

BOARD OF SUPERVISORS

PZ-PA-007-23, PZ-036-23, &
PZ-PD-011-23

IRONWOOD AND OCOTILLO



PINAL COUNTY
WIDE OPEN OPPORTUNITY

12/6/23

Community Development Department

PZ-PA-007-23, PZ-036-23, & PZ-PD-011-23



PINAL COUNTY
WIDE OPEN OPPORTUNITY

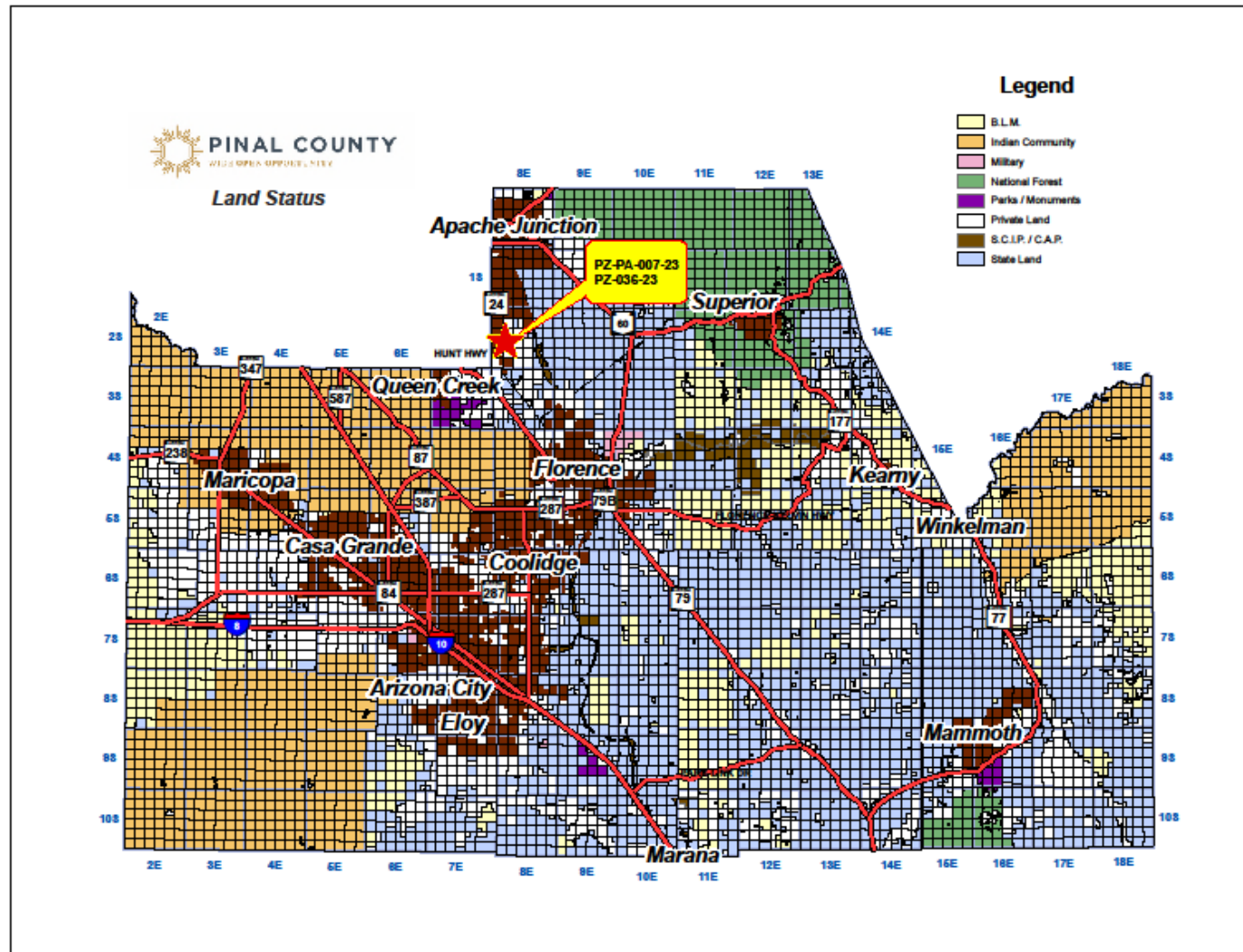
- Proposal:
 - Non-Major Comprehensive Plan Amendment to re-designate 38.16± acres from Suburban Neighborhood land use designation to Community Center land use designation.
 - Rezone from Single Residence (CR-3) on 17.71± acres and General Business (CB-2) on 20.45 acres to Multiple Residence (MR) zoning district to allow a mixed use development plan.
 - Approval of a Planned Area Development (PAD) Overlay District on 112.17± acres, to allow flexible standards.
- Size:
 - 112.17± acres
- Location:
 - Southeast of Ocotillo Road and N Gantzel Road
- Owner/Applicant:
 - Ocotillo & Ironwood Holdings ., LLC/Brennan Ray c/o Burch & Cracchiolo, P.A

Location Map



PINAL COUNTY

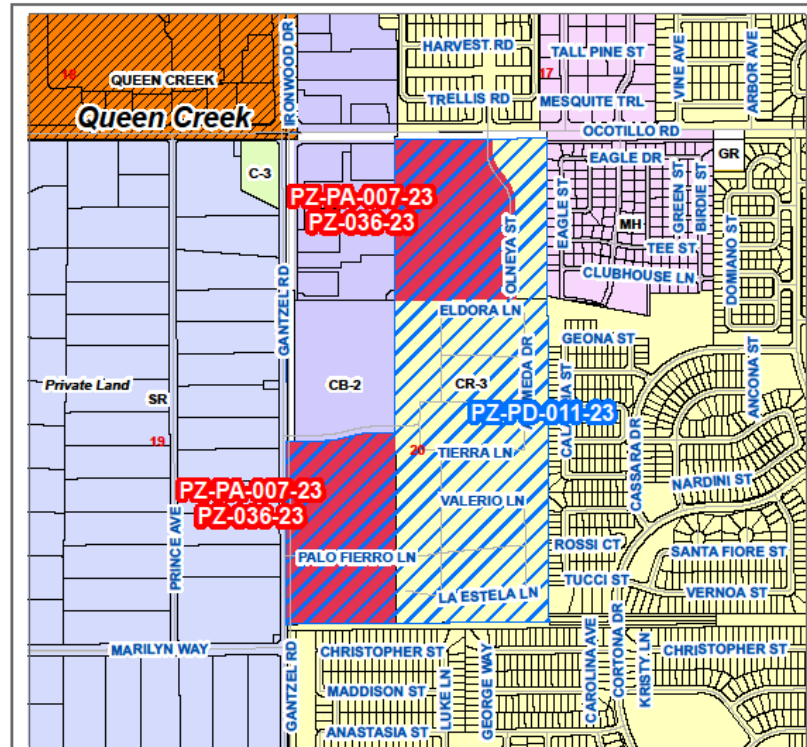
WIDE OPEN OPPORTUNITY



Case Map



PINAL COUNTY
WIDE OPEN OPPORTUNITY



Board of Adjustment

PZ-PA-007-23 PUBLIC HEARING/ACTION: Ocotillo & Ironwood Holdings, LLC, landowner; Brennan Ray c/o Burch & Cascochillo, P.A. applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 38.166 acres from Suburban Neighborhood land use designation to Community Center land use designations to allow a higher density development, a portion of Section 20, Township 2 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) parcel: 104-87-0740 & a portion of 104-87-0746, 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 & Cascochillo, P.A. applicant, requesting a re-zoning of 17.714 acres from Single Residence (CR-3) and 20.454 acres from General Business (CB-2) zoning districts to Multiple Residence (MR) zoning district, 38.166 acres to allow a higher density development, a portion of Section 20, Township 2 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) parcel: 104-87-0740 & a portion of 104-87-0746, 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 & Cascochillo, P.A. applicant, requesting the amendment of the Villa Seneca Planned Area Development (PZ-PD-022-08) 110.17 acres to the Ironwood and Ocotillo PAD Overlay Zoning District, on 95.234 acres, to allow for development standards for a multiple dwelling residential development, a portion of Section 20, Township 2 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) parcel: 104-87-0740, a portion of 104-87-0746, 104-87-0742, & 104-87-0747, 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



| | | |
|---|---|--|
| <p>Legal Description: A portion of Section 20, Township 2 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) parcel: 104-87-0740 & a portion of 104-87-0746, located southeast of Ocotillo Road and N Gantzel Road, Pinal County. 38.166 acres to allow a higher density development, a portion of Section 20, Township 2 South, Range 9 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) parcel: 104-87-0740 & a portion of 104-87-0746, located southeast of Ocotillo Road and N Gantzel Road, Pinal County.</p> | | <p>Drawn by: GIS / JT / JT Date: 09/28/2023</p> |
| <p>Sheet No.: 1 of 1</p> | <p>Scale: 025 Range: 08E</p> | <p>Case No.: PZ-PA-007-23, PZ-036-23, PZ-PD-011-23</p> |

Aerial Map



PINAL COUNTY

WIDE OPEN OPPORTUNITY



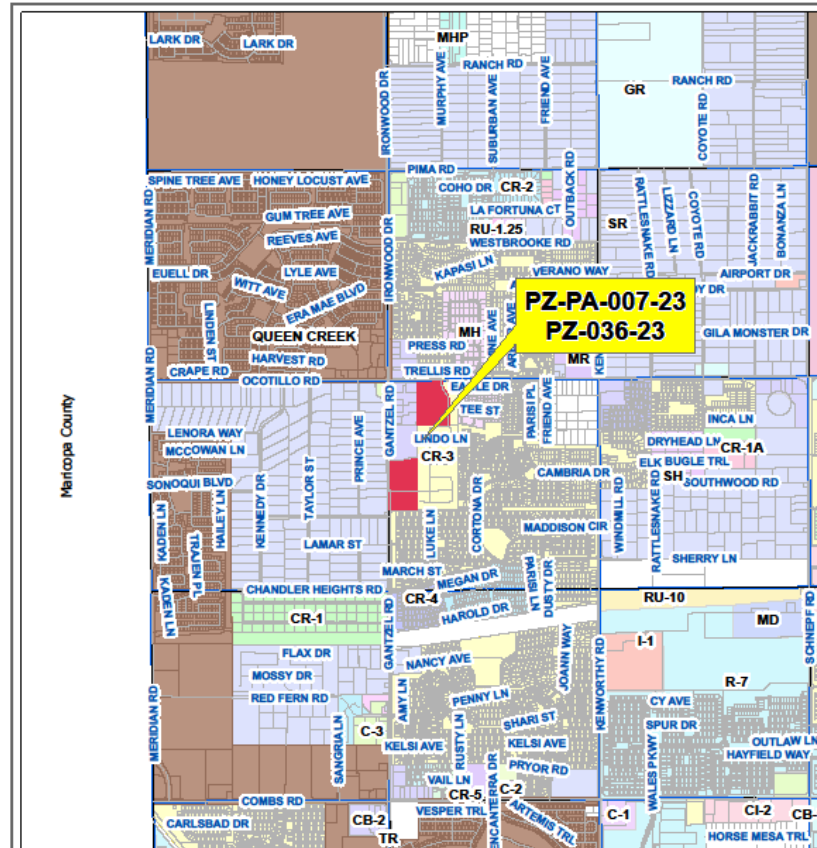
Community Development

Vicinity Map



PINAL COUNTY

WIDE OPEN OPPORTUNITY



Community Development



Legal Description:
 A portion of Section 20, Township 2 South, Range 8 East of the
 Gila and Salt River Meridian, Pinal County, Arizona. Legal in
 file for parcel: 0547-0705 is a portion of 0547-0705, located
 southeast of Ocotillo Road and N Gantzel Road, Pinal
 County.

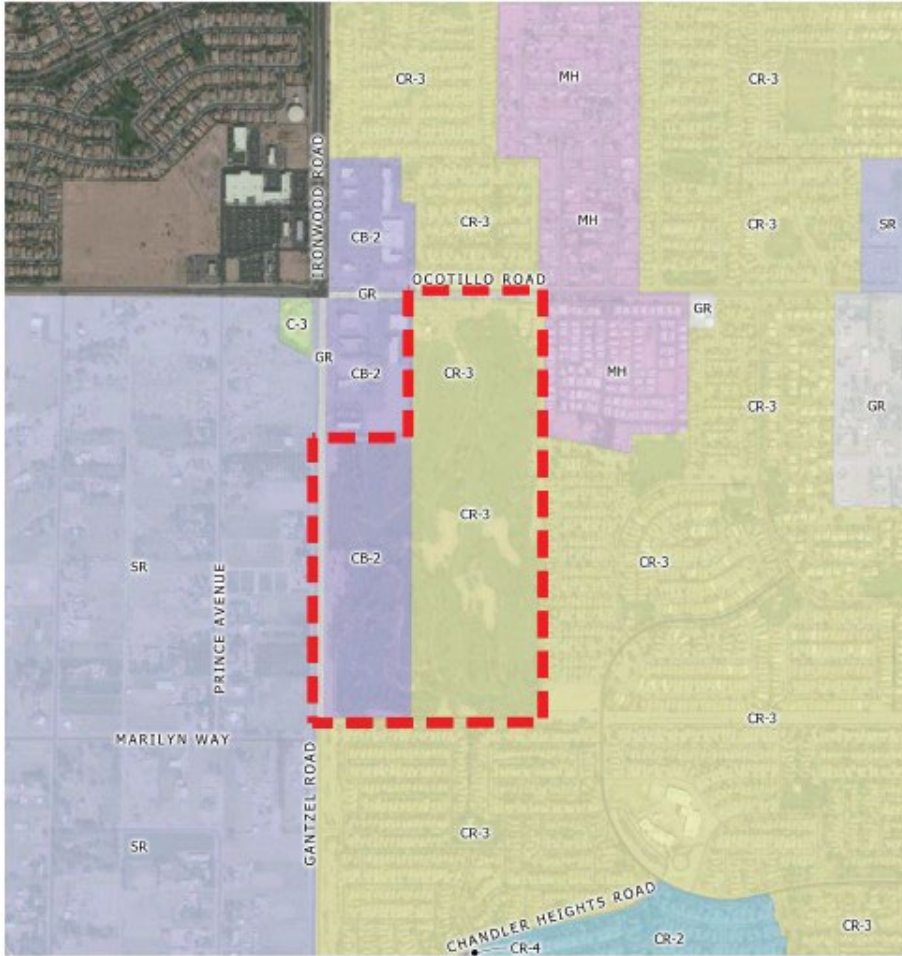
| | | | |
|----------------|--|----------|------------|
| Drawn/Updated: | OCOTILLO & BOWEN RD HOLDINGS, LLC 10000 W. GILBERT ROAD, SUITE 100, GILBERT, AZ 85143, P.A. | Date: | 09/26/2023 |
| Drawn By: | GIS IT / JLT | Scale: | |
| Sheet No.: | 20 | Version: | 005 |
| Case Number: | PZ-PA-007-23, PZ-036-23 | Map: | ONE |

Zoning



PINAL COUNTY

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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 | | |



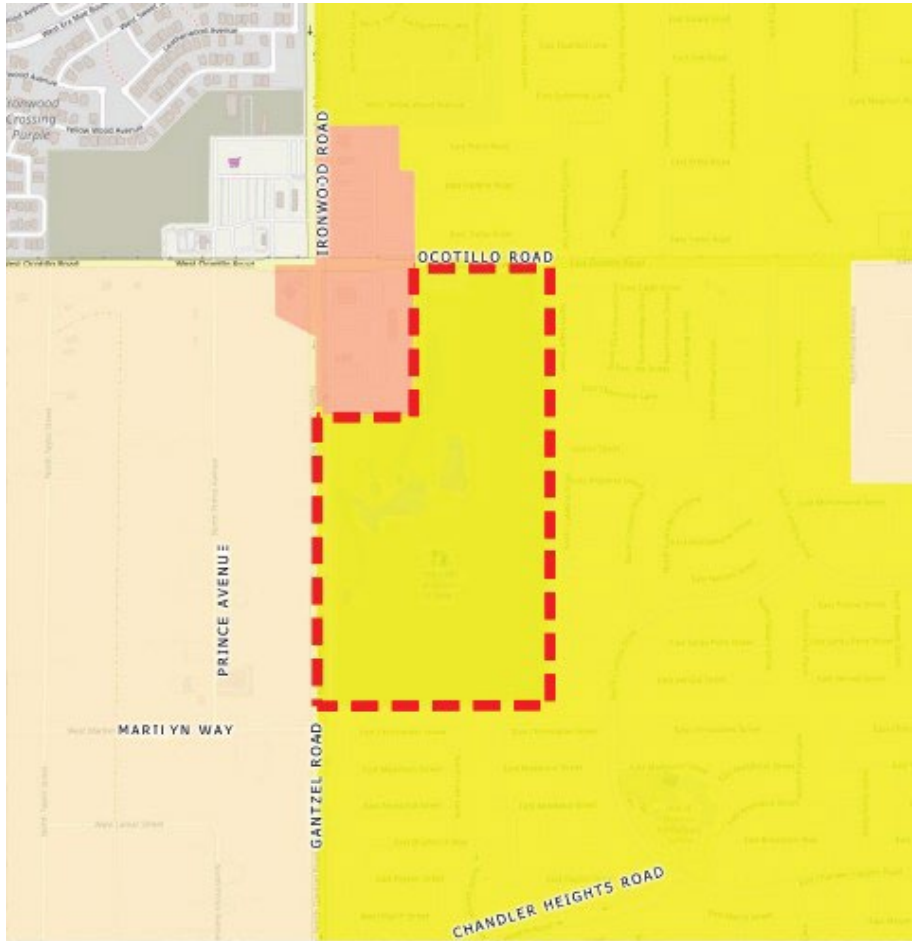
PROPOSED ZONING

| | | | |
|------|------------------------------------|----|------------------------------------|
| 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 | | |

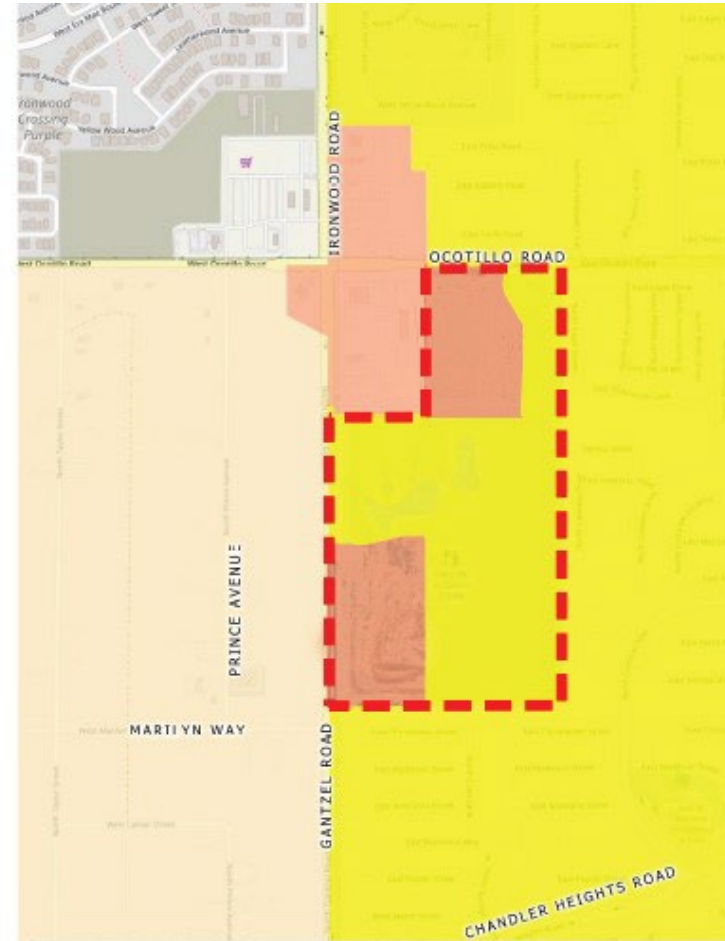
Comprehensive Plan



PINAL COUNTY
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EXISTING COMPREHENSIVE PLAN - SAN TAN VALLEY (SAP)



PROPOSED COMPREHENSIVE PLAN -SAN TAN VALLEY (SAP)



Parcel 3 Conceptual Plan



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North



PINAL COUNTY

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10.02.2023 10:22



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

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyyaz.gov

Public Hearing **NOTICE**

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested in the subject(s) mentioned on this notice or in opposition, with comments or questions is requested to attend the Public Hearing in person or by phone at the hearing.

Date/Period: 10-2-2023



10.02.2023 10:35



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

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442 or www.pinalcountyz.gov

Public Hearing **NOTICE**

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

ALL PROJECTS ARE CONSIDERED FOR THE FOLLOWING DATES AND TIMES UNLESS OTHERWISE NOTICED AT A PUBLIC HEARING OR BY THE PLANNING & ZONING COMMISSION. THE PLANNING & ZONING COMMISSION MEETINGS ARE HELD AT 10:00 AM ON THE 2ND AND 4TH MONDAYS OF EACH MONTH.

Public Hearing Date: 10-2-2023



10.02.2023 10:23

West



PINAL COUNTY

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10.02.2023 10:22

Items of Consideration

- ❑ Multi-family housing stock is lacking in San Tan Area.
- ❑ Multi-Family and Commercial projects do generate large volumes of traffic and noise which will impact the roadways and the communities nearby
- ❑ The proposed project includes 3-story dwellings within Parcel 3 up to a height of 40'
- ❑ Staff has received e-mails primarily supporting the proposal contingent on a wall being built along certain boundaries. Some items of opposition and concern were also received.

PZ-PA-007-23, PZ-036-23, & PZ-PD-011-23



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- Recommendation for Approval PZ-PA-007-23
 - No Stipulations

PZ-PA-007-23, PZ-036-23, & PZ-PD-011-23

□ Recommendation for Approval PZ-036-23

■ 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.

PZ-PA-007-23, PZ-036-23, & PZ-PD-011-23



PINAL COUNTY
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- Recommendation for Approval PZ-PD-011-23
 - 14 Stipulations