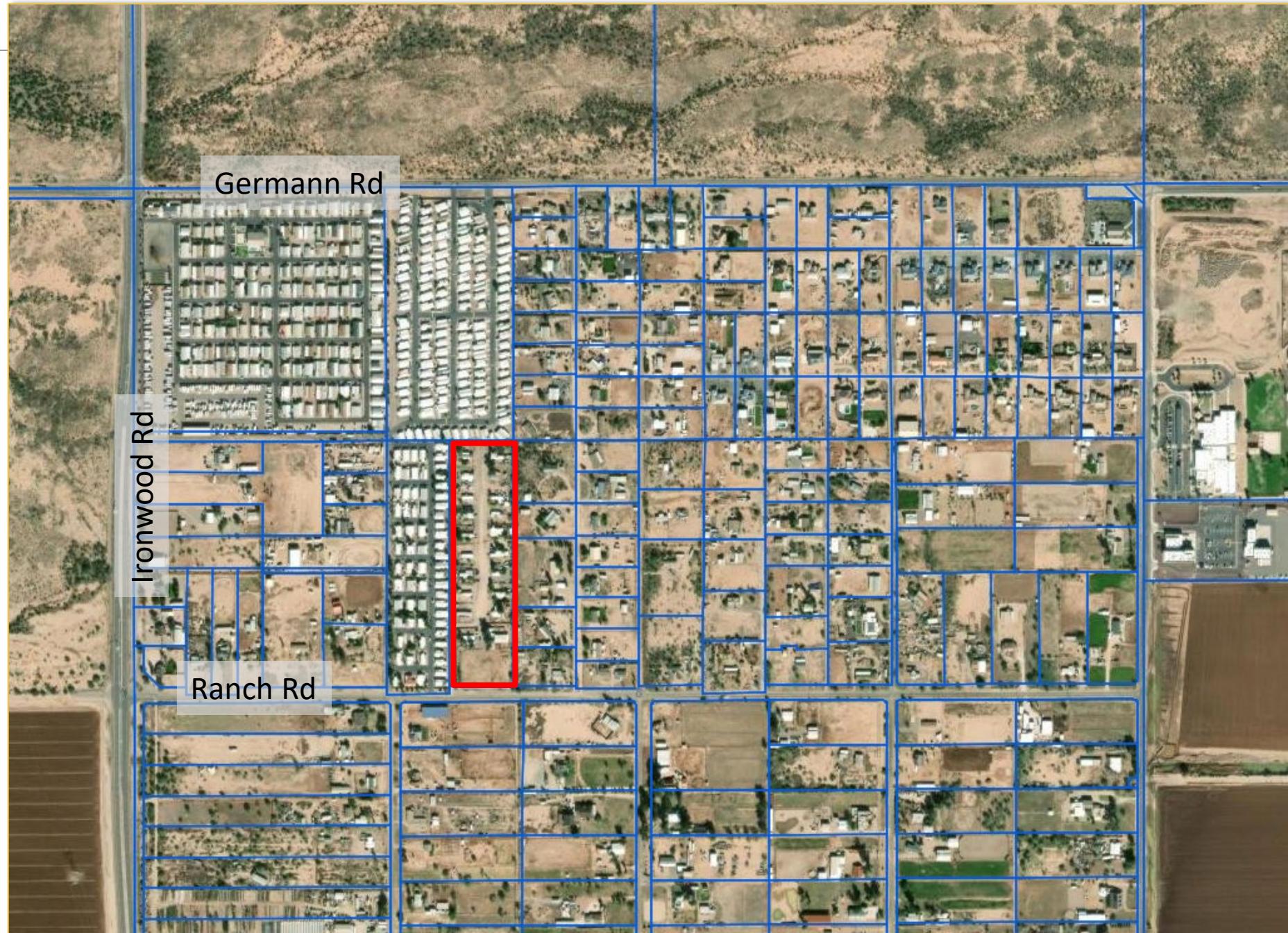


GOLD N ACRES PARK MODEL COMMUNITY

Pinal County Board of Supervisors
August 7, 2024

Location

- 10 gross acres
9.69 net acres
- +/- 1,600 feet east
of the NEC Ranch
Road & Ironwood
Drive



Existing Conditions

- Eighteen (18) mobile homes since 1985
- Dirt driveways and spaces
- Ranch Road open space (to be retained)
- Adjacent to Manufactured Homes in MHP Park (north and west) and Manufactured Homes on 1-acre lots (east)



Requests to Pinal County

- Rezone the Property from Manufactured Home Park (MHP) to Park Model and Recreational Vehicle Park Zone (PM/RVP-435)
 - Planned Area Development Overlay is necessary to replace the granted 2017 Variance for the parcel lot size
- Preliminary Site Plan approval

Existing Zoning

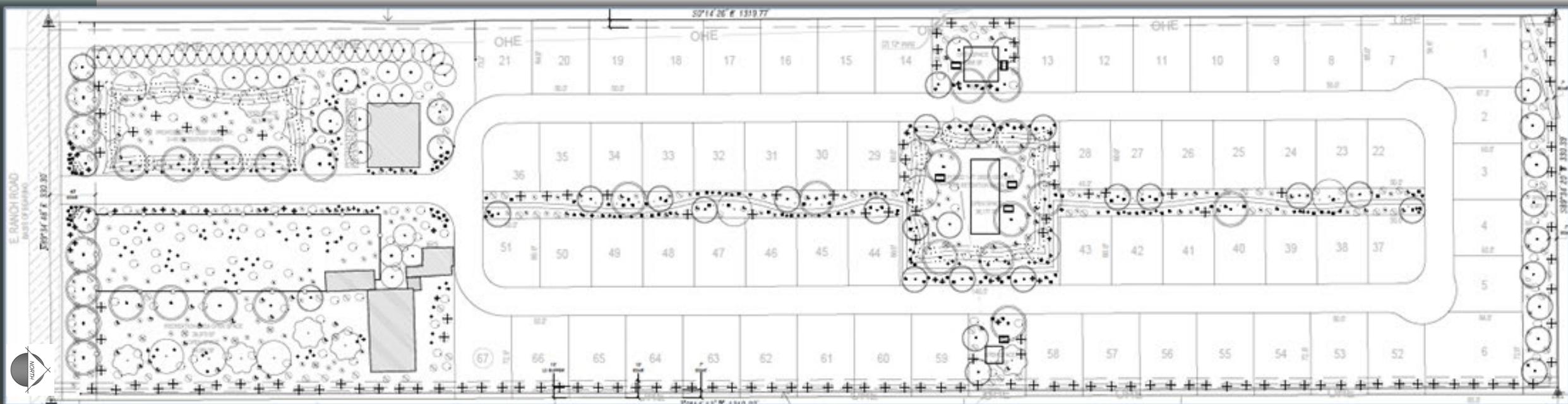


Proposed Zoning



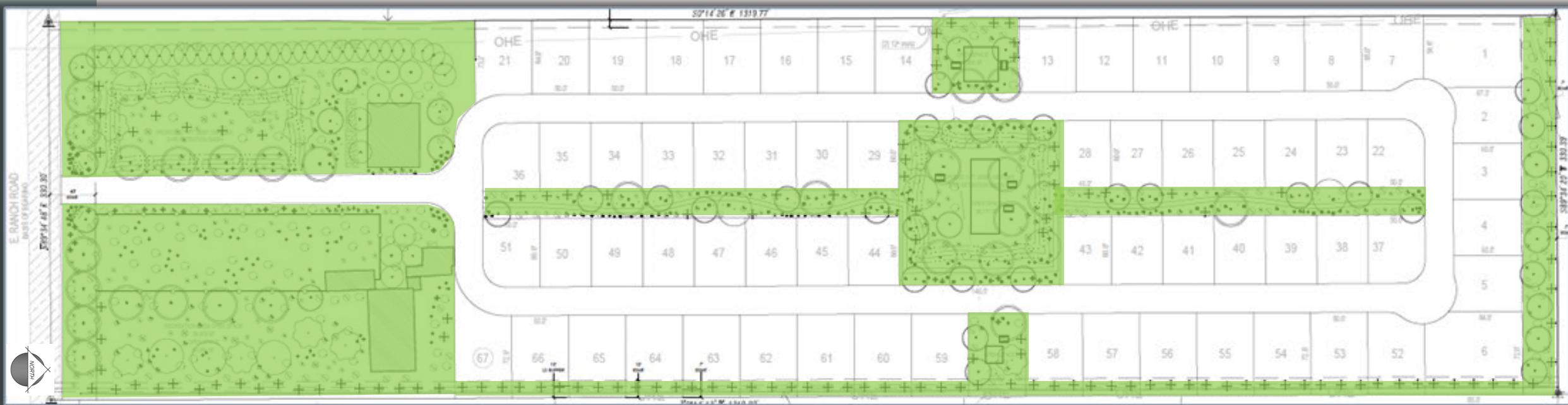
Proposed Site Plan

- 67 spaces
 - Minimum 2,000 square feet per space
- Central Open Space Area
 - Total Open Space: 3.39 acres (34% of site)
 - Maintain large setback to Ranch Road
- Install perimeter wall and landscape setback
- Paved driveways



Proposed Site Plan

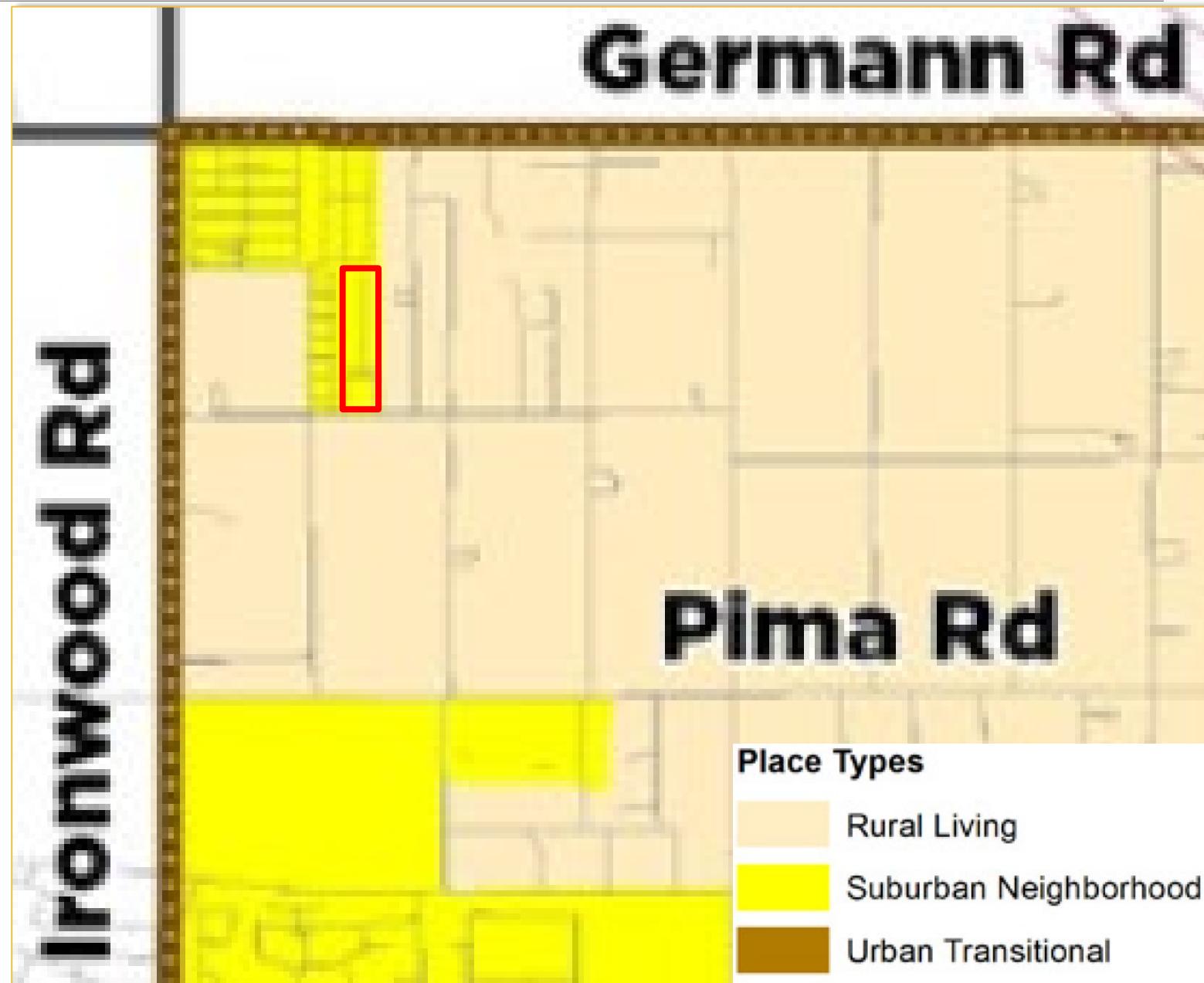
- 67 spaces
 - Minimum 2,000 square feet per space
- Central Open Space Area
 - Total Open Space: 3.39 acres (34% of site)
 - Maintain large setback to Ranch Road
- Install perimeter wall and landscape setback
- Paved driveways



Thank you

San Tan Valley Special Area Plan Land Use Map

- Suburban Rural includes Residential Development between 4-8 du/ac when greater open space is provided and when buffering to adjacent properties and roads is used to maintain the suburban character



Conceptual Unit Picture

