



MEETING DATE: JUNE 5, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP22-056 (MAGMA RANCH III – PARCEL 2A)**

CASE COORDINATOR: Lindsey Randall

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***Executive Summary:***

*Requesting approval of a Final Plat for an approximately 102.75 acre subdivision consisting of 439 lots within the CR-3/PAD zoning district per PZ-PD-031-02. A portion of a 167.77-acre residential development with 671 lots located at the northwest intersection of Felix Road and Judd Road.*

**If This Request is Approved:**

The applicant will be allowed to proceed with construction.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval with attached stipulations related to Planning and Zoning Commission approval of Tentative Plat (S-040-13).

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**LEGAL DESCRIPTION:** Located in the East Half of Section 19, Township 3 South, Range 9 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**LANDOWNER:** Magma Ranch III – Phoenix LLC (Mark Voigt)

**APPLICANT:** Atwell, LLC (Michael Park, PE)

**LOCATION:** Located north of Judd Road and west of Felix Road in the San Tan Valley Area, Supervisor District 5.

**SIZE:** 102.75 acre project area.

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

**COMMISSION ACTION (S-040-13)** The Commission approved the Tentative Plat for Magma Ranch III Parcel 2 on January 16, 2014.

**S-040-13 STIPULATIONS:**

1. 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.
2. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas.
3. Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
  - a. A minimum 55' half street right-of-way dedication along JUDD ROAD (southern boundary) and a minimum 55' half street right-of-way dedication along FELIX ROAD (eastern boundary).
4. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
5. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections or as approved by the County Engineer.  
Street lights shall be maintained by the Homeowners' Association.
6. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals.
7. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.
8. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
9. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all

work performed is in conformance with all applicable stipulations.

10. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services Code.
11. The applicant/owner shall develop the 671 lot subdivision in accordance with the subdivision submittal documents for Magma Ranch III Parcel 2 and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-031-02 & PZ-PD-031-02), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
12. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks and no structures are to be placed within the erosion setback.
13. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.
14. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
15. Prior to final plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.
16. Place the following in the notes section on the final plat:
  - This subdivision is subject to an agricultural spray easement recorded by fee, in the official records of the County Recorder of Pinal County, Florence, Arizona.
  - No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying.
17. Prior to development approval, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
  - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
  - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
18. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
  - a. Type of map or plat.
  - b. Name of subdivision and description with township, range and section.
  - c. Name of the owner of record.
  - d. Recorder's information and seal block.

This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat.

19. Place the following items on the face of the final plat:
  - a. Pertinent general notes as required for final plat approval in the Pinal County Subdivision & Infrastructure Design Manual
  - b. Benchmark & Basis of Bearing
  - c. Vicinity Map & Location Map
  - d. Base Zoning & Case Number
  - e. Typical Lot Layout & Building Setbacks
  - f. Legend, Land Surveyor's Certification, Approvals, Declaration, Title Warranty and Dedication, Recorder's Block, and Project Title
20. The applicant/landowner/developer will coordinate with Pinal County Public Works Department in addressing traffic circulation between this development and adjacent developments both current and proposed.
21. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit/Third Party Trust Agreement) has been submitted to guarantee installation of the required infrastructure.
22. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code.