BOARD OF SUPERVISORS

PZ-PD-007-23 & PZ-032-23 JOHNSON RANCH MULTI-FAMILY



9/4/24

Community Development Department

PZ-PD-007-23 & PZ-032-23

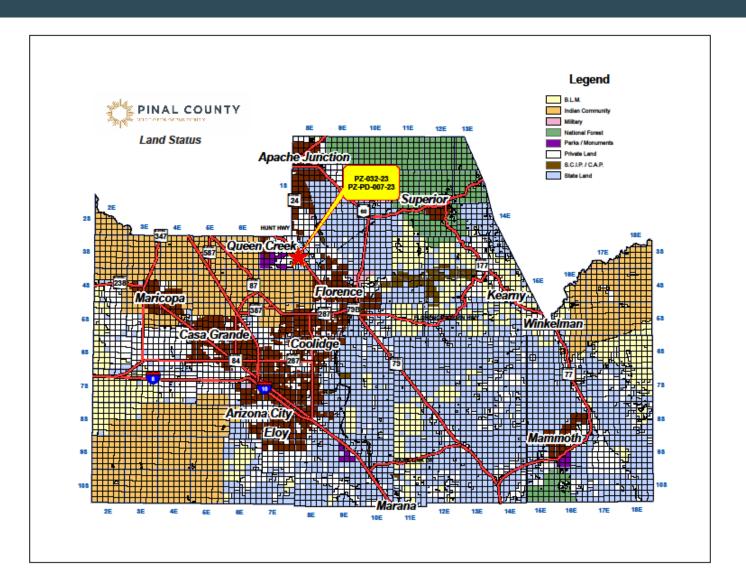


Proposal:

- Rezone from CB-1 to MR on 17.64 ± acres, to allow a mixed use development plan.
- Approval of a Planned Area Development (PAD) Overlay District on 17.64 ± acres, to allow flexible standards.
- □ Size:
 - 17.64 ± acres
- Location:
 - West side of Hunt Highway and south of W Golf Club Dr in the San Tan Valley area.
- Owner/Applicant:
 - LDR-SWC Hunt Hwy & G.C., LLC/Paul Gilbert, Beus Gilbert McGroder

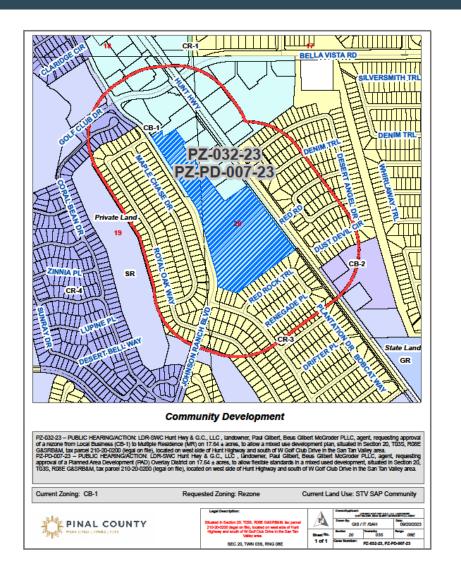
Location Map





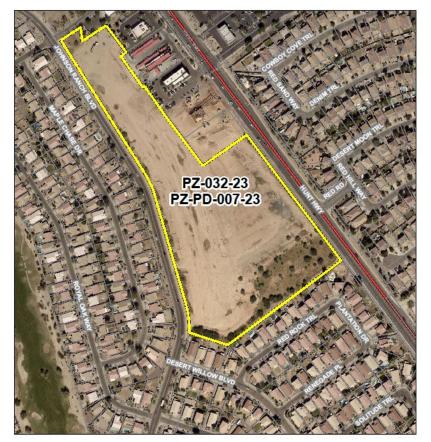
Case Map





Aerial Map





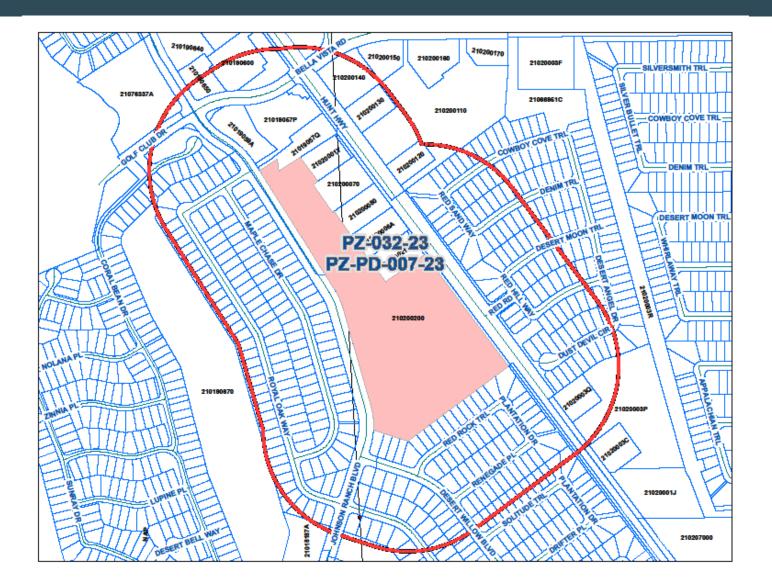
Community Development



PZ-032-23 PZ-PD-007-23

600' Map





Vicinity Map





Conceptual Site Plan





3

Building Mixture



9



Open Space Plan





Northwest





South





East





West





Items of Consideration



- The subject site had been zoned CR-5/PAD since 1997 which allows multi-family, and in 2008 it was re-zoned to CB-1.
- Multi-Family and Commercial projects can generate large volumes of traffic and noise which may impact the roadways and the communities nearby.
- The proposed project will build one-story type units and some 2 story located near commercial and Hunt Hwy.





- Planning and Zoning Commission Recommendation of approval PZ-032-23
 - 1 Stipulation:

Approval of this zone change (PZ-032-23) 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.





- Planning and Zoning Commission Recommendation of approval for PZ-PD-007-23
 - 17 Stipulations