Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: FEBRUARY 7, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: FP21-053 (WALES RANCHES – UNIT 2 PARCEL 2.5B)

CASE COORDINATOR: LINDSEY RANDALL

Executive Summary:
Requesting approval of a Final Plat for an approximately 16.6± acre subdivision consisting of 46 lots within the R-7/PAD zoning districts. This is a portion of Wales Ranches Unit 2, Tentative Plat S-011-21, an approved subdivision located on 155.18± acres and 551 lots.

If This Request is Approved:
The applicant will be allowed to proceed with construction.

Staff Recommendation/Issues for Consideration/Concern:
Staff recommends approval with attached stipulations related to Planning and Zoning Commission approval of Tentative Plat (S-011-21).

LEGAL DESCRIPTION: A portion of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

LANDOWNER: KL LHB AZ AIV LLC 6900 East Camelback Road, Suite 1090 Scottsdale, AZ 85251.

APPLICANT: Matt Olsen, Coe and Van Loo II LLC 4550 North 12th Street Phoenix, AZ 85014.

LOCATION: The site is the northeast corner of Kenworthy and Combs Road in the San Tan Valley area.

SIZE: 16.6± acre project area.

EXISTING ZONING AND LAND USE: The subject is currently zoned R-7/PAD.

COMMISSION ACTION (S-011-21) The Commission approved the Tentative Plat for Wales Ranches Unit 2 on April 15, 2021.

S-011-21 STIPULATIONS:

1. The applicant/owner shall develop the 551 lot subdivision in accordance with the subdivision submittal documents for Wales Ranches – Unit 2 and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-PD-003-19), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors;

2. The final plat/map title **(Required by A.R.S. § 11-481)** shall include:
    a. Type of map or plat.
    b. Name of subdivision and description with township, range and section.
    c. Name of the owner of record.
    d. Recorder's information and seal block.

    This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat;

3. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code;

4. Prior to Final Plat approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
    a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
    b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN).**
    c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208).**

5. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines. (The Traffic Impact Analysis prepared by United Civil Group (UCG) dated October 20, 2020 and approved by Pinal County January 26, 2021);

6. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

7. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;

8. The approved Drainage Plan shall provide retention for storm waters in common retention areas;

9. Half street right-of-way dedication and road improvements will be required along COMBS ROAD (southern boundary) and SCHNEPF ROAD (eastern boundary). The required minimum half street right-of-ways are 75' for COMBS ROAD and 55' for SCHNEPF ROAD. All roadway and infrastructure

improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

10. The right-of-ways (Combs Rd. and Schnepf Rd.) adjacent to the C-3 PAD shall be dedicated with the final plats (Unit 2/Phase 2) directly adjacent to the parcel or at the time when a traffic signal is warranted at the intersection of Combs Rd. & Schnepf Rd., whichever comes first;

11. COMBS ROAD has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;

12. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.

13. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.

14. All right-of-way dedication shall be free and unencumbered.