

BOARD OF SUPERVISORS

TELA PERALTA

NON MAJOR CPA, REZONE, PAD



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-005-23/PZ-035-23/PZ-PD-010-23

4/24/2024

Community Development Department



□ Proposal: 3 Cases

Minor Comprehensive Plan Amendment

- ▣ **PZ-PA-005-23:** Land use change from Major Open Space (1 du/ac) General Commercial for 124.86± acres

Rezone

- ▣ **PZ-035-23:** Rezone request for 124.86± from GR (General Rural), CB-1 (Local Business Zone), MH (Manufactured Home Zone) to C-3 (General Commercial Zoning District)

Planned Area Development

- ▣ **PZ-PD-010-23:** Planned Area Development (PAD) overlay district for 124.86± for a Eco-Resort.



□ Proposal:

▣ **Size:** 124.86± acres of C-3

▣ **Location:** East of US 60, off Peralta Road, end of Gold Rush Road

▣ **Owner:** Amy J Doyle, Rafter D Cattle Co. Inc.

▣ **Agent:** Rose Law Group, Jordan Rose

County Map

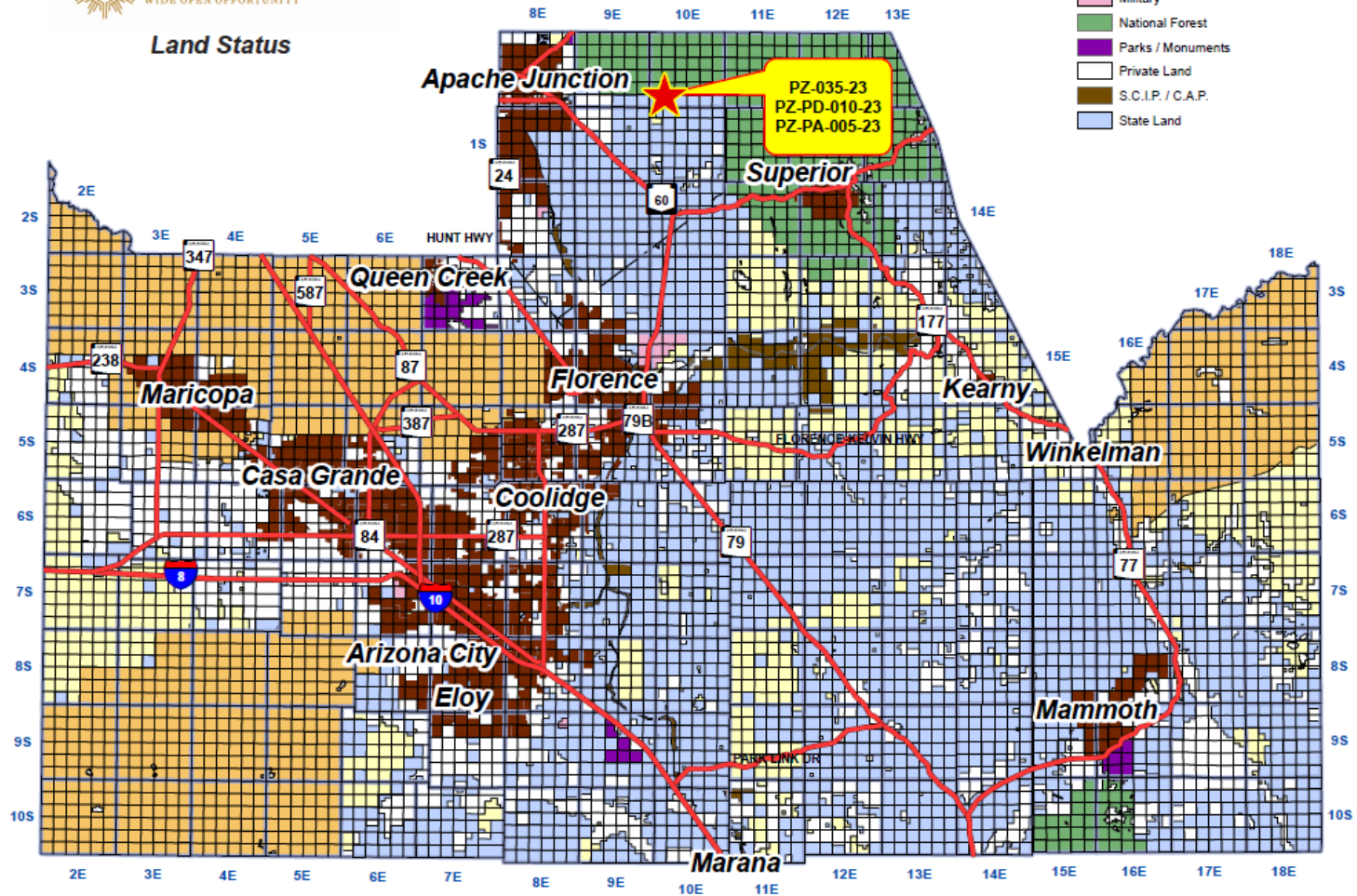


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Land Status



Legend

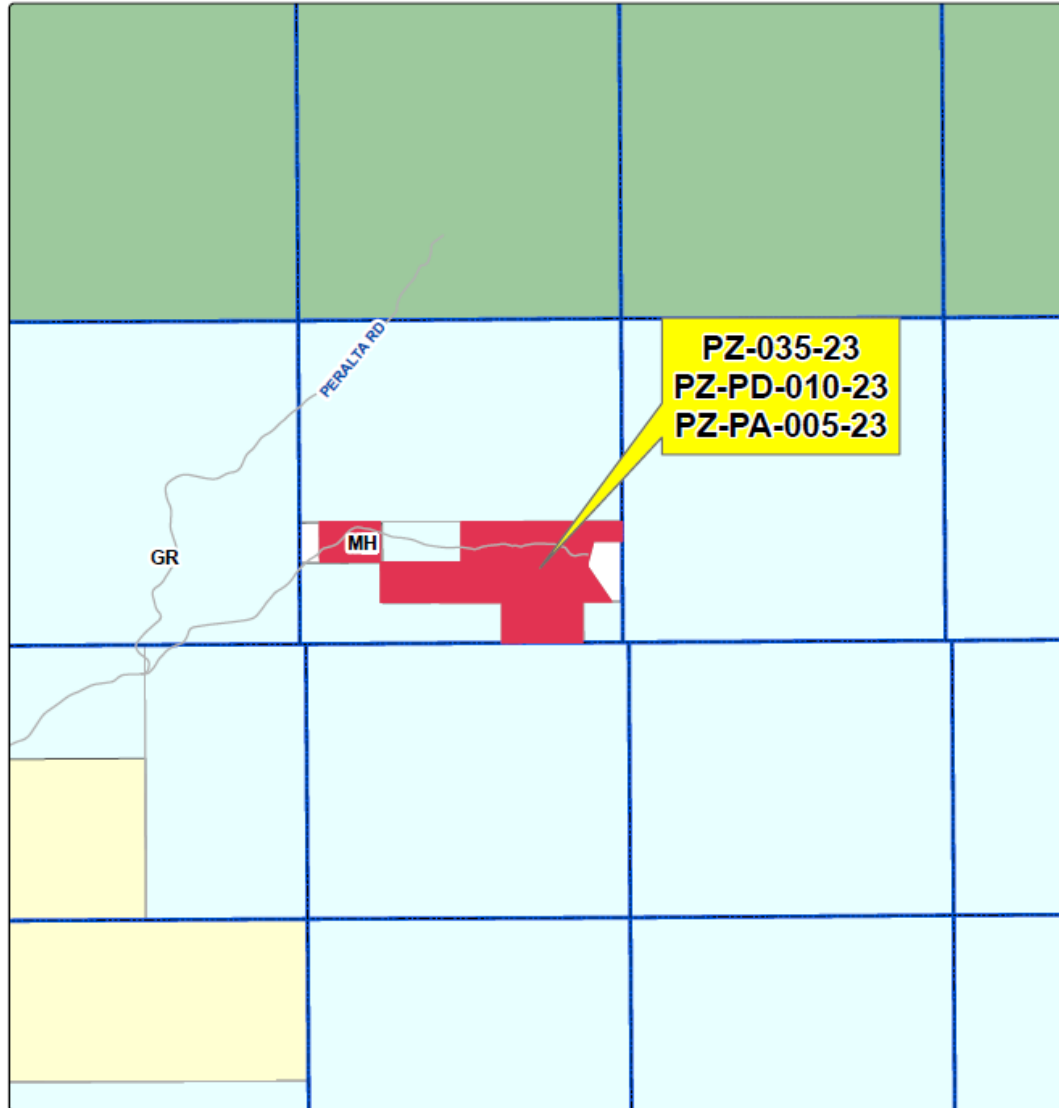
- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land

Area Map

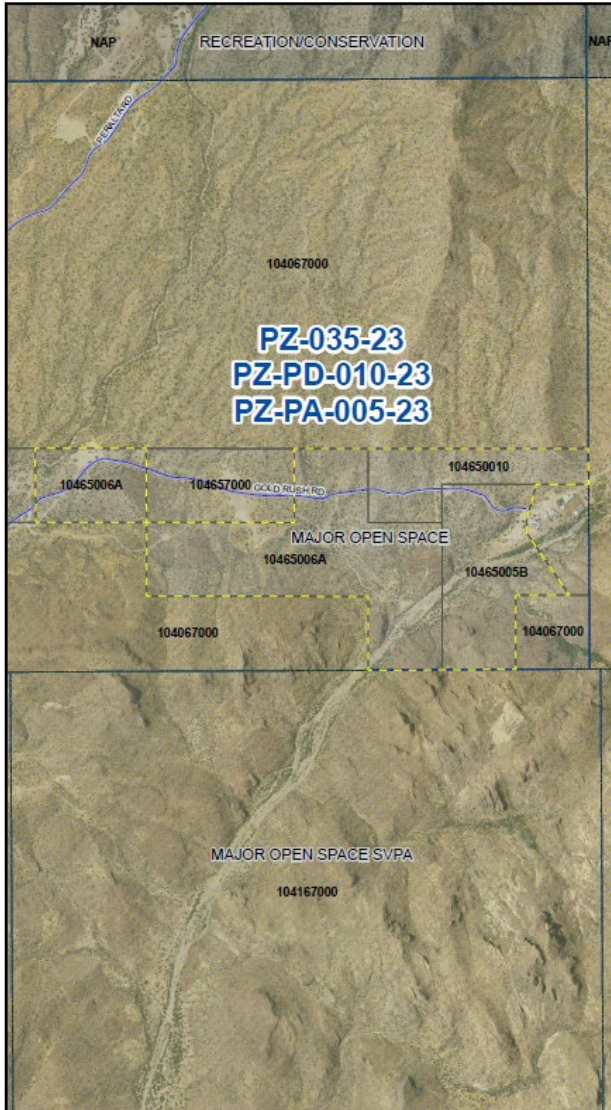


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Comprehensive Plan



PZ-035-23
PZ-PD-010-23
PZ-PA-005-23

FROM:

MAJOR OPEN SPACE

TO:

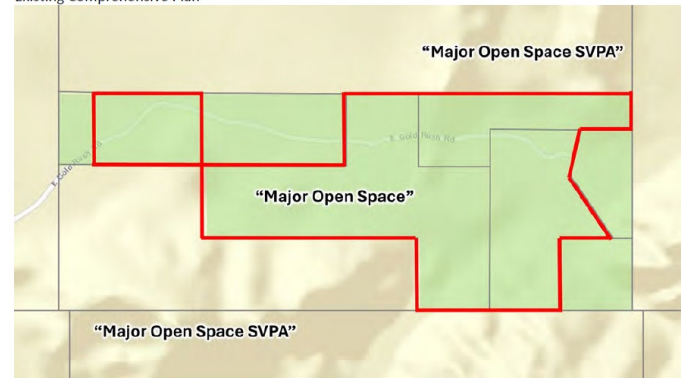
GENERAL COMMERCIAL



Existing:

MAJOR OPEN SPACE

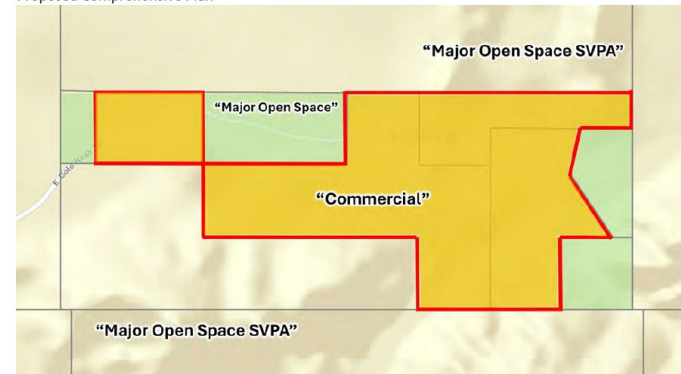
Existing Comprehensive Plan



Proposed:

GENERAL COMMERCIAL

Proposed Comprehensive Plan

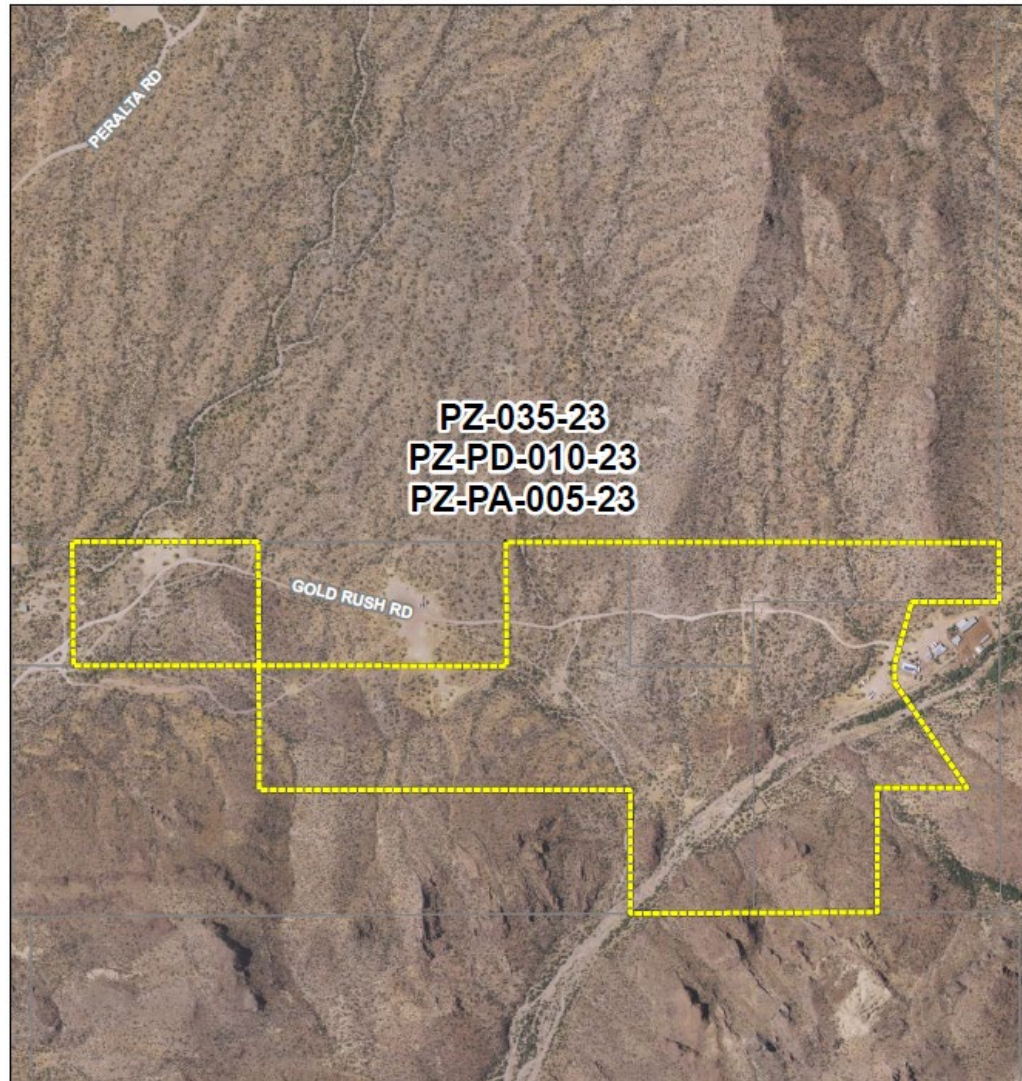


Aerial

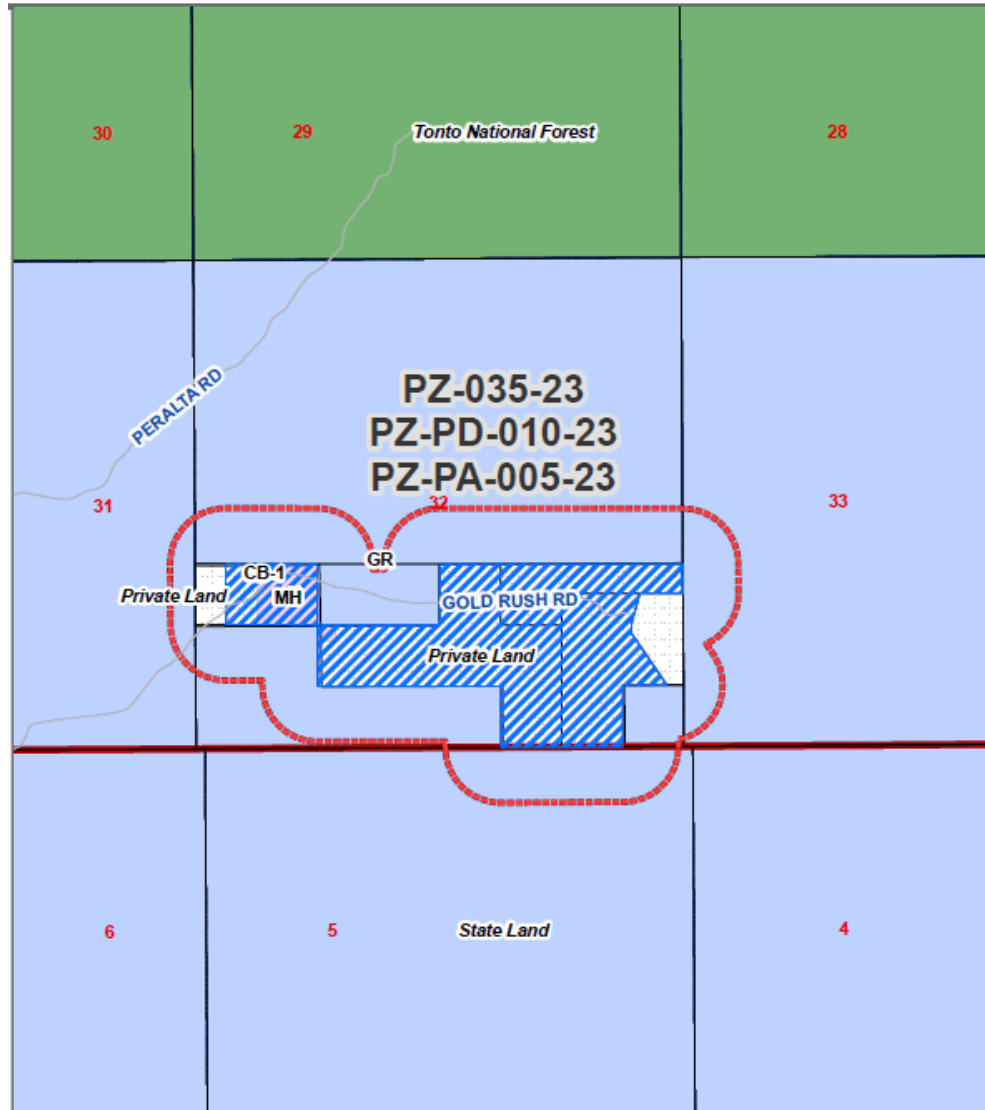


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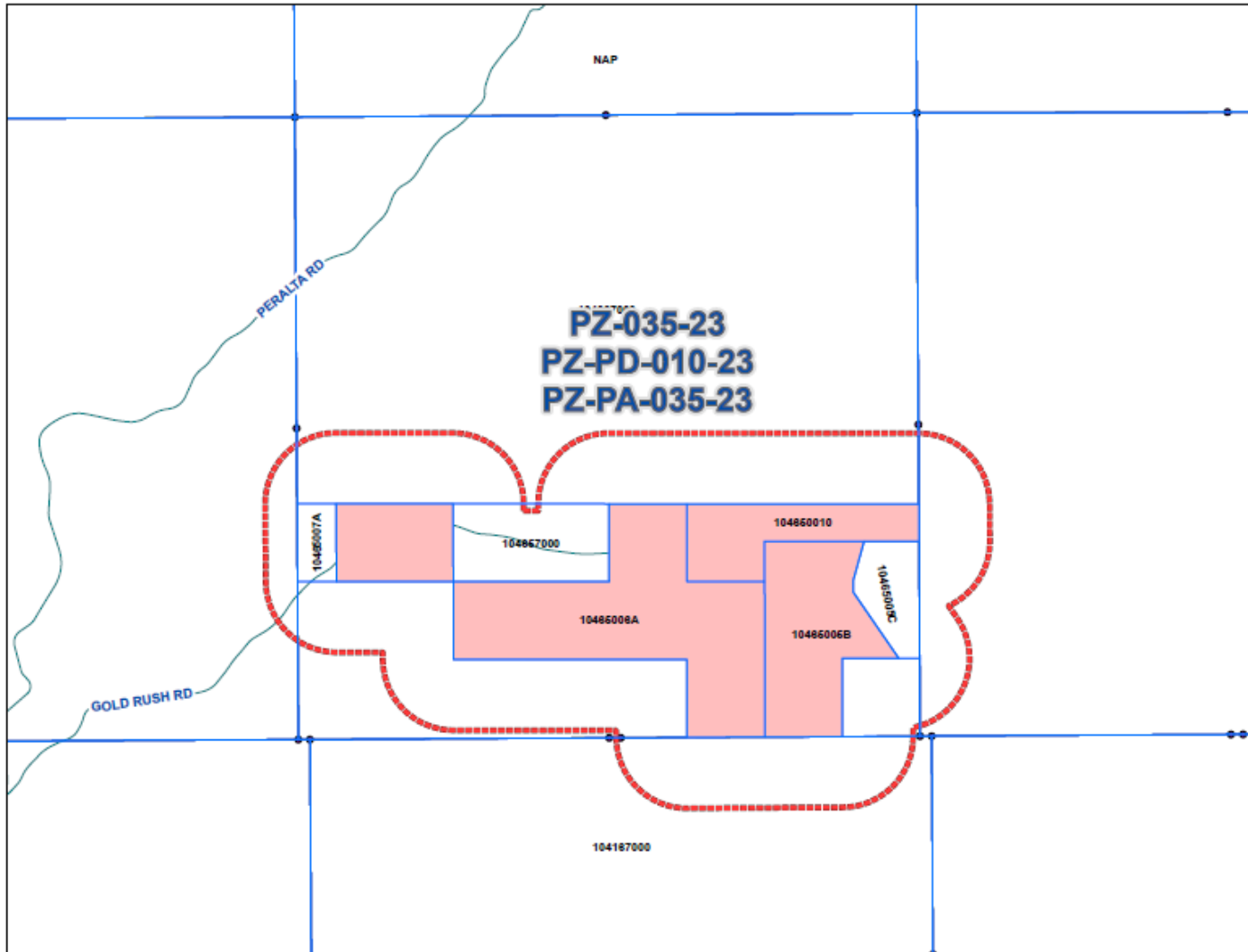
WIDE OPEN OPPORTUNITY



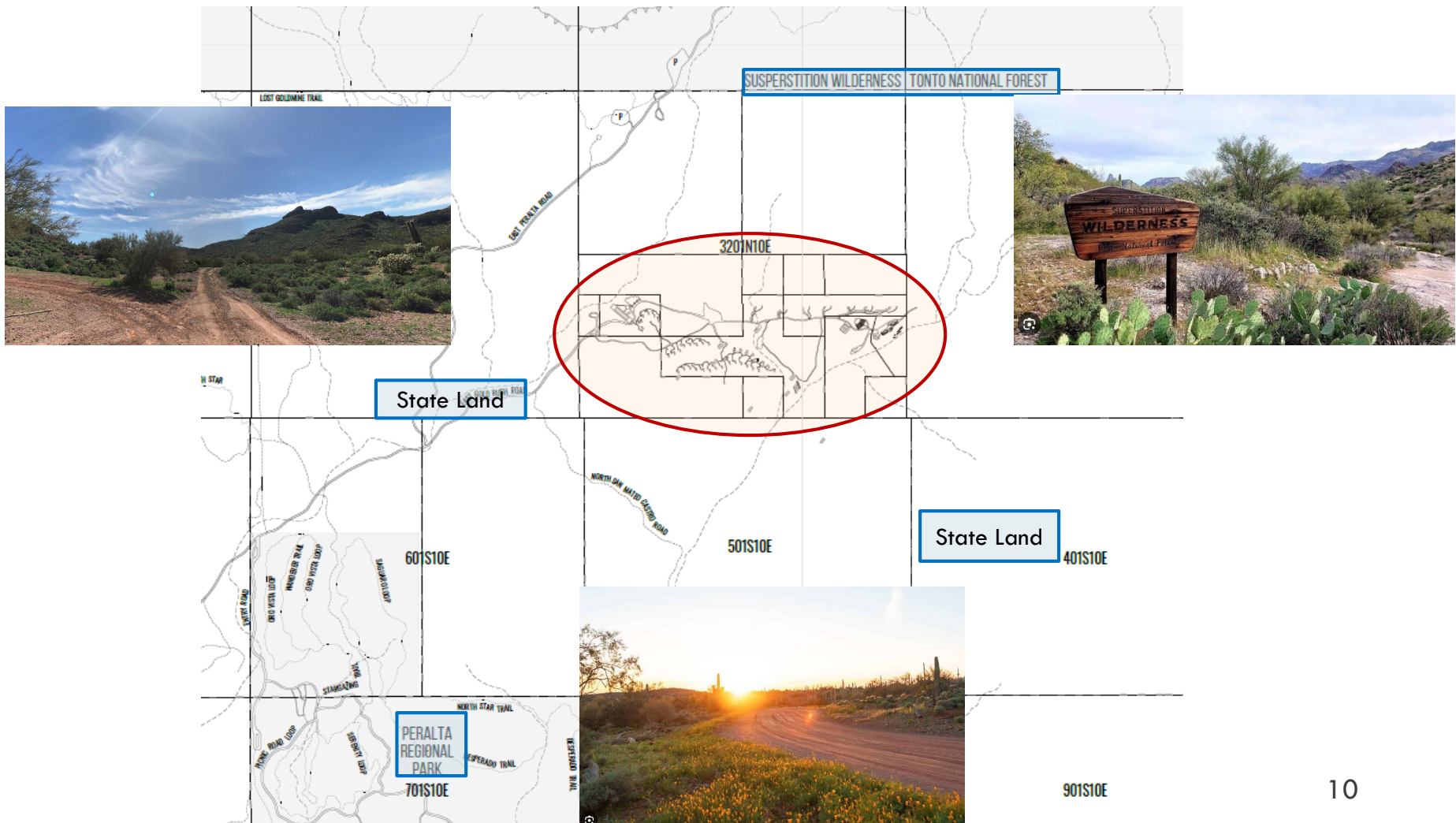
Zoning



600'-00" Buffer



Tela Peralta - Site context and surroundings



Tela Peralta - Site context - History

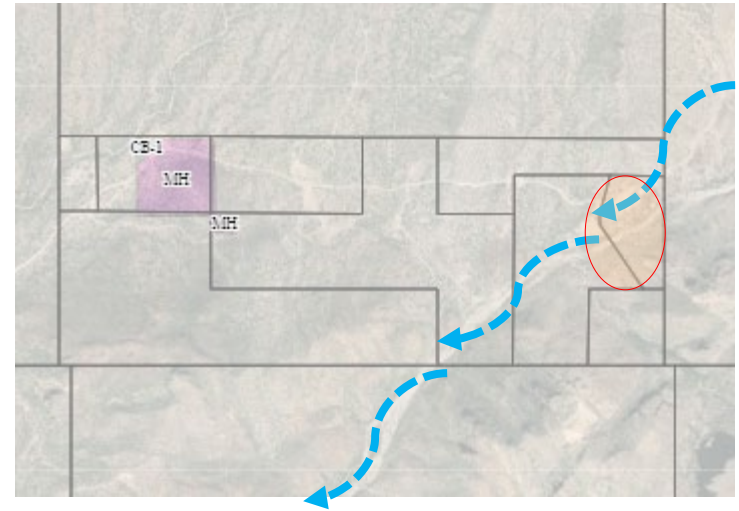
BACKGROUND

Backus/Doyle Family has owned the property since 1977 with **CB-1, MH** and **GR** zoning (PZ-506-77)

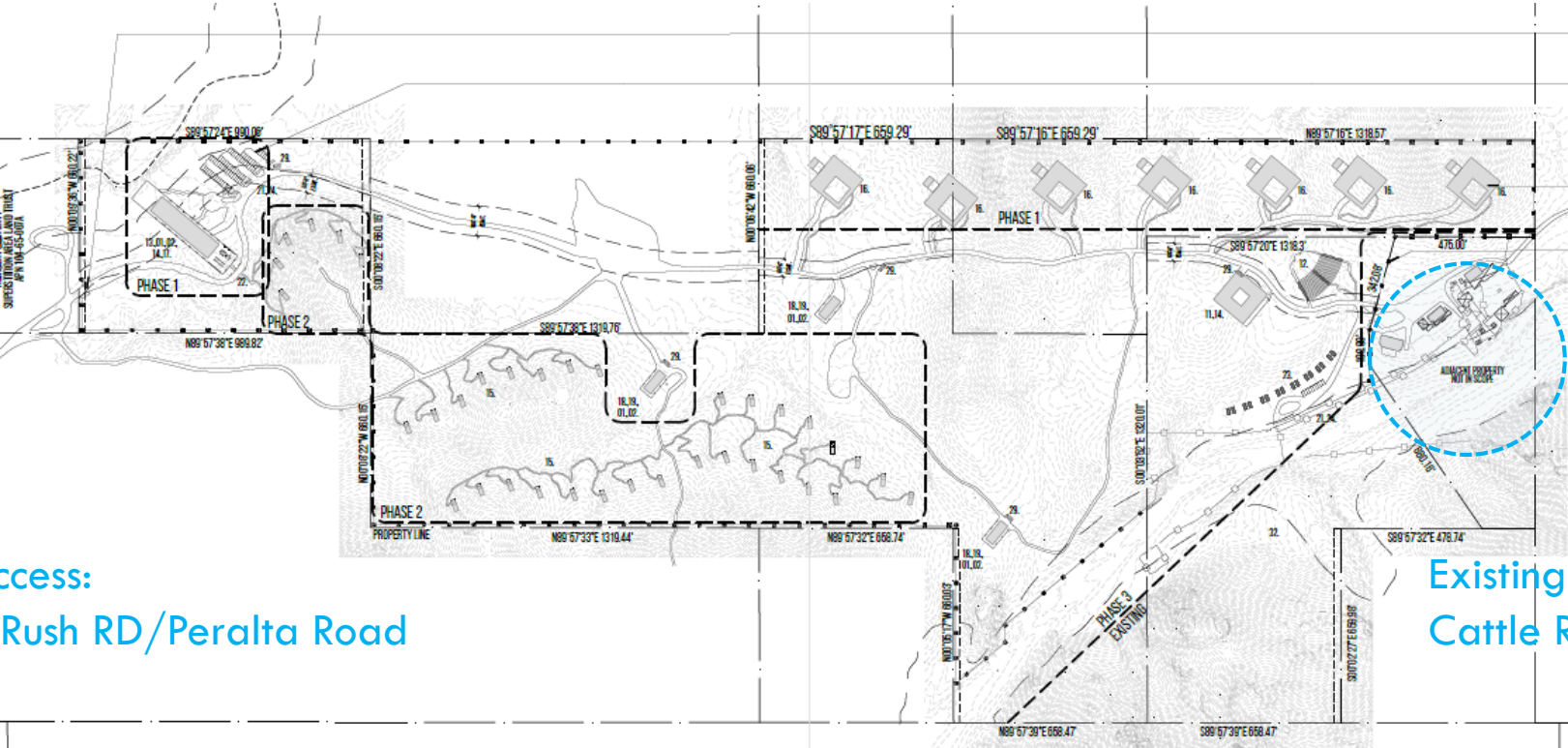
Cattle Ranch in operation since 1850's and has changed ownership multiple times and current owners are Backus/Doyle

Owners do have **access** to the site through State Land and are in the process of acquiring this permanently for this project.

Owners have been using the **venue** due to its unique location for wedding events with TUP (Temporary Use Permits)



Proposed Development Plan

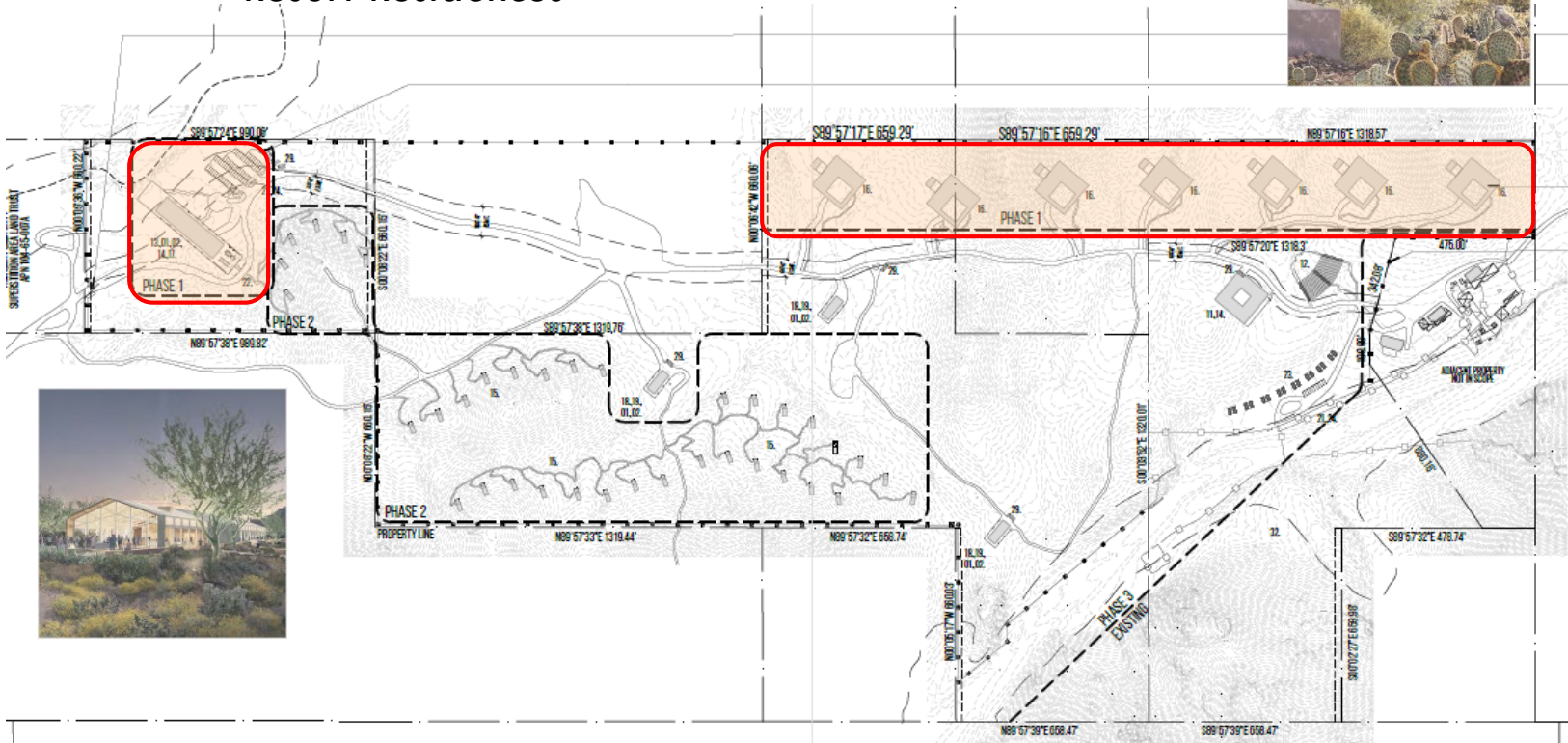


Main Access:
E Gold Rush RD/Peralta Road

Existing
Cattle Ranch

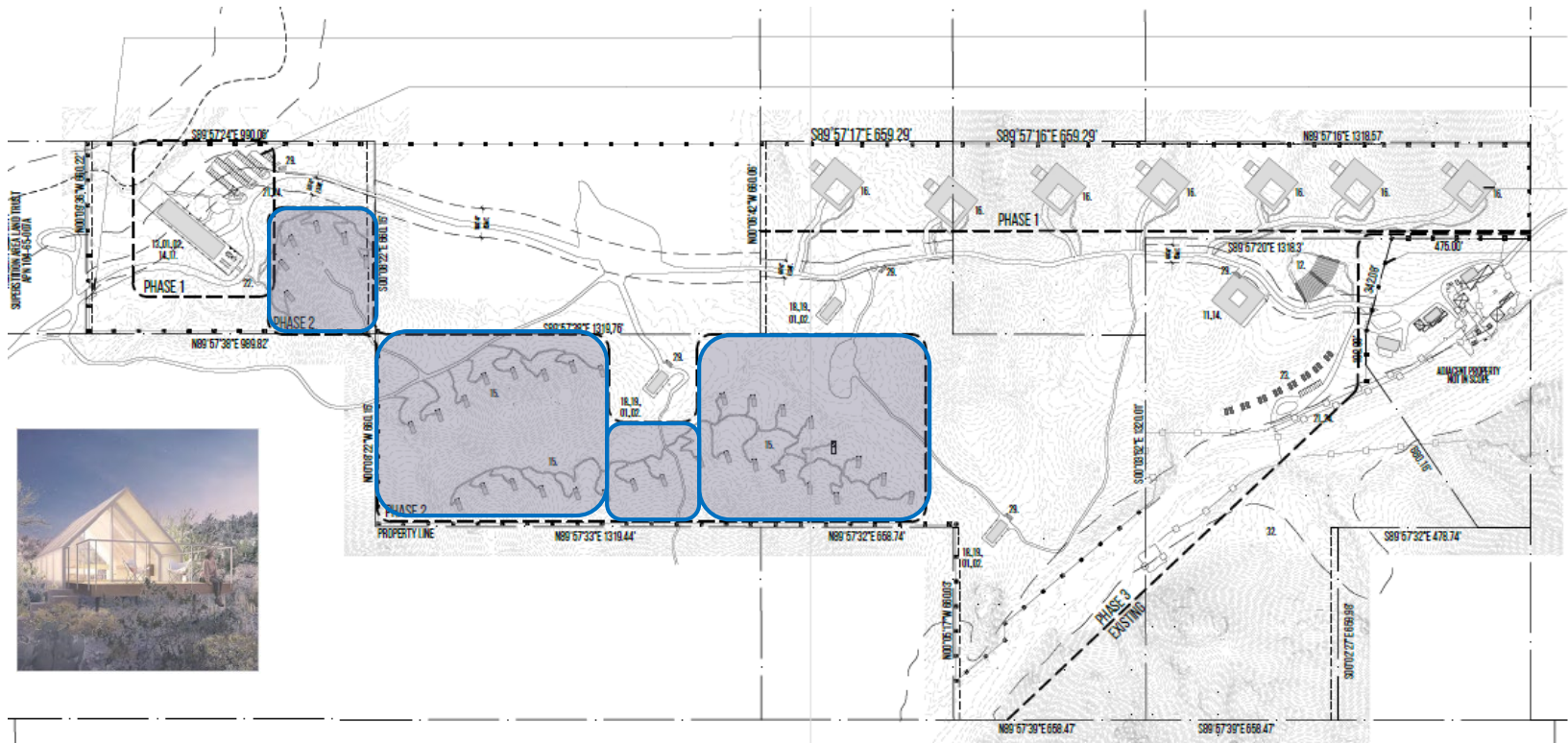
Proposed Development Plan: Ph-1

- Phase 1:**
- Eco Resort- Guest Venue- Event Space
 - Restaurant with wine tasting and Sonoran Culinary Experience
 - Gift Shop
 - Guest/Employee Parking with Solar shades
 - Transportation drop off area
 - Resort Residences



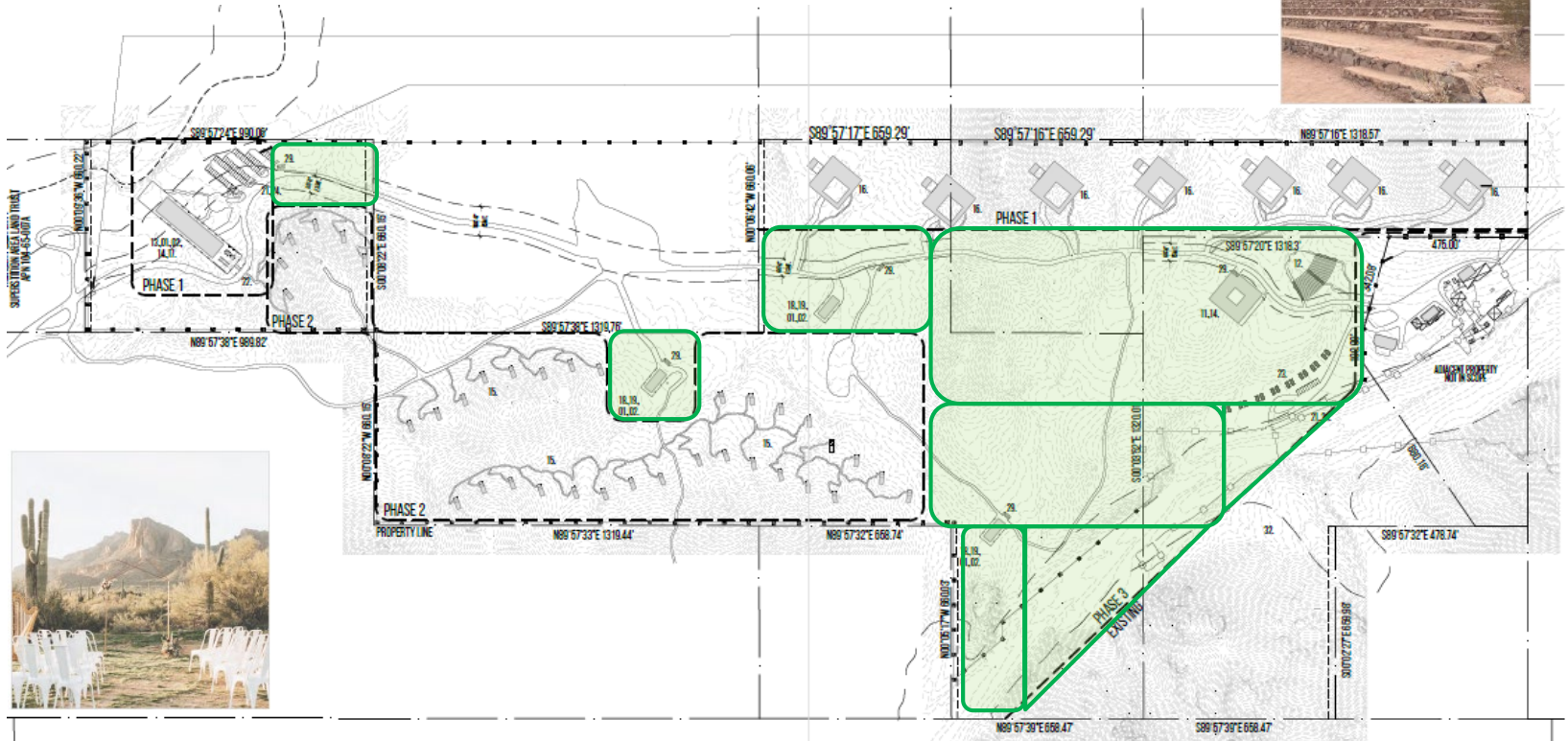
Proposed Development Plan: Ph-2

- Phase 2:** - Eco Lodging- Single Room Residences
- Restoration of areas; landscaping, conservative measures
- Trails within resort/ open spaces development with natural plant material



Proposed Development Plan: Ph-3

- Phase 3:**
- Event site- Small and Medium sizes to have wine tasting events
 - Holistic Spa
 - Employee Bunk Houses
 - Amphitheatre
 - Thrash and recycling



Proposed Development Plan

Features Tela Peralta- Eco- Resort

- Development philosophy to ensure protection of the open spaces and Sonoran desert environment protection with minimal disturbance respecting the unique Superstition Area ecology
- Underlying theme is eco friendly resort to adopt sustainable methods for construction
- Uses allowed will only be related to Eco-tourism.
- Built structures will be earth hugging and be seen is little outcrops of houses blending with surrounding environment (ht restricted)
- Site plan process will be triggered after zoning entitlement and ensure all stipulations are met related to the eco-resort.

TELA PERALTA- ECO RESORT

PZ-PA-005-23/PZ-035-23/PZ-PD-010-23



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PERMITTED USES TABLE FOR COMMERCIAL

<p>Permitted Uses*</p>	<p>Resort, Hotel with accessory uses, including restaurant, retail sales and services, personal services and recreational facilities.</p> <p>Detached residential units.</p> <p>Weddings and other events.</p> <p>Amusements, such as bowling alley, theaters, gymnasium, archery, and similar.</p> <p>Bar, cocktail lounge, night club, tavern, dance floor.</p> <p>Health club or fitness center.</p> <p>Restaurant, including a cocktail lounge or bar.</p> <p>Retail sales establishments.</p> <p>Service establishments.</p>
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PROPOSED DEVELOPMENT STANDARDS FOR C-3 ZONING

Table 3: Amended Development Standards Table

Regulation	Base Zoning Regulation (C-3)	Tela Peralta PAD
Minimum Width	None	None
Minimum Setbacks from Non-Residential (Front/Side/Rear)	20'/0'+0'/25'	20'/0'+0'/25'
Minimum Setbacks from Residential (Front/Side/Rear)	20'/25'+25'/25'	20'/25'+25'/25'
Min. Distance Between Main Buildings	None; 14' between detached dwelling and commercial.	None; 14' between detached accessory dwelling and commercial.
Maximum Height (Building)	40'	40'
Minimum screening	6' solid wall adjacent to rural or residential zone; minimum 10' landscape strip, including parking.	3' tall fence adjacent to rural, residential, or commercial zone

OPEN SPACE DEVELOPMENT STANDARDS

35 % of Open space to be preserved & protected from alteration includes:
15% slopes & greater, riparian zones, rocky outcrop, dense vegetation

North



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South



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East



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West



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Items for Board's discussion:

Comprehensive plan: Intent

- Total **Area** : Tela Peralta Eco- Resort is 1 24.86 ± acres currently designated as Major Open Space in the Pinal County Comprehensive plan.
- **Open Space Development**: Commercial land use request is for the resort and Recreational amenities, parks, trails and wildlife corridors and passive activities.
- **Recreation Use**: Aligns with the vision to be used for passive recreation activities under the Open Space designation.
- Meets the **vision of the area** and models a case for sustainable development integrating the environment and economic development of the area



Items for Board discussion: (Cont)

Re-Zoning with PAD overlay:

- **Rezone:** from CB-1, MH, GR to C-3 (PZ-506-77) for 124.86 ± acres.
Current zoning of CB-1 (Local Business Zone), MH (Manufactured home) and GR (General Rural) is open to development, if this case is not approved with greater density.

- **Density:** Total 51 DU with density of 0.41 du/ac. has been requested.
Restriction to the number of Dwelling Units curtails the opportunity for intense development and aligns with intent of the land-use for minimal development of pristine areas like the Superstition Mountains

- **PAD Overlay:** restricts the uses to Resort and associated recreational activities



Items for Board discussion: (cont)

- **43 Stipulations** within staff report ensures that County requirements and vision for the area is not compromised considering natural assets

- **Agencies outreach:** AGFD (Arizona Game and Fish), ASLD (Arizona State Land), SALT (Superstition Area Land Trust), ADOA (Arizona Department of Agriculture), Pinal County Public Works, Air Quality have shared stipulations to guide development in a responsible manner.

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Public Responses: 30+ letters received in opposition , 2 in favor.

Concerns shared are:

- Gun range and helicopter facility for rides- threat to natural environment
- **Noise** pollution in wilderness
- Peralta road cannot handle **Traffic** volumes with the new Resort
- **Additional Traffic** due to amphitheater, wedding venue and event spaces
- Gold canyon community consideration of **Dark Sky** Community requirements
- Additional illegal camping and thrash issues
- Natural environment and **ecology at risk** with Pollution
- **Solitude and calm environment** at risk
- Resort would be accessible only to people who can **afford** and exclude the locals
- **Disappearance** of the desert environment

Support Letters share the following:

- **Clustering** of units reduces additional areas for development for access, utilities
- **Eco-tourism** is environmentally friendly and less harmful as applicant is ready to follow
- **Additional amenities** available to people that are currently lacking

TELA PERALTA- ECO RESORT

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- **Planning and Zoning Commission:**

Recommended for approval 9-0

- Staff – Recommends **approval** with 44 Stipulations



Stipulation 44 (added)

Applicant to dedicate, in a form acceptable to the County, a Helipad area to Pinal County PCSO for operation of emergency services. The dedication should accommodate minimum design standards as identified by the United States Federal Aviation Administration Advisory Circular (150/5390-2D) dated 1/5/2023, or as approved by the Pinal County Sheriff's Office.