PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: October 30, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP21-104 (Ware Farms Parcel 12 FINAL PLAT)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:
Requesting approval of a Final Plat for an approximately 21.39 ± acre subdivision consisting of 67 lots and Tracts 12-A, 12-B, 12-C, 12-D, 12-E, 12-F, 12-G, 12-H, 12-I, 12-PS1. This development was approved by the Board of Supervisors under Planning Case PZ-006-14 & PZ-PD-006-14 which zoned the subject property to R- 7/PAD and the administrative amendment dated August 19, 2024, which approved reducing the total development lot number count by 26 lots. Phase 2 is increased by 2 lots and lots 9 through 14 are reduced by 28 lots.

If This Request is Approved:
The applicant will be allowed to proceed with construction.

Staff Findings/Issues for Consideration/Concern:
Staff finds the request as meeting County requirements and standards with attached stipulations related to Planning and Zoning Commission approval of Final Plat (FP21-104).

LEGAL DESCRIPTION: Situated in a portion of the south Half of Section 33, Township 2 South Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: CND-VP Ware Farms 2, LLC, 8058 Priest Drive #104, Tempe, Arizona 85284

APPLICANT: EPS Group Inc., Eric Winters, 1130 N. Alma School Rd. Suite 120, Mesa, AZ 85201

LOCATION: located north of Hash Knife Draw Rd, and west of Schnepf Rd, within the San Tan Valley area.

SIZE: 21.39 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (R-7/PAD) Zoning District under approved Planning Cases PZ-006-14 & PZ-PD-006-14. Staff notes the subject site is vacant.

P&Z COMMISSION ACTION (S-003-21): The Planning and Zoning Commission approved the Tentative Plat for Ware Farms Parcel 9-14 on August 19, 2021.

S-003-21 STIPULATIONS:

1. The applicant/owner shall develop the 563 lot subdivision in accordance with the subdivision submittal documents for and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-PD-006-14), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors;

2. 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;

3. 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;

4. Prior to Final Plat approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
   a. The wastewater/sewerage 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).**

5. 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;

6. 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 Traffic Impact Analysis prepared by the EPS Group, Inc., dated June 25, 2021 and approved by Pinal County June 29, 2021);

7. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

8. 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;

9. 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;

10. Half street right-of-way dedication and road improvements will be required along Schnepf Road (eastern boundary). A minimum 55’ half street right-of-way dedication will be required for Schnepf Road. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer; and

11. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.