SMITH-ROTHBERG PAD – RED ROCK, ARIZONA

COMPREHENSIVE PLAN AMENDMENT – PZ-PA-001-23

REZONING – PZ-037-23

PLANNED AREA DEVELOPMENT OVERLAY – PZ-PD-009-23

Pinal County Board of Supervisors Public Hearing
February 7, 2024

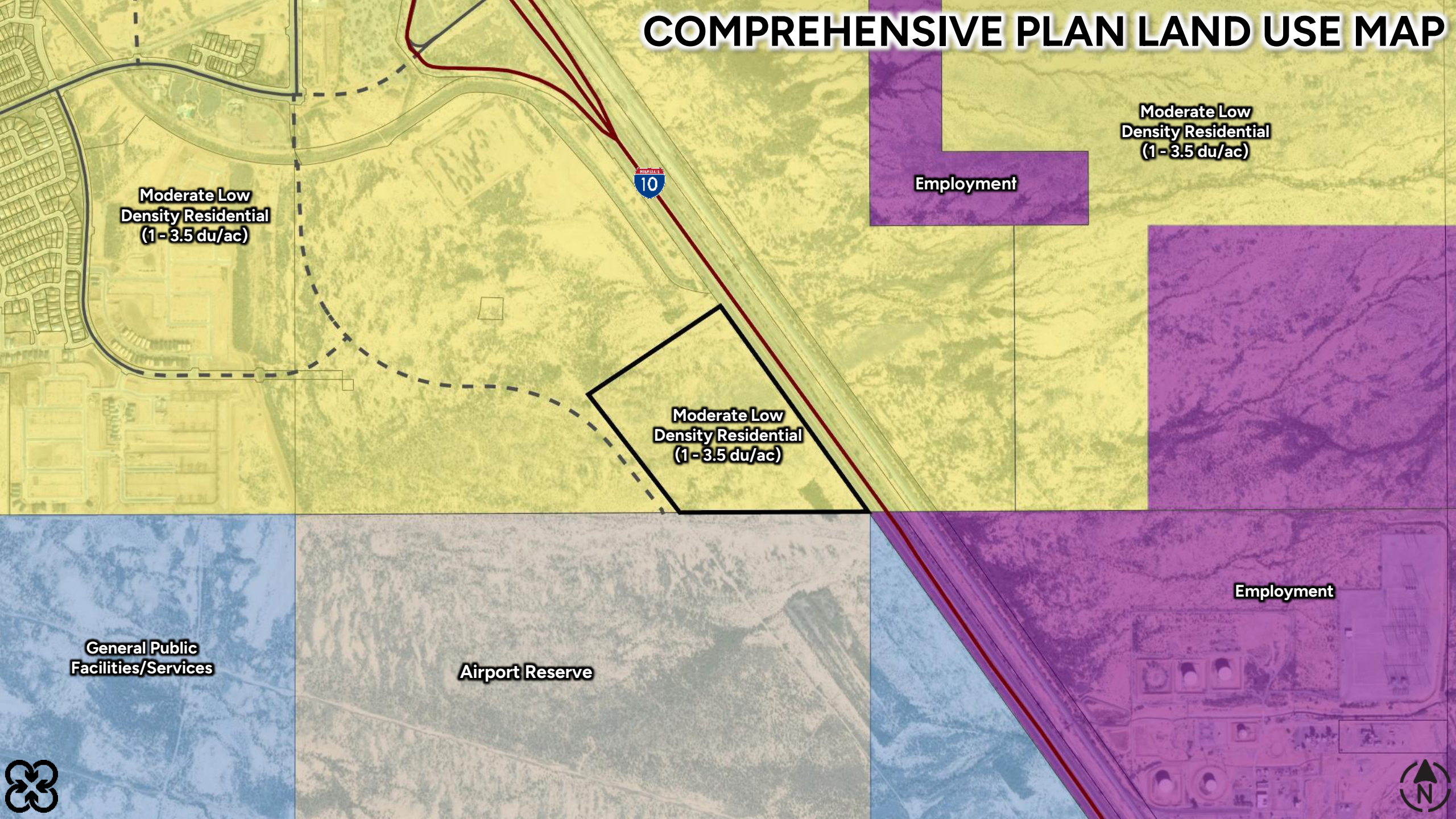


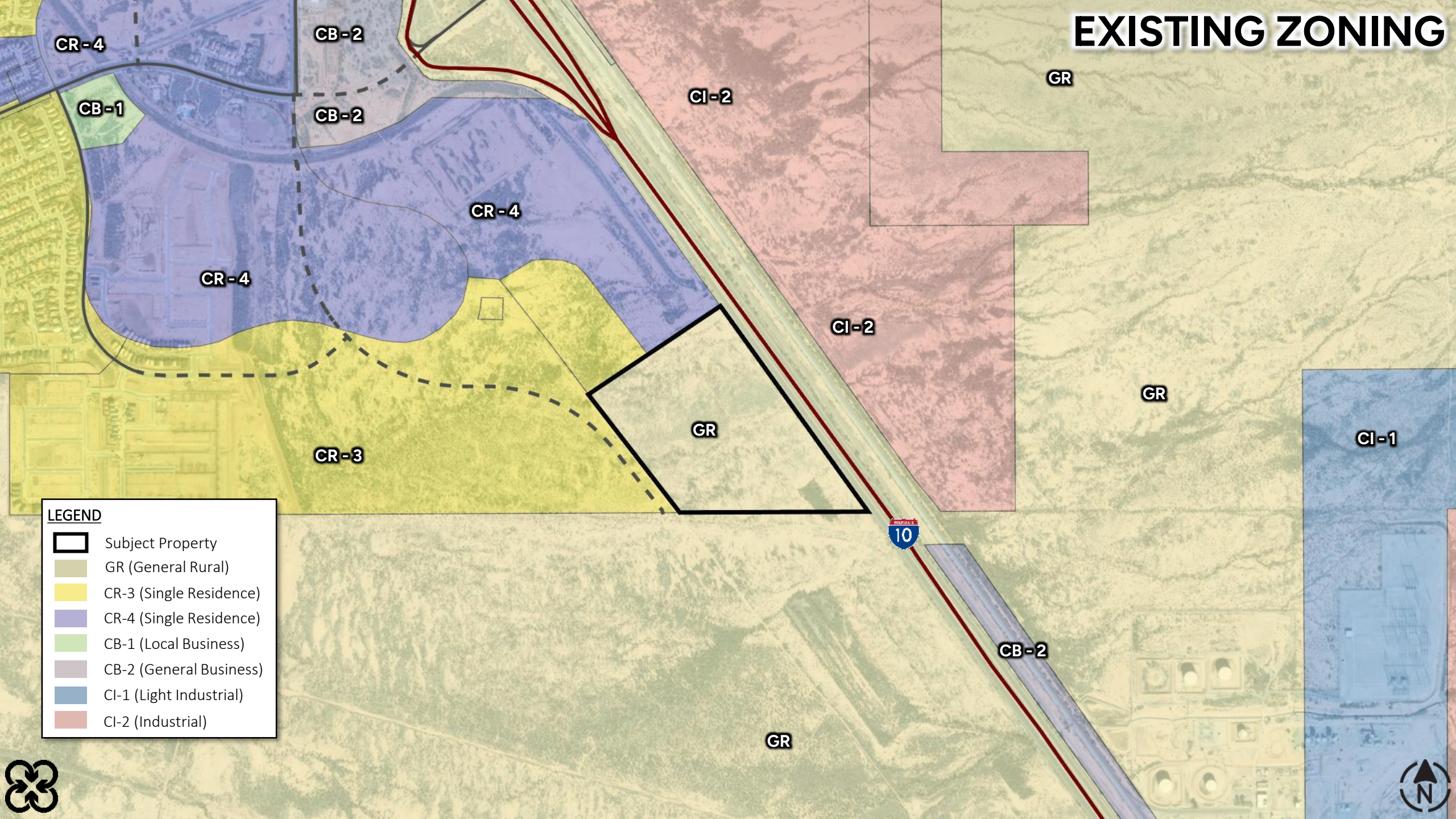
THE PLANNING CENTER
PLANNING | LANDSCAPE ARCHITECTURE


PROJECT LOCATION
RED ROCK PUMPING PLANT AND CAP TRAILHEAD
RED ROCK VILLAGE PAD
E Sasco Rd
SUBJECT PROPERTY
(APPROX. 60 AC)
10
APS SAGUARO POWER PLANT
APS RED ROCK SOLAR
RED ROCK FEEDING COMPANY
THE UNIVERSITY OF ARIZONA – RED ROCK AGRICULTURAL CENTER
N


SURROUNDING CONTEXT
DOLLAR GENERAL
E Sasco Rd
RED ROCK VILLAGE COMMUNITY PARK
Red Rock Rd
S Aguirre Lane
SUBJECT PROPERTY
(APPROX. 60 AC)
10
APS SAGUARO POWER PLANT
N

COMPREHENSIVE PLAN LAND USE MAP

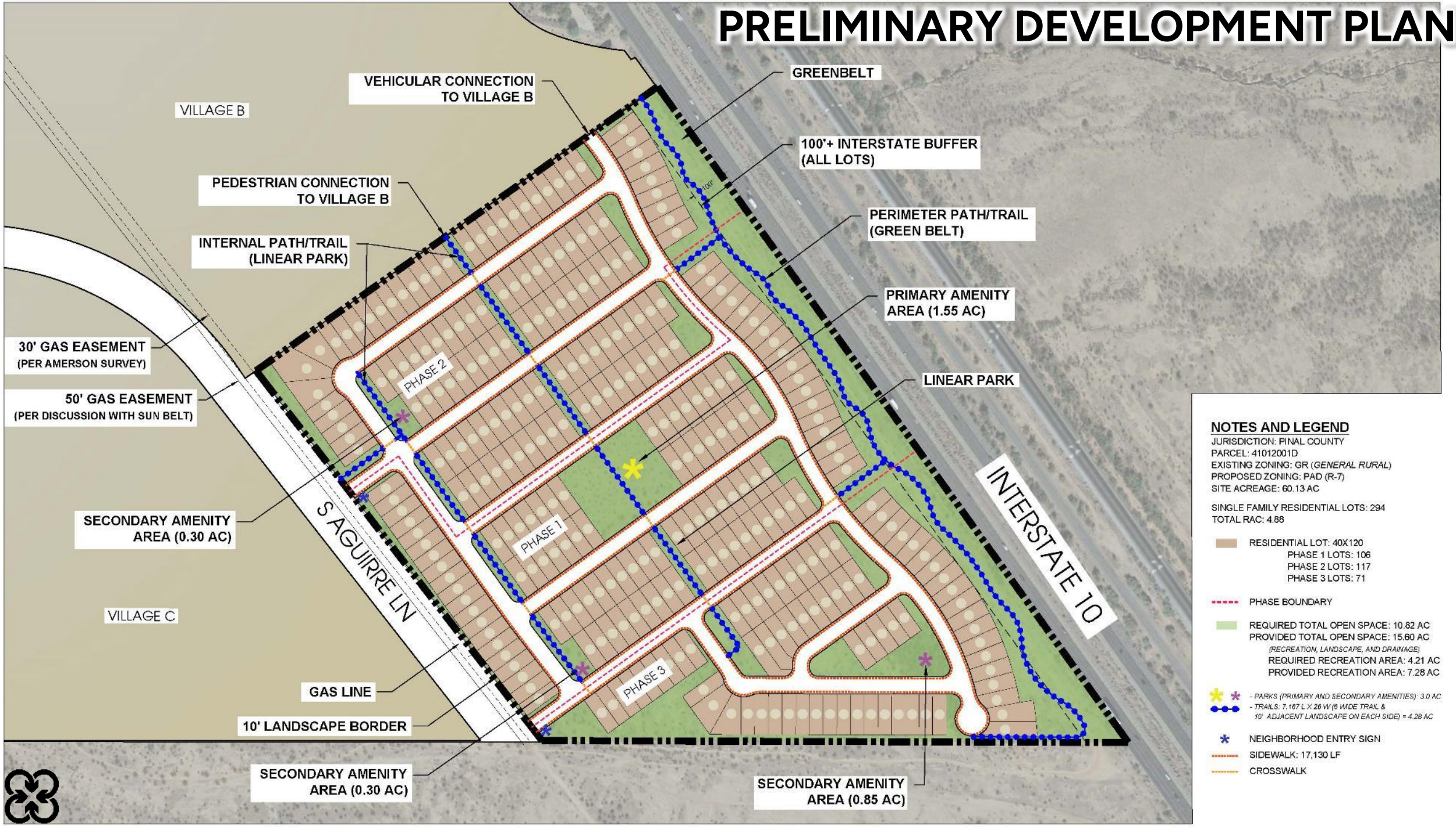



EXISTING ZONING
CR - 4
CB - 2
CB - 1
CB - 2
CI - 2
GR
CR - 4
CR - 4
CI - 2
GR
GR
CR - 3
GR
CI - 1
10
CB - 2
GR
LEGEND
Subject Property
GR (General Rural)
CR-3 (Single Residence)
CR-4 (Single Residence)
CB-1 (Local Business)
CB-2 (General Business)
CI-1 (Light Industrial)
CI-2 (Industrial)
N

PROJECT SUMMARY

- Minor amendment to the Pinal County Comprehensive Plan to change the property's land use designation from MLDR to MDR
- Rezone the property from GR (General Rural) to R-7 (Single Residence Zoning District)
- Apply a Planned Area Development (PAD) overlay district to the property to align standards more closely with Red Rock Village PAD
- Will be single-family home subdivisions akin to those within the Red Rock Village PAD

PRELIMINARY DEVELOPMENT PLAN



NOTES AND LEGEND

JURISDICTION: PINAL COUNTY
PARCEL: 41012001D
EXISTING ZONING: GR (*GENERAL RURAL*)
PROPOSED ZONING: PAD (R-7)
SITE ACREAGE: 60.13 AC

SINGLE FAMILY RESIDENTIAL LOTS: 294
TOTAL RAC: 4.88

RESIDENTIAL LOT: 40X120
PHASE 1 LOTS: 106
PHASE 2 LOTS: 117
PHASE 3 LOTS: 71

PHASE BOUNDARY

REQUIRED TOTAL OPEN SPACE: 10.82 AC
PROVIDED TOTAL OPEN SPACE: 15.60 AC
(RECREATION, LANDSCAPE, AND DRAINAGE)
REQUIRED RECREATION AREA: 4.21 AC
PROVIDED RECREATION AREA: 7.28 AC

- PARKS (PRIMARY AND SECONDARY AMENITIES): 3.0 AC
- TRAILS: 7,167 L X 26 W (8 WIDE TRAIL & 10' ADJACENT LANDSCAPE ON EACH SIDE) = 4.28 AC

NEIGHBORHOOD ENTRY SIGN
SIDEWALK: 17,130 LF
CROSSWALK

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Questions?



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