

MEETING DATE: MAY 15, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-014-23, PZ-051-23 & PZ-PD-020-23 (RANCHO BELLA VISTA)**

CASE COORDINATOR: GLENN BAK

Executive Summary: *Langley Bella Vista, LLC, landowner, Jordan Rose c/o Rose Law Group pc, agent requesting a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for development standards for a mixed use development.*

If This Request is Approved:

The applicant will apply for a site plan application and applicable permits under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends Denial of a Non-Major Comprehensive Plan Amendment (PZ-PA-014-23), Zone Change (PZ-051-23) and Planned Area Development (PAD) overlay (PZ-PD-020-23), with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PA-014-23 PUBLIC HEARING/ACTION:** Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a Non-Major Comprehensive Plan Amendment to re-designate 16.9± acres from Suburban Neighborhood land use designation to Urban Center land use designation to allow a higher density development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.
2. **PZ-051-23 PUBLIC HEARING/ACTION:** Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a rezoning of 16.9± acres from General Business (CB-2) PAD to Community Commercial (C-2), 4± acres and Multiple Residence (MR) zoning district, 12.9± acres to allow a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.
3. **PZ-PD-020-23 PUBLIC HEARING/ACTION:** Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting an amendment of the Rancho Bella Vista Master Planned Community Planned Area Development (PZ-PD-006-09) 16.9± acres to allow for development standards for a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

Tax Parcels: 210-21-004E

LOCATION: Located southeast of Bella Vista and Gantzel, in San Tan Valley area, Pinal County.

SUPERVISOR DISTRICT: 2 – Mike Goodman

SIZE: 16.9± acres

COMPREHENSIVE PLAN: Rancho Bella Vista is located within Pinal County’s San Tan Valley Special Area Plan, which is a companion policy document to the Pinal County Comprehensive Plan. Proposed multi-family project is currently designated as “Suburban Neighborhood” under the San Tan Valley Special Area Plan.

EXISTING ZONING AND LAND USE: The subject is currently zoned as General Business (CB-2) Zone and is vacant land.

SURROUNDING ZONING AND LAND USE:

- North: Single Residence (CR-3) Zone – Vacant
- South: Single Residence (CR-3) Zone - Subdivision
- East: Single Residence (CR-3) Zone – Vacant
- West: Single Residence (CR-3) Zone – Subdivision

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): November 28, 2023
- Agency Mail out: March 5, 2024
- Newspaper Advertising: February 26, 2024 & April 22, 2024
- Site posting: March 5, 2024 & April 15, 2024

As of 4/25/2023, several letters of concern and opposition, as well as support have been received and added to this report for Commission and Board review. Those items are included in the P&Z packet.

COMMISSION ACTION/RECOMMENDATION: (PZ-PA-014-23) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend denial of **(PZ-PA-014-23)** based upon the record as presented, with no stipulations.

COMMISSION ACTION/RECOMMENDATION: (PZ-051-23) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend denial of **(PZ-051-23)** based upon the record as presented, with 2 stipulations.

1. *Approval of this zone change (PZ-051-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals; and*
2. *This zone change supersedes all stipulations under case PZ-006-09.*

COMMISSION ACTION/RECOMMENDATION (PZ-PD-020-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend denial of **(PZ-PD-020-23)** based upon the record as presented, with the 21 stipulations included in the staff report.

1. The stipulations enumerated herein pertain to the area described in case PZ-051-23 & PZ-PD-020-23;

2. Approval of this PAD (PZ-PD-020-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. Rancho Bella Vista Mixed Use Planned Area Development (PAD) Overlay District (PZ-PD-020-23) is to be developed as shown by the site plan/development plan dated February 27, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-051-23;
5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. 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 TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures. The TIA is required to be approved prior to the Site Plan approval;
9. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
10. Gantzel Rd (western boundary of the site) is identified as a principal arterial. There is an existing 75' (eastern half street) R/W. An additional northbound thru lane will be required along this section of Gantzel Rd. Any required dedicated right turn lanes into the site will be in addition to the 3rd northbound thru lane. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
11. All infrastructure and open space amenities are to be completed prior to Certificate of Occupancy for any units for rent;
12. This Planned Area Development supersedes all stipulations under case PZ-PD-006-09;
13. All right-of-way dedication shall be free and unencumbered;
14. If a Minor Land Division or Final Plat is being proposed, it will be required to be approved prior to the Site Plan approval;
15. The proposed access from Bella Vista Rd into the site will require a public access easement. This easement shall be approved/recorded prior to the Site Plan approval;
16. The fire access road and the fire access gate will require fire department approval prior to Site Plan approval;
17. All required improvements to the adjacent roadways (Gantzel Rd and Bella Vista Rd) shall be per the approved Traffic Impact Analysis;
18. Any traffic signal modifications needed/required for the existing signal at Bella Vista Rd/Gantzel Rd due to any improvements to Bella Vista Rd and Gantzel Rd shall be the responsibility of the applicant;
19. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
20. The required landscape buffer around the perimeter of the site shall include: a combination of mesquite (*Prosopis Chlensis*) a minimum of 24" box sized, and Eucalyptus (*Eucalyptus Camaldulensis*) at least 15 gallon size planted a maximum of 50' on center. Plantings shall be maintained in good condition and dead plants replaced as necessary; and

21. The site plan shall meet or exceed the required number of parking spaces as required by the Pinal County Development Services code.

Date Prepared: 4/25/2024 GB

Revised:

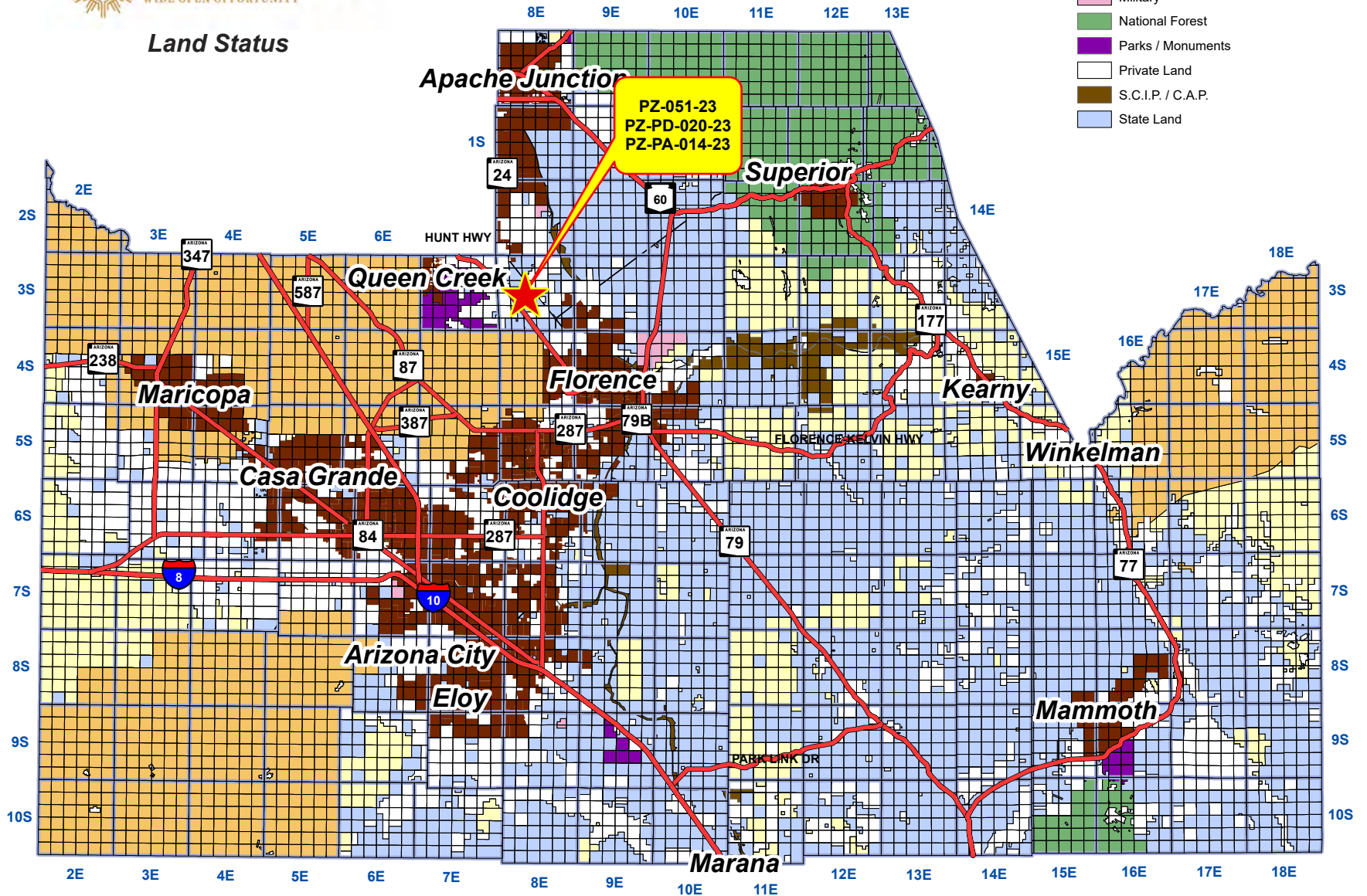


PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

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





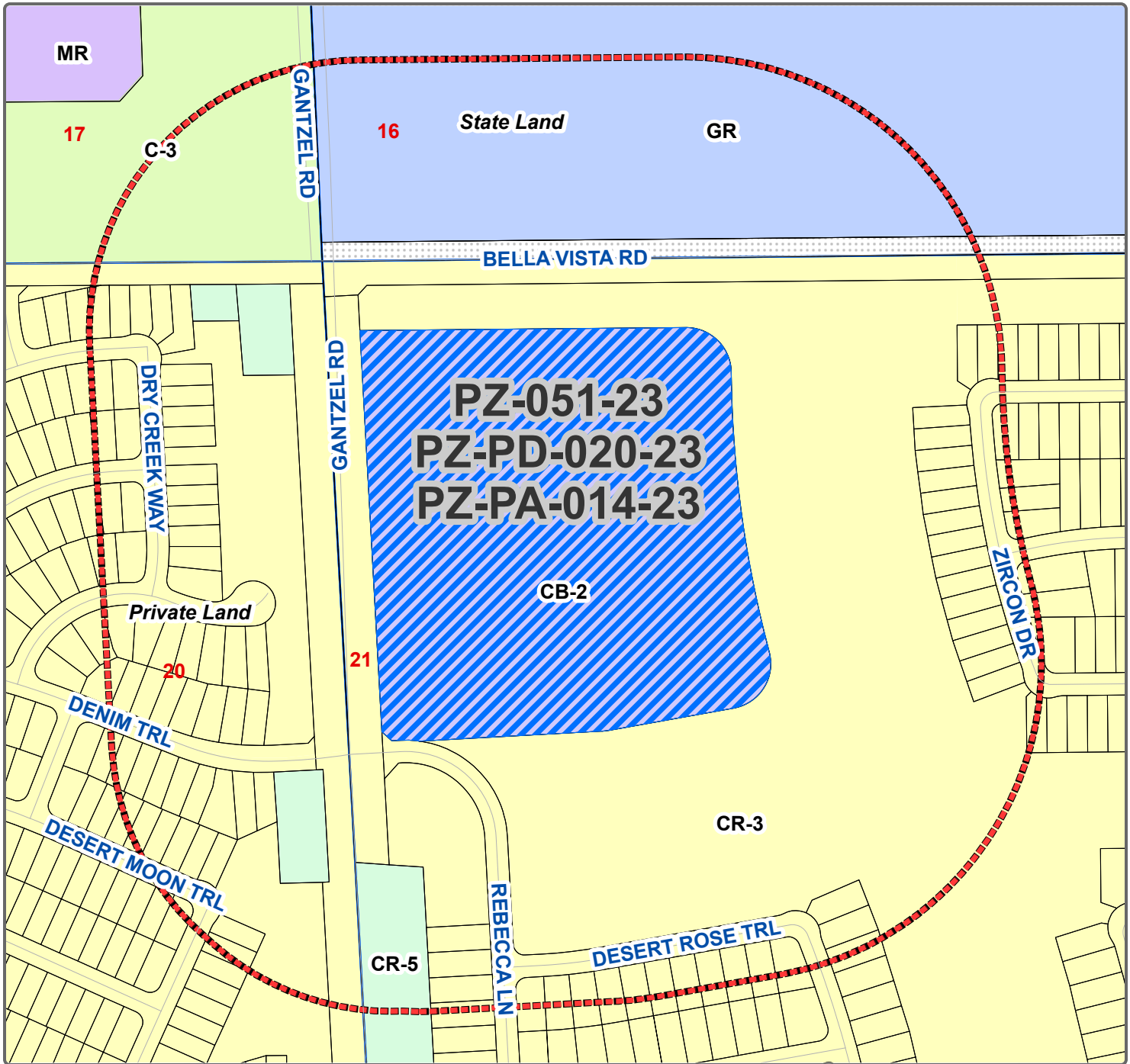
PZ-051-23
PZ-PD-020-23
PZ-PA-014-23

Community Development

PZ-051-23
PZ-PD-020-23
PZ-PA-014-23



PINAL COUNTY
WIDE OPEN OPPORTUNITY



Community Development

PZ-051-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a rezoning of 16.9± acres from General Business (CB-2) PAD to Community Commercial (C-2), 4± acres and Multiple Residence (MR) zoning district, 12.9± acres to allow a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-PA-014-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a Non-Major Comprehensive Plan Amendment to re-designate 16.9± acres from Suburban Neighborhood land use designation to Urban Center land use designation to allow a higher density development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-PD-020-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting an amendment of the Rancho Bella Vista Master Planned Community Planned Area Development (PZ-PD-006-09) 16.9± acres to allow for development standards for a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

Current Zoning: CB-2

Requested Zoning: Rezone

Current Land Use: SAN TAN VALLEY SAP



Legal Description:

Situated in a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

SEC 21, TWN 03S, RNG 08E



Owner/Applicant: LANGLEY BELLA VISTA
JORDAN ROSE/ROSE LAW GRP

Drawn By: GIS / IT /LJT Date: 01/17/2024

Sheet No.
1 of 1

Section 21	Township 03S	Range 08E
------------	--------------	-----------

Case Number:
PZ-051-23, PZ-PD-020-23, PZ-PA-014-23

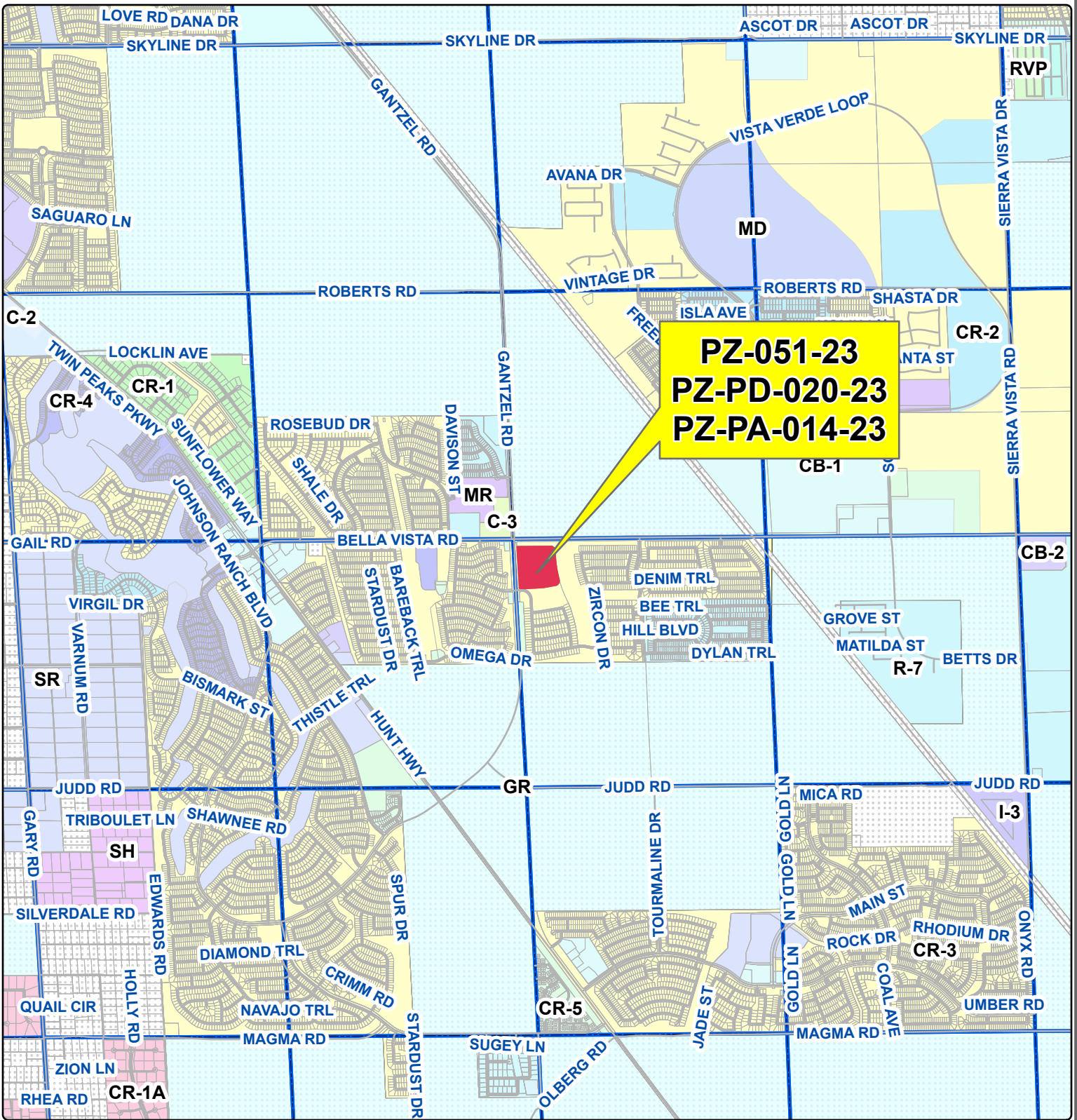


PZ-051-23
PZ-PD-020-23
PZ-PA-014-23

FROM:
SUBURBAN
NEIGHBORHOOD

TO:
URBAN CENTER





Community Development



Legal Description:

Situated in a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

SEC 21, TWN 03S, RNG 08E



Owner/Applicant: LANGLEY BELLA VISTA JORDAN ROSE/ROSE LAW GRP			
Drawn By: GIS / IT / LJT	Date: 01/17/2024		
Section 21	Township 03S	Range 08E	
Case Number: PZ-051-23, PZ-PD-020-23, PZ-PA-014-23			

Sheet No.
1 of 1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 249810)

Regular Meeting
9:00 a.m.
Thursday, March 21, 2024
Emergency Operations Center
301 E. 11th Street, Florence, Arizona

INDEX:

CALL TO ORDER & ROLL CALL: pp. 1-2

PLANNING MANAGER REPORT: pp. 2-3

CONTINUED CASES:

- SUP-033-23 - pp. 3-55

TENTATIVE PLATS:

- S-012-23 - pp. 55-59
- S-040-22 - pp. 59-63

NEW CASES:

- PZ-PA-005-23, PZ-035-23 & PZ-PD-010-23 - pp. 63-108
- PZ-PA-001-24, PZ-004-24 & PZ-PD-002-24 - pp. 109-114
- PZ-PZ-014-23, PZ-051-23 & PZ-PD-020-23 - pp. 114-171

TEXT AMENDMENT:

- PZ-C-001-22 & 2023 Pinal County Subdivision & Infrastructure Design Manual Public Hearing/Action - pp. 172-188

INFORMATIONAL ITEM:

- Presentation on Solar Utility Grade Energy Production in Pinal County - Removed

ADJOURNMENT: p. 191

TRANSCRIPTION PROVIDED BY

Julie A. Fish
Quick Response Transcription Services
829 East Windsor Avenue
Phoenix, Arizona 85006
602-561-2283

ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 RIGGINS: We'll call to order the regular meeting of
2 the Pinal County Planning and Zoning Commission at 9 a.m. on
3 Thursday, March 21, 2024. And could we do a call to order for
4 a quorum?

5 BILLINGSLEY: Yes sir. Commissioner Mooney.

6 MOONEY: Here.

7 BILLINGSLEY: Commissioner Davila.

8 DAVILA: Here.

9 BILLINGSLEY: Commissioner Schnepf.

10 SCHNEPF: Here.

11 BILLINGSLEY: Commissioner Lizarraga. Chairman,
12 we're - I'm being told that Commissioner Lizarraga's actually
13 online. IT's trying to work through technical difficulties so
14 that we can hear him, but in the meantime we'll say he's
15 absent.

16 RIGGINS: Okay. If he does get online, just
17 interrupt the meeting to notify.

18 BILLINGSLEY: Yes sir. Commissioner Klob. Same
19 situation. I'm told Commissioner Klob is also trying to get
20 connected online. Commissioner Keller. Commissioner Hartman.

21 HARTMAN: Here.

22 BILLINGSLEY: Commissioner Del Cotto.

23 DEL COTTO: Here.

24 BILLINGSLEY: Commissioner Mennenga.

25 MENNENGA: (Inaudible).

1 BILLINSLEY: Chairman Riggins.

2 RIGGINS: Here. And we -

3 BILLINGSLEY: Sir, we have a quorum.

4 RIGGINS: Present at the dais, we have a quorum.

5 And electronic, we'll just add to that as they come in. Okay,
6 very good. Let's move on to the Planning Manager Report.

7 OLGIN: Good morning Chair, Members of Commission,
8 Gilbert Olgin, Planning Manager. The report we have today in
9 regards to the County is we're - Brent Billingsley is going to
10 give us an update on the - our update for the Code.

11 BILLINGSLEY: Mr. Chairman, Members of the
12 Commission, Brent Billingsley, Community Development Director.
13 As everyone is aware on the Commission and hopefully in the
14 public, the County has been working for quite some time to
15 update its zoning code, as well as other documents that are
16 foundational documents for the County. We are currently
17 conducting a legal review with both internal and outside
18 counsel with respect to that update. We've been sending
19 individual sections to the Commission for their review and
20 comment. We are hoping in the May-June timeframe to begin
21 having actual work sessions with the Commission to go through
22 the proposed code section by section. That's my update.

23 RIGGINS: Very good, thank you. Commission Members,
24 any questions on the upcoming code work that we're all going
25 to be getting into? None being, anything else on the report?

1 those in favor signify by saying aye.

2 COLLECTIVE: Aye.

3 RIGGINS: Any opposed? The motion passes
4 unanimously. That was a record.

5 MENNENGA: Wow.

6 OBERHOLTZER: Thank you.

7 RIGGINS: Yes. Thank you.

8 ??: We could have done that before lunch.

9 DAVILA: I know.

10 RIGGINS: Yeah, we could have done that before
11 lunch. That's a fact. Alrighty. Our last new case is
12 likewise a three motion case. Again, a Non-Major
13 Comprehensive Plan, a zoning and a PAD. So we'll go ahead and
14 that first case is PZ-PA-014-23.

15 BAK: Okay Mr. Chairman, Commissioners, this
16 consists of first, a Non-Major Comprehensive Plan Amendment, a
17 rezone and a planned area development to allow for development
18 standards for a mixed use development. The size of the
19 proposed is approximately 16.9 acres, and this is located at
20 the southeast corner of Bella Vista and Gantzel Road. Langley
21 Bella Vista LLC is being the owner, and Jordan Rose of Rose
22 Law Group being the applicant. So here we have the general
23 location of the proposal. And here, a little bit zoomed in
24 here in the surrounding zoning. Here we have an aerial of the
25 project. Currently it's, as you can see, vacant. Now here we

1 have done the site plan. So within the site plan, you'll see
2 that in the upper left of the proposed area, that would leave
3 commercial intact, and then I think it's about 3.9 acres. The
4 remainder of that then would be, I believe there's three
5 buildings up to three stories of essentially apartments. And
6 so that's the crux of the proposal there. This is looking
7 north. So the proposal site would be to your right. This is
8 looking south, then with your proposed site being to the left
9 in that picture, and there's a subdivision to the right, as
10 you can see. And this is looking east, so we're looking right
11 into the interior of the proposed site. And then to the west.
12 So items for the Commission's consideration, is multifamily
13 and commercial projects do generate large volumes of traffic
14 and noise which will impact the roads and communities nearby.
15 And staff has received items opposing the proposal, I believe
16 we're up to about 7 currently. I've included handouts for the
17 Commissioners, I think there was 4 items in that handout.
18 That this would be three story dwellings, and as you can see
19 in those pictures, we don't see anything of that height on the
20 horizon. And a mitigation strategy is lacking to provide
21 buffering for three story apartments in an area where
22 buildings of such a height do not exist. So staff's
23 recommendation is simply for denial, and staff would be happy
24 to entertain any questions the Commission may have.

25 RIGGINS: Thank you very much. Commissioners, any

1 questions of the staff report? None being, thank you. We'll
2 ask the applicant to come forward.

3 GILLESPIE: Good afternoon Chair Riggins and
4 Commissioners. My name is Jon Gillespie. I'm not Jordan
5 Rose, I have less hair than Jordan. I am an attorney in
6 Jordan's office, Rose Law Group, 7144 East Stetson in
7 Scottsdale, Arizona. It's a pleasure to be with you today.
8 I'm grateful that we were able to stick it out in the
9 afternoon. We do have several neighbors here with us today,
10 and one of the great benefits to be able to have a longer
11 agenda is we've had some time to chat with neighbors, get to
12 know them more, as well as we've met with the neighbors
13 previously on this project. I'm here on behalf of Real Estate
14 Equities, who is a national developer, reputable developer.
15 With me today, Eric Omdahl, from the development group, as
16 well from Rose Law Group I've got Jen Hall, and then from our
17 traffic engineering side, Paul Basha from Summit Engineering
18 was engaged as a traffic engineer on this project. And we
19 also have Russ Posorske, who, from Fortis Development, here to
20 talk about some of the commercial aspects with this project.
21 I do have a slide deck, it's looking like it's blank. We can
22 wait, I'll be patient. And thank you to staff who's reviewed
23 this project, and for the presentation from Glenn. I
24 appreciate that, and being here to answer questions that the
25 Commission might have.

1 RIGGINS: Commissioners, that's all, that's all of
2 it?

3 GILLESPIE: No, I'm going to go through the slide
4 deck, Chair Riggins. but I want to just wait for it, if that's
5 all right.

6 RIGGINS: Oh, not a problem.

7 GILLESPIE: And in the meantime, nobody check their
8 phones for basketball scores, because I have everything
9 recording. So I want to make sure no one tips me off to the
10 scores of the games.

11 RIGGINS: Your pictures have come up.

12 BAK: And so you know, so there's two separate -
13 that's the first one that I did receive, so there will be
14 another one after that.

15 GILLESPIE: This isn't my slide deck though, if you
16 don't mind.

17 RIGGINS: No, it doesn't look like it's three
18 stories.

19 GILLESPIE: I do have it on a thumb drive, if that
20 helps. Thank you. So what's being proposed here is a
21 downsize in the zoning. Currently the project is 17 acres,
22 and it's zoned for commercial uses. That occurred in 2009,
23 that it was as a part of the downturn, they said hey, let's
24 rezone this parcel and let's put it in a big box development
25 here, and they downzoned to commercial as a part of the

1 greater Rancho Bella Vista Master Plan. What's proposed here
2 is a mixed use development, so rightsizing the commercial.
3 Not getting rid of the commercial zoning, but rightsizing it
4 to the demand of the market today. That can be fulfilled,
5 while also at the same time providing a dire needed
6 multifamily product here in San Tan Valley that will provide a
7 housing opportunity, a diversity of housing for the residents
8 of the San Valley. A little bit about Real Estate Equities.
9 They recently opened a project in the City of Maricopa called
10 Copa Flats in April 2023. This just illustrates to us the
11 strong demand that there is for their product and what's being
12 provided. They had a thousand people lined up for that
13 project. Maybe a family member or a relative of your own, you
14 might have known that was in line for that. There's such a
15 strong need for this, and Real Estate Equities is a reputable
16 builder who is generating a lot of interest and delivers a
17 great product. Just a sampling of who's served by this
18 housing need and who needs it. This is the caregivers at a
19 senior home, this is a recreation leader at the Pinal County
20 or at the city. There's such a strong need for this housing
21 product, and this is what we're looking to deliver to income
22 qualified residents. So there's obviously a need, and I think
23 that's well recognized. Let's talk about the location. This
24 location right here makes a lot of sense from the standpoint
25 of the existing setbacks to single family development that

1 exists adjacent to the site. The Rancho Bella Vista to the
2 south, 500 feet approximately from where that building to the
3 yards of the single family homes on the east side of the
4 project. 400 feet existing barrier that's never going to
5 develop, it's open space, dedicated that drainage track from
6 the back of the homes, the two story homes there on the east.
7 Some are one story and two story on the east, to the project
8 on our east side. So really, a lot of - and this was by
9 choice when the commercial was envisioned here, a 35 story
10 commercial allowance with a big box development. They knew
11 that was coming in and so they put in a nice barrier here, so
12 that exists for this project. To talk about the commercial a
13 little bit. Rightsizing this commercial is really important
14 to get it out of the ground, and having the multifamily there
15 also supports the ability to provide these services that
16 contribute to not having to have the leakage of commercial
17 uses outside of, outside of the San Tan Valley. It's about 4
18 acres that will - that's a restaurant, that's a coffee shop,
19 that's a pharmacy use, that's a, you know, a dental office.
20 The type of users as they're heading to the north. Not an
21 important aspect here, this is a pass by commercial use. So
22 it's not a destination commercial use, as much as the approved
23 big box would be for this site. With the rightsizing of the
24 commercial, a key aspect is traffic and in discussions with
25 neighbors, this is one of the biggest aspects that we're

1 hearing, is the traffic situation right now in our community
2 is bad and at Bella Vista and Gantzel it's bad. The current
3 traffic issues are concerning to them, and when you look at it
4 from a development aspect, if this were to develop as
5 currently zoned as a big box commercial, compared to what's
6 being proposed with a multi-use and residential aspect, we're
7 actually lessening the traffic impact by 7,500 to 9,000 trips
8 a day. So the traffic impact actually goes down. And then as
9 well from the standpoint of a development being able to be
10 brought forward, the improvements to the road that are
11 required for a developer to make when it's built, that also
12 will have an impact on helping to alleviate the current
13 traffic issues that are being faced in this part of our
14 community. We've worked with the Board Supervisors' office on
15 the elevations for this site. We want to establish a real
16 agrarian rural feel to the product, and that's been worked
17 hand-in-hand with the Supervisor to come to some of these
18 conceptual images for the project. It does show some of the
19 amenities for the development. The design of our project is
20 very much turned into where we have 22 percent of the site
21 remains as open space. We have good amenities. We've got a
22 clubhouse, we've got a resort style pool, we've got a dog
23 park, we've got high quality amenities that will be attractive
24 to the tenants and fulfill their needs for amenities. So just
25 some key takeaways. We're providing an essential workforce

1 housing for the community with luxury amenities. The site
2 itself will be operated by Real Estate Equities, provide
3 professional onsite maintenance and management. It's a gated
4 community. It's a high quality product. The - to get one of
5 these spots, like we mentioned, there's a long waiting list
6 and there are income requirements to meet to get into this
7 community. There's a significant decrease in vehicle trips
8 compared to if the site was fully built out as commercial.
9 We're eliminating the big box retail in a location that really
10 in 2009 there was a vision and the development patterns of the
11 area have changed to where today it's not viable for a big box
12 commercial. There's not a full access entry into the site, it
13 can't be developed for that proposed use. It doesn't make
14 sense anymore to go 100 percent commercial, so we downsized
15 that to a commercial portion that makes sense. A community's
16 providing, targeting, you know, qualified seniors and young
17 adults who everyone knows someone that's in our life that is
18 faced with the challenge now of finding affordable housing,
19 and that's what's being delivered here with this product.
20 Before I close, I'll just share. There is a couple of
21 stipulation amendments that we're proposing. The narrative
22 that was provided did not fully bring out that the PAD will
23 actually lessen the height of the commercial that's being
24 allowed, so from 40 feet down to 35 feet. So we want to make
25 sure that that's read into the record that the heights are

1 capped at 35. So this is a stipulation that brings it down.
2 The PAD's actually lowering the allowed heights under what
3 would typically be allowed in the C-2 zoning district. And
4 also this - a second stipulation talking with neighbors over
5 the months, we - sorry, go back there. One of the concerns
6 have been raised from the Bella Vista neighbors is that their
7 amenities, which are on the south side of our project, will be
8 used by the multi-family residents. And to address that
9 concern, we want to add a stipulation that in the rental
10 agreement for our residents, they will have to sign an
11 affidavit and get a notification that says you cannot use the
12 Rancho Bella Vista amenities. And so if they were to use
13 those amenities, then they would be in violation of their
14 lease agreement. So we'd like to add that stipulation. I
15 have the specific language on it, I can read it here that
16 we've kind of come up with, or we can provide it to staff as
17 well. But the added stipulation that we're proposing is
18 (inaudible) be a stipulation that our residents cannot use
19 those amenities and if they do, they're in violation of their
20 lease agreement. With that, I hope I didn't take too long.
21 I'd like to get an opportunity to answer any questions, and
22 then I know we've got neighbors who want to speak, and I hope
23 to be able to come back up and address any comments and
24 (inaudible).

25 RIGGINS: Thank you. Commissioners, question of the

1 applicant? Vice Chair Mennenga.

2 MENNENGA: So you got three story apartment building
3 units. In the center of that, are those single family rental
4 units in there? Or is that parking?

5 GILLESPIE: So Chair and Commissioner Mennenga,
6 central to the site is parking amenities and the - so the
7 single story unit there would be a clubhouse. So it's a high
8 quality clubhouse. There's no single family interior to the
9 site

10 MENNENGA: So you got a total of 252 units.

11 GILLESPIE: That's correct, 252 units. That's the -
12 parked, according to the Pinal County's requirements, and
13 that's what interior to that site, that parking is focused as
14 well.

15 MENNENGA: So you want to convince us that there's
16 going to be less traffic from 252 units, or a thousand people
17 living in there, than a Home Depot. That's just not going to
18 fly, sorry. I've been at this business a long time, okay?
19 And honestly, I've framed Home Depots and stuff, and if Home
20 Depot wants to go there, they'll go there. Trust me. I've
21 seen places where they've gone, and so they would have access
22 to all of this, okay? I'm just (inaudible). This is probably
23 - we look for sites to build car washes, convenience stores,
24 and this is probably the top corner in all of San Tan Valley
25 and Johnson Ranch. I mean that's prob - now has developed

1 into probably the busiest corner in that whole area out there,
2 you know? Actually we'd like to buy part of that corner, I
3 want to - I'd like to talk somebody who (inaudible) that
4 commercial there. It's just that good of a location. It
5 amazes me after, for 40 years, how quickly we, number one,
6 have become a rental nation. And number two, this isn't
7 affordable housing. Are you doing Section 8 here?

8 GILLESPIE: Chairman, a couple things to address
9 there. So specifically to that question, it is an income
10 qualified housing, so there is - there are requirements that
11 it is specifically marketed to the median income in San Tan
12 Valley. And so median income and above, and I can show for
13 you here. This is going to take a little hot minute to... So
14 this shows the qualifications of the incomes. There's a
15 minimum requirement. These people have to be able to work and
16 pay their rent, and so that's part of the vetting process.
17 And then there's a maximum that's set to where it's really
18 targeted to providing housing for those in our community who
19 are in that medium range.

20 MENNENGA: And we need that, I understand.

21 GILLESPIE: So Section 8 housing is a federal
22 program that is not targeted with this project. That's not
23 what it is, it's not Section 8 housing.

24 MENNENGA: (Inaudible).

25 GILLESPIE: And to share on the traffic aspects.

1 You'll find in our report that we did do a traffic analysis
2 for this site, and that - so it's not coming from me, it's
3 coming from the traffic engineers, that obviously if it's not
4 built, there's no traffic. But if it is built as commercial,
5 and if a Home Depot - which Home Depot's (inaudible) because
6 Home Depot already got built since 2009, and there's not a
7 full access into the site, so it's not as attractive there.
8 But if it was built out as full commercial uses, it would be a
9 higher generator.

10 MENNENGA: Well and that's the concern, you're
11 wanting to put three stories in the middle of a residential
12 area here, you know? That's a little bit of a tough sell from
13 my perspective.

14 GILLESPIE: And as has been noted by staff as well,
15 three stories hasn't been built in this area yet, and as you
16 saw in the presentation, to share that basketball analogy
17 again, you line up 6 basketball courts end to end, that's the
18 distance from our homes to the existing single family rear
19 yards. So we think there's a nice buffer in there that this
20 is, of all sites, makes a lot of sense for that type of design
21 for the project. But I appreciate the questions, thank you.
22 Did I adequately hit it all there? Sorry, thank you.

23 RIGGINS: Other Commissioners, any questions of the
24 applicant? Okay, thank you.

25 GILLESPIE: Can I share one more actually?

1 RIGGINS: Well, we'll call you back up, after the
2 public participation, we'll call you back up.

3 GILLESPIE: It's going to be brought with the
4 neighbors and I've tried to mention it to each of the
5 neighbors as we've talked to them, but just so that they're
6 aware. The frontage on Gantzel is not improved yet, and so
7 with this project, there's a condition number 10 where the
8 traffic department is asking us to put in a third lane there.
9 So currently there's two lanes and they want a third lane
10 developed there. So with this viable development going in, it
11 would improve - the frontage improvements would provide, you
12 know, a little bit of relief to the general area, so that's an
13 important aspect that I think neighbors should understand as
14 well.

15 RIGGINS: Okay, thank you very much. We'll go ahead
16 and open up the public participation portion of these cases
17 and ask if there's anybody that wishes to come up. Please.
18 How many people do we have that want to speak? Okay, fine.
19 Please remember to write your name and address down on the
20 log.

21 MALCOM: Okay, I wrote my name down already on the
22 log.

23 RIGGINS: Okay, then give that to us before you
24 begin.

25 MALCOM: Okay. My name is Irving Malcolm, I live at

1 3055 North Gunderson Drive. I've been in San Tan Valley for
2 24 years, so I've seen everything develop out there when it
3 was all just fields. I'm also the board president for the HOA
4 here. I've been on that board for 15 years, so I've been that
5 since the conception of that community. I have spoke with a
6 lot of my homeowners about this project. Some of them, I'm
7 sorry, had to leave because they didn't know the meeting was
8 that long and so they had other obligations and stuff. And
9 thank you guys for hearing us out and stuff. But I want to
10 just deal with some of the issues that have came up from me
11 talking to all my homeowners because everybody knows me,
12 because I've been on the board for 15 years, and so I know all
13 my homeowners. So I had a chance to go around and talk to
14 them about this project and bring up some of the concerns for
15 our community. The biggest one that he brought up, because
16 I've been in communications with them from the start when they
17 approached us about this project, I also had conversation with
18 Supervisor Goodman about this project a little bit too - the
19 biggest problem of concern about this project, is the traffic.
20 We know that that intersection, that is a bad intersection.
21 In the morning, my homeowners trying to get out of that
22 intersection, it is, it is very bad. From 5:30, sometimes
23 6:00 all the way to 8:00, because we have a school on the
24 other side, north - the northwest side of our property. We
25 have Poston Butte down the street, and we also have all the

1 traffic coming from Anthem. We also have all the traffic
2 coming from Bella Vista, because we know that down Bella Vista
3 there's another 5,000 houses down there and it's another 5
4 that's going in further down. We also have 756 houses in our
5 community. And we know when you got houses, because we don't
6 have no transportation out there, you got a minimum of two
7 vehicles per family. Some of our families got 4 and 5
8 vehicles that's got to go in the morning, because they got
9 kids in college and going to school. We also have a new
10 community that's being built, it's called Bella Vista Trails,
11 that's another 729 houses that's going to have to use the same
12 two entry points that we have to get out of our community.
13 Because I just spoke, Tourmaline is not going to go all the
14 way to Judd yet, okay? And I spoke to Goodman about it, and I
15 also spoke to Chris about it. It's not going to be going
16 through yet, okay? So the traffic is a big problem for us in
17 the morning. Traffic is standing traffic. I've been there a
18 long time. I'm retired and I get out in the morning, I go and
19 visit my community, and I get out and jog in the morning. I
20 have seen numerous accidents at that community - I mean at
21 that intersection, because people get impatient and they jump
22 out in front of the cars and stuff, and it's been a lot of
23 crashes there. We have a lot of incidents at that community.
24 I know they said that the traffic is going to go down because
25 of making a residential versus commercial. But what you got

1 to look at, when you make that a commercial area, you got all
2 those residents trying to get out of there between that time
3 zone of 6 and 8:00 in the morning. It's already enough of
4 these to try to get out, those people are going to have a hard
5 time trying to get out of there, too. And even if you add a
6 third lane, it's still going to be a problem, because until
7 you add a third lane on the other side of Bella Vista, the
8 traffic is - there's nowhere for no - anybody to go. And
9 these people can attest to that when they come up here that
10 that is a bad area to get out. I made sure for this meeting
11 this morning that I left early so I can get out of there to
12 make the left turn to come down this way to Florence. So
13 that's a big problem. If for some reason that you guys
14 approve this, I just want to bring up some issues that's good
15 for my community. One of the things is, if that's going to be
16 there, we ought to come up with some kind of light system
17 there, because we've got to come up with some kind of way to
18 get our people out. We know that Bella Vista is eventually,
19 they're talking about putting a light at Bella Vista and
20 Tourmaline, it's not in the works right now, and that's going
21 to be a big problem, especially when it's community, because
22 that community - the new community that's by us, they just
23 start selling the houses now. They just start, and I've been
24 - I'm in negotiations - talking to them too, to stay abreast
25 of what's going on over there. They just started, they're

1 fixing to start selling houses, and people are going to start
2 moving into that community probably in the next month or so.
3 And so now again, you got that added traffic that's going to
4 be bagged up 4 blocks down Tourmaline, trying to get out on
5 Bella Vista, which is impossible. Even coming out of the
6 community that they proposing, there's no way that somebody
7 can make a left turn out of that community because that light
8 is always busy. It's always a busy light. So I just want to
9 bring up the concerns about the traffic. The traffic is bad
10 at the intersection, as you brought up, Vice Chairman, that is
11 a very busy intersection right there. The second thing is the
12 rezoning of that area. I'm fully aware when that property got
13 zoned from the first to the second, because like I said, I've
14 been there a long time on the board and I'm very active in San
15 Tan Valley, in the community. By rezone, that property was -
16 is originally zoned for commercial. Great. Taking the
17 property and converting it to residential, that's the big
18 elephant in the room with everybody, is that nobody wants
19 apartments by them, I understand that, because it bring issues
20 that apartments do bring. But if that is going to be done,
21 then it hurts us in a way, because in San Tan Valley, we have
22 so many residentials there that we don't have enough
23 commercial property. So now you're taking another piece of
24 commercial property, because we need a commercial
25 infrastructure in San Tan Valley. So now you're taking

1 another piece of commercial property and converting it into a
2 residential property, which we have plenty of that. We have
3 plenty of that. And on top of that, to put a three story
4 apartments right there, it's going to look real odd on that
5 corner, the way that corner looks, it's going to look really,
6 really odd to put a three story apartment on there. And if
7 that does occur - I know they proposing to put a 7 foot wall
8 up, but we - I mean a 6 foot wall or whatever it is, we ask
9 them to put a higher wall to create a buffer between our space
10 and their space. I have brought up the fact is that we have a
11 big major park right there. We do have issues at that park,
12 we have a lot of vandalism. Last year vandalism alone cost me
13 about - we had to fix a lot of vandalism in my park, it cost
14 us \$19,000 for vandalism, and a majority of that was not from
15 our community, it was from across the street. Because
16 everybody likes our park, it's a nice park, and everybody
17 likes to come over there, and that's not a problem. We just
18 ask people not to vandalize our stuff. And so we've been
19 having a lot of issues with that recently. But the rezoning
20 of it takes away from the economical value of bringing in
21 businesses into the San Tan Valley area. We know that you
22 guys know that you don't want to be a total bedroom community.
23 You've got to have some commercial, some commercial
24 development in the area, because we need jobs out here too,
25 instead of everybody driving to Phoenix always. Home Depot

1 brought jobs. Walmart, when it came, I saw it brought jobs.
2 So taking that land from commercial and then converting it to
3 residential/commercial, I think is a bad idea. I think it's
4 really a bad idea. Also to looking at their plans. I have
5 talked with Chris, I have talked to Supervisor Goodman. On
6 our property we have a lot where when they redid Gantzel, we
7 have a lot of problem with flooding right now and damaging
8 when they open up those gates, damage comes in and floods our
9 property. It cost me \$8,000 a month to haul off all the stuff
10 that we get down on our property. I was looking at their, at
11 their plan. They got two retention areas, and the rules are
12 if you develop your property, you make sure that the water
13 that you produce stays on your property and don't goes on the
14 other person's property. A few people have some concern about
15 those heavy rains when they come down, about the two retention
16 basins they got, making sure that that will support the water
17 that's produced on their property. I just want to bring that
18 up, too. The other thing is the parking area. They got 252
19 houses, units. You got 3 and 4 bedrooms, as (inaudible)
20 stated earlier, you know that the average house is not going
21 to have one car, it's going to be more than one car.
22 Especially in a 4 bedroom, you might have a family in there
23 that's got three cars. The parking spaces there, that's there
24 is 489 parking spaces. We know that when you got company
25 coming over and you got 3 or 4 cars, is that going to be

1 adequate parking space for that area. And the commercial area
2 is different from the residential area, so they're not going
3 to be able to work out - they got to work out an agreement to
4 park in the overflow area of the other area. So parking is
5 there. Like I said earlier, if this is approved, if you can
6 get - build a high wall between a buffer between our community
7 and their community. We want to see that area developed,
8 okay? We don't have a problem seeing that area development,
9 but do we really need more residential on that corner?
10 Instead, we would love to see a commercial development come in
11 there and develop that area next to our community and stuff.
12 And again, thank you guys for listening to me. I know the big
13 elephant in the room is nobody wants commercial - I mean
14 residential, multi-residential against - next to us. But you
15 all look at next to Walmart, you already got a big apartment
16 complex there. I heard today they was talking about a big
17 thing - a Dairy Queen, apartment complex coming to Dairy
18 Queen. I know I heard - well, I can't remember, but I heard
19 that there are some more multi-residential community that's
20 planned for the area. But do we have to put one on that
21 corner? That's most of the residents in my community have
22 voiced to me, and I'm here to voice their opinion because they
23 couldn't make it here, and some of them had to leave. Again,
24 thank you for listening to me.

25 RIGGINS: Thank you. Before you sit down, any

1 questions of the speaker? Anybody have any questions? Thank
2 you sir.

3 MALCOM: Thank you.

4 RIGGINS: Who else like to come up and speak?

5 DUKARSKI: I have signed up. My name's Tim
6 Dukarski, I live at 30896 North Zircon Drive in Rancho Bella
7 Vista South. And I don't want to reiterate everything that we
8 talked about on traffic, but I did want to point out one
9 thing. I don't know if we can bring up the picture of the
10 plot - plat. But anyway, what I see is for the residents and
11 also for the stores and (inaudible).

12 OLGIN: What image were you asking for, sir, just so
13 (inaudible) keep going, is that the one you wanted?

14 DUKARSKI: Keep going. Keep going. Yeah, it's hard
15 to see, but what I see there is there's one way in and one way
16 out for the shops and the whole community. Well, I guess they
17 do have one that goes out onto Bella Vista, so there's two
18 ways - two ways in and out. And for that amount of people and
19 traffic, and it's that close to the intersection, there's
20 going to be people who are residents that are going to be
21 lined up, you know, way back, trying to get out there to get
22 their kids to school or to their jobs or whatever they have to
23 do. Because it'll back - that traffic backs up way beyond
24 that, as they were telling you, where that intersection is
25 past that complex there, they're backed up all the way there.

1 And it's even difficult for the residents in our neighborhood
2 to get out onto that road. That's all I'll say on the
3 traffic. But we agree with the staff's assessment, as far as
4 you know, a three story complex does not fit into our
5 neighborhood. Our neighborhoods, Bella Vista or Rancho Bella
6 Vista South or the Greens, Johnson Ranch. There's nothing
7 like that in our area. Also, a question I have is that
8 apartment complex, it looks like most of it's continuous.
9 There's no separation. If you see the apartment complexes
10 that are being built today, for fire reasons or, you know, and
11 noise reasons and such, it's broken up a lot more. This is
12 almost like a continuous snake that goes around the whole
13 property. And I don't know that much about the fire concerns,
14 but to me that looks dangerous. And I think that's pretty
15 much all I'll cover, because a lot of it's already been said
16 and I'm not going to repeat it.

17 RIGGINS: Thank you sir. Any questions of the
18 speaker? Thank you. Who else would like to come up?

19 AKINS: Good day, I'm Corolla Akins, I'm on this
20 beautiful little list. I'm at 30643 North Gundersen Drive,
21 and I'm actually directly impacted from my little bitty house
22 on the corner there. I just wanted to bring up a few things
23 that are not very consistent with what was presented, and I'm
24 not quite sure how you plan on having commercial and
25 residential and a three story, and being a gated community,

1 but have access to a business, unless you plan on having
2 access on the outside, which would mean Gantzel and Bella
3 Vista to get access to the businesses, but that would mean the
4 business would have to have access through the gated community
5 to get through the back door to open up. So that is a little
6 bit conflicting in my page. Three stories would - when I
7 moved here and I bought my beautiful little house, that was
8 one of the sellers is because the area is quiet, it is
9 beautiful, and I have a great vision of my Superstition
10 Mountains. So building a three story building, I have a
11 really hard time with that because it would definitely ruin -
12 take away my view, which may not be very important to other
13 people, but it was one of the sellers, that's why I bought my
14 house. And also the influx of affordable housing - and I
15 don't want to sound prejudiced or anything - is affordable
16 housing means, sooner or later, and for a lack of better
17 words, I would like to keep my beautiful neighborhood as
18 pristine as it is. I don't like ghetto, and I'm afraid that
19 that's what's going to happen with certain housings when you
20 don't have manageable things in place, I guess what I want to
21 say. But, I don't think the company, and as nice as it
22 sounds, can guarantee that they will not use our park, because
23 they can't they can't guarantee it. Even if they were to put
24 a limitation in their, in their contract that would - they
25 still can't guarantee that. Parking, forget it. I don't see

1 it, and I agree with you Vice Chairman, this just doesn't make
2 sense with the counts of parking versus the apartments, plus
3 the businesses. And that's all I have to say. I really
4 appreciate it. I enjoy my living out here in San Tan and in
5 Pinal County. It was one of the biggest things for me, it was
6 my first house, so I appreciate you all's time, and thank you
7 for listening to me.

8 RIGGINS: Thank you. Before you step down, anybody,
9 questions the speaker?

10 AKINS: Thank you, I appreciate you all.

11 RIGGINS: Thank you. Who else would like to come up
12 and speak to this case?

13 STEWART: Good afternoon, I've already signed in.
14 My name is Jill Stewart, I live at 30624 North Rebecca Lane.
15 Rebecca Lane is that little blip right at the bottom of the
16 site plan, that is my street. Every morning - I'm sorry, I'm
17 not good at public speaking. Every morning my two children
18 that go to Poston Butte High School have to sit at that
19 intersection and wait for someone to let them in so that they
20 can go to school in the morning. Every morning I have to turn
21 right because I cannot turn left out of my neighborhood. It
22 is impossible. I get to turn right and then if I'm going to
23 Anthem - I work for the schools - if I'm going to Anthem, I
24 get to go all the way down to Hunt Highway and go around, or
25 if I'm in my speedy little Jeep, I flip a U-turn as quickly as

1 possible and pray I don't get hit. Okay? That intersection
2 is terrible. Getting in and out of our neighborhood is a
3 trial. We have engines jake braking behind our house because
4 it also backs Ironwood. All hours. And I've emailed and
5 asked you guys to put signs up, but that's another issue. By
6 adding this influx of traffic during peak hours, you are going
7 to make mine and my children and every other neighbor who
8 lives in our neighborhood, that much harder. You cannot put a
9 light where the businesses are, and in our neighborhood,
10 they'll be like 5 feet apart, it would just be ridiculous and
11 asinine. This is a horrible plan. It's not good for our
12 community, it's not good for San Tan Valley. We need more
13 commercial. My kids have to go far away into Queen Creek to
14 try to find a job, because there's nothing here. I am not
15 opposed to apartments. My son lives in an apartment in
16 Chandler, I understand the need for them, I understand the
17 need for affordable apartments. But the placement needs to be
18 right. This is not the right placement, and I would strongly
19 ask that you don't make the people who've lived here - I've
20 lived here for 21 years, I love San Tan Valley. I love
21 leaving my neighborhood and seeing the mountains. I love the
22 park next to my house. I am not going to police the park to
23 make sure that the people in there are residents of my
24 community. That's not my job. I'm not going to get shot over
25 that. You know? It's not worth it. He's right, you cannot

1 guarantee that they're not just going to walk over into the
2 park and ruin it. And we've put a lot of money as a
3 community. Irving has put a lot of money into that park, and
4 a lot of his time, sweat, blood and tears have been put into
5 that park and to have no guarantee that it will remain a
6 community park only is something that just can't, it can't
7 happen. So I think I've said all I need to say. Thank you
8 for listening and thank you for listening to the community
9 members on this issue.

10 RIGGINS: Thank you very much. Commission Members,
11 any questions? Thank you. Who else would like to come up?

12 BASHAM: Hello, I'm Davina Basham. I live at 906
13 East Desert Rose Trail, part of Johnson Ranch. And I agree
14 with everyone who's just come up here. The gentleman who came
15 up first said it - was very thorough, said it best. We have
16 plenty of residential, we need balance. I think it would be a
17 great location to keep it commercial. Like the roads out here
18 need to be expanded more, and they're not. That needs to be
19 done prior to more of this kind of development, before
20 bringing in even more people. So there's a certain hierarchy
21 of - to make it organized, to make it work for the community
22 of how things are brought into the community. Furthermore, to
23 bring balance, keeping it commercial only, bringing and
24 keeping those jobs there as well, will have less people that
25 are going in and out of - like going to Phoenix and over here

1 to San Tan Valley as well. So there will be less traffic by
2 bringing in jobs in these areas as well. So I don't think
3 it's a good idea for this project to be developed.

4 RIGGINS: Thank you. Before you step down, any
5 questions of the speaker? Thank you very much. Who else like
6 to come up to speak? Please come up.

7 OSTOJIC Hello. I already put my name on the list.
8 My name is Angelina Ostojic. I live at 2231 East Desert Rose
9 trail. And can you go one slide back to the - oh, one more.
10 Yes, right there. So my home is directly impacted. I am
11 within the red line across from the park, so my home is
12 directly across the street from the park. I have lived here
13 for the past 5 years, and I am so glad that the traffic was
14 mentioned, and of course the vandalism with the park. I
15 myself have reported to the sheriff's office twice within the
16 5 years of loiterers and trespassers. There is a sign that
17 says if anyone is not a part of the community, that they
18 should not be in the park, and it also says that no one should
19 be there after 10 p.m., which of course, unfortunately does
20 happen. And so the sheriff department, they do actually do a
21 little bit of rounds through the park to make sure that there
22 aren't anyone who's there who's not supposed to be. So it is
23 a public concern, since people outside of the community have
24 trespassed numerous times into the community, because our
25 community is not a gated community. And it is not a public

1 park, but for some reason when people drive by, they see the
2 park, they think it's public. So they just walk in, and so a
3 lot of people don't even realize that it is not public
4 property. And the roads on Google Maps are restricted, so
5 it's not as if anyone should be there. So just because it's
6 not closed off doesn't mean that it's available to the public.
7 And since there's going to be a commercial dwelling there, we
8 cannot guarantee that the people that are in the commercial
9 settings will not enter the park, or will not enter our
10 community without our knowledge. So they can't guarantee our
11 public and community safety in terms of that. And in terms of
12 the apartments themselves and people who will be dwelling in
13 them, again, as it has been brought up, we do not know for
14 sure if they will be able to make sure that they don't go in,
15 because it's going to be three stories. So of course you have
16 this wonderful view of this park and oh, it's a wonderful
17 Sunday afternoon, why can't I just go take a drive over and
18 just, you know, hang out for the afternoon? We can't
19 guarantee that someone's not going to do that. And then also,
20 because it's a three story, they will - anyone living on the
21 second and third floor, will have direct view of my property
22 and will have direct view of me and my comings and goings,
23 which I personally think is kind of concerning since someone I
24 don't know is going to be living in an apartment complex 500
25 feet from me, being able to know my comings and goings. And

1 that, again, is concerning to me a lot. And you can't
2 guarantee that someone in that apartment's like oh, they're
3 not home for the afternoon, let me go rob their house. We
4 don't know for sure, because it's not uncommon knowledge that
5 when property building and new things that are being built in
6 the community, crime also increases. And that's again
7 something that the builders and the attorneys may not have put
8 in to consider, that they're putting all of us at risk as
9 well, because it's so close to the community where the
10 commercial, where the commercial buildings will take place.
11 It also was not mentioned that there is a high school half a
12 mile away in the presentation. So there are a lot of students
13 who ride their bikes, who walk down that road. So right where
14 that - where all of that is being built on the map, they
15 literally go down that street, and they go down so they can go
16 to school in the morning. So there's kids' safeties involved
17 as well. There is a charter bus that stops in front of my
18 house that picks up elementary school kids. So again, we
19 don't know who's going to be staying in these apartments and
20 in these commercial areas. So somebody who I don't know, for
21 example, a pedophile, comes across the commercial units, he's
22 hey, there's all these kids at these park. Oh, there's the
23 bus stop. So we can't guarantee child safety. So we don't
24 know what will happen on these commercial properties. So
25 that's another concern as well. And then, because of three

1 story apartments, they have the view of a park that is not
2 their property to view. So why should someone live in an
3 apartment and have this gorgeous view of a park that is not
4 theirs? We, as a community, pay a home association fee. We
5 pay for the maintenance and we ensure that everything is
6 organized and clean, thanks to our lovely HOA. He's done a
7 fabulous job with everything. So how is it that someone who
8 has never lived there, who's never been a part of the
9 community, all of a sudden have this gorgeous view and they're
10 allowed to live in there, and then on top of that, being like
11 someone making a profit off of another person's property, or
12 another community's property, I should say. So it is not
13 theirs to view. There's also that. And it has also been
14 mentioned about the mountain view, because the whole reason
15 why a lot of us had purchased the property, was because it was
16 peaceful and because of the mountain views. So by making a
17 three story apartment, you are literally diminishing and
18 lowering property value. And so everybody who has invested
19 money and time and effort into their homes, all of a sudden
20 you're going to see a dwindle in that as well. So it's unfair
21 for someone who has lived there for 5-plus years, have this
22 view and then all of a sudden have it taken away because
23 someone decides to build a three story apartment building.
24 There's that as well. And I believe, yes. And if they're
25 concerned about affordable housing, there are many different

1 apartments that are being built, and throughout the community
2 there are some being built at Walmart, and there's also one on
3 Combs and Schnepf, 200 plus apartments. So in terms of
4 apartments, there are plenty of apartments within the
5 community. So building another apartment wouldn't be
6 considerable - wouldn't be considered affordable housing. And
7 also, I was one of the people that attended the meetings that
8 the law group had formed, and they also stated that the
9 objective was affordable housing, but also because there was a
10 community college down the street as well, so they also have
11 different target audiences, not just families. So that's also
12 something to consider as well, because there's not a lot of
13 apartment places for people to stay for school and colleges
14 and stuff. So that was also another objective that was not
15 mentioned in the presentation that had been brought up in the
16 meetings. And, let's see. I do have an alternative proposal,
17 if anyone would want to hear about it, but I'm not sure how
18 that would work since, again, the traffic is the most concern.
19 So building anything new in that area at this time, I wouldn't
20 recommend at this point in time. Until we can figure out the
21 traffic situation, it would not be wise to build anything on
22 that property right now. So thank you so much for your time
23 and I greatly appreciate it.

24 RIGGINS: Thank you. Any questions Commissioners?
25 Thank you very much. Who else would like to come up and speak

1 to this case?

2 J. STRAIT: Hi, I'm Joyce Strait, my husband Ray
3 Strait. He did not sign in, I'll be happy to do that. We
4 live at 3149 East Cowboy Cove Trail. It's just off the corner
5 of Tourmaline and Bella Vista. And what everybody mentioned,
6 I agree with wholeheartedly. To me, we moved out there in
7 2017, November of 2017. Absolutely loved the area. We have
8 this wonderful train that goes by which I no longer hear
9 because I'm sound asleep or whatever, or just ignore it. But
10 because of the train, that adds more traffic problems.
11 Because red lights, people are in a hurry to get to work, and
12 as a result when there is no directional lanes coming off of
13 Tourmaline, I see people constantly looking at their phones,
14 probably trying to find the fastest route to get to wherever
15 they're going. Queen Creek, 24 is coming, you know, in and
16 possibly at the end of Bella Vista. I haven't fully
17 researched that. I see that and I just think, wow, all these
18 people are driving with their phones in their hands and
19 they're not paying attention. When you couple that with the
20 traffic that's already going through there, when they
21 mentioned that you can't, you can't turn. You wouldn't
22 believe, we walk in the morning, we see the traffic is all
23 backed up all the way to the train track. And I thought, wow,
24 those people that are in a hurry, they're unable to get beyond
25 that, and it's frustrating, and that's why there's a lot of

1 traffic incidents. We hear sirens from time to time. When we
2 moved out there, we knew it was a long way out. A lot of
3 things have changed since we moved out there in 2017, and one
4 of the things that I've come to appreciate is when I think
5 about Rancho Bella Vista South - mostly Rancho Bella Vista,
6 because Bella Vista means beautiful view. And when you think
7 about beautiful view, you're limiting people's appreciation of
8 the beautiful view between the Superstition Mountains and all
9 the Tonto National Forest and everything that you can see off
10 to the side, and the snow that comes down in the winter, it's
11 beautiful, it's beautiful. And it's quiet, like they said.
12 So, I see concerns for the children that are driving, I see
13 concerns for the children that are playing at parks. I see
14 concern for the children that are on school busses and
15 everything else. So I just urge you to reconsider, to think
16 about what these people have spoken about in regards to the
17 concerns that they have. Having a traffic light at Tourmaline
18 and Rancho Bella Vista is still not going to prevent the
19 problem of having another traffic light down at the corner, in
20 the other section of Rancho Bella Vista South. So I thank you
21 for your time. Like I said, I don't have much more to say. I
22 think that was it. Did you have something more to say, honey?

23 R. STRAIT: You go girl.

24 RIGGINS: Thank you, thank you very much. Any
25 questions for the speaker?

1 J. STRAIT: Do you need me to write it down here?

2 RIGGINS: Would you please, yes. Please, if you
3 could.

4 J. STRAIT: And even though we don't have children,
5 we have grandchildren, we have great grandchildren, and we'd
6 like to see them safe in the future, whether they choose to
7 live here or not. So anyway.

8 RIGGINS: Is there anybody else that wishes to come
9 up and speak to the case? Anybody at all? Okay at this time
10 we'll go ahead and close the public participation portion of
11 the case, and we'll ask the applicant if he wishes to come
12 back up and speak to anything that was said during that period
13 or anything else that he might be interested in sharing.

14 GILLESPIE: Yes, thank you Chair Riggins. And
15 again, thank you to Irving and the neighbors for the
16 participation and the feedback and the comments, it's much
17 appreciated, and I think we have some good ideas that have
18 come out of this. Bella Vista, beautiful view. That design
19 of the site very much was envisioned that so when the
20 commercial development was a part of the Rancho master plan,
21 we put in these 400 to 500 foot setbacks with that in mind.
22 That there's going to be the back house of a big box
23 development here, is going to be truck loading docks on the
24 back here. It's a 35 foot commercial allowance there, so
25 let's put in this 400 to 500 foot tract to preserve those

1 views. So that was envisioned, and that's why the proposal
2 today conforms with that original vision for the community.
3 To point out as well, the current height allowances, sometimes
4 how high something is, we get a little bit afraid when we hear
5 those numbers, but for reference the two story homes in Rancho
6 Bella Vista right now are allowed to go up to 30 feet. So
7 we're asking to go up to 35 feet. There's existing homes
8 there that do go up to that 30 feet, so we are increasing
9 height above that, but just for comparison, I think that's a
10 good thing to discuss. The amenities, I'd like to just read
11 into the record if I might, the proposed stipulation that we'd
12 like to add to this case. Residents of the multifamily
13 development, through a lease addendum requiring a notification
14 and an affidavit to be signed by the resident, will be
15 prohibited from utilizing any current or future Rancho Bella
16 Vista South HOA amenities, except when as an invited guest of
17 a Rancho Bella Vista South property owner.

18 OLGIN: Chair, Vice Chair if I may. Interrupting,
19 Gilbert Olgin.

20 RIGGINS: Yes.

21 OLGIN: Typically, staff gets a chance to review all
22 of these stipulations, or the ones that we create. We haven't
23 seen any of these, so we haven't had time to vet them out, or
24 even speak amongst management in regards to their impacts.

25 So, we'd like that opportunity to at least, you know -

1 typically my first time this has happened where stipulations
2 are created based on the ones that we give and they don't -
3 not in agreement, but this is new ones we haven't even
4 reviewed yet. So if this is, you know, the will of the
5 Commission, staff would like the opportunity to sit down on
6 these and make sure that they're in the best interests of the
7 County.

8 RIGGINS: Community Development (inaudible).

9 BILLINGSLEY: I can tell you with respect to this
10 particular proposed stipulation, and we've been through this
11 before, with the Commission, we would not support that
12 stipulation because it's not enforceable by the County. We're
13 not going to get copies of all the lease agreements or track
14 them when one unit's leased to another unit, or be able to
15 track who it's going to the - it's not something the County
16 could support because it's simply not enforceable by the
17 County.

18 RIGGINS: Thank you.

19 OLGIN: And I just also want to mention, if I may,
20 quickly on the same note. There is a multifamily across the
21 corner from you, it's called Bella Camino. And that project,
22 you can see on the map that was shown earlier, 2018 was one of
23 the first, I think, second multi-families that came in.
24 Heavily, heavily protested, but it was approved. It's not
25 three stories, it was two. But my point was that we revised

1 the document about 4 times, and it took a lot of work as you
2 seen today with Tela Peralta, it took a lot of work for us to
3 get there. So we'd like that opportunity, you know.
4 Obviously we're denying, or asking for denial today, but
5 there's example, I did that project, I rezoned that project
6 right across from you and it's - there is an ability to do
7 these projects, but just with new steps being thrown out at
8 the last minute, we would just like a chance to review them.
9 Thank you.

10 GILLESPIE: Okay. Chair Riggins, thank you,
11 Gilbert, Brent, much appreciated and that's great feedback.
12 The stipulation is presented as an offering from the developer
13 just to do the most we can to show that we're serious about
14 protecting those amenities. And the point is taken on the
15 enforcement aspect. If it can't be written in as a
16 stipulation, we're committing to it. That's our commitment.
17 Another commitment that I think makes a lot of sense would be
18 to place signs on our property boundary towards our residents
19 that show Rancho Bella Vista Homeowners Association property
20 owner use only for the amenities. So that's another practical
21 aspect that could be implemented to give notification that
22 it's not for the general public use. As has been mentioned,
23 it's currently being used, it sounds like a lot of the
24 community might come there. That's not related to our
25 development. So I think those type of, what we're proposing,

1 can help alleviate that concern that's already existing. I am
2 going to ask Mr. Paul Basha to come up in a minute to share
3 some of his perspective on the traffic impact, and the
4 analysis that's been done for this site, if that would be all
5 right. And before he comes up, I would also like Russ, who is
6 from Fortis Development, to come in to speak a little bit to
7 the commercial development aspects and kind of what effort's
8 been taken. He's intimately aware of the history there with
9 the commercial development. So if they could just take a
10 minute for that. And then I was made aware from Chris
11 Wanamaker who's here as well, not to put him on the spot as
12 well, but he's got - we've got his expertise in the room. I'd
13 love to invite him to come up as well and share his
14 perspective on improvements that are in the future for Bella
15 Vista, and then as well what's being asked of the applicant
16 with this project. If that would be all right, Chairman.

17 RIGGINS: It's a little bit awkward. This is
18 actually a final discussion of what was in the public
19 participation portion. If this was to have been done, it
20 should have been done in the beginning when you had the full
21 floor to describe this case 100 percent. I believe that the
22 Commission will entertain these concepts, to have these people
23 come up at this point in time, but I will forward most
24 vociferously that they should be fairly brief. If there was a
25 longer piece of this, I mean the public didn't have a chance

1 to comment to any of these things that are being said, they're
2 being said after the public participation portion, which is
3 out of format.

4 GILLESPIE: Understood Chairman. My apology if I
5 should have -

6 RIGGINS: Well, it's doesn't require an apology,
7 it's just the fact of the issue. So the people that are here
8 to hear this meeting have no chance to speak to what's about
9 to be said. These things should have been said before. This
10 point in time at the end is generally to speak to what was
11 said in the public participation portion. These people can
12 come up, they need to sign up, each one, and we'll need to
13 keep their presentations brief at this point in time.

14 GILLESPIE: Understood Chair Riggins. And I hope
15 that they understand as well. They are responding to the
16 comments that have come from the neighbors today.

17 RIGGINS: I'm not talking about them responding to
18 the comments of the neighbors, I'm talking about the neighbors
19 not being able to respond to their comments. That's why you
20 don't do this at the end of the meeting in this fashion.

21 GILLESPIE: Understood, thank you.

22 RIGGINS: So, let's go ahead and - you enumerated
23 three different people?

24 GILLESPIE: Yes. I'll start with Russ, who's the
25 Fortis Developer who has insight on the commercial project and

1 history with the development attempts. And then if Paul
2 wouldn't mind coming up and they'll keep their comments brief,
3 and then Chris is with the County, and I think it's helpful
4 information to - that's been raised in the public portion
5 regarding what are the improvements on the road and what's
6 being foreseen for future improvements there.

7 RIGGINS: Okay. And we - are you intending to do a
8 follow up when they're done yourself?

9 GILLESPIE: No, I think that will do. Unless if the
10 Commission has any questions, particularly for me, I will be
11 available.

12 RIGGINS: Very good. Every - all these gentlemen
13 that are going to come up are going to need to sign in, give
14 your name and address as well.

15 POSORSKE: I'm going to apologize in advance. I've
16 had a bad throat for about a week now.

17 RIGGINS: We'll need your name and address down on
18 the log before you begin. Please. And give that to us before
19 you start.

20 POSORSKE: Okay. My name is, Russ Posorske, I'm the
21 founder of Fortis Development. I office at 7317 East Greenway
22 in Scottsdale, and I live in Phoenix, Arizona.

23 RIGGINS: Thank you.

24 POSORSKE: I've been a valley developer for 30
25 years. I promise you've all shopped someplace that I've

1 built. I did the first 8 Kohls anchored shopping centers in
2 the Valley, and I've done over 3,000,000 square feet, and
3 haven't really accomplished any of it without visiting with
4 the neighbors and listening to their concerns and trying to
5 make a sense of place in a commercial development, rather than
6 simply a collection of boxes or users or what have you.

7 Hedging my bets a little bit because if this turns back to a
8 commercial side, I'd like all of you -

9 RIGGINS: Sir, this actually is a presentation to
10 us.

11 POSORSKE: All right sir. I'm sorry.

12 RIGGINS: Please keep it directed to the Commission.

13 POSORSKE: I'm sorry, sir.

14 RIGGINS: Thank you.

15 POSORSKE: I'd like the neighbors, if this turns
16 back to a commercial development, I'd love to have them come
17 and speak on behalf of commercial development, because it
18 seems like that's the real desire here. The multifamily
19 project here is not the problem, it's actually the solution of
20 the 4 major complaints that all of the neighbors have
21 expressed. The first is traffic, and I understand the traffic
22 engineer will speak to that. But reducing the number of trips
23 between 7,500 and 9,000 a day is a significant traffic
24 decrease from what I would build if I built out a 15 acre, 20
25 acre commercial development. There'd be significant traffic.

1 If I put a VASA Fitness or an EOS, it's be 24 hour traffic.
2 So it's a solution to the traffic issue. Three stories is 30
3 feet. With a parapet, it's 33 to 35. Commercial zoning here
4 is 40 feet. So again, this is part of the solution to the
5 problem, in that this is no higher than the commercial
6 development would be, and maybe lower than what I would
7 eventually build here. Home Depot with a parapet can easily
8 be 35 to 40 feet. So there was a comment about bringing
9 commercial crime, you know, on the little piece that I'm
10 contemplating doing here would probably be 10,000 feet instead
11 of 120,000 square feet of retail use or commercial use. So if
12 you believe that 10,000 feet of commercial use will produce
13 crime, 120,000 square feet of commercial use will produce 12
14 times as much crime. And I understand, I've - every home
15 whether - I've been lived up in Cave Creek, in little towns
16 and places like that, I've coveted the views that I have had,
17 but I've also understood that this is a dynamic valley and
18 this is a dynamic County, and it's going to get built out.
19 And I think by embracing something, developers of quality,
20 find people who do this very well around the country, and
21 something you know, and developers that are willing to work
22 with you to solve problems. It was a pretty good start in
23 mitigating the 4 major concerns that every neighbor has
24 expressed. This project mitigates the 4 concerns that they've
25 expressed versus retail.

1 RIGGINS: Thank you, sir. Before you step down, any
2 questions of the speaker? Thank you very much.

3 POSORSKE: Thank you.

4 RIGGINS: And could you please give us your - or
5 write your name and address down in the log and then give that
6 to us before you begin.

7 BASHA: Chair Riggins, my name is already written
8 down, Jon wrote it down for me. Chair Riggins, Members of the
9 Planning Commission, thank you for your time this afternoon.
10 My name is Paul Basha, I'm a consulting traffic engineer.
11 I've been a traffic engineer for half a century now. My
12 exclusive purpose in talking to you now is to answer questions
13 that were raised by speakers about traffic. The way traffic
14 engineers estimate future traffic volumes created by potential
15 developments, be they commercial or residential or industrial
16 or whatever, is by using data. Data from the United States,
17 primarily, some from Canada, of existing commercial
18 businesses, existing single family homes, existing multifamily
19 homes. We count the traffic at those developments and then
20 develop a rate per 1,000 square feet for commercial or per
21 home for residential. Using that information that's been used
22 since the mid 1970s, incidentally, a commercial property - a
23 commercial development on this property of 150,000 square feet
24 would generate more than double the traffic of a 250 unit
25 apartment complex. That's simply facts. Be happy to answer

1 any questions you may have.

2 RIGGINS: Thank you very much. Commissioners, any
3 questions for the speaker? None being, thank you. Who else
4 was to come up? Did we have three?

5 GILLESPIE: If Chris is willing to share some
6 insight on the County's proposed improvements, we'd give him
7 the last word.

8 GAREY: Chairman Riggins, Vice Chair Mennenga, it
9 would be appropriate if the Commission has a question of
10 County staff, that staff may be able to answer. In this
11 situation where we have the applicant's counsel requesting
12 staff make a presentation, I don't think that would be
13 appropriate.

14 RIGGINS: And I had no idea when they were speaking
15 of it. No, I think it's absolutely not appropriate. So no,
16 we -

17 GILLESPIE: Okay, thank you.

18 RIGGINS: We wouldn't go in that direction.

19 GILLESPIE: He's available, I would assume, for
20 questions if the Commission has it. Thank you Chair.

21 RIGGINS: Oh, certainly. Certainly. So
22 Commissioners, any further questions of the applicant? None
23 being, thank you. That was a wave off.

24 MOONEY: No, I do.

25 RIGGINS: Oh, you do? I apologize.

1 MOONEY: That's okay.

2 RIGGINS: Commissioner Mooney.

3 MOONEY: It's a question, but a comment as well.

4 Would the applicant consider a two story apartment complex?
5 And if you can't answer that right now, that's fine. There
6 are no other three stories, and while it was mentioned that it
7 is shorter than a commercial piece of property, my concern as
8 a resident of San Tan Valley, is - and the surrounding areas -
9 is that all of a sudden everybody is going to want to start
10 adding three and then maybe, oh, that's not too high and it's
11 not as high as a commercial, and then we look at four. And I
12 think we don't want this to develop into a bedroom community,
13 but my concern is with the height. And so that was just a
14 question.

15 GILLESPIE: Through the Chair. Thank you,
16 Commissioner Mooney. The question of whether we'd entertain
17 going to two stories, I'll certainly defer to Mr. Omdahl if
18 he's giving consideration to that. But given the size of the
19 site, I don't believe that it could be designed with a two
20 story, and I don't believe that it makes sense to lessen the
21 height below what's currently allowed, which is up to 35 feet.
22 And so in terms of the height, for the height purposes, I'm
23 not sure that we see that as addressing the crucial concern,
24 because we feel like there's an adequate buffer there for the
25 proposed use. I will share that this is not a site plan

1 review, and so the County has heard the comments expressed
2 today, and as we go into the site plan review, building
3 locations and heights will certainly need to be taken into
4 consideration as we get the site plan itself approved. And so
5 we've received some really good feedback there on that aspect,
6 and I think we can continue that discussion as we go to
7 Supervisors and then to the site plan. So we're absolutely
8 want to have that discussion, and we'll take that feedback.
9 Thank you.

10 RIGGINS: Okay. Commissioners, any other questions
11 of the applicant?

12 OLGIN: Chair, Vice Chair, Commission.

13 RIGGINS: Yes.

14 OLGIN: If I may. The height would be determined at
15 the zoning level, not at the site plan level. So in regards
16 to how high you could go, we would do that at the zoning
17 level. So just so we don't misrepresent or confuse anybody,
18 this is where we would do it, it wouldn't be at a site plan.

19 GILLESPIE: (Inaudible).

20 RIGGINS: Thank you for the clarification. Any
21 other -

22 KLOB: Through the Chair.

23 BILLINGSLEY: I think it was Mr. Klob.

24 RIGGINS: Oh, go ahead Mr. Klob - Commissioner Klob.

25 KLOB: Thank you. So I have some challenges here.

1 That, you know, number one, you're looking for a density of
2 19.5 units per acre when the neighboring communities are - you
3 know, that's roughly three times what the neighboring
4 communities represent. So - and I get, you know, multifamily
5 you have to get the density up there, but, you know, that's a
6 big jump. Combine that with - and I know some of the things
7 I'm going touch on are not necessarily part of this proposal,
8 but being the information was presented, so I'm going to
9 comment on it. You provide parking for 484 spaces is what's
10 required. That's also - you provided exactly that. As
11 someone who has been in multifamily, both development and
12 management like myself and my family for many years, where do
13 guests park? And that's probably one of the biggest
14 challenges - my wife is a manager of a community in Chandler,
15 and on a pretty regular basis there are arguments and
16 sometimes have led to fights and police being called, because
17 somebody parked in somebody's spot. So these are things that
18 so many multifamily developers are not taking into
19 consideration, and some cities are actually now have changed
20 their guidelines. As we talk about these guidelines, there's
21 also - you know I look at the site plan and I see these three
22 huge buildings. You compared it to the development in
23 Maricopa, and I know the development in Maricopa, and those
24 buildings are half the size in length. They are three
25 stories. I don't have a huge issue with the three story

1 aspect of it. Amassing on these buildings are just out of
2 proportion for this space and this location. And, you know,
3 the design and the esthetics that you've shown are not this
4 architectural wonder that you tend of proclaim. They're very
5 institutional. They're very much look like a dorm, maybe a
6 hotel, not a, you know, not a home. And what frustrates me
7 when I see projects like this, is this project could never be
8 approved in Queen Creek, Chandler, Gilbert, you know, most of
9 the Phoenix Valley. You would never get this project
10 approved. It doesn't meet the esthetics, it would never clear
11 design review, and they would never let - allow such large
12 buildings with zero articulation, zero changes to the roof
13 lines and so on. And to see projects that come into, you
14 know, the County only, you know, they're completely dumbed
15 down from what would, you know, be only approved - or what
16 would be approved in a neighboring community, it's really
17 unfair to the community around you, you know, to the people
18 that live here. So I just have some real issues with this
19 project. (Inaudible). If you'd like to - if the applicant
20 would like to respond to that, great, if not, we can move into
21 kind of discussions with, you know, back to the Commission.

22 RIGGINS: Would the applicant like to respond to
23 that?

24 GILLESPIE: Yes sir. Thank you Commissioner Klob,
25 that's good feedback. Regarding the parking, we do meet the

1 Pinal County standards for a multi-family development, so
2 there's no parking reduction that's being requested. Real
3 Estate Equities, with their national brand in development
4 across the country, I think they would be able to stand up
5 here and say that two parking spaces per unit is actually
6 above what they typically would see in other jurisdictions.
7 So we know that we want to park this site sufficiently and
8 appropriately so that residents and their guests have adequate
9 parking and there's no motivation to skimp on parking. So
10 that's to make sure we're aligned there. Thank you for the
11 feedback on the architecture of the three story length of the
12 massing, I think that's feedback that our architecture team
13 can take back and work on. Chair Riggins, if I might, I might
14 look over to Eric here. There has been some questions about
15 the site plan and the heights and the locations of buildings.
16 I think the applicant would be happy to continue the case to
17 discuss more about the placement of those buildings,
18 orientation, and the heights that are being proposed there,
19 and come back before this Commission, if it would do the
20 Commission - give the Commission an opportunity to relook at
21 the project, as well as staff has mentioned, if stipulations
22 are being proposed, we'd love to work - continue to work with
23 staff. They've mentioned a willingness to have that
24 discussion. We'd be happy to continue this case and come back
25 to discuss further how we can better align with the County,

1 the Commission and the neighbors' views, if the Chair would
2 entertain such a motion.

3 RIGGINS: Well, it wouldn't be the Chair that
4 entertained that, it would be the Commission as a whole. So
5 at this point in time, I will ask the Commissioners if they
6 have any further questions whatsoever of the applicant. There
7 none being, we'll have you sit down.

8 GILLESPIE: Thank you.

9 RIGGINS: Thank you. Okay Commissioners, it is back
10 to the Commission to have any further questions of staff,
11 discussion among ourselves, or a motion. Vice Chairman
12 Mennenga.

13 MENNENGA: Well after listening to all this, it
14 looks to me like you've got a lot of work to do here. For
15 instance - well, I'm pretty much opposed to three stories at
16 that location. There is no three stories in San Tan Valley
17 that I know of, and setting that precedent, you know. I mean
18 we've approved a lot of rental communities, single stories and
19 stuff, and I understand the size here and stuff, but you know,
20 your parking, you've got over 100 three and four bedroom units
21 in this complex. Well you're going to have 3 or 4 cars for
22 most of those units that size. So you definitely going to
23 have to go back and figure out some more parking here, because
24 you've got these bigger units in there. And yeah, these
25 massive buildings, wow. I mean, you know, thousands of

1 apartment complexes going up. I - and just rare that you see
2 this size of buildings, fire control and other reasons. I
3 mean it's just, you know, and I agree with Commissioner Klob,
4 you know. As a matter of fact, I just turned down a similar
5 complex unit in Casa Grande like this, because of the three
6 stories and parking and stuff like that. So yeah, if you want
7 to extend it, I think you've got a couple months of work here
8 with staff. Staff's already not - is not in favor of this.
9 That should give you an indication you've got a lot more work
10 to do here, okay? So - and if not, I can propose a motion to
11 deny this thing, you know? And I know where that's going at
12 this point. So, Gilbert.

13 OLGIN: Chair, Vice Chair, Commission Members, just
14 to be transparent and to not provide any false hopes. This
15 isn't about an apartment complex or a multi project, this is
16 about loss of commercial opportunities. That's what is behind
17 our decision of denial. As you've seen, as you all know, one
18 of the traffic issues that we have, in my personal opinion, is
19 because lack of commercial opportunities and because those
20 that we have - the Walmart and the Home Depot - everybody's
21 going there to get what they want. Those that can't get there
22 because of traffic end up going to other places. So I don't
23 think the design of the project is going to satisfy, you know,
24 the planners. I think it's the lack of commercial
25 opportunity. And I - we've been told, you know, by the Board

1 that the project across the street I talked about earlier,
2 that wasn't commercial. We rezoned it to a portion of
3 commercial and multifamily, or MR as it is today. This is
4 commercial, all of it. So that, I believe, is the bigger
5 question is how much commercial can the County lose? I know
6 it's property rights, I totally understand that, but services
7 are now at the forefront here in the County. And bringing
8 more restaurants, bringing more Home Depots and Lowe's, and
9 you know, not to say this is where it's going to go, but I
10 think that's the deeper concern from the planning staff.

11 MENNENGA: Well let me give you an example. I
12 myself have worked on economic development for 30 years. I
13 was past president of CAREDF, the economic development
14 organization in Casa Grande and, you know, in Coolidge and
15 stuff. And so when Maricopa first started, they were part of
16 our organization, and we kept saying to the city - as a matter
17 of fact, a couple city members were part of our organization -
18 you can't put houses there, we've got to set aside some
19 property for commercial. And they didn't. And unfortunately
20 all Maricopa is now is a bedroom community. And we kept
21 saying, set aside some (inaudible). You know, now they're at
22 a point - had a visit recently with the city manager and the
23 mayor - they're short about 6-7 convenience stores that they
24 desperately need. They're short 4 or 5 car - and other
25 services. We've looked over there it's what we do for a

1 living, and there's nowhere to put this stuff because they put
2 houses on all these corners and stuff. So again, I mean
3 there's cases where we have downzoned from commercial, another
4 case we did here, but I mean - and granted we're in this
5 period right now where everything's going to Amazon and
6 everything else. That may change, may not, don't know. But
7 you know, we need medical services, other services in these
8 communities. And look, I would - I understand rental
9 communities, I'm pretty shocked how quick they're coming. You
10 know, a single story rental community probably don't work on
11 here, it's big enough. Two story would possibly work, but
12 again, you got a lot of work to do for this Commission, and
13 I'm just speaking for myself. They're probably never going to
14 approve this project.

15 SCHNEPF: Commissioner - Chairman, I have a comment.

16 RIGGINS: Commissioner Schnepf.

17 SCHNEPF: There was a time back in 2018 when we had
18 a special area plan created for San Tan Valley, that's because
19 of the challenges and the needs of this area growing
20 unincorporated. No town, no city. And we're looking at,
21 what, 100,000 plus people, give or take - I don't know what
22 the exact numbers are today. So the special area plan was
23 created. The County put a lot of time, a lot of effort and a
24 lot of money into it. And something like this project, which,
25 you know, not to say that it's not needed, you know, there's

1 always multi - housing that's needed in a community of that
2 size, but this kind of community falls under like the urban,
3 based on the Plan San Tan - special plan area for San Tan
4 Valley - where you're looking at yes, 10-plus dwelling units
5 per acre. Well we're here almost doubling that here. I guess
6 that falls into that urban. But what we're dealing with is
7 land entitlements. We have a lot of that, and then we have
8 State Land that is the big landowner in San Tan Valley. So
9 when you have already zoned commercial on a corner that would
10 benefit the community, with all the traffic, yes, there's
11 traffic, there's going to be traffic throughout the County no
12 matter where you go. And I don't know if it's ever going to
13 get better, I think it's only going to get worse with all the
14 homes and everything. But when you have already a zoned
15 commercial property, when we did that study, when that study
16 was done, I think back at the time it was like 98 percent of
17 everyone was leaving San Tan Valley to go shop and go for jobs
18 and everything like that. So here we are taking a
19 commercially zoned corner, that give it enough time somebody
20 will want to come in and develop it eventually. I'm not
21 saying right now, but with that amount of people around,
22 there's business to be had, and somebody will want to use that
23 property for commercial in one form or another. And we're
24 already losing, and we have retail leakage leaving the area.
25 So now we're taking commercially zoned property and we're

1 going to change it into multi-housing, with a little bit of
2 commercial, which isn't going to really be a lot, to be honest
3 with you. So it's a hard challenge for the growth of the
4 community to see something like this come in on an area like
5 that, that is needed to stay commercial. Because as we start
6 transitioning from our zoned commercial away, we're losing
7 that piece and we're - I don't see a commercial developer
8 coming in and buying State Land from the State Land Department
9 at a high premium cost to put a lot of commercial in. So I
10 think we have to preserve what we have now before we start
11 losing it all, because one day we will have an incorporation
12 done. There is an effort right now, and so I think it
13 behooves the Planning and Zoning Commission to remember that,
14 to see, you know, what are we going to have already entitled
15 by the time this area - that area incorporates, and what will
16 be not left for them to be able to put in or to grow in a way
17 that would sustain the community. So those are my comments.

18 RIGGINS: Other Commission Members. Commissioner
19 Mooney.

20 MOONEY: I would just like to make a comment on the
21 traffic. This is just my opinion, but I believe that
22 commercial traffic wouldn't impact the community as much as
23 the commuter traffic leaving, as the gentleman had stated
24 earlier. When everybody's trying to commute to work and do
25 those sorts of things and then to build the commercial isn't

1 going to open until 9 or 10:00 in the morning when rush hour
2 has left. So I just think that the - and I was part of that
3 Plan San Tan effort to keep commercial space for down the
4 road. Thank you.

5 RIGGINS: Other Commissioners? Commissioner Del
6 Cotto.

7 DEL COTTO: Chair. Maybe at this point, maybe it
8 is, or could be more of a well-rounded, mixed use type of an
9 environment where people could possibly live there, work
10 there, and maybe have more sense of community there with
11 people, like I say, living, working, maybe not as many units,
12 so on and so forth, but to try to find some in between, or
13 ground in between where we're at and what it seems like
14 everyone else may want or not want right now. So maybe it's
15 time to just kind of rethink it a little bit, or reshape it,
16 and make it more compatible and/or easier to swallow.

17 RIGGINS: Commissioners? I will have one
18 observation. There seems to be two very formative and
19 foundational issues in this case. One of them is a critical
20 loss of commercial property that cannot be brought back. In
21 that aspect, a continuance serves no purpose whatsoever.
22 Another foundational issue is that this is totally built
23 around the concept of a three story set of apartments.
24 Changing things around the edges doesn't change that either,
25 and a continuance doesn't address that either. So any other

1 Commissioners, any discussion, questions of staff, any - are
2 we prepared for a motion?

3 SCHNEPF: Chairman Riggins.

4 RIGGINS: Pardon me?

5 SCHNEPF: Chairman Riggins, right here.

6 RIGGINS: Oh, that's Commissioner Schnepf.

7 SCHNEPF: I would like to make a motion.

8 RIGGINS: Yes, please do.

9 SCHNEPF: I move the Planning and Zoning Commission
10 forward a recommendation of denial for case PZ-PA-014-23 to
11 the Board of Supervisors.

12 RIGGINS: We have a recommendation of denial, do we
13 have a second?

14 MOONEY: Second.

15 RIGGINS: We have a second from Commissioner Mooney.
16 All those in favor signify by saying aye.

17 COLLECTIVE: Aye.

18 RIGGINS: Any opposed? The denial is unanimous. We
19 have two more cases.

20 SCHNEPF: Chairman Riggins.

21 RIGGINS: Yes, Commissioner Schnepf.

22 SCHNEPF: I move the Planning and Zoning Commission
23 - I'd like to make a motion. I move the Planning and Zoning
24 Commission forward a recommendation of denial of case PZ-051-
25 23 to the Board of Supervisors.

1 RIGGINS: We have a motion of denial, do we have a
2 second?'

3 MOONEY: Second.

4 RIGGINS: We have a second from Commissioner Mooney.
5 All those in favor signify by saying aye.

6 COLLECTIVE: Aye.

7 RIGGINS: Any opposed? The denial is unanimous. We
8 have a final motion to make.

9 SCHNEPF: Chairman Riggins, one more time.

10 RIGGINS: Yes, Commissioner Schnepf.

11 SCHNEPF: I'd like to make a motion that, I move the
12 Planning and Zoning Commission forward a recommendation of
13 denial of case PZ-PD-020-23 to the Board of Supervisors.

14 RIGGINS: We have a motion for denial, do we have a
15 second?

16 MOONEY: Second.

17 RIGGINS: We have a second from Commissioner Mooney.
18 All those in favor signify by saying aye.

19 COLLECTIVE: Aye.

20 RIGGINS: Any opposed? The denial is unanimous.
21 Okay. We're done with that case. That case will still be
22 heard by the Board of Supervisors with a recommendation of
23 denial. Now okay, is there a desire to take a 10 minute break
24 before we -

25 MOONEY: There's a desire to go home.

1 ??: I mean Steve's up next, right?

2 RIGGINS: I would love to get myself just a bit more

3 -

4 ??: (Inaudible) postpone again?

5 RIGGINS: Yeah, Chair's -

6 ??: Yeah, we'll take a break.

7 RIGGINS: Chair's going to unilaterally go for a 10
8 minute break. We'll be back 5 minutes till 3.

9 [Break]

10 RIGGINS: We'll reconvene the regular meeting of the
11 Pinal County Planning and Zoning Commission on March 21st, 5
12 minutes until 3 p.m. And our next two and final orders of
13 business are both text amendments. The first one is on the
14 subdivision regulation text amendments. PZ-C-001-22.

15 OLGIN: Chairman, Vice Chair, Commission, can we
16 verify that we have the Commissioners still on the phone?

17 RIGGINS: Yes, please do.

18 OLGIN: Commissioner Klob, are you still there?

19 Commissioner Klob? Last call. No. Who else was on the -

20 RIGGINS: Lizarraga.

21 OLGIN: Commissioner Lizarraga, are you still on the
22 phone?

23 LIZARRAGA: Yeah, I'm still here.

24 OLGIN: Perfect.

25 RIGGINS: Okay, that gives us what? That gives us 8

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **15th DAY OF MAY, 2024** AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

PZ-PA-014-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a Non-Major Comprehensive Plan Amendment to re-designate 16.9± acres from **Suburban Neighborhood** land use designation to **Urban Center** land use designation to allow a higher density development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-051-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a rezoning of 16.9± acres from **General Business (CB-2) PAD** to **Community Commercial (C-2)**, 4± acres and **Multiple Residence (MR)** zoning district, 12.9± acres to allow a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-PD-020-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting an amendment of the **Rancho Bella Vista Master Planned Community Planned Area Development (PZ-PD-006-09)** 16.9± acres to allow for development standards for a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DATED ON THIS 8th DAY OF APRIL 2024 by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES
PO BOX 749
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444

[Anything below this line is not for publication.]

PUBLISH ONCE:

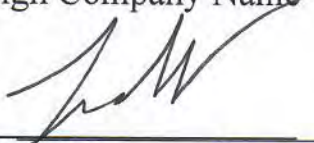
Arizona Republic

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # 1st Sign PZ-PA-014-23 2nd sign PZ-051-23 & PZ-PD-020-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Bella Vista & Ganztel, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name


Sign Company Representative

Subscribed and sworn to be on 04/15/24 by Tyler Walker

IN WITNESS WHEREOF, I Hereto set my hand and official seal.


Notary Public



My Commission expires: 5/31/27

PINAL COUNTY

Public Hearings

Case Numbers: PZ-051-23 and PZ-PD-020-23

Existing Zoning: CB-2 (General Business) PAD

Proposed Zoning: C-2 (Community Commercial) and MR
(Multiple Residences) PAD

Acreage: 16.9± acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

NOTICE
PLANNING & ZONING
PUBLIC HEARING

Public Hearing Notice for the Planning and Zoning Commission, Pinal County, Arizona, on the proposed zoning change for the subject property, including a copy of the proposed zoning change and the public hearing notice.

Case Number: PZ-051-23



April 15, 2024 at 11:15 AM
30893 N Gantzel Rd
San Tan Valley AZ 85143

PINAL COUNTY

Public Hearings

Case Number: PZ-PA-014-23

Existing Comp Plan: Suburban Neighborhood

Proposed Comp Plan: Urban Center

Acreage: 16.9+/- acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

NOTICE
PLANNING & ZONING
PUBLIC HEARING



April 16, 2024 at 11:15 AM
30893 N Gantzel Rd
San Tan Valley AZ 85143

PINAL COUNTY

Public Hearings

Case Numbers: PZ-051-23 and PZ-PD-020-23

Existing Zoning: CB-2 (General Business) PAD

Proposed Zoning: C-2 (Community Commercial) and MR
(Multiple Residences) PAD

Acreage: 16.9± acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442



April 15, 2024 at 11:20 AM
2147 E Bella Vista Rd
San Tan Valley AZ 85143

PINAL COUNTY

Public Hearings

Case Number: PZ-PA-014-23

Existing Comp Plan: Suburban Neighborhood

Proposed Comp Plan: Urban Center

Acreage: 16.9+/- acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

PUBLIC NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING



April 15, 2024 at 11:20 AM
2147 E Bella Vista Rd
San Tan Valley, AZ 85149

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

ROSE LAW GROUP
7144 E STETSON DR STE 300
SCOTTSDALE, AZ 85251

This is not an invoice

Order # 0005879637 # of Affidavits 1

P.O # PZ-PA-014-23

Issues Dated:

02/26/24

STATE OF WISCONSIN }
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.

Sworn to before me this

26 TH day of
FEBRUARY 2024

Notary Public

My Commission expires: _____

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF MARCH 2024 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

PZ-PA-014-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a Non-Major Comprehensive Plan Amendment to re-designate 16.9± acres from Suburban Neighborhood land use designation to Urban Center land use designation to allow a higher density development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-051-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a rezoning of 16.9± acres from General Business (CB-2) PAD to Community Commercial (C-2), ± acres and Multiple Residence (MR) zoning district, 12.9± acres to allow a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-PD-000-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting an amendment of the Rancho Bella Vista Master Planned Community Planned Area Development (PZ-PD-006-09) 16.9± acres to allow for development standards for a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DATED ON THIS 17th DAY OF JANUARY 2024 by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY DEVELOPMENT SERVICES

PO BOX 749
FLORENCE, AZ 85132
Contact for this matter:
Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444
Pub: Feb 26, 2024

VICKY FELTY
Notary Public
State of Wisconsin

**PLANNED AREA DEVELOPMENT (PAD) AMENDMENT
NARRATIVE**

FOR

Rancho Bella Vista Mixed Use

CASES #PZ-051-23 AND #PZ-PD-020-23

Submitted to

Pinal County, Arizona

1st Submittal – October 2023

Revised – March 1, 2024

REVISED March 18, 2024



REAL ESTATE EQUITIES

Submitted by

ROSE LAW GROUP_{pc}
RICH • CARTER • FISHER

DEVELOPMENT TEAM

APPLICANT

Eric Omdahl, Development Partner
Real Estate Equities
Email: eomdahl@reeapartments.com
Phone: 651-389-3828

Ian Schwickert, Development Associate
Real Estate Equities
Email: ischwickert@reeapartments.com
Phone: 651-389-3833

REPRESENTATIVE

Jordan Rose
Rose Law Group, pc
Email: jrose@roselawgroup.com
Phone: 480-505-3939

Jennifer Hall, Senior Project Manager
Rose Law Group, pc
Email: jhall@roselawgroup.com
Phone: 480-505-3938

TRAFFIC ENGINEER

Paul Basha
Summit Land Management
Email: pbasha@summitlandmgmt.com
Phone: 480-330-6087

ARCHITECT

Petro Megits
Kaas Wilson Architects
Email: petrom@kaaswilson.com
Phone: 612-223-7657

ENGINEER

Ramzi Georges
Atwell Group
Email: rgeorges@atwell-group.com
Phone: 602-690-7527

DESIGNER

Jason Hadley
Scapegoat Design Studio
Email: jhadley@scapegoatds.com

TABLE OF CONTENTS

1.0 BACKGROUND..... 1

2.0 PURPOSE OF REQUEST..... 1

3.0 DESCRIPTION OF PROPOSAL..... 3

 Site Plan Design, Land Use Standards, Densities, and Uses 4

 Permitted Land Uses..... 5

 Proposed Zoning..... 9

 Project Request..... 13

 Site Access 13

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES WITHIN ONE MILE 14

5.0 SCHOOLS 14

6.0 COMMUNITY SERVICES..... 14

7.0 LOCATION AND ACCESSIBILITY..... 14

8.0 COMPLIANCE WITH ACCESS MANAGEMENT MANUAL 15

9.0 UTILITIES AND SERVICES 15

10.0 OWNERSHIP & CONTROL..... 15

11.0 TIMING OF DEVELOPMENT 16

12.0 CONFORMANCE WITH COMPREHENSIVE PLAN 16

13.0 RECREATIONAL AMENITIES..... 17

14.0 TOTAL NUMBER OF DWELLING UNITS..... 18

15.0 MAXIMUM RESIDENTIAL DENSITY 19

16.0 TOTAL NUMBER OF PARKING SPACES 19

17.0 TYPE OF LANDSCAPING 20

18.0 PRELIMINARY HYDROLOGIC DATA..... 20

19.0 CONCLUSION..... 11

FIGURES

Figure 1 - *Vicinity Map* 2

Figure 2 - *Pinal County Zoning* 11

Figure 3 – *San Tan Valley Special Area Plan* 12

Figure 4 – *Unit Counts*..... 19

TABLES

Table A – *Amended Development Standards*..... 5

Table B - *Utilities & Services*..... 15

1.0 BACKGROUND

In 2001, Pinal County Board of Supervisors approved the Rancho Bella Vista Master Planned Community that changed the subject site from General Rural (GR) zoning to CR-3 Single Residence with PAD overlay to allow for a single-family community on approximately 486 acres (Case# PZ-PD-019-01). After the housing market crash, the Board of Supervisors approved an amendment to the PAD to change a small 19-acre portion of the site from CR-3 Single Residence to CB-2 General Business zone to allow for the development of a neighborhood retail center on the hard intersection of Bella Vista and Gantzel Roads. The PAD is known as Rancho Bella Vista Center PAD (Case# PZ-PD-006-09) and this application is requesting to amend the 2009 PAD to “right size” the commercial at this location and add a diversity of housing which will additionally support the associated commercial.

2.0 PURPOSE OF REQUEST

Real Estate Equities (REE), the Applicant, is purchasing and working with the landowner, Langley Bella Vista, LLC, to create a vibrant plan for the property to be an integral part of the future growth of San Tan Valley. REE is a market leader in developing high quality workforce housing communities. The proposed development plan includes a mix of uses, including multi-family and commercial/retail and is attached with this submittal. Approximately 12.9 net acres of this project site is being proposed as multi-family housing and the commercial will be “right sized” to succeed at +/- 3.9 acres of retail. The entire site is approximately 18.58 gross or 16.9 net acres.

"Right sizing" this site for a successful commercial development means reducing the acreage from a size that would not be commercially viable in this location to a perfect size for the location and accessibility of the site. This will allow the greater community to benefit from neighborhood commercial uses.

REE has been a multi-family expert for over 50 years and has developed, acquired and property managed more than 12,000 multi-family rental apartment units since the company was founded in 1972. Over the past decade, REE's core focus has been the new construction of workforce, affordable and senior affordable housing. As a national development company, REE is committed to expanding its footprint in Arizona, specifically in Pinal County. In addition to several active projects in the pipeline, REE has closed on similar developments in Pinal County, including Copa Flats on N. Porter Road in the city of Maricopa, a 312-unit workforce/affordable housing development and Agave House, a 216-unit workforce/affordable housing development in the city of Casa Grande.

Why this location?

The surrounding community consists of single-family homes with little to no alternative housing options for individuals and households seeking a more financially feasible rental option. Adding MR to this intersection brings an experienced leader in the attainable housing industry to this area of San Tan Valley and will provide a different housing option for working-class families in the community. Current trends indicate that younger generations of workers are preferring rental housing options at a much higher rate than previous generations. In addition, single family home value appreciations and the sudden rise in interest rates on mortgages has put homeownership out of reach for many working-class individuals and families. This proposed apartment development would provide a much-needed housing choice that can serve those who wish to set roots in this community as they save money for a single-family home.

The closest multi-family apartment building available today is located 5.6 miles away and the nearest attainable housing community is more than 10 miles from this intersection; thus, this type of housing product is much needed in this location of the county.

Furthermore, the County strives to employ local residents in all their businesses and institution facilities which creates a great necessity for a variety of housing products and price points. REE provides a high quality apartment for essential workers like teachers, healthcare workers, service providers, as well as those who might make a career in some of the new retail establishments in the area. This will allow that segment of the population to live, work and play in the San Tan area!

Refer to **Figure 1** below for a *Vicinity Map*.



Figure 1 - Vicinity Map

The site is currently zoned CB-2 (General Commercial Business) with a Planned Area Development (PAD) overlay (Case #PZ-PD-006-09). The existing PAD was approved by Pinal County 14 years ago; however, it has never developed. This application is requesting an amendment to the existing PAD to add Multiple Residences (MR) zoning on a portion of the site. It will also update the CB-2 zoning district to the current and compatible C-2 zoning district.

The San Tan Valley Special Area Use Plan designation for the property is “Suburban Neighborhood” (1-4 DU/Acre). Thus, this request will also be updating the San Tan Valley Area Plan land use designation to “Urban Center” to allow increased residential density that will not only add a new housing product to the area but it will also “right size” the commercial corner to stir future development.

This project narrative supplements the PZ-PD-006-09 PAD narrative approved by the County (a copy of the 2009 PAD can be found in **Appendix A** and the legal description for the site can be found in **Appendix B**).

3.0 DESCRIPTION OF PROPOSAL

Real Estate Equities is proposing to develop approximately 12.9 net acres of the overall 16.8 net (18.58 gross) acre site as a multi-family rental housing development that would provide 252 rental housing units to this growing area of Pinal County. The new PAD will also designate approximately 3.9 acres to remain commercial to be developed on the hard corner of Gantzel and Bella Vista Roads. The commercial retail is located at the most visible and accessible part of the property to allow it to succeed.

Different from traditional market-rate apartment developments or single-family rental housing developments, the proposed development will provide a rental housing product that provides a market-rate quality at an attainable rent level, through partnership with the Arizona Department of Housing. There is a significant need for this type of workforce housing in Pinal County and little to no supply of this housing option exists in San Tan Valley. Rents would range based on unit type but would likely start as low as \$1,157 for a 1-bedroom and range up to \$1,789 for a 4-bedroom unit. These rents include the payment of basic utilities. Please note these rents are estimates for Summer 2024.

In speaking to the architectural aspects of this development concept, the buildings will be three (3) stories in height, approximately 34 feet to the center of the parapet with flat roofs. The proposed height is less than the existing commercial height allowed which is a maximum of 35

feet. This new plan includes a unit mix with one-bedroom units, two-bedroom units, three-bedroom units, and some four-bedroom units. At minimum, one covered parking space is provided per unit, and additional surface parking spaces will also be made available for resident and visitor use.

There will also be a central clubhouse building, with office and amenity functions, such as an outdoor pool, activity and sitting areas (indoor and outdoor), a dog run, and playground equipment. The clubhouse building will contain a club room with kitchen, on-site property management offices, and a fitness room. The unit finishes are currently proposed to include solid-surface countertops, kitchen islands, in-unit washers and dryers, and luxury-vinyl-plank flooring. Units will also have a pantry and kitchen island with some units offering balconies/patios.

The development will also implement a variety of sustainable strategies. These will include energy efficient mechanical systems, Energy Star rated windows, recycled content construction products, low-flow water fixtures and xeriscape plantings. In addition, it is our hope to incorporate solar photovoltaic systems on the carport canopies, which will help to offset the electrical demand from this development. There will be retention areas at various locations throughout the site. These retention areas will consist of both below and above-ground stormwater retention to collect rainwater run-off and to promote water infiltration back into the soil.

Site Plan Design, Land Use Standards, Densities, and Uses

The proposed site was rezoned for commercial 14 years ago and has remained vacant with no interest in development. Our team strongly believes that this commercial center has potential for development if it is “right-sized”. In fact, there is already an interested commercial developer if this amendment is approved. This application proposes to add a multi-family affordable housing component to the center that will stir the commercial interest as both uses will be connected via vehicular and pedestrian access.

As mentioned, the new multi-family will include a clubhouse for residents along with a community pool, dog park and play area for children. These are essential amenities for anyone living in Arizona. Refer to *Section 13.0* for additional detail on the recreational amenities.

The location of the site is ideal for this amendment. It is located on the hard corner of two prominent roadways and the commercial planned will create a perfect buffer for the proposed housing component. Furthermore, the proposed multi-family will buffer the single-family residences from the planned commercial.

A summary of the ***Amended Development Standards*** is listed in **Table A and AA** below.

Table A – Amended C-2 Development Standards		
Regulation	C-2	Proposed C-2 PAD
Height	Primary building Max 40 ft Accessory building Max 20 ft within the required rear setback; 30 feet within the buildable area	Primary building Max 35 ft Accessory building Max 20 ft within the required rear setback; 30 feet within the buildable area
Front Yard	Min 20 ft	Min 20 ft
Side Yard	None except where the commercial use abuts rural or residential zones, then 15- foot side setbacks are required; 7 feet each for detached accessory dwelling	None except where the commercial use abuts rural or residential zones, then 15- foot side setbacks are required; 7 feet each for detached accessory dwelling
Rear Yard	Min 25 ft	Min 25 ft
Lot Area	Min commercial without an accessory dwelling: none Min commercial with a detached accessory dwelling: 3,500 square feet	Min commercial without an accessory dwelling: none Min commercial with a detached accessory dwelling: 3,500 square feet
Lot Width	Minimum None	None
Distance between Main buildings	None; 14 feet between detached accessory dwelling and commercial	None; 14 feet between detached accessory dwelling and commercial

Table AA – Amended MR Development Standards		
Regulation	MR	Proposed MR PAD
Height	Max 36 feet for main buildings Max 20 feet for detached accessory buildings	Primary building Max 35 ft Accessory building Max 20 ft
Front Yard	Min 25 ft	Min 25 ft
Side Yard	Min 10 ft	Min 10 ft

Rear Yard	Min 25 ft	Min 25 ft
Lot Area	Min 7,000 sf	Min 7,000 sf
Lot Width	Min 50 ft	Min 50 ft
Distance between Main buildings	Min 20 feet Min distance to detached accessory building 7 feet	Min 20 ft

Permitted Land Uses

This amendment to the existing 2009 PAD will update the CB-2 zoning district to the newer and compatible C-2 zoning district as well as add MR Multiple Residence uses and special uses as identified in the Pinal County Development Services Code. All permitted and prohibited uses for both zoning districts are outlined below.

C-2 COMMUNITY COMMERCIAL ZONING DISTRICT

2.320.020. C-2 Uses permitted.

The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

- A. Assisted living facility.
- B. Child care center.
- C. Church, subject to the requirements set forth in PCDSC 2.150.220.
- D. College and art, business, technical, or trade schools.
- E. Community service agency, library or museum.
- F. Government structures, fire district stations, sheriff's facilities, and their accessory uses.
- G. Health club or fitness center.
- H. Hospital, medical or dental clinic or health care facility.
- I. Motel or hotel with accessory uses, including restaurant, incidental retail sales and services, personal services and recreational facilities.
- J. Offices.

- K. Parks.
- L. Private club or lodge, fraternal and service organizations (nonprofit).
- M. Private schools.
- N. Retail sales establishments up to 100,000 gross square feet for any single use.
- O. Restaurant. This allows the following:
 - 1. Indoor and outdoor food service with or without alcoholic beverage service at the table;
 - 2. Indoor live entertainment; and
 - 3. Drive-through food service for food and nonalcoholic beverages only.
- P. Restaurant, including a cocktail lounge or bar.
 - 1. The cocktail lounge or bar shall not have a separate outside entrance; and
 - 2. A dance floor with a maximum of 400 square feet.
- ~~Q. Self storage facility.
 - 1. All access to the facility shall be from arterial or collector streets;
 - 2. All access lanes within the facility shall be of paved or concrete surface;
 - 3. There shall be a landscaped buffer setback with a minimum six-foot or maximum eight-foot decorative masonry wall;
 - 4. There shall be no razor or barbed wire;
 - 5. Maximum height shall not exceed 30 feet;
 - 6. The light source of any outdoor security lighting shall not be visible from adjoining residential properties; and
 - 7. All storage shall be in an enclosed building.~~
- R. Service establishments up to 100,000 gross square feet for any single use.
- ~~S. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.~~
- ~~T. One dwelling unit, conventional construction, as an accessory to an established use.~~
- U. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

2.320.030. C-2 Special uses.

The following uses and their accessory buildings and uses are permitted subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010 and the general regulations of this title, including, but not limited to, chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter. Special uses that are not listed are prohibited.

- A. Amusements such as billiard or pool hall, bowling alley, theater, gymnasium, arcade, skating rink, miniature golf or practice driving or putting range, games of skill or science, swimming pool, or tennis court.
- B. Bar, cocktail lounge, night club, or tavern, not within a restaurant, dance floor permitted.
- C. Light manufacturing or assembling incidental to retail sales by business engaged in manufacturing, processing, assembling, treatment, installation and repair of products.
- D. Retail sales establishments larger than 100,000 gross square feet for any single use.
- E. Sale, rental or display of automobiles, airplanes, boats, trucks, recreational vehicles, travel trailers, motor homes, manufactured homes, motorcycles and accessories, agricultural supplies and machinery.
- F. Service establishments larger than 100,000 gross square feet for any single use.
- G. Veterinary hospitals or kennels, provided no building or structure housing animals is within 40 feet of any site boundary abutting property in a rural or residential zone.
- ~~H. Wireless communications facility.~~

MR – MULTIPLE RESIDENT ZONING DISTRICT

2.285.020. MR Uses permitted.

The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

- A. Multiple dwelling for any number of families.
- B. Assisted living center.
- C. Church, subject to the requirements set forth in PCDSC 2.150.220.
- D. Government structures, fire district stations, sheriff's facilities and their accessory uses.
- E. Group home, subject to the requirements set forth in PCDSC 2.150.200.
- F. Home occupation, subject to the requirements set forth in PCDSC 2.150.260.
- G. Parks.

- H. Public schools.
- I. Solar energy device, subject to the requirements set forth in chapter 2.210 PCDSC.
- J. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.
- K. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

2.285.030. MR Special uses.

The following uses and their accessory buildings and uses are permitted subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010 and the general regulations of this title, including, but not limited to, chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter. Special uses that are not listed are prohibited.

- A. Child care.
- B. Clubs, lodges, and assembly halls.
- C. Golf course, subject to the requirements set forth in PCDSC 2.150.230.
- D. Private schools.
- ~~E. Wireless communication facility.~~

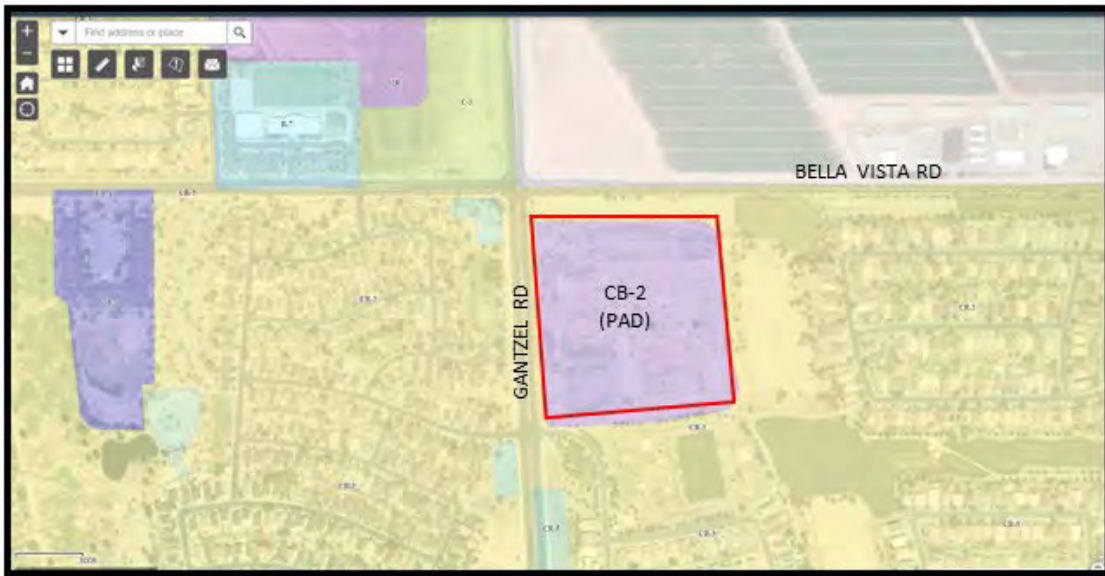
Proposed Zoning

The existing 2009 PAD on the property allows for commercial retail uses. This amendment will allow those commercial retail uses to remain as identified under the new C-2 commercial zoning district and seeks to add MR Multiple Residence zoning to the eastern portion of the site. This site is surrounded by a mix of zoning districts including CR-3 single family residential, GR General Rural, R-7 Residential, and MR Multiple Residence on the northwest corner of the intersection. Adding MR to this PAD will have a positive impact on the surrounding area as it will bring a new residential option to this prominent intersection in San Tan Valley. See **Figure 2** below.

As mentioned this site is located within the San Tan Valley area and thus it is regulated by the San Tan Valley Special Area Plan. Within the Special Area Plan, the site is designated as “Suburban Neighborhoods” which allows for residential (1-4 dwelling units per acre). This request is being submitted concurrently with a minor amendment to the San Tan Valley Area Plan that will request to change the future land use designation to “Urban Center” to allow for the increased density. See **Figure 3** below.

The intent of this amendment is to 1) increase the density of allowed residential to permit the development of a new attainable housing option in Pinal County and 2) “right size” the commercial portion of the site to stir development. The site currently is zoned as a commercial corner and this amendment will add Multi-family component to that corner. The site has remained vacant zoned commercial for 14 years with no interest to develop big box commercial due to the land use restrictions on the total 16.8 acres and the changes to consumer spending over the years with the advances to online shopping and delivery. This amendment will “right size” the commercial as well as add a sensible use that will serve as a buffer between the commercial corner and the existing single-family homes to the east and south of the site.

EXISTING ZONING: PAD (CB-2)



PROPOSED ZONING: PAD (C-2 + MR)

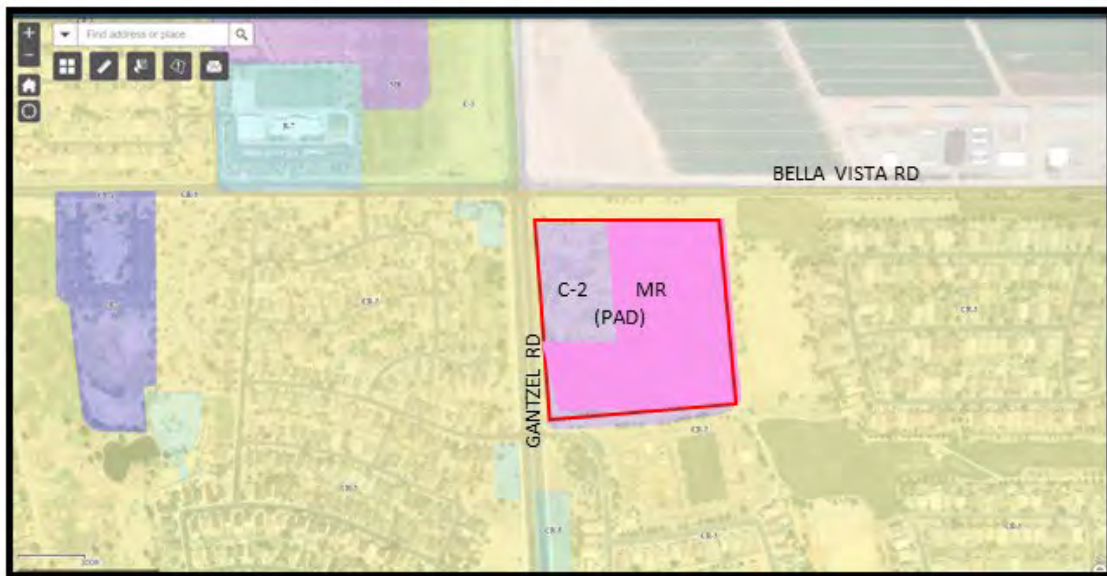
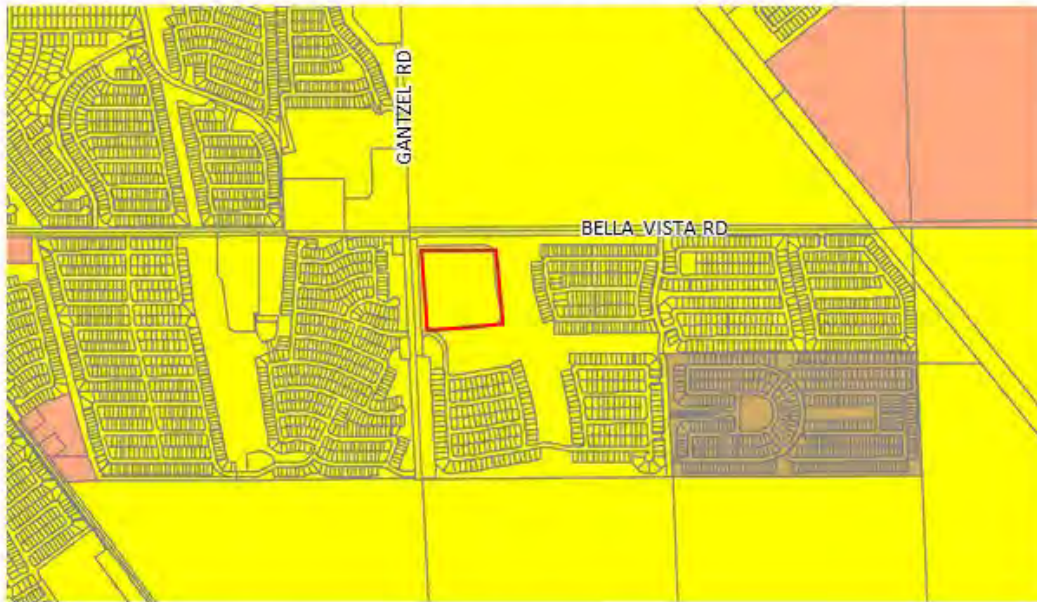


Figure 2 - Pinal County Zoning

EXISTING: SUBURBAN NEIGHBORHOOD



PROPOSED: URBAN CENTER

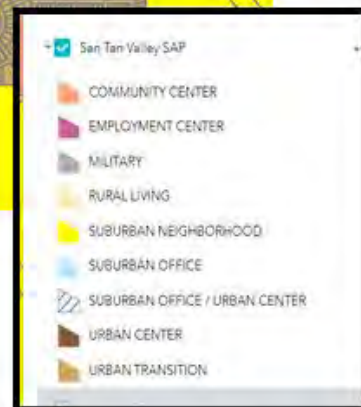
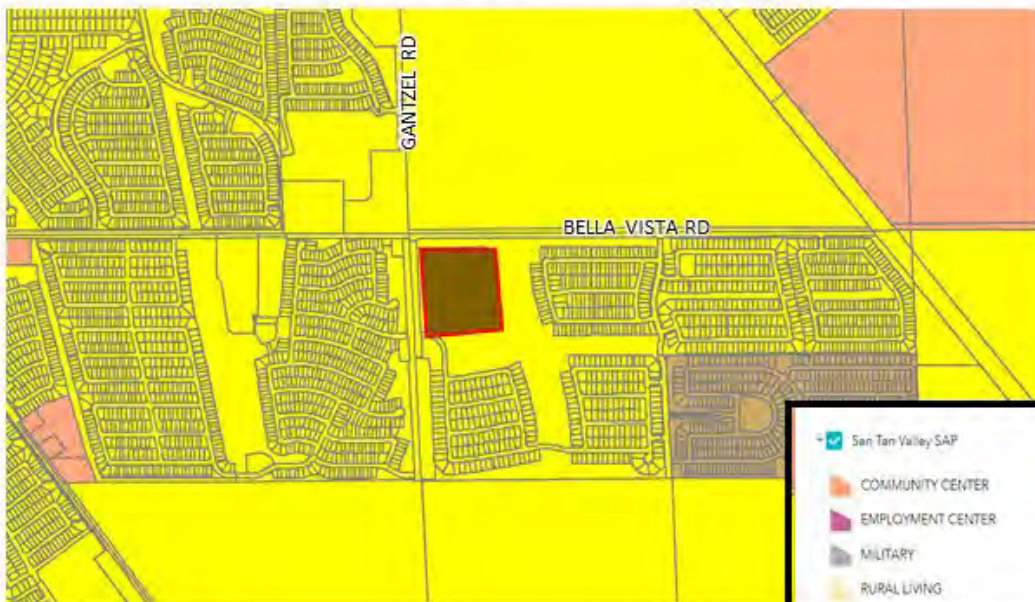


Figure 3 – San Tan Valley Special Area Plan

Project Request

This amendment to the 2009 PAD consists of the following requests:

- 1) Update the CB-2 to current C-2 zoning district
- 2) Amend the PAD to include C-2 and MR zoning districts
- 3) Amend the San Tan Valley Area Plan to “Urban Center” to allow increased density and commercial

Site Access

The proposed development is conceptually designed with two points of access from both Bella Vista Road and Gantzel Road. Each access point will be restricted to right in/right out movements but will allow for access to both the multi-family and commercial aspects of the site. This project is proposing the same access as approved in the 2009 PAD commercial project. Important to note, the access from/to Bella Vista Road needs to cross the neighboring HOA property and must be approved by the HOA. The HOA Board is supportive of granting the access easement and the Applicant’s team has been working closely with the Board on the terms and conditions for the easement.

As previously stated, the proposal also includes approximately 3.9 acres of commercial uses on the western boundary of the parcel adjacent to N Gantzel Road. The uses will be designed in a way to incorporate the best possible neighborhood commercial/retail uses for the surrounding homes and community. A pedestrian connection will be provided to promote safe access from the landscaped retention areas that buffer the nearby residential communities.

All roadways within the limits of the development will be private but will be approved by the Pinal County Public Works Department.

The site also offers a 26-foot-wide fire access road that borders the multi-family buildings on the north, east and southern boundaries. This fire access road will be gated off to prohibit vehicular traffic but it will add a buffer between the proposed apartments and the single-family homes to the east and south. This access road can also be used as a walking path for exercise for future residents looking to get their steps in.

Street Improvements

All the roads in the immediate area that access this site are already developed. Determination of the required improvements to Bella Vista Rd and Gantzel Rd will be through the review and approval of the Final Traffic Impact Analysis to be submitted after entitlements. Replacing a portion of the existing commercial site with multi-family will actually decrease the traffic

generation for this site by over 8,000 daily trips (please see comparison chart in Traffic Impact Analysis submitted with this application).

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES WITHIN ONE MILE

The site is bordered to the east and south by large retention areas owned and maintained by Rancho Bella Vista South HOA. Gantzel Road borders the site on the west and Bella Vista Road borders along the north. There are residential communities to the east, south, and west of the site; however, the proposed multi-family and neighborhood commercial is buffered from the single family, as mentioned, by large retention areas, wash, and existing roads.

Across E Bella Vista Road to the north is vacant farmland including a local elementary school. To the east and south of the proposed development are single family homes as well as the San Tan Valley Library. To the west of the respective parcel is a mix of uses that ranges from single family homes to retail, of which includes Fry's Grocery Store and various retail options.

5.0 SCHOOLS

Rancho Bella Vista Mixed Use is located within the Florence Unified School District. The Applicant's team has reached out Officials from the school district to inform them of the proposed multi-family development.

6.0 COMMUNITY SERVICES

Future Residents in the development will utilize nearby and regional community services such as churches, libraries, museums, and community centers, enhancing the draw of the community to families. The Queen Creek Library is located approximately 12 miles to the northwest. Several churches are in close proximity to the site including The Church of Jesus Christ of Latter-day Saints (multiple), New Creation Fellowship, Berean Baptist Church, and Christ's Church Free Will Baptist. Furthermore, there will be an adjacent retail component within walking distance to provide goods and services to future residents.

7.0 LOCATION AND ACCESSIBILITY

Rancho Bella Vista Mixed Use is within close proximity to established job centers; therefore, this site is an ideal location for a development of this caliber because it can fill the increasing demand for housing in the area. Rancho Bella Vista Mixed Use is also a short distance away from the San

Tan Mountains, San Tan Regional Park and Superstition Mountains for easy access to hiking, biking, horseback riding, picknicking, and stargazing.

Rancho Bella Vista Mixed Use is within a relatively short distance from Central Arizona College, Williams Gateway Airport, Arizona State University and the Town of Queen Creek.

8.0 COMPLIANCE WITH ACCESS MANAGEMENT MANUAL

The proposed development is in compliance with the Pinal County Access Management Manual (October 2017 Update) – Regionally Significant Routes for Safety and Mobility (RSRSM). Both Bella Vista and Gantzel Roads are designated as major arterials and any improvements to either road will be determined by the review and approval of the Final Traffic Impact Analysis to be submitted after entitlements are secured. The Developer will be providing sidewalk along Gantzel Road to complete pedestrian connections to the north.

9.0 UTILITIES AND SERVICES

Utilities and Services will be provided for Rancho Bella Vista Mixed Use as shown in **Table B** below.

Wastewater	EPCOR
Water	EPCOR
Electric	Salt River Project
Telephone	Cox Communications
CATV	Cox Communications
Police	Pinal County Sheriff's Office
Fire	Rural Metro
Schools	Florence Unified School District
Solid Waste Disposal	Waste Management

10.0 OWNERSHIP & CONTROL

Open space common areas within the site will be maintained by a professional management company. All local roads and streets within the project are proposed to be private but will be

subject to approval by Pinal County Public Works Department and will be constructed in accordance with Pinal County standards. Development and construction of common areas, sidewalks, and streets will be the responsibility of the developer.

11.0 TIMING OF DEVELOPMENT

REE anticipates beginning construction of the proposed multi-family portion of the site as soon as possible, which is projected to commence in late 2024, early 2025. In typical fashion the commercial pads will most likely follow the residential and there is already discussion with an interested commercial developer who is looking at neighborhood community uses such as a coffee shop, restaurants, and various retail providers.

12.0 CONFORMANCE WITH COMPREHENSIVE PLAN

In 2018 Pinal County adopted the San Tan Valley (“STV”) Special Area Plan to serve as the primary policy to guide future growth and development within the San Tan Valley designated area. Similar to the County’s Comprehensive Plan, the STV Plan assigned future land use designations as well as zoning districts to parcels of land. Land use designations are usually assigned to an individual parcel, so it is typically uncommon for a parcel of land to have more than one designation. Furthermore, when the San Tan Area Plan was created it simply replaced the existing Comprehensive Plan land use designations with similar designations. The intent of applying the new San Tan Valley land use categories was not to change existing approvals on properties but to assign compatible designations.

As we know, the project site was zoned commercial back in 2008 long before the San Tan Valley Plan was adopted. The land use designation for this site adopted by the STV Plan is “Suburban Neighborhood”. Suburban Neighborhood allows for single family attached and detached housing as well as “neighborhood-scaled shopping facilities”. Neighborhood commercial can typically be defined as commercial retail uses that cater to the needs of the nearby neighbors such as pharmacies, coffee shops, and restaurants. The “Suburban Neighborhoods” category goes on to mention that neighborhood commercial should be placed along arterial or above roads and should not individually exceed 15 acres. The commercial on this site is more than 15 acres so it can be assumed that the future land use for this site was not carefully analyzed when the STV Plan was adopted in 2018. This amendment is an opportunity to reconsider the underlying land uses and zoning categories and determine the best and highest use of the land.

The proposed multi-family with a density of 10+ dwelling units per acre in addition to the wide range of mixed retail and commercial uses is compatible with the “Urban Center” category. Urban Centers allow for both C-2 and MR zoning districts. Thus, REE is submitting and processing a minor Comprehensive Plan Amendment application with this request to change the future land use category to Urban Center which is justified at this location in San Tan Valley. Urban Center

is designed to be pedestrian friendly and generally consists of higher density with range of retail restaurant and entertainment uses.

13.0 RECREATIONAL AMENITIES

The proposed multi-family complex will provide many recreational amenities for the residents of all ages that range from minor gathering areas to exercise trails to splashing in the pools. Residents can enjoy the community clubhouse equipped with a kitchen for social gatherings. In addition to recreational amenities, this project will feature approximately 4.17 acres of open space which equates to 22.74% of the gross total project acreage and exceeds the 18% requirement for PADs outlined in Section 2.176.130 of the Pinal County Development Services Code (“PCDSC”). Open space has been provided throughout the site in the form of passive open space areas, perimeter landscape buffers, retention, and centrally located active space areas in the form of resort-like amenity areas. Each of these spaces and uses offer a unique open space element for residents and will be owned and maintained by the Property Management Staff.

1.1 Conservation Open Space:

There are no conservation areas on this site given its past grazing and farming activities.

1.2 Recreation Open Space:

Significant consideration has been given to the design and programming of the recreational amenities for Rancho Bella Vista Mixed Use. One large, centralized community amenity is easily accessible to all residents via the neighborhood sidewalks and pathways no matter which building you reside.

The centralized amenity provides a community clubhouse, swimming pool, dog park and tot lot area to entertain users of all ages. The amenity areas include large turf areas for open play, shade structures with picnic furniture, sidewalk access, and play structures.

The proposed multi-family housing development brings a fresh and contemporary concept to the landscape and amenity design to “for rent” living in San Tan Valley. The landscape theme for proposed development is designed to create an attractive and functional environment of shade, color, and texture throughout the

apartment community. The clubhouse, pool, and amenity areas are intended to serve as a draw for residents of the development and will be a nice visual feature. The clubhouse and pool areas are unifying elements within the apartment community as well as providing a “civic core” and central amenity for the community. The clubhouse and pool areas will serve as a social gathering spot for resident events, meetings, and outdoor enjoyment, ultimately strengthening the social bonds (i.e. neighborliness).

In addition, a tot lot and separate dog park will be part of the amenity package providing shade and seating areas for residents to bring their children and/or pets for exercise, play and respite. Each of the various amenities will be connected through an internal pedestrian sidewalk system.

A combination of shrubs and trees will be provided amongst the amenity areas. Areas not consumed with turf will be highlighted with low-water use shrubs and complimented with a minimum 2-inch depth of ½” minus or larger decomposed granite. Landscaping will be located at the amenity areas to enhance overall surrounding aesthetics.

1.3 Developed Open Space:

Developed Open Space is characterized as a passive amenity that provides an enhanced aesthetic to the community in the form of landscaping in the common area tracts of the community.

Live, drought tolerant, vegetative plant material will consist of: a) a minimum of 50% vegetative groundcover that does not exceed 18-inches in height, and b) no more than 50% trees and shrubs. Clustering of desert plant material that is highlighted with flower color will be provided. Regular on-center spacing or linear placement of trees and shrubs in retention/detention basins will be limited in favor of a natural spacing design.

Refer to the ***Open Space & Recreation Plan*** in **Appendix C** for specific details.

14.0 TOTAL NUMBER OF DWELLING UNITS

A total of 252 units are proposed to be added to the existing site with the approval of this PAD amendment. There will be a mix of 1 to 4 bedroom floorplans to choose from. The breakdown of bedroom units is listed in **Figure 4 – Unit Counts** below.

TOTAL UNIT MIX COUNTS:

Unit Type	Number of Units
1-Bedroom	27
1-Bedroom + Den	63
2-Bedroom	54
3-Bedroom	66
4-Bedroom	42
Total	252

Figure 4 – Unit Counts

15.0 MAXIMUM RESIDENTIAL DENSITY

The multi-family component will be the driving development of the PAD and will feature three (3) 3-story buildings consisting of 1, 2, 3, and 4-bedroom dwelling units for a total of 252 units at a density of 19.5 DU/Acre (net) or 15 DU/Acre (gross).

16.0 TOTAL NUMBER OF PARKING SPACES

According to Pinal County Development Services Code the proposed multi-family component will trigger the need for 484 parking spaces. The site plan provides for 484 parking spaces of which include 11 ADA parking stalls which works out to be 1.92 spaces per unit.

Additionally, there will be ample commercial parking allocated for the retail pads along Gantzel’s street frontage. The exact site layout for commercial component will be based on actual sizes of the retail buildings and will be approved by Pinal County Engineering during Site Plan approval process.

17.0 TYPE OF LANDSCAPING

This mixed-use project has been thoughtfully designed to provide creative uses of open space areas, parks, trails, theming, and landscape. The landscape plan includes a diverse plant palette that features lush looking, low water use, desert tolerant plant materials.

Shade trees, screening shrubs and colorful accent groundcover materials are used throughout the project to enhance the community's aesthetics and pedestrian experiences. The design intent of the landscaping is to utilize a variety of water efficient trees, shrubs, and groundcovers that will provide shade, visual interest, buffering, and aesthetic value to the project. Careful selection and massing of plant materials and turf will provide colorful and appropriate transitions from the surrounding areas. Turf will be used strategically to enhance the design aesthetics while not unnecessarily lowering the sustainability of the project. The landscape design will adhere to the landscape recommendations for open space and recreational areas as outlined in the OSRM and will meet the requirements for PAD's outlined in the Pinal County Development Services Code.

While every tree and shrub to be planted is not depicted with the OSRP, the documentation provided identifies the landscape palette and general planting areas. ½-inch screened decomposed granite will be used as an inorganic groundcover in all recreation and development open space areas that are not identified as turf.

Per discussions with Pinal County Community Development staff, a Salvage Plan is not required due to the nature of the property and lack of native vegetation. It is believed the site was cleared sometime in the distant past and mainly only creosote bushes remain.

All proposed landscape areas will be irrigated with a water efficient system that utilizes drip irrigation in all non-turf areas. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans.

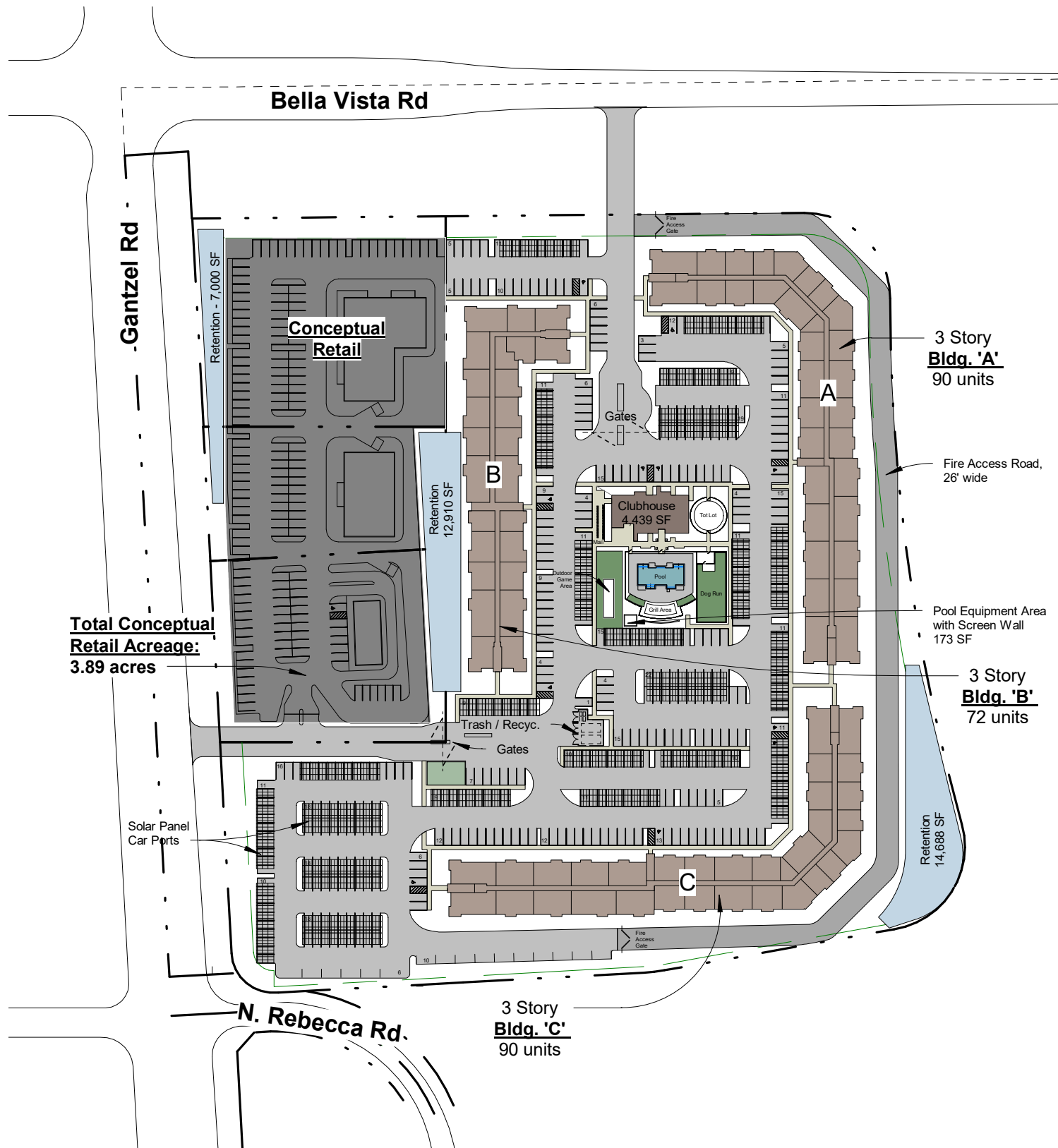
18.0 PRELIMINARY HYDROLOGIC DATA

Off-site drainage from the south and east will impact Ranch Bella Vista Mixed Use project. This off-site drainage will be conveyed around the project in a drainage channel located with the large landscape buffer along the southern and eastern boundaries of the project where it is ultimately conveyed to a large existing box culvert that passes the drainage under Hunt Highway and on to the north, maintaining natural drainage patterns. The project design will also provide the required onsite stormwater retention via a combination of surface and underground retention facilities.

19.0 CONCLUSION

This proposed amendment will allow for immediate development of a parcel of land that has sat dormant and zoned for commercial in San Tan Valley for the past 14 years. Adding multi-family to the existing PAD will bring a new housing option to this active area of Pinal County and has already triggered discussion of future development interest for the commercial retail on the immediate corner of Gantzel and Bella Vista Roads. As we have seen over the years commercial projects have strategically reduced in size or “right sized” to stir development and this is clearly the case for this project. REE is excited to bring this mixed use project to fruition in San Tan Valley and truly intends to stir neighborhood-friendly uses with the development of the much needed multi-family housing component.

Exhibit A – Conceptual Site Plan



Total Conceptual Retail Acreage:
 3.89 acres

Buildings 'A'/C' Unit Mix
 1BR/1BA - 9 units
 1BR+Den/1BA - 21 units
 2BR/2BA - 15 units
 3BR/2BA - 30 units
 4BR/2BA - 15 units
Total = 90 units/each Bldg.

Building 'B' Unit Mix
 1BR/1BA - 9 units
 1BR+Den/1BA - 21 units
 2BR/2BA - 24 units
 3BR/2BA - 6 units
 4BR/2BA - 12 units
Total = 72 units

Total Unit Mix Count at Buildings A, B, and C
 1BR/1BA - 27 units
 1BR+Den/1BA - 63 units
 2BR/2BA - 54 units
 3BR/2BA - 66 units
 4BR/2BA - 42 units
Total Units = 252 units

MF Component Site
 252/12.9 acres = 19.5 units/acre

Overall Site
 252/16.8 acres = 15 units/acre

Zoning Parking Requirements for MF
 1 BR - 1 1/2 stalls per unit
 2 BR and larger - 2 stalls per unit
 Guest space - 1 stall per 10 units

Required Parking Stalls for MF
 1BR - 90 x 1 1/2 = 135 stalls
 2BR - 54 x 2 = 108 stalls
 3BR - 66 x 2 = 132 stalls
 4BR - 42 x 2 = 84 stalls
 Guest - 25 stalls
 Total parking = 484 stalls required for MF

484 Parking Stalls provided for MF

ADA parking required: 2% of overall = 9.7 stalls required for MF.
 ADA parking provided: 11 stalls for MF

Conceptual Site Plan Parking Ratio for MF
 484 parking stalls / 252 units = 1.92



Exhibit B – Conceptual Land Use Plan

Exhibit C – Context Map

REE Ranch Bella Vista Mixed Use Pinal County Open Space and Trail Exhibit

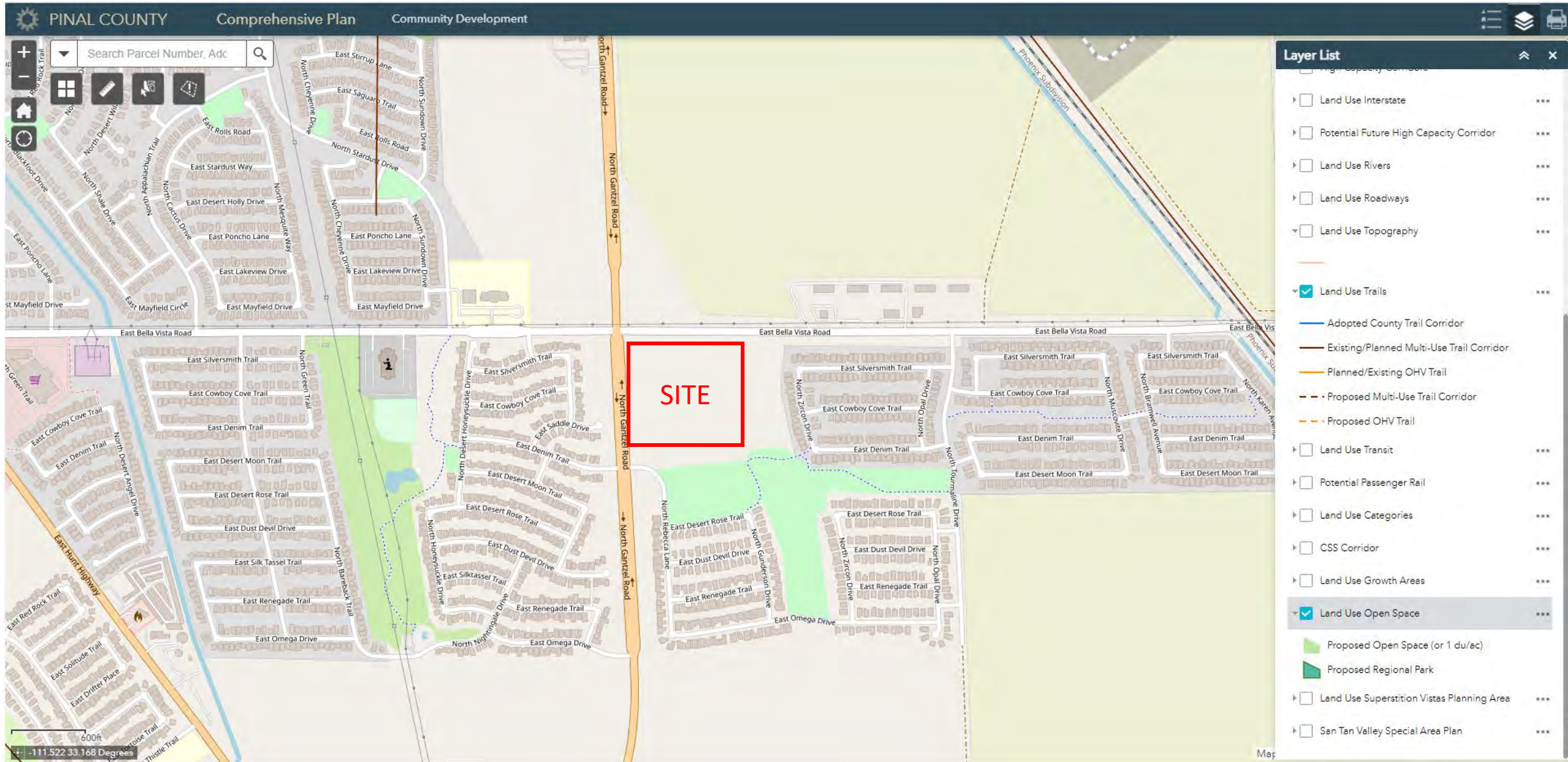


Exhibit D – Surrounding Zoning Map

REE Ranch Bella Vista Mixed Use
Surrounding Zoning Exhibit



MEETING DATE: MARCH 21, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-014-23, PZ-051-23 & PZ-PD-020-23 (RANCHO BELLA VISTA)**

CASE COORDINATOR: GLENN BAK

Executive Summary: *Langley Bella Vista, LLC, landowner, Jordan Rose c/o Rose Law Group pc, agent requesting a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for development standards for a mixed use development.*

If This Request is Approved:

The applicant will apply for a site plan application and applicable permits under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends Denial of a Non-Major Comprehensive Plan Amendment (PZ-PA-014-23), Zone Change (PZ-051-23) and Planned Area Development (PAD) overlay (PZ-PD-020-23), with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PA-014-23 PUBLIC HEARING/ACTION:** Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a Non-Major Comprehensive Plan Amendment to re-designate 16.9± acres from Suburban Neighborhood land use designation to Urban Center land use designation to allow a higher density development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.
2. **PZ-051-23 PUBLIC HEARING/ACTION:** Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a rezoning of 16.9± acres from General Business (CB-2) PAD to Community Commercial (C-2), 4± acres and Multiple Residence (MR) zoning district, 12.9± acres to allow a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.
3. **PZ-PD-020-23 PUBLIC HEARING/ACTION:** Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting an amendment of the Rancho Bella Vista Master Planned Community Planned Area Development (PZ-PD-006-09) 16.9± acres to allow for development standards for a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

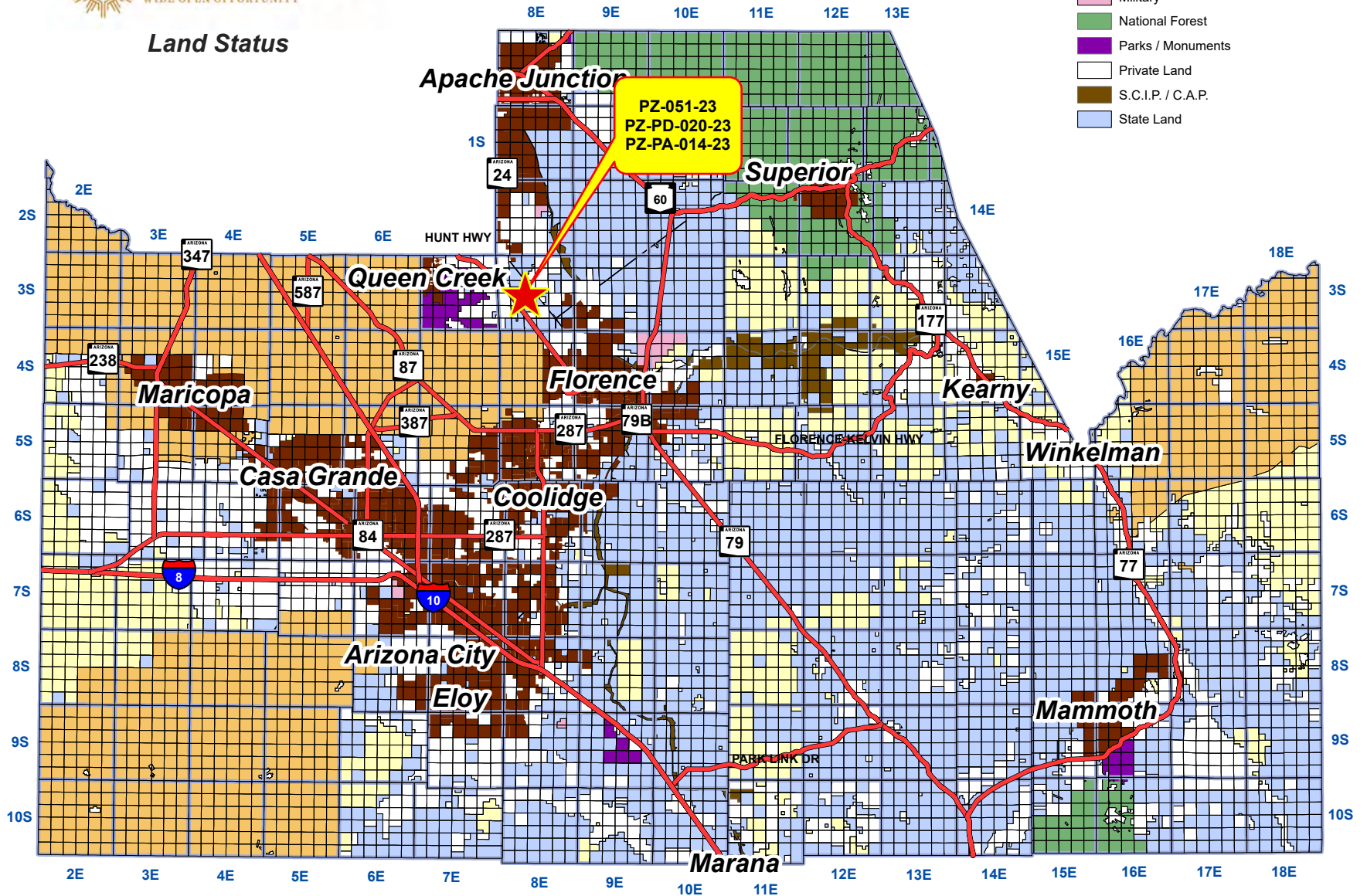


PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

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



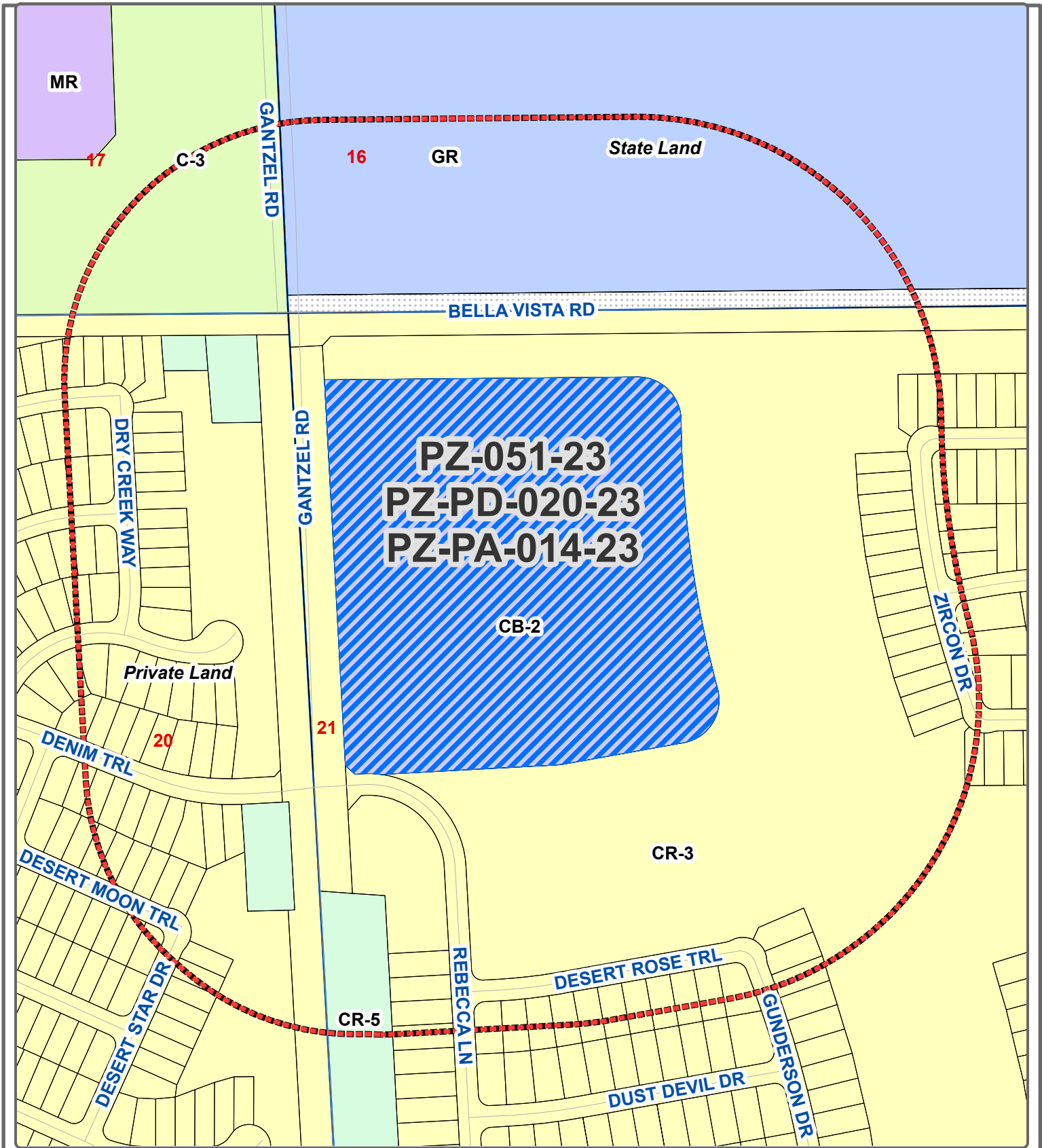


Community Development

PZ-051-23
PZ-PD-020-23
PZ-PA-014-23



PINAL COUNTY
WIDE OPEN OPPORTUNITY



Community Development

Langley Bella Vista Jordan Rose/Rose Law Grp		
GIS/IT - LJT		01/17/2024
Section 21	Township 03S	Range 08E
PZ-051-23, PZ-PD-020-23, PZ-PA-014-23		

Legal Description:
 Situated in a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

SEC 21, TWN 03S, RNG 08E



Sheet No.
1 of 1



Current Zoning: CB-2
 Request Zoning: Board of Adjustment
 Current Land Use: SAN TAN VALLEY
 SAP

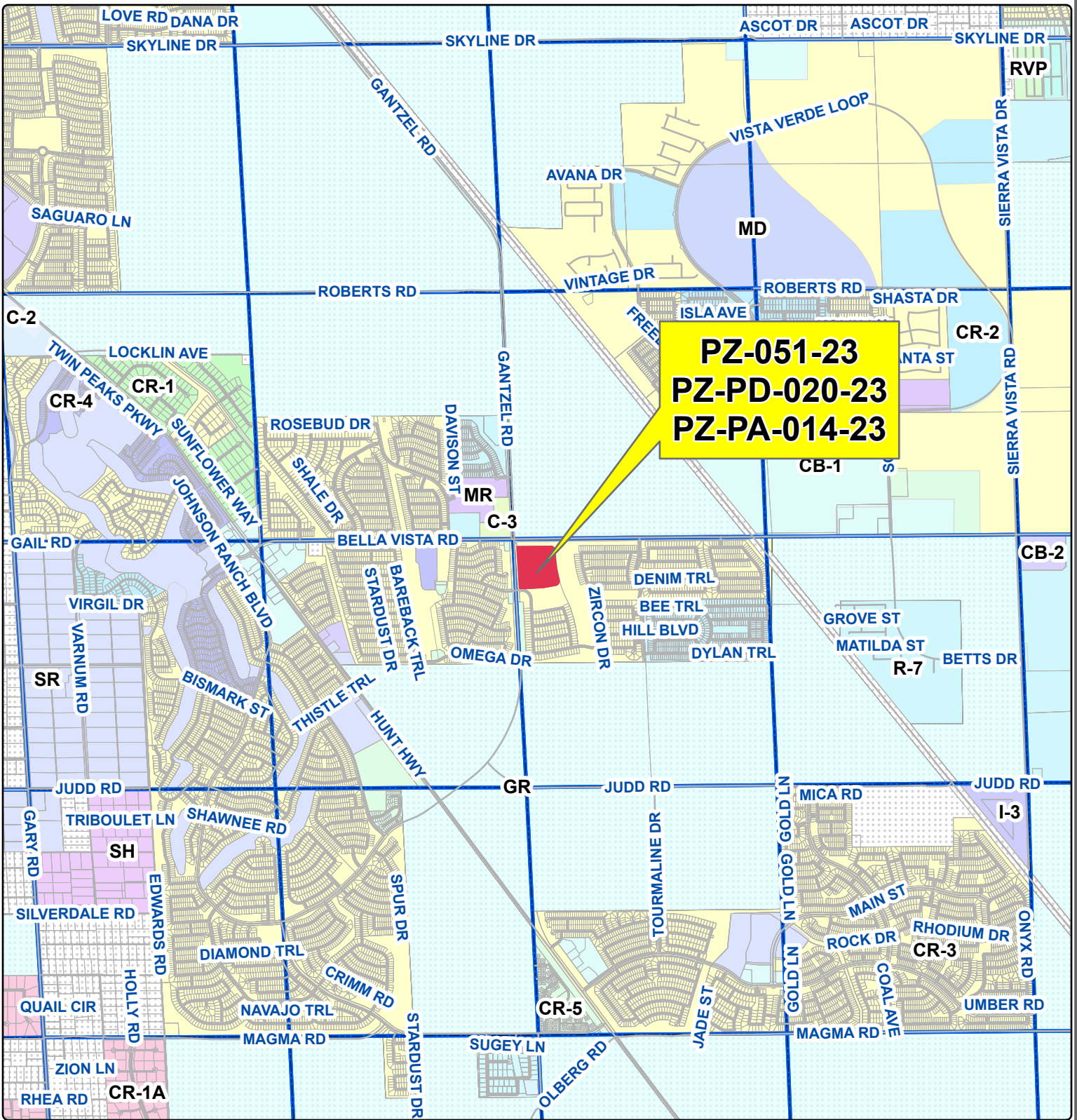


PZ-051-23
PZ-PD-020-23
PZ-PA-014-23

FROM:
SUBURBAN
NEIGHBORHOOD

TO:
URBAN CENTER





Community Development



Legal Description:

Situated in a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

SEC 21, TWN 03S, RNG 08E



Owner/Applicant: LANGLEY BELLA VISTA
JORDAN ROSE/ROSE LAW GRP

Drawn By: GIS / IT / LJT Date: 01/17/2024

Sheet No.
1 of 1

Section 21	Township 03S	Range 08E
Case Number: PZ-051-23, PZ-PD-020-23, PZ-PA-014-23		

Tax Parcels: 210-21-004E

LOCATION: Located southeast of Bella Vista and Gantzel, in San Tan Valley area, Pinal County.

SUPERVISOR DISTRICT: 2 – Mike Goodman

SIZE: 16.9± acres

COMPREHENSIVE PLAN: Rancho Bella Vista is located within Pinal County’s San Tan Valley Special Area Plan, which is a companion policy document to the Pinal County Comprehensive Plan. Proposed multi-family project is currently designated as “Suburban Neighborhood” under the San Tan Valley Special Area Plan.

EXISTING ZONING AND LAND USE: The subject is currently zoned as General Business (CB-2) Zone and is vacant land.

SURROUNDING ZONING AND LAND USE:

- North: Single Residence (CR-3) Zone – Vacant
- South: Single Residence (CR-3) Zone - Subdivision
- East: Single Residence (CR-3) Zone – Vacant
- West: Single Residence (CR-3) Zone – Subdivision

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): November 28, 2023
- Agency Mail out: March 5, 2024
- Newspaper Advertising: February 26, 2024
- Site posting, County: March 5, 2024

FINDINGS/SITE DATA:

History:

The property in its entirety is 18.49± acres. The property within the overall subject PAD had been zoned CR-3/PAD and was re-zoned to CB-2 on November 24, 2009 via case PZ-006-09. The related PAD overlay on the same parcel was also approved on the same date via PZ-PD-006-09 as the Rancho Bella Vista Center. The site plan provided with the application showed a major food and drug store, restaurants, gas station, bank, and a day care facility along with a large amount of parking. The applicant submitted materials related to this application on November 13, 2023.

Flood Zone X:

The Project site is located entirely within Zone X which is described by FEMA as “The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood”. The Project be located with the Zone X portions of the property, thus eliminating any impacts to the floodplain. The Project will retain the difference of the pre-storm water runoff versus post-storm water runoff and maintain the existing flow patterns across the site so as to not impact the current downstream storm water conditions.

ANALYSIS:

The proposed development consists of three buildings containing 252 attached residences in three story buildings at a density of approximately 19.53 dwelling units per acre (du/acre) within the eastern 12.9 acres of the parcel. The remaining 3.9+ acres would remain commercial under the newer Community Commercial (C-2) Zoning District.

Access:

The proposed development will gain access via Bella Vista Road from the north. In order to gain this access, a strip of land approximately 100' in width that is owned by the adjacent Homeowners Association (HOA) needs to be crossed. The applicant indicated that they are currently negotiating terms of an access agreement with the HOA. Secondary access will be from Gantzel Road to the west. Emergency fire access will be provided via a 26' wide road adjacent to the buildings in the eastern portion of the property.

Comprehensive Plan

The Property is currently designated in the Pinal County Comprehensive Plan as "Suburban Neighborhood", the proposed land use designation being "Urban Center".

Staff notes that this place type intends to include various housing types that establish a smooth transition from lower to higher intensity residential development. Although smaller lot detached and attached homes are predominant, limited civic uses (such as places of worship, recreation facilities, or schools) are also provided along with all urban services.

Staff is concerned with the proposed multi-residential with a density of 19.53 du/acre and 3-story buildings which would present an abrupt transition. Staff contends that the current land use designation of Suburban Neighborhood allowing development intensity of up to 8 du/acre, contrasted with the proposed nearly 20 du/acre is a significant departure with the current San Tan Area Plan. Staff notes while the proposed Urban Center designation suggests a development intensity of greater than 10 du/acre, allowing nearly double that density is arguably greater than what is even intended as allowable within the Urban Center designation.

Staff is also concerned in that the proposal seeks to greatly reduce the acreage of commercial, as recent studies have fueled substantial concern with commercial leakage in the San Tan Valley area. The amount of commercial acreage that would be left is less than 25% of what is currently available if the property is to be re-zoned. Staff is additionally concerned in that the proposed 3 story buildings up to a height of 35' would be inconsistent with other structures in the immediate area where there are no known buildings exceeding 2 stories.

Rezone & PAD

The applicant requests a rezone approximately 4 acres from General Business (CB-2) PAD to Community Commercial (C-2) and 12.9 +/- acres to Multiple Residence (MR/PAD). The project complies with the PAD overlay's intent to implement the Comprehensive Plan goals by encouraging:

*"Imaginative and innovative planning of neighborhoods, the provision of open space and recreational amenities, permitting flexibility in the development standards, and the availability of a variety of housing opportunities."
(Pinal County Development Services Code, Section 2.176.020).*

This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, Preliminary Landscape Plan, and conceptual imagery are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the community themes and character. The elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the Comprehensive Plan and create compatible community with surrounding subdivisions.

The requested PAD overlay will facilitate certain necessary deviations from the MR development standards. Requested deviations from the development standards.

Development Standards

Section 2.285.040 outlines the Development Standards for MR zoning district. Below are the MR standards along with the proposed PAD standards for Ironwood and Ocotillo:

A summary of the *Amended Development Standards* is listed in **Table A and AA** below.

Table A – Amended C-2 Development Standards		
Regulation	C-2	Proposed C-2 PAD
Height	Primary building Max 40 ft Accessory building Max 20 ft within the required rear setback; 30 feet within the buildable area	Primary building Max 35 ft Accessory building Max 20 ft
Front Yard	Min 20 ft	Min 25 ft
Side Yard	None except where the commercial use abuts rural or residential zones, then 15-foot side setbacks are required; 7 feet each for detached accessory dwelling	Min 10 ft
Rear Yard	Min 25 ft	Min 25 ft
Lot Area	Min commercial without an accessory dwelling: none Min commercial with a detached accessory dwelling: 3,500 square feet	Min 7,000 sf
Lot Width	Minimum None	Min 50 ft
Distance between Main buildings	None; 14 feet between detached accessory dwelling and commercial	Min 20 ft

Table AA – Amended MR Development Standards		
Regulation	MR	Proposed MR PAD
Height	Max 36 feet for main buildings Max 20 feet for detached accessory buildings	Primary building Max 35 ft Accessory building Max 20 ft
Front Yard	Min 25 ft	Min 25 ft

Side Yard	Min 10 ft	Min 10 ft
Rear Yard	Min 25 ft	Min 25 ft
Lot Area	Min 7,000 sf	Min 7,000 sf
Lot Width	Min 50 ft	Min 50 ft
Distance between Main buildings	Min 20 feet Min distance to detached accessory building 7 feet	Min 20 ft

Justification for Modified Development Standard

Proposed is a minimum 20-foot building separation between main buildings which is the same as the provided minimum within the MR zoning district. Also proposed is a 25-foot front setback, which is again the same as the provided minimum within the MR zoning district. The same applies to the 10-foot side setbacks and 25-foot rear setback. The proposed PAD also includes other standards that exceeds what the MR zoning district calls for.

SCHOOLS:

The developer will work with Florence Unified School District to ensure that adequate educational facilities are provided for the community.

UTILITIES AND SERVICES:

Table B - Utilities & Services	
Wastewater	EPCOR
Water	EPCOR
Electric	Salt River Project
Telephone	Cox Communications
CATV	Cox Communications
Police	Pinal County Sheriff’s Office
Fire	Rural Metro
Schools	Florence Unified School District
Solid Waste Disposal	Waste Management

RECREATIONAL OPEN SPACE:

A total of approximately 4.17 acres of open space has been proposed within the 19.9 acre parcel. This also equates to 22.74% open space where 18% is required. Bella Vista will include a network of internal sidewalks and pathways connecting residents to centralized open spaces and amenities intended to create a sense of community. The Open Space and Recreation Plan (the “OSRP”) for Bella Vista has been designed to enhance the community character, sense of place, and quality of life by providing connectivity while providing recreational opportunities for residents of all ages.

List of Amenities:

- Leasing office /clubhouse
- Resort style pool amenity
- Dog park
- Tot-lot

Staff notes Open Space and Recreation Plan is provided for further detail.

Items for Commission Consideration:

- Multi-Family and Commercial projects do generate large volumes of traffic and noise which will impact the roadways and the communities nearby.
- Staff has received items opposing the proposal.
- The proposed project includes 3-story dwellings.
- Mitigation strategy is lacking to provide buffering for 3 story apartments in an area where buildings of such a height do not exist.
- There are no known dwellings exceeding 2 stories in the immediate area.

PUBLIC PARTICIPATION

Staff notes in regards to public participation, a solicitation for comments and questions period was offered by the applicant prior to the formal submittal for this project. Letters were sent out to all property owners within 1,200 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process.

A neighborhood meeting was held by the applicant on November 28, 2023. Meeting notes show 2 households supportive of the proposal, 2 opposed, and 2 undecided. Concerns expressed revolved primarily around traffic congestion.

As of 3/12/2023, four items of concern and opposition had been received and added to this report for Commission and Board review.

The Pinal County Department of Public Works reviewed the proposal and had no comments other than provided stipulations.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Minor Comprehensive Plan Amendment (PZ-PA-014-23), Rezone (PZ-051-23) and PAD amendment (PZ-PD-020-23). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- c. NEIGHBORHOOD IMPACT

- d. FLOOD CONTROL
- e. TRAFFIC IMPACT
- f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Langley Bella Vista, LLC, landowner, Jordan Rose c/o Rose Law Group P.C., applicant, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Minor Comprehensive Plan Amendment, Rezone and Planned Area Development.
2. At the time this report was written, items expressing opposition had been received from 4 households
3. At the time this report was written, no items expressing support had been received.
4. The property has legal access.
5. The subject property is currently proposing “Urban Center” and would arguably make this application compatible per the San Tan Valley Special Area Plan.
6. Granting of the PAD will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-PA-014-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends **denial** of this request.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan Amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-014-23 to the Board of Supervisors with a favorable recommendation.

To Deny: I move the Planning and zoning commission forward a recommendation of **denial** of Case PZ-PA-014-23 to the Board of Supervisors.

To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case PZ-PA-005-22 to the Board of Supervisors.

STAFF RECOMMENDATION (PZ-051-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends **denial** of this request, subject to the stipulations listed in the recommended motion.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan Amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-051-23 to the Board of Supervisors with a favorable recommendation.

To Deny: I move the Planning and zoning commission forward a recommendation of **denial** of Case PZ-051-23 to the Board of Supervisors.

To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case PZ-051-23 to the Board of Supervisors with its 2 stipulations as listed in the staff report:

1. *Approval of this zone change (PZ-051-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals; and*
2. *This zone change supersedes all stipulations under case PZ-006-09.*

STAFF RECOMMENDATION (PZ-PD-020-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends denial of this request, subject to the stipulations listed in the recommended motion.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan Amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-020-23 to the Board of Supervisors with a favorable recommendation.

To Deny: I move the Planning and zoning commission forward a recommendation of **denial** of Case PZ-PD-020-23 to the Board of Supervisors.

To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case PZ-PD-020-23 to the Board of Supervisors with its 21 stipulations as listed in the staff report:

1. The stipulations enumerated herein pertain to the area described in case PZ-051-23 & PZ-PD-020-23;
2. Approval of this PAD (PZ-PD-020-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. Rancho Bella Vista Mixed Use Planned Area Development (PAD) Overlay District (PZ-PD-020-23) is to be developed as shown by the site plan/development plan dated February 27, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-051-23;
5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. 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 TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures. The TIA is required to be approved prior to the Site Plan approval;
9. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

10. Gantzel Rd (western boundary of the site) is identified as a principal arterial. There is an existing 75' (eastern half street) R/W. An additional northbound thru lane will be required along this section of Gantzel Rd. Any required dedicated right turn lanes into the site will be in addition to the 3rd northbound thru lane. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
11. All infrastructure and open space amenities are to be completed prior to Certificate of Occupancy for any units for rent;
12. This Planned Area Development supersedes all stipulations under case PZ-PD-006-09;
13. All right-of-way dedication shall be free and unencumbered;
14. If a Minor Land Division or Final Plat is being proposed, it will be required to be approved prior to the Site Plan approval;
15. The proposed access from Bella Vista Rd into the site will require a public access easement. This easement shall be approved/recorded prior to the Site Plan approval;
16. The fire access road and the fire access gate will require fire department approval prior to Site Plan approval;
17. All roadways/drive aisles within this development are to be private. There are a couple of sections within the Planned Area Development (PAD) Amendment Narrative (by the Rose Law Group, PC and dated March 1, 2024) that are incorrect. Section 3.0 – Description of Proposal/Site Access and Section 10.0 – Ownership & Control state that all local roads and streets within the project are proposed to be dedicated to Pinal County. These statements (and any others in the Narrative like it) should be stricken from the Narrative or revised;
18. All required improvements to the adjacent roadways (Gantzel Rd and Bella Vista Rd) shall be per the approved Traffic Impact Analysis. There are a couple of sections within the Planned Area Development (PAD) Amendment Narrative (by the Rose Law Group, PC and dated March 1, 2024) that are incorrect. Section 3.0 – Description of Proposal/Street Improvements and Section 8.0 – Compliance with Access Management Manual states that “Approval of this request will not warrant any new improvements”, and “Both Bella Vista and Gantzel Roads are designated as major arterials but they are already developed and there is no improvements triggered by this application.”. Both of these statements are incorrect. Determination of the required improvements to Bella Vista Rd and Gantzel Rd will be through the review and approval of the projects Traffic Impact Analysis. These statements (and any others in the Narrative like it) should be revised;
19. Any traffic signal modifications needed/required for the existing signal at Bella Vista Rd/Gantzel Rd due to any improvements to Bella Vista Rd and Gantzel Rd shall be the responsibility of the applicant; and
20. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.
21. The required landscape buffer around the perimeter of the site shall include: a combination of mesquite (*Prosopis Chlensis*) a minimum of 24" box sized, and Eucalyptus (*Eucalyptus Camaldulensis*) at least 15 gallon size planted a maximum of 50' on center. Plantings shall be maintained in good condition and dead plants replaced as necessary.

Date Prepared: 3/11/2023 GB

Revised:



APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: _____
2. Date of Pre-application Review: ___/___/_____ Pre-Application Review No.: Z-PA-_____ - _____
3. Current Zoning (*Please provide Acreage Breakdown*): _____
4. Requested Zoning (*Please provide Acreage Breakdown*): _____
5. Parcel Number(s): _____
6. Parcel Size(s): _____
7. The existing use of the property is as follows: _____
8. The exact use proposed under this request: _____
9. What is the Comprehensive Plan Designation for the subject property: _____
10. Is the property located within three (3) miles of an incorporated community? YES NO
11. Is an annexation into a municipality currently in progress? YES NO
12. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____

14. Explain why the proposed development is needed and necessary at this time. _____

IN# : _____ AMT : _____ DATE : _____ CASE : _____ Xref : _____

COMMUNITY DEVELOPMENT
Planning Division

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: _____

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: _____

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: _____

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

5. What type of landscaping are you proposing to screen this use from your neighbors?

6. What type of signage are you proposing for the activity? Where will the signs be located?

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: _____

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: _____

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?
 YES NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES NO

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the _____ day of _____, 20____, at the office of _____ and is accurate and complete to the best of my knowledge.
(Source of Information)

On this _____ day of _____, 20____, before me personally appeared _____
(Name of signor)

Signature _____ Date _____

State of _____)ss.

(SEAL)

County of _____

My Commission Expires _____

Signature of Notary Public _____

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Eric Omdahl / Real Estate Equities

579 Selby Avenue St. Paul, MN 55102

Name of Applicant

Address



eomdahl@reeapartments.com 651-389-3833

Signature of Applicant

E-Mail Address

Phone Number

Jordan Rose / Rose Law Group pc

7144 E. Stetson Drive, #300 Scottsdale, AZ 85251

Name of Agent/Representative

Address



jhall@roselawgroup.com 480-505-3938

Signature of Agent/Representative

E-Mail Address

Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Langley Bella Vista LLC

1201 E Wilmington Ave, Ste 115 SLC, Utah 84106

Name of Landowner

Address



brian@cdmanagroup.com 801.699.6709

Signature of Landowner

E-Mail Address

Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Langley Bella Vista, LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 19 acres located at
SEC Bella Vista and Gantzel Rds _____, and further identified

[Insert Address of Property]

As assessor parcel number 21021004E and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Real Estate Equities and Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____
by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

By: Langley Bella Vista, LLC
[Insert Company's or Trust's Name]
Brian Shelley
[Signature of Authorized Officer, or Trustee]
Its: Manager
[Insert Title]

Dated: 10/24/23

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me, this 24 day of October, 2023 by
Brian Shelley, Manager
[Insert Signor's Name] [Insert Title]
Langley Bella Vista LLC, _____ an,
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 721442 11/10/2025



Jared Boyer
Printed Name of Notary

Jared Boyer
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing
On behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

(Seal)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by _____, who acknowledges himself/herself to be

_____, of _____
[Insert Signor's Name] [Second Company]
[Title of Office Held]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary



PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: see attached

2. Parcel Number(s): 210-21-004E Total Acreage: 16.9 acres

3. Current Land Use Designation: SUBURBAN NEIGHBORHOOD (SAN TAN VALLEY SPECIAL AREA PLAN)

4. Requested Land Use Designation: URBAN CENTER

5. Date of Concept Review: 6/27/23 Concept Review Number: PZ-PA-068-23

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

This amendment will allow for increased residential density on this prominent corner while also "right sizing" the commercial component to promote future development of this site. This site has sat vacant for the past 14 years with no interest in development.

7. Discuss any recent changes in the area that would support your application.

See Narrative

8. Explain why the proposed amendment is needed and necessary at this time.

See Narrative

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division



PINAL COUNTY
WIDE-OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

- A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

- A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
 - a. 0-499 mailouts: \$4,478.00
 - b. 500 or more mailouts: \$4,824.00
 - c. With accompanying zone change: \$3,354.00

COMMUNITY DEVELOPMENT
Planning Division

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Narrative in PDF format.
- I. Neighborhood meeting report

Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>
Please call or email the Planning Division for more information.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Eric Omdahl, Real Estate Equities	579 Selby Ave, St Paul, MN 55102	651-389-3833
Name of Landowner (Applicant)	Address	Phone Number

	eomdahl@reeapartments.com
Signature of Landowner (Applicant)	E-Mail Address

Jordan Rose / Rose Law Group pc	7144 E. Stetson Dr, #300 Scottsdale AZ 85251	480-505-3938
Name of Agent	Address	Phone Number

	jrose@roselawgroup.com
Signature of Agent	E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Langley Bella Vista LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 19 acres located at
SEC Gantzel and Bella Vista Roads

[Insert Address of Property]

as assessor parcel number 210-21-004E and legally described as follows:

[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Real Estate Equities and Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature] _____

[Signature] _____

[Address] _____

[Address] _____

Dated: _____

Dated: _____

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of __, ___ by _____
[Insert Name of Signor(s)]

My commission expires _____

Printed Name of Notary

Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

Langley Bella Vista, LLC
[Insert Company or Trustee's Name]

By: Brian Shelley
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 10/24/23



STATE OF Utah)
COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me, this 24 day of October, 2023, by Brian Shelley, Manager of Langley Bella Vista, LLC, an [Insert State of Incorporation, if applicable].

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Jared Boyer
Notary Public

My commission expires: 11/10/2025

~~ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:~~

~~STATE OF _____)
COUNTY OF _____) ss.~~

~~On this _____ day of _____, _____, before me, the undersigned, personally appeared~~

~~_____ Who acknowledged himself/herself to be
[Insert Signor's Name]~~

~~_____ of _____
[Title of Office Held] [Second Company]~~

~~As _____ for _____, and who being
[i.e, member, manager, etc.] [Owner's Name]~~

~~Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.~~

~~My commission expires: _____~~

~~Printed Name of Notary~~

~~Signature of Notary~~



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other affected County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*
2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.166.050 (E)] of the PCDCS.
3. Submit a **PAD Application** with the required supporting documentation using the attached forms.**
4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDCS:
 - a. without accompanying zone change 0-499 mail-outs: \$4,478.00
 - b. without accompanying zone change 500 or more mail-outs: \$4,880.00
 - c. with accompanying zone change: \$888.00
 - d. Public Works Fees: TIA Review : \$750.00; Drainage Review: \$750.00 (*Fees are due at application submittal and at subsequent reviews)
5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).
6. Attend **Board of Supervisors Public Hearing** for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your **pre-application meeting request** can be found here:
<http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATIONS/Zone%20Change%20Pre-App.pdf>

** Your **application must be submitted digitally** via the online portal at:
<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>.
 Please call or email the Planning Division for more information.

*** **A PAD Overlay is not effective until 31 days after approval by the Board of Supervisors**

COMMUNITY DEVELOPMENT
Planning Division



PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Glenn Bak
2. Date of Pre-application Review: 6/27/23 Pre-Application Review No.: Z-PA-068-23
3. Current Zoning (Please provide Acreage Breakdown): PAD (CB-2: 16.9 acres)
4. Requested Zoning (Please provide Acreage Breakdown): PAD (CB-2: 4 acres / MR 12.9 acres)
5. Parcel Number(s) (Please attach a separate list if more space is needed): 210-21-004E
6. Parcel Size(s): 16.9 acres
7. The existing use of the property is as follows: vacant commercial
8. The exact use proposed under this request: mix use: commercial with Multifamily component
9. What is the Comprehensive Plan Designation for the subject property: Suburban Neighborhood
10. Is the property located within three (3) miles of an incorporated community? YES NO
11. Is an annexation into a municipality currently in progress? YES NO
12. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? YES NO If yes what was the previous PAD case number PZ-PD-006-09
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. SEE ATTACHED NARRATIVE
15. Explain why the proposed development is needed and necessary at this time. The commercial corner has remained vacant for 14 years with no interest in development. This amendment will "right size" the commercial corner and add a new housing product

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

PROPERTY OWNERSHIP LIST

SEE ATTACHED

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the _____ day of _____, 20____, at the office of _____ and is accurate and complete to the best of my knowledge.
(Source of Information)

On this _____ day of _____, 20____, before me personally appeared _____
(Name of signor)

Signature _____ Date _____

State of _____

)ss.

(SEAL)

County of _____

My Commission Expires _____

Signature of Notary Public _____

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Eric Omdahl / Real Estate Equities

579 Selby Avenue St. Paul, MN 55102

Name of Applicant

Address



eomdahl@reeapartments.com 651-389-3833

Signature of Applicant

E-Mail Address

Phone Number

Jordan Rose / Rose Law Group pc

7144 E. Stetson Drive, #300 Scottsdale, AZ 85251

Name of Agent/Representative

Address



jhall@roselawgroup.com 480-505-3938

Signature of Agent/Representative

E-Mail Address

Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Langley Bella Vista LLC

1201 E Wilmington Ave, Ste 115 SLC, Utah 84106

Name of Landowner

Address



brian@cdmanagroup.com 801.699.6709

Signature of Landowner

E-Mail Address

Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Langley Bella Vista, LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 19 acres located at
SEC Bella Vista and Gantzel Rds

[Insert Address of Property]

As assessor parcel number 21021004E and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Real Estate Equities and Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____
by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

By: Langley Bella Vista, LLC
[Insert Company's or Trust's Name]
Brian Shelley
[Signature of Authorized Officer, or Trustee]
Its: Manager
[Insert Title]

Dated: 10/24/23

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me, this 24 day of October, 2023 by
Brian Shelley, Manager
[Insert Signor's Name] [Insert Title]
Langley Bella Vista LLC, _____ an,
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 721442 11/10/2025



Jared Boyer
Printed Name of Notary

Jared Boyer
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing
On behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

(Seal)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____, who acknowledges himself/herself to be

[Insert Signor's Name]
_____, of _____
[Title of Office Held] [Second Company]

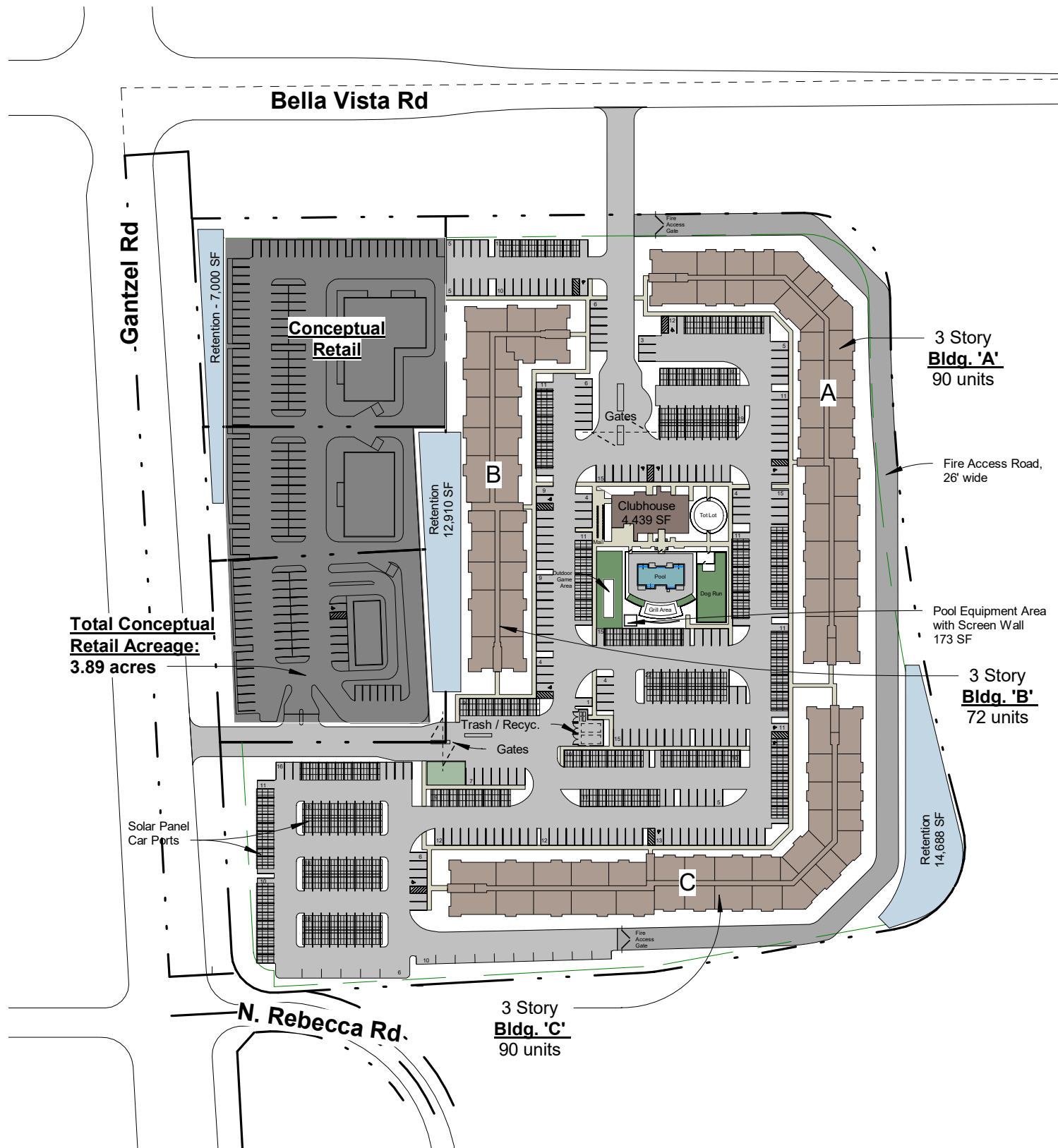
As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary



Total Conceptual Retail Acreage:
3.89 acres

Buildings 'A'/C' Unit Mix
 1BR/1BA - 9 units
 1BR+Den/1BA - 21 units
 2BR/2BA - 15 units
 3BR/2BA - 30 units
 4BR/2BA - 15 units
Total = 90 units/each Bldg.

Building 'B' Unit Mix
 1BR/1BA - 9 units
 1BR+Den/1BA - 21 units
 2BR/2BA - 24 units
 3BR/2BA - 6 units
 4BR/2BA - 12 units
Total = 72 units

Total Unit Mix Count at Buildings A, B, and C
 1BR/1BA - 27 units
 1BR+Den/1BA - 63 units
 2BR/2BA - 54 units
 3BR/2BA - 66 units
 4BR/2BA - 42 units
Total Units = 252 units

MF Component Site
 252/12.9 acres = 19.5 units/acre

Overall Site
 252/16.8 acres = 15 units/acre

Zoning Parking Requirements for MF
 1 BR - 1 1/2 stalls per unit
 2 BR and larger - 2 stalls per unit
 Guest space - 1 stall per 10 units

Required Parking Stalls for MF
 1BR - 90 x 1 1/2 = 135 stalls
 2BR - 54 x 2 = 108 stalls
 3BR - 66 x 2 = 132 stalls
 4BR - 42 x 2 = 84 stalls
Guest - 25 stalls
 Total parking = 484 stalls required for MF

484 Parking Stalls provided for MF

ADA parking required: 2% of overall = 9.7 stalls required for MF.
 ADA parking provided: 11 stalls for MF

Conceptual Site Plan Parking Ratio for MF
 484 parking stalls / 252 units = 1.92



**Open Space & Recreation Plan
for**

*Rancho Bella
Vista Mixed Use*

Submitted To:

Pinal County, Arizona

Case #: PZ-051-23, PZ-PA-014-23 & PZ-PD-020-23

1st Draft: October 24, 2023

Revised: March 1, 2024

Prepared for:



REAL ESTATE EQUITIES

Prepared by:



SCAPEGOAT
DESIGN STUDIO

645 E. Missouri Ave, Suite 420

Phoenix, AZ 85012

Phone: (480) 999-4400

Table of Contents

1.	Open Space & Recreation Plan Overview.....	1
2.	Context.....	2
3.	Development Concept.....	3
4.	Slope Analysis.....	3
5.	Preliminary Hydrology	3
6.	Flood Zone	3
8.	Riparian Vegetation & Biological Habitats	4
9.	General OSRP Design Guidelines	4
10.	Conservation Open Space	5
11.	Archaeological Sites.....	5
12.	Developed Open Space	5
13.	Recreation Area Open Space	7
14.	Landscaping.....	8

Tables and Exhibits

Open Space and Recreation Plan	Exhibit A
Conceptual Trail and Sidewalk Plan	Exhibit B
Conceptual Landscape Plan	Exhibit C
Table 1 – Open Space Requirements for 0 – 5% Slopes, Disturbed Property.....	5
Table 2 – General Planting Criteria	13
Table 3 – Plant Data.....	13

1. Open Space & Recreation Plan Overview

This plan is intended to outline the open space, recreation areas, landscaping, and amenities to be provided in the SEC of Gantzel and Bella Vista Road (“*Rancho Bella Vista Mixed Use*”). The subject site is comprised of a 18.58-acre (gross) parcel, APN: 210-21-004E, located on the southeast corner of Gantzel Rd. and Bella Vista Rd. in San Tan Valley, AZ.

Rancho Bella Vista Mixed Use is a newly proposed Planned Area Development (PAD) project that will entail the development of a mixed-use multi-family and commercial complex. The multi-family apartments will be the driving development of the PAD and will feature three (3) 3-story buildings consisting of 1, 2, 3, and 4-bedroom dwelling units for a total of 252 units at a density of 19.50 DU/Acre (net)/15 DU/Acre (gross). The site will also feature a 4,439 sq. ft. leasing office/clubhouse, a fenced resort-style pool, a dog park, a featured tot-lot, and multiple open space areas in the form of retention, landscape and natural open space.

This site falls under the Open Space and Trails Master Plan, the San Tan Valley Special Area Plan, the Open Space and Recreation Area Design Guidelines Manual, and the Pinal County Comprehensive Plan, all of which have been adhered to for the planning of the open space and recreational areas for the site. Consistent with the goals and vision of the San Tan Valley Special Area Plan (“San Tan Valley SAP”), *Bella Vista* will feature a network of internal sidewalks and pathways connecting residents to centralized open spaces and resort-like amenities designed to create an incredible sense of community. This Open Space and Recreation Plan (the “OSRP”) for *Bella Vista* has therefore been designed to implement this vision. It is intended to enhance the community character, sense of place, and quality of life by providing connectivity and recreational opportunities for residents of all ages.

Rancho Bella Vista Mixed Use will feature approximately 4.17 acres of open space which equates to 22.74% of the gross total project acreage and exceeds the requirements for PAD’s outlined in Section 2.176.130 of the Pinal County Development Services Code (“PCDSC”). Open space has been provided throughout *Bella Vista* in the form of passive open space areas, perimeter landscape buffers, bio-retention, and centrally located active space areas in the form of resort-like amenity areas. Each of these spaces and uses offer a unique open space element for residents and will be owned and maintained by the On-site Property Management Staff.

2. Context

Rancho Bella Vista Mixed Use is a proposed mixed-use commercial and multi-family residential community, located in the SEC of Gantzel Road and Bella Vista Road in the San Tan Valley area of Pinal County. The site is bordered to the north by agricultural development, namely Precision Farms, and is surrounded by residential areas to the east, south, and west. Positioned at the immediate southeast corner of Gantzel Road and Bella Vista Road, the Site enjoys convenient access to both roadways. Notably, Gantzel Road serves as the primary thoroughfare in this section of San Tan Valley. The proposed PAD seamlessly aligns with the current and projected land uses of the adjacent properties.

Figure 1 – Context Plan



There are no existing or proposed conservation open space areas within one mile of the site. Some developed open space areas exist within the adjacent “Johnson Rancho” and “Bella Vista” subdivisions. These developed open space areas consist of typical residential community amenity areas and are used for retention and/or recreation facilities (see **Figure 1 – Context Plan** above).

3. Development Concept

The multi-family residential portion of Rancho Bella Vista Mixed Use will consist of 252 dwelling units, featuring a mix of bedroom options. Each unit is strategically located within a very short walk from an open space amenity, with excellent connectivity provided by the project’s internal network of sidewalks and pathways.

4. Slope Analysis

The Property is currently vacant, unimproved land, with a slope of approximately 0.01%, sloping downward to the northeast. The existing grade elevation at the southwest corner of the property is 1,500’ and the existing grade elevation at the northeast corner of the Property is 1,490’. This 10’ drop over approximately 1,250 linear feet equates to an overall slope for the Property of approximately 0.01%. Per PCDSC Section 2.176.130, for PADs with slopes less than 5%, a minimum of 18% of the total net acreage of the residential portion of the PAD must be provided as open space, with 7% comprising recreation area open space. The proposed OSRP will provide 22.74% of the total gross acreage of the PAD (4.17 total acres) as open space and 7.97% or 1.48 acres as recreation area open space, which exceeds the County’s requirement (see **Table 1** below). Although *Bella Vista* has been vacant, unimproved land for many years, it is situated adjacent to the developed portions of the San Tan Heights PAD and has been periodically disturbed over the years. Therefore, no conservation open space areas are required. There are no significant natural features on the Property.

Table 1 – Open Space Requirements for 0 – 5% Slopes, Disturbed Property

Open Space Requirement	Required	Provided	Acres
Conservation Open Space	0%	0%	0
Developed Open Space			
– Recreation Area Open Space	7%	7.97%	1.48
Total Open Space	18%	± 22.74%	4.17

5. Preliminary Hydrology

Off-site drainage from the south and east will impact the site. This off-site drainage will be conveyed around the project in a drainage channel located with the large landscape buffer along the southern and eastern boundaries of the project where it is ultimately conveyed to a large existing box culvert that passes the drainage under Hunt Highway and on to the north, maintaining natural drainage patterns. *Bella Vista* will also provide the required onsite stormwater retention via a combination of surface and underground retention facilities.

6. Flood Zone

The Property is located outside of any hazardous flood plains, within Flood Zone “X”, as identified in the FEMA FIRM Map No. 04021C0475E dated December 12th, 2007.



8. Riparian Vegetation & Biological Habitats

Although the Property has been vacant, unimproved land for many years, it is situated adjacent to the developed portions of the Rancho Bella Vista Mixed Use and Johnson Rancho PADs and has been periodically disturbed over the years. Consequently, there are no natural riparian vegetation or biological habitats on the Property.

9. General OSRP Design Guidelines

The provision of open space is essential to ensure a high quality of living and to establish a strong sense of place for its residents. Within *Rancho Bella Vista Mixed Use*, future residents will experience a healthy and harmonious lifestyle, facilitated by the presence of four (4) strategically located open spaces across the property (refer to **Exhibit A – Open Space and Recreation Plan** below). The following general design guidelines will be integrated into the Open Space and Recreation Plan (OSRP) for Bella Vista, aligning with the stipulations outlined in the Pinal County Open Space and Recreation Area Guideline Manual for Residential Developments (referred to as the 'OSRAM'):

- Open space has been designed to be a community amenity and will be provided in all areas or neighborhoods of the community.
- Open space areas have been strategically situated in high visibility locations; near to or at the end of entry roads, adjacent to the perimeter of the project, and/or where sidewalks and pathways can feed into them.
- The site plan for *Rancho Bella Vista Mixed Use* has been designed around the open space areas, to ensure close proximity, visibility, and interconnectivity of the open space.
- Fragmentation of open space areas has been avoided whenever possible.

10. Conservation Open Space

Although the Property has been vacant, unimproved land for many years, it is situated adjacent to the developed portions of the Rancho Bella Vista Mixed Use and Johnson Rancho PADs and has been periodically disturbed over the years. Consequently, there are no sensitive resource areas on the Property that merit conservation as natural open space. The Property slopes from south to north with a slope of less than 5%. Consequently, no conservation open space is required per PCDC Section 2.176.130. Nevertheless, overall natural and historic drainage patterns in the area have been maintained.

11. Archaeological Sites

A formal archaeological study has been requested, however because the Property has been disturbed over the years, any cultural resources would likely have been discovered during such disturbance, and it is our understanding that no such cultural resources were found. The likelihood of finding any cultural resources on the Property at this point would be extremely low. Should any artifacts or remains be uncovered during construction activities, development work will stop until the Arizona State Museum is notified and can investigate.

12. Developed Open Space

The developed open space at *Bella Vista* consists of a balance of both active and passive recreation areas. The following guidelines have been implemented in the developed open space areas:

- Natural and historic drainage patterns in the area have been maintained.
- Storm water retention and drainage areas have been designed to appear as natural as possible with meandering edges, gradual grade changes, and varying side slopes.
- Storm water retention areas have been located in visible and accessible areas throughout the community.
- Non-vegetative and vegetative ground covers, trees, and shrubs in open space areas and along street frontages will be installed in conformance with the size, quantity, coverage, and placement requirements of the OSRAM.
- Ample landscape tracts and open space areas (per the OSRAM requirements) have also been located along the perimeter of the project and the main project entry to create a sense of openness for the community.

- Enhanced landscape areas have been provided on both sides of the entries into the project.
- Substantial entry monumentation has been provided at the main entry to the project to further create a distinct sense of arrival.

Rancho Bella Vista Mixed Use meets all requirements for the uses permitted and the uses prohibited within open space areas per PCDSC Sections 2.176.140 and 2.176.150.

13. Recreation Area Open Space

Rancho Bella Vista Mixed Use is a proposed multi-family project with resort-style amenities featuring a mix of dwelling unit options, totaling 252 units. Consistent with the goals and vision of the San Tan Valley SAP, *Bella Vista* will feature a network of internal sidewalks and pathways connecting residents to centralized open spaces and resort-like amenities designed to create an incredible sense of community that exceeds the County's typical PAD/OSRP requirements.

Bella Vista is a "Family" community as defined in the OSRAM, and the community's recreation areas have been designed accordingly. Despite having only 252 total units, which is below the 1,000-lot threshold for the minimum recreation area facilities required by Table 1 of the OSRAM, this OSRP provides an abundance of recreational amenities for the residents, including a centrally located community pool, clubhouse, fitness studio, dog park, large gathering ramada, and an event/picnic lawn. *Bella Vista* will also provide an abundance of internal pedestrian sidewalks and pathways connecting residents to the centrally located amenities as well as connecting to surrounding neighborhood public walkways and trails. The community will meet or exceed all provisions of the minimum requirements for recreation areas per PCDSC Section 2.176.160.

Active Open Space Areas

Open Space Area 1 (see **Exhibit A – Open Space and Recreation Plan** below) will provide a resort-style community pool, a large gathering ramada, BBQ grills, an event/picnic lawn for outdoor activities, and multiple seating areas for residents. This open space area and the associated amenities will be owned and maintained by the On-site Property Management Staff.

Passive Open Space Areas

Open Space Area 2 (see **Exhibit A – Open Space and Recreation Plan** below) features a 26' wide fire access road that will also operate as a wide pedestrian passive trail system and will lie adjacent to bio-retention and landscape open space. Residents will be able to use this area for walking and passive outdoor activities. This open space area will be owned and maintained by the On-site Property Management Staff.

Open Space Area 3 (see **Exhibit A – Open Space and Recreation Plan** below) will consist of landscape open space that will provide as a landscape buffer between the commercial and multi-family uses and conceptually features a small connecting trail for resident to walk to the nearby commercial centers providing an aspect of multi-use connectivity. This open space area and the associated amenities will be owned and maintained by the On-site Property Management Staff.

Open Space Area 4 (see **Exhibit A – Open Space and Recreation Plan** below) is designated to incorporate bio-retention areas along the Gantzel and Bella Vista roadway corridors, serving as a buffer between the roadways and the PAD complex. Furthermore, a right-of-way landscape will run parallel to these buffer zones, offering an additional layer of vegetation and landscape screening. To ensure a seamless connection and circulation pattern, sidewalks from the PAD complex will link with the public sidewalk systems in the right-of-way

Pedestrian Connectivity

Key to the realization of Real Estate Equities' vision for *Bella Vista* is the integration of pedestrian connectivity via a network of internal sidewalks and pathways connecting residents to the centrally located amenities and the surrounding services, all in support of the goals of the San Tan Valley SAP. *Bella Vista* provides a high level of connectivity between each home in the community and all of the open space and amenity areas that will be provided, thereby creating an enjoyable walking experience throughout the project. (see **Exhibit B – Conceptual Trail and Sidewalk Plan** below).

14. Landscaping

As outlined in the Pinal County Comprehensive Plan, current residents value the natural beauty, clean air, water, and environment San Tan Valley has to offer. *Bella Vista* intends to utilize its landscaping to further highlight the natural beauty found in the area, while also tending to the desire for clean air, water, and overall environment. The landscape theme for *Bella Vista* will be developed to provide a transition from nearby desert and agricultural land uses to a more suburban environment. The design intent of the landscaping is to utilize a desert plant palette, with turf in key amenity areas, and lots of shade in strategic locations. The landscaping design will also provide visual interest, buffering, and aesthetic value to the project. Natural desert trees and shrubs have been used to bring life, color, and shade to the project, while maintaining low water-usage. A mixture of colors, heights, sizes, and shapes will be utilized to better define spaces, line walking paths, and create shaded areas for residents to enjoy. Specific focus has been given to providing adequate landscape buffers and shade along the perimeter of the project. The landscaping will adhere to the landscape recommendations for open space and recreation areas as outlined in the OSRM and will meet or exceed the requirements for PAD's outlined in the PCDSC. (see **Exhibit C – Conceptual Landscape Plan** below).

Trees and shrubs will be planted in the species, sizes and quantities that meet or exceed the requirements of the OSRM and PCDSC Sections 2.176.160(C) and PCDSC 2.176.190 (see **Table 2** and **Table 3** below). While every tree and shrub to be planted is not depicted with the OSRP, the documentation provided identifies the landscape palette and general planting areas (see **Figure 2 – Plant Legend** below). Turf and decomposed granite areas are also identified. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans.

Figure 2 – Plant Legend













































SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)					
<i>*Tree - Install Size</i>					
	ACACIA anura	Mulga Tree	2'/24" BOX*	12	9'x4'
	ACACIA willardiana	Palo Blanco	2'/24" BOX*	37	6'x3'
	FICUS microcarpa nitida	Indian Laurel Fig	2'/24" BOX*	30	6'x3'
	FRAXINUS Vellutina 'Bonita'	Bonita Ash	4'/48" BOX*	9	9'x4'
	JACARANDA mimosifolia	Jacaranda	2'/24" BOX*	6	9'x4'
	PARKINSONIA microphylla	Foothills Palo Verde	2'/24" BOX*	2	9'x4'
	PARKINSONIA florida	Blue Palo Verde	2'/36" BOX*	6	14'x8'
	PARKINSONIA hybrid 'Desert Museum'	Desert Museum Palo Verde	2'/36" BOX*	36	14'x8'
	PISTACIA x 'Red Push'	Red Push Pistache	2'/24" BOX*	24	9'x4'
	PROSOPIS thornless glandulosa 'AZT'	Thornless Honey Mesquite	2'/36" BOX*	25	9'x4'
	QUERCUS virginiana	Live Oak	2'/24" BOX*	60	9'x4'
	ULMUS parviflora	EVERGREEN ELM	2'/36" BOX*	6	9'x4'
TREES (SMALL)					
	CAESALPINIA Mexicana	Mexican Bird of Paradise	2"	19	5'x3' Multi
	CHITALPA x tashkentensis 'Pink Dawn'	Chitalpa Tree	2"	19	8'x5' Std.
	CORDIA boissieri	Texas Olive	2"	27	5'x3' Multi
	PISTACIA lentiscus	Mastic Tree	2"	10	8'x5' Std.
	SOPHORA secundiflora	Texas Mountain Laurel	2"	6	8'x5' Std.
	SOPHORA secundiflora Silver Sierra TM	Texas Mountain Laurel	2"	6	8'x5' Std.
	VITEX agnus-castus 'MontrosePurple'	Monk's Pepper	2"	17	8'x5' Std.
	PHOENIX dactylifera 'Zahidi'	Date Palm	10 T.F.	8	-
	PHOENIX ROEBELINI	PIGMY DATE PALM	15 GAL.	8	-
	WASHINGTONIA filibusta	Filibusta Fan Palm	10 T.F.	9	-
SHRUBS					
<i>*Shrub - Mature Size</i>					
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUG.	5 GAL.	-	5'h x 6'w
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	-	3'h x 4'w
	MUHLBERGIA RIGENS	DEER GRASS	5 GAL.	-	3'h x 3'w
	MUHLBERGIA LINDHEIMERI	AUTUMN GLOW GRASS	5 GAL.	-	3'h x 3'w
	MUHLBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	-	3'h x 3'w
	NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander	5 GAL.	-	5'h x 5'w
	NERIUM oleander 'Sister Agnes'	Dwarf White Oleander	5 GAL.	-	5'h x 5'w
	TECOMA x 'Sierra Apricot'	Sierra Apricot Esperanza	5 GAL.	-	3'h x 4'w
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL.	-	5'h x 5'w
ACCENTS					
	ALOE x Blue Elf	Blue Elf Aloe	3 GAL.	-	1'H x 2'w
	ALOE barbadensis	Medicinal Aloe	5 GAL.	-	2'h x 3'w
	AGAVE desmetiana	Smooth Agave	5 GAL.	-	3'h x 3'w
	AGAVE vilmoriniana	Octopus Agave	5 GAL.	-	3'h x 3'w
	DASYLIRION quadrangulatum	Mexican Grass Tree	5 GAL.	-	5'h x 5'w
	EUPHORBIA tirucalli	Fire Sticks	5 GAL.	-	4'h x 4'w
	HESPERALOE funifera	Giant Hesperaloe	5 GAL.	-	6'h x 6'w
	HESPERALOE parviflora	Red Yucca	5 GAL.	-	3'h x 4'w
GROUNDCOVERS					
	CALESTEMON YIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.	-	2'h x 2'w
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	-	3'h x 4'w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	-	2'h x 4'w
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL.	-	1'h x 3'w
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL.	-	1'h x 6'w

Table 2 – General Planting Criteria

Criteria	Requirement
Thorny Trees/Shrubs	Minimum of 30' from pedestrian pathways/sidewalks and open space
Min. Tree Height	*6'
Min. Tree Caliper	*0.75" single trunk (measured 4" above soil line) *0.75" multiple trunk (measured 4" above soil line, avg. of 2 largest)
Min. Tree Size	50% to be 24" box or larger
Tree Planting/Staking	Per Arizona Nursery Association Guidelines
Min. Shrub Size	5 Gallons

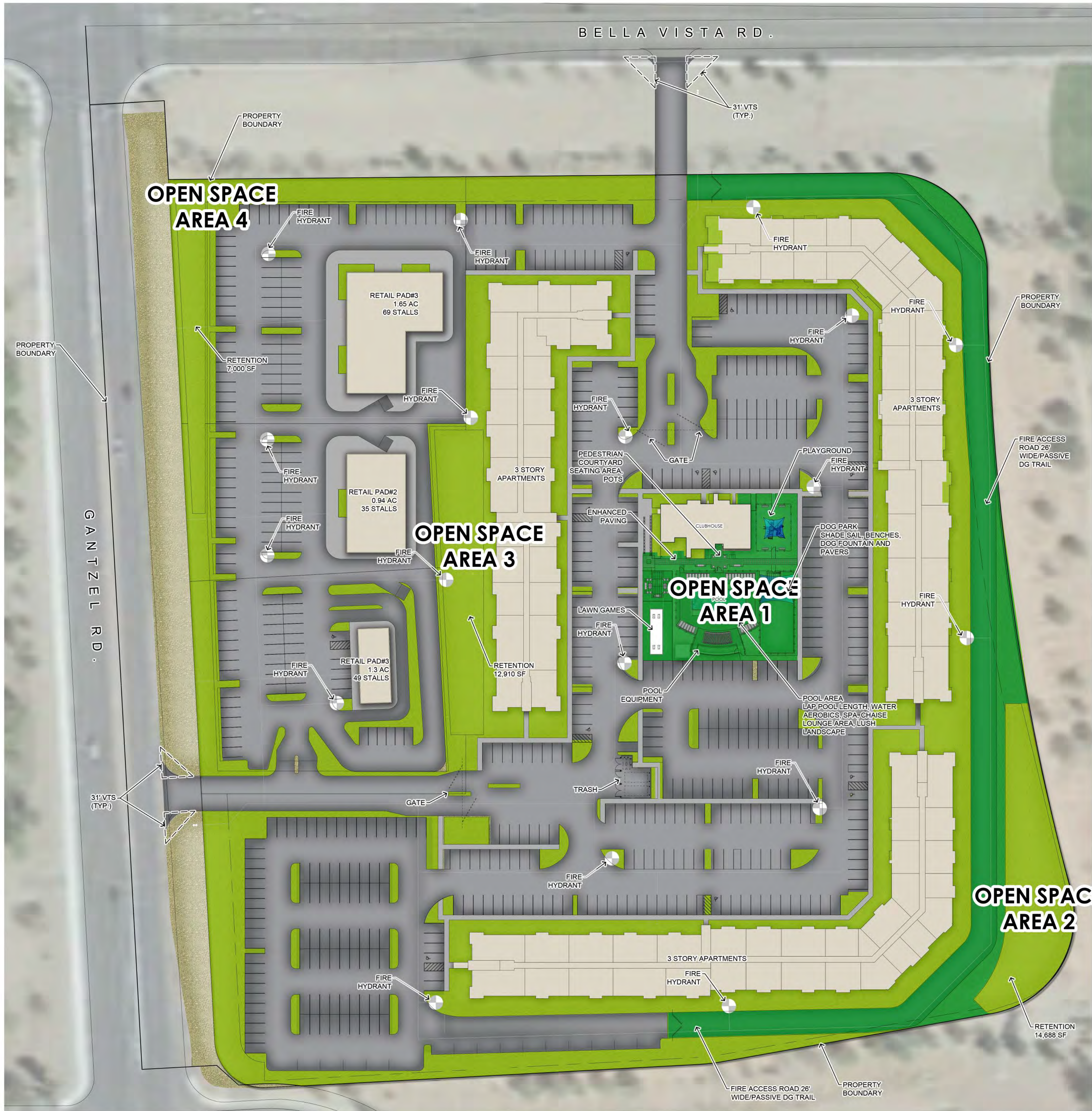
*Unless noted otherwise in plant materials legend per Arizona Nursery Association contained grown tree guide.

Table 3 – Plant Data*

Plant Type	Plant Count
Street Frontage Shrubs (5 per 30 LF of street frontage)	> 185
Street Frontage Trees (1 per 30 LF of street frontage)	> 37
Open Space Shrubs (7 per 1,000 SF of open space)	> 1,315
Open Space Trees (1 per 1,000 SF of open space)	> 345
Total Shrubs	**Approximately 1,500
Total Trees	**Approximately 382

**Street frontage plant quantity requirement removed from open space plant quantity requirement as not to inflate total plant quantity. Final tree and shrub location and quantity will be verified with construction documents.

Exhibit A
Conceptual Open Space and Recreation Plan



LEGEND

OPEN SPACE:	2.69 AC	14.77%
RECREATION AREA		
OPEN SPACE:	1.48 AC	7.97%
TOTAL OPEN SPACE:	4.17 AC	22.74%
TOTAL SITE AREA:	18.58 AC	

DEVELOPED SPACE

ACTIVE AREAS	0.45 AC
PASSIVE AREAS	1.03 AC
RETENTION	0.64 AC
OPEN SPACE	2.05 AC
TOTAL OPEN SPACE	4.17 AC

OPEN SPACE AMENITIES

- ENHANCED PLANTING
- SHADED SEATING AREAS

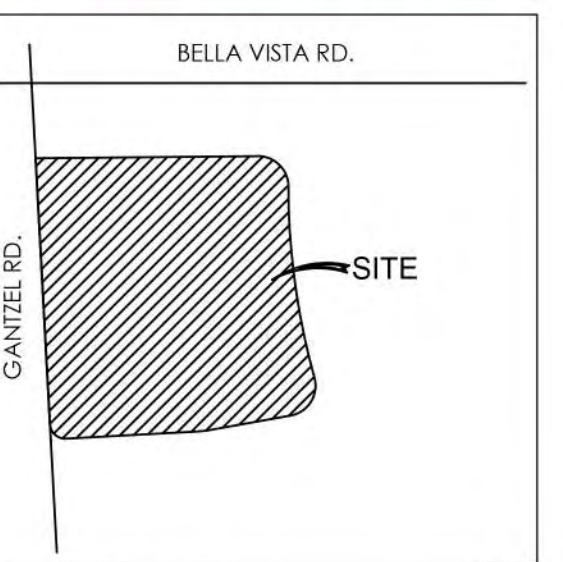
ACTIVE OPEN SPACE AMENITIES

- SHADED SEATING AREAS
- COMMUNITY BARBEQUE
- POOL
- PLAYGROUND
- LAWN GAMES
- DOG PARK



SCAPEGOAT
DESIGN STUDIO

7507 E. McDonald Drive Suite 2
Scottsdale, Arizona 85250
Telephone 480.999.4400
www.SCAPEGOATds.com



VICINITY MAP N.T.S.

**RANCHO BELLA VISTA MIXED USE
SEC BELLA VISTA + GANTZEL
2ND SUBMITTAL**

SEC Bella Vista & Gantzel Rd. APN 210-21-004E
Pinal County

DATE	DESCRIPTION
03/01/2024	2ND SUBMITTAL

CHECKED BY: sv
DRAWN BY: CL

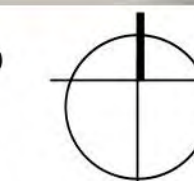
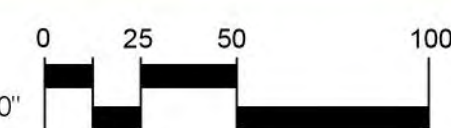
TITLE:
**CONCEPTUAL OPEN SPACE
AND RECREATION PLAN**

SHEET No.
L1.2 01 of 01

PROJECT No.
1636

CONCEPTUAL OPEN SPACE PLAN

SCALE = 50'-0"



Plotted: 02/27/24 - 3:05 PM, By: laerk
File: M:\1636_RE Apartments_Bella Vista & Gantzel-Comm-MF_Final\DWG\Images\Photoshop\1636_Open Space Ehibit.dwg -> L1 Conceptual LS Plan

Exhibit B
Conceptual Trail and Sidewalk Plan



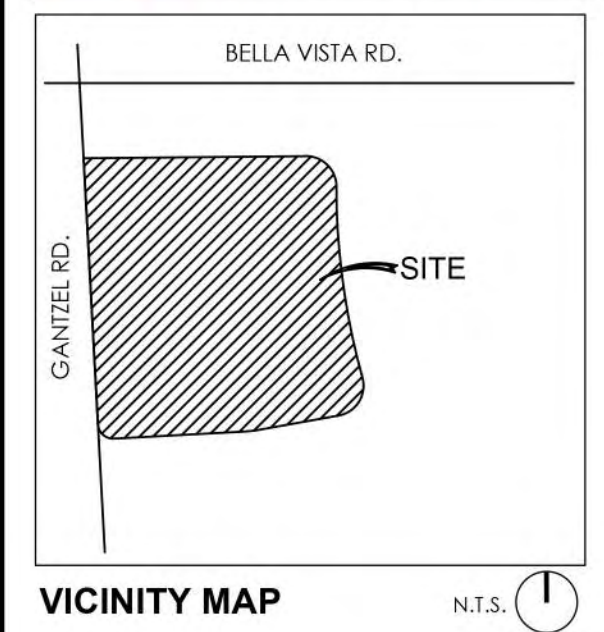
LEGEND

- 5' OFFSITE SIDEWALK
- 5' ONSITE SIDEWALK
- 6' PAVER SIDEWALK
- 26' FIRE ACCESS/PASSIVE DG TRAIL



SCAPEGOAT
DESIGN STUDIO

7507 E. McDonald Drive Suite 2
Scottsdale, Arizona 85250
Telephone 480.999.4400
www.SCAPEGOATds.com



VICINITY MAP

**RANCHO BELLA VISTA MIXED USE
SEC BELLA VISTA + GANTZEL**

2ND SUBMITTAL

SEC Bella Vista & Gantzel Rd., APN 210-21-004E
Pinal County

DATE	DESCRIPTION
03/01/2024	2ND SUBMITTAL

CHECKED BY: sv
DRAWN BY: CL

TITLE:
**CONCEPTUAL TRAIL
AND SIDEWALK PLAN**

SHEET No.
L1.3 01 of 01

PROJECT No.
1636

CONCEPTUAL TRAIL & SIDEWALK PLAN

SCALE = 50'-0"



Plotted: 02/27/24 - 2:33 PM, By: laerk
File: M:\1636_SEC Apartments_Bella Vista & Gantzel-Comm-MF_Final\DWG\Images\Photoshop\1636_02BP_Circulation Exhibit.dwg -> L1 Conceptual LS Plan

Exhibit C
Conceptual Landscape Plan

**PLANNED AREA DEVELOPMENT (PAD) AMENDMENT
NARRATIVE**

FOR

Rancho Bella Vista Mixed Use

CASES #PZ-051-23 AND #PZ-PD-020-23

Submitted to

Pinal County, Arizona

1st Submittal – October 2023

Revised – March 1, 2024



REAL ESTATE EQUITIES

Submitted by

ROSE LAW GROUP_{pc}
RICH • CARTER • FISHER

DEVELOPMENT TEAM

APPLICANT

Eric Omdahl, Development Partner
Real Estate Equities
Email: eomdahl@reeapartments.com
Phone: 651-389-3828

Ian Schwickert, Development Associate
Real Estate Equities
Email: ischwickert@reeapartments.com
Phone: 651-389-3833

REPRESENTATIVE

Jordan Rose
Rose Law Group, pc
Email: jrose@roselawgroup.com
Phone: 480-505-3939

Jennifer Hall, Senior Project Manager
Rose Law Group, pc
Email: jhall@roselawgroup.com
Phone: 480-505-3938

TRAFFIC ENGINEER

Paul Basha
Summit Land Management
Email: pbasha@summitlandmgmt.com
Phone: 480-330-6087

ARCHITECT

Petro Megits
Kaas Wilson Architects
Email: petrom@kaaswilson.com
Phone: 612-223-7657

ENGINEER

Ramzi Georges
Atwell Group
Email: rgeorges@atwell-group.com
Phone: 602-690-7527

DESIGNER

Jason Hadley
Scapegoat Design Studio
Email: jhadley@scapegoatds.com

TABLE OF CONTENTS

1.0	BACKGROUND	1
2.0	PURPOSE OF REQUEST	1
3.0	DESCRIPTION OF PROPOSAL	3
	Site Plan Design, Land Use Standards, Densities, and Uses	4
	Permitted Land Uses.....	5
	Proposed Zoning	9
	Project Request.....	13
	Site Access	13
4.0	RELATIONSHIP TO SURROUNDING PROPERTIES WITHIN ONE MILE	14
5.0	SCHOOLS	14
6.0	COMMUNITY SERVICES.....	14
7.0	LOCATION AND ACCESSIBILITY.....	14
8.0	COMPLIANCE WITH ACCESS MANAGEMENT MANUAL	15
9.0	UTILITIES AND SERVICES	15
10.0	OWNERSHIP & CONTROL.....	15
11.0	TIMING OF DEVELOPMENT.....	16
12.0	CONFORMANCE WITH COMPREHENSIVE PLAN	16
13.0	RECREATIONAL AMENITIES.....	17
14.0	TOTAL NUMBER OF DWELLING UNITS.....	18
15.0	MAXIMUM RESIDENTIAL DENSITY	19
16.0	TOTAL NUMBER OF PARKING SPACES	19
17.0	TYPE OF LANDSCAPING	19
18.0	PRELIMINARY HYDROLOGIC DATA.....	20
19.0	CONCLUSION.....	11

FIGURES

Figure 1 - <i>Vicinity Map</i>	3
Figure 2 - <i>Pinal County Zoning</i>	11
Figure 3 – <i>San Tan Valley Special Area Plan</i>	12
Figure 4 – <i>Unit Counts</i>	19

TABLES

Table A – <i>Amended Development Standards</i>	5
Table B - <i>Utilities & Services</i>	15

1.0 BACKGROUND

In 2001, Pinal County Board of Supervisors approved the Rancho Bella Vista Master Planned Community that changed the subject site from General Rural (GR) zoning to CR-3 Single Residence with PAD overlay to allow for a single-family community on approximately 486 acres (Case# PZ-PD-019-01). After the housing market crash, the Board of Supervisors approved an amendment to the PAD to change a small 19-acre portion of the site from CR-3 Single Residence to CB-2 General Business zone to allow for the development of a neighborhood retail center on the hard intersection of Bella Vista and Gantzel Roads. The PAD is known as Rancho Bella Vista Center PAD (Case# PZ-PD-006-09) and this application is requesting to amend the 2009 PAD to “right size” the commercial at this location and add a diversity of housing which will additionally support the associated commercial.

2.0 PURPOSE OF REQUEST

Real Estate Equities (REE), the Applicant, is purchasing and working with the landowner, Langley Bella Vista, LLC, to create a vibrant plan for the property to be an integral part of the future growth of San Tan Valley. REE is a market leader in developing high quality workforce housing communities. The proposed development plan includes a mix of uses, including multi-family and commercial/retail and is attached with this submittal. Approximately 12.9 net acres of this project site is being proposed as multi-family housing and the commercial will be “right sized” to succeed at +/- 3.9 acres of retail. The entire site is approximately 18.58 gross or 16.9 net acres.

"Right sizing" this site for a successful commercial development means reducing the acreage from a size that would not be commercially viable in this location to a perfect size for the location and accessibility of the site. This will allow the greater community to benefit from neighborhood commercial uses.

REE has been a multi-family expert for over 50 years and has developed, acquired and property managed more than 12,000 multi-family rental apartment units since the company was founded in 1972. Over the past decade, REE's core focus has been the new construction of workforce, affordable and senior affordable housing. As a national development company, REE is committed to expanding its footprint in Arizona, specifically in Pinal County. In addition to several active projects in the pipeline, REE has closed on similar developments in Pinal County, including Copa Flats on N. Porter Road in the city of Maricopa, a 312-unit workforce/affordable housing development and Agave House, a 216-unit workforce/affordable housing development in the city of Casa Grande.

Why this location?

The surrounding community consists of single-family homes with little to no alternative housing options for individuals and households seeking a more financially feasible rental option. Adding MR to this intersection brings an experienced leader in the attainable housing industry to this area of San Tan Valley and will provide a different housing option for working-class families in the community. Current trends indicate that younger generations of workers are preferring rental housing options at a much higher rate than previous generations. In addition, single family home value appreciations and the sudden rise in interest rates on mortgages has put homeownership out of reach for many working-class individuals and families. This proposed apartment development would provide a much-needed housing choice that can serve those who wish to set roots in this community as they save money for a single-family home.

The closest multi-family apartment building available today is located 5.6 miles away and the nearest attainable housing community is more than 10 miles from this intersection; thus, this type of housing product is much needed in this location of the county.

Furthermore, the County strives to employ local residents in all their businesses and institution facilities which creates a great necessity for a variety of housing products and price points. REE provides a high quality apartment for essential workers like teachers, healthcare workers, service providers, as well as those who might make a career in some of the new retail establishments in the area. This will allow that segment of the population to live, work and play in the San Tan area!

Refer to **Figure 1** below for a *Vicinity Map*.

Figure 1 - Vicinity Map

The site is currently zoned CB-2 (General Commercial Business) with a Planned Area Development (PAD) overlay (Case #PZ-PD-006-09). The existing PAD was approved by Pinal County 14 years ago; however, it has never developed. This application is requesting an amendment to the existing PAD to add Multiple Residences (MR) zoning on a portion of the site. It will also update the CB-2 zoning district to the current and compatible C-2 zoning district.

The San Tan Valley Special Area Use Plan designation for the property is “Suburban Neighborhood” (1-4 DU/Acre). Thus, this request will also be updating the San Tan Valley Area Plan land use designation to “Urban Center” to allow increased residential density that will not only add a new housing product to the area but it will also “right size” the commercial corner to stir future development.

This project narrative supplements the PZ-PD-006-09 PAD narrative approved by the County (a copy of the 2009 PAD can be found in **Appendix A** and the legal description for the site can be found in **Appendix B**).

3.0 DESCRIPTION OF PROPOSAL

Real Estate Equities is proposing to develop approximately 12.9 net acres of the overall 16.8 net (18.58 gross) acre site as a multi-family rental housing development that would provide 252 rental housing units to this growing area of Pinal County. The new PAD will also designate approximately 3.9 acres to remain commercial to be developed on the hard corner of Gantzel and Bella Vista Roads. The commercial retail is located at the most visible and accessible part of the property to allow it to succeed.

Different from traditional market-rate apartment developments or single-family rental housing developments, the proposed development will provide a rental housing product that provides a market-rate quality at an attainable rent level, through partnership with the Arizona Department of Housing. There is a significant need for this type of workforce housing in Pinal County and little to no supply of this housing option exists in San Tan Valley. Rents would range based on unit type but would likely start as low as \$1,157 for a 1-bedroom and range up to \$1,789 for a 4-bedroom unit. These rents include the payment of basic utilities. Please note these rents are estimates for Summer 2024. These rents will be subject to change based on HUD published rents, of which will be posted May/June 2024.

In speaking to the architectural aspects of this development concept, the buildings will be three (3) stories in height, approximately 34 feet to the center of the parapet with flat roofs. The proposed height is less than the existing commercial height allowed which is a maximum of 35 feet. This new plan includes a unit mix with one-bedroom units, two-bedroom units, three-bedroom units, and some four-bedroom units. At minimum, one covered parking space is provided per unit, and additional surface parking spaces will also be made available for resident and visitor use.

There will also be a central clubhouse building, with office and amenity functions, such as an outdoor pool, activity and sitting areas (indoor and outdoor), a dog run, and playground equipment. The clubhouse building will contain a club room with kitchen, on-site property management offices, and a fitness room. The unit finishes are currently proposed to include solid-surface countertops, kitchen islands, in-unit washers and dryers, and luxury-vinyl-plank flooring. Units will also have a pantry and kitchen island with some units offering balconies/patios.

The development will also implement a variety of sustainable strategies. These will include energy efficient mechanical systems, Energy Star rated windows, recycled content construction products, low-flow water fixtures and xeriscape plantings. In addition, it is our hope to incorporate solar photovoltaic systems on the carport canopies, which will help to offset the electrical demand from this development. There will be bioretention areas at various locations throughout the site. These bioretention areas will consist of both below and above-ground stormwater retention to collect rainwater run-off and to promote water infiltration back into the soil.

Site Plan Design, Land Use Standards, Densities, and Uses

The proposed site was rezoned for commercial 14 years ago and has remained vacant with no interest in development. Our team strongly believes that this commercial center has potential for development if it is “right-sized”. In fact, there is already an interested commercial developer if this amendment is approved. This application proposes to add a multi-family affordable housing component to the center that will stir the commercial interest as both uses will be connected via vehicular and pedestrian access.

As mentioned, the new multi-family will include a clubhouse for residents along with a community pool, dog park and play area for children. These are essential amenities for anyone living in Arizona. Refer to *Section 13.0* for additional detail on the recreational amenities.

The location of the site is ideal for this amendment. It is located on the hard corner of two prominent roadways and the commercial planned will create a perfect buffer for the proposed housing component. Furthermore, the proposed multi-family will buffer the single-family residences from the planned commercial.

A summary of the **Amended Development Standards** is listed in **Table A and AA** below.

Table A – Amended C-2 Development Standards		
Regulation	C-2	Proposed C-2 PAD
Height	Primary building Max 40 ft Accessory building Max 20 ft within the required rear setback; 30 feet within the buildable area	Primary building Max 35 ft Accessory building Max 20 ft
Front Yard	Min 20 ft	Min 25 ft
Side Yard	None except where the commercial use abuts rural or residential zones, then 15- foot side setbacks are required; 7 feet each for detached accessory dwelling	Min 10 ft
Rear Yard	Min 25 ft	Min 25 ft
Lot Area	Min commercial without an accessory dwelling: none Min commercial with a detached accessory dwelling: 3,500 square feet	Min 7,000 sf
Lot Width	Minimum None	Min 50 ft
Distance between Main buildings	None; 14 feet between detached accessory dwelling and commercial	Min 20 ft

Table AA – Amended MR Development Standards		
Regulation	MR	Proposed MR PAD
Height	Max 36 feet for main buildings Max 20 feet for detached accessory buildings	Primary building Max 35 ft Accessory building Max 20 ft
Front Yard	Min 25 ft	Min 25 ft

Side Yard	Min 10 ft	Min 10 ft
Rear Yard	Min 25 ft	Min 25 ft
Lot Area	Min 7,000 sf	Min 7,000 sf
Lot Width	Min 50 ft	Min 50 ft
Distance between Main buildings	Min 20 feet Min distance to detached accessory building 7 feet	Min 20 ft

Permitted Land Uses

This amendment to the existing 2009 PAD will update the CB-2 zoning district to the newer and compatible C-2 zoning district as well as add MR Multiple Residence uses and special uses as identified in the Pinal County Development Services Code. All permitted and prohibited uses for both zoning districts are outlined below.

C-2 COMMUNITY COMMERCIAL ZONING DISTRICT

2.320.020. C-2 Uses permitted.

The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

- A. Assisted living facility.
- B. Child care center.
- C. Church, subject to the requirements set forth in PCDSC 2.150.220.
- D. College and art, business, technical, or trade schools.
- E. Community service agency, library or museum.
- F. Government structures, fire district stations, sheriff's facilities, and their accessory uses.
- G. Health club or fitness center.
- H. Hospital, medical or dental clinic or health care facility.

- I. Motel or hotel with accessory uses, including restaurant, incidental retail sales and services, personal services and recreational facilities.
- J. Offices.
- K. Parks.
- L. Private club or lodge, fraternal and service organizations (nonprofit).
- M. Private schools.
- N. Retail sales establishments up to 100,000 gross square feet for any single use.
- O. Restaurant. This allows the following:
 - 1. Indoor and outdoor food service with or without alcoholic beverage service at the table;
 - 2. Indoor live entertainment; and
 - 3. Drive-through food service for food and nonalcoholic beverages only.
- P. Restaurant, including a cocktail lounge or bar.
 - 1. The cocktail lounge or bar shall not have a separate outside entrance; and
 - 2. A dance floor with a maximum of 400 square feet.
- ~~Q. Self-storage facility.
 - 1. All access to the facility shall be from arterial or collector streets;
 - 2. All access lanes within the facility shall be of paved or concrete surface;
 - 3. There shall be a landscaped buffer setback with a minimum six-foot or maximum eight-foot decorative masonry wall;
 - 4. There shall be no razor or barbed wire;
 - 5. Maximum height shall not exceed 30 feet;
 - 6. The light source of any outdoor security lighting shall not be visible from adjoining residential properties; and
 - 7. All storage shall be in an enclosed building.~~
- R. Service establishments up to 100,000 gross square feet for any single use.
- ~~S. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.~~
- ~~T. One dwelling unit, conventional construction, as an accessory to an established use.~~
- U. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

2.320.030. C-2 Special uses.

The following uses and their accessory buildings and uses are permitted subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010 and the general regulations of this title, including, but not limited to, chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter. Special uses that are not listed are prohibited.

- A. Amusements such as billiard or pool hall, bowling alley, theater, gymnasium, arcade, skating rink, miniature golf or practice driving or putting range, games of skill or science, swimming pool, or tennis court.
- B. Bar, cocktail lounge, night club, or tavern, not within a restaurant, dance floor permitted.
- C. Light manufacturing or assembling incidental to retail sales by business engaged in manufacturing, processing, assembling, treatment, installation and repair of products.
- D. Retail sales establishments larger than 100,000 gross square feet for any single use.
- E. Sale, rental or display of automobiles, airplanes, boats, trucks, recreational vehicles, travel trailers, motor homes, manufactured homes, motorcycles and accessories, agricultural supplies and machinery.
- F. Service establishments larger than 100,000 gross square feet for any single use.
- G. Veterinary hospitals or kennels, provided no building or structure housing animals is within 40 feet of any site boundary abutting property in a rural or residential zone.
- ~~H. Wireless communications facility.~~

MR – MULTIPLE RESIDENT ZONING DISTRICT

2.285.020. MR Uses permitted.

The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

- A. Multiple dwelling for any number of families.
- B. Assisted living center.
- C. Church, subject to the requirements set forth in PCDSC 2.150.220.
- D. Government structures, fire district stations, sheriff's facilities and their accessory uses.
- E. Group home, subject to the requirements set forth in PCDSC 2.150.200.
- F. Home occupation, subject to the requirements set forth in PCDSC 2.150.260.
- G. Parks.

- H. Public schools.
- I. Solar energy device, subject to the requirements set forth in chapter 2.210 PCDSC.
- J. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.
- K. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

2.285.030. MR Special uses.

The following uses and their accessory buildings and uses are permitted subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010 and the general regulations of this title, including, but not limited to, chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter. Special uses that are not listed are prohibited.

- A. Child care.
- B. Clubs, lodges, and assembly halls.
- C. Golf course, subject to the requirements set forth in PCDSC 2.150.230.
- D. Private schools.
- ~~E. Wireless communication facility.~~

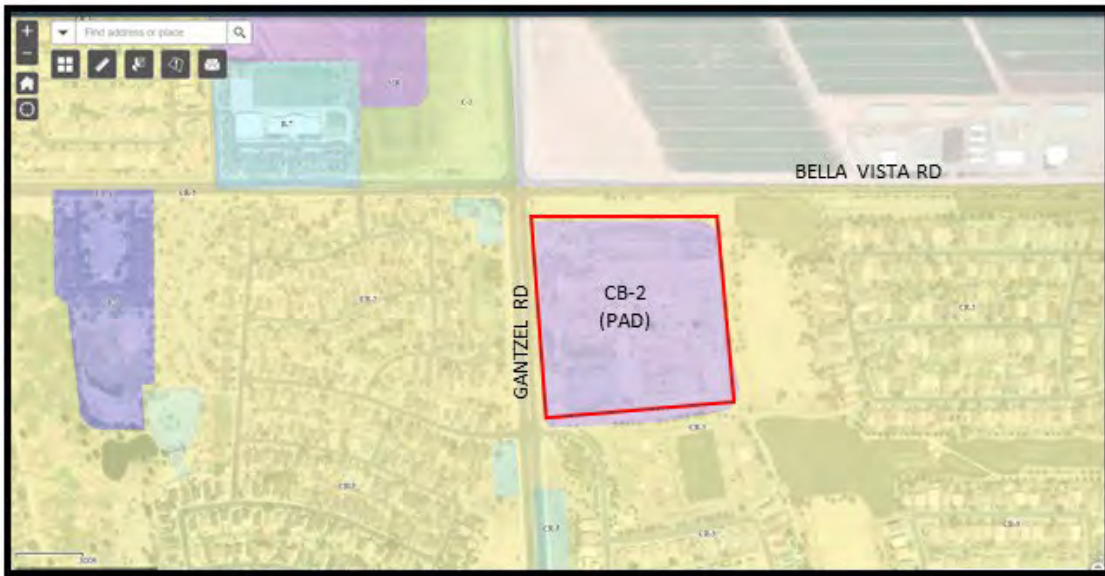
Proposed Zoning

The existing 2009 PAD on the property allows for commercial retail uses. This amendment will allow those commercial retail uses to remain as identified under the new C-2 commercial zoning district and seeks to add MR Multiple Residence zoning to the eastern portion of the site. This site is surrounded by a mix of zoning districts including CR-3 single family residential, GR General Rural, R-7 Residential, and MR Multiple Residence on the northwest corner of the intersection. Adding MR to this PAD will have a positive impact on the surrounding area as it will bring a new residential option to this prominent intersection in San Tan Valley. See **Figure 2** below.

As mentioned this site is located within the San Tan Valley area and thus it is regulated by the San Tan Valley Special Area Plan. Within the Special Area Plan, the site is designated as “Suburban Neighborhoods” which allows for residential (1-4 dwelling units per acre). This request is being submitted concurrently with a minor amendment to the San Tan Valley Area Plan that will request to change the future land use designation to “Urban Center” to allow for the increased density. See **Figure 3** below.

The intent of this amendment is to 1) increase the density of allowed residential to permit the development of a new attainable housing option in Pinal County and 2) “right size” the commercial portion of the site to stir development. The site currently is zoned as a commercial corner and this amendment will add Multi-family component to that corner. The site has remained vacant zoned commercial for 14 years with no interest to develop big box commercial due to the land use restrictions on the total 16.8 acres and the changes to consumer spending over the years with the advances to online shopping and delivery. This amendment will “right size” the commercial as well as add a sensible use that will serve as a buffer between the commercial corner and the existing single-family homes to the east and south of the site.

EXISTING ZONING: PAD (CB-2)



PROPOSED ZONING: PAD (C-2 + MR)

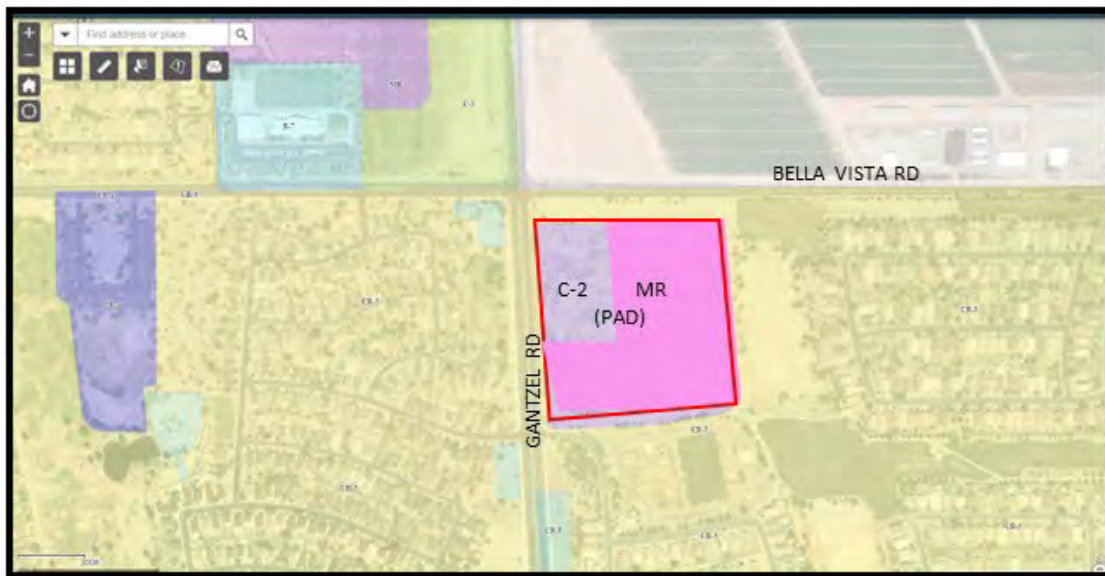
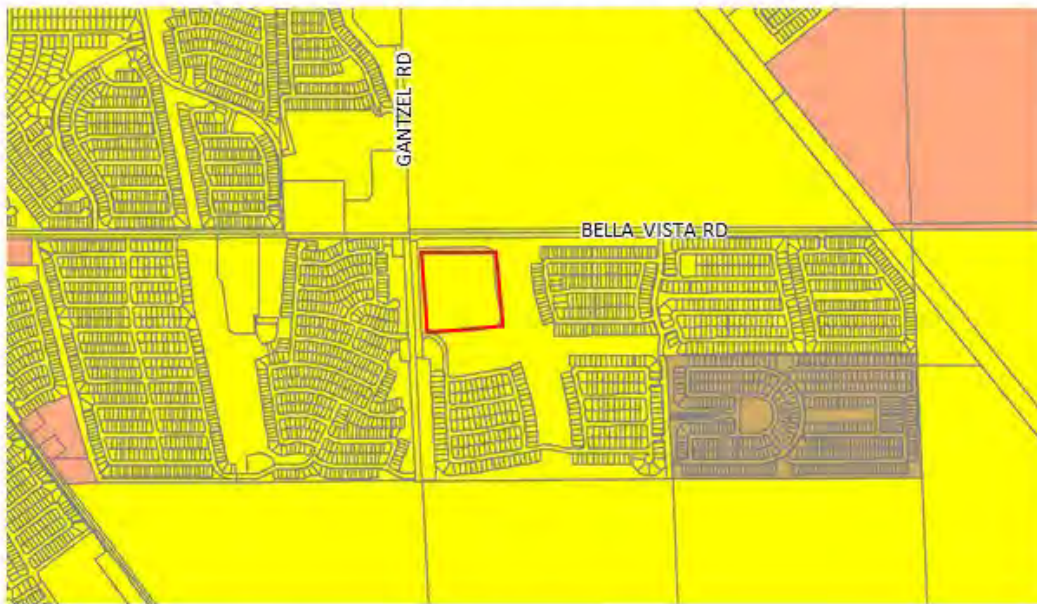


Figure 2 - Pinal County Zoning

EXISTING: SUBURBAN NEIGHBORHOOD



PROPOSED: URBAN CENTER

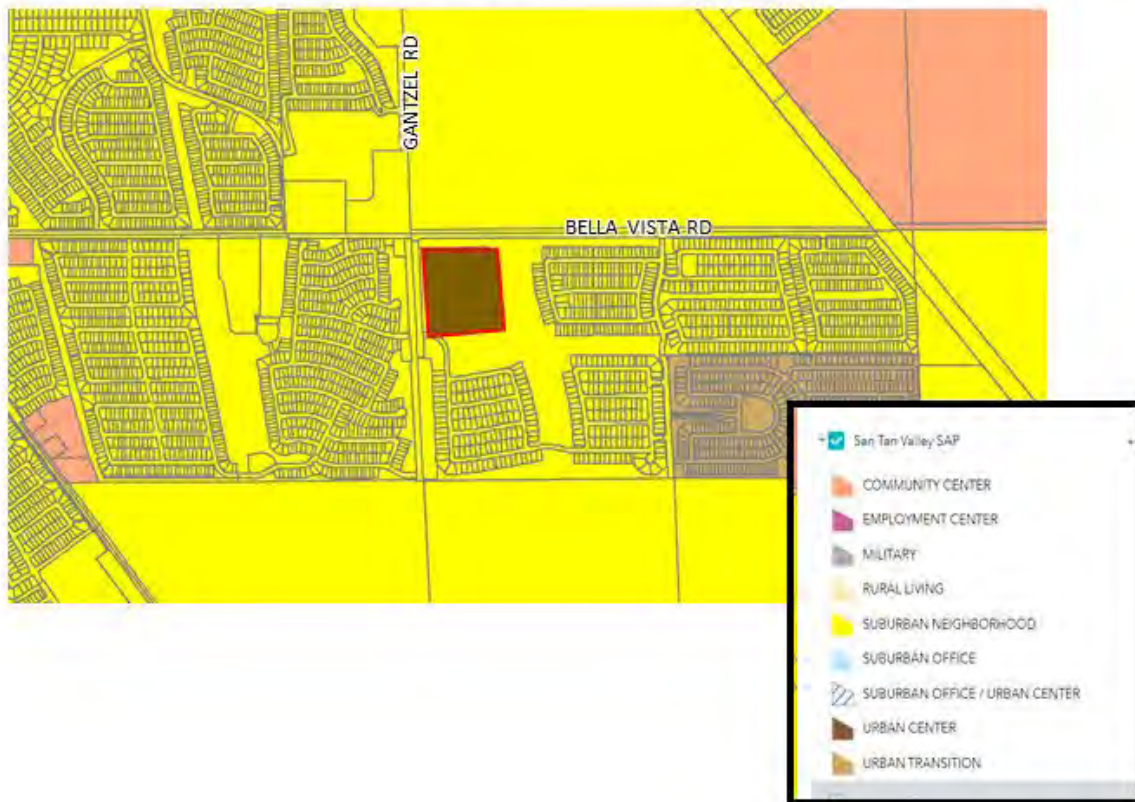


Figure 3 – San Tan Valley Special Area Plan

Project Request

This amendment to the 2009 PAD consists of the following requests:

- 1) Update the CB-2 to current C-2 zoning district
- 2) Amend the PAD to include C-2 and MR zoning districts
- 3) Amend the San Tan Valley Area Plan to “Urban Center” to allow increased density and commercial

Site Access

The proposed development is conceptually designed with two points of access from both Bella Vista Road and Gantzel Road. Each access point will be restricted to right in/right out movements but will allow for access to both the multi-family and commercial aspects of the site. This project is proposing the same access as approved in the 2009 PAD commercial project. Important to note, the access from/to Bella Vista Road needs to cross the neighboring HOA property and must be approved by the HOA. The HOA Board is supportive of granting the access easement and the Applicant’s team has been working closely with the Board on the terms and conditions for the easement.

As previously stated, the proposal also includes approximately 3.9 acres of commercial uses on the western boundary of the parcel adjacent to N Gantzel Road. The uses will be designed in a way to incorporate the best possible neighborhood commercial/retail uses for the surrounding homes and community. A pedestrian connection will be provided to promote safe access from the landscaped retention areas that buffer the nearby residential communities.

All roadways within the limits of the development will be public streets and dedicated to Pinal County upon approval by the Pinal County Public Works Department.

The site also offers a 26-foot-wide fire access road that borders the multi-family buildings on the north, east and southern boundaries. This fire access road will be gated off to prohibit vehicular traffic but it will add a buffer between the proposed apartments and the single-family homes to the east and south. This access road can also be used as a walking path for exercise for future residents looking to get their steps in.

Street Improvements

All the roads in the immediate area that access this site are already developed. Approval of this request will not warrant any new improvements. In fact, replacing a portion of the existing commercial site with multi-family will actually decrease the traffic generation for this site by over

8,000 daily trips (please see comparison chart in Traffic Impact Analysis submitted with this application).

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES WITHIN ONE MILE

The site is bordered to the east and south by large retention areas owned and maintained by Rancho Bella Vista HOA. Gantzel Road borders the site on the west and Bella Vista Road borders along the north. There are residential communities to the east, south, and west of the site; however, the proposed multi-family and neighborhood commercial is buffered from the single family, as mentioned, by large retention areas and existing roads.

Across E Bella Vista Road to the north is vacant farmland including a local elementary school. To the east and south of the proposed development are single family homes as well as the San Tan Valley Library. To the west of the respective parcel is a mix of uses that ranges from single family homes to retail, of which includes Fry's Grocery Store and various retail options.

5.0 SCHOOLS

Rancho Bella Vista Mixed Use is located within the Florence Unified School District. The Applicant's team has reached out Officials from the school district to inform them of the proposed multi-family development.

6.0 COMMUNITY SERVICES

Future Residents in the development will utilize nearby and regional community services such as churches, libraries, museums, and community centers, enhancing the draw of the community to families. The Queen Creek Library is located approximately 12 miles to the northwest. Several churches are in close proximity to the site including The Church of Jesus Christ of Latter-day Saints (multiple), New Creation Fellowship, Berean Baptist Church, and Christ's Church Free Will Baptist. Furthermore, there will be an adjacent retail component within walking distance to provide goods and services to future residents.

7.0 LOCATION AND ACCESSIBILITY

Rancho Bella Vista Mixed Use is within close proximity to established job centers; therefore, this site is an ideal location for a development of this caliber because it can fill the increasing demand for housing in the area. Rancho Bella Vista Mixed Use is also a short distance away from the San

Tan Mountains, San Tan Regional Park and Superstition Mountains for easy access to hiking, biking, horseback riding, picknicking, and stargazing.

Rancho Bella Vista Mixed Use is within a relatively short distance from Central Arizona College, Williams Gateway Airport, Arizona State University and the Town of Queen Creek.

8.0 COMPLIANCE WITH ACCESS MANAGEMENT MANUAL

The proposed development is in compliance with the Pinal County Access Management Manual (October 2017 Update) – Regionally Significant Routes for Safety and Mobility (RSRSM). Both Bella Vista and Gantzel Roads are designated as major arterials but they are already developed and there is no improvements triggered by this application.

9.0 UTILITIES AND SERVICES

Utilities and Services will be provided for Rancho Bella Vista Mixed Use as shown in **Table B** below.

Table B - Utilities & Services	
Wastewater	EPCOR
Water	EPCOR
Electric	Salt River Project
Telephone	Cox Communications
CATV	Cox Communications
Police	Pinal County Sheriff's Office
Fire	Rural Metro
Schools	Florence Unified School District
Solid Waste Disposal	Waste Management

10.0 OWNERSHIP & CONTROL

Open space common areas within the site will be maintained by a professional management company. All local roads and streets within the project are proposed to be dedicated to Pinal County upon approval by Pinal County Public Works Department and will be constructed in

accordance with Pinal County standards. Development and construction of common areas and streets will be the responsibility of the developer.

11.0 TIMING OF DEVELOPMENT

REE anticipates beginning construction of the proposed multi-family portion of the site as soon as possible, which is projected to commence in late 2024. In typical fashion the commercial pads will most likely follow the residential and there is already discussion with an interested commercial developer who is looking at neighborhood community uses such as a coffee shop, restaurants, and various retail providers.

12.0 CONFORMANCE WITH COMPREHENSIVE PLAN

In 2018 Pinal County adopted the San Tan Valley (“STV”) Special Area Plan to serve as the primary policy to guide future growth and development within the San Tan Valley designated area. Similar to the County’s Comprehensive Plan, the STV Plan assigned future land use designations as well as zoning districts to parcels of land. Land use designations are usually assigned to an individual parcel, so it is typically uncommon for a parcel of land to have more than one designation. Furthermore, when the San Tan Area Plan was created it simply replaced the existing Comprehensive Plan land use designations with similar designations. The intent of applying the new San Tan Valley land use categories was not to change existing approvals on properties but to assign compatible designations.

As we know, the project site was zoned commercial back in 2008 long before the San Tan Valley Plan was adopted. The land use designation for this site adopted by the STV Plan is “Suburban Neighborhood”. Suburban Neighborhood allows for single family attached and detached housing as well as “neighborhood-scaled shopping facilities”. Neighborhood commercial can typically be defined as commercial retail uses that cater to the needs of the nearby neighbors such as pharmacies, coffee shops, and restaurants. The “Suburban Neighborhoods” category goes on to mention that neighborhood commercial should be placed along arterial or above roads and should not individually exceed 15 acres. The commercial on this site is more than 15 acres so it can be assumed that the future land use for this site was not carefully analyzed when the STV Plan was adopted in 2018. This amendment is an opportunity to reconsider the underlying land uses and zoning categories and determine the best and highest use of the land.

The proposed multi-family with a density of 10+ dwelling units per acre in addition to the wide range of mixed retail and commercial uses is compatible with the “Urban Center” category. Urban Centers allow for both C-2 and MR zoning districts. Thus, REE is submitting and processing a minor Comprehensive Plan Amendment application with this request to change the future land use category to Urban Center which is justified at this location in San Tan Valley. Urban Center is designed to be pedestrian friendly and generally consists of higher density with range of retail restaurant and entertainment uses.

13.0 RECREATIONAL AMENITIES

The proposed multi-family complex will provide many recreational amenities for the residents of all ages that range from minor gathering areas to exercise trails to splashing in the pools. Residents can enjoy the community clubhouse equipped with a kitchen for social gatherings. In addition to recreational amenities, this project will feature approximately 4.17 acres of open space which equates to 22.74% of the gross total project acreage and exceeds the 18% requirement for PADs outlined in Section 2.176.130 of the Pinal County Development Services Code (“PCDSC”). Open space has been provided throughout the site in the form of passive open space areas, perimeter landscape buffers, retention, and centrally located active space areas in the form of resort-like amenity areas. Each of these spaces and uses offer a unique open space element for residents and will be owned and maintained by the Property Management Staff.

1.1 Conservation Open Space:

There are no conservation areas on this site given its past grazing and farming activities.

1.2 Recreation Open Space:

Significant consideration has been given to the design and programming of the recreational amenities for Rancho Bella Vista Mixed Use. One large, centralized community amenity is easily accessible to all residents via the neighborhood sidewalks and pathways no matter which building you reside.

The centralized amenity provides a community clubhouse, swimming pool, dog park and tot lot area to entertain users of all ages. The amenity areas include large turf areas for open play, shade structures with picnic furniture, sidewalk access, and play structures.

The proposed multi-family housing development brings a fresh and contemporary concept to the landscape and amenity design to “for rent” living in San Tan Valley. The landscape theme for proposed development is designed to create an attractive and functional environment of shade, color, and texture throughout the apartment community. The clubhouse, pool, and amenity areas are intended to serve as a draw for residents of the development and will be a nice visual feature.

The clubhouse and pool areas are unifying elements within the apartment community as well as providing a “civic core” and central amenity for the community. The clubhouse and pool areas will serve as a social gathering spot for resident events, meetings, and outdoor enjoyment, ultimately strengthening the social bonds (i.e. neighborliness).

In addition, a tot lot and separate dog park will be part of the amenity package providing shade and seating areas for residents to bring their children and/or pets for exercise, play and respite. Each of the various amenities will be connected through an internal pedestrian sidewalk system.

A combination of shrubs and trees will be provided amongst the amenity areas. Areas not consumed with turf will be highlighted with low-water use shrubs and complimented with a minimum 2-inch depth of ½” minus or larger decomposed granite. Landscaping will be located at the amenity areas to enhance overall surrounding aesthetics.

1.3 Developed Open Space:

Developed Open Space is characterized as a passive amenity that provides an enhanced aesthetic to the community in the form of landscaping in the common area tracts of the community.

Live, drought tolerant, vegetative plant material will consist of: a) a minimum of 50% vegetative groundcover that does not exceed 18-inches in height, and b) no more than 50% trees and shrubs. Clustering of desert plant material that is highlighted with flower color will be provided. Regular on-center spacing or linear placement of trees and shrubs in retention/detention basins will be limited in favor of a natural spacing design.

Refer to the ***Open Space & Recreation Plan*** in **Appendix C** for specific details.

14.0 TOTAL NUMBER OF DWELLING UNITS

A total of 252 units are proposed to be added to the existing site with the approval of this PAD amendment. There will be a mix of 1 to 4 bedroom floorplans to choose from. The breakdown of bedroom units is listed in **Figure 4 – Unit Counts** below.

TOTAL UNIT MIX COUNTS:

Unit Type	Number of Units
1-Bedroom	27
1-Bedroom + Den	63
2-Bedroom	54
3-Bedroom	66
4-Bedroom	42
Total	252

Figure 4 – Unit Counts

15.0 MAXIMUM RESIDENTIAL DENSITY

The multi-family component will be the driving development of the PAD and will feature three (3) 3-story buildings consisting of 1, 2, 3, and 4-bedroom dwelling units for a total of 252 units at a density of 19.5 DU/Acre (net) or 15 DU/Acre (gross).

16.0 TOTAL NUMBER OF PARKING SPACES

According to Pinal County Development Services Code the proposed multi-family component will trigger the need for 484 parking spaces. The site plan provides for 484 parking spaces of which include 11 ADA parking stalls which works out to be 1.92 spaces per unit.

Additionally, there will be ample commercial parking allocated for the retail pads along Gantzel’s street frontage. The exact site layout for commercial component will be based on actual sizes of the retail buildings and will be approved by Pinal County Engineering during Site Plan approval process.

17.0 TYPE OF LANDSCAPING

This mixed-use project has been thoughtfully designed to provide creative uses of open space areas, parks, trails, theming, and landscape. The landscape plan includes a diverse plant palette that features lush looking, low water use, desert tolerant plant materials.

Shade trees, screening shrubs and colorful accent groundcover materials are used throughout the project to enhance the community's aesthetics and pedestrian experiences. The design intent of the landscaping is to utilize a variety of water efficient trees, shrubs, and groundcovers that will provide shade, visual interest, buffering, and aesthetic value to the project. Careful selection and massing of plant materials and turf will provide colorful and appropriate transitions from the surrounding areas. Turf will be used strategically to enhance the design aesthetics while not unnecessarily lowering the sustainability of the project. The landscape design will adhere to the landscape recommendations for open space and recreational areas as outlined in the OSRM and will meet the requirements for PAD's outlined in the Pinal County Development Services Code.

While every tree and shrub to be planted is not depicted with the OSRP, the documentation provided identifies the landscape palette and general planting areas. ½-inch screened decomposed granite will be used as an inorganic groundcover in all recreation and development open space areas that are not identified as turf.

Per discussions with Pinal County Community Development staff, a Salvage Plan is not required due to the nature of the property and lack of native vegetation. It is believed the site was cleared sometime in the distant past and mainly only creosote bushes remain.

All proposed landscape areas will be irrigated with a water efficient system that utilizes drip irrigation in all non-turf areas. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans.

18.0 PRELIMINARY HYDROLOGIC DATA

Off-site drainage from the south and east will impact Ranch Bella Vista Mixed Use project. This off-site drainage will be conveyed around the project in a drainage channel located with the large landscape buffer along the southern and eastern boundaries of the project where it is ultimately conveyed to a large existing box culvert that passes the drainage under Hunt Highway and on to the north, maintaining natural drainage patterns. The project design will also provide the required onsite stormwater retention via a combination of surface and underground retention facilities.

19.0 CONCLUSION

This proposed amendment will allow for immediate development of a parcel of land that has sat dormant and zoned for commercial in San Tan Valley for the past 14 years. Adding multi-family to the existing PAD will bring a new housing option to this active area of Pinal County and has already triggered discussion of future development interest for the commercial retail on the immediate corner of Gantzel and Bella Vista Roads. As we have seen over the years commercial projects have strategically reduced in size or “right sized” to stir development and this is clearly the case for this project. REE is excited to bring this mixed use project to fruition in San Tan Valley and truly intends to stir neighborhood-friendly uses with the development of the much needed multi-family housing component.

Richard F., <rformisano@hotmail.com>
to me, sean@johnsonranch.com, kittencub73@yahoo.com

May 23, 2022, 6:26 PM (4 days ago) ☆ ↶ ⋮

Dr Mr. Bak and Sean at Johnson Ranch,

This is a vote NO and AGAINST Case# Z-PA-068-23, the planned development and zoning application submitted by Rose Law Group for zoning the vacant property located on the SE corner of Bella Vista and Gantzel Roads in San Tan Valley.

The proposed application will drive our property values down in our neighborhoods by driving additional lower cost housing and rentals into our community.

We have already absorbed a huge number of residential properties in this area. In fact, the farmland directly behind us in Rancho Bella Vista already has a large development being built for residential properties.

We do not have the water or street traffic infrastructure to continue to cater to greedy developers, who care nothing about our quality of life in the area. We MUST STAND UP NOW and SAY NO!!! The traffic in the mornings is out of hand as it is, at the intersection of Bella Vista and Gantzel. The roads are not set up for such a new development. We cannot take any more people being shoved into this area. We need businesses providing local jobs!!! Not more residential greedy developers trying to cram as many people in as possible without a care for the quality of life of local communities and long term impact being created!

Please stop this inane, dangerous and disgusting zoning application and proposed development.

Thank you.

Kind regards,

Richard and Melissa Formisano and Family

Good Afternoon,

My family and I are residents and homeowners in Rancho Bella Vista South. We unequivocally oppose the proposed PAD amendment as is requested in Case #Z-PA-068-23. In a community already inundated with new rooftops constantly being built and too few local resources and jobs, adding further multi-residence housing in this community and location will be a detriment to the residents.

In the past two years a large number of multi-family PAD amendments have been requested. We in the community recognize that these requests are more regularly being approved. However, the traffic is worsening, schools are overburdened (while being short on staff), and the current commercial locations such as grocery stores are constantly overcrowded. There are not enough extracurricular activities or resources to ensure the residents of the currently established (and building homes) have what they need, let alone many buildings with numerous families contained within. Traffic is horrific! The roads need constant work, which isn't completed until after new neighborhoods, not multi-family residences, are completed and filled. This creates an ongoing cycle of issues for those of us who live here. Law Enforcement is already stretched thin, will this development pay for new Deputies? Accidents, severe accidents, are a constant issue and crime continues to rise due to the increase in population.

A multi-family residence has already been approved for the opposite corner at this intersection, along with more businesses and homes. This will result in a massive increase in traffic, challenges for law enforcement, lack of access to supplies, and burden to the local schools. Two new residential neighborhoods are building and filling, Bella Vista Trails and Bella Vista Farms, immediately next to the proposed area. These will also greatly impact the community but they were already approved, not amendments to the current PAD.

This proposed amendment will bring more people to sleep in San Tan Valley, but not work or spend their money. By amending these properties we are ensuring that residents leave Pinal County to shop, work, and have fun, thus creating more traffic and trouble for law enforcement and challenges for existing residents. Please focus on building an infrastructure as it was designed, not constantly caving to someone's request to fill a blank spot now.

We pay HOA due each month to ensure our community is well maintained and has resources for our family. The multi-resident housing occupants will not have to do so but will have access to the benefits that my money pays for (parks, outdoor areas, sports courts). Finally, with homes already remaining on the market due to high values and interest rates, a multi-family residence would actually make it harder to sell or rent those that are available.

Essentially, the proposed amendment would not benefit the current community in a positive way. There would, however, be significant negative impacts. Again, we respectfully request that this proposed amendment to the PAD listed in Case #Z-PA-068-23 be denied.

Respectfully,
Matthew and Danielle Watkins

to Glenn.Bak ▾

Dear Mr. Glenn Bak.

My name is Jonathan Sagarnaga and I am a resident at Rancho Bella Vista.

I have grave concerns about the new proposal being brought up. My first and foremost concern is our infrastructure. The current roadways are being flooded with new residents and are not sufficient to sustain further development without turning our beautiful outskirts town into a parking lot. Secondly I'm really concerned on how new developments are weighing in on local school populations and how this is impacting out students learning environment (I have two school Alger children that I worry about). Third, our sheriffs department is being stretched thin. This is going to make our Sheriffs department work harder and make them less efficient to do their job efficiently. As you may know, petty crimes are on an uptick. We don't want this to turn into downtown LA in the future.

It inevitable that San tan Valley is going to grow. That's understandable. But what myself and many residents in the area would like to see is our infrastructure grow so that new developments could be sustained comfortably. It is why we pay taxes and vote. For this reason, I strongly oppose the new development and other until our infrastructure is first addressed. Once our roads and schools and sheriffs departments are brought up to sustain further developments, it can be a conversation to be had for further growth.

I sincerely appreciate your time and really hope you consider the concerns of the local residents before approving this and other developments.

Thank you.

Sent from my iPhone

2



Glenn Bak

Tue, Nov 28, 2023, 3:20 PM



Sorry, that # would be for a pre-application meeting that has yet to occur since the the last part would be the year. How did you...



Jonathan Sagarnaga <sagarnagaj@icloud.com>

Tue, Nov 28, 2023, 4:26 PM



to me ▾

Yes for the rental community proposal that's set to have a meeting tonight. Everyone in the community already knows about it and many of the local neighbors around me have talked about it as of recent. My concerns are not only with this project but for others as well. Hunt hwy is slowly but surely becoming a nightmare to travel on at certain times of the day especially with new added residential development behind Walmart and others. Please take consideration of the life many live here and why many of us moved out of the city. Thanks once again for taking the time.

Sent from my iPhone



73°F Sunny



2:38 PM

3/5/2024

Written Statement for Public Hearing PZ-PA-014-23, PZ-051-23, PZ-PD-020-23

Irving E. Malcolm

30555 N. Gunderson Dr.

San Tan Valley. Az 85143

Parcel ID: 210775190

520-245-8147

Email: bass3man@cox.net

I somewhat do not support this project because of the bad traffic issues we have already at that intersection. By adding Multiple Residence to that area, the traffic will be more of a nightmare in the morning and evening trying to get in and out of our community. A red light of some kind will have to be installed, but it close to the big intersection. With 252 units, that adds about 500 hundred more vehicles to that area. That property is zoned for commercial. I will be at the meeting and wish to be heard at the hearing. Thank you!

Irving E. Malcolm
3/8/2024

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # 1st Sign PZ-PA-014-23 2nd sign PZ-05-1-23 & PZ-PD-020-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Bella Vista & Ganztel, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.


See attached photo exhibit.

Dynamite Signs
Sign Company Name

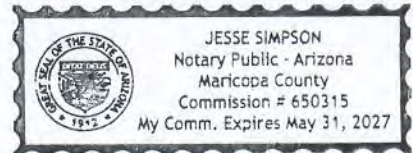

Sign Company Representative

Subscribed and sworn to be on 02/22/24 by Patrick Anspaugh .

IN WITNESS WHEREOF, I Hereto set my hand and official seal.


Notary Public

My Commission expires: 5/31/27



PINAL COUNTY

Public Hearings

Case Numbers: PZ-051-23 and PZ-PD-020-23

Existing Zoning: CB-2 (General Business) PAD

Proposed Zoning: C-2 (Community Commercial) and MR
(Multiple Residences) PAD

Acreage: 16.9± acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
Information



February 22, 2024 at 11:24 AM
2147 E Bella Vista Rd
Pinal County

PINAL COUNTY

Public Hearings

Case Number: PZ-PA-014-23

Existing Comp Plan: Suburban Neighborhood

Proposed Comp Plan: Urban Center

Acreage: 16.9+/- acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
Information



February 22, 2024 at 11:24 AM
2147 E Bella Vista Rd
Pinal County

PINAL COUNTY

Public Hearings

Case Numbers: PZ-051-23 and PZ-PD-020-23

Existing Zoning: CB-2 (General Business) PAD

Proposed Zoning: C-2 (Community Commercial) and MR
(Multiple Residences) PAD

Acreage: 16.9± acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
Information



February 22, 2024 at 10:47 AM
30893 N Gantzel Rd
Pinal County

PINAL COUNTY

Public Hearings

Case Number: PZ-PA-014-23

Existing Comp Plan: Suburban Neighborhood

Proposed Comp Plan: Urban Center

Acreage: 16.9+/- acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
Information



February 22, 2024 at 10:47 AM
30893 N Gantzel Rd
Pinal County

Affidavit of Notification

Application No: PZ-PA-014-23; PZ-051-23; PZ-PD-020-23

Applicant Name: Langley Bella Vista, LLC

Location: southeast of Bella Vista Road and N Gantzel Road in Pinal County

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

[Handwritten Signature]

3/5/2024

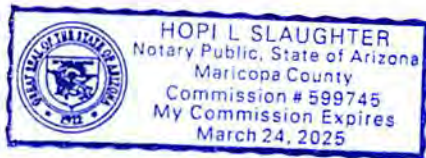
Applicant/Representative Signature

Date

This instrument was acknowledged before me on this 5th day of March,

2024, by Hopi Slaughter. In witness whereof

I hereunto set my hand and official seal.



[Handwritten Signature]
Notary Public

My commission expires MARCH 24, 2025

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21st DAY OF MARCH 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONE, PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, AND A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-PA-014-23 Public Hearing/Action: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a Non-Major Comprehensive Plan Amendment to re-designate 16.9± acres from Suburban Neighborhood land use designation to Urban Center land use designation to allow a higher density development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-051-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a rezoning of 16.9± acres from General Business (CB-2) PAD to Community Commercial (C-2), 4± acres and Multiple Residence (MR) zoning district, 12.9± acres to allow a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-PD-020-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting an amendment of the Rancho Bella Vista Master Planned Community Planned Area Development (PZ-PD-006-09) 16.9± acres to allow for development standards for a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

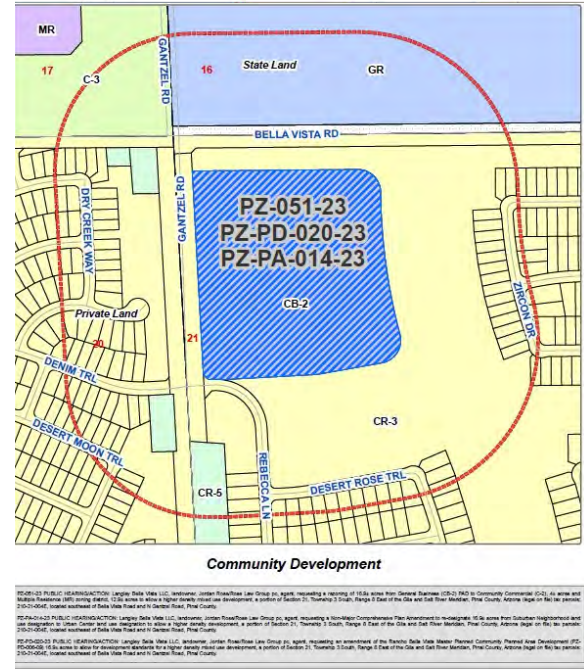
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD OR SHOULD NOT BE GRANTED. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

Planning Case Number (see above), your name, address, telephone number and property tax parcel number (Print or type) A brief statement of reasons for supporting or opposing the request. Whether or not you wish to appear and be heard at the hearing.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

WRITTEN STATEMENTS For or Against The Proposal MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 (85 N.FLORENCE STREET) FLORENCE, AZ 85132, or by email to the case coordinator indicated below

Contact for this matter: Glenn Bak, Senior Planner
e-mail address: glenn.bak@pinal.gov



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21st DAY OF MARCH 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONE, PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, AND A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-PA-014-23 Public Hearing/Action: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a Non-Major Comprehensive Plan Amendment to re-designate 16.9± acres from Suburban Neighborhood land use designation to Urban Center land use designation to allow a higher density development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-051-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a rezoning of 16.9± acres from General Business (CB-2) PAD to Community Commercial (C-2), 4± acres and Multiple Residence (MR) zoning district, 12.9± acres to allow a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-PD-020-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting an amendment of the Rancho Bella Vista Master Planned Community Planned Area Development (PZ-PD-006-09) 16.9± acres to allow for development standards for a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD OR SHOULD NOT BE GRANTED. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

Planning Case Number (see above), your name, address, telephone number and property tax parcel number (Print or type) A brief statement of reasons for supporting or opposing the request. Whether or not you wish to appear and be heard at the hearing.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

WRITTEN STATEMENTS For or Against The Proposal MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 (85 N.FLORENCE STREET) FLORENCE, AZ 85132, or by email to the case coordinator indicated below

Contact for this matter: Glenn Bak, Senior Planner
e-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444





PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 ((85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING



PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 (85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING

BODDEN MORRIS ALEXANDER ...
2285 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

GAGLIANO GREG R
1958 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

ALVAREZ MARIA
30424 N REBECCA LN
SAN TAN VALLEY, AZ 85143

GINAKES FAMILY 2010 HOLDIN...
9 PARADISE BAY
WINNIPEG MANITOBA, MB

KMGRACE LLC
1400 70TH AVE SE
SALEM, OR 97317

MATTURRO ANTHONY J
30440 N REBECCA LN
SAN TAN VALLEY, AZ 85143

SPRADLIN CHARLES ANDREW
304 SUMMIT RIDGE DR
GLEN ROSE, TX 76043

CARROLL CHARLES F JR & SH...
1988 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

ACOSTA EDGAR
30463 N SPUR WAY
SAN TAN VALLEY, AZ 85143

STRMEC BASILIOS A
715 PIKES PEAK DR
WEST RICHLAND, WA 99353

KEOVORAVONGSA SOUK & PH...
2365 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

PELPEL JOHN & BAYIEK NYCHI...
2197 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

GUEVARA LUIS ANTONIO
2333 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

ESPINOZA VALENTINE
1900 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

EDWARDS ROBERT S JR
2215 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

WALSH MAUREEN A
2349 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

GOMEZ LINDA I
2002 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

QUINTANILLA CARLOS & STEP...
2231 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

MORSE MATTHEW & CHRISTIN...
30474 N REBECCA LN
SAN TAN VALLEY, AZ 85143

PATTERSON ALEXANDER & YV...
2381 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

VEGA ALEJANDRO SANCHEZ &...
2249 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

SHREEVE RANDALL
1916 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

WENTWORTH WAYNE
2399 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

MERAZ MARIA D & FELIXANDO
30456 N REBECCA LN
SAN TAN VALLEY, AZ 85143

GABRIELLI DANIEL LOUIS & HE...
1930 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

FKH SFR N LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

HARPEL GARY E
2267 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

HALL SANDRA M
1944 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

CALVA MICHAEL JAIME
30490 N REBECCA LN
SAN TAN VALLEY, AZ 85143

LEIGH TEDDY DUANE JR & BER...
1091 E COUNTRY CROSSING W...
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
1121 W WARNER RD STE 110
TEMPE, AZ 85284

BROWN TYLER S
2330 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

HAVEN JOSHUA L & CHRISTINE
2196 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

SALAZAR SARAH ROSE
2013 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

ANSARI MOHAMMADREZA
123 S FIGUEROA ST APT 324
LOS ANGELES, CA 90012

RUIZ LUIS C & LYDIA
2218 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

ALLEN SEER
1945 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

ARMENTA RAYMOND & COLLEE...
2348 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO H LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

FORMISANO RICHARD & MELIS...
2282 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

ROSA LARISSA
30522 N REBECCA LN
SAN TAN VALLEY, AZ 85143

LIPPERT JON & JACQUELINE
2260 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

MENDEZ RUBY
2027 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SMITH ROBERT ALAN & JULIE ...
2364 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

SERDUTZ DANIEL L & SHIRLEY ...
30506 N REBECCA LN
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

REED JEDIDIAH C
1891 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SAGUARO PROPERTIES LLC
W229S3876 MILKY WAY RD
WAUKESHA, WI 53189

PORTILLO ANGELICA AZUCEN...
2298 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

KAIZEN AVERIE
2380 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

GLENN DUSTIN COLBY & CIER...
16523 ISSAQUAH HOBART RD ...
ISSAQUAH, WA 98027

GONZALEZ ADRIANA V
2314 E RENEGADE TRL
SAN TAN VALLEY, AZ 85143

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85288

BRUN ROXANNE
1985 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SMITTON KATHERINE A
11411 238 ST
MAPLE RIDGE, BC

LUTRICK ROBBY & PYONG
MAIL RETURN
,

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

TUCKER DARYL B & MARION L
30501 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

RODMAN DALE & KATHLEEN
30519 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

GARRISON SANDRA MAUREEN...
2197 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

DAVIS CALE
2351 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

MORALES JASIF
2215 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

MUNGAI STEPHEN R
2301 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

POLICKY HELEN
76115 ROAD 419
COZAD, NE 69130

DENOFRE JOSEPH R
PSC 3 BOX 4258
APO, AP 96266

CLASEN FREDERICK L & BREN...
30537 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

ESPINO BLADIMIR & MARIA F
2367 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

MORALES JESSE & CARRIE
1863 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

DORON BENJAMIN S
2317 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

RODRIGUEZ JUAN LUIS
2385 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

REES NATHAN I
2233 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

MONTANO GABRIEL
1950 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR AZ LLC
970 YUMA ST
DENVER, CO 80204

PRICOLI JANE M
30540 N REBECCA LN
SAN TAN VALLEY, AZ 85143

HILLIKER RYAN
1966 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

RABBETS GARY
116 RUTHERFORD AVE
AYLMER, ON

VAUGHN CRAIG
30534 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

GOWIN JEREMY DAVID & CRIS...
30556 N REBECCA LN
SAN TAN VALLEY, AZ 85143

MALCOLM IRVING
30555 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

KROM KELLY V & TAMMY
2251 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

GEIGLE LESLIE & SCHAEFER S...
2335 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

WILDER JORDAN
2010 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

VALENTINE JOHN II
2267 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

VLAHOS SUSAN
1742 HIGH RICARDO WAY
KAMLOOPS, BC

MANEK RONAK & POONAM
4341 S BINARY
MESA, AZ 85212

FC & DS LLC
8962 SKY CANYON RANCH ST
LAS VEGAS, NV 89166

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

YANEZ LARRY
1906 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SORENSEN STEVEN ROY & MI...
30574 N REBECCA LN
SAN TAN VALLEY, AZ 85143

MIRANDA JOSEPH MICHAEL
2236 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

PROGRESS PHOENIX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

TAH HOLDING LP
PO BOX 15087
SANTA ANA, CA 92735

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

MACHUCA JESUS & ANA MARIA...
30591 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

SFR ACQUISITIONS 3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

MCCARTHY KELLY T & MARY A...
30586 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

PADILLA EVA
2322 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

INGENERI ERIKA
30591 N DESERT STAR DR
SAN TAN VALLEY, AZ 85143

CONTRONE MICHAEL
2258 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

LALLI KRISTEN
1612 N MATLOCK
MESA, AZ 85203

IH6 PROPERTY PHOENIX, L.P. A...
1717 MAIN ST STE 2000
DALLAS, TX 75201

TAFOLLA GUALBERTO
1852 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

RAMIREZ HUONG THUY & JOS...
30608 N REBECCA LN
SAN TAN VALLEY, AZ 85143

STURDIVANT ANGELA C
30573 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

HART SUZANNE
848 E WINDSOR DR
GILBERT, AZ 85296

POST BRADLEY C
1907 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

LOPEZ JOSE
2196 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

CLAIBORNE WANDA LEE FAM T...
2340 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

LINN DENISE & CARTER KAYLA
2216 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

BIASCOECHEA GUILLERMO EN...
1840 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

OSBORN SHAUN & BRIYAN TE...
30602 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

PREJEAN BLAKE
22147 E CREEKSIDE DR
QUEEN CREEK, AZ 85142

KUANG MEI XIAN & KUANG-ZE...
1275 E MACAW DR
GILBERT, AZ 85297

BEIL KEVIN
1812 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

HYDEN NATHAN & JENNIFER
30590 N REBECCA LN
SAN TAN VALLEY, AZ 85143

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
HIALEAH, FL 33016

WELCH ALAN C & ELAINE E
2356 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

STAR 2022-SFR3 BORROWER L...
591 W PUTNAM AVE
GREENWICH, CT 06830

GRISHAM MEGAN N & CHRIS
2197 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

BOWEN WILLIAM H
1887 E SADDLE DR
SAN TAN VALLEY, AZ 85143

BRYANT ALPHONSO
16818 S COLEMAN ST
PHOENIX, AZ 85045

HEARN KATHARINA M
2215 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

MASON LINDA SUSAN
2265 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

CARTER KIMBERLY C
MAIL RETURN
,

STEWART CAMERON A & JILL K
30624 N REBECCA LN
SAN TAN VALLEY, AZ 85143

CARLOCK NICOLAS ROBERT R...
MAIL RETURN
,

JOHNSON TOBY A & LOIS M
1800 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SUBRAMANIAN CHANDRAMOU...
261 W NEW DAWN DR
CHANDLER, AZ 85248

VELEZ FELIX PAGAN
30625 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

WOOD PETER HAMILTON III & C...
2608 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

SIEWERT AMBER GEORGETTE
1774 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

LOPEZ DAVID G & MARIA
9551 GEYSER AVE
NORTHRIDGE, CA 91324

TENORIO ISRAEL PAVON
1881 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

BROSIUS PAMELA
30620 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

VELA GABRIEL GUTIERREZ
2297 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

DIAZ MIRIAM & CAMACHO JOS...
2626 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

OSTOJIC ANGELINA O
2231 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

TRICON SFR 2020-2 BORROWE...
MAIL RETURN
,

BISHOP LINDA ANN TRUST
30609 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

MASON DREW T
30643 N DESERT STAR DR
SAN TAN VALLEY, AZ 85143

DUNCAN LISA
PO BOX 191
FRAZIER PARK, CA 93225

BOLLES BROCK & THERESA
2644 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

ASHFORD MAYA
1760 E DUST DEVIL DR
SAN TAN VALLEY, AZ 85143

ROJAS NORMA DEL AGUILA
2313 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

FRANKENBERGER JOETTE & ...
31151 N ORANGE BLOSSOM CI...
SAN TAN VALLEY, AZ 85143

DANIELS CASSANDRA
2249 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

CORTRIGHT SAMUEL WAYNE
30636 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

RENT-A-HOUSE PROPERTIES L...
2636 E CAROB DR
CHANDLER, AZ 85286

VASQUEZ LARRY & KIMBERLY ...
2601 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

BRILEY KRISTIN L
1761 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

SANCHEZ DESARY
2329 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

VALENCIA ABEL
2625 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

HIRSCH HEATHER
30681 N DESERT STAR DR
SAN TAN VALLEY, AZ 85143

LARGE MORGUN P
1944 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

HILDEBRAND RICH & CHRISTIN...
107 BRIARLYNN RD
WINNIPEA, MB

TAH MS BORROWER LLC
MAIL RETURN
,

DESOLA NANCEY J
2345 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

AMERICAN RESIDENTIAL LEASI...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

ZDM FAMILY REV LIV TRUST
MAIL RETURN
,

FKH SFR L LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

JONES GARY R & DEANNA L
5528 THORNBERRY DR
FORT WORTH, TX 76137

KEHL SCOTT T & JEANNE MARI...
PO BOX 1831
PINE, AZ 85544

SIGLOVA ILONA
2363 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

HERNANDEZ LUCIA J
30658 N REBECCA LN
SAN TAN VALLEY, AZ 85143

HESSEN JON & JOAN
PO BOX 154
THREE FORKS, MT 59752

REIN JACOB
MAIL RETURN
,

CASSFORD ZEPHANIE E & PET...
1918 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

CASTANEDA DALIA M
1959 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

HAMRICK JOHN & SARAH
30669 N DESERT STAR DR
SAN TAN VALLEY, AZ 85143

MASCARI JAMES R II
30654 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

PIERSON LUDELL & KAREN TR...
1866 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

COAKLEY TONYA M & MARK W
1801 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

ISHAM YOLANA & LORENZO C ...
MAIL RETURN
,

MCMURRY CARLEEN M TR
1126 E SILKTASSEL TRL
SAN TAN VALLEY, AZ 85143

AKINS CAROLA M
30643 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

EISEN KRISTIN ELIZABETH LIV ...
1906 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

VAN GUILDER CHRISTOPHER ...
30679 N GUNDERSON DR
SAN TAN VALLEY, AZ 85143

CASTILLO CHRISTIAN JOEL CH...
2636 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

CONWAY TONI M
1933 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

EATON ERNEST II & JENNIFER
2654 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

MADRID HIPOLITO R & HILDA C
1762 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

WHITTLE HAROLD DAY REV LIV...
1549 E SCENIC SUNRISE DR
WASHINGTON, UT 84780

FEDERICO ROGER A JR
2672 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

PACE MORBY OF MOVING FOR...
1753 E BROADWAY RD STE 101...
TEMPE, AZ 85282

RK WORTHEN PROPERTIES LL...
641 W 100 S
PAYSON, UT 84651

GAITHER ERIKA L TRUST
2690 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

BONDS TOBIAS JEVON
1828 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

GALLO CARINA
2618 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

SESSUMS COLBY
1736 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

CERBERUS SFR HOLDINGS III ...
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

VILLA MANUEL AARON
1990 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

LAMB TOMMY
1907 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

RAYNOR BARBARA L
2564 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO I LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

BRIAN MICHAEL SEAN (EST OF...
MAIL RETURN
,

KRAMER & KRAMER PROPERTI...
3686 E BARANCA CT
GILBERT, AZ 85297

IH6 PROPERTY PHOENIX LP
1121 W WARNER RD STE 110
TEMPE, AZ 85284

PROGRESS PHOENIX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

JOHNSON MICHAEL WILLIAM & ...
2600 E DESERT ROSE TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

POULSON LAURA
1895 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

FREUND CALVIN LERUE & PAUL...
1883 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

ESNOZ KRISTARA
1843 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

RENTERIA NORMA
1966 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

PINHEIRO KELLY
1755 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

KIPFER NATHAN & CASEY
1741 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

KEYSTONE MOUNTAIN REALTY ...
PO BOX 451
KEMBLESVILLE, PA 19347

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SANTANA JONATHAN DOMINIC
1916 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

LESUEUR JOSEPH MACKINLEE...
1955 E DENIM TRL
SAN TAN VALLEY, AZ 85143

BARAJAS DANIEL
1819 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

HUGGINS CRYSTLE L ETAL
MAIL RETURN
,

AMH 2014-1 BORROWER LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

STETTMEIER DARRELL
MAIL RETURN
,

TAUSCHER JASON M & ANGEL...
8960 E NORA CIR
MESA, AZ 85207

HENDERSON ERIC BRANDON
1943 E DENIM TRL
SAN TAN VALLEY, AZ 85143

YOUNG MATTHEW T & SKYE L
1940 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

WIMMER JUSTIN
2009 E DENIM TRL
SAN TAN VALLEY, AZ 85143

MCDONALD SHAWN T
1848 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

ALCARAZ SERGIO LUIS & SAND...
1793 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

WATTS JOSHUA C & JESSICA L
1834 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

WENDEL PETER
AM GROBEN STUCK 14
RIEDSTADT,

ROMERO ANTOINETTE FRANCI...
1997 E DENIM TRL
SAN TAN VALLEY, AZ 85143

ADAMS NANCY A TR
3994 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SHELLUM JAMES
1928 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

SFR JV-W PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

DURKEE MARILYN M TR
1933 E SAN CARLOS PL
CHANDLER, AZ 85249

RUSSELL DENNIS & SANDRA
1767 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

LONG CHARLYNE
1983 E DENIM TRL
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III ...
MAIL RETURN
MARIETTA, GA 30067

POLSON DUKE E
1804 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

TRUE NORTH BORROWER ARI...
PO BOX 4090
SCOTTSDALE, AZ 85261

FENG GOUMING
2717 E DENIM TRL
SAN TAN VALLEY, AZ 85143

JONES LESLIE W
1901 E DENIM TRL
SAN TAN VALLEY, AZ 85143

DREW STEVEN D & ROBIN M T...
1355 W POCO CALLE
SAN TAN VALLEY, AZ 85140

RICE CAROLYN H & JOSEPH T
2731 E DENIM TRL
SAN TAN VALLEY, AZ 85143

DELEZYNSKI GREG
1788 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

FESSENDEN JASON E
2605 E DENIM TRL
SAN TAN VALLEY, AZ 85143

MALKUSAK ROBERT & JENNIFE...
MAIL RETURN
,

GLAZEBROOK SANDRA
3 GLAZEBROOK LN
COLE HARBOUR, NO

SHEEHAN AMANDA C
2619 E DENIM TRL
SAN TAN VALLEY, AZ 85143

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

SELLERS TAYLOR
1760 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

BROWN MATTHEW C
2633 E DENIM TRL
SAN TAN VALLEY, AZ 85143

ORTEGA MARIA ACOSTA
2250 E ASPEN AVE
MESA, AZ 85204

PARTIN GLORIA
1746 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

O CONNOR THOMAS AUSTIN J...
2647 E DENIM TRL
SAN TAN VALLEY, AZ 85143

GRASSO ROSARIO
2010 N DENIM TRL
SAN TAN VALLEY, AZ 85143

EVERETT DERRICK
1732 E DESERT MOON TRL
SAN TAN VALLEY, AZ 85143

SANTIAGO INDALECIO
2661 E DENIM TRL
SAN TAN VALLEY, AZ 85143

TUZIK MERCEDES I & RONALD ...
1996 E DENIM TRL
SAN TAN VALLEY, AZ 85143

BRANDON RENTAL INC
213 FAIRWAY CIR
BRANDON, SD 57005

WALL KATELYN M
2675 E DENIM TRL
SAN TAN VALLEY, AZ 85143

RJ AMERICAN HOMES 4 RENT ...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

BAILEY SEGUNDINA M LIV TRU...
2563 E DENIM TRL
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO J LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

LISA LESHER
2875 W CALLE DEL NORTE
CHANDLER, AZ 85224

MILLS MARY LIVING TRUST
2577 E DENIM TRL
SAN TAN VALLEY, AZ 85143

SCHEPPLER LINDSEY K
2703 E DENIM TRL
SAN TAN VALLEY, AZ 85143

NGUYEN PHUONG THANH & TA...
3555 MERCER UNIVERSITY DR ...
MACON, GA 31204

WHITE CHRISTOPHER S & AMY...
1807 E DENIM TRL
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III ...
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

DALAL KINJAL & NEHA TRS
421 MELROSE CT
SAN RAMON, CA 94582

AQUINO BERNABE VELASQUEZ...
1966 E DENIM TRL
SAN TAN VALLEY, AZ 85143

BOWEN WILLIAM H
1887 E SADDLE DR
SAN TAN VALLEY, AZ 85143

ARMM ASSET COMPANY 1 LLC
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

ORTEGA CHRISTIAN
1793 E DENIM TRL
SAN TAN VALLEY, AZ 85143

BISHOP ROBERT
30840 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

GARCIA MARGARITA
2614 E DENIM TRL
SAN TAN VALLEY, AZ 85143

MCCORD MICHAEL & JACQUEL...
1781 E DENIM TRL
SAN TAN VALLEY, AZ 85143

TORRES PEDRO INIGUEZ
2011 E SADDLE DR
SAN TAN VALLEY, AZ 85143

RAM YAEL
2628 E DENIM TRL
SAN TAN VALLEY, AZ 85143

YIYUE REAL ESTATE LLC
14 BLACK TERN CRESCENT
KANATA, ON

BANKERT REBECCA
30854 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

LOPEZ MONIQUE R
2642 E DENIM TRL
SAN TAN VALLEY, AZ 85143

RSBI PROPERTIES LLC
1633 E 4TH ST #228
SANTA ANA, CA 92701

BEC SADDLE LLC
7702 SPYGLASS DR
HOUSTON, TX 77095

FERNS CRYSTAL ANNE
2656 E DENIM TRL
SAN TAN VALLEY, AZ 85143

STINES JOURNEY CODY
1753 E DENIM TRL
SAN TAN VALLEY, AZ 85143

RONDEAU YVON G & VALENCIA...
BOX 7923
BONNYVILLE, AB

GIYAN PATRICK E & LINDA R
2670 E DENIM TRL
SAN TAN VALLEY, AZ 85143

OLIN MATTHEW T & JULIE
20396 E VIA DEL RANCHO
QUEEN CREEK, AZ 85142

VARGAS MARIA
122 N COMMONWEALTH AVE A...
LOS ANGELES, CA 90004

DOMINGUEZ DAVID & DIANA
2684 E DENIM TRL
SAN TAN VALLEY, AZ 85143

KELSO ROBERT E
1739 E DENIM TRL
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

MCNAMARA JAMES R JR & ING...
1221 BORDEAUX AVE
CAMARILLO, CA 93010

REYNOLDS PAUL
1938 E DENIM TRL
SAN TAN VALLEY, AZ 85143

CORREA GABRIELA SIERRA & ...
2572 E DENIM TRL
SAN TAN VALLEY, AZ 85143

PAGE ROBERT
2712 E DENIM TRL
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR - AZ LLC
970 YUMA ST
DENVER, CO 80204

FREY MARCY T
1786 E DENIM TRL
SAN TAN VALLEY, AZ 85143

DUKARSKI TIM & DAWN
8111 SPAULDING CIR
OMAHA, NE 68134

BURK LYLE D
2740 E DENIM TRL
SAN TAN VALLEY, AZ 85143

ESCAMILLO KEVIN RYAN
1770 E DENIM TRL
SAN TAN VALLEY, AZ 85143

CARRILLO LISA M TRUST
1884 E SADDLE DR
SAN TAN VALLEY, AZ 85143

NGP INVESTMENT GROUP LLC
634 S HERITAGE DR
GILBERT, AZ 85296

VENEZIA JOSEPH CLAY & NATA...
1756 E DENIM TRL
SAN TAN VALLEY, AZ 85143

FERNAU SARAH & DEREK
9765 E MONTE AVE
MESA, AZ 85209

FLUHARTY MELANIE
195 PINTAIL DR
ARAPAHOE, NC 28510

CERICOLA TARA
1828 E DENIM TRL
SAN TAN VALLEY, AZ 85143

DEMIRJIAN JIRAIR & SILVIA
1413 BIRCH ST
MONTEBELLO, CA 90640

MCPHERRON LEE & SHIRLEY
1949 E SADDLE DR
SAN TAN VALLEY, AZ 85143

GUILLEN MANUEL
1842 E DENIM TRL
SAN TAN VALLEY, AZ 85143

O BRIEN THOMAS
2615 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

HOLLAND LEARNESE
1856 E DENIM TRL
SAN TAN VALLEY, AZ 85143

SOMCHAI CHOCKDEE REV LIV ...
PO BOX 15
APACHE JUNCTION, AZ 85117

CAMACHO DANIEL SIERRA & C...
2629 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

TORRES MANUAL G
1935 E SADDLE DR
SAN TAN VALLEY, AZ 85143

TAPIA VICTOR
30887 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

DIVINITY DARRELL & VELEICIA
30868 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

EWEN GERALD & VALERIE
30882 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

STEVENS ELROY
2657 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

BARINA VIDO & HEATHER
1814 E DENIM TRL
SAN TAN VALLEY, AZ 85143

PERO DANIEL P & ROBIN M
1868 E SADDLE DR
SAN TAN VALLEY, AZ 85143

SAMUELSON DUSTI
1720 E ELM ST APT 823
COTTONWOOD, AZ 86326

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

DF REAL PROPERTY LLC
21802 E CLOUD RD
QUEEN CREEK, AZ 85142

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

FLORES DANIEL & CARLIN KAT...
MAIL RETURN

TUGGAY JOANNE
1779 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

KIMBLE RAMONICA
30924 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

JONES CHARLES D
2699 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MEARS AUSTIN L
1765 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MILBOW HOLDINGS III LLC
2303 E JAEGER ST
MESA, AZ 85213

ADAIR TODD ANDREW
2713 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

LIAGA SPENCER & CHELSEY
1821 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

ROBERTS JAMES B & BRENDA ...
529 E NAVAJO TRL
SAN TAN VALLEY, AZ 85143

MOORE PAUL J & CANDICE E
2727 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

WILLIAMS VICTORIA & ELLSWO...
19343 E RAVEN DR
QUEEN CREEK, AZ 85142

BREEN JEREMIAH JOSEPH & S...
30937 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

ZAMMATARO ALFRED J & CHER...
9 WHITE TAIL DR
NAPA, CA 94558

ABBOTT BRUCE
1737 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MALAIS BRYSON
1877 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

GREEN PERRY & SHARON
2741 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SCEILI IAN J
1914 E SADDLE DR
SAN TAN VALLEY, AZ 85143

SANDOVAL ENRIQUE
30938 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

MOLENDIA LISA A
MAIL RETURN

SANTAN SITES LLC
PO BOX 1552
BEAVERTON, OR 97075

LILLIE JENNIFER & GILLARD AN...
MAIL RETURN

WANCURA DOUGLAS F
30910 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

WHITE WALTER
1928 E SADDLE DR
SAN TAN VALLEY, AZ 85143

JUDSON LYNN JEANETTE SEPA...
1642 BALTIMORE PL
ESCONDIDO, CA 92025

SRP SUB LLC
MAIL RETURN

MOLL JORDAN T
1944 E SADDLE DR
SAN TAN VALLEY, AZ 85143

MILLSAP TELA D TR
19910 E SUNSET DR
QUEEN CREEK, AZ 85142

MCCLEVE CLINTON R & CRYST...
1807 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

AITA SHANNA D
1849 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

BAUTISTA-YEBRA ALEJANDRA
30952 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

GOODING BRUCE & CAROLIN
19 RR 3 STN MAIN
REGINA, SK

AZ SQUARE MANAGEMENT LL...
1437 DENVER AVE APT 210
LOVELAND, CO 80538

CASTRO JOSHUA M & JESSICA...
21137 E TWIN ACRES DR
QUEEN CREEK, AZ 85142

DUBECK THOMAS DECOURSE...
30975 N DRY CREEK WAY
SAN TAN VALLEY, AZ 85143

KEENAN JOHN C
2077 PICCADILLY CT
SIERRA VISTA, AZ 85635

MAXSON JOHN
MAIL RETURN
,

REYES-ESPINOZA JOSE I
30951 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

HUBBARD TODD J
30989 N DRY CREEK WAY
SAN TAN VALLEY, AZ 85143

HUPCIK PAUL C & SILKE E
2682 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

DEWALT TIMOTHY A
34713 NORTHLAND DR
LIVONIA, MI 48152

MELCYN90 LLC
1818 E CORAL TREE DR
GILBERT, AZ 85234

SPRY JESSICA I & CARTER L
2696 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

PACHECO JUVENCIO G CEJUD...
1947 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

WATKINS MATTHEW G & DANIE...
30967 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

OLSON DARIN D & ANITA K
2710 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SEESE APRIL ELAINE
1798 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SALINE CRISTEN K & KRYSTAL
2584 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

STOTEMYRE BARBARA
2724 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

BALDWIN HOLDINGS LLC
7741 S COLUMBUS DR
GILBERT, AZ 85298

ANDREW CHRISTOPHER J & CI...
2598 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

FLORES MANUEL R & ROSEMA...
2738 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

CORREA JOSE
1812 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

MCKAY KELVIN ANDREW & LOR...
132 SULLIVAN DR
KIMERLEY , BC

CARRILLO JULIAN C
1842 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

ADVANI KRISHAN K IRREV TRU...
15681 KENNEDY RD
LOS GATOS, CA 95032

STEWART TRACY M
2626 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

FOY VIRGINIA M
1752 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

HILL JAMES
2640 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

COSTANTINO ROBERT W
1856 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

SIMMONS MARCY GAYLE
1870 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

CRUZ SAMUEL BONILLA
1819 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

ENRIQUEZ AVELINO II
2583 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

VONRUNNEN EDWARD C III TR...
6782 HEATON MOOR DR
SAN JOSE, CA 95119

ESCALONA ROMEO & SUZANN...
12529 37TH AVE SE
EVERETT, WA 98208

PROGRESS PHOENIX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

WALSH DAVID N & TAMI A
30994 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

CARDENAS ABEL
1930 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

BLAKE JOHNNY
5896 W SUN DANCE DR
QUEEN CREEK, AZ 85142

DYSON BISHOP
1886 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

CORNEJO JESUS & GLENDA
1944 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

KINCHELOE NEMA
2625 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

ZEPEDA ALICE
1789 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

AVILA RAMON CHAVEZ
31029 N DRY CREEK WAY
SAN TAN VALLEY, AZ 85143

MARTINEZ ALFRED STEVEN
2639 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

VALDINI INVESTMENTS LLC
18595 E STRAWBERRY DR
QUEEN CREEK, AZ 85142

PEREZ-ROMERO KAREN MELIS...
1833 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

SIMS MICHAEL W SR
MAIL RETURN
,

YU JUNYING
728 MATSONIA DR
FOSTER CITY, CA 94404

SFR ACQUISITIONS 1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

BRAMBILA ALICIA A
2667 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

ROMERO JOHNATHAN MARVIN ...
1761 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

HAMMAN BRENT
19144 E CANARY WAY
QUEEN CREEK, AZ 85142

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

DOIRON JENNIFER
1900 E COWBOY COVE TRL
SAN TAN VALLEY, AZ 85143

WEBB JERRY W & CONSTANCE...
2555 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

KAEHLER BRENDA K
2681 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BURGESS JAKE & MIAH
1747 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BUCKSHOT INVESTMENTS LLC
549 E BENRICH DR
GILBERT, AZ 85295

MATTINGLY JOSHUA A & KITTIE...
2695 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

JIMENEZ PAUL A
2709 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

LIVINGSTON LISA
1933 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CARPENTER GEORGE M G
2514 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

HENDERSON CAROLYN & DAVI...
2723 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

SWINTON LANA M
1947 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

BANDERA LUISA D
2528 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MACDOUGALL KEITH ADAM
1847 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CURRY SEAN
1794 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

MINOR SHANE S
MAIL RETURN
,

PATTERSON DONALD E
1861 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

THE SPAULDING LLC
8029 E VIA DE VIVA
SCOTTSDALE, AZ 85258

GUEVARA BERNARDO C
2556 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY WEST LP
1121 W WARNER RD STE 110
TEMPE, AZ 85284

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

MRP HOLDINGS LLLP
28040 N 37TH AVE
PHOENIX, AZ 85083

BACH CHARLES W & SCHMIDK...
1875 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

3 BROTHERS HOME RENTALS L...
2570 E CATTLE DR
GILBERT, AZ 85297

MANCILLA KARLA M
2584 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

PARKER BLAIR INVESTMENTS ...
1706 E HERMOSA VISTA DR
MESA, AZ 85203

VILLANOVA KERI
1808 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

KALLHOFF COLE M
MAIL RETURN
,

JMHAZ PROPERTIES LLC
3630 N STONE PT
MESA, AZ 85207

JONES JOSHUA M & KRISTA
1738 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

LEWIS CHRISTOPHER A TR
1227 N JOPLIN
MESA, AZ 85207

BOWERS CLINTON GUSTAVE
31057 N DRY CREEK WAY
SAN TAN VALLEY, AZ 85143

BRAUTIGAN DARREN & SHANN...
103 FREDERICK AVE
WINNIPEG, MB

ROBINSON TRACEY L
2626 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

JONES TALYA M
1919 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

LANGLEY BELLA VISTA LLC
2738 E GUADALUPE RD
GILBERT, AZ 85234

LJ HOLDINGS LLC
14710 74TH ST NW
GRENORA, ND 58845

SCHAFFER JOSEPH R
2654 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

PEREZ-GARCIA JOSE CARMEN
31105 N DESERT HONEYSUCKL...
SAN TAN VALLEY, AZ 85143

RANCHO BELLA VISTA SOUTH ...
2450 S GILBERT RD STE 205
CHANDLER, AZ 85286

RHOADES SEAN NICHOLAS
2668 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

FKH SFR PROPO B-HLD LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

BLAND ZACHARY & TAPIA CARI...
2682 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

VILLALOBOS ALBERTO
1902 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN

VIZCARRA JOSE
2696 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

CARNIVAL RENEE A
17692 GAINSFORD LN
HUNTINGTON BEACH, CA 9264...

MULLIGAN KENETH & KAREN
1946 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

FEIL JESSICA CARTER
2710 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

COOPER LOUIS CARL JR & ERI...
1930 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

WRIGHT STAN
1960 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI F1 FUND ...
1950 E GREYHOUND PASS STE ...
CARMEL, IN 46033

1988 E SILVERSMITH TRL LLC
3855 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

KERR MATTHEW
1974 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

TAH 2018-1 BORROWER LLC
MAIL RETURN

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

JOHNSON RANCH COMMUNITY...
MAIL RETURN

OGIMOTO CORILYN M
1850 E SILVERSMITH TRL
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMMUNITY...
MAIL RETURN

,

,

CHAMPION SAN TAN HOLDING...
6991 E CAMELBACK RD STE D3...
SCOTTSDALE, AZ 85251

L AND D GANTZEL AND BELLA ...
2801 E CAMELBACK RD STE 45...
PHOENIX, AZ 85016

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

IRONWOOD 80 LLLP
17700 N PACESETTER WAY STE...
SCOTTSDALE, AZ 85255

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # 1st Sign PZ-PA-014-23 2nd sign PZ-051-23 & PZ-PD-020-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Bella Vista & Ganztel, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

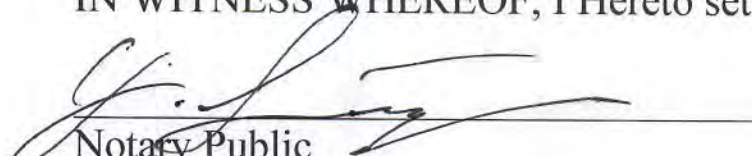
See attached photo exhibit.

Dynamite Signs
Sign Company Name


Sign Company Representative

Subscribed and sworn to be on 03/05/24 by

IN WITNESS WHEREOF, I Hereto set my hand and official seal.


Notary Public

My Commission expires: 5/31/27



PINAL COUNTY Public Hearings

Case Number: PZ-04-014-21

Existing Zoning: Plan: Suburban Neighborhood

Proposed Zoning Plan: Urban Center

Acres: 10.00 acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
10330 N. 44th St.

NOTICE



PINAL COUNTY Public Hearings

Case Number: PZ-04-014-21 and PZ-05-005-21

Existing Zoning: CR-2 (General Suburban) PUD

Proposed Zoning: UC-1 (Community Commercial) and MR
(Multiple Residential) PUD

Acres: 10.00 acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
10330 N. 44th St.

NOTICE



Mar 5, 2024 at 12:24:23 PM
30893 N Gantzel Rd
San Tan Valley AZ 85143
United States

PINAL COUNTY *Public Hearings*

Case Numbers: PZ-051-23 and PZ-PD-020-23

Existing Zoning: CB-2 (General Business) PAD

Proposed Zoning: C-2 (Community Commercial) and MR (Multiple Residences) PAD

Acreage: 16.9± acres

Applicant Name: Rose Law Group pc

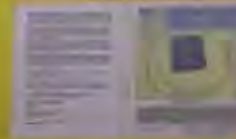
Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
NOTICE

PLANNING & ZONING
PUBLIC HEARINGS
PUBLIC HEARING

3-5-24



Mar 5, 2024 at 12:24:14 PM
30893 N Gantzel Rd
San Tan Valley AZ 85143
United States

PINAL COUNTY *Public Hearings*

Case Number: PZ-PA-014-23

Existing Comp Plan: Suburban Neighborhood

Proposed Comp Plan: Urban Center

Acreage: 16.9+/- acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442



Mar 5, 2024 at 12:24:06 PM
30893 N Gantzel Rd
San Tan Valley AZ 85143
United States

PINAL COUNTY *Public Hearings*

Case Numbers: PZ-051-23 and PZ-PD-020-23

Existing Zoning: CB-2 (General Business) PAD

Proposed Zoning: C-2 (Community Commercial) and MR (Multiple Residences) PAD

Acreage: 16.9± acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

REGULATIONS GOVERNING THE PUBLIC HEARING PROCESS, INCLUDING THE

APPLICANT'S OBLIGATIONS AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

AND THE PUBLIC HEARING OFFICER'S OBLIGATIONS

3-5-24



Mar 5, 2024 at 12:21:49 PM
2147 E Bella Vista Rd
San Tan Valley AZ 85143
United States

PINAL COUNTY *Public Hearings*

Case Number: PZ-PA-014-23

Existing Comp Plan: Suburban Neighborhood

Proposed Comp Plan: Urban Center

Acreage: 16.9+/- acres

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

Case Information Available at Pinal County Planning & Development Services
(520) 866-6442

Public Hearing
NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

3-5-24



Mar 5, 2024 at 12:21:41 PM
2147 E Bella Vista Rd
San Tan Valley AZ 85143
United States

**PINAL COUNTY
Public Hearings**

Case Number: 2024-0001
 Existing Zoning: PUD (Urban Neighborhood)
 Proposed Case: Plan Urban Center
 Address: 2147 E Bella Vista Rd
 Applicant Name: Rose Law Group PC
 Applicant Phone Number: 480-505-3038

NOTICE

Public Hearing Notice

Pinacol

**PINAL COUNTY
Public Hearings**

Case Number: PZ 2024-0001
 Existing Zoning: C-2 (General Commercial) and M-1 (Multiple Residential) PUD
 Proposed Zoning: C-2 (Commercial) and M-1 (Multiple Residential) PUD
 Address: 2147 E Bella Vista Rd
 Applicant Name: Rose Law Group PC
 Applicant Phone Number: 480-505-3038

NOTICE

Public Hearing Notice

Pinacol



Mar 5, 2024 at 12:21:59 PM
 2147 E Bella Vista Rd
 San Tan Valley AZ 85143
 United States

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

ROSE LAW GROUP
7144 E STETSON DR STE 300
SCOTTSDALE, AZ 85251

This is not an invoice

Order # 0005879637 # of Affidavits 1

P.O # PZ-PA-014-23

Issues Dated:

02/26/24

STATE OF WISCONSIN }
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.

Sworn to before me this

26 TH day of
FEBRUARY 2024

Notary Public

My Commission expires: _____

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF MARCH 2024 AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

PZ-PA-014-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a Non-Major Comprehensive Plan Amendment to re-designate 16.9± acres from Suburban Neighborhood land use designation to Urban Center land use designation to allow a higher density development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-051-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting a rezoning of 16.9± acres from General Business (CB-2) PAD to Community Commercial (C-2), ± acres and Multiple Residence (MR) zoning district, 12.9± acres to allow a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

PZ-PD-000-23 PUBLIC HEARING/ACTION: Langley Bella Vista LLC, landowner, Jordan Rose/Rose Law Group pc, agent, requesting an amendment of the Rancho Bella Vista Master Planned Community Planned Area Development (PZ-PD-006-09) 16.9± acres to allow for development standards for a higher density mixed use development, a portion of Section 21, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 210-21-004E, located southeast of Bella Vista Road and N Gantzel Road, Pinal County.

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DATED ON THIS 17th DAY OF JANUARY 2024 by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing.

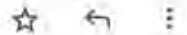
WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY DEVELOPMENT SERVICES

PO BOX 749
FLORENCE, AZ 85132
Contact for this matter:
Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444
Pub: Feb 26, 2024

VICKY FELTY
Notary Public
State of Wisconsin

Robin Drew <rdrew1114@gmail.com>

Mon, Mar 18, 4:23 PM (2 days ago)



to me ▾

Thank you for notifying us by mail that we are able to submit our protest to this development.

We would like to let you know of our protest to this rezoning in the middle of a residential area.

We own a single family home in Rancho Bella Vista South that will be directly impacted by the addition of apartments and commercial buildings on this corner. We are against adding apartment buildings where we have a lovely subdivision and a safe environment. Adding a large commercial element and multilevel housing will urbanize our suburban area.

If they want to build apartments, keep them near larger commercial areas (like where they put them next to Costco). We feel that the impact on our values will be significant. Rather than see our community as a quiet, more rural area, it will be viewed by potential buyers as a busy urban center.

We ask that the vote is NOT to allow this zoning change.

Have a GREAT day!!

Robin



Robin & Steven Drew

Direct to Robin: 719-221-3064 (call or text)

Direct to Steven 480-772-2868 (call or text)

Fax: 888-623-2279

Mr. Goodman:

My name is Barbara Raynor. I have been a resident of San Tan Valley for 13 years. I live in Rancho Bella Vista South with the cross streets being Gantzel and Bella Vista. Over the past 13 years I have seen lots of development in my area.

I am unable to attend the meeting on Thursday to protest this rezoning in person so I am writing to you to protest the rezoning of the acreage at Bella Vista and Gantzel from commercial to residential. I attended the meeting at the college a couple of months ago to get the information on the rezoning. I protest this zoning change for the following reasons:

Traffic... two kids have been killed in that area. There is an elementary school 1/2 block from the intersection of Gantzel and Bella Vista. Also many, many Poston Butte students cross at that intersection going to and from school. Multiple apartments would increase the traffic at that intersection so very very much. I am concerned about youth safety.

With the added developments on Bella Vista and beyond, it has become almost impossible to exit Rancho Bella Vista South onto either Gantzel or Bella Vista. Traffic is backed up to the railroad tracks at times. The two lane road is a struggle with that much traffic along with the lack of a turning lane. It's like the cart is before the horse on adding more housing before the roads can be built to accommodate the traffic. Multiple apartments would add so much traffic to an already troublesome intersection.

I think you are getting my point. It's just not the time for rezoning to residential. I am open to commercial development there if need be but not residential with 500 or more cars at the least entering and exiting that area. Probably more like 750 cars if the apartments have more than one person going to work.

I ask that you be respectful of the concerns of the residents already living in this area along with the school students. That is a bad, bad intersection... so dangerous.

If you would like to join me for a drive some day, I will point out my concerns in person if need be. If you have questions or concerns you can reach me at 307-332-9306 or raynor@wyoming.com

Sincerely,

Barbara Raynor

2564 E Desert Rose Trail

San Tan Valley, AZ 85143



Sandra Russell

to me ▾

Fri, Mar 15, 11:09 AM (3 days ago)



Good Morning Mr. Bak,

I rcvd. the notice from your office RE: PZ-051-23, PZ-PD-020-23 and PZ-PA-014-23

We may not be within the 300 ft. of the proposed re-zoning, but we still wish to have our opinion known. We are homeowners in the Greens 2 neighborhood of Johnson Ranch Community Association.

This PZ-051-23, PZ-PD-020-23 and PZ-PA-014-23 **will** affect (1) Our property values, (2) the already terrible traffic on both Bella Vista Rd. & Gantze Rd., and (3) the common area playground that IS within 300 ft.

Dennis & Sandra Russell

1767 E. Desert Moon Trl.

San Tan Valley, AZ 85143

Cell Phone #: 425-268-6853

Property Tax Parcel #: 210666970

(I have been told that these items are marked as "DENY" on the on-line Agenda. How will this affect these Case numbers? Please advise.)

Rezoning of Community Development External Inbox



Nicole Rindal <ner416@yahoo.com>

to me ▾

Sun, Mar 17, 10:25 AM (21 hours ago)



This email is in regards to the rezoning of community development of:

PZ-PA-014-23, PZ-051-23, PZ-PD-020-23

Christopher and Nicole Van Guilder-30679 N Gunderson Dr. San Tan Valley, AZ 85143 phone #218-428-4345 property tax parcel #210775120

This is in regards to the planning of the apartment buildings on the corner of Bella Vista and Gantzel, right next to Rancho Bella Vista South. We are unable to attend the hearing on 3/21/2024 at 9:00 AM due to the fact that we will both be working at that time, but wanted to have the chance to voice our opinions against this be built near our home.

We are extremely against an apartment building being built here. When we bought our house five years ago we were told that land was for business use only; and we would never have to worry about housing/apartments being put in that corner. The amount of traffic and crime that would come with an apartment building would be detrimental to those that are living here. I currently work from home and in the last five years the amount of accidents that occur has greatly increased. I went from hearing sirens a handful of times a day to it being constant all day long. There are just too many people and too much building that the roads are not able to handle the amount of traffic.

We live on the corner, right next to the park, adding an apartment building would cause more use of the park that we pay for with our HOA fees, which would in turn increase the chance of damage and increase our fees. Also with having that built would decrease the value of our homes. The Pinal County sheriffs department is already strained dealing with the increase, why would adding even more people help them? It puts too much stress on something that is already reaching the breaking point. I don't mean to be rude, but why should corporate greed come at the cost of the people who live in the area?

I am just hoping you will listen to the people who live in the area, who this will directly affect. We are the ones that have to deal with the brunt of the noise, the traffic, the crime that will come with adding that many more people. We are very strongly against this decision, it will cause more harm than good. This will only benefit a very small minority and hurt the majority. I hope that you keep this in mind.

Thank you for taking the time to read this, and if you have any additional questions please let me know.

Thank you,

Nicole and Chris Van Guilder