



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: AUGUST 7, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP20-027 (SKYLINE VILLAGE REPLAT)**

CASE COORDINATOR: Lindsey Randall

Executive Summary:

Requesting approval of a Replat for an approximately 287.55± acre subdivision consisting of 8 parcels and Tracts A-G within the CR-3 PAD zoning district per PZ-PD-003-05 and R-7 PAD zoning district per PZ-PD-009-20. Located on the west side of Quail Run Lane and south of Skyline Drive.

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-022-05).

LEGAL DESCRIPTION: Located within a portion of the north half of Section 11, Township 3 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona.

LANDOWNER: VP MRV P2, LLC (Nariman Afkhami)

APPLICANT: United Engineering Group, LLC (Christopher Lenz, PE)

LOCATION: Located south of Skyline Drive and West of Quail Run Lane, Supervisor District 2.

SIZE: 287.55± acre project area.

EXISTING ZONING AND LAND USE: The subject is currently zoned CR-3 PAD and R-7 PAD and is currently vacant.

COMMISSION ACTION (S-022-05) The Commission approved the Tentative Plat for Kings Ranch Estates on August 3, 2005.

DEVELOPMENT SERVICES

S-022-05 STIPULATIONS:

1. All peripheral road and infrastructure improvements shall be per the approved traffic study 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;
2. The approved Drainage Plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area or on-lot retention for lots 1 acre and greater. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat;
3. After final grading has been completed, percolation tests for each retention basin must be performed by a licensed geotechnical engineer to determine that the basin can drain any storm event within 36 hours. Results of these tests shall be submitted to Pinal County Public Works. Should any basin fail to meet this requirement, the owner/developer is responsible for bringing the basin into compliance with the Pinal County Drainage Ordinance;
4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards;
 - a. Provide curb, gutter, sidewalk (both sides), paving and incidentals on all interior local and collector streets.
 - b. Provide a 33'x33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets. Provide 21'x21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.
 - c. 55' half street right-of-way dedication along all section lines and 40' half street right-of-way dedication along all mid-section lines.
 - d. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 48' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
 - e. The minimum paving width for Skyline Drive, Quail Run Lane and Sierra Vista Road shall be 37.5' (centerline to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
 - f. The minimum paving width for Jennings Street to be 24' (center line to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 40'

of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

g. The minimum paving width for Surrey Lane to be 48' (back-of-curb to back-of-curb) with structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 80' of right-of-way. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

6. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval;
7. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record;
8. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way;
9. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals;
10. At Final Plat submittal, provide a copy of the computer closure for the subdivision boundary;
11. 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;
12. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and ADEQ Utility and ADEQ approval required prior to County approval;
13. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33';
14. Intersections with an arterial street shall have a minimum spacing of 1320' (1/4) mile. Only collector streets or other arterial streets shall intersect with an arterial street, Yellow Peak Drive does not meet this requirement;
15. Signing and striping plans are to be submitted as part of the improvement plans at time of submittal. Developer is responsible for all signage and striping within the subdivision which includes school signage and striping;

16. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer;
17. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the Final Plat through a separate process. Recording a new plat does not extinguish existing ones;
18. The developer agrees to contribute a portion of the cost to provide signals at intersection significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, developer shall contribute 20% toward the total cost of a traffic signal at the intersections of Skyline Drive and Sierra Vista Drive, Skyline Drive and Surrey Lane, Skyline Drive and Quail Run Lane, Quail Run Lane and Jennings Street.
19. Prior to the 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 the 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;
20. At the time of the final plat approval by the Board of Supervisors, the applicant/owner agrees to contribute \$826.00 plus an annual inflation rate of 3.5%, per lot at the issuance of building permits) based upon Exhibit 21-Fee Schedule in the Superstition Valley Subregional Transportation Study;
21. Surrey Lane to be aligned with the mid-section line on both the North side and South side of the subdivision;
22. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer;
23. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.