BOARD OF SUPERVISORS

SMITH-ROTHBERG REZONE AND PAD

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-001-23/PZ-037-23/PZ-PD-009-23

2/7/2024

Community Development Department

PZ-PA-001-23/PZ-037-23/PZ-PD-009-23 Smith Rothberg - Rezone and PAD

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- Proposal: 3 Cases

Minor Comprehensive Plan Amendment

- **PZ-PA-001-23:** Land use change from MLDR 1-3.5 du/ac (Moderate Low Density Residential) to MDR 4-8 du/ac (Medium Density Residential) for 60± acres

Rezone

- **PZ-037-23:** Rezone request for 60 ± from GR (General Rural) to R-7 PAD (Single Residence Zoning)

Planned Area Development

- **PZ-PD-009-23:** Planned Area Development (PAD) overlay district for 60± acres (294 dwelling units)

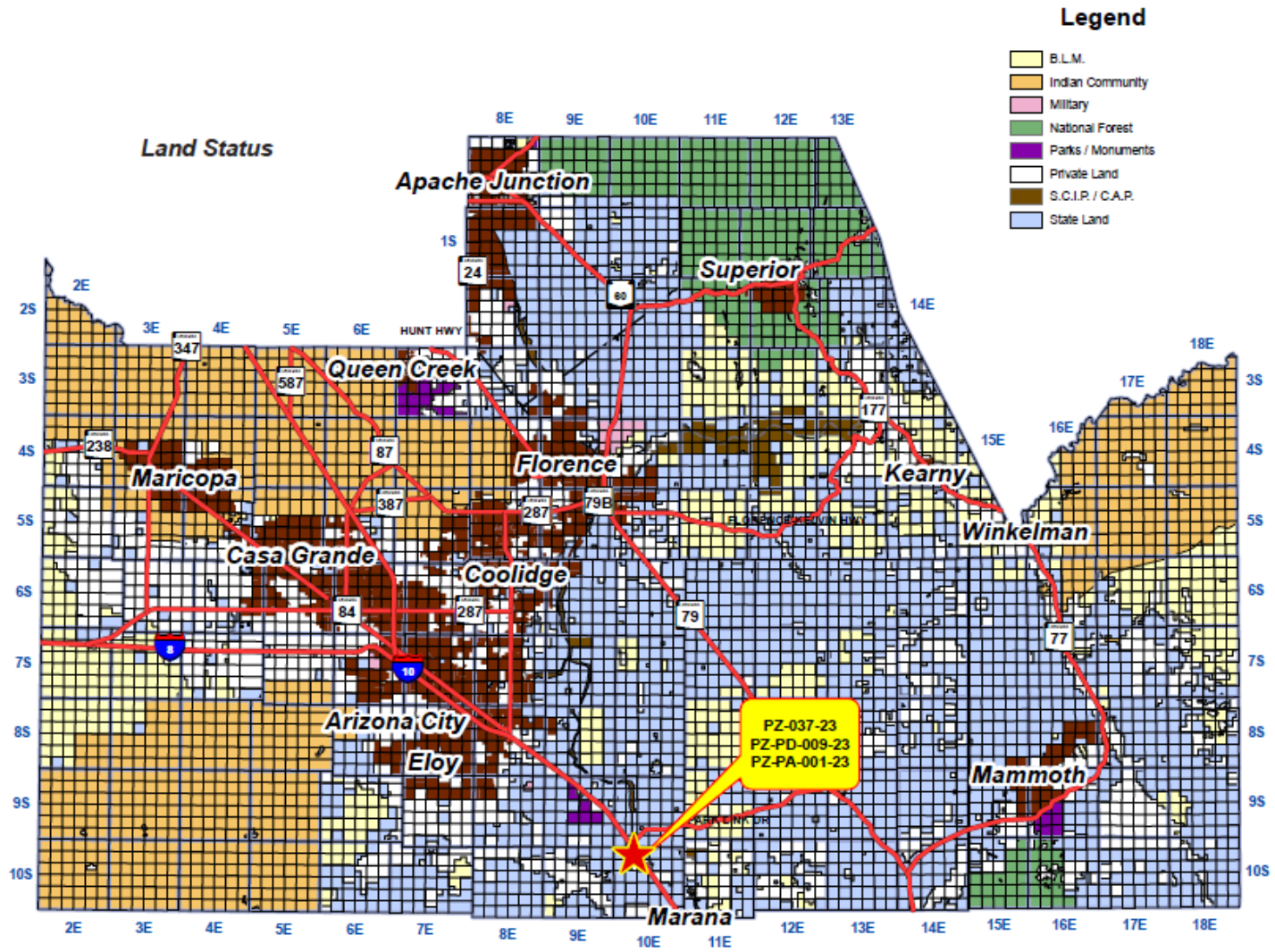
PZ-PA-001-23/PZ-037-23/PZ-PD-009-23 Smith Rothberg - Rezone and PAD

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- Proposal:
  - **Size:** 60± acres of R-7
  - **Location:** West of I-10 and Union Pacific Railroad
  - **Owner/Applicant:** Robin Smith and Robert & Joan Rothberg
  - **Agent:** The Planning Center, Brian Underwood

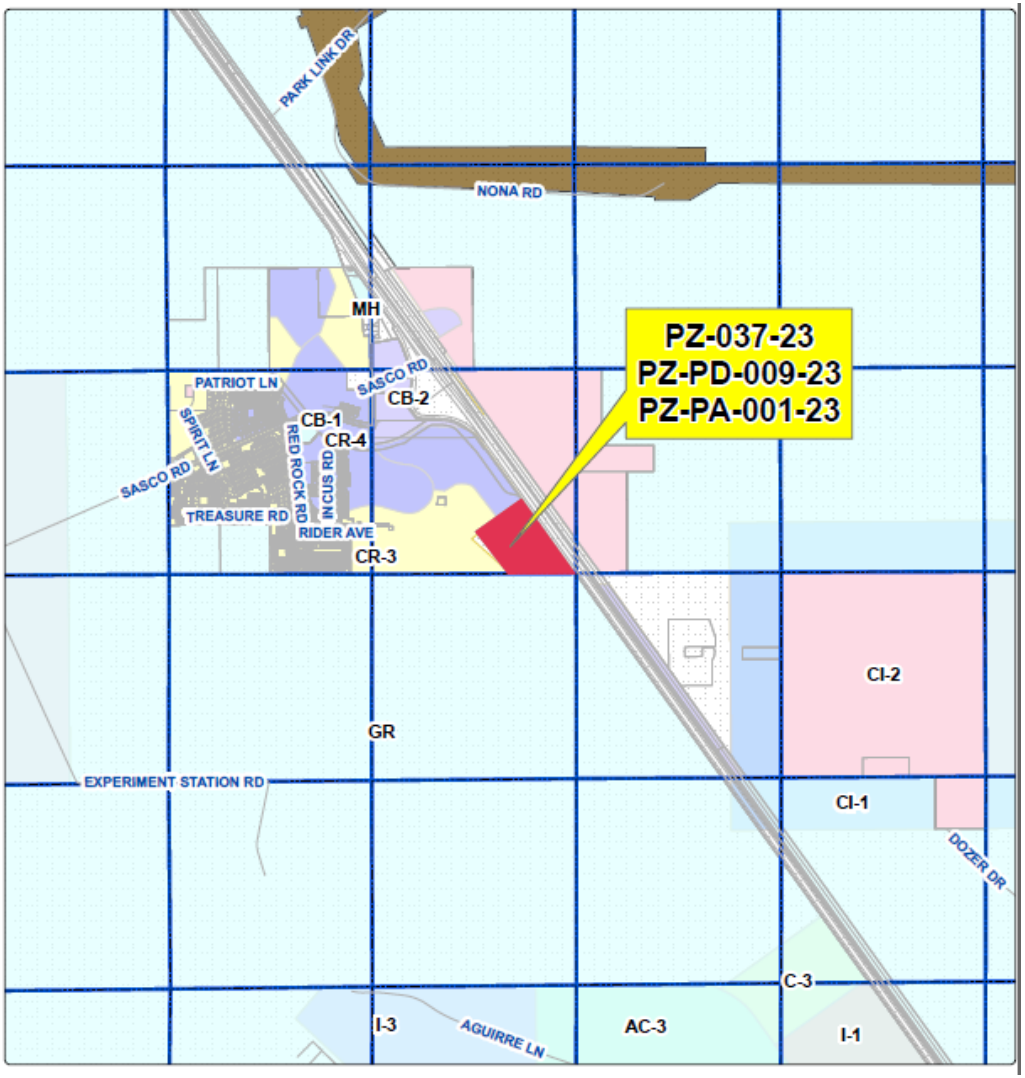
County Map

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Area Map

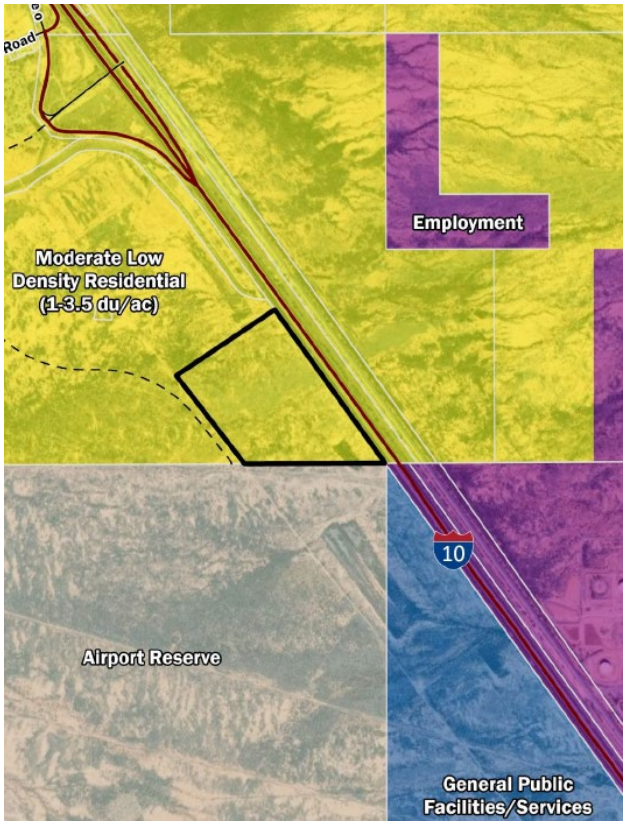
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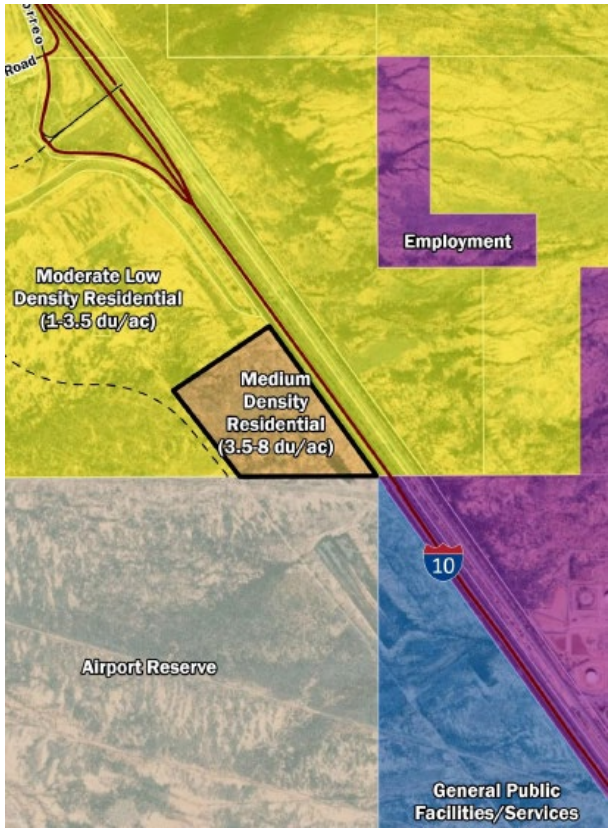
Comprehensive Plan

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Existing:
Moderate Low Density Residential
(1-3.5 du/ac)



Proposed:
Medium Density Residential
(4-8 du/ac)

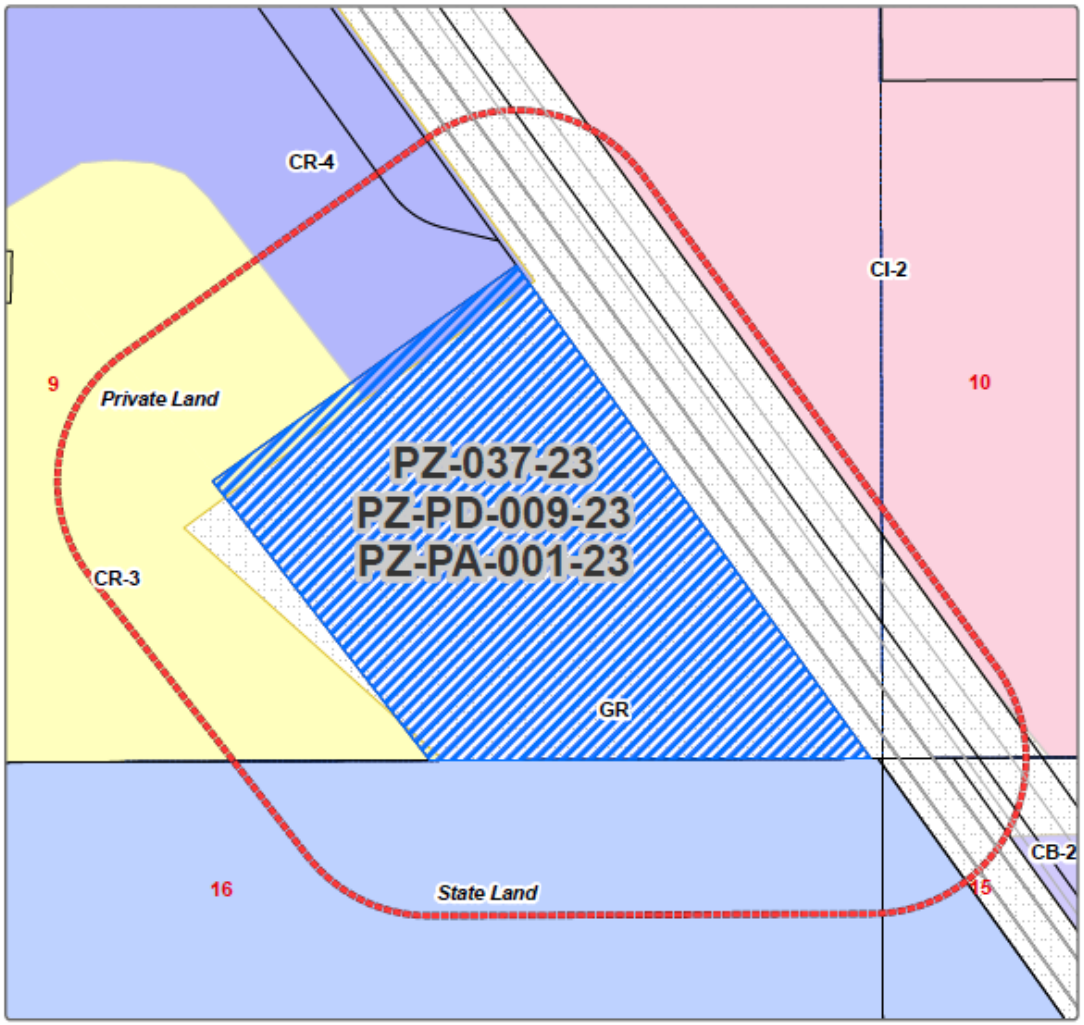


Aerial

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Zoning



ReZone/PAD and MCPA

Proposed Development Plan



Proposed Development Plan

Features Smith Rothberg Site plan

- Site plan for consists of central amenity (1.55 ac), with multiple secondary amenities for the 294 dwelling units.
- Vehicular connectivity to the RRV Village C to the north
- Trails within the community connecting various amenities
- Central park connected with pedestrian linkages connecting the RRV Village to the north
- Interstate Buffer of 100 feet along I-10 with 10 feet landscape abutting residential lots
- Site plan is an extension of the RRV PAD to the north and to the development in the west

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Smith Rothberg - Rezone and PAD

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QUANTATIVE DATA TABLE:

Smith-Rothberg PAD – Proposed Density	
Total Area of Residential Development	60.13 Acres
Total Number of Dwelling Units Proposed	294 Units
Maximum Overall Density	4.89 DU/AC

OPEN SPACE PROPOSED:

Smith-Rothberg PAD – Open Space			
Site Acreage	Required Acreage (based on 18% open space requirement)	Provided Acreage	As a Percent
60	10.8 Open Space	15.6 OS	26% OS
60	4.21 Recreation Area	7.28 RA	12% RA

OS = Open Space

RA = Recreation Area

DENSITY:

4.89 DU/AC

OPEN SPACE:

26 %

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DEVELOPMENT STANDARDS R-7

Smith-Rothberg PAD – Zoning Standard Comparison			
	Red Rock Village CR-4 Zone (for comparison only)	R-7 Zone Standards	Modified R-7 PAD Standards
	CR-4		
Minimum Lot Area	2,500 sq. feet	7,000 sq. feet	4,000 sq. feet
Minimum Lot Width	25 feet	50 feet	35 feet
Minimum Building Setback			
Front	10 feet	20 feet	10 feet
Sides	4 feet	10 feet	5 feet
Rear	10 feet	25 feet	10 feet
Maximum Building Height	30 feet	30 feet	30 feet
Minimum Distance between Main Building and Detached Accessory Building	7 feet	7 feet	7 feet
Buildable Area	N/A	N/A	N/A

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Utilities and Service Providers

Smith-Rothberg PAD – Utilities and Public Services	
Utility/Service	**Provider**
Water	Global Water – Santa Cruz Water Company, Inc
Wastewater	GW – Palo Verde Utilities Company
Solid Waste	Waste Management, Inc
Electrical Service	Arizona Public Service
Natural Gas Service	Southwest Gas Corporation
Cable/Internet/Phone	CenturyLink, Xfinity, Viasat
Police	Pinal County Sheriff's Office
Fire	Avra Valley Fire District
Schools	Red Rock Elementary School District

North

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South

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East

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West

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Items for Boards consideration:

- Total **Area** for Land-use change/Rezone/PAD requested is 60 ±acres
- Red Rock Area is identified as 'Growth area'- Smith Rothberg development is consistent with the vision of the area.
- Smith Rothberg – development is an extension of the RRV PAD that surrounds it (lot sizes are similar to the ones in RRV Village)
- **Density:** 294 DU with overall density of 4.89 du/ac. Requested.
- **Rezone** of total 60± acres to newer zoning categories of GR to R-7

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Public Responses:

- No letters received in opposition

P&Z recommended approval (7-0)

17 Stipulations