

BOARD OF SUPERVISORS



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-042-22 & PZ-PD-042-22
ROCK CREEK

8/21/24

Community Development Department

PZ-042-22 & PZ-PD-042-22

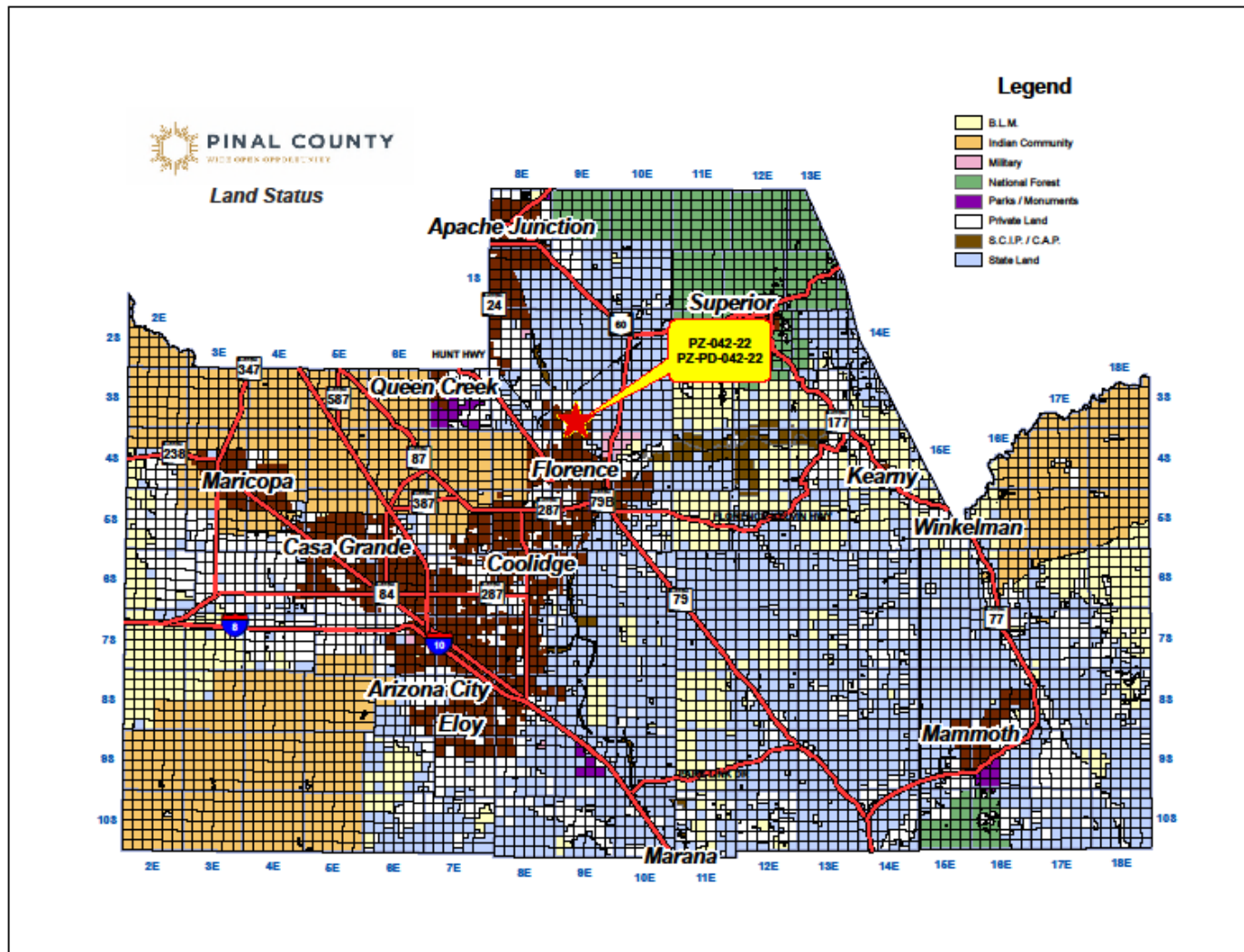
- Proposal:
 - Rezone from GR to R-7 on 98.8± acres, to allow a subdivision.
 - Approval of a Planned Area Development (PAD) Overlay District on 98.8± acres, to allow flexible standards.
- Size:
 - 98.8± acres
- Location:
 - Southeast of Judd Road and Cypress Drive.
- Owner/Applicant/Representative:
 - Entitlements LLC/Rob Longaker/Seth Keeler

Location Map



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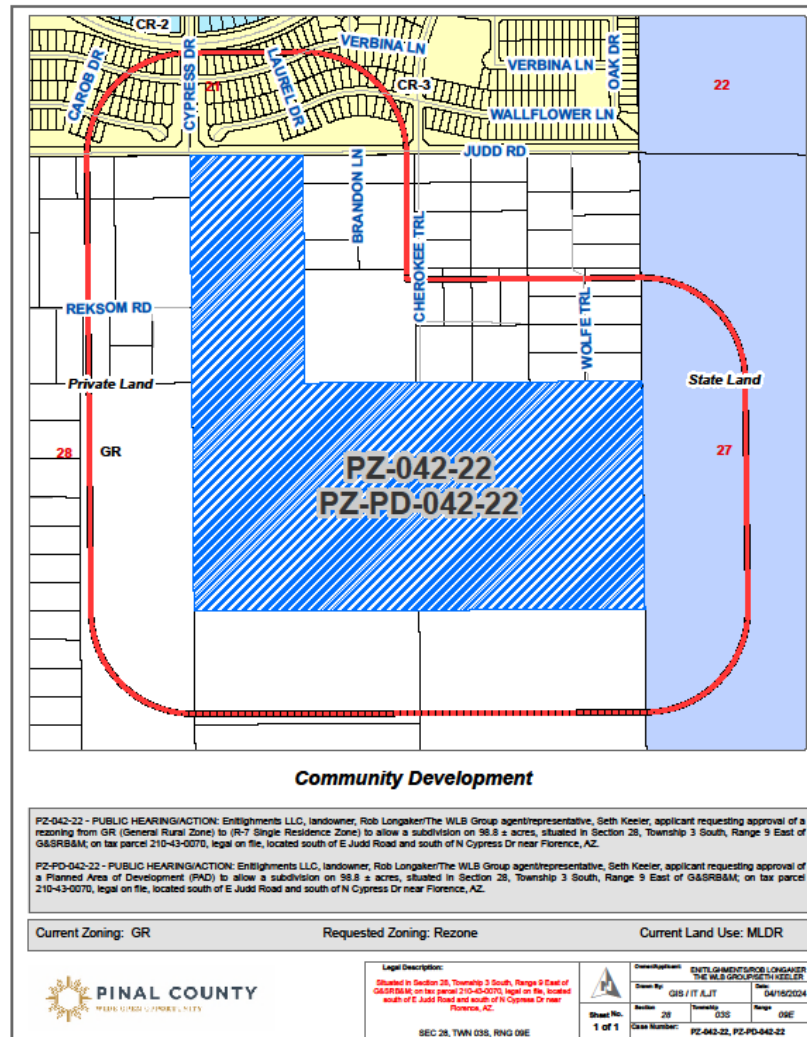


Case Map



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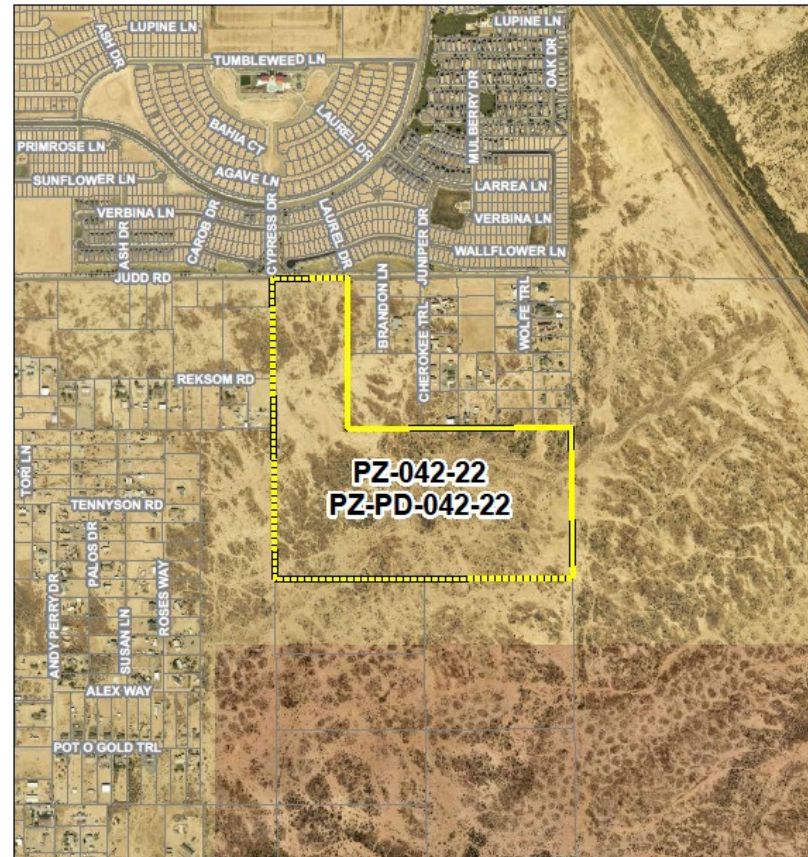


Aerial Map



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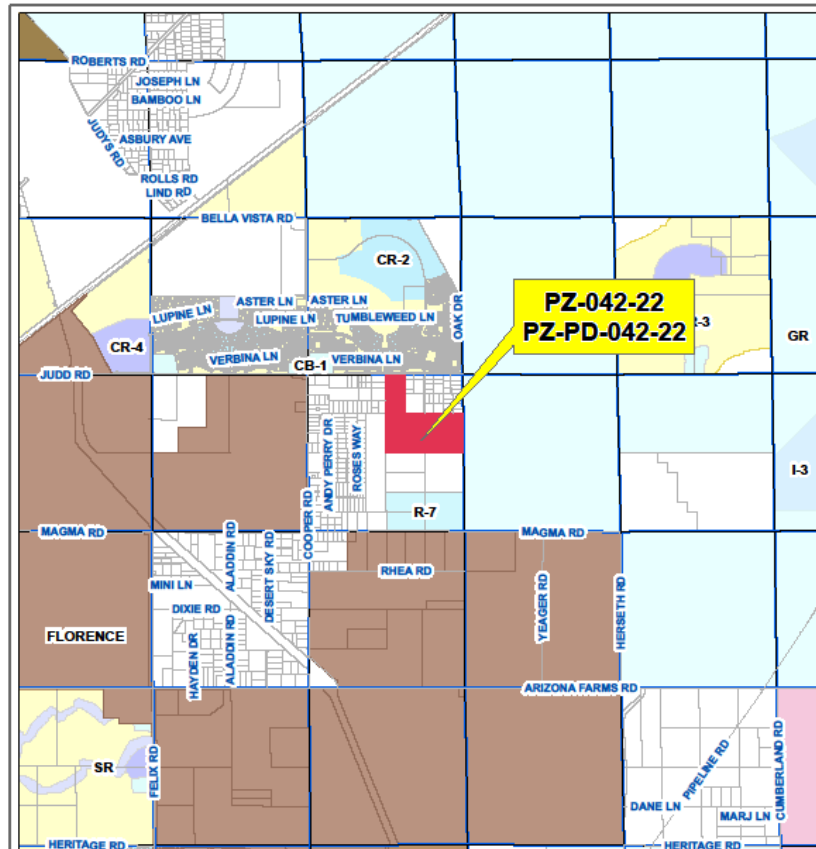
Community Development

Vicinity Map



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Community Development



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Legal Description:

Obtained in Section 26, Township 3 South, Range 4 East of GADSDEN on the parcel 210-43-0070, legal on the located south of E. Judd Road and south of N. Cypress Dr near Florence, AZ.

SEC 26, T3N 03S, R4E 04E



Sheet No. 28
1 of 1

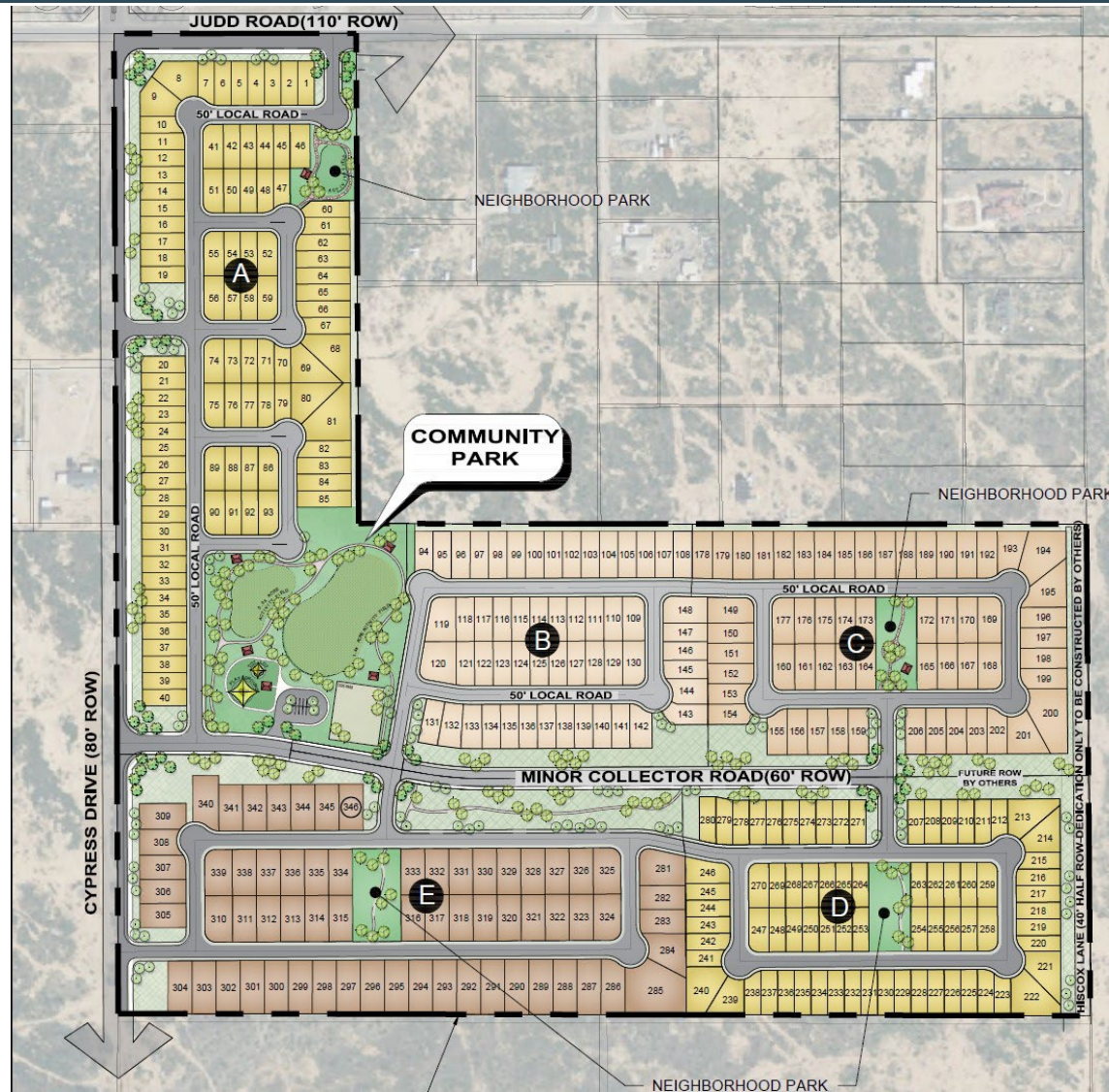
Owner/Project: ERTL/OWENS/ROB LONGMEYER THE W&O GROUP/ETH WHEELER
Drawn By: GIS/FT/LJT
Revised: 28
Check Number: 035
Date: 04/16/2024
Map: ONE
Parcel Number: PZ-042-22, PZ-PD-042-22

Conceptual Site Plan



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Amended Building Standards



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Table 5: Amended Development Standards

| Development Standard | R-7 Pinal County | R-7 PAD |
|---|------------------|-------------------|
| Minimum Lot Area | 7,000 SF | 5,400 SF |
| Minimum Lot Width | 50' | 45' |
| Minimum Lot Depth | None | 120' ¹ |
| Front Yard (front facing garage) | 20' | 20' ² |
| Front Yard (side entry garage/porch/livable area) | 20' | 10' |
| Side Yard | 10' | 5' |
| Minimum Distance between Main Buildings | -- | -- |
| Rear Yard | 25' | 20' |
| Maximum Building Height | 30' | 30' |

North



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South



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East



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West



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Items of Consideration

- The proposed is based on the latest development standards that are consistent with the current market conditions and demands of surrounding area.
- To date, the county has not received items of opposition regarding the project.

PZ-042-22 & PZ-PD-042-22

□ Planning and Zoning Commission Recommendation of approval for PZ-042-22

▣ 1 Stipulation:

Approval of this zone change (PZ-042-22) 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.

PZ-042-22 & PZ-PD-042-22

- Planning and Zoning Commission
 - Recommendation of approval for PZ-PD-042-22
 - ▣ 17 Stipulations