

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2024-PZ-PD-020-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING AMENDING THE RANCHO BELLA VISTA MASTER PLANNED COMMUNITY PAD OVERLAY (PZ-PD-006-09) FOR CERTAIN PROPERTIES LOCATED SOUTHEAST OF BELLA VISTA ROAD AND N GANTZEL ROAD IN PINAL COUNTY (TAX PARCEL: 210-21-004E,) PROVIDING FOR A PAD AMENDMENT ON 16.9± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-020-23**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Pinal County Development Services Code Chapter 2.176 to approve a Planned Area Development (PZ-PD-020-23) in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on October 25, 2023, the Pinal County Community Development Department (“Department”) received an application from Langley Bella Vista , LLC, landowner, Jordan Rose/Rose Law Group, agent, of property located southeast of Bella Vista Road and N Gantzel Road in Pinal County (tax parcel: 210-21-004E, legally described in the attached Exhibit A (the “Properties”) for a Planned Area Development Overlay (the “PAD”) (PZ-PD-020-23), Case No. **PZ-PD-020-23**); and

WHEREAS, on March 21, 2024, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-PD-020-23**, giving no less than 15-day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezone; and

WHEREAS, following the public hearing, the Commission voted 8 to 0 in favor of forwarding a recommendation of denial to the Board with 21 Stipulations of Approval set forth in the attached Exhibit B (the “Stipulations”); and

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: A PAD overlay shall be applied to the property legally described and depicted in the attached Exhibit A, and is hereby approved subject to 21 Stipulations of Approval set forth in the attached Exhibit B.

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ORDINANCE NO. 2024-PZ-PD-020-23

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2024, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT A
LEGAL DESCRIPTION
PZ-PA-014-23 & PZ-PD-020-23



CONSULTING. ENGINEERING. CONSTRUCTION.

**LEGAL DESCRIPTION
FOR
SOUTHEAST CORNER OF BELLA VISTA ROAD & GANTZEL ROAD
SAN TAN VALLEY**

(PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES., ORDER NO. NCS-1171347-MPLS, DATED MARCH 10, 2023 AT 8AM)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, SAID POINT BEING MARKED BY A BRASS CAP IN HANDHOLE FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 21, SAID POINT BEING MARKED BY A COTTON PICKER SPINDLE, BEARS NORTH 89 DEGREES 27 MINUTES 41 SECONDS EAST 2701.19 FEET;

THENCE SOUTH 3 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 79.20 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO THE **POINT OF BEGINNING**;

THENCE NORTH 86 DEGREES 53 MINUTES 33 SECONDS EAST A DISTANCE OF 75.00 FEET;

THENCE SOUTH 3 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 79.32 FEET ALONG A LINE PARALLEL WITH AND 75.00 FEET EAST OF, MEASURED AT RIGHT ANGLES, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 89 DEGREES 27 MINUTES 41 SECONDS EAST A DISTANCE OF 722.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHEASTERLY 157.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 04 MINUTES 09 SECONDS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 2499.74 FEET;

THENCE SOUTHEASTERLY 628.92 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14 DEGREES 24 MINUTES 55 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY 165.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 94 DEGREES 45 MINUTES 32 SECONDS;

THENCE SOUTH 79 DEGREES 52 MINUTES 29 SECONDS WEST A DISTANCE OF 275.34 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 195.00 FEET;

THENCE SOUTHWESTERLY A DISTANCE OF 23.89 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7 DEGREES 01 MINUTES 13 SECONDS;

THENCE SOUTH 86 DEGREES 53 MINUTES 42 SECONDS WEST A DISTANCE OF 399.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY FROM WHICH POINT BEARS SOUTH 8 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 225.02 FEET;

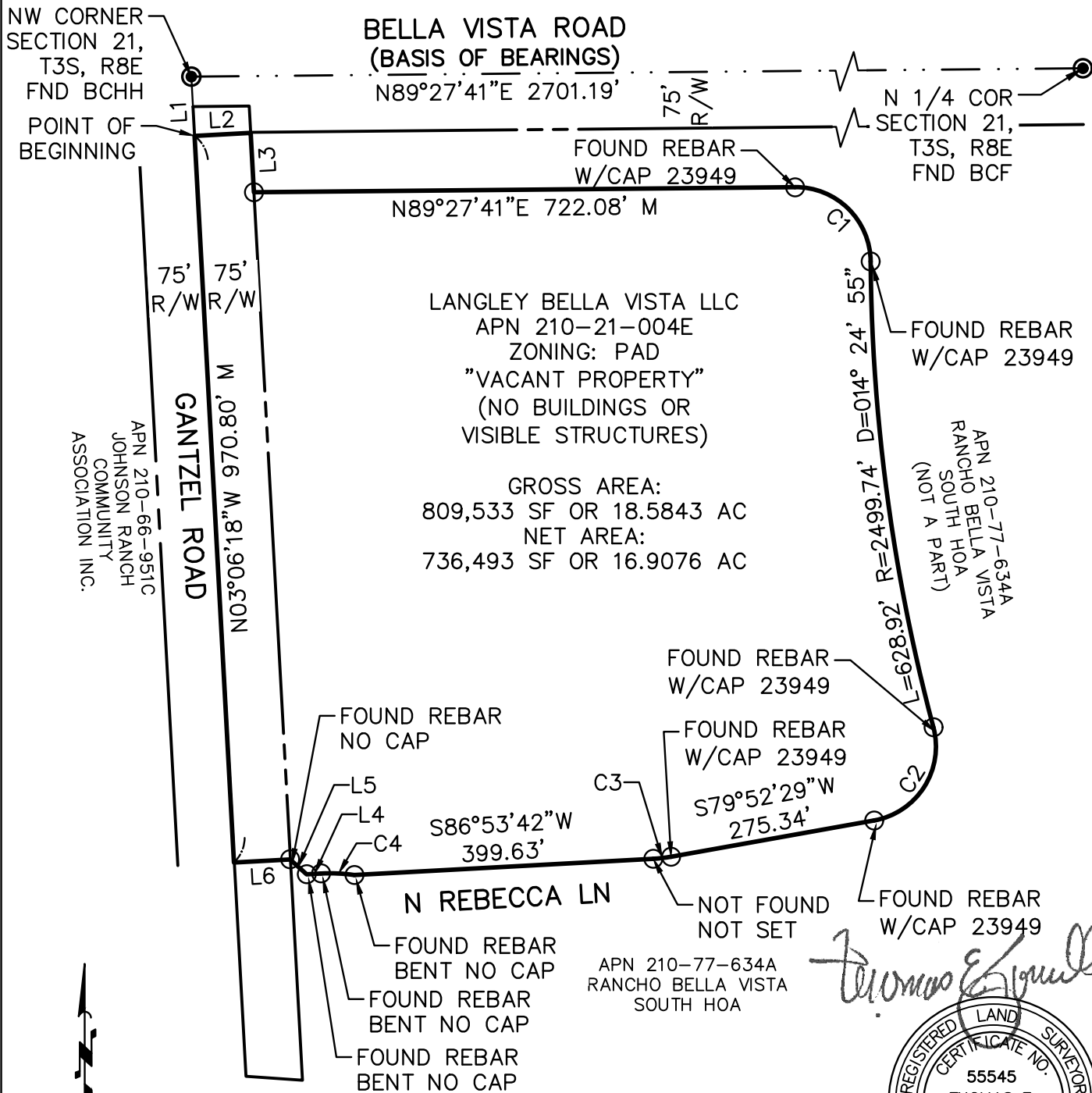
THENCE WESTERLY A DISTANCE 44.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 59 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 86 DEGREES 53 MINUTES 42 SECONDS WEST A DISTANCE OF 19.07 FEET;

THENCE NORTH 48 DEGREES 06 MINUTES 16 SECONDS WEST A DISTANCE OF 29.70 FEET;

THENCE SOUTH 86 DEGREES 53 MINUTES 42 SECONDS WEST A DISTANCE OF 75.00 FEET;

THENCE NORTH 3 DEGREES 06 MINUTES 18 SECONDS WEST A DISTANCE 970.80 FEET TO THE POINT BEGINNING.



LANGLEY BELLA VISTA LLC
 APN 210-21-004E
 ZONING: PAD
 "VACANT PROPERTY"
 (NO BUILDINGS OR
 VISIBLE STRUCTURES)

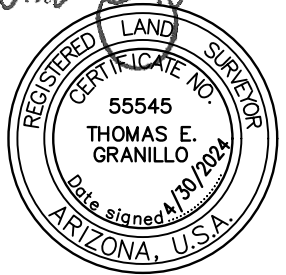
GROSS AREA:
 809,533 SF OR 18.5843 AC
 NET AREA:
 736,493 SF OR 16.9076 AC

APN 210-66-951C
 JOHNSON RANCH
 COMMUNITY
 ASSOCIATION INC.

APN 210-77-634A
 RANCHO BELLA VISTA
 SOUTH HOA
 (NOT A PART)

APN 210-77-634A
 RANCHO BELLA VISTA
 SOUTH HOA

Thomas E. Granillo



Scale: 1"=200'

JOB NO. 23004579 DATE: 4/30/2024 SHEET 1 OF 2

EXPIRES: 12/31/2025



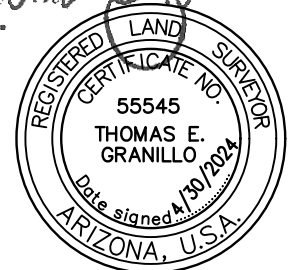
SOUTHEAST CORNER OF
 BELLA VISTA ROAD & GANTZEL ROAD
 SAN TAN VALLEY, ARIZONA
 PINAL COUNTY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S03°06'18"E	79.20'
L2	N86°53'33"E	75.00'
L3	S03°06'18"E	79.32'
L4	S86°53'42"W	19.07'
L5	N48°06'16"W	29.70'
L6	S86°53'42"W	75.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	157.20'	100.00'	090°04'09"
C2	165.38'	100.00'	094°45'31"
C3	23.89'	195.00'	007°01'13"
C4	44.57'	225.02'	011°20'59"



Thomas E. Granillo



Scale: 1"=200'

JOB NO. 23004579 DATE: 4/30/2024 SHEET 2 OF 2

EXPIRES: 12/31/2025



SOUTHEAST CORNER OF
 BELLA VISTA ROAD & GANTZEL ROAD
 SAN TAN VALLEY, ARIZONA
 PINAL COUNTY

EXHIBIT B

PZ-PD-020-23 STIPULATIONS

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.