

# **Gantzel & Ocotillo**

**South and East of the Southeast corner  
Board of Supervisor Hearing**

December 6, 2023

# Process - Neighborhood Outreach

- **June 30 2022:** Filed Applications
- **July 2022 - August 2022:** Door-to-Door (261 doors)
- **August 24, 2022:** Neighborhood Meeting No. 1 (48 neighbors)
- **July 2022 - August 2023:** Door-to-Door (290 doors)
- **August 22, 2023:** Small Group Meeting
- **August 29, 2023:** Small Group Meeting
- **September 5, 2023:** Neighborhood Meeting No. 2 (17 neighbors)
- **September 12, 2023:** Neighborhood Meeting No. 3 (9 neighbors)
- **September 19, 2023:** Neighborhood Meeting No. 4 (5 neighbors)
- **October 19, 2023:** Planning Commission Meeting (3 neighbors—Support)



WESTBROOKE ROAD

OCOTILLO ROAD

MERIDIAN ROAD

KENNEDY DRIVE

MARILYN WAY

PRINCE AVENUE

GANTZEL ROAD

KENWORTHY ROAD

SOUTHWOOD ROAD

SHERRY LANE

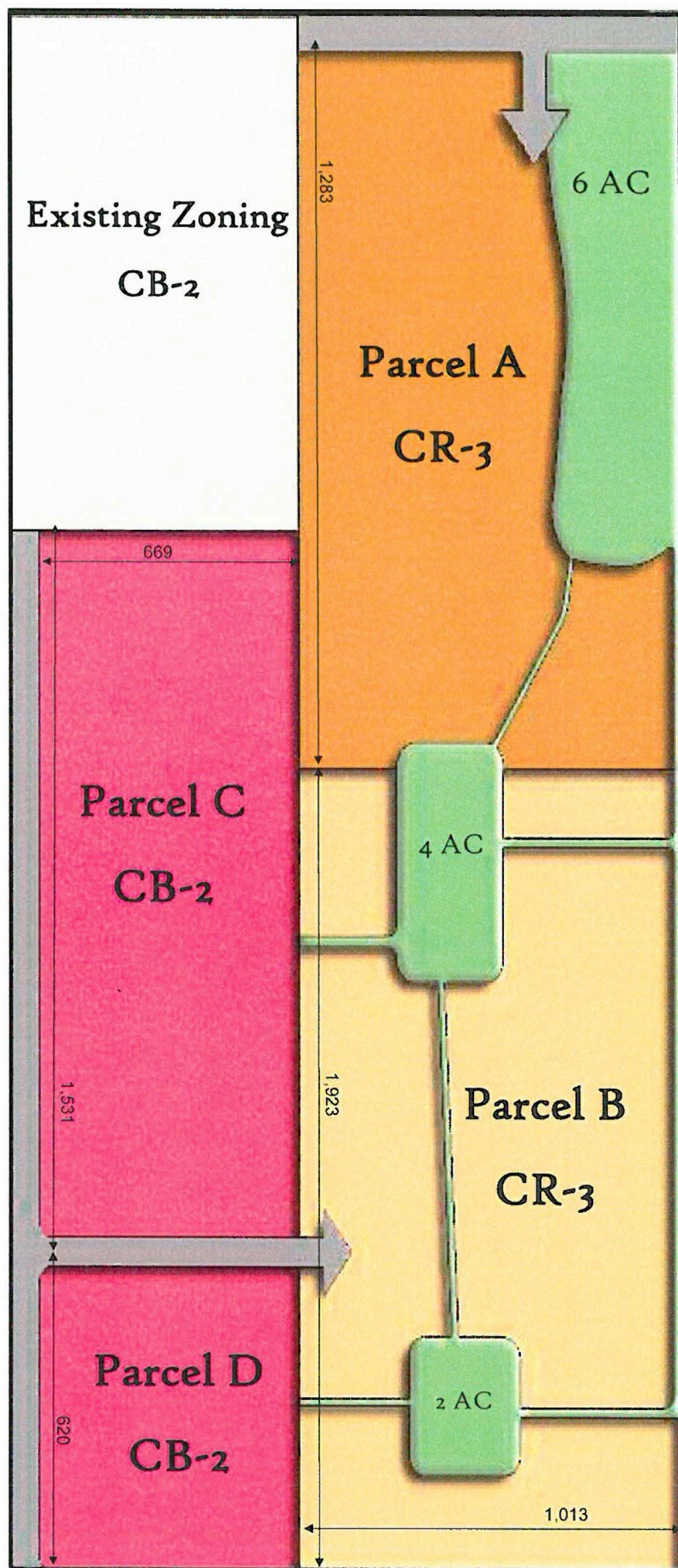
CHANDLER HEIGHTS ROAD

SITE

# Property History—15 years of struggle

- **2008** - Rezoned to Commercial and Residential.
- **2012-2015** - NAI Horizon marketing for 30 acres of retail.
- **2015-2017** - Diversified Partners marketing; only few interested tenants, namely dentist and office users.
- **2018-2020** - NAI Horizon marketing; Safeway passed on Site due to its mid-block location and being on the wrong side of the road.
- **2020** - Property sold to Diversified Partners
- **2020-Present** - Diversified Partners marketing

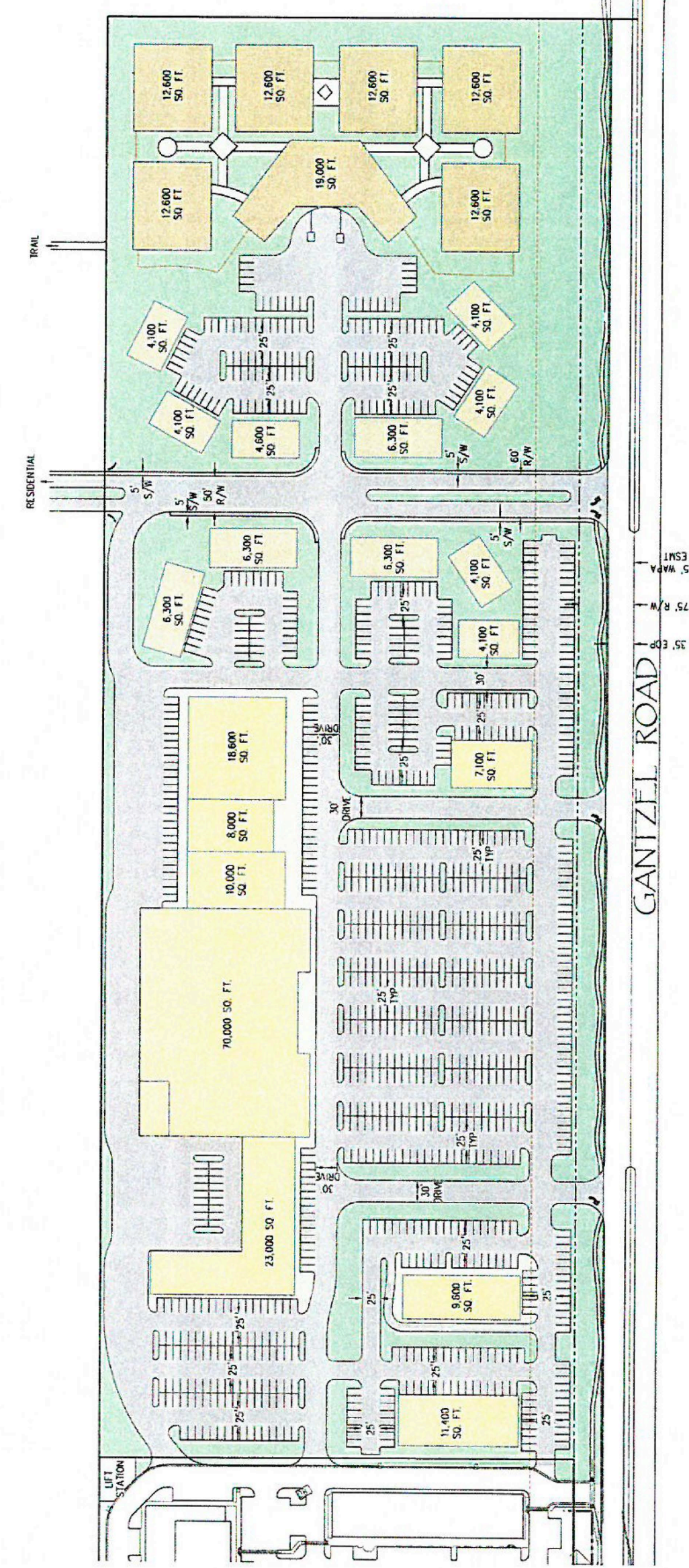
# 2008 Approved Zoning and Site Plan



**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>	

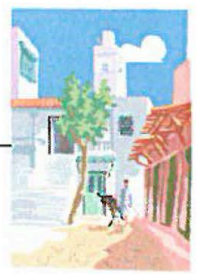
Mercado de Villa Sereno  
Pinal County, Arizona  
Conceptual Site Map



**CMX**  
 September 12, 2008  
 CMX Project Number: 0790.09  
 Project Manager: G. Almach  
 Designer: J. G. Almach  
 Client: Villa Sereno  
 City: Phoenix, AZ

**Villa Sereno**  
Conceptual Site Plan

All dimensions and acreages are approximate

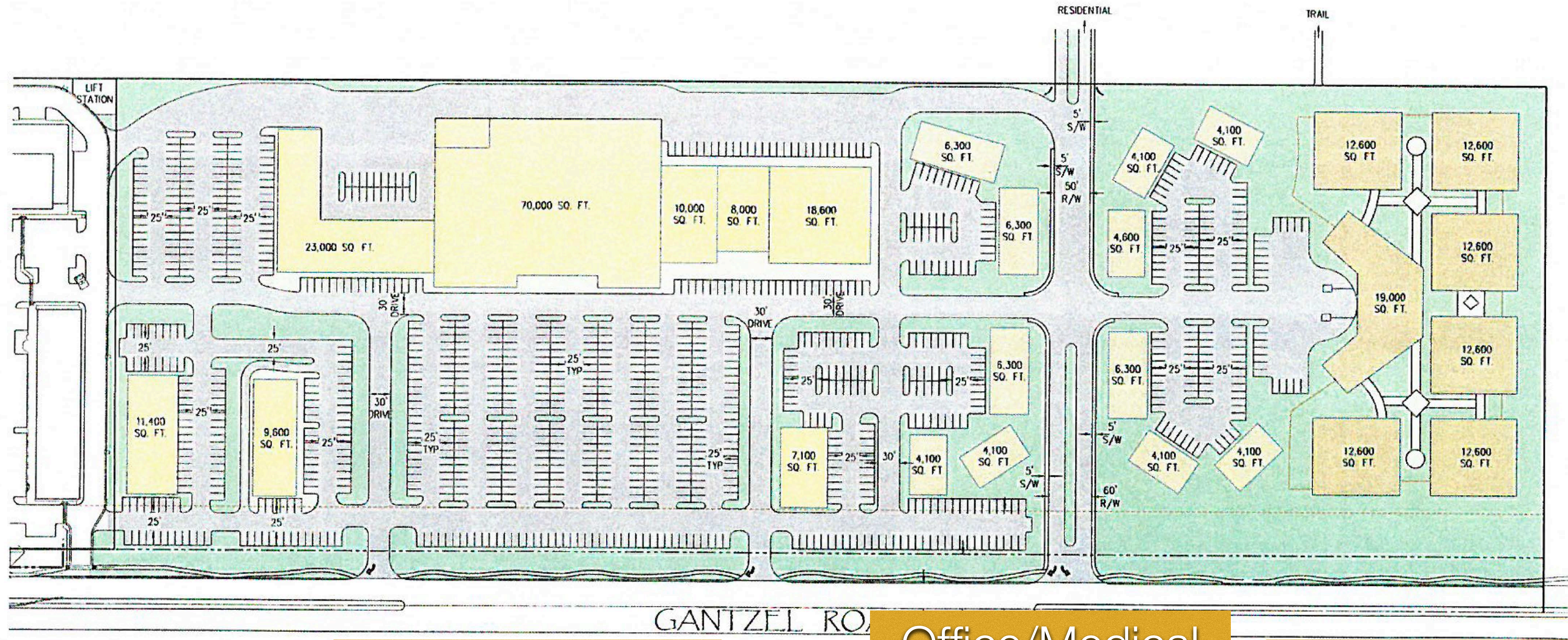


# 2008 Approved Zoning and Site Plan

mercado de Villa Sereno

Pinal County, Arizona

## Conceptual Site Map



Retail Commercial  
157,700± sf

Office/Medical Office  
90,000± sf

Assisted-Living  
94,600± sf

- Commer
- Garden
- Assisted Living
- Landscape


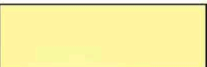

**MX**

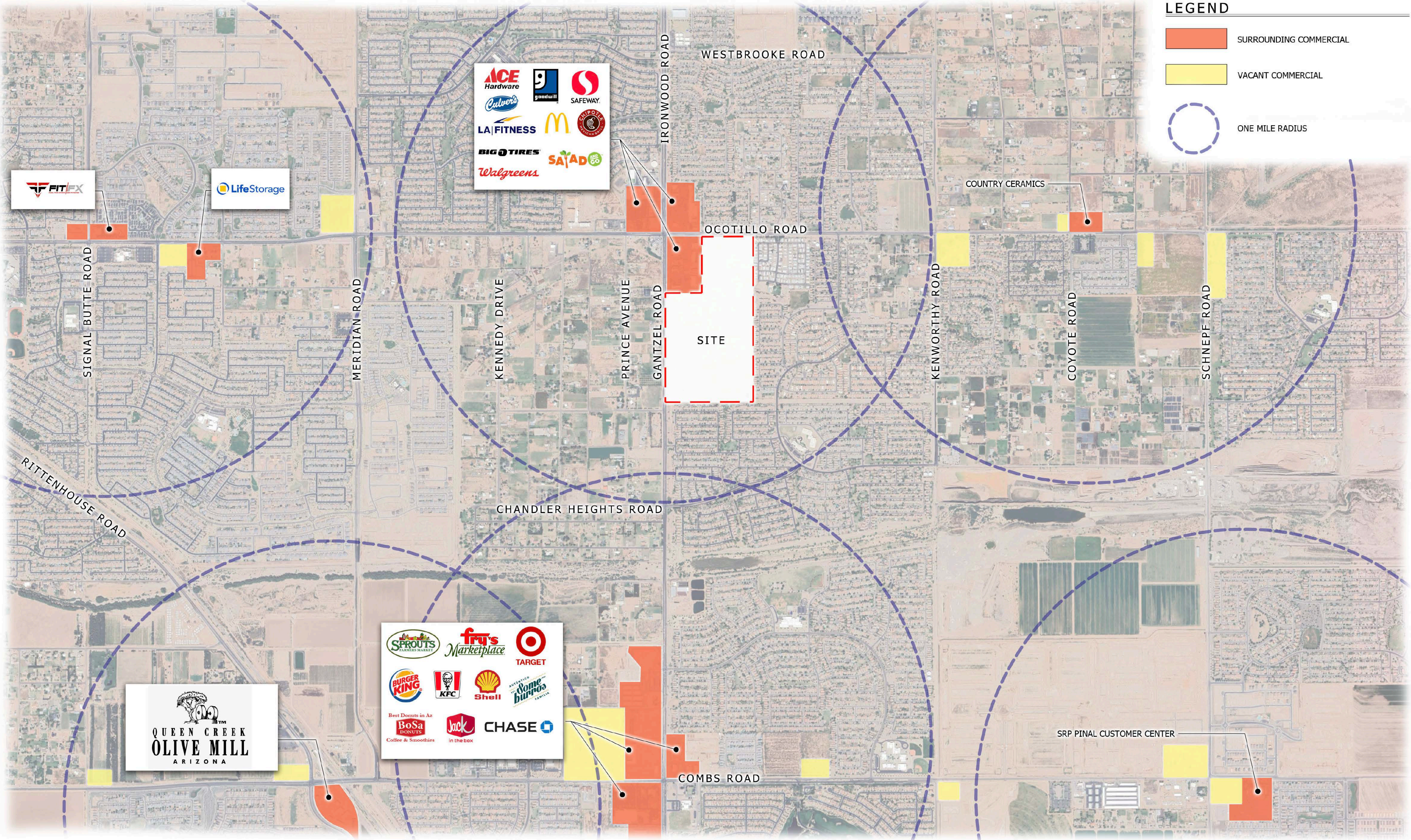
September 12, 2008  
 CMX Project Number: 6780.09  
 Project Manager: G.Janezich  
 Designed By:  
 Graphics By: N/A  
 Drawn By: K.Lung

- Building Services
- Environmental
- Land development
- Public Works
- Sports Engineering
- Telecommunications
- Transportation



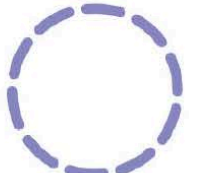


**LEGEND**

-  SURROUNDING COMMERCIAL
-  VACANT COMMERCIAL
-  ONE MILE RADIUS

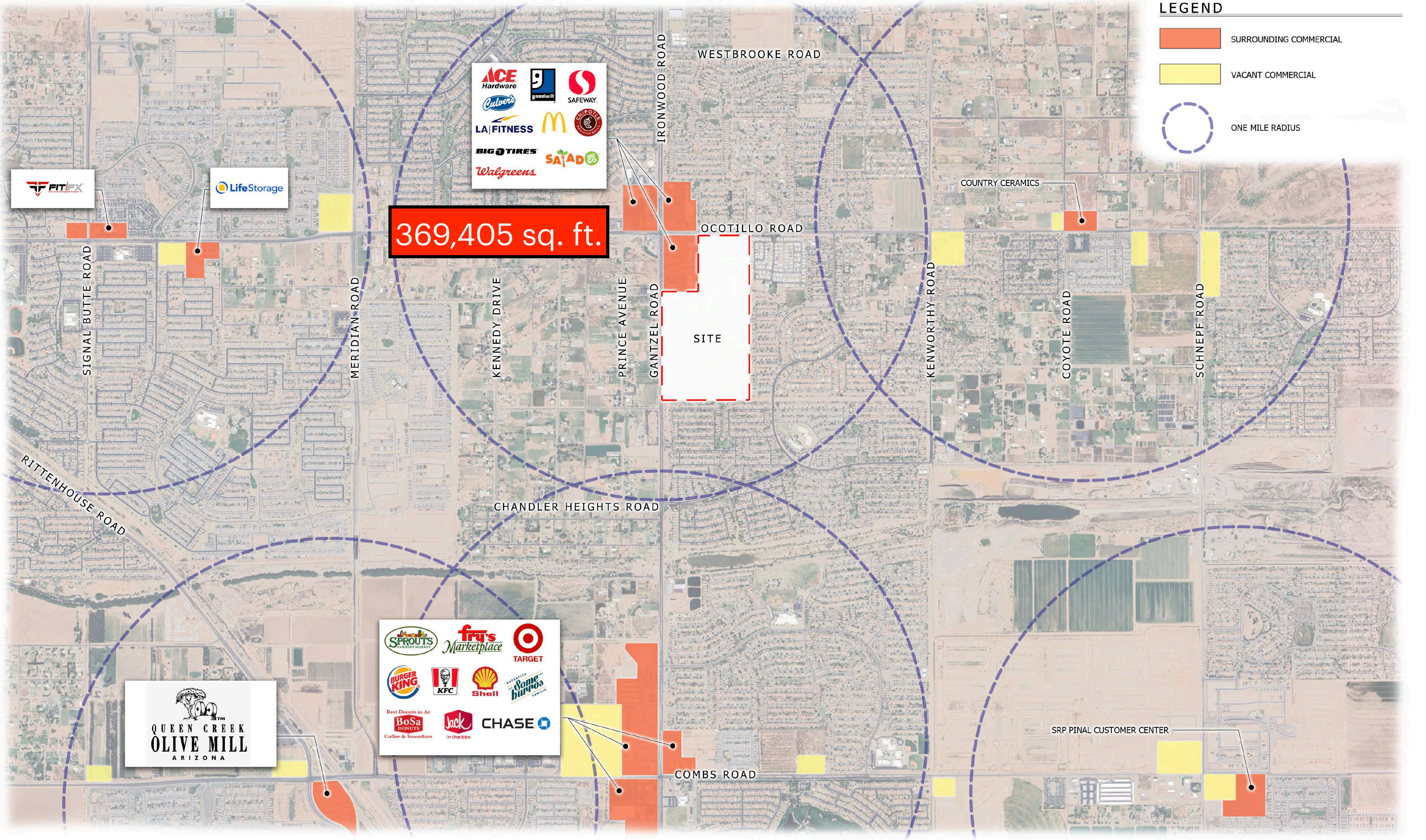


**LEGEND**

-  SURROUNDING COMMERCIAL
-  VACANT COMMERCIAL
-  ONE MILE RADIUS

**369,405 sq. ft.**


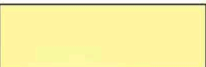
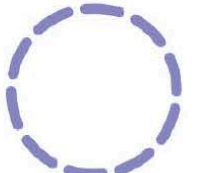
**SITE**

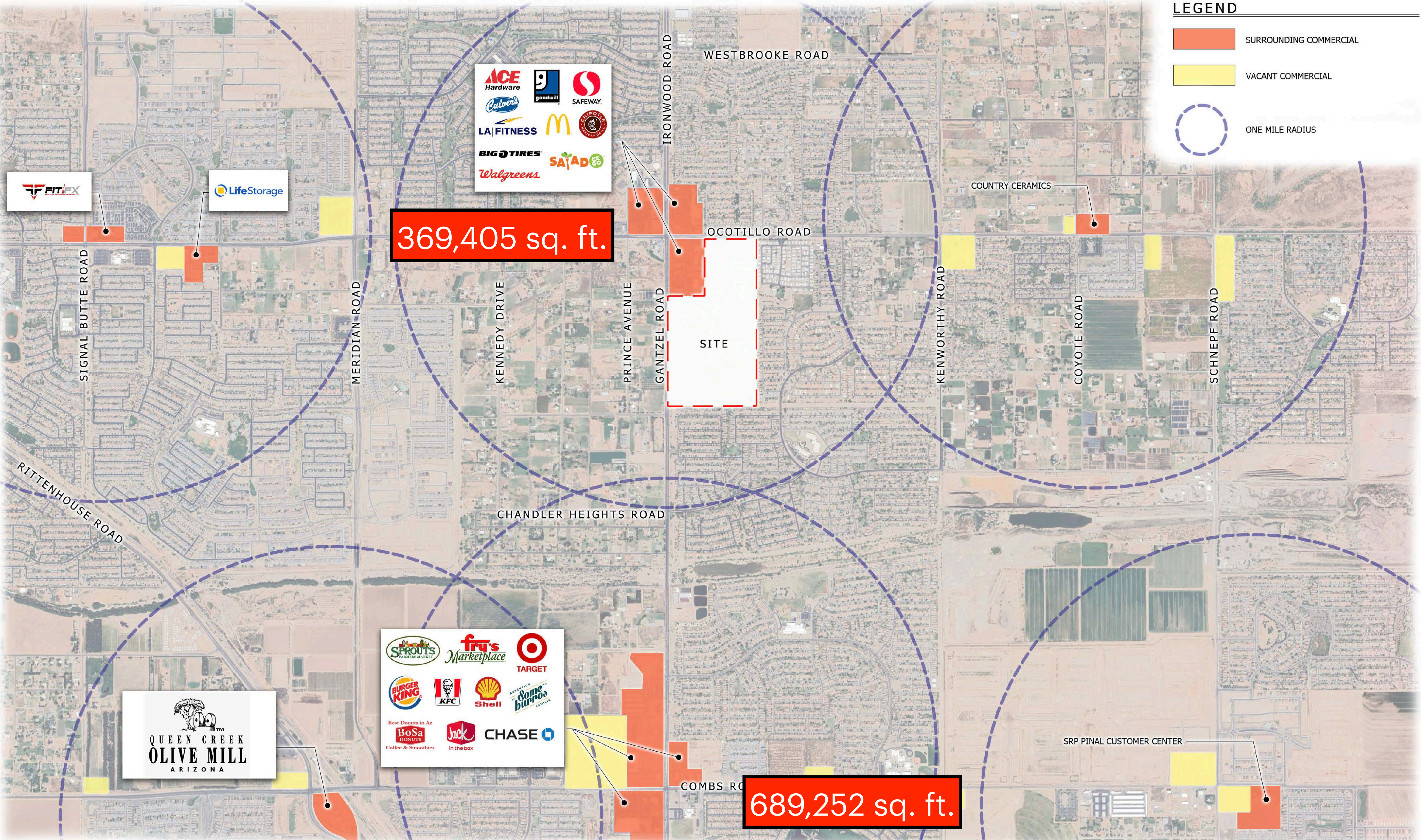


COUNTRY CERAMICS

SRP PINAL CUSTOMER CENTER

**LEGEND**

-  SURROUNDING COMMERCIAL
-  VACANT COMMERCIAL
-  ONE MILE RADIUS



369,405 sq. ft.

689,252 sq. ft.

ACE Hardware  
 goodwill  
 SAFEWAY  
 Culver's  
 LA FITNESS  
 McDonald's  
 CUPOTE  
 BIG TIRES  
 Walgreens  
 SAJAD

SPROUTS FARMERS MARKET  
 Fry's Marketplace  
 TARGET  
 BURGER KING  
 KFC  
 Shell  
 Aventura  
 BoSa DONUTS  
 Jack in the box  
 CHASE

QUEEN CREEK  
 OLIVE MILL  
 ARIZONA

FITEX  
 LifeStorage

COUNTRY CERAMICS

SRP PINAL CUSTOMER CENTER

COMBS RD

OCOTILLO ROAD

SITE

CHANDLER HEIGHTS ROAD

WESTBROOKE ROAD

IRONWOOD ROAD

PRINCE AVENUE

GANTZEL ROAD

KENWORTHY ROAD

COYOTE ROAD

SCHNEPF ROAD



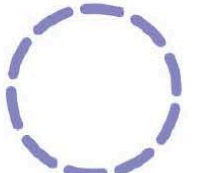
SIGNAL BUTTE ROAD

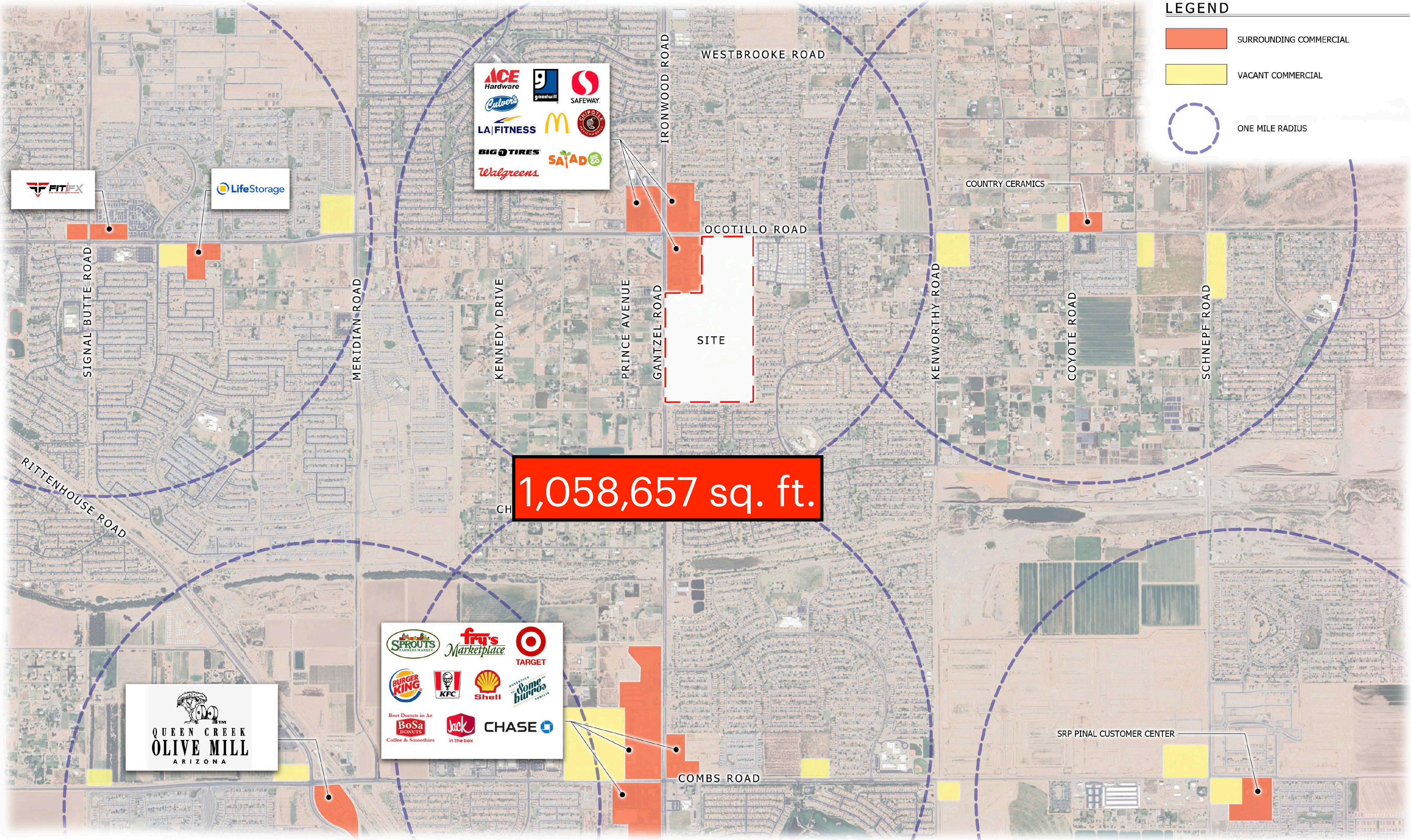
MERIDIAN ROAD

KENNEDY DRIVE

RITTENHOUSE ROAD

**LEGEND**

-  SURROUNDING COMMERCIAL
-  VACANT COMMERCIAL
-  ONE MILE RADIUS























Best Donuts in Az  

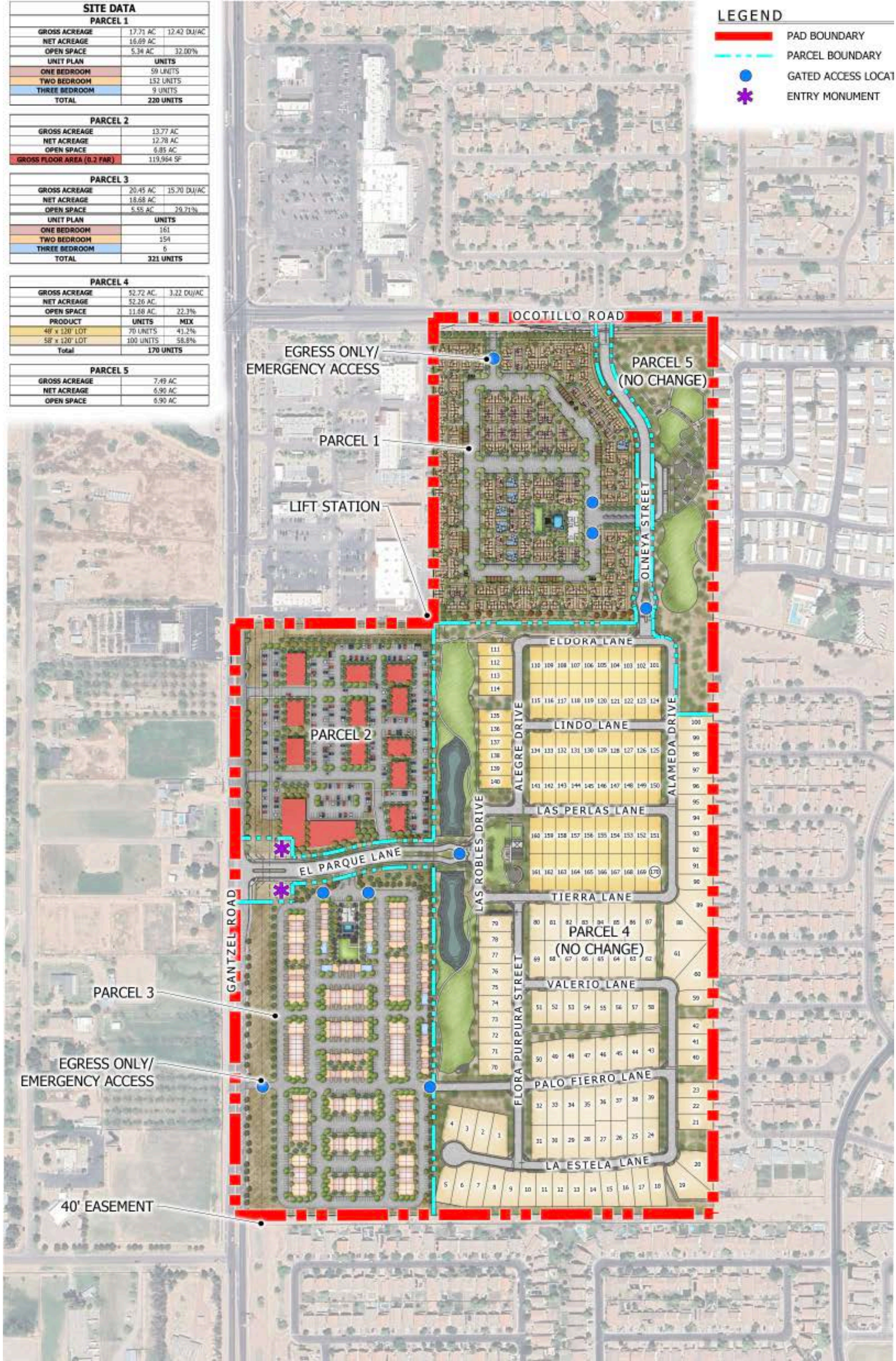



  
**QUEEN CREEK OLIVE MILL**  
 ARIZONA

SITE DATA		
<b>PARCEL 1</b>		
GROSS ACREAGE	17.71 AC	12.42 DU/AC
NET ACREAGE	16.69 AC	
OPEN SPACE	5.34 AC	32.00%
UNIT PLAN	UNITS	
ONE BEDROOM	50 UNITS	
TWO BEDROOM	152 UNITS	
THREE BEDROOM	9 UNITS	
TOTAL	220 UNITS	
<b>PARCEL 2</b>		
GROSS ACREAGE	13.77 AC	
NET ACREAGE	12.78 AC	
OPEN SPACE	6.85 AC	
GROSS FLOOR AREA (G.F.A.)	119,864 SF	
<b>PARCEL 3</b>		
GROSS ACREAGE	20.45 AC	15.70 DU/AC
NET ACREAGE	18.68 AC	
OPEN SPACE	4.55 AC	24.31%
UNIT PLAN	UNITS	
ONE BEDROOM	161	
TWO BEDROOM	154	
THREE BEDROOM	6	
TOTAL	321 UNITS	
<b>PARCEL 4</b>		
GROSS ACREAGE	52.72 AC	3.22 DU/AC
NET ACREAGE	52.26 AC	
OPEN SPACE	11.68 AC	22.3%
PRODUCT	UNITS	MIX
40' x 120' LOT	70 UNITS	41.2%
58' x 120' LOT	100 UNITS	58.8%
Total	170 UNITS	
<b>PARCEL 5</b>		
GROSS ACREAGE	7.49 AC	
NET ACREAGE	6.99 AC	
OPEN SPACE	6.90 AC	

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



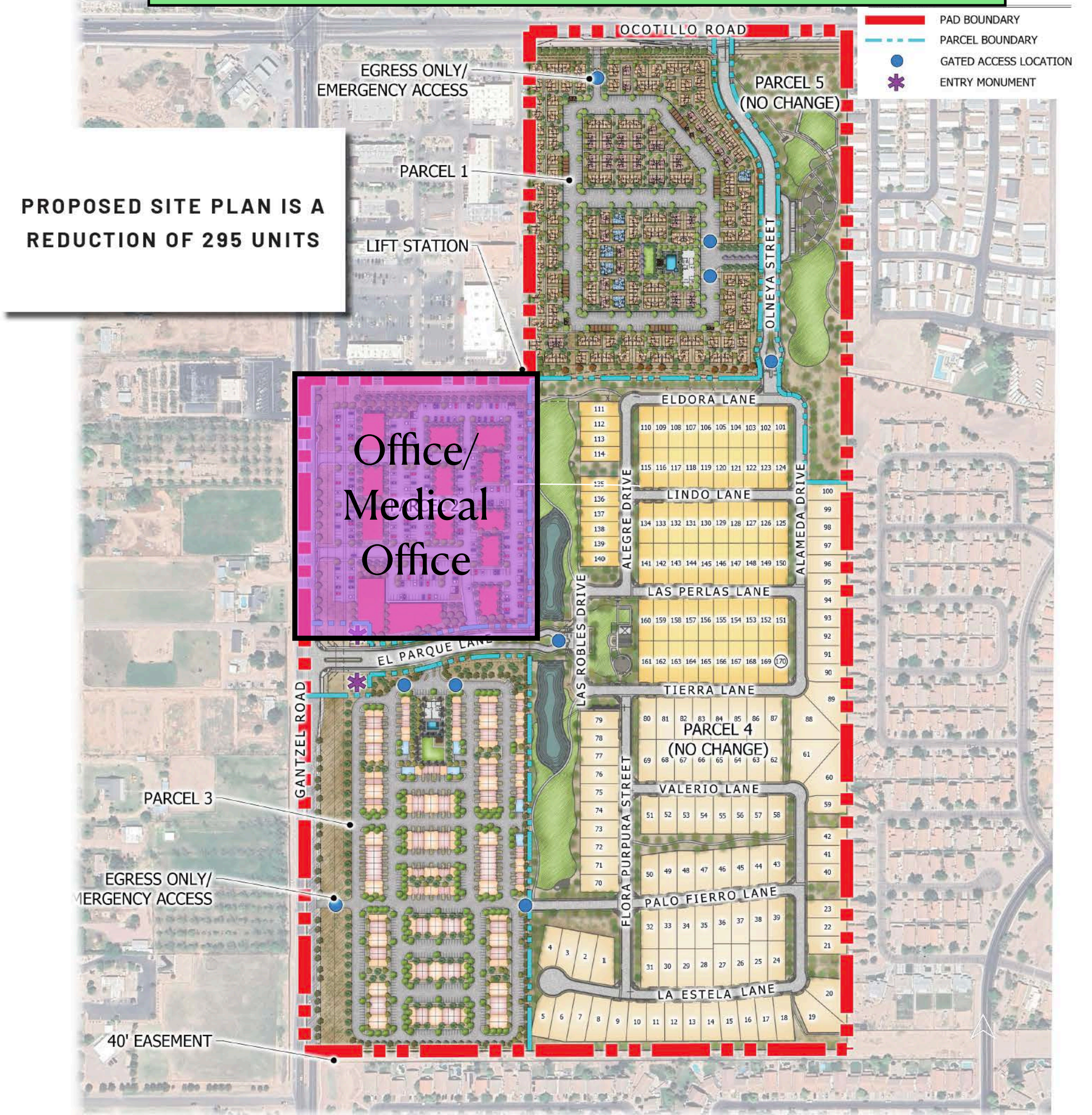
# August 24, 2022 Site Plan



## PREVIOUSLY PROPOSED SITE PLAN

- PARCEL 2: MULTI-FAMILY PROPOSED
- PARCEL 4 AND 5 NOT INCLUDED

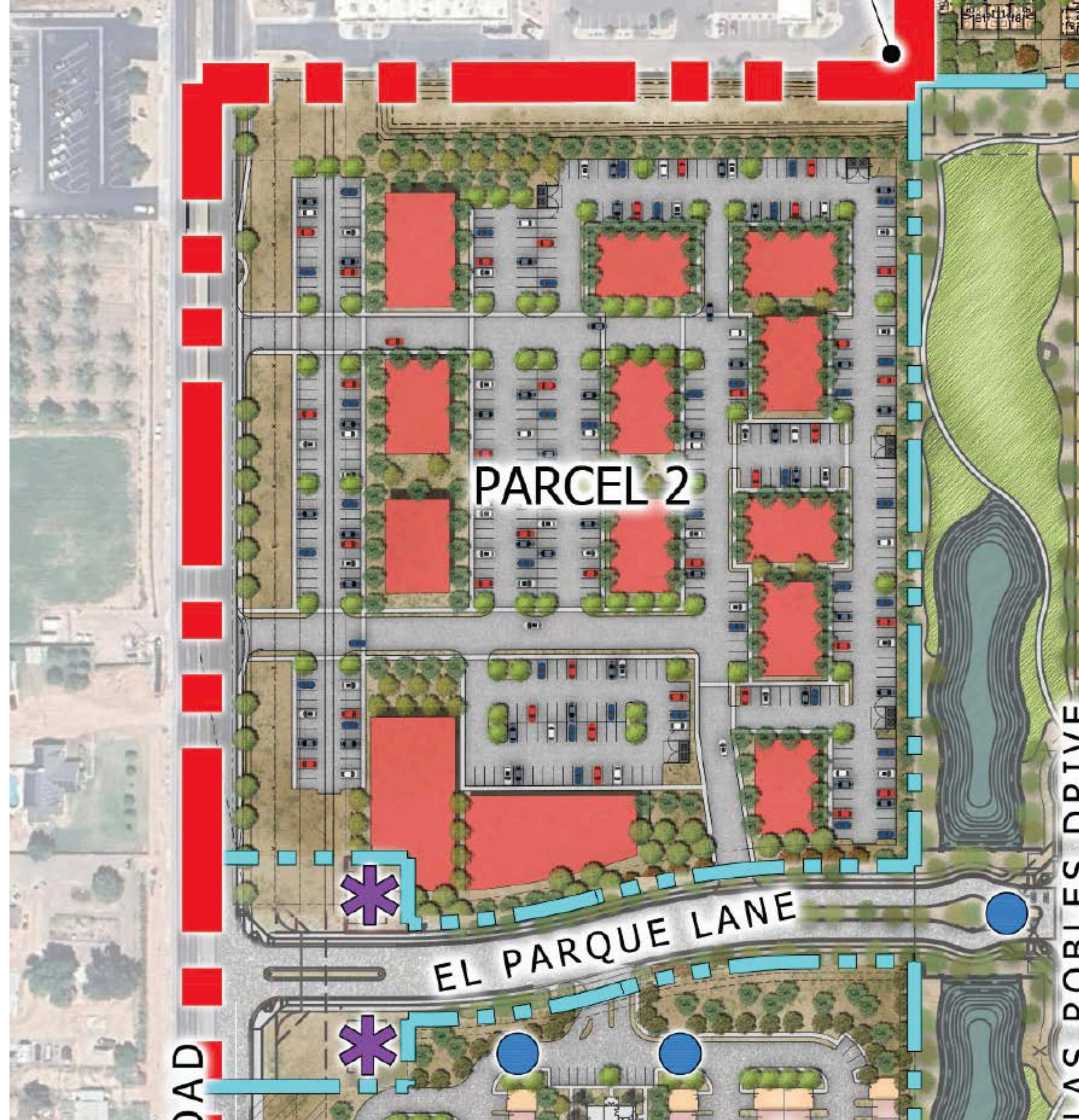
# Proposed Site Plan



## PROPOSED SITE PLAN

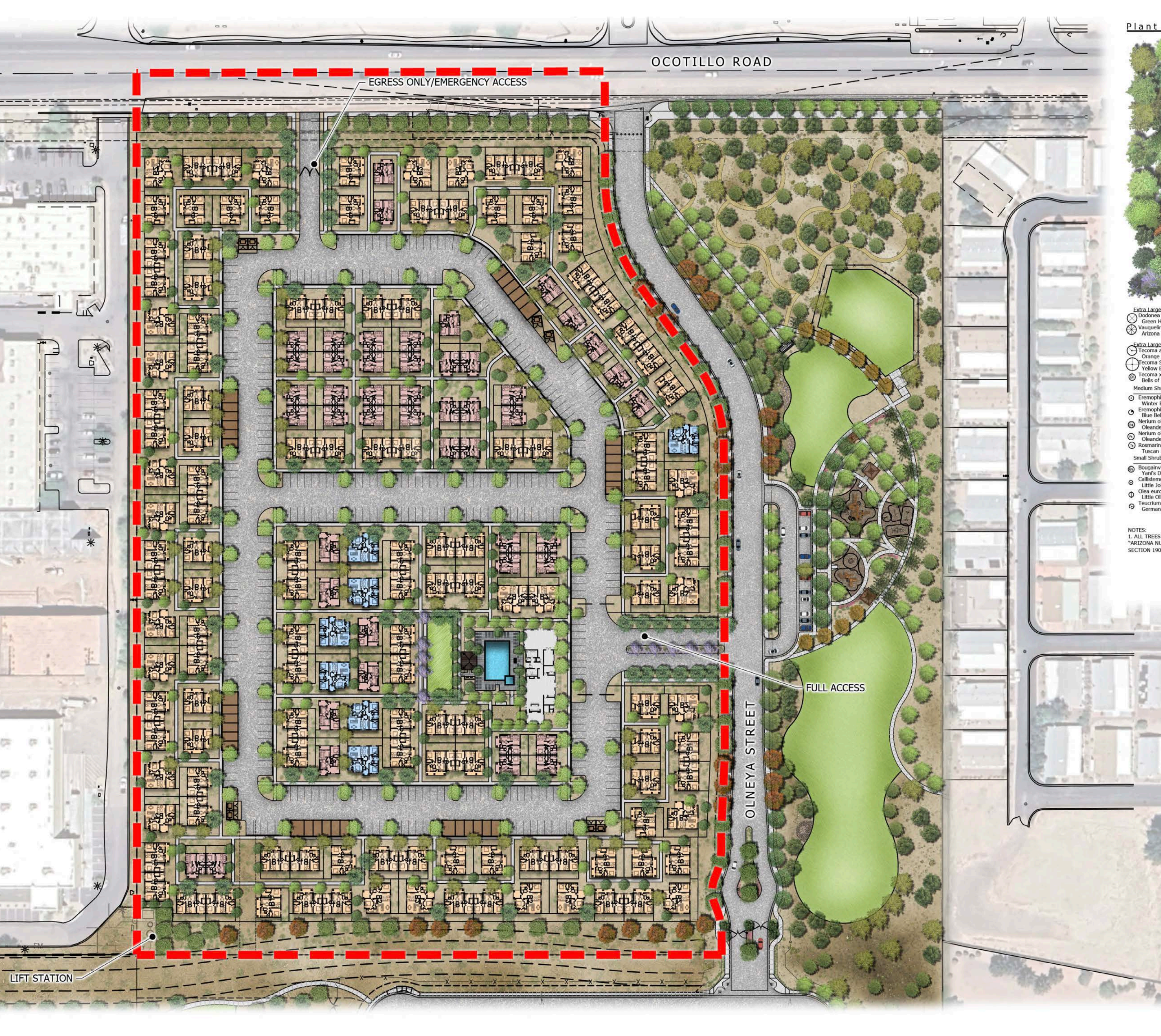
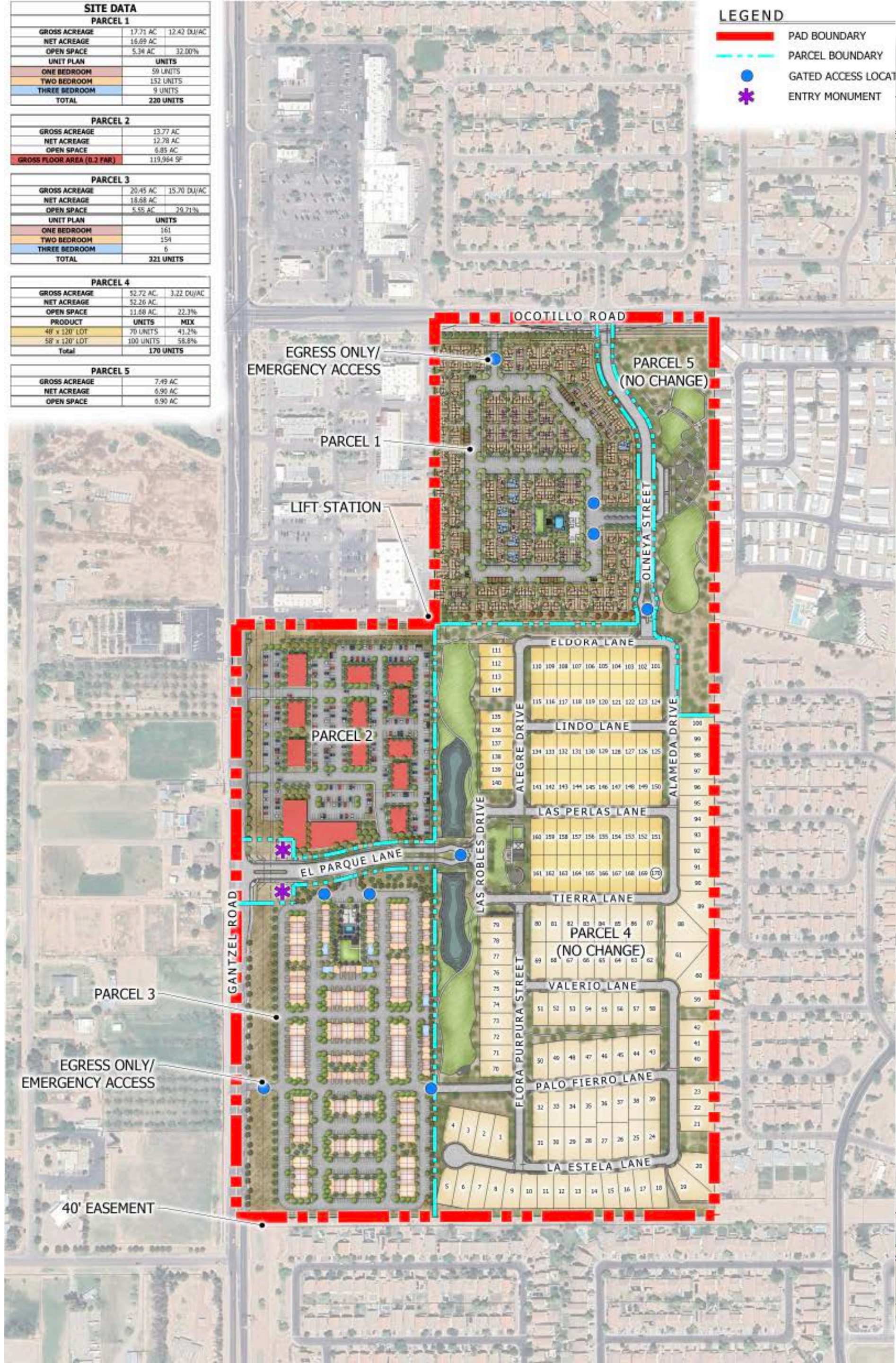
- PARCEL 2: COMMERCIAL - NO CHANGE PROPOSED FROM EXISTING PAD
- PARCEL 4 AND 5 INCLUDED - NO CHANGE PROPOSED FROM EXISTING PAD/ PLAT

# Medical Office/Office



SITE DATA			
<b>PARCEL 1</b>			
GROSS ACREAGE	17.71 AC	12.42 DU/AC	
NET ACREAGE	16.69 AC		
OPEN SPACE	5.34 AC	32.00%	
UNIT PLAN	UNITS		
ONE BEDROOM	59 UNITS		
TWO BEDROOM	152 UNITS		
THREE BEDROOM	9 UNITS		
TOTAL	220 UNITS		
<b>PARCEL 2</b>			
GROSS ACREAGE	13.77 AC		
NET ACREAGE	12.78 AC		
OPEN SPACE	6.89 AC		
<b>GROSS FLOOR AREA (0.2 FAR)</b>			
319,984 SF			
<b>PARCEL 3</b>			
GROSS ACREAGE	20.45 AC	15.70 DU/AC	
NET ACREAGE	18.68 AC		
OPEN SPACE	8.45 AC	29.71%	
UNIT PLAN	UNITS		
ONE BEDROOM	151		
TWO BEDROOM	154		
THREE BEDROOM	6		
TOTAL	311 UNITS		
<b>PARCEL 4</b>			
GROSS ACREAGE	52.72 AC	3.22 DU/AC	
NET ACREAGE	52.26 AC		
OPEN SPACE	21.69 AC	22.3%	
PRODUCT	UNITS	MIX	
48' x 120' LOT	70 UNITS	41.2%	
58' x 120' LOT	100 UNITS	58.8%	
Total	170 UNITS		
<b>PARCEL 5</b>			
GROSS ACREAGE	7.49 AC		
NET ACREAGE	6.90 AC		
OPEN SPACE	6.90 AC		

LEGEND	
	PAD BOUNDARY
	PARCEL BOUNDARY
	GATED ACCESS LOCAT
	ENTRY MONUMENT

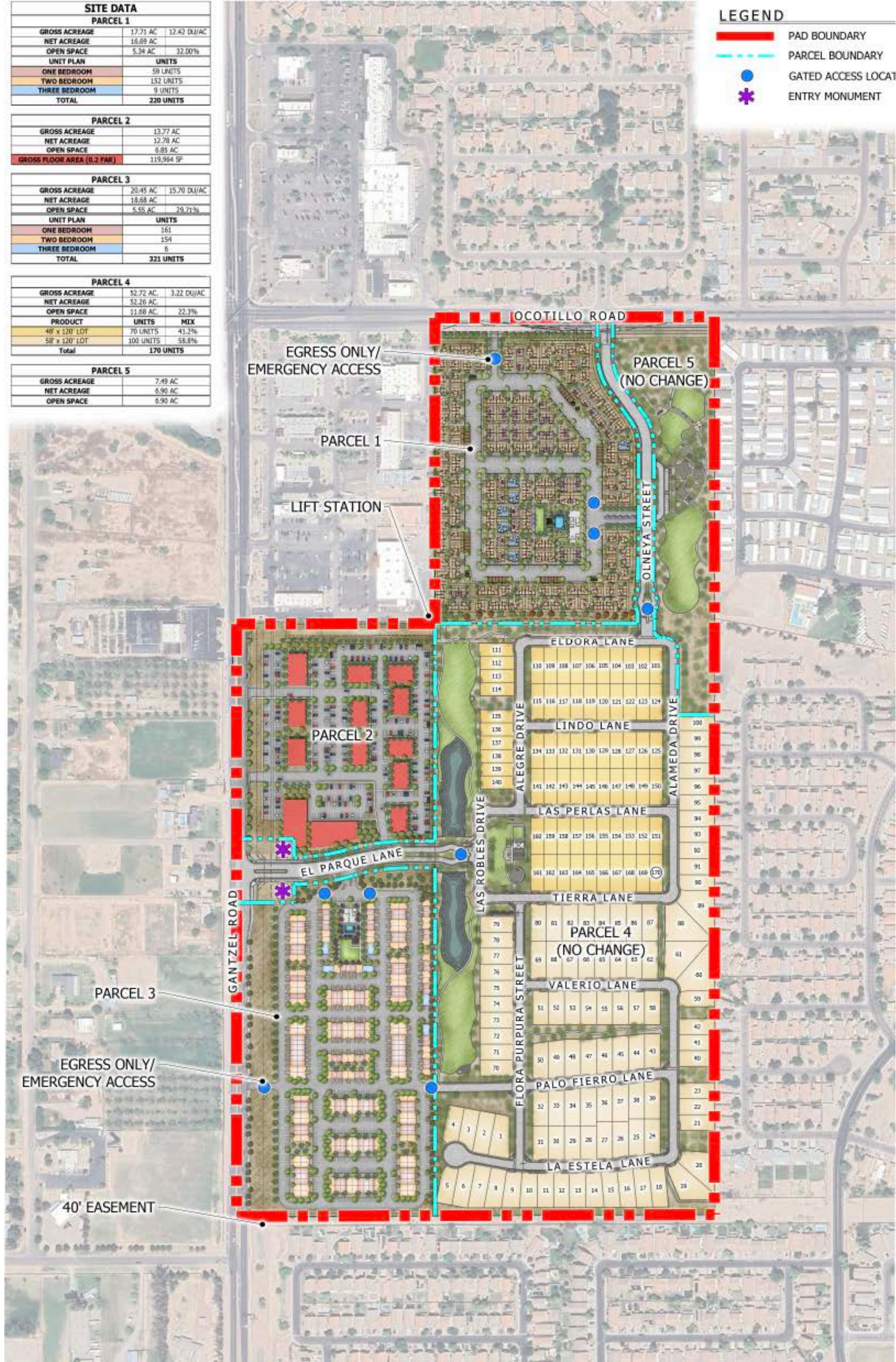


- Plant
- Extra Large Green H
  - Teconia
  - Orange
  - Teconia
  - Belle of
  - Medium Sh
  - Eremoph
  - Winter
  - Eremoph
  - Blue Be
  - Nerium o
  - Cleande
  - Cleande
  - Rosmarin
  - Tuscan
  - Small Shrub
  - Bougainv
  - Yucca
  - Callistem
  - Little Jo
  - Olea sarc
  - Little O
  - Teucrium
  - German

NOTES:  
 1. ALL TREES  
 \* ARIZONA NL  
 SECTION 190

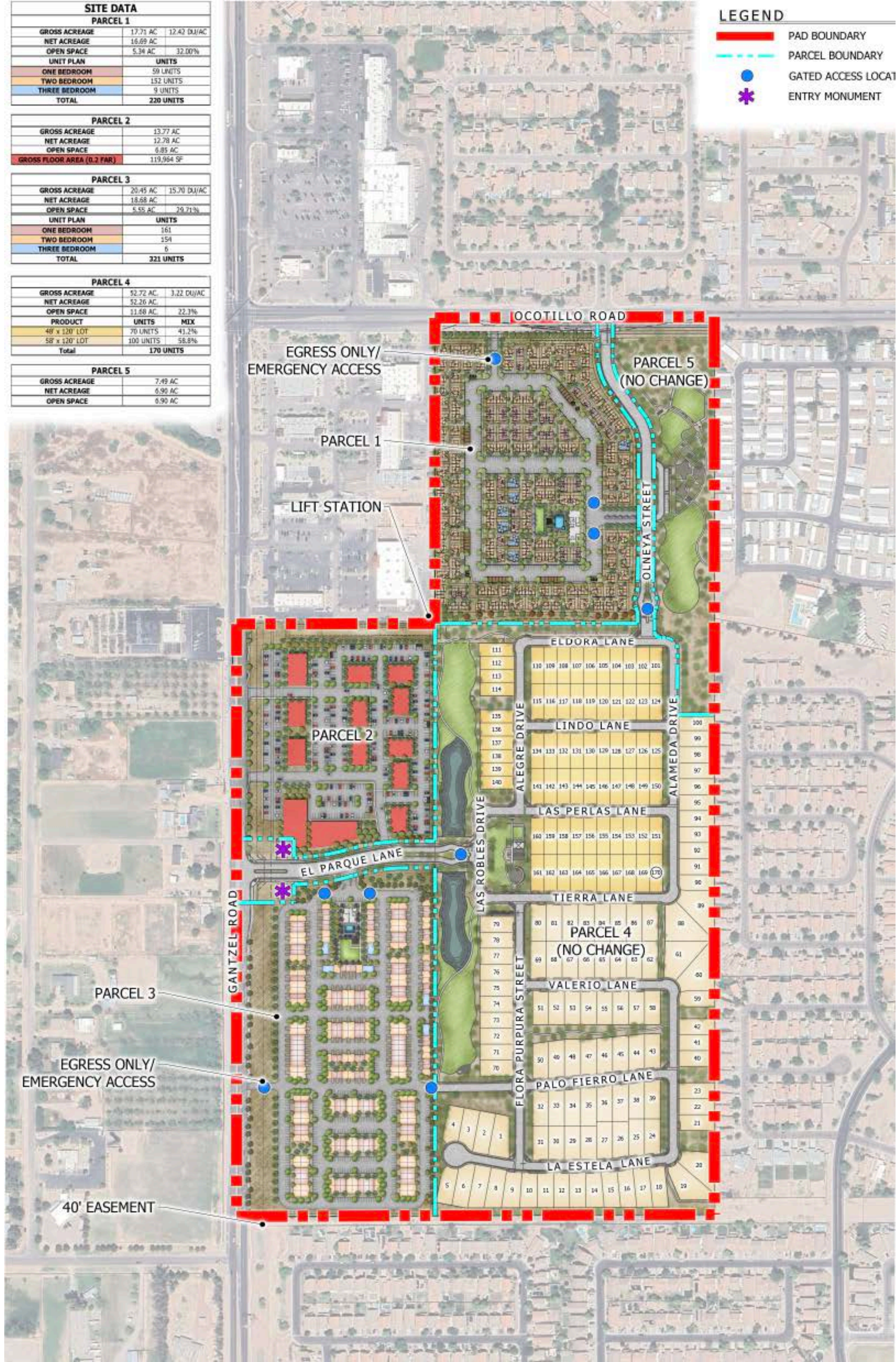
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OPEN SPACE	6.85 AC	
GROSS FLOOR AREA (0.2 FAR)	119,984 SF	
<b>PARCEL 3</b>		
GROSS ACREAGE	20.45 AC	15.70 DU/AC
NET ACREAGE	18.68 AC	
OPEN SPACE	8.55 AC	29.71%
UNIT PLAN	UNITS	
ONE BEDROOM	161	
TWO BEDROOM	154	
THREE BEDROOM	6	
TOTAL	321 UNITS	
<b>PARCEL 4</b>		
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<b>PARCEL 5</b>		
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OPEN SPACE	6.90 AC	

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

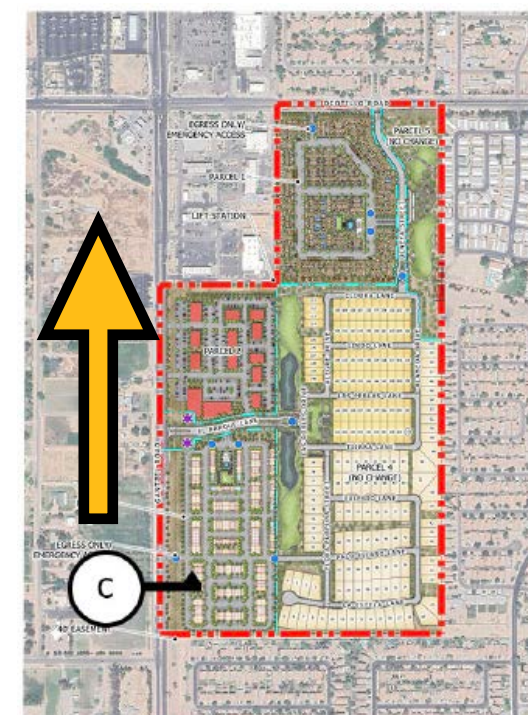
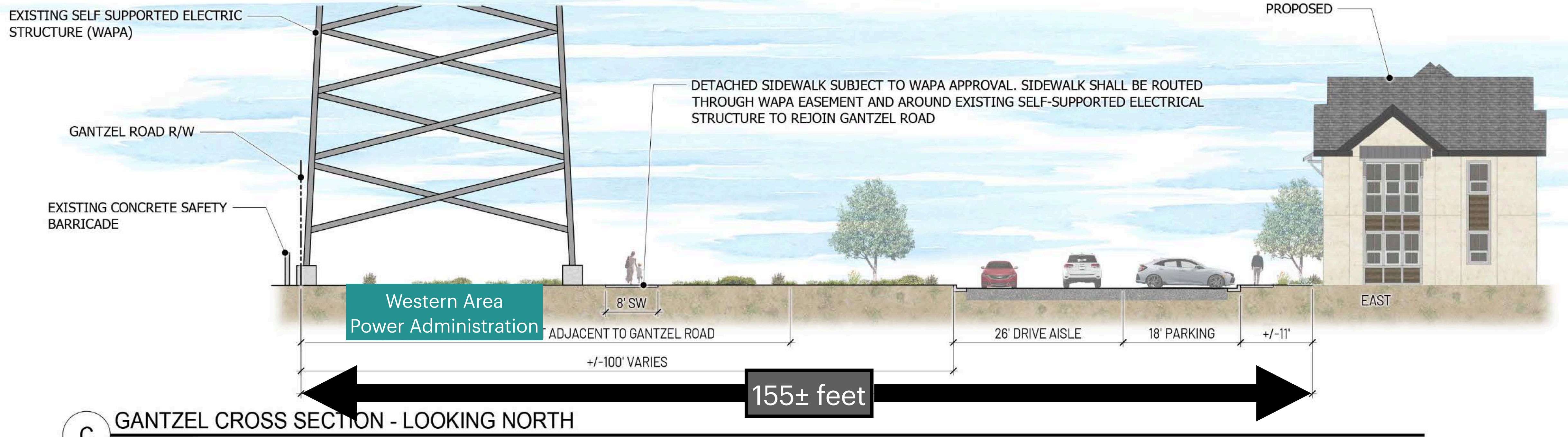


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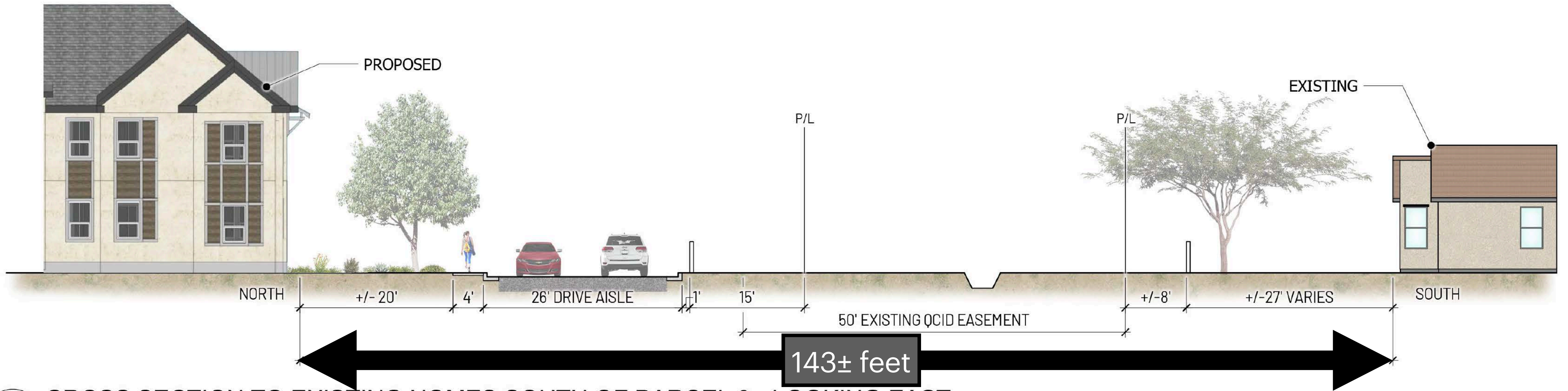
- LEGEND**
- PAD BOUNDARY
  - PARCEL BOUNDARY
  - GATED ACCESS LOCATION
  - ✳ ENTRY MONUMENT



# Gantzel Road Cross-Section

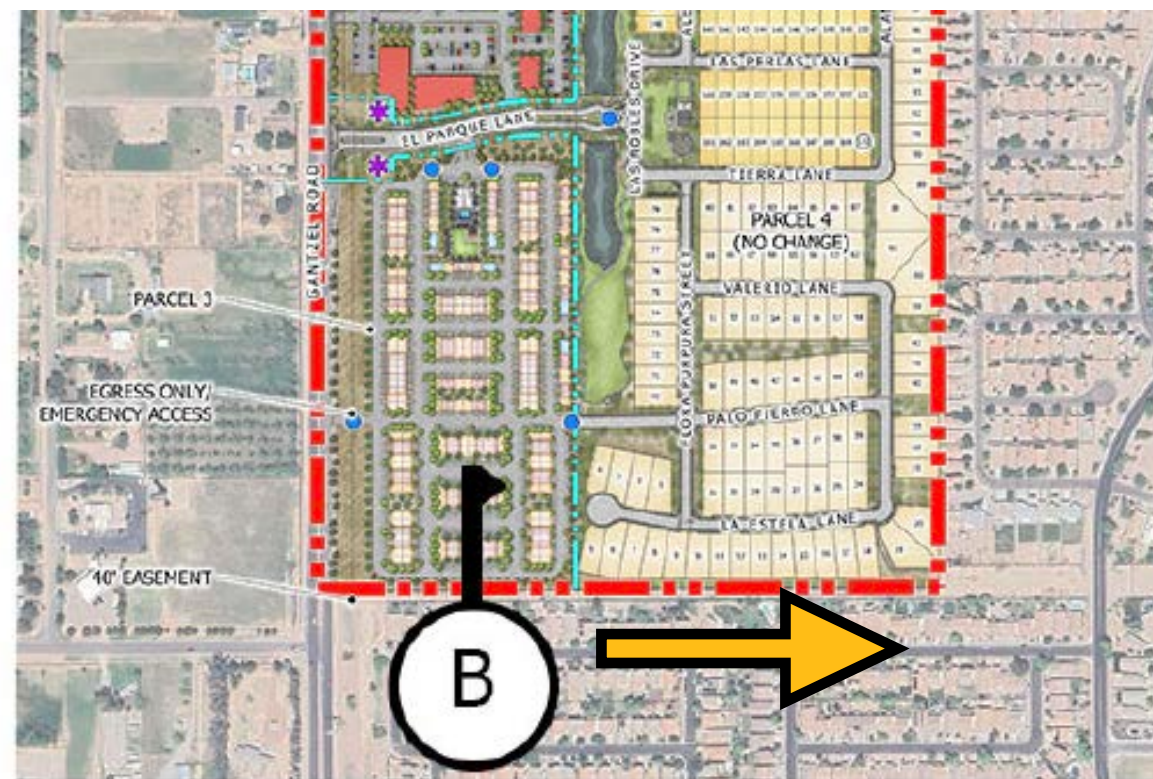


# Southern Property Cross-Section



**B** CROSS SECTION TO EXISTING HOMES SOUTH OF PARCEL 3 - LOOKING EAST

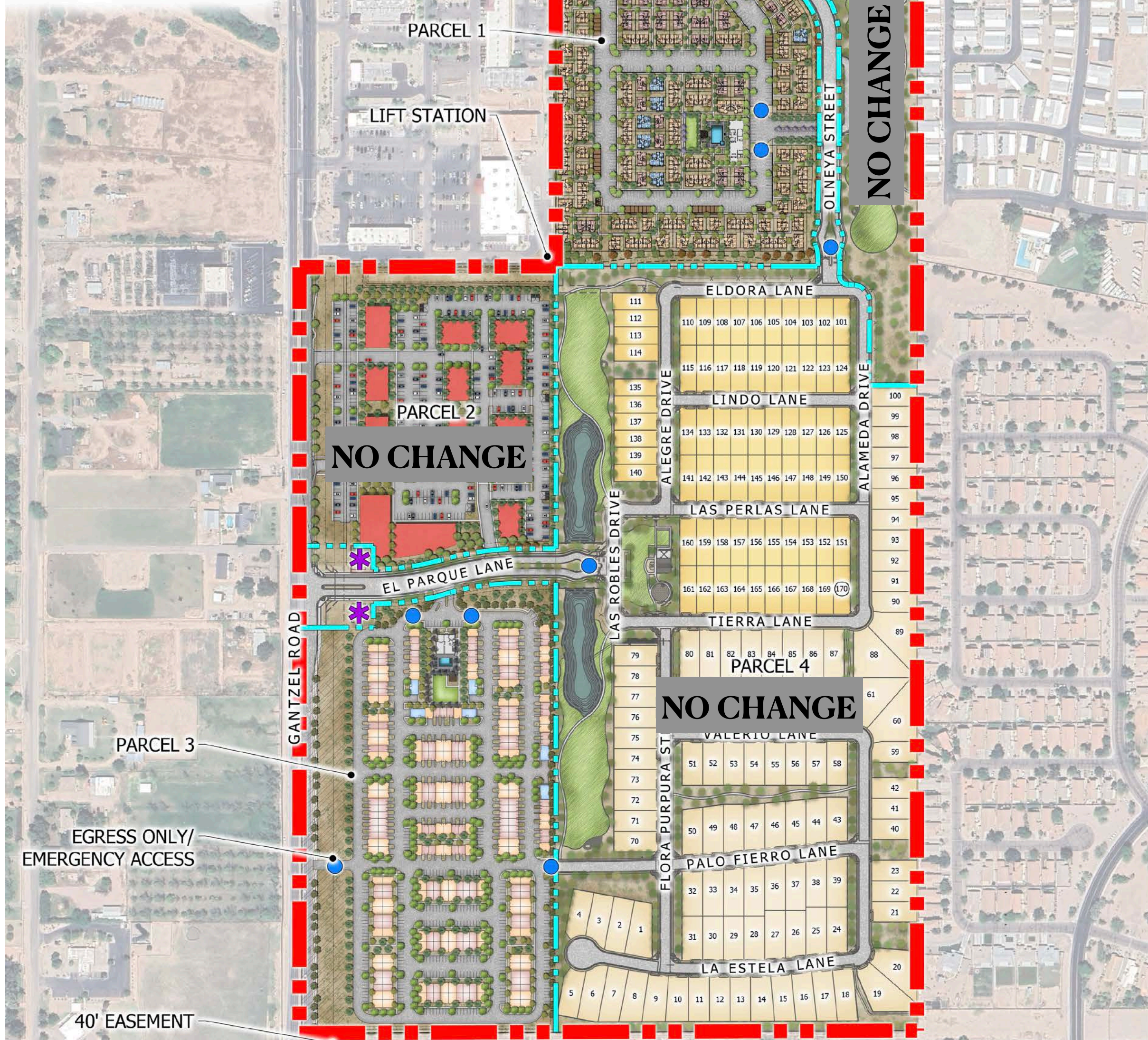
SCALE: NTS



ONE BEDROOM	161
TWO BEDROOM	154
THREE BEDROOM	6
<b>TOTAL</b>	<b>321 UNITS</b>

PARCEL 4		
GROSS ACREAGE	52.72 AC.	3.22 DU/AC
NET ACREAGE	52.26 AC.	
OPEN SPACE	11.68 AC.	22.3%
PRODUCT	UNITS	MIX
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58' x 120' LOT	100 UNITS	58.8%
<b>Total</b>	<b>170 UNITS</b>	

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



SITE DATA		
PARCEL 1		
GROSS ACREAGE	17.71 AC	12.42 DU/AC
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OPEN SPACE	5.34 AC	32.00%
UNIT PLAN	UNITS	
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TWO BEDROOM	152 UNITS	
THREE BEDROOM	9 UNITS	
<b>TOTAL</b>	<b>220 UNITS</b>	

PARCEL 2	
GROSS ACREAGE	13.77 AC
NET ACREAGE	12.78 AC
OPEN SPACE	6.85 AC
<b>GROSS FLOOR AREA (0.2 FAR)</b>	<b>119,964 SF</b>

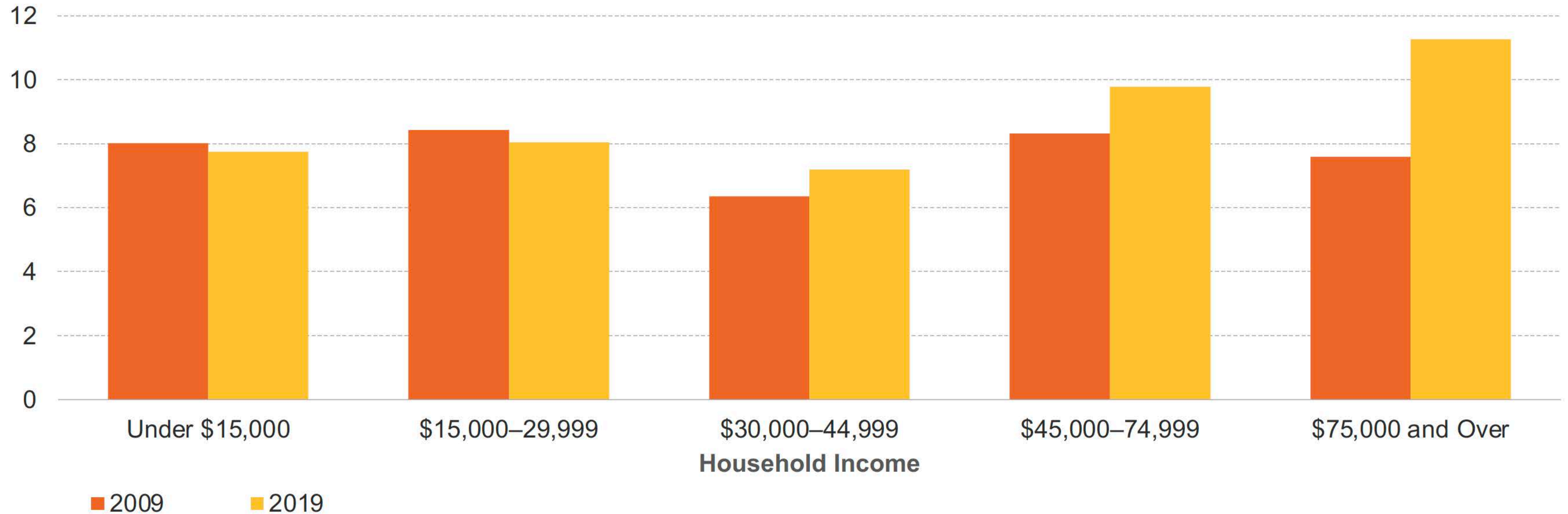
PARCEL 3		
GROSS ACREAGE	20.45 AC	15.70 DU/AC
NET ACREAGE	18.68 AC	
OPEN SPACE	5.55 AC	29.71%
UNIT PLAN	UNITS	
ONE BEDROOM	161	
TWO BEDROOM	154	
THREE BEDROOM	6	
<b>TOTAL</b>	<b>321 UNITS</b>	

PARCEL 4		
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<b>Total</b>	<b>170 UNITS</b>	

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

# Figure 4: Higher-Income Households Have Driven Most of the Recent Growth in Renters

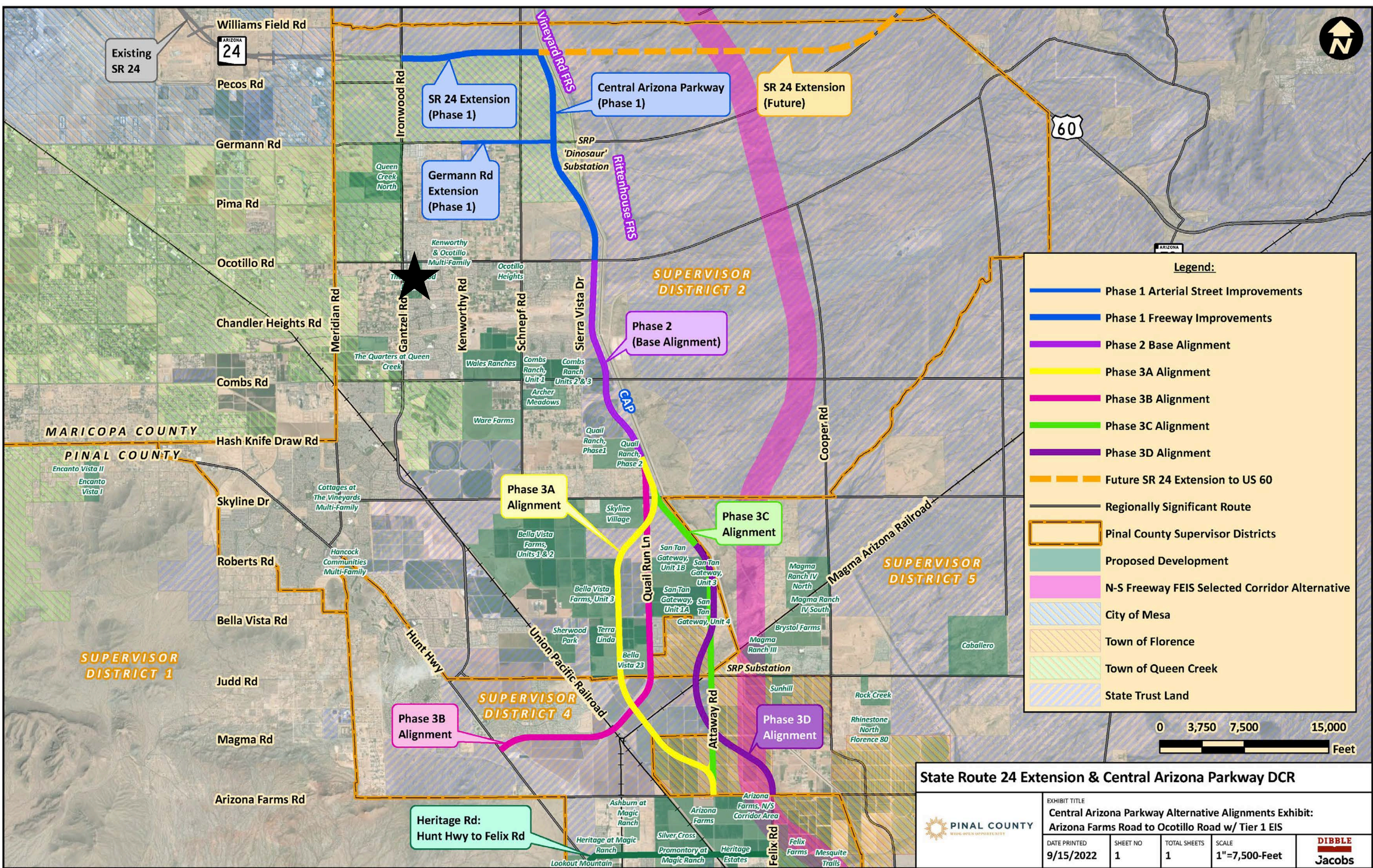
## Renter Households (Millions)



Note: Incomes are adjusted for inflation using the CPI-U for All Items.

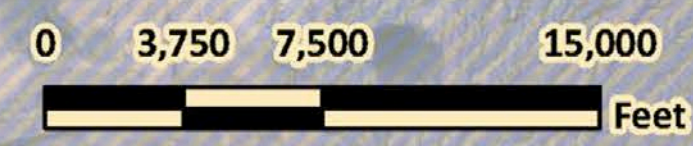
Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates via IPUMS USA, University of Minnesota.

**Traffic**



**Legend:**

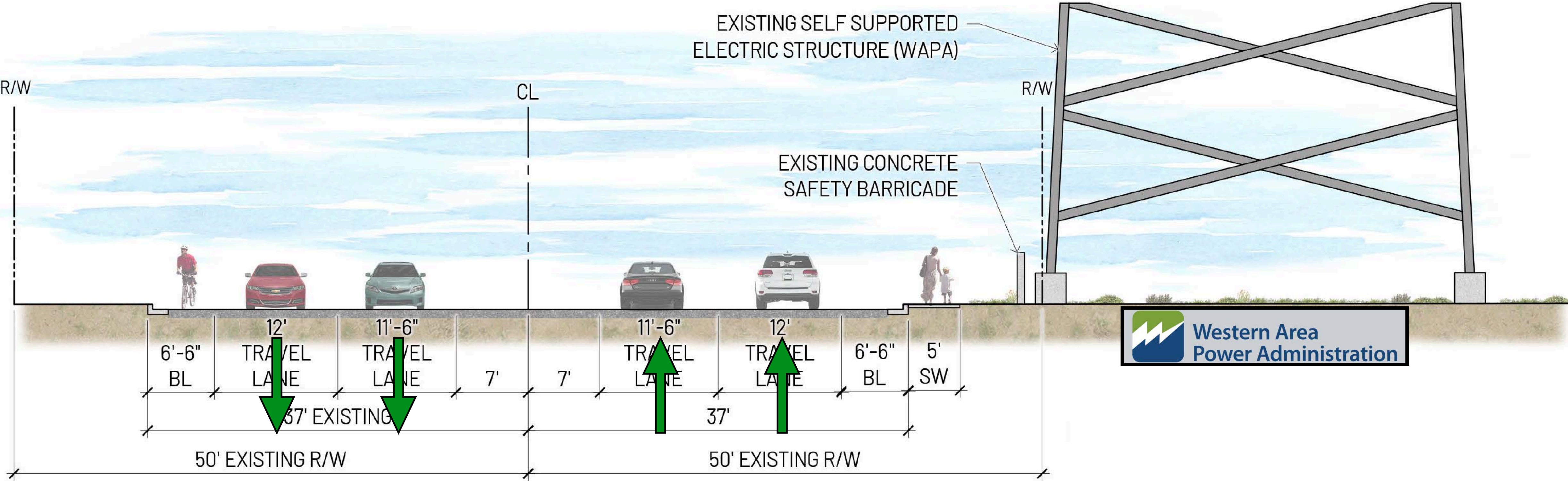
- Phase 1 Arterial Street Improvements
- Phase 1 Freeway Improvements
- Phase 2 Base Alignment
- Phase 3A Alignment
- Phase 3B Alignment
- Phase 3C Alignment
- Phase 3D Alignment
- Future SR 24 Extension to US 60
- Regionally Significant Route
- Pinal County Supervisor Districts
- Proposed Development
- N-S Freeway FEIS Selected Corridor Alternative
- City of Mesa
- Town of Florence
- Town of Queen Creek
- State Trust Land



**State Route 24 Extension & Central Arizona Parkway DCR**

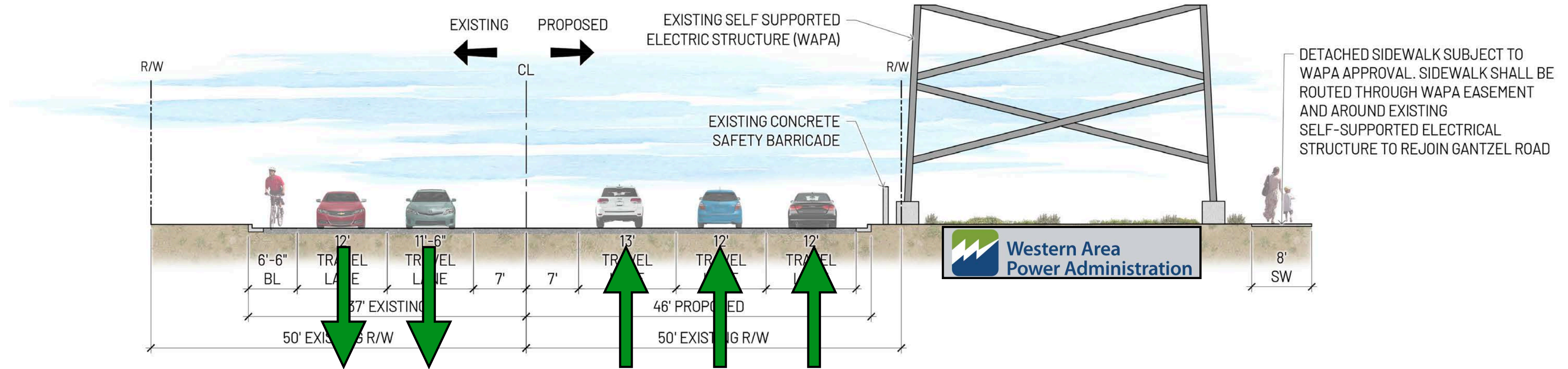
		EXHIBIT TITLE <b>Central Arizona Parkway Alternative Alignments Exhibit:          Arizona Farms Road to Ocotillo Road w/ Tier 1 EIS</b>		
DATE PRINTED <b>9/15/2022</b>	SHEET NO <b>1</b>	TOTAL SHEETS <b>1</b>	SCALE <b>1"=7,500-Feet</b>	

# Current Gantzel Rd Conditions

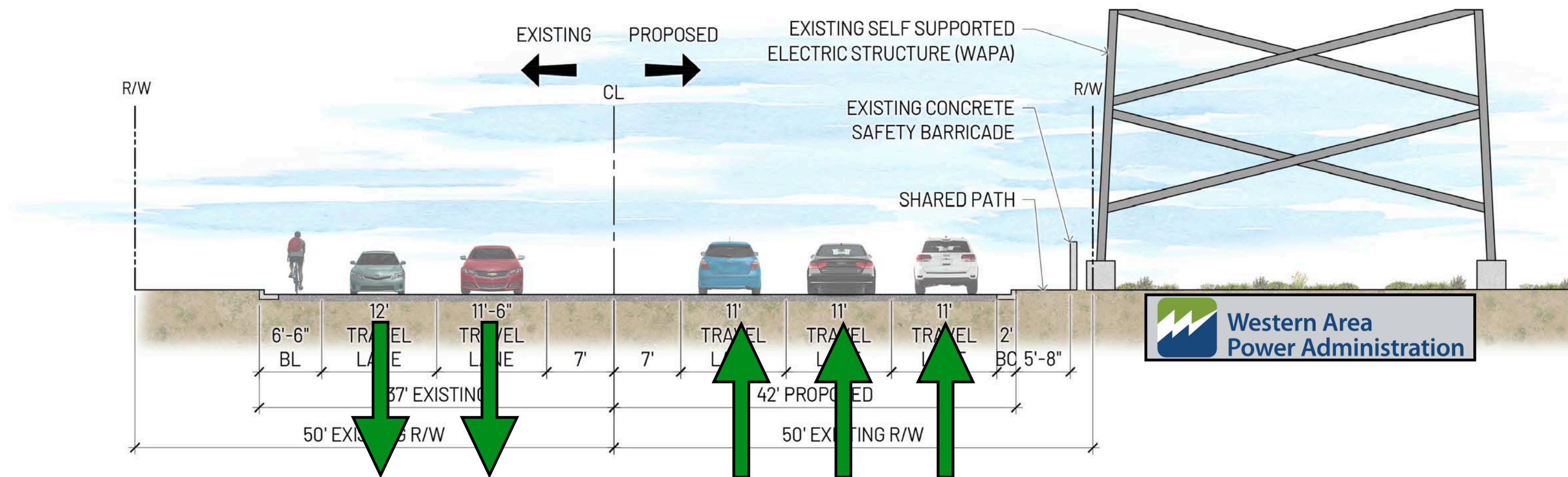


**A** GANTZEL CROSS SECTION - EXISTING CONDITION - LOOKING NORTH  
SCALE: NTS

# Proposed Gantzel Rd Modification

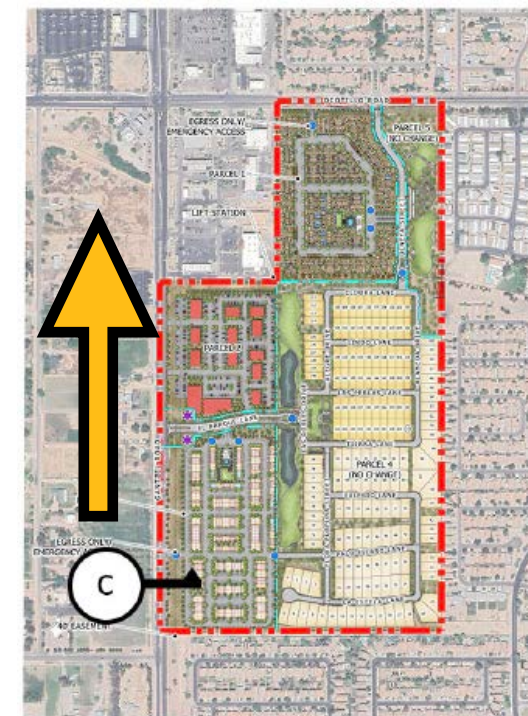
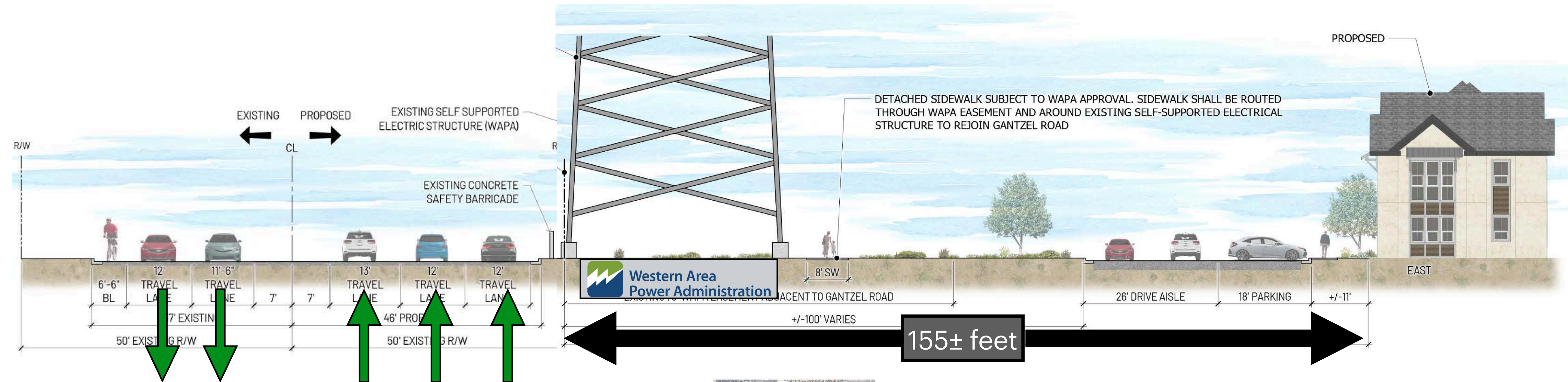


**B** GANTZEL CROSS SECTION - OPTION A - LOOKING NORTH  
SCALE:NTS

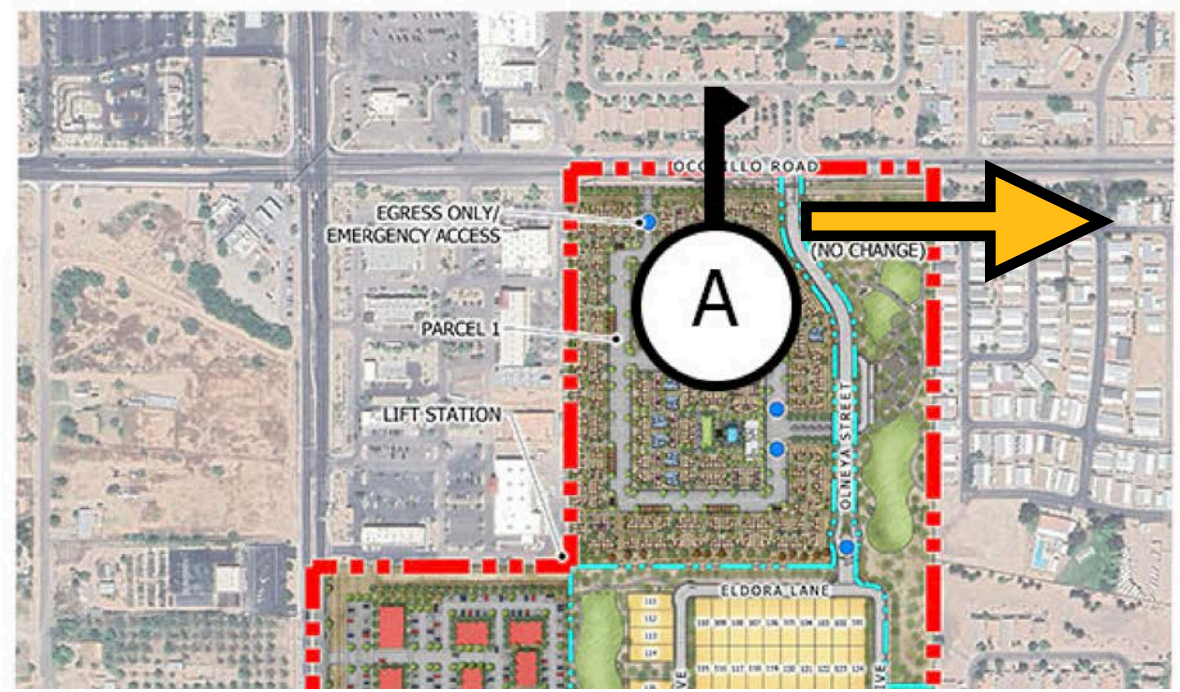
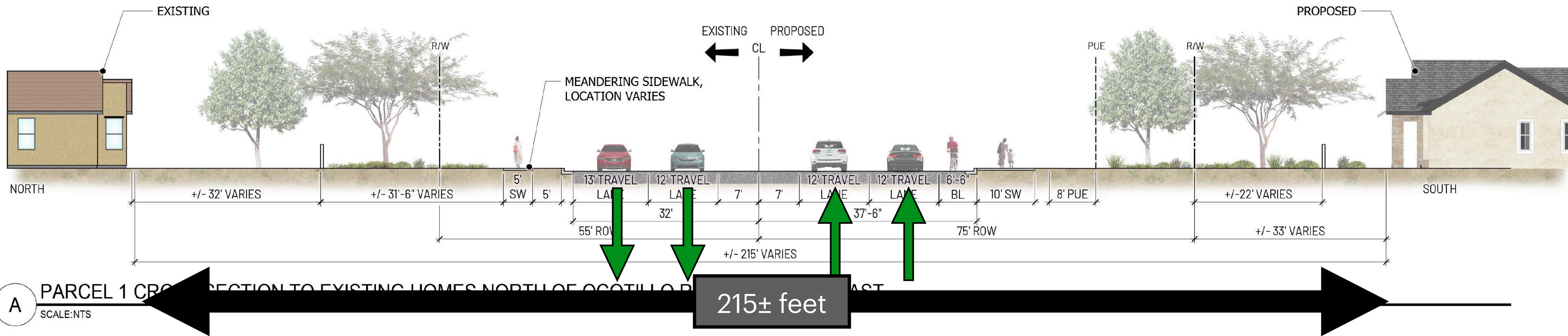


**C** GANTZEL CROSS SECTION - OPTION B - LOOKING NORTH  
SCALE:NTS

# Gantzel Road Cross-Section



# Ocotillo Road Cross-Section



# Traffic Signals

## LEGEND



EXISTING TRAFFIC SIGNAL



PROPOSED TRAFFIC SIGNAL



**Request Board of Supervisors  
approval in accordance with Staff  
and the Planning Commission's  
unanimous Recommendations for  
Approval.**

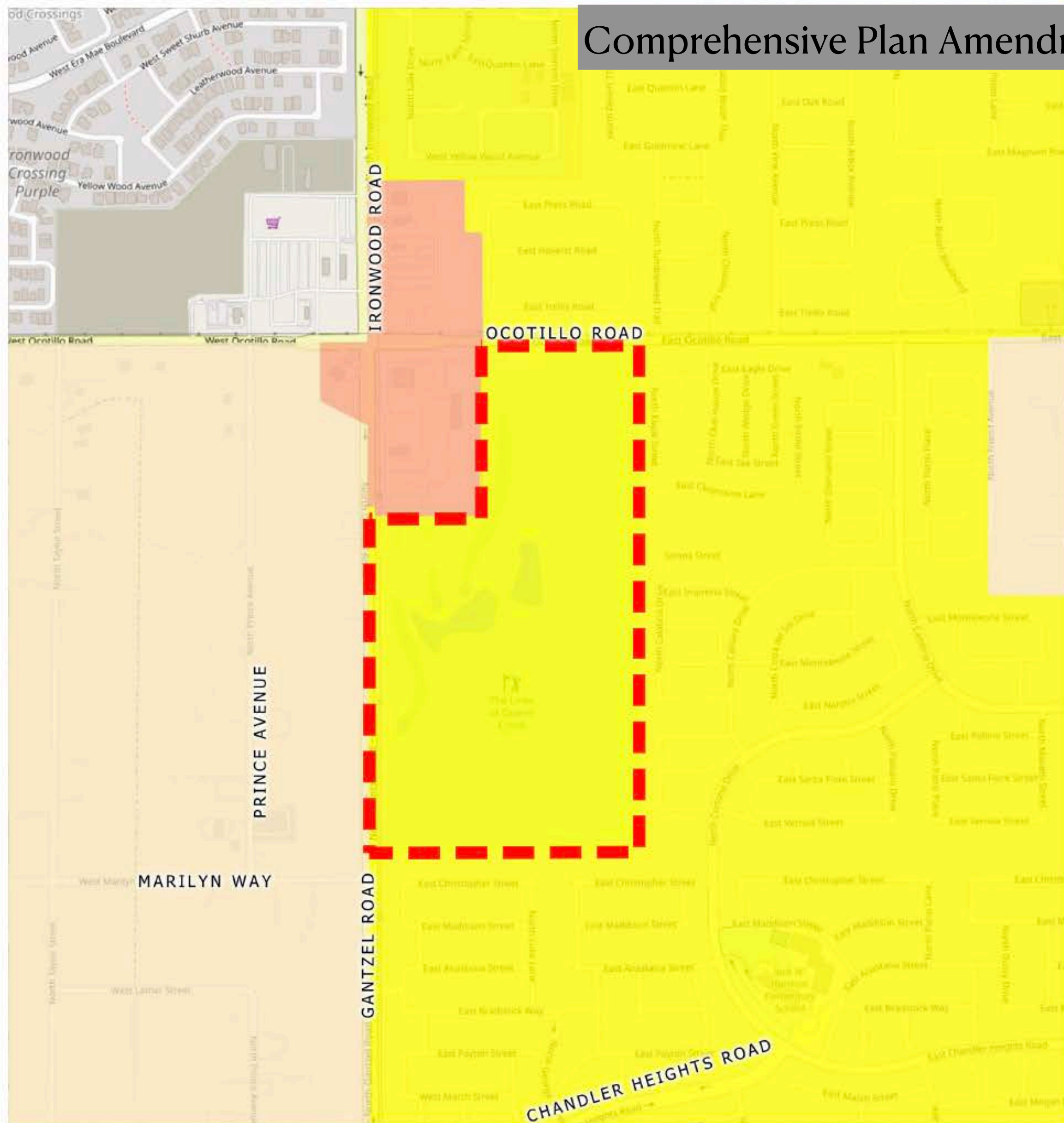




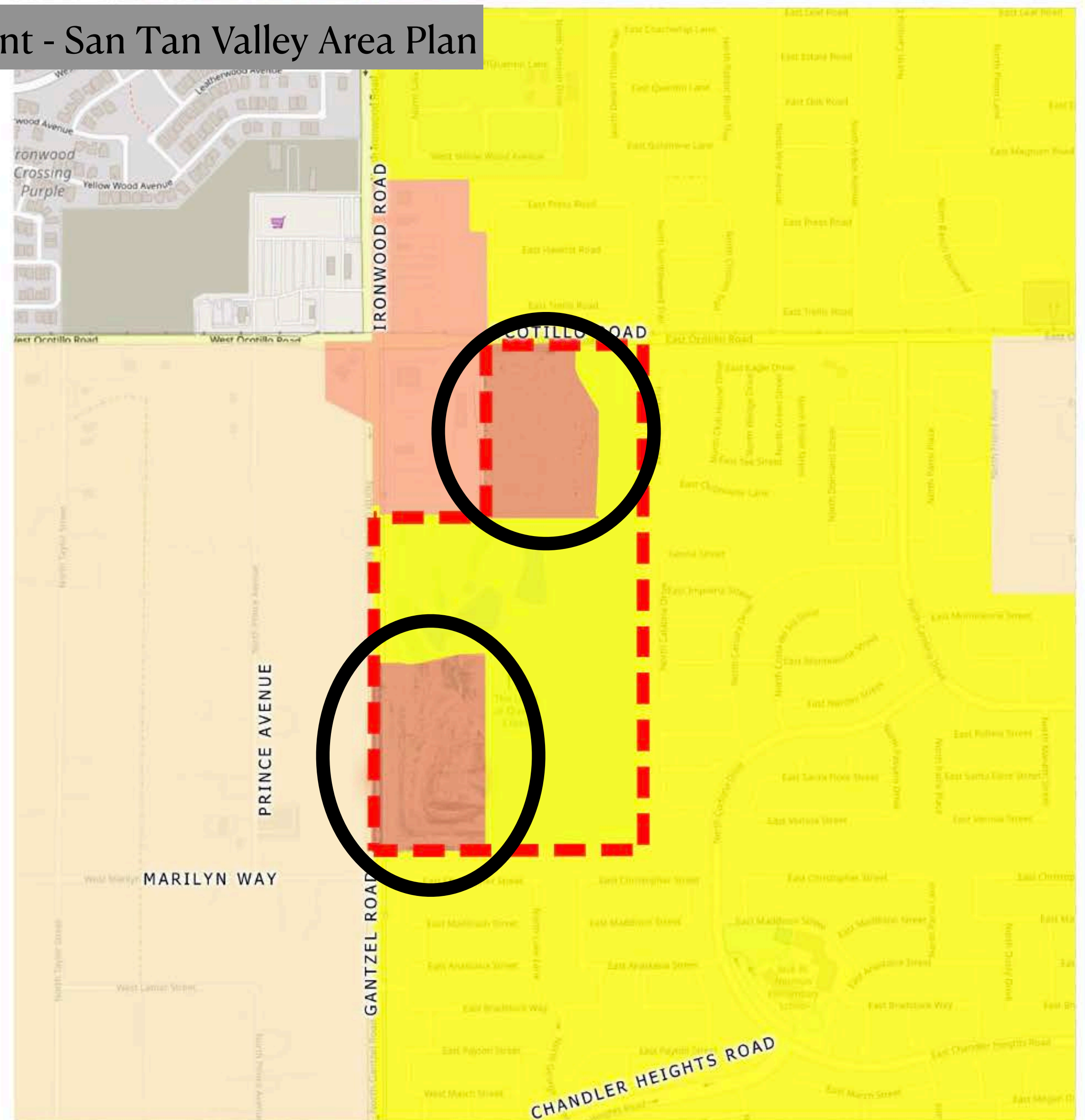




# Comprehensive Plan Amendment - San Tan Valley Area Plan



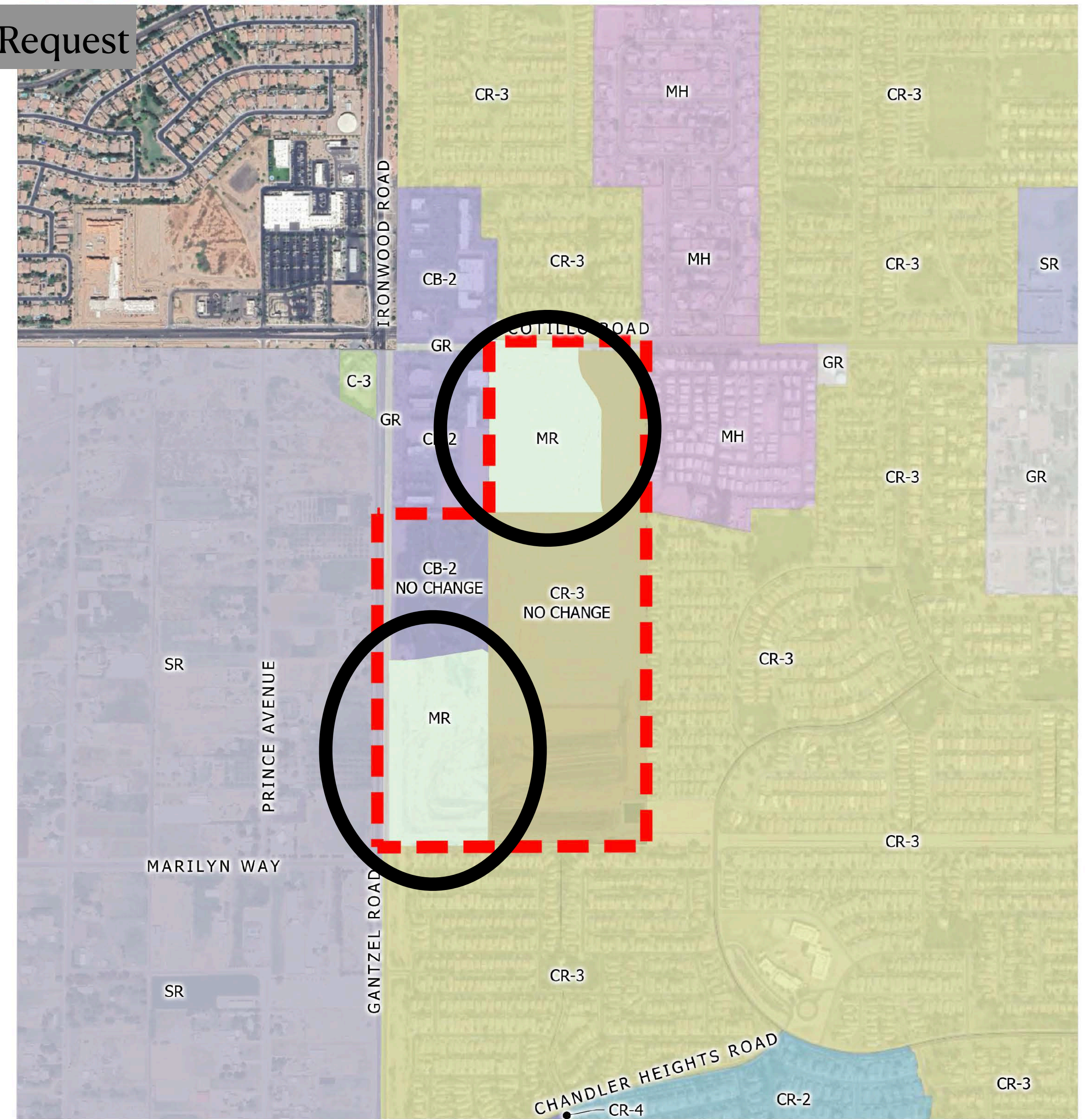
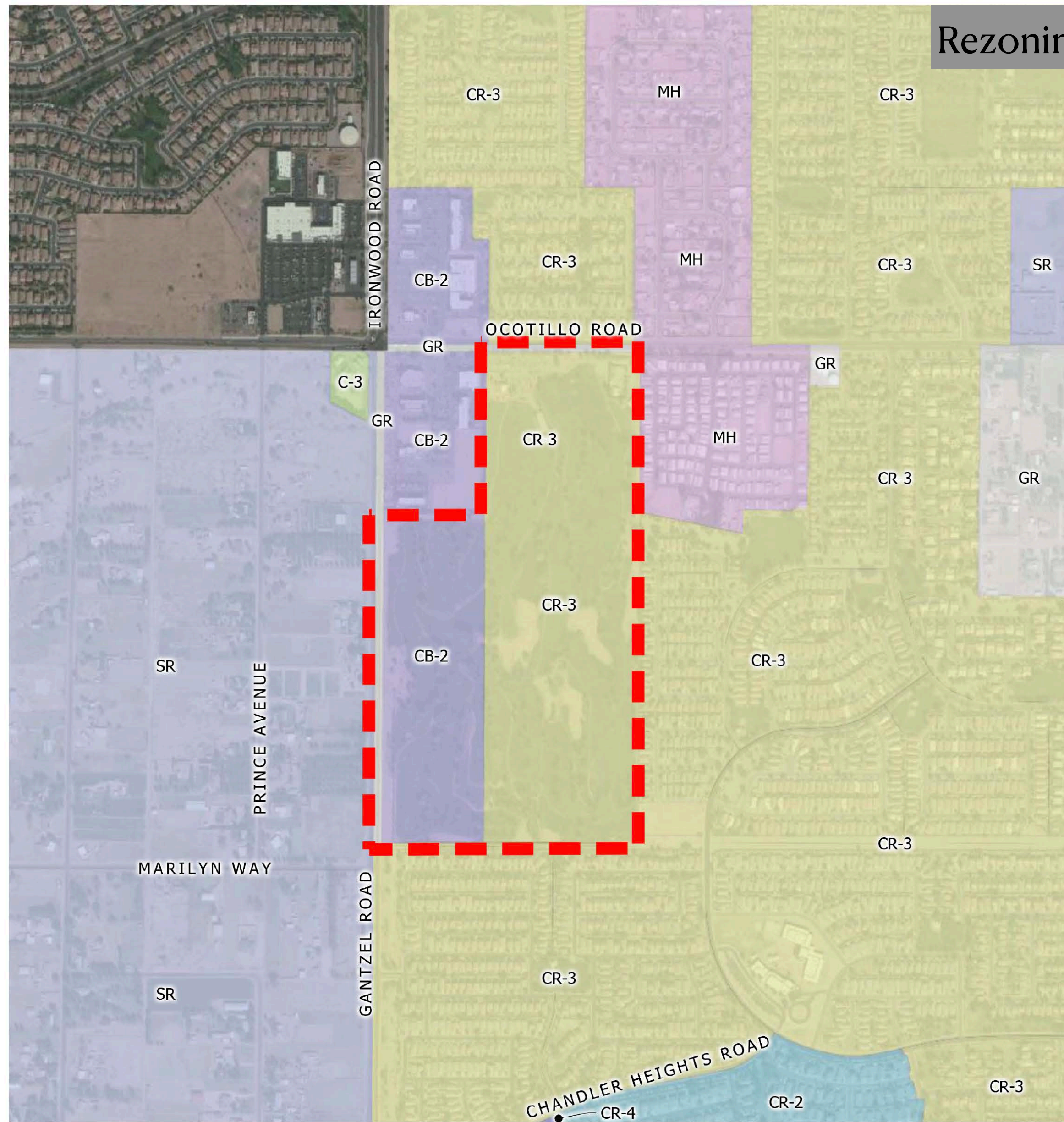
EXISTING COMPREHENSIVE PLAN - SAN TAN VALLEY (SAP)



PROPOSED COMPREHENSIVE PLAN -SAN TAN VALLEY (SAP)



# Rezoning Request



## 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			

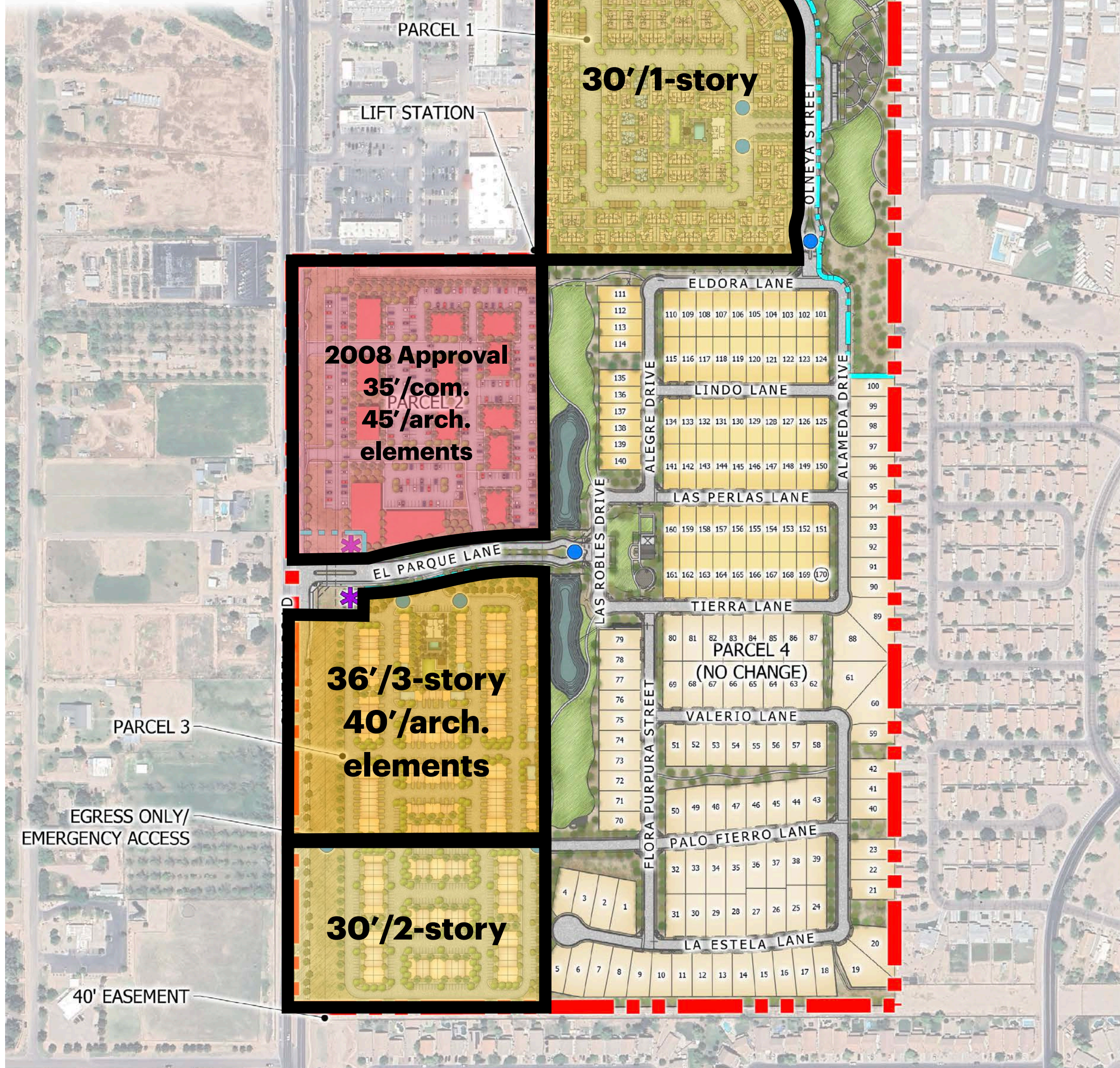
## PROPOSED ZONING

	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			

ONE BEDROOM	161
TWO BEDROOM	154
THREE BEDROOM	6
<b>TOTAL</b>	<b>321 UNITS</b>

PARCEL 4		
GROSS ACREAGE	52.72 AC.	3.22 DU/AC
NET ACREAGE	52.26 AC.	
OPEN SPACE	11.68 AC.	22.3%
PRODUCT	UNITS	MIX
48' x 120' LOT	70 UNITS	41.2%
58' x 120' LOT	100 UNITS	58.8%
<b>Total</b>	<b>170 UNITS</b>	

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



SITE DATA		
PARCEL 1		
GROSS ACREAGE	17.71 AC	12.42 DU/AC
NET ACREAGE	16.69 AC	
OPEN SPACE	5.34 AC	32.00%
UNIT PLAN	UNITS	
ONE BEDROOM	59 UNITS	
TWO BEDROOM	152 UNITS	
THREE BEDROOM	9 UNITS	
<b>TOTAL</b>	<b>220 UNITS</b>	

PARCEL 2	
GROSS ACREAGE	13.77 AC
NET ACREAGE	12.78 AC
OPEN SPACE	6.85 AC
<b>GROSS FLOOR AREA (0.2 FAR)</b>	<b>119,964 SF</b>

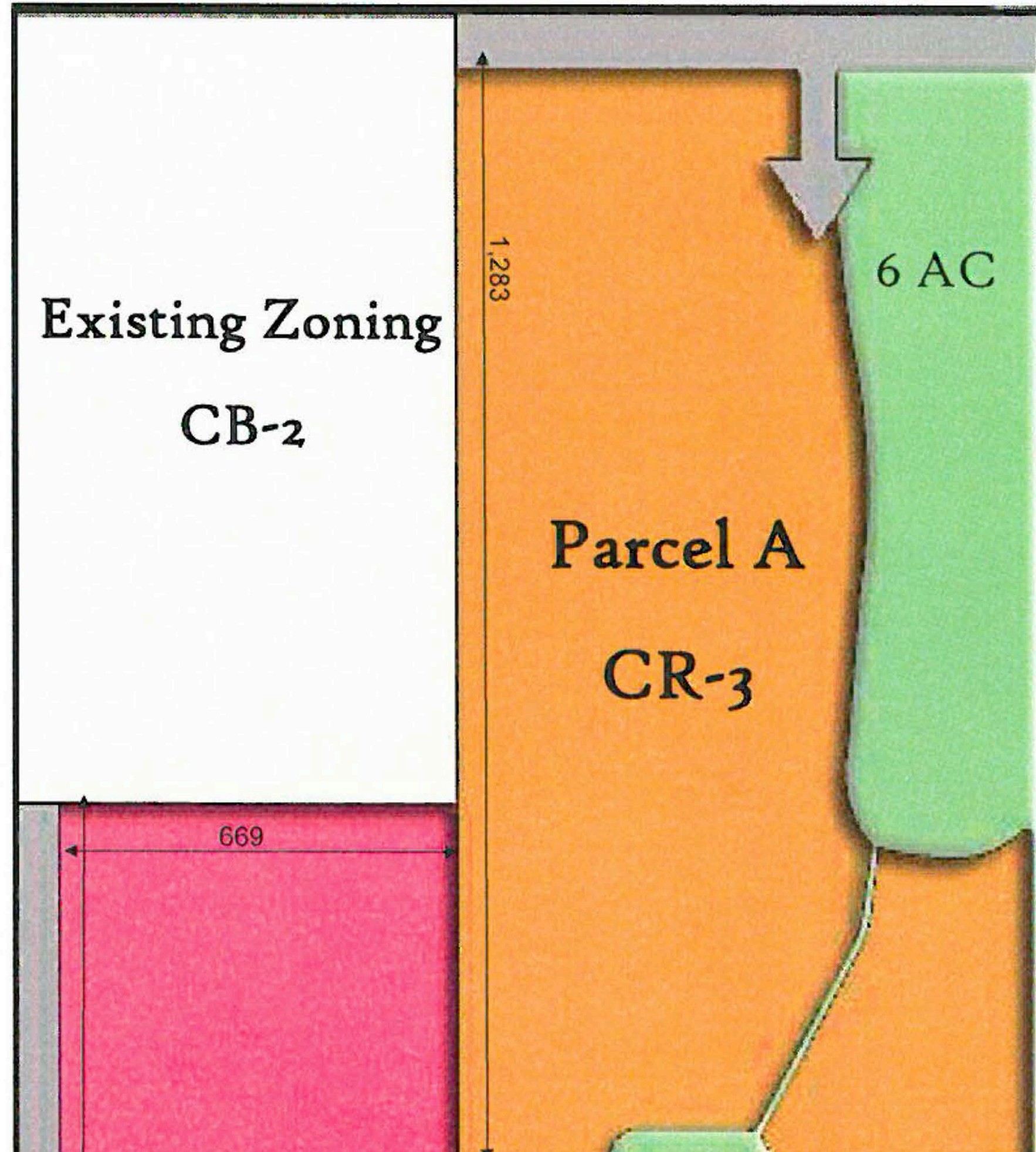
PARCEL 3		
GROSS ACREAGE	20.45 AC	15.70 DU/AC
NET ACREAGE	18.68 AC	
OPEN SPACE	5.55 AC	29.71%
UNIT PLAN	UNITS	
ONE BEDROOM	161	
TWO BEDROOM	154	
THREE BEDROOM	6	
<b>TOTAL</b>	<b>321 UNITS</b>	

PARCEL 4		
GROSS ACREAGE	52.72 AC.	3.22 DU/AC
NET ACREAGE	52.26 AC.	
OPEN SPACE	11.68 AC.	22.3%
PRODUCT	UNITS	MIX
48' x 120' LOT	70 UNITS	41.2%
58' x 120' LOT	100 UNITS	58.8%
<b>Total</b>	<b>170 UNITS</b>	

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

# **Community Park**

# 2008 Approved Zoning and Site Plan



## Site Plan Data

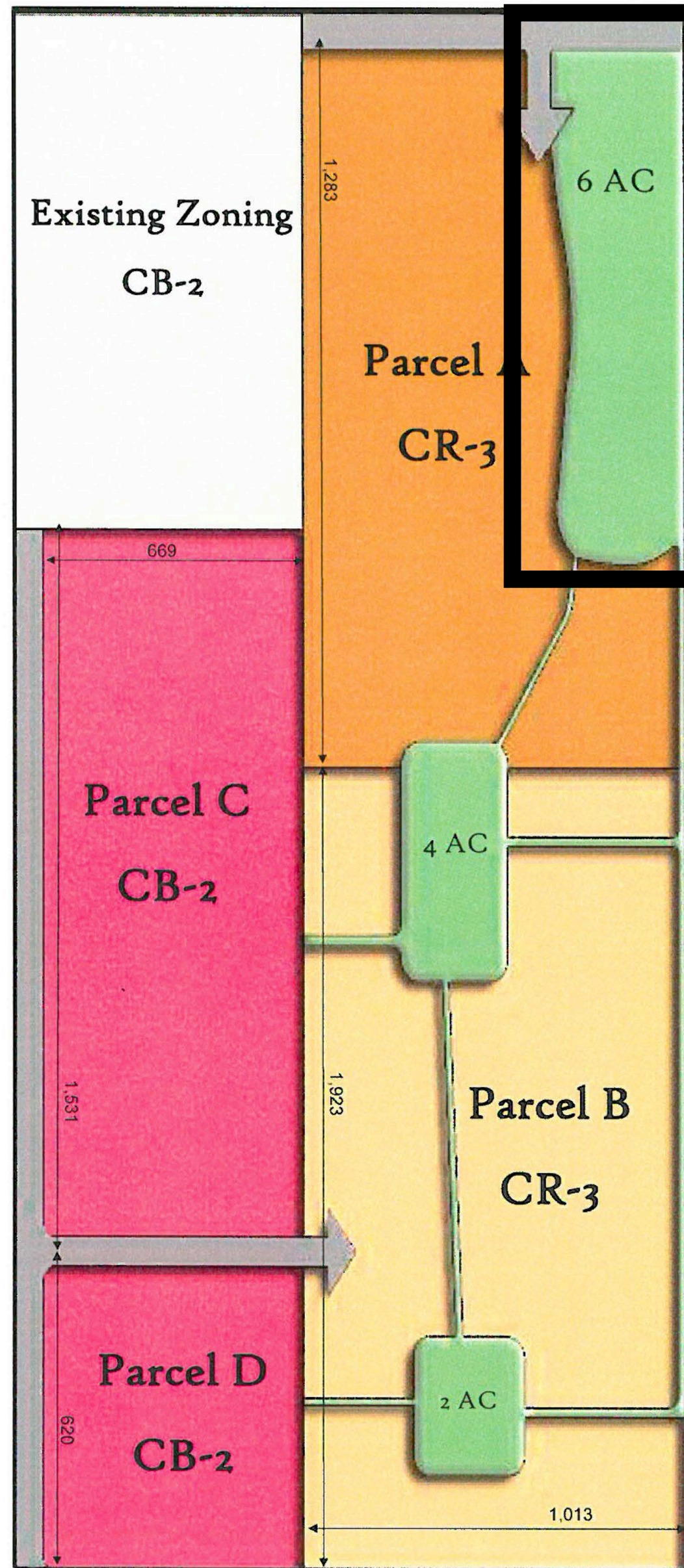
### Residential

Parcel A	29.8 ac	102 Lots
Parcel B	<u>44.5 ac</u>	151 Lots
<b>Total</b>	<b>74.3 ac</b>	<b>253 Lots</b>
Open Space	15.2 ac	20.2%

### Commercial

Parcel C	23.5 ac	CB-2
Parcel D	<u>9.6 ac</u>	CB-2
<b>Total</b>	<b>33.1 ac</b>	

# 2008 Approved Zoning



Site Plan Data

Residential		
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%
Commercial		
Parcel C	23.5 ac	CB-2
Parcel D	9.6 ac	CB-2
<b>Total</b>	<b>33.1 ac</b>	

# Community Park



# Community Park — To be built by Tri Pointe Homes

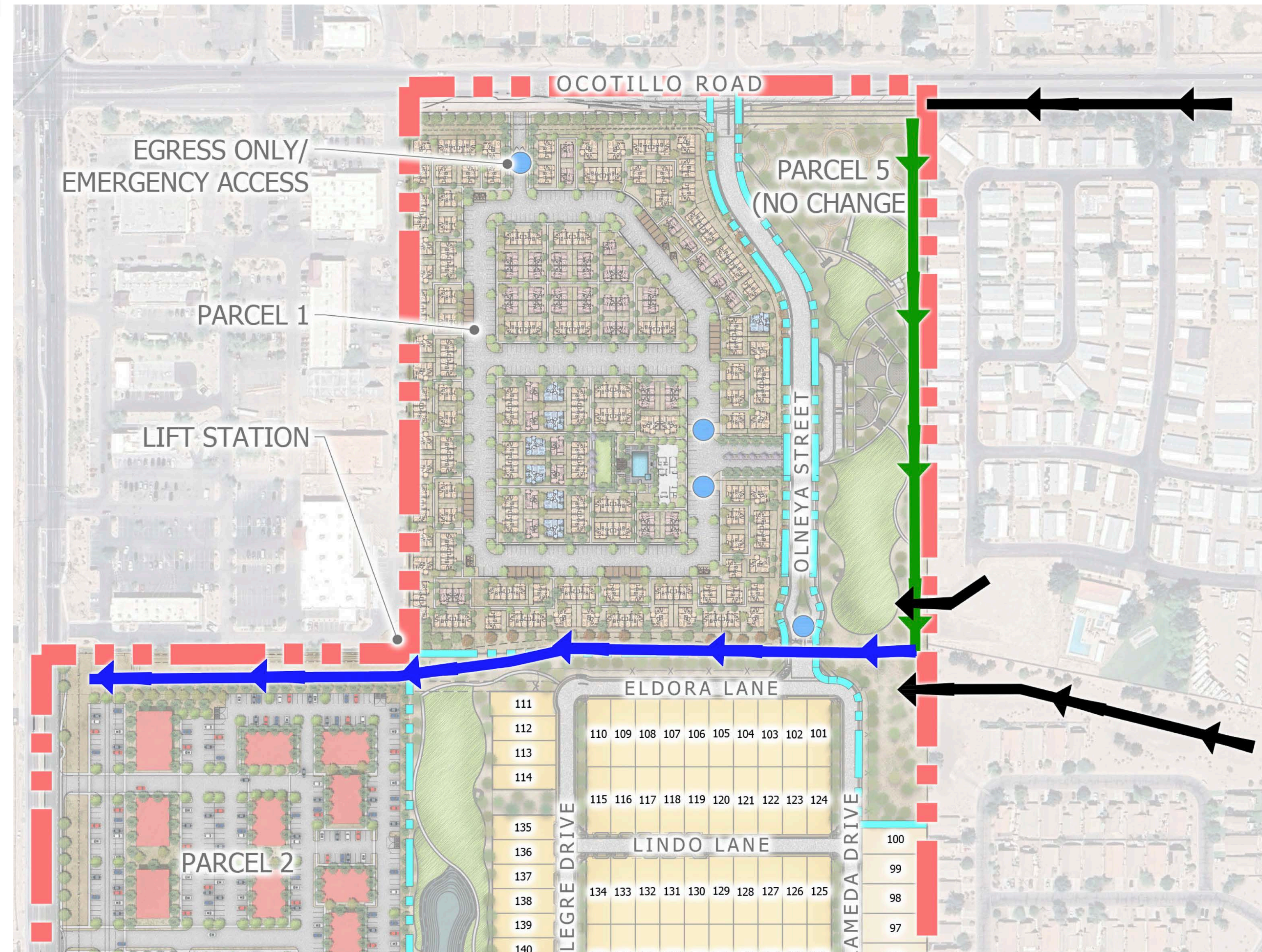
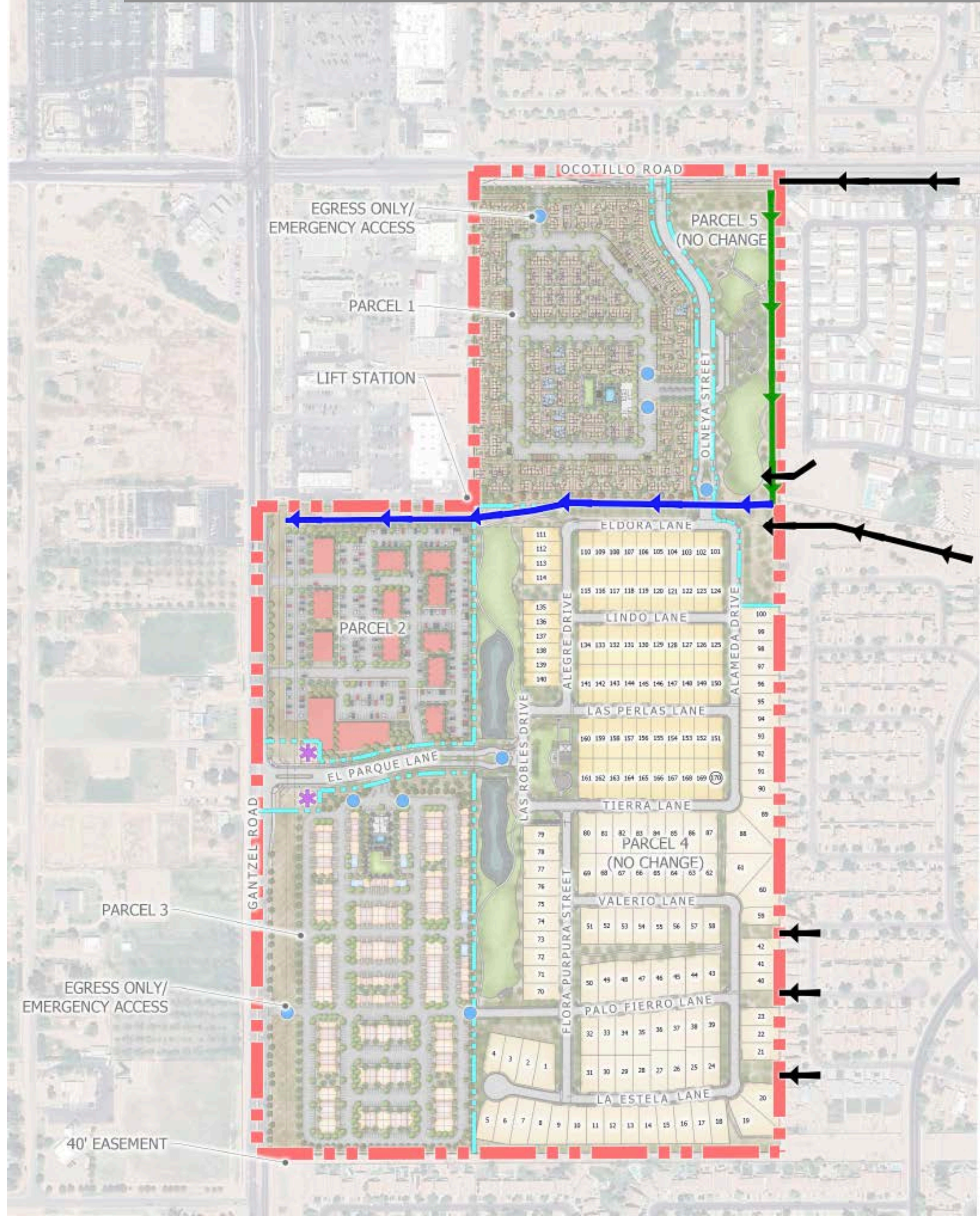


## KEYNOTE LEGEND

- |                              |                  |                       |  |
|------------------------------|------------------|-----------------------|--|
| 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.

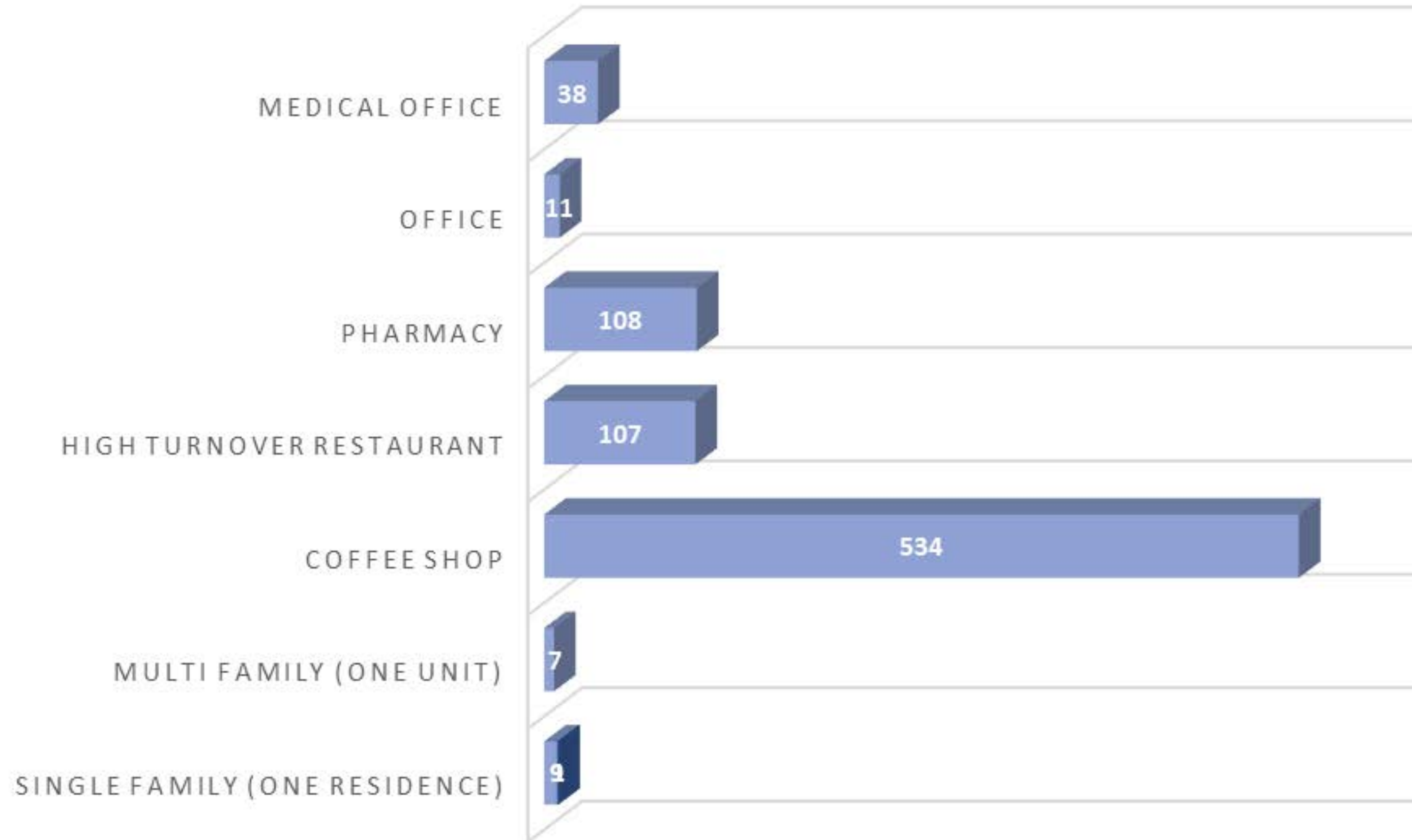
# Drainage Considerations



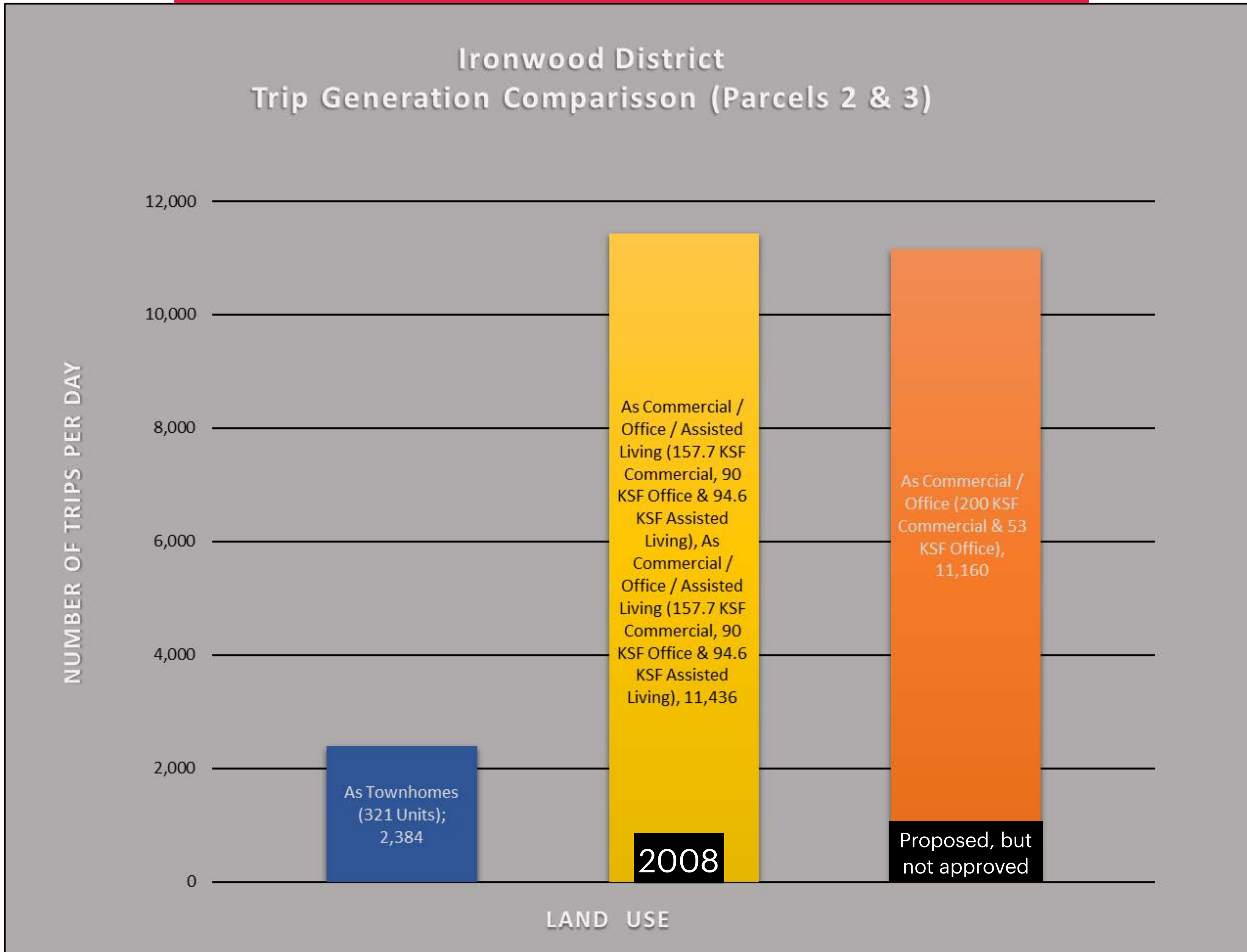
## TRIP GENERATION BY LAND USE

■ Average Daily Trips (per 1 Dwelling Unit or 1,000 SQFT)

LAND USE

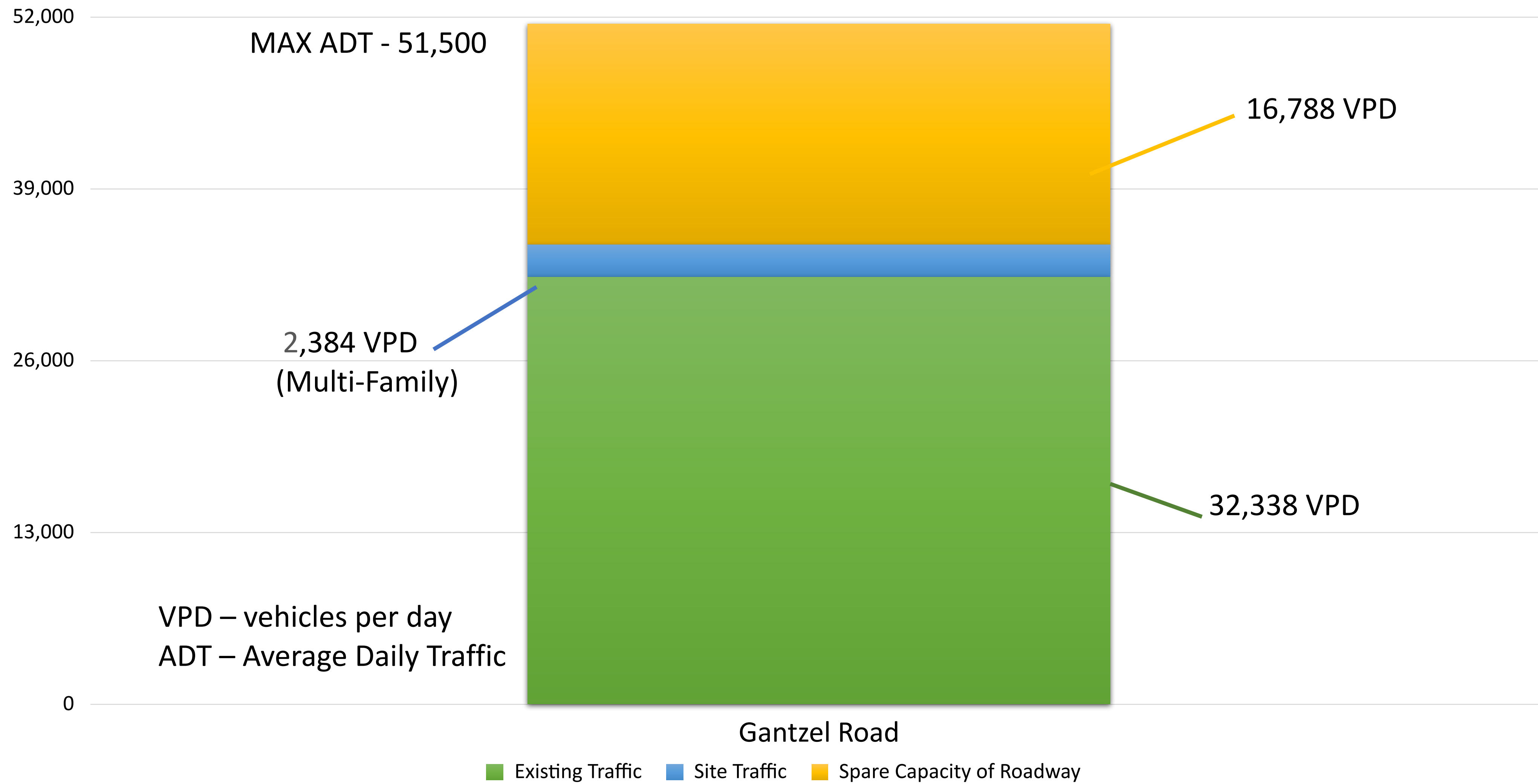


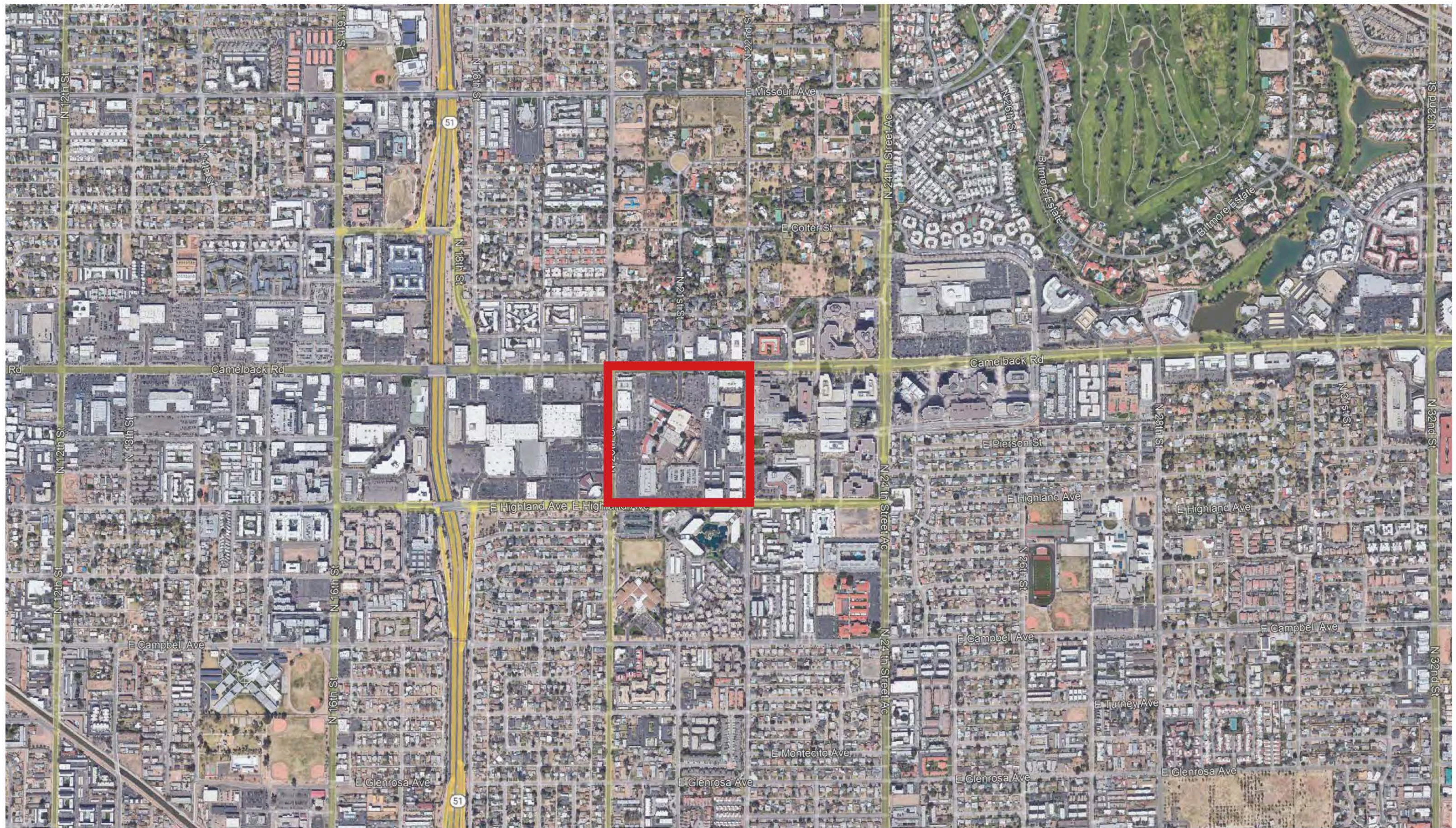
# GANTZEL ROAD ONLY—24 hour period



# FULL IMPROVEMENTS

## Gantzel Roadway Capacity (Daily Traffic, 24 Hour) [As 6-Lane Roadway]





# IRONWOOD AND OCOTILLO

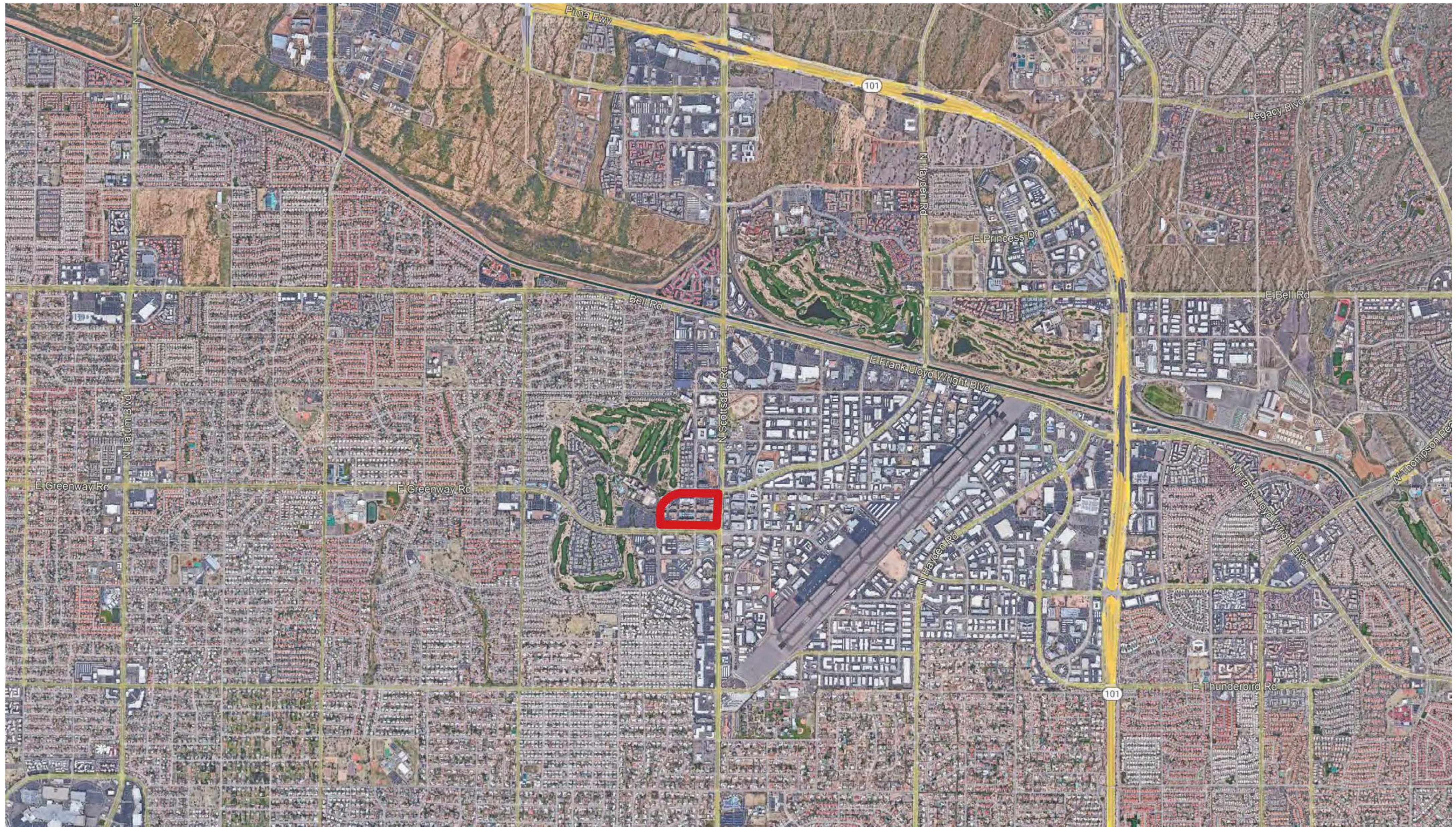
MIDBLOCK RETAIL EXAMPLE - TOWN AND COUNTRY SHOPPING CENTER



Date: 06-24-2022



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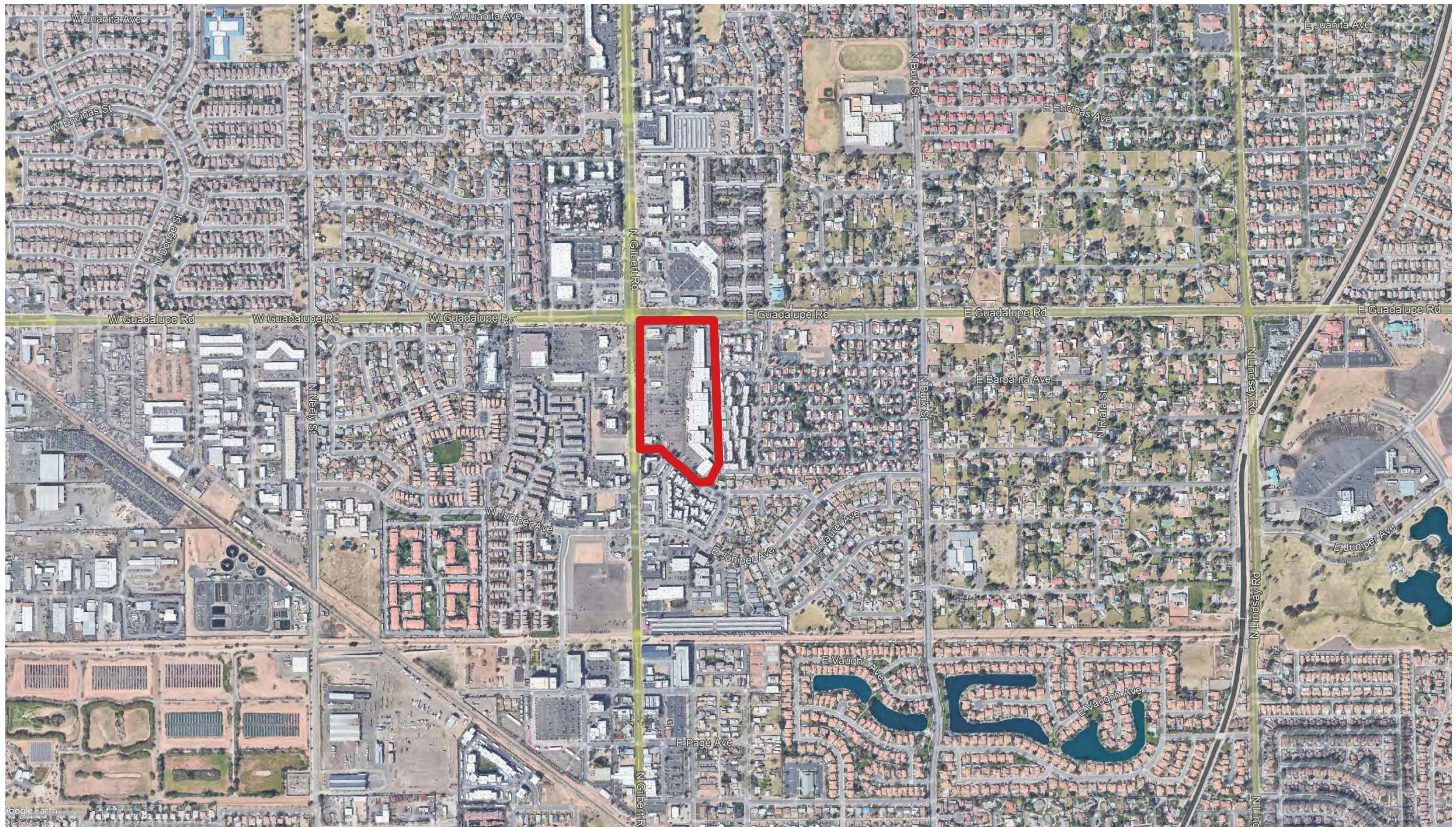
**IRONWOOD AND OCOTILLO**  
MIDBLOCK RETAIL EXAMPLE - KIERLAND COMMONS



Date: 06-24-2022

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**IRONWOOD AND OCOTILLO**  
EXISTING HARD CORNER RETAIL - GUADALUPE ROAD AND GILBERT ROAD

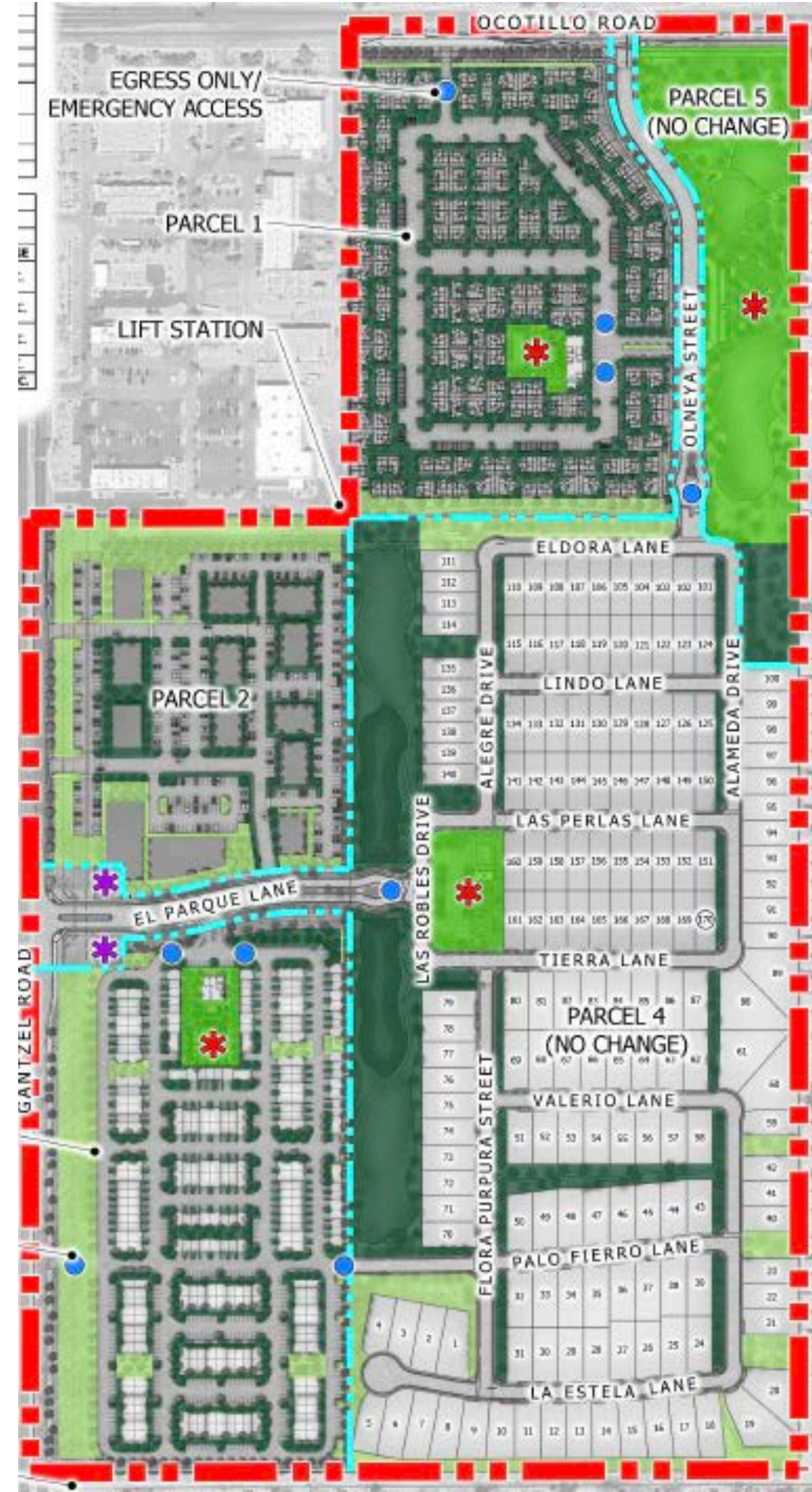


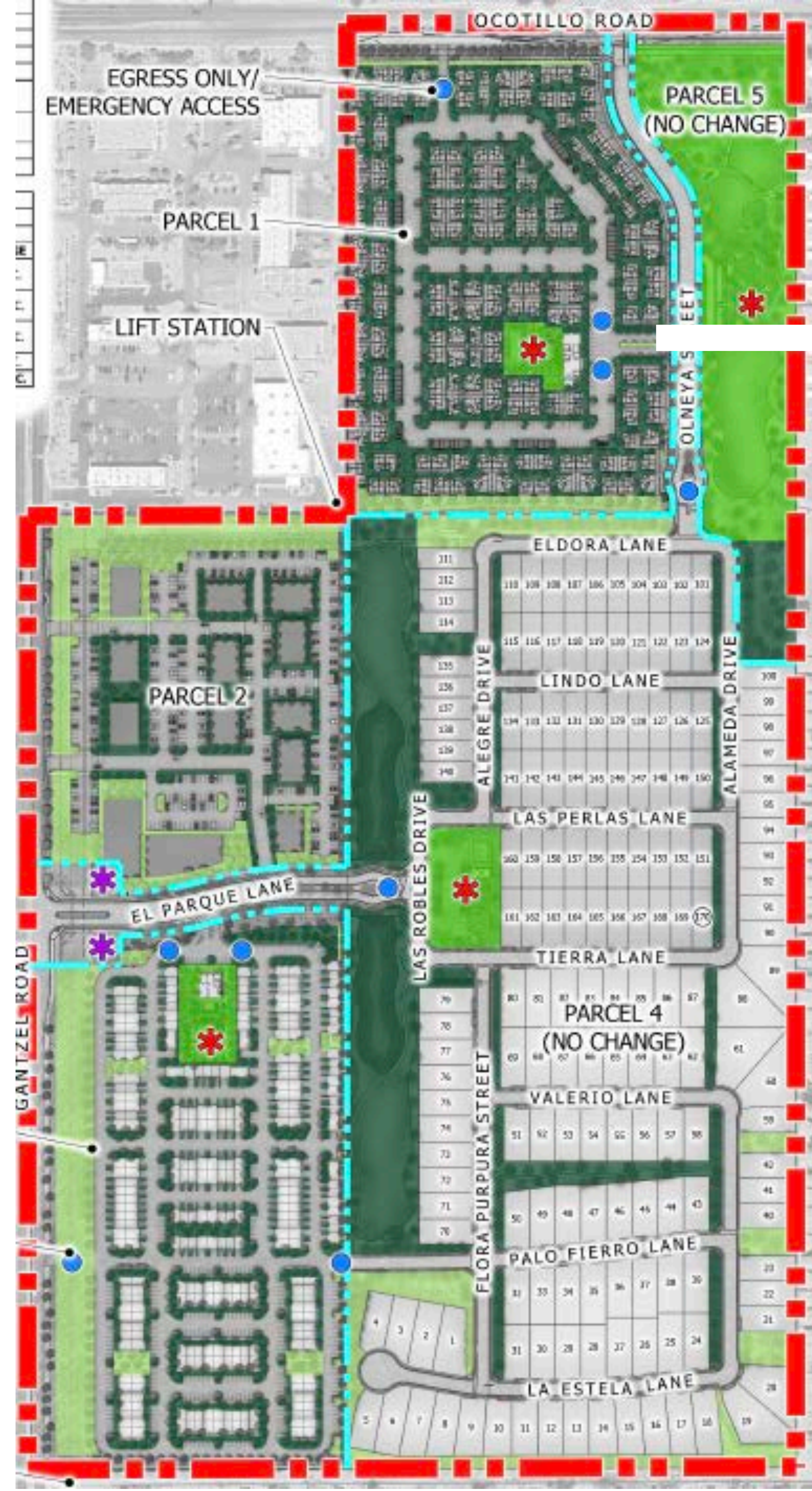
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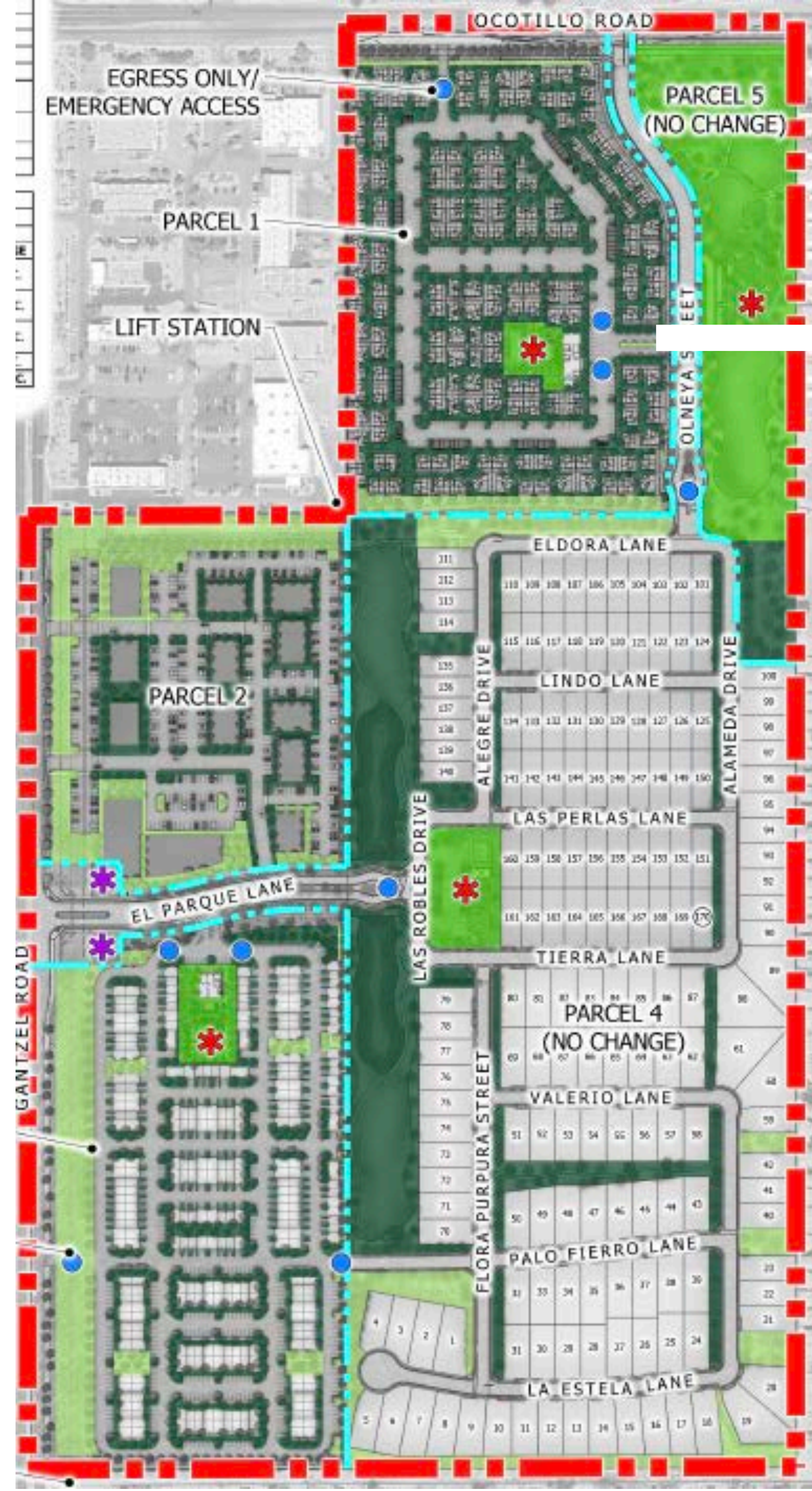


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# Open Space







# Wall Plan: Parcel 1

## 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
	ENTRY MONUMENT
	PARCEL BOUNDARY

