



MEETING DATE: MAY 1, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP23-048 (IRONWOOD SPRINGS RANCH)**

CASE COORDINATOR: Lindsey Randall

Executive Summary:

Requesting approval of a Re-Plat for an approximately 59.0056 acre subdivision consisting of 170 lots within the CR-3/PAD zoning district per PZ-PD-022-08. This is the Re-Plat of "Ironwood Springs Ranch", recorded in Fee No. 2023-053104, P.C.R.

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-029-21).

LEGAL DESCRIPTION: Situated in the west half of Section 20, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: Tri Pointe Homes Arizona 91 LLC

APPLICANT: Bowman

LOCATION: Located south of Ocotillo Road and East of Gantzel Road in the San Tan Valley Area.

SIZE: 59.0056 acre project area.

EXISTING ZONING AND LAND USE: The subject property is currently zoned CR-3/PAD and is currently vacant.

COMMISSION ACTION (S-029-21) The Commission approved the Tentative Plat for Ironwood Springs Ranch on January 20, 2022.

S-029-21 STIPULATIONS:

1. The applicant/owner shall develop the 170 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-022-08 and PZ-PD-022-08), 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 Y2K Engineering dated November 2021 and approved by Pinal County December 23, 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 maintaining 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 Ocotillo Road (northern boundary). A minimum 75’ half street right-of-way dedication will be required for Ocotillo Road (refer to stipulations from PZ-PD-022-08). 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; and
11. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern; and