

BOARD OF SUPERVISORS

PZ-PA-014-23, PZ-051-23 & PZ-PD-020-23
(RANCHO BELLA VISTA)



PINAL COUNTY

WIDE OPEN OPPORTUNITY

5/15/24

Community Development Department

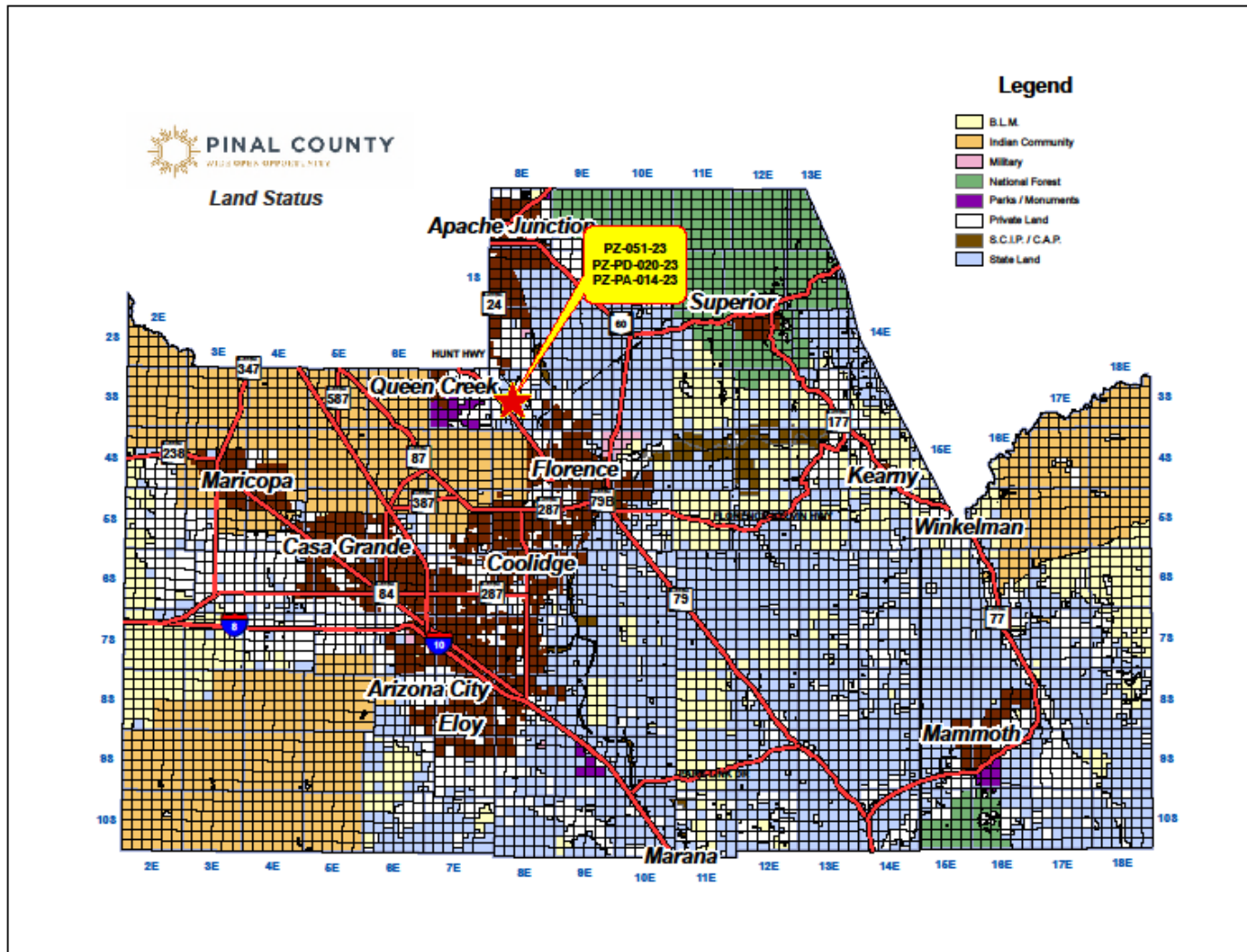
- **Proposal:**
 - Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for development standards for a mixed use development.
- **Size:**
 - 16.9 ± acres
- **Location:**
 - Southeast of Bella Vista Road and N Gantzel Road.
- **Owner/Applicant:**
 - Langley Bella Vista, LLC, Owner, Jordan Rose/Rose Law Group, Applicant

Location Map



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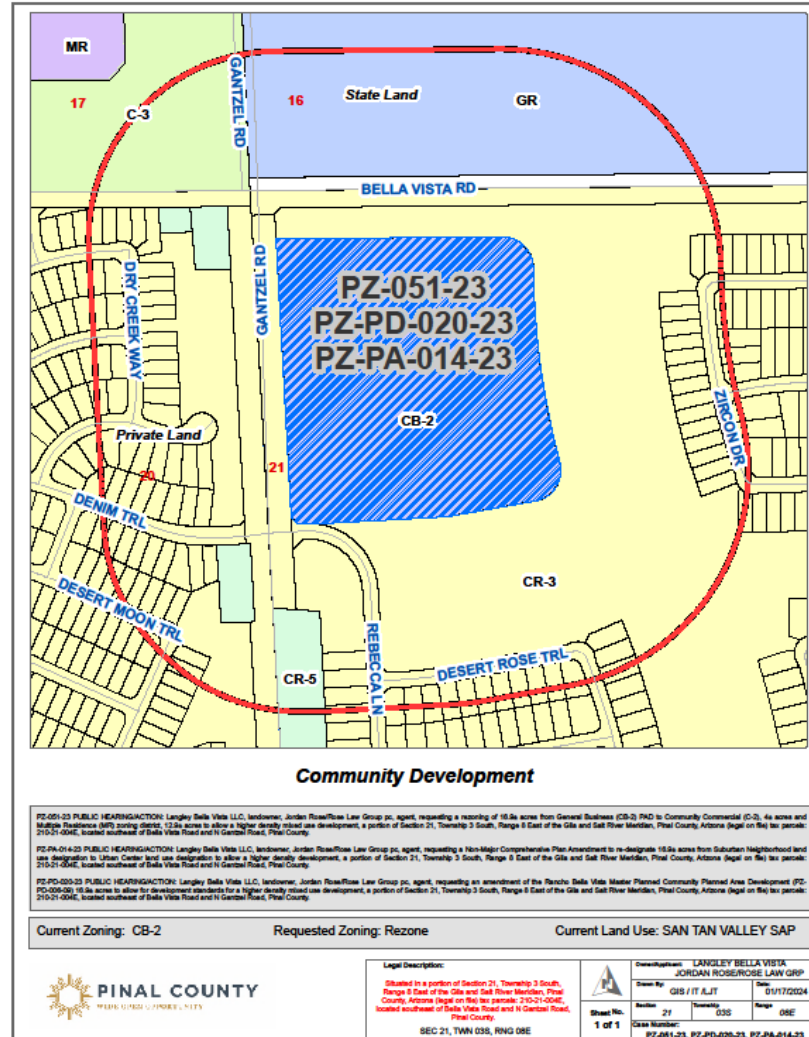
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Case/Zoning Map



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Aerial Map



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Community Development

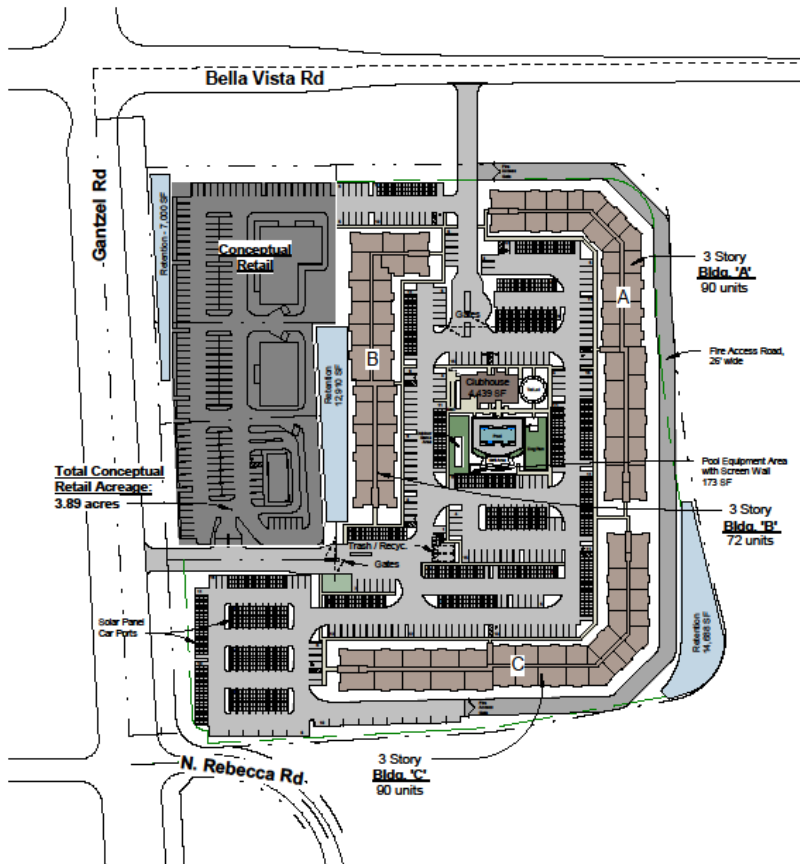
Site Plan



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#PZ-051-23
#PZ-PD-020-23



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



North



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South



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East



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West



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Items of 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.

SUP-012- PZ-PA-014-23, PZ-051-23
& PZ-PD-020-23



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□ Recommendation for Denial