

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 2024-PZ-PA-012-24

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE 2019 PINAL COUNTY COMPREHENSIVE PLAN AND AMENDING THE COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN UNINCORPORATED PINAL COUNTY BY CHANGING THE LAND USE DESIGNATION FROM MODERATE LOW DENSITY RESIDENTIAL (MLDR, 1-3.5 DU/AC) TO MIXED USE - RESIDENTIAL FOCUSED AND EMPLOYMENT; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-012-24.

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to Arizona Revised Statutes § 11-805 and Pinal County Development Services Code § 2.170.110 to approve Major Comprehensive Plan Amendments; and,

WHEREAS, on June 3, 2024, the Pinal County Community Development Department (the “**Department**”) received an application for a Major Comprehensive Plan Amendment from an applicant representing the owner of two adjacent parcels cumulatively comprising approximately 96± acres located approximately six miles southwest of Maricopa and approximately 5 miles west of Highway 347 (Tax Parcel Nos.: 210-44-0020 & 210-44-0040) situated in a portion of Section 29, Township 3 South, Range 9 East of the Gila & Salt River Base & Meridian as legally described in the attached **Exhibit “A”** (the “**Property**”) to re-designate the Property from Moderate Low Density Residential (MLDR 1-3.5 DU/AC) land use designation to two separate land use designations: **(1)** Mixed Use - Residential Focused; and **(2)** Employment (the “**Major Comprehensive Plan Amendment Application**”); and,

WHEREAS, that portion of the Property requested by the applicant to be re-designated as Mixed Use – Residential Focused comprises +/- 16 acres as set forth in the legal description attached as **Exhibit “B”**; and,

WHEREAS, that portion of the Property requested by the applicant to be re-designated as Employment comprises +/- 80 acres as set forth in the legal description attached as **Exhibit “C”**; and,

WHEREAS, the Department designated the Major Comprehensive Plan Amendment Application as Case No. PZ-PA-012-24; and,

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WHEREAS, as part of Pinal County's public participation program for major comprehensive plan amendments, on September 5, 2024, the Pinal County Citizen Advisory Committee held a public meeting on Case No. PZ-PA-012-24, after providing notice pursuant to statutory requirements, and following the public meeting voted 15 to 0 in favor of forwarding a recommendation of approval to the Pinal County Planning and Zoning Commission (the "**Commission**"); and,

WHEREAS, on September 25, 2024, the Commission held a public hearing on Case No. PZ-PA-012-24, after providing notice pursuant to statutory requirements, and following the public hearing voted 7 to 0 in favor of forwarding a recommendation of approval as per the staff report, to the Board; and,

WHEREAS, on October 30, 2024, the Board held a public hearing on Case No. PZ-PA-012-24, after providing notice pursuant to statutory requirements, and considered the Major Comprehensive Plan Amendment Application; and,

WHEREAS, the Board believes that approving the Major Comprehensive Plan Amendment Application is consistent with the current and anticipated needs of Pinal County, and meets the land use policies and goals of Pinal County regarding future development.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Major Comprehensive Plan Amendment Application, Department Case No. PZ-PA-012-24, is hereby approved and the Comprehensive Plan Land Use Map for the Property legally described in the attached **Exhibit "A"** is hereby amended by changing the Land Use designation as follows: **(1)** that portion of the Property as legally described and identified on attached **Exhibit "B"** comprising approximately +/- 16 acres shall be re-designated from Moderate Low Density Residential (MLDR 1-3.5 DU/AC) to Mixed Use - Residential Focused land use designation; and **(2)** that portion of the Property as legally described and identified on attached **Exhibit "C"** comprising approximately +/- 80 acres shall be re-designated from Moderate Low Density Residential (MLDR 1-3.5 DU/AC) to Employment land use designation.

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[Signatures appear on the following page.]

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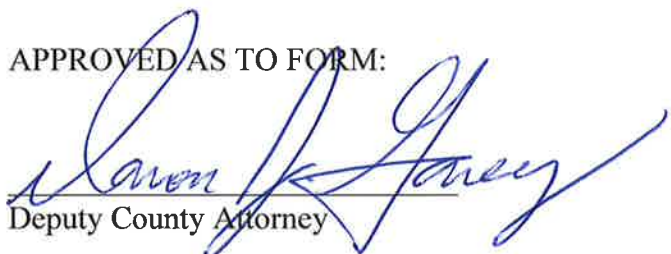
PASSED AND ADOPTED this 30th day of October, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT “A”

TO

RESOLUTION NO. 2024-PZ-PA-012-24

EXHIBIT A

PARCEL 1:

That portion of the Northwest quarter of Section 29, Township 3 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of said Section 29;

Thence South 89° 38' 50" East along the Northerly line of said Section 29, a distance of 928.75 feet to a point from which the North quarter corner of said Section 29 bears South 89° 38' 50" East, 1,699.00 feet distant therefrom;

Thence South 00° 09' 06" East, 1,517.22 feet;

Thence North 89° 38' 35" West, being parallel with and 1,121.84 feet Northerly of the Southerly line of the Northwest quarter of said Section 29, a distance of 932.77 feet to a point on the Westerly line of the Northwest quarter of said Section 29;

Thence North (assumed bearing) along the Westerly line of said Section 29, a distance of 1,517.11 feet to the point of beginning;

EXCEPT all oil, gas and minerals as reserved in Deed recorded in Book 81 of Deeds, Page 62.

PARCEL 2:

That portion of the Northwest quarter of Section 29, Township 3 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the West quarter corner of said Section 29;

Thence North (assumed bearing), along the Westerly line of said Section 29, a distance of 1121.84 feet to a point from which the Northwest corner of said Section 29 bears North, 1517.11 feet distant therefrom;

Thence South 89° 38' 35" East, being parallel with the Southerly line of the Northwest quarter of said Section 29, a distance of 932.77 feet;

Thence North 0° 09' 06" West, 1517.22 feet to a point on the Northerly line of said Section 29 and from which point the Northwest corner of said Section bears North 89° 38' 50" West, 928.75 feet distant therefrom;

Thence South 89° 38' 50" East along the said Northerly line of Section 29, a distance of 980.00 feet, to a point from which the North quarter corner of said Section 29 bears South 89° 38' 50" East, 719.00 feet distant therefrom;

Thence South 0° 56' 02" West, 1778.93 feet;

Thence North 89° 38' 35" West, being parallel with and 860.23 feet Northerly of the Southerly line of said Northwest quarter of Section 29, a distance of 946.30 feet;

Thence South 0° 09' 06" East, 860.23 feet to a point on the Southerly line of the said Northwest quarter of Section 29 and from which point the center quarter corner of said Section 29 bears South 89° 38' 35" East, 1692.00 feet distant therefrom;

Thence North 89° 38' 35" West, along the Southerly line of the said Northwest quarter of Section 29, a distance of 935.74 feet to the point of beginning.

EXCEPT all oil, gas and minerals as reserved in Deed recorded in Book 81 of Deeds, Page 62.

EXHIBIT “B”

TO

RESOLUTION NO. 2024-PZ-PA-012-24

**LEGAL DESCRIPTION SHALL BE PRESENTED AT
THE BOARD MEETING**

*Said document(s) shall be attached to this agenda item for the Record, upon receipt if you would like a copy of the document(s) please email or call:

ClerkoftheBoard@Pinal.gov

(520) 866-6068

EXHIBIT “C”

TO

RESOLUTION NO. 2024-PZ-PA-012-24

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