



MEETING DATE: MARCH 20, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: FP21-073 (WARE FARMS – PARCEL 1B)

CASE COORDINATOR: LINDSEY RANDALL

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***Executive Summary:***

*Requesting approval of a Final Plat for an approximately 27.9± acre subdivision consisting of 115 lots within the R-7/PAD zoning districts. This is a portion of Ware Farms Parcel 1B & 3-8B, Tentative Plat S-002-21, an approved subdivision located on 257.23± acres and 774 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-002-21).

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**LEGAL DESCRIPTION:** A portion of Section 33, Township 2 South, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona.

**LANDOWNER:** A. Janelle Iturbe, BHEG Ware Farms LLC 1140 Virginia Drive Fort Washington, PA 19034.

**APPLICANT:** Eric Winters, PE, EPS Group, Inc., 1130 N. Alma School Road, Suite 120 Mesa, Arizona 85201.

**LOCATION:** The site is the northeast corner of Kenworthy and Hash Knife Draw Road in the San Tan Valley area.

**SIZE:** 27.9± acre project area.

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

**COMMISSION ACTION (S-002-21)** The Commission approved the Tentative Plat for Ware Farms Parcel 1B & 3-8B on August 19, 2021.

**S-002-21 STIPULATIONS:**

1. The applicant/owner shall develop the 774 lot subdivision in accordance with the subdivision submittal documents for 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-006-14), 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. 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;
6. 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 Traffic Impact Analysis prepared by the EPS Group, Inc., dated June 25, 2021 and approved by the Pinal County June 29, 2021);
7. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
8. 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;

9. An association, including all property owners in the development will be formed and have the responsibility for maintain all common areas to be noted as “tracts” or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
10. Half street right-of-way dedication and road improvements will be required along Combs Road (northern boundary) and Kenworthy Road (western boundary). A minimum 75’ half street right-of-way dedication will be required for Combs Road and a minimum 55’ half street right-of-way dedication for Kenworthy Road. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
11. The half street right-of-way dedications and road improvements for both Combs Rd. and Kenworthy Rd. are to be done with the adjacent final plat(s) or as identified in the approved Traffic Impact Analysis if required prior; and
12. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.