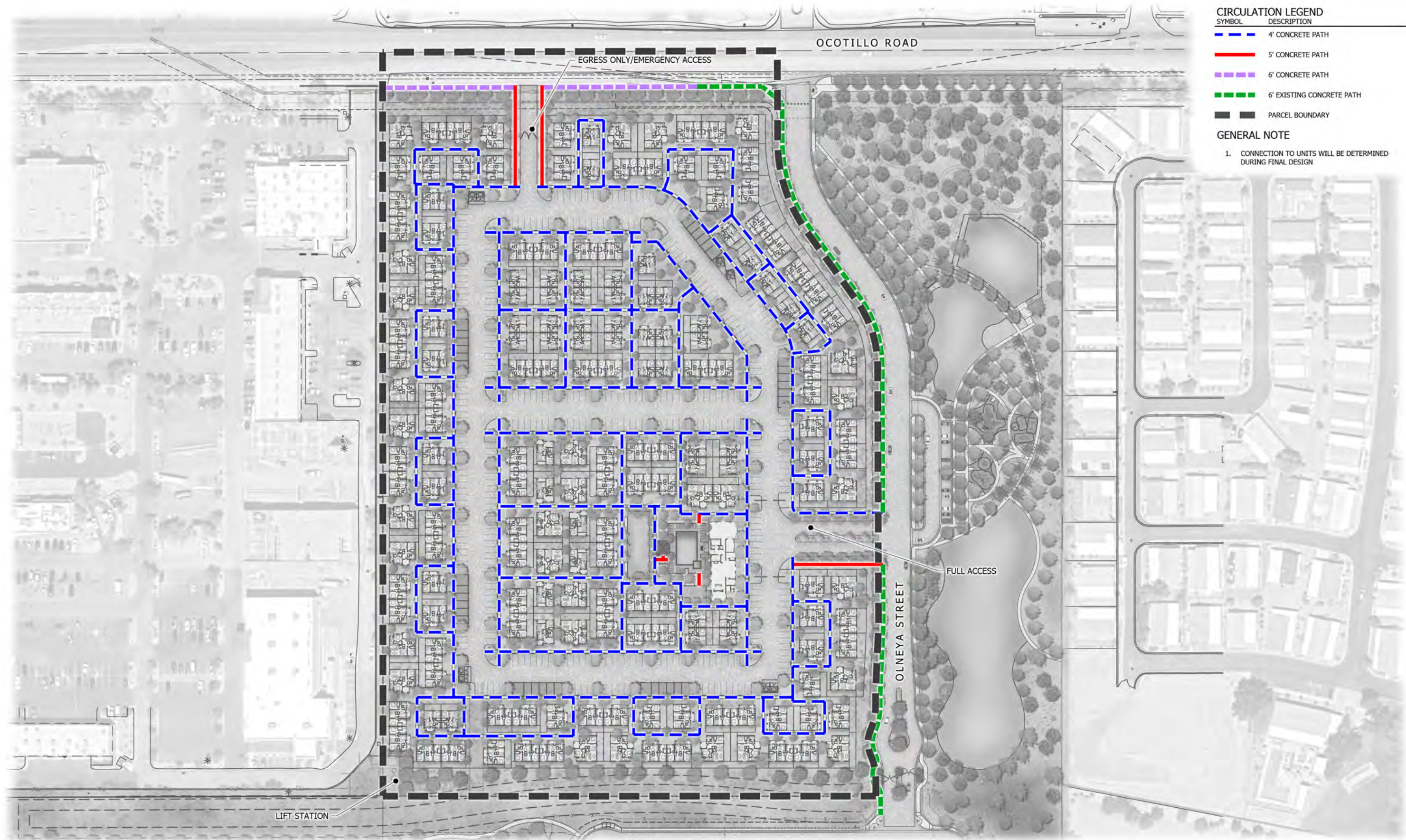
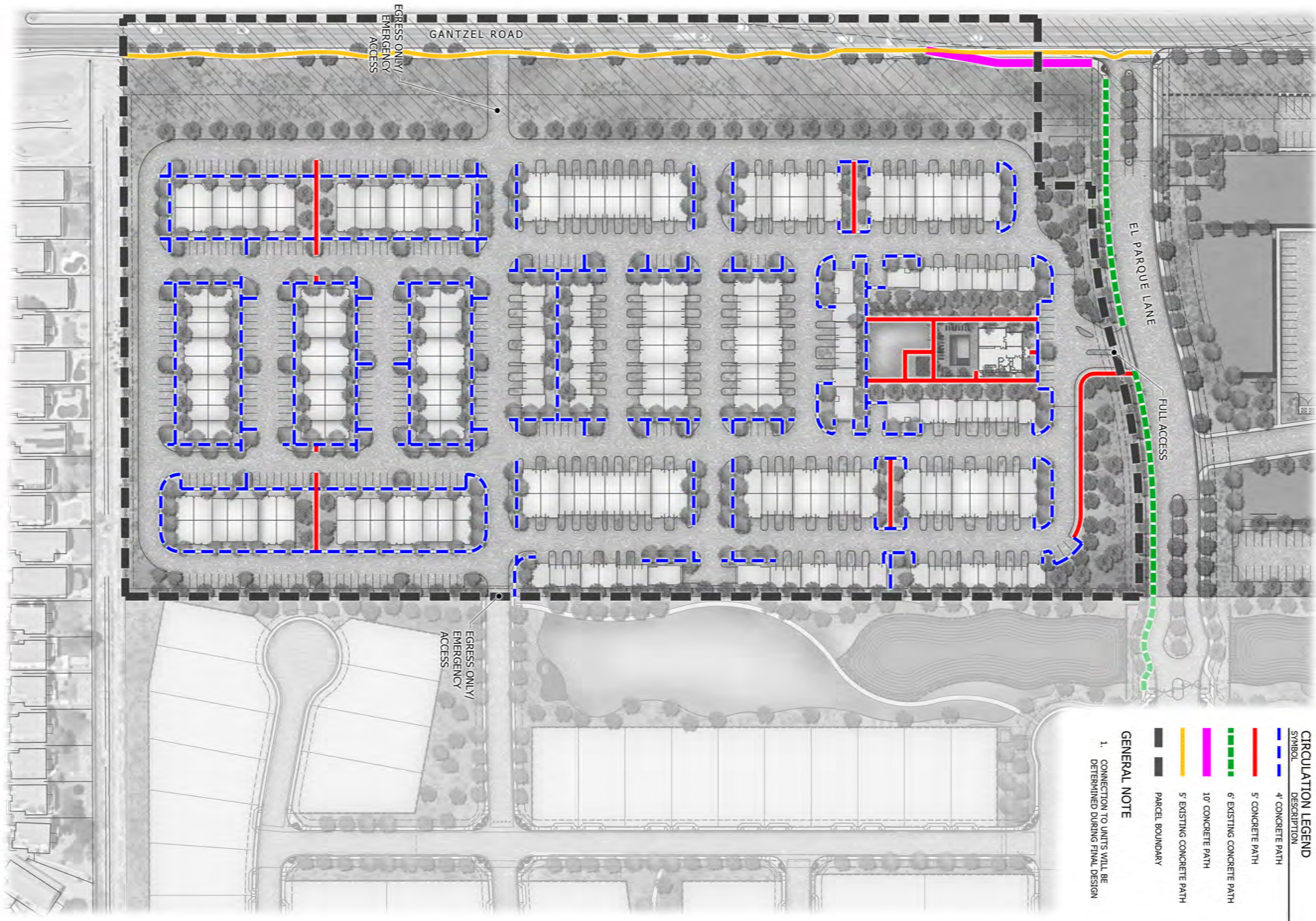


Exhibit 7: Circulation and Trails Plan - Parcel 1





**CIRCULATION LEGEND**

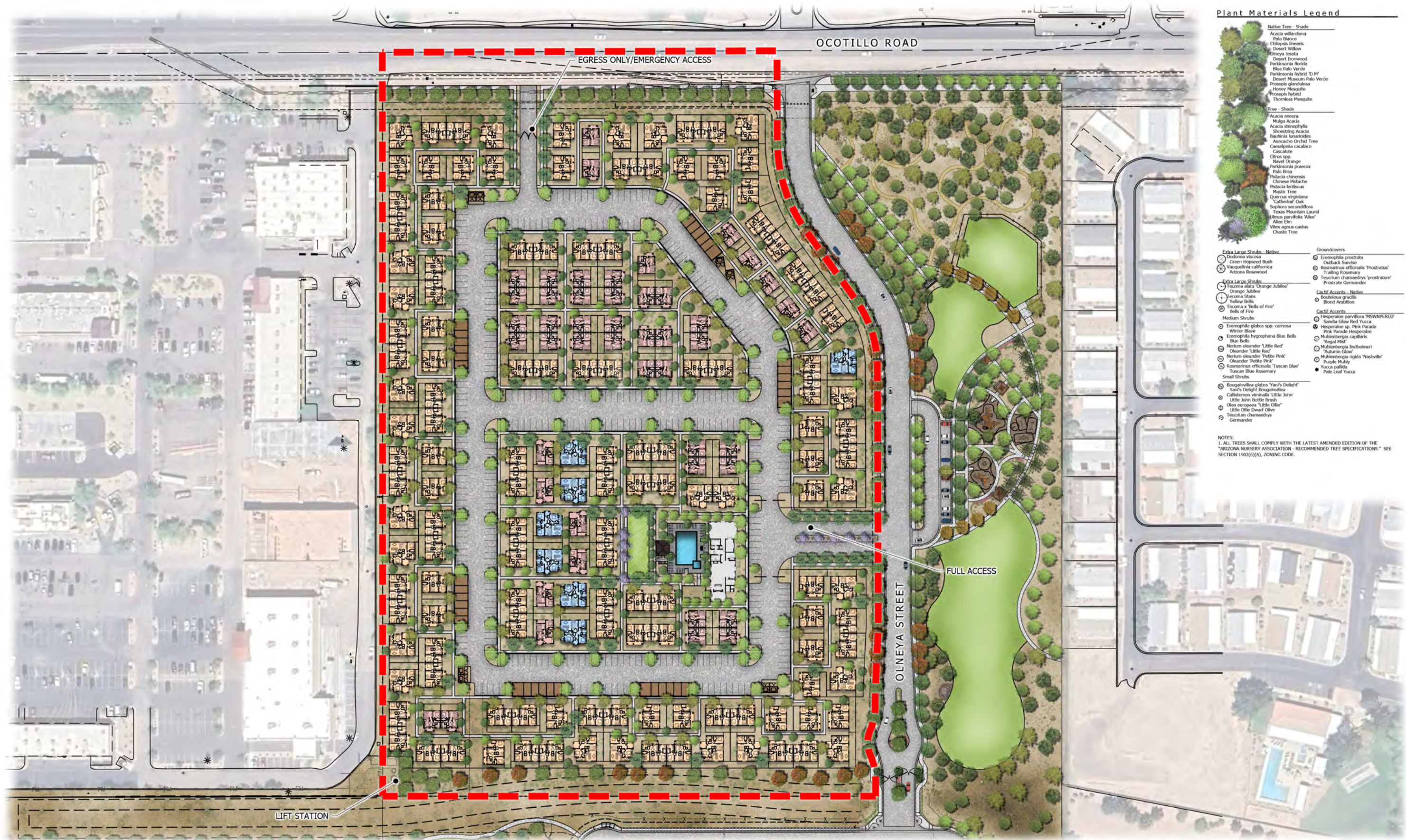
SYMBOL	DESCRIPTION
Blue dashed line	4' CONCRETE PATH
Red solid line	5' CONCRETE PATH
Green dashed line	6' EXISTING CONCRETE PATH
Magenta solid line	10' CONCRETE PATH
Yellow solid line	5' EXISTING CONCRETE PATH
Black dashed line	PARCEL BOUNDARY

**GENERAL NOTE**

1. CONNECTION TO UNITS WILL BE DETERMINED DURING FINAL DESIGN

Exhibit 8: Circulation and Trails Plan - Parcel 3





**Plant Materials Legend**

- Native Tree - Shade**
  - Acacia willardiana
  - Chilopsis linearis
  - Desert Willow
  - Olneya tesota
  - Desert Ironwood
  - Parkinsonia florida
  - Blue Palo Verde
  - Parkinsonia hybrid 'D M'
  - Desert Museum Palo Verde
  - Prosopis glandulosa
  - Honey Mesquite
  - Prosopis hybrid
  - Thornless Mesquite
- Tree - Shade**
  - Acacia aneura
  - Mulga Acacia
  - Acacia stemphylla
  - Shoestring Acacia
  - Bauhinia lanceoides
  - Anacacho Orchid Tree
  - Casahuate
  - Citrus spp.
  - Navel Orange
  - Parkinsonia praecox
  - Palo Brea
  - Palacio chinensis
  - Chinese Pistache
  - Podocarpus lentiscus
  - Mexican Tree
  - Quercus virginiana
  - Cathedral Oak
  - Sophora secundiflora
  - Texas Mountain Laurel
  - Hesperaloe parviflora 'Alice'
  - Aliso Elm
  - Vitis agricus-castus
  - Chaste Tree

- Extra Large Shrubs - Native**
  - Dodonaea viscosa
  - Green Hopseed Bush
  - Vauquelinia californica
  - Arizona Rosewood
- Extra Large Shrubs**
  - Tecoma alata 'Orange Jubilee'
  - Orange Jubilee
  - Tecoma Stans
  - Yellow Bells
  - Tecoma x 'Bells of Fire'
  - Bells of Fire
- Medium Shrubs**
  - Eremophila glabra spp. carnea
  - Winter Blaze
  - Eremophila hyphophaea Blue Bells
  - Blue Bells
  - Nerium oleander 'Little Red'
  - Olivera 'Little Red'
  - Nerium oleander 'Petal Pink'
  - Olivera 'Petal Pink'
  - Rosemarinus officinalis 'Tuscan Blue'
  - Tuscan Blue Rosemary
- Small Shrubs**
  - Bougainvillea glabra 'Van's Delight'
  - Van's Delight Bougainvillea
  - Callitriche viminalis 'Little John'
  - Little John Bottle Brush
  - Olea europaea 'Little Olive'
  - Little Olive Dwarf Olive
  - Troscium chamaedrys
  - Germander

**NOTES:**  
 1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 19050(A), ZONING CODE.

- Groundcovers**
  - Eremophila prostrata
  - Outback Sunrise
  - Rosemarinus officinalis 'Prostratus'
  - Trailing Rosemary
  - Troscium chamaedrys 'prostratum'
  - Prostrate Germander
- Cacti/Acacia - Native**
  - Bougainvillea gracilis
  - Bird Ambition
- Cacti/Acacia**
  - Hesperaloe parviflora 'SWANPERE'
  - Santa Glow Red Yucca
  - Hesperaloe sp. Pink Parade
  - Pink Parade Hesperaloe
  - Muhlenbergia capillaris
  - 'Regal Mist'
  - Muhlenbergia lindheimeri
  - 'Autumn Glow'
  - Muhlenbergia rigida 'Nashville'
  - Purple Muhly
  - Yucca pallida
  - Pale Leaf Yucca

Exhibit 9: Conceptual Landscape Plan - Parcel 1





**PROPERTY OWNERSHIP LIST**

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: (see attached list) \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 29 day of June, 2022, at the office of Pinal County Assessor GIS and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this 12 day of December, 2022, before me personally appeared Alex Fish (Name of signor)

Signature [Signature] Date 12-12-22

State of Arizona )ss.

County of Maricopa

My Commission Expires January 13, 2025



Signature of Notary Public [Signature]

LANGSTRAAT CURTIS T & ALICI...  
390 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

AH4R PROPERTIES TWO LLC  
23975 PARK SORRENTO STE 30...  
CALABASAS, CA 91302

BOOS ROBERT  
404 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

BUCKNER MERRILL D & DEBOR...  
363 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

BARAJAS CYNTHIA REYNA  
418 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

SFR JV-2 PROPERTY LLC  
15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

ROGERS CHRISTOPHER MARK...  
432 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

DEMERS DANIEL A  
391 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

LAHN CHRISTOPHER & KATIE  
446 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

BARRIENTES MATTHEW  
405 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

HARRIS ALLAN & MELONEE  
460 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

FAHMY AMGAD  
419 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

GHUBRIL SUHAIL H & LAILA  
39566 N KELLEY LN  
SAN TAN VALLEY, AZ 85140

FOLDEN PROPERTIES LLP  
1315 14TH AVE SE  
MINOT, ND 58701

HAWKS BLAKE  
433 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

VASQUEZ FAVIO ALFONSO & B...  
348 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

RATTO LESLI M  
490 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

HESTERMANN TIMOTHY L  
447 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

PETERSON ELDON  
362 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

SKELTON KYLE A  
39582 N KELLEY LN  
SAN TAN VALLEY, AZ 85140

MARAVILLA ADRIAN R  
461 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

JOHANSON PAIGE  
376 E ANASTASIA ST  
SAN TAN VALLEY, AZ 85140

YBARRA REGINA MARIE & ANT...  
39597 N LUKE LN  
SAN TAN VALLEY, AZ 85140

SFR JV-2 PROPERTY LLC  
PO BOX 15087  
SANTA ANA, CA 92735

MCH SFR PROPERTY OWNER ...  
14356 COMMERCE WAY  
MIAMI LAKES, FL 33016

CHAVEZ JONATHAN  
MAIL RETURN  
,

GUTIERREZ NICOLE & PAOLO  
478 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

ESPINOZA-FARFAN ROSA I  
505 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

LONGORIA NANCY  
1623 E CHANUTE PASS  
PHOENIX, AZ 85040

BORGIA CHASE & BORGIA TOD...  
490 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

SMITH REAGAN ANDREW  
519 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

DAY TREVOR G  
1931 E FAIRMOUNT AVE  
PHOENIX, AZ 85016

BROWN T R TRUST  
MAIL RETURN  
,

PROGRESS PHOENIX LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

FANA SHERWIN B  
382 E MADDISON ST  
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WEBER PETER III & DARLENE E...  
119 TANASI CT  
LOUDON, TN 37774

GRECO MARC & JACQUELYN  
39611 N LUKE LN  
SAN TAN VALLEY, AZ 85140

LIPFORD TRYOHN D SR & AND...  
396 E MADDISON ST  
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DUERSCH NICHOLAS M & SHO...  
532 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

ESPINOZA MICHELLE  
39625 N LUKE LN  
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FALL-LEAF ASHLEY R  
410 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

SHAMIEH STELLA  
3018 PEBBLE BEACH CIR  
FAIRFIELD, CA 94534

AXTELL JOHN R II & LILLY M  
39634 N GEORGE WAY  
SAN TAN VALLEY, AZ 85140

SEVERTSON PORTER L & AMY  
422 E MADDISON ST  
SAN TAN VALLEY, AZ 85140

SORAUF KYLE  
MAIL RETURN  
,

POTTER BRENT & MELISSA  
39641 N LUKE LN  
SAN TAN VALLEY, AZ 85140

GURROLA CHEYENNE SUNRIS...  
436 E MADDISON ST  
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LAVAR JAMES & HILLARIE  
39662 N GEORGE WAY  
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BEGAY EUGENE T  
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SHAUGHNESSY TERESA M TR  
1052 EDGEWOOD RD  
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39669 N LUKE LN  
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GUILLEN WILLIAM D  
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COLSON REYMOND D III  
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CONNORS BENJAMIN BOYD & ...  
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ESSINGTON, PA 19029

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423 E CHRISTOPHER ST  
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FIGUEROA ALMA LETICIA  
39683 N LUKE LN  
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TRICON SFR 2020-2 BORROWE...  
1508 BROOKHOLLOW DR  
SANTA ANA, CA 92705

DILLIER KATHY  
4180 E RUNAWAY BAY DR  
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DAVIS HOLDEN DALE & KASAU...  
39690 N GEORGE WAY  
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SHUMAN DERRICK  
341 E CHRISTOPHER ST  
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MARTINEZ JOSE A & LOPEZ CA...  
437 E CHRISTOPHER ST  
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39699 N LUKE LN  
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51086 KARLUK AVE  
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PROGRESS RESIDENTIAL BOR...  
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COUNTRY FARMS IRRIG & MAN...  
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KWEI SHIFAWN C & EMMANUEL...  
355 E CHRISTOPHER ST  
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CONTI JENNIFER  
MAIL RETURN  
,

CESOLINI DAVID ROBERT & AM...  
300 E CHRISTOPHER ST  
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SCIBETTA TATUM J & JORDAN ...  
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SAN TAN VALLEY, AZ 85140

RODRIGUEZ RICHARD  
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SAN TAN VALLEY, AZ 85140

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TO OTO O VIVAMARIA M & FA A...  
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CRISS NANCY K  
39995 N PRINCE AVE  
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HAROLD VARGAS LLC  
MAIL RETURN  
,

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CAREY ALEX S  
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CZERWINSKI SAVANNAH  
562 E CHRISTOPHER ST  
SAN TAN VALLEY, AZ 85140

WINTER LARRY G & LAURIE  
MAIL RETURN  
,

ACASEA LLC  
2741 E YELLOWSTONE PL  
CHANDLER, AZ 85249

STRADLING LOUIS C & JODI A  
614 E CHRISTOPHER ST  
SAN TAN VALLEY, AZ 85140

HOPE EVAN & KATHLEEN  
40194 N GANTZEL RD  
SAN TAN VALLEY, AZ 85140

UNDERWOOD JEREMY & SAMA...  
448 E CHRISTOPHER ST  
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HOUSTON KYLE  
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BEREAN BAPTIST CHURCH OF ...  
39801 N PRINCE AVE  
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TERMEER BARRIE  
49531 RANGE ROAD 234  
LEDUC COUNTY, AB

MAGEE RICKY L & CONNIE M  
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SAN TAN VALLEY, AZ 85140

BEREAN BAPTIST CHURCH OF ...  
39801 N PRINCE AVE  
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RIGGS JASON & LAURA  
40267 N PRINCE AVE  
SAN TAN VALLEY, AZ 85140

REDMOND ROBYN L & LARRY J...  
502 E CHRISTOPHER ST  
SAN TAN VALLEY, AZ 85140

JOHNSON CLIFFORD K & JANA ...  
1564 N ALMA SCHOOL RD  
MESA, AZ 85201

COPE JOANNE MAXINE  
40302 N CALABRIA ST  
SAN TAN VALLEY, AZ 85140

GREGSON CANDY  
40316 N CALABRIA ST  
SAN TAN VALLEY, AZ 85140

A & P INVESTMENTS  
2601 E BASELINE  
GILBERT, AZ 85234

STOCKEY DEAN & KATHLEEN  
805 E TEE ST  
SAN TAN VALLEY, AZ 85140

CORREA HIPOLITO & MARIA A  
809 E GEONA ST  
SAN TAN VALLEY, AZ 85140

LINKS @ QUEEN CREEK DJSP ...  
445 E OCOTILLO RD  
QUEEN CREEK, AZ 85142

MCCARTHY STEPHEN E TRUST...  
135 N MAIN ST  
NORTH EASTON, MA 02356

SLISKOVIC MARINKO & ANNA  
817 E GEONA ST  
SAN TAN VALLEY, AZ 85140

THE LINKS AT OCOTILLO HOME...  
633 E RAY RD STE 122  
GILBERT, AZ 85296

ZILE DALE VAN JR  
847 E TEE ST  
SAN TAN VALLEY, AZ 85140

MARQUEZ ARTHUR R TRS  
40321 N PRINCE AVE  
SAN TAN VALLEY, AZ 85140

THE LINKS AT OCOTILLO HOME...  
633 E RAY RD STE 122  
GILBERT, AZ 85296

FEDERICO JOSEPH J & DONNA...  
1475 LIVE OAK RD  
CASTLE ROCK, CO 80104

KIPLINGER JEAN LYNN  
806 E GEONA ST  
SAN TAN VALLEY, AZ 85140

MCCUTCHEON BENNETT B  
114 N TYLER AVE  
WALSENBURG, CO 81089

WEST GARY & LINDA LIV TRUS...  
PO BOX 143  
BURSON, CA 95225

KOWALCZYK CHRISTOPHER C  
814 E GEONA ST  
SAN TAN VALLEY, AZ 85140

ROBERTS JANIS L TRUST  
804 E CLUBHOUSE LN  
SAN TAN VALLEY, AZ 85140

FEAKER LARRY  
9 BLUFF ST  
LA PORTE CITY, IA 50651

GONZALEZ OSCAR  
MAIL RETURN  
,

ELLIOT SUSAN M  
826 E CLUBHOUSE LN  
SAN TAN VALLEY, AZ 85140

OLSEN BARBARA  
826 E TEE ST  
SAN TAN VALLEY, AZ 85140

EMC RENTAL INVESTMENT GR...  
3557 E MERRILL AVE  
GILBERT, AZ 85234

CHAVEZ JOSEPHINE  
848 E CLUBHOUSE LN  
SAN TAN VALLEY, AZ 85140

SCANLAN ROBERT T & PENNY ...  
848 E TEE ST  
SAN TAN VALLEY, AZ 85140

CAMBRIA OCOTILLO HOMEOW...  
450 N DOBSON RD STE 201  
MESA, AZ 85201

NEALY RICKY DEAN JR & ZEITL...  
40443 N PRINCE AVE  
SAN TAN VALLEY, AZ 85140

THOMAS SCOTT  
40532 N EAGLE ST  
QUEEN CREEK, AZ 85140

CAMBRIA OCOTILLO HOMEOW...  
450 N DOBSON RD STE 201  
MESA, AZ 85201

LOPEZ BOLIVAR J & MARIA S  
40446 N EAGLE ST  
SAN TAN VALLEY, AZ 85140

JENKINS WILLIAM MONTELL LI...  
40525 N PRINCE AVE  
SAN TAN VALLEY, AZ 85140

CHANDLER RALPH L  
201 4TH AVE E APT 14  
HALSTAD, MN 58548

NIEMIEC STANLEY G  
40620 N EAGLE ST  
QUEEN CREEK, AZ 85140

JONES LINDA K  
798 E EAGLE DR  
SAN TAN VALLEY, AZ 85140

WORSHAM CHRISTINE  
40557 N BOGEY DR  
SAN TAN VALLEY, AZ 85140

BLAHA JANICE  
40619 N EAGLE ST  
SAN TAN VALLEY, AZ 85140

ROGERS KURT B & SHARON F ...  
5335 KING SALMON DR  
KENAI, AK 99611

PHILLIPS ARLENE B & JOHN W  
5353 E SKYLINE DR LOT 4  
SAN TAN VALLEY, AZ 85140

YEATER CHRISTOPHER  
412 E AUBURN DR  
TEMPE, AZ 85283

YOUNG GEORGE P & LEW SHIR...  
PO BOX 821  
DALY CITY, CA 94017

MENZEL GEORGE IV  
MAIL RETURN  
,

PURSCHE PETER M  
40642 N EAGLE ST  
QUEEN CREEK, AZ 85140

THE LINKS AT OCOTILLO HOME...  
633 E RAY RD STE 122  
GILBERT, AZ 85296

CHESNUT RONALD LEE  
40576 N EAGLE ST  
SAN TAN VALLEY, AZ 85140

MESSINA RICK & SUSAN  
40643 N EAGLE ST  
SAN TAN VALLEY, AZ 85140

THE LINKS AT OCOTILLO HOME...  
633 E RAY RD STE 122  
GILBERT, AZ 85296

CAMPANALE LUIGI J & CAROL ...  
40575 N EAGLE ST  
SAN TAN VALLEY, AZ 85140

WRIGHT ELLA R  
40642 N BOGEY DR  
SAN TAN VALLEY, AZ 85140

TRAILSIDE VILLAGE HOMEOW...  
77 E THOMAS RD STE 112  
PHOENIX, AZ 85012

GIBBARD WILLIAM I & PATRICIA...  
40576 N BOGEY DR  
SAN TAN VALLEY, AZ 85140

REILLY JUDE & DARLENE  
233 E EDMONTON DR  
BISMARCK, ND 58503

BROOKSHIRE CASEY E  
499 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

BOEWER PAUL J & ZAHURANE...  
40598 N EAGLE ST  
SAN TAN VALLEY, AZ 85140

MCCLURE JOHN GERALD SPE...  
43101 N COYOTE RD  
SAN TAN VALLEY, AZ 85140

GREENHALGH SCOTT & MCKE...  
517 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

GARY THOMAS A & DONNA D  
40597 N EAGLE ST  
SAN TAN VALLEY, AZ 85140

LOCKERBY PAUL & GLENNA  
PO BOX 204  
DOUGLAS, MB

HORNER MOUNTAIN LLC  
19317 E OCOTILLO RD  
SAN TAN VALLEY, AZ 85142

MORRIS ROBERT W  
40598 N BOGEY DR  
SAN TAN VALLEY, AZ 85140

JANEWAY PEGGY  
40686 N EAGLE ST  
SAN TAN VALLEY, AZ 85140

MERLOS NELSON O  
533 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

SAENZ CESAR & BARRAZA-SA...  
551 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

WERRE FAMILY LIVING TRUST  
482 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

KURTZMAN BRIAN M & TIFFAN...  
678 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

ESPINOZA AARON J  
MAIL RETURN  
,

EDWARDS SYLVIA  
498 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

SHELDON RANDALL & PATRICI...  
696 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

CLARK EARL & SARA  
585 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

FARMER DARRELL D REV TR  
1661 N 4TH RD  
EAGLE, NE 68347

HEINZMANN JEREMY Y & LAUR...  
714 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

GRASSIA CHRIS  
601 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

WIGGINS STEPHEN D  
4972 E LA COSTA DR  
CHANDLER, AZ 85249

PARDO MERIT-ELIZABETH & PA...  
40864 N TUMBLEWEED TRL  
SAN TAN VALLEY, AZ 85140

HOPINGARDNER BART & GRIS...  
665 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

PABLO CODY R & MELISSA  
550 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

LAWES ALLEN C & PAULA A  
483 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

CRONKHITE STEPHEN  
681 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

REYNOLDS MATTHEW EDWAR...  
566 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

VALENCIA ALEJANDRA  
499 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

ESPESETH KAYLA  
22550 E VIA LAS BRISAS  
QUEEN CREEK, AZ 85142

ROJAS JAVIER & OLINDA  
584 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

WILK CHRISTOPHER  
517 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

BARR TIMOTHY JAMES  
717 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

PRICE JAMES  
600 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

MILLER MICHAEL SCOTT  
533 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

WILT ROBERT J  
40750 N TUMBLEWEED TRL  
SAN TAN VALLEY, AZ 85140

RADER JULIA M  
616 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

GALLO KYLE K & RAMIREZ CRI...  
551 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

BLOOM JILL D & JOHN H  
40812 N TUMBLEWEED TRL  
SAN TAN VALLEY, AZ 85140

SMITH CARLTON L  
662 E TRELIS RD  
SAN TAN VALLEY, AZ 85140

NYGAARD JAMES L & DIANE A  
2007 2ND PL NE  
JAMESTOWN, ND 58401

DOAN THAI N  
3023 E BLUE RIDGE WAY  
GILBERT, AZ 85298

HERNANDEZ RAFAEL JR & ESP...  
601 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

EIDEMILLER TROY A  
6929 N HAYDEN RD #C4196  
SCOTTSDALE, AZ 85250

TRAILSIDE VILLAGE HOMEOW...  
77 E THOMAS RD STE 112  
PHOENIX, AZ 85012

RODGERS RICHARD L II  
661 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

YOUNG BRIAN S & ANDREA M  
677 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

LE ACHE  
695 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

BEJARANO GREG S  
713 E HARVEST RD  
SAN TAN VALLEY, AZ 85140

TRAILSIDE VILLAGE HOMEOW...  
77 E THOMAS RD STE 112  
PHOENIX, AZ 85012

DERUITER DAVID & DIANA  
220 SUNFLOWER ST  
CASPER, WY 82604

OCTOTILLO & IRONWOOD PAR...  
7500 E MCDONALD DR STE 100...  
SCOTTSDALE, AZ 85250

OCTOTILLO & IRONWOOD LLC  
7500 E MCDONALD DR STE 100...  
SCOTTSDALE, AZ 85250

REALTY INCOME PROPERTIES...  
11995 EL CAMINO REAL  
SAN DIEGO, CA 92130

WAG AZ LLC  
4685 MACARTHUR CT STE 375  
NEWPORT BEACH, CA 92660

PACIFIC PROVING LLC  
2801 E CAMELBACK RD STE 45...  
PHOENIX, AZ 85016

STR FUND XVII LLC  
3600 BIRCH ST STE 130  
NEWPORT BEACH, CA 92660

PECAN CREEK COMMUNITY AS...  
1600 W BROADWAY RD STE 20...  
TEMPE, AZ 85282

ARMENTA MARK  
39600 N KELLEY LN  
SAN TAN VALLEY, AZ 85140

SIMONCRE RUBICON II LLC  
6900 E 2ND ST  
SCOTTSDALE, AZ 85251

EPCOR WATER AZ INC  
2355 W PINNACLE PEAK RD ST...  
PHOENIX, AZ 85027

QUEEN CREEK XVIII LLC  
7317 E GREENWAY RD  
SCOTTSDALE, AZ 85260

SIMONCRE RUBICON II LLC  
6900 E 2ND ST  
SCOTTSDALE, AZ 85251

KABAT LLC  
725 W APACHE TRL STE 3B  
APACHE JUNCTION, AZ 85120

SIMONCRE RUBICON II LLC  
6900 E 2ND ST  
SCOTTSDALE, AZ 85251

SIMONCRE RUBICON II LLC  
6900 E 2ND ST  
SCOTTSDALE, AZ 85251

## **Guefen: Ironwood Dr & Ocotillo Rd, 8/24/22 NH MTG**

### **Attendees**

David Kulkarni – Guefen Development  
Andy Baron – ABLA Studio  
Alex Fish – ABLA Studio  
Tom Bilstein – Neighborhood Consultant  
Brennan Ray – Burch & Cracchiolo  
Madison Leake – Burch & Cracchiolo  
48+ Neighbors

### **Overview/Introduction**

- The site is located south and east of the southeast corner of Ironwood Road and Gantzel Road (the “Site”)
- 3 parcels involved in this request
- Parcels 1 and 2 will be amended from Suburban Neighborhood to Urban Center and Parcel 3 will be amended from Suburban Neighborhood to Community Neighborhood and Urban Center
- Parcel 1 will be rezoned from CR-3 to Multiple Residence (MR) and Parcels 2 and 3 will be rezoned from CB-2 to MR
- Tri Pointe is building a park and single-family homes adjacent to the Site, Guefen is not involved in that development
- Total area is about 49.77 gross/37.89 net acres
- Parcel 1 (about 18.55 acres) will consist of single-family, rental, development
  - There will be about 46% open space or 7.82 acres
  - This type of housing product represents a lifestyle choice, some people prefer a rental community where they do not have to repair or maintain a home
  - Development will be gated
  - 220 residences in this parcel
  - Combination of 1-, 2-, and 3-bedroom dwellings
- Parcel 2 (about 12 acres) will consist of traditional apartment housing
  - 295 units
  - 76.14% open space, or 5.36 acres
  - Combination of 1-, 2-, and 3-bedroom dwellings
  - Gated
  - 3 stories, about 42 feet tall
  - Purposely located adjacent to retail
- Parcel 3 (about 19 acres) will consist of townhome-style rentals
  - 66.67% or 9.44 acres of open space
  - Gated
  - Combination of 1-, 2-, and 3-bedroom dwellings
  - 2-3 stories
  - 321 units

- 836 residences between all 3 parcels
- A new park is planned adjacent to the Site, built by Tri Pointe, the public will also have access
- Residents of the Links will also have park access.
- No additional wall will be built between this development and the Links
- Process – filed applications: June 30, 2022, Guefen is not yet scheduled for Planning Commission or Board of Supervisors

### **Questions, Answers, and Comments**

1. Drainage concerns. Concern with reducing the amount of soil. What drainage is there for hard rains?
  - A. We recognize a drainage issue on the property. The County has drainage requirements that require retention for a 100 year 2 hour event. This development will have a significant amount of open space that has drainage and water storage. Also, drainage plans have been submitted to the county. This development will be required to retain its own water; it cannot push the water off onto other properties.
2. What is being installed for underground water retention?
  - A. Vaults
3. How is traffic flow being accommodated?
  - A. There are regional plans to address traffic issues. As far as the Site, Guefen is required to submit a traffic impact analysis that is very detailed. Required to address the impact that this development will have on nearby streets.
4. Where will access to the Site be?
  - A. Ocotillo and Ironwood. Additional traffic signals are planned.
5. What is the citizen participation process?
  - A. This is a public process. You can email Pinal County Planning. The notes taken during this meeting are discussed with staff.
6. Concern with another traffic light near Ocotillo, putting the Links between two lights.
  - A. The traffic engineer will look at that. Sometimes with a new signal, signal optimization is used. Engineers attempt to time the signals to give people the ability to exit where there is not a traffic signal.
7. Why is the zoning being changed to allow more housing?
  - A. Current zoning permits commercial and office. That amount of retail really belongs in a large urban core. It has never developed because that amount of commercial in a mid-block location is not viable. From a traffic standpoint, this proposal is 60% less than what the current zoning would allow. Additionally, there is a housing shortage that demands additional residences. The rent here will be approximately between 1,400-\$3,000. This is a high-end development.

8. All of the commercial zoning would be changed to residential?
  - A. Yes
9. Concern with wastewater
  - A. We submitted a sewer plan and it has been approved
10. How many homes are Tri Pointe building?
  - A. Approximately 170
11. Has a traffic impact study been submitted?
  - A. Yes, it has not been approved yet
12. Concern with schools having enough space to accommodate new residents
  - A. As part of the rezoning process, we reach out to schools and discuss the impact
13. Does the northernmost development require a zoning change?
  - A. Yes
14. How long has this process been going on?
  - A. The rezoning case was filed in June.
15. How tall are the apartments?
  - A. The tallest is 3 stories. There are 2-3 story townhomes. 1-story single-family rentals.
16. Safety concerns with the park
  - A. The park was agreed to in 2005; is not part of Guefen's development
17. Concern with the number of children this development will bring
  - A. With this type of product, generally, about 50-60% of residents are single women. There are fewer children than you may assume. About 2 children for every 10 households is typically for this type of product
18. Are these all rentals?
  - A. Yes
19. Concern about taking away commercial, concern the area is busy
  - A. An economist put together a study that analyzed commercial at this location, he concluded that commercial is not viable at the Site
20. Is this affordable or section 8 housing?
  - A. No, market-rate rental communities
21. Was there consideration to make these units for sale rather than rentals?

- A. The developer's plan is to build rental communities
- 22. What is the estimated timeline if approved?
  - A. Not yet scheduled for the Board of Supervisors. At the earliest, construction would begin around a year from now
- 23. Will the land continue to look the way it looks now until hearings?
  - A. Tri Pointe will begin its construction relatively soon
- 24. Will schools be contacted before going to the Board of Supervisors?
  - A. Yes. We will talk with the schools first. That part of the process is not a public hearing
- 25. Does school capacity factor into zoning?
  - A. Not directly. School districts do not directly influence a zoning decision
- 26. What is planned for utilities, can the existing providers handle the utilities?
  - A. There is the capacity for utilities, we will have approval for all utility providers
- 27. Have any of Guefen's developments converted into Section 8 housing?
  - A. We believe not. We will have to get back to you on that
- 28. Will this Site be annexed?
  - A. We are not planning on annexing into Queen Creek
- 29. Will there be rent control?
  - A. No
- 30. Is there a max number of residents that can live in one unit?
  - A. Federal Law influences this. We will get back to you.

**End of meeting**

Pinal County  
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PA-007-23, PZ-036-23, personally caused at least one sign to be posted in a <sup>and PZ-PD-011-23</sup> visible place on or near the proposed project site at SEC Ocotillo Rd & Ganztel Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

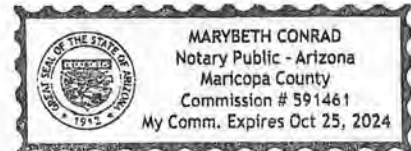
Dynamite Signs  
Sign Company Name

Meghan Liggett  
Sign Company Representative

Subscribed and sworn to be on 9/28/2023 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad  
Notary Public



My Commission expires: 10-25-24

# PINAL COUNTY *Public Hearings*

**Case Number:** PZ-PA-007-23, PZ-036-23 and PZ-PD-011-23

**Existing Zoning:** PAD, Single Residence (CR-3) & General Business (CB-2)

**Proposed Zoning:** Multiple Residence (MR)

**Acreage:** 95.23+/-

**Applicant Name:** Brennan Ray, Burch & Cracchiolo, P.A.

**Applicant Phone Number:** 602-234-8794

Public Hearing  
Information



Case Information Available at Pinal County Planning & Development Services  
(520) 866-6442 or [www.pinalcountyz.gov](http://www.pinalcountyz.gov)



Sep 28, 2023 01:36PM  
39935 N Gantzel Rd  
Pinal County

# PINAL COUNTY *Public Hearings*

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Public Hearing  
Information



Case Information Available at Pinal County Planning & Development Services  
(520) 866-6442 or [www.pinalcountyz.gov](http://www.pinalcountyz.gov)



Sep 28, 2023 01:15PM  
445 E Ocotillo Rd  
Pinal County

# Public hearing referencing PZ-PA-007-23/PZ-036-23

External Inbox



**Bob Scanlan** <bscanlan4@gmail.com>

2:51 PM (4 minutes ago)



to me

Glenn,

My name is Bob Scanlan and I reside in "The Links" a modular park just east of the proposed change. Many of the residents here in "The Links" are concerned about the impact on our community if this proposal is approved. Around 40% of the residents here are winter visitors so their homes are vacant for several months. We are also concerned about the additional traffic that will adversely impact our ability to exit the property. The proposal shows an additional traffic light on Stenson Rd which would back the traffic on Ocotillo all the way to Ganzel. This road is very busy as it is now and we are having to be very careful in exiting the premises. Another concern is the police and fire protection which would be impacted as well. Not to mention the schools that would be impacted by the additional influx of these units. Please take these concerns into consideration before approving this change.

Thank you,

Bob T Scanlan

848 E Tee St

San Tan Valley, AZ 85140

Reply

Forward

85°F Mostly sunny 2:56 PM 10/2/2023

# Links Estates Wall, Zoning Changes

External Inbox



**San Elliot** <scett27@gmail.com>

Mon, Oct 9, 3:50 PM (16 hours ago)



to me

Dear Sir,

I believe the developer should fund and build a wall separating the two developments as their project is negatively impacting our properties. I do not however agree to the requested project zoning changes, specifically multiple dwelling residential development, as this could serve to lower property values and increase crime.

Sincerely,

S. Elliot



Linda West <lwest\_cruzer@yahoo.com>  
to me

11:15AM (2 hours ago) ☆ ↶ ⋮

Be careful with this message

Linda West is similar to a name in your organization, but the email address does not belong to your domain or Pinal County Government Mail couldn't verify that it actually came from lwest\_cruzer@yahoo.com. Avoid replying to this email unless you reach out to the sender by other means to ensure that this email address is legitimate.

Report phishing

Looks safe



Owners of parcel # 104-87-00403, Gary & Linda West are AGAINST the higher density amendment.

Gary & Linda West  
PO Box 143  
Burson CA 95225  
(209) 479-9378

Thank you for registering our comment.

Sent from my iPhone

Thank you for the update.

Great!

Thank you for letting us know.

↶ Reply

↷ Forward

Notice of public hearing **planning & zoning.** External Inbox x



Patricia Martin <pattyannmartin05@icloud.com>

3:36 PM (45 minutes ago)



to me

My name is Patricia Martin & I live on the south side of W Golf Course. I am very much against the Proposal. This will cause combustion in all areas around the area trying to get to be change. Leave zoned as it is. DO NOT MAKE THIS area residential. GREED is taking over our entire property area. Leave it for Local Business. Thank you for listening to me & my vote in this matter. Patricia Martin

Sent from my iPhonei

I agree with you.

Thank you for letting us know.

Thanks for the heads up.

Reply

Forward

Rezoning Meeting for Case #s Rezoning of PZ-PA-007-23. PZ-036-23. PZ-PD-011-23



External Inbox x

Chris Worsham <brajarrta@yahoo.com>

Sat, Oct 7 2:04 PM (3 days ago)



to me

Glenn Bak  
Senior Planner

I live in the Links Estates and I'm interested in attending this hearing on October 19, 2023.

Due to prevlous vandalism our community has experienced, we are very concerned about our security with so many homes and apartments being built next to us with no secure barrier on our west boundary.

Christine Worsham  
40557 N. Bogey Dr.  
San Tan Valley, AZ. 85140

480-458-7772  
Parcel #104-87-03506

Public Hearing/Action: Ocotillo & Ironwood Holdings,LLC. External Inbox



Ella Wright <erwright@yahoo.com>  
to me

Fri, Oct 6, 6:44 PM (4 days ago) ☆ ↶ ⋮

Mr. Bak,

I am interested in attending this hearing, my interest is that I live in The Links Estates, which is the small 55+ community east of the new development. Our community is very concerned about our security with so many homes and possible apartments going in so close to us without a secure barrier on our west boundaries. We have a tentative offer, that a wall could be none. It is our concern that this is none with county and flood control approval.

Planning Case Number,PZ-PA-007-23, PZ-036-23, & PZ-PD-011-23

Ella Wright  
40642 N. Bogey Dr.  
San Tan Valley,Az. 85140  
480-765-4223  
Parcel # 1048702607

Thank you  
Ella

Approval of Links Estate for Western side Fencing External Inbox

RANDYE BARSOTTI <rlbarsotti@msn.com>  
to Glenn.Bak@piral.gov

Mon, Oct 9, 4:58 PM (14 hours ago) ☆

I approve fencing for our West side of the Links Estate to improve our security .

Randy Barsotti  
40642 N Wedge Dr  
San Tan Valley, AZ 85140

- I approve as well.
- I vote yes.
- I agree!

Links Estates 7ft wall External Inbox x



**paul boewer** <paulboewer@aol.com>  
to brentbillingsley, Mike, me, gilbert.olgin ▾

Sat, Oct 7, 11:09 AM (3 days ago) ☆ ↶

Paul Boewer & Laverne Zahuranec at 40598 N Eagle st San Tan Valley AZ 85140  
Approve of a 7 ft wall to replace existing wall ..  
Thank You  
Paul Boewer  
480-793-2328

[Sent from the all new AOL app for iOS](#)

**Brent Billingsley**

to Todd, Sangeeta, Patrick, Gilbert, Glenn ▾

Mon, Oct 9, 7:01AM (1 day ago) ☆ ↶

FYI,

Brent

----- Forwarded message -----

From: **paul boewer** <paulboewer@aol.com>  
Date: Sat, Oct 7, 2023 at 11:12 AM  
Subject: Fw: Links Estates 7ft wall  
To: <brent.billingsley@pinal.gov>

case # pz-pa-007-23 External Inbox x



**mlcnc@outlook.com** <mlcnc@outlook.com>  
to me ▾

Sat, Oct 7, 12:30 PM (3 days ago) ☆ ↶

What they want is OK with us. Marvin Clawitter & Nancy Clawitter. Ph. Is 480-292-3090. Parcel # 1048707903. As long as a block wall is installed at the property line between us at least 6 ft tall.

Sent from [Mail](#) for Windows

Rezoning External Inbox x



**Donna Federico** <dkfederico@hotmail.com>  
to me ▾

Mon, Oct 9, 4:27 PM (15 hours ago) ☆ ↶

Mr. Bak

We reside in The Links Estates at 40488 N Eagle Street, San Tan Valley, AZ 85140.  
The Parcel ID Number is 104870030

We are in favor of the rezoning proposed for the former Links Golf Course property.

Sincerely,

Donna and Joseph Federico

(no subject) External Inbox x



**kenjohnstone@netzero.net** <kenjohnstone@netzero.net>  
to me ▾

Mon, Oct 9, 4:05 PM (16 hours ago) ☆ ↶

Ken ?Johnstone 1054 e trap st San Tan Valley AZ 85140 lot 128 in the links estates. I am in favor of the wall and the rezoning of the property west of us the former golf course. thank you Ken

## Fwd: Links Estates rezoning Inbox ✕



**Brent Billingsley**

to Todd, Gilbert, Patrick, Sangeeta, Glenn ▾

FYI,

Brent

----- Forwarded message -----

From: **cheryl kimberling** <[cheryl.kimberling@yahoo.com](mailto:cheryl.kimberling@yahoo.com)>

Date: Mon, Oct 9, 2023 at 4:19 PM

Subject: Links Estates rezoning

To: [brent.billingsley@pinal.gov](mailto:brent.billingsley@pinal.gov) <[brent.billingsley@pinal.gov](mailto:brent.billingsley@pinal.gov)>

Cheryl Kimberling 40632 N Birdie St San Tan Valley 85140  
Parcel no. 104-87-13505

I am in favor of rezoning case now Z-PA-007-23 Pz-PD-01@-23 and PZ-036-2

[Sent f](#)

[rom Yahoo Mail on Android](#)

—  
Brent D. Billingsley  
Community Development Director  
P.O. Box 2973  
Florence, AZ 85132  
O: (520) 866-6442  
E: [brent.billingsley@pinal.gov](mailto:brent.billingsley@pinal.gov)

## Fwd: Wall/fencing at The Links, San Tan Valley Inbox ✕



**Brent Billingsley**

to Todd, Gilbert, Sangeeta, Patrick, Glenn ▾

FYI,

Brent

----- Forwarded message -----

From: **Nikki Largey** <[nlargey@yahoo.com](mailto:nlargey@yahoo.com)>

Date: Sat, Oct 7, 2023 at 5:18 PM

Subject: Wall/fencing at The Links, San Tan Valley

To: [brent.billingsley@pinal.gov](mailto:brent.billingsley@pinal.gov) <[brent.billingsley@pinal.gov](mailto:brent.billingsley@pinal.gov)>, [mike.goodman@pinal.gov](mailto:mike.goodman@pinal.gov) <[mike.goodman@pinal.gov](mailto:mike.goodman@pinal.gov)>

I am writing in support for the building of a wall along the Western fence. This will ensure the privacy of the people along the back wall, one of which I am. Thank you for your consideration.

Sincerely,

Nikki Largey  
Resident

—  
Brent D. Billingsley  
Community Development Director  
P.O. Box 2973  
Florence, AZ 85132  
O: (520) 866-6442  
E: [brent.billingsley@pinal.gov](mailto:brent.billingsley@pinal.gov)

Mon, Oct 9, 4:27 PM (15 hours ago)



Mon, Oct 9, 7:02 AM (1 day ago)



## Zoning Change External Inbox

**Bolivar / María Lopez** <babenboli7@msn.com>

Mon, Oct 9, 11:15 AM (23 hours ago)

to me

Glenn,

I support the zoning change for planning case numbers:

PZ PA 007-23

PZ 036-23

PZ-PD-011-23

I believe this change can improve our community. My parcel number is T993432101

Sincerely,

Bolivar Lopez

40446 N Eagle St.

San Tan Valley, AZ 85140

(815) 980-7344

## Links Estates Wall External Inbox



**Sue Messina** <messiniasue@gmail.com>

Mon, Oct 9, 3:20 PM (17 hours ago)



to brent.billingsley@pinal.gov, gilbert.lolgin@pinal.gov, me, mike.goodman

Dear Sir,

I am very pleased that you have considered our request for a security wall between the new homes going in on the old Links Golf Course property and our homes in the Links Estates. Our security has been a major concern since the golf course left. I will support the rezoning case so we can get our security wall.

Sincerely,

Sue Messina

Lot 16/ Links Estates

## Links Estates External Inbox



**Janet Moskos** <campmom27@hotmail.com>

Mon, Oct 9, 3:25 AM (1 day ago)



to me

We are in favor of the wall on the border of the links estates and the proposed new properties where the golf course was as long as no changes are made to those given to us in September/October 2023.

John Moskos will be at the meeting 11/19/23

John & Janet Moskos

40646 N Green St

STV, AZ 85140

Get [Outlook for IOS](#)

**Janet Moskos** <campmom27@hotmail.com>

Mon, Oct 9, 11:57 AM (22 hours ago)



to me

We are in favor of the wall on the border of the links estates and the proposed rezoning where the golf course was as long as no changes are made to those given to us in September/October 2023.

John Moskos will be at the meeting 11/19/23

John & Janet Moskos

40646 N Green St

STV, AZ 85140

Get [Outlook for IOS](#)

**From:** Janet Moskos

**Sent:** Monday, October 9, 2023 3:25:24 AM

**To:** [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov) <[glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)>

**Subject:** Links Estates

## Links Estates - western fence & rezoning

External

Inbox



**Linda Peed** <peedlinda@hotmail.com>

to brent.billingsley@pinal.gov, gilbert.olgin@pinal.gov, mike.goodman@pinal.gov, me

Mon, Oct 9, 3:51PM (16 hours ago)



Linda Peed 40649 N Birdle St San Tan Valley

Parcel number 104-87-13406

I am in favor of the rezoning case numbers Z-PA-007-23, Pz-PD-011-23, and PZ-036-23



**Brent Billingsley**

to Todd, Patrick, Sangeeta, Gilbert, Glenn

Mon, Oct 9, 3:52PM (16 hours ago)



FYI,

Brent

\*\*\*

—

Brent D. Billingsley

Community Development Director

P.O. Box 2973

Florence, AZ 85132

O: (520) 866-6442

E: [brent.billingsley@pinal.gov](mailto:brent.billingsley@pinal.gov)

## Rezoning

External

Inbox

**bettypetrimoulx** <bettypetrimoulx@aol.com>

to me

Oct 9, 2023, 12:49 PM (21 hours ago)

Dear Mr. Bak,

We agree to the rezoning of the Ocotillo & Ironwood Holdings as long as our neighborhood does get the seven foot wall between us. Thank you.

Gary & Elizabeth Petrimoulx Links Estates

920 E. Clubhouse Lane, San Tan Valley, 85140

Sent from my Galaxy Tab A

(no subject)

External

Inbox x

+16027999424@tmomail.net

to me ▾

Mon, Oct 9, 4:26 PM (15 hours ago)



Glenn my name is greg pope I reside at the lynx estates number #114. We are in favor of the wall and re-zoning. If anything else is needed, ease let us know. Regards, Greg Pope

**T-Mobile**

This message was sent to you by a T-Mobile wireless phone.

One attachment • Scanned by Gmail ⓘ



----- Forwarded message -----

From: Tony Weber <[jeremiah522nkj@gmail.com](mailto:jeremiah522nkj@gmail.com)>

Date: Fri, Oct 13, 2023 at 7:35 AM

Subject: Re: Zoning changes

To: <[gilbert.olgin@pinal.gov](mailto:gilbert.olgin@pinal.gov)>

We Do Not have any problem with zoning changes either

Sent from my iPad

> On Oct 9, 2023, at 11:04 AM, Tony Weber <[jeremiah522nkj@gmail.com](mailto:jeremiah522nkj@gmail.com)> wrote:

>

> Hi Anthony & Terri Weber live at 40532 N Clubhouse St San Tan Valley

> This email is just to let you know that we Do Not have any opposition to the Zoning changes proposed by Pinal County Planning & Zoning Commission for at or around Links Estates

>

> Thank You

> Anthony Weber

Rezoning of PZ-PA-007-23, PZ-036-23, PZ-PD-011-23 External Inbox x

**Chris Worsham** <crjart19@yahoo.com>  
to me ▾

Oct 9, 2023, 4:16 PM (16 hours ago) ☆

Glenn Bak -

I am writing giving my support for the rezoning of PZ-PA-007-23, PZ-036-23, and PZ-PD-011-23

Being in a 55+ community and concerned about our security having a block wall on our west Side between these new homes going up is important to us. .

I support the rezoning of the above listed parcels.

Christine Worsham  
40557 N. Bogey Dr.  
San Tan Valley, AZ 85140  
480-458-7772  
My parcel #104-87-03506

Rezoning; Case # PZ-PA-007-23, PZ-PD-011-23, & PZ-036-23 External Inbox x

**Ella Wright** <erwright@yahoo.com>  
to me ▾

Mon, Oct 9, 4:25 PM (15 hours ago) ☆

Mr. Bak,  
As a resident of the Links Estates, located east of the above mentioned development, I am in favor of the rezoning case at Ocotillo Road and Gantzel.

Thank you  
Ella Wright  
40642 N. Bogey Dr.  
San Tan Valley, Az 85140  
480-765-4223  
Parcel # 1048702607

Zoning Change & 7 ft Fence External Inbox x

**paul boewer** <paulboewer@aol.com>  
to Mike, me, brentbillrigley@pinal.gov, Gilbert ▾

Mon, Oct 9, 11:58 AM (22 hours ago)

Hello Pinal County Government

Paul Boewer & Laverne Zahuranec  
40598 N Eagle St San Tan Valley 85140  
Agree to the 7ft Wall & Zoning changes  
At the old Links Golf Course !!  
Thank You  
Paul Boewer  
480-793-2328

[Sent from the all new AOL app for iOS](#)

# HOFFMAN Law Firm PLLC ATTORNEY AT LAW

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9221 E. Baseline Rd., Ste. 109-454, Mesa, Arizona 85209  
Telephone: (480)986-3137 Facsimile: (480)383-6600

October 16, 2023

**VIA U.S. FIRST CLASS MAIL AND VIA EMAIL:**

M. Brennan Ray  
c/o Burch & Cracchiolo, P.A.  
1850 North Central Ave., Suite 1700  
Phoenix, Arizona 85004  
[bray@bcattorneys.com](mailto:bray@bcattorneys.com)

Brent Billingsley / Gilbert Olgin / Glenn Bak / Mike Goodman  
c/o Pinal County Community Development Department  
P.O. Box 749  
Florence, Arizona 85132  
[brent.billingsley@pinal.gov](mailto:brent.billingsley@pinal.gov); [gilbert.olgin@pinal.gov](mailto:gilbert.olgin@pinal.gov);  
[mike.goodman@pinal.gov](mailto:mike.goodman@pinal.gov); [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)

**Re: *Links at Ocotillo Homeowners' Association***  
***Case No. Z-PA-007-23, PZ-PD-011-23, and PZ-036-23***

Dear Mr. Ray and/or the Pinal County Community Development Department:

This law firm represents the Links at Ocotillo Homeowners' Association (the "Association"). The Association is a non-profit corporation doing business in the State of Arizona. The Association, inter alia, is located adjacent to parcel 104-87-074D, etc. – which is subject to rezoning in the aforementioned case(s).

Pursuant to the Wall Contribution Letter dated October 5, 2023 – see attached, assuming the property owner of the former Links Golf Course provides a contribution in the amount necessary to replace the existing view fence along the Association's western property line with a CMU block wall, the Association does not have an objection to the proposed rezoning of the Golf Course located to the west of the Association at this time.

I do intend to appear at the Pinal County Planning and Zoning Commission hearing on October 19, 2023, at 9:00 a.m. Please do not hesitate to contact me with any questions.

Respectfully,

HOFFMAN LAW FIRM, PLLC

*/s/ Joseph M. Hoffman*

Joseph M. Hoffman  
For the Firm



## MEMORANDUM

To: Links Estates HOA  
From: Brennan Ray  
Date: October 5, 2023  
RE: **Links Estates HOA—Western Fence**

As was discussed at the September 19, 2023, Neighborhood Meeting, the property owner of the former Links Golf Course (“LGC Owner”) is willing to work with the Links Estates HOA and residents to address the concerns about the existing view fence and impact of the future community park (to be constructed by Tri Pointe Homes). The below is what was discussed:

- (1) The LGC Owner would provide a contribution in the amount necessary to replace the existing view fence along the Links Estates western property line with a CMU block wall.
  - a. The contribution will be based on an estimated scope and cost of work prepared by a licensed and bonded contractor.
  - b. The contribution would be based on a linear footage as to each lot and HOA common areas.
  - c. The HOA or individual property owners would be responsible for contracting and having the work performed—the LGC Owner will not have any responsibility for contracting for or performing the work.
  - d. If the actual work to replace the existing view fence is less than the contribution, the difference may be retained by the HOA or individual property owner. If the work is greater than the contribution amount as a result of additional requests by the HOA or individual property owner that exceed to estimated scope, those additional costs will be the responsibility of the HOA or individual property owner.
- (2) The contribution is expressly contingent upon:
  - a. The current rezoning case (Case Nos. Z-PA-007-23, PZ-PD-011-23, and PZ-036-23) being approved by the Pinal County Board of Supervisors, and
  - b. The Links Estates HOA and individual property owners providing letters/emails in support of the rezoning case and some speaking in support at the upcoming Planning Commission hearing (10/19, 9:30 am, 135 N. Pinal Street, Florence) and Board of Supervisor’s Hearing (tentatively 11/1, 9:30 am, 135 N. Pinal Street, Florence).
  - c. Emails can be sent to Brent Billingsley ([brent.billingsley@pinal.gov](mailto:brent.billingsley@pinal.gov)), Gilbert Olgin ([gilbert.olgin@pinal.gov](mailto:gilbert.olgin@pinal.gov)), Glenn Bak ([glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)), and Supervisor Mike Goodman ([mike.goodman@pinal.gov](mailto:mike.goodman@pinal.gov)).

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