BOARD OF SUPERVISORS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PD-009-24- GOLDMINE MOUNTAIN ESTATES PAD ABANDONMENT

11/6/24

Development Services Department

PZ-PD-009-24

Goldmine Mountain Estates PAD Abandonment

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Case : Planned Area Development - ABANDONMENT

- **Proposal:** Abandon the Goldmine Mountain Estates Planned Area Development overlay

- **Location:** Along east of Wagon Wheel Rd, south of W Sundance Dr. (South parcels) and 500 feet north of W Sundance Dr., south of W Hunt Highway (STV)

- **Applicant:** Chris Webb, Rose Law Group

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- **Total Size: GR PAD includes:** 105 ± Acres

  With two non-contiguous parcels

Parcel 1: North PAD – 25.06 ± Acres

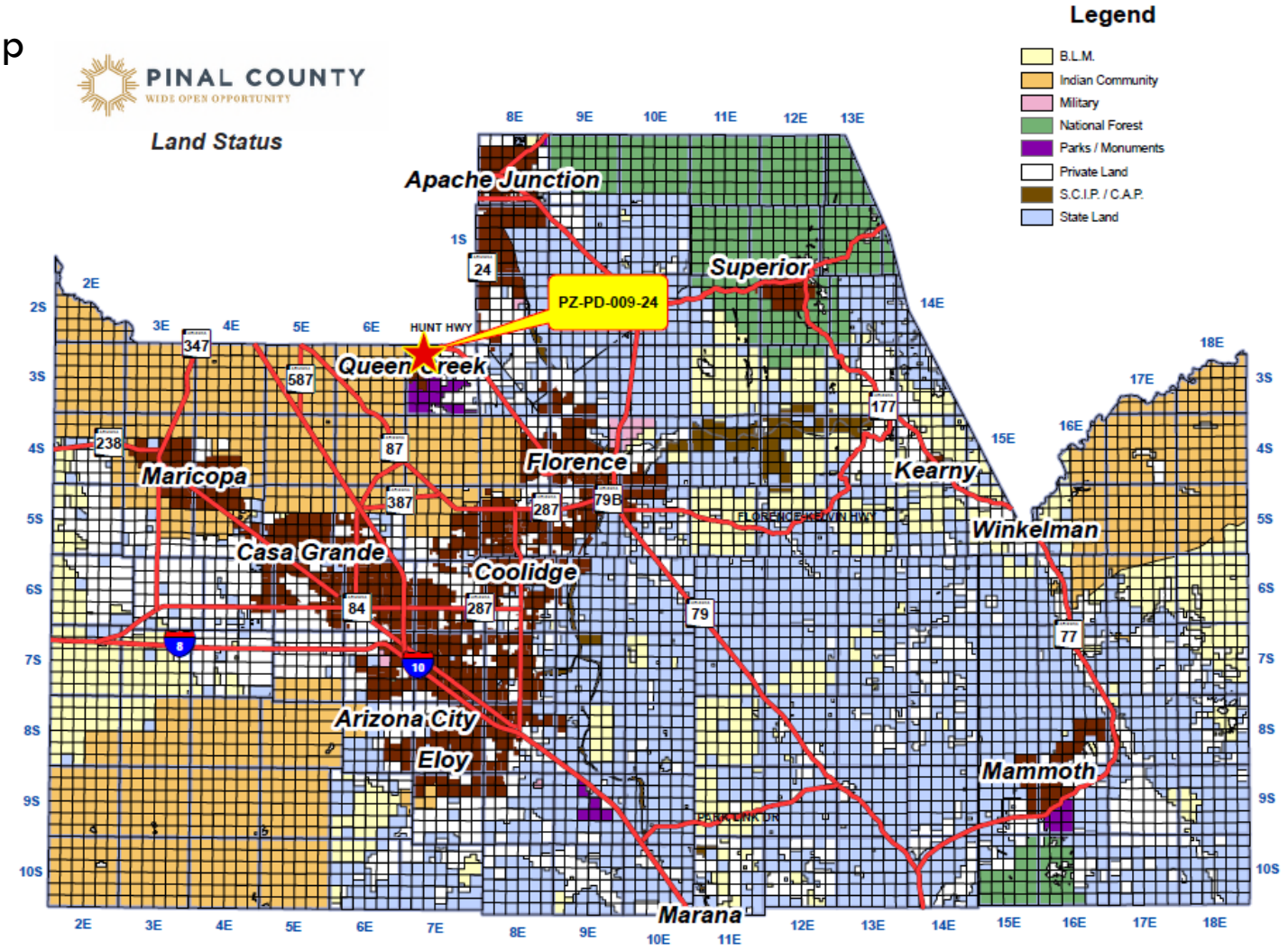
Parcel 2: South PAD – 79.92 ± Acres

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Location Map

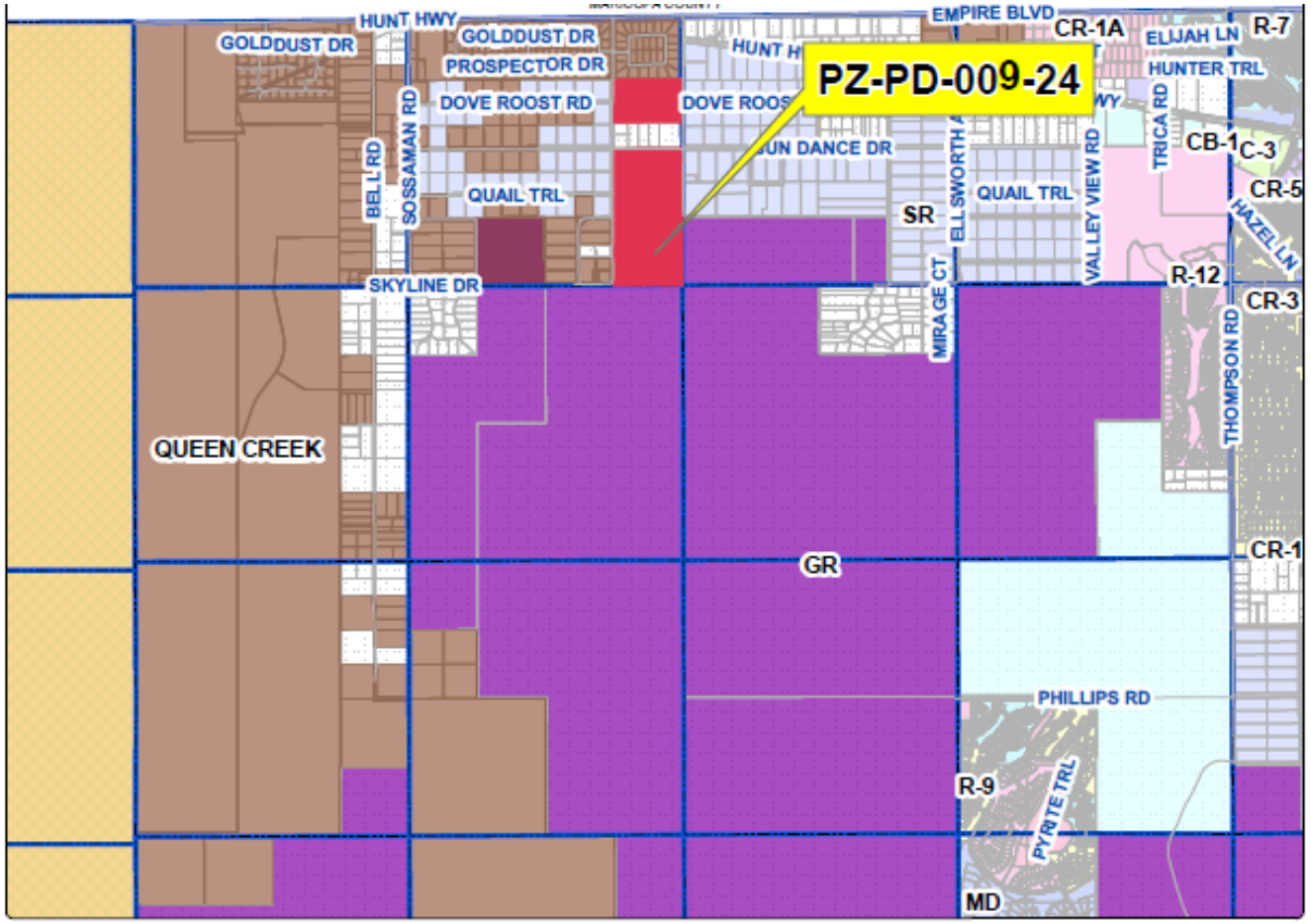


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Vicinity Map

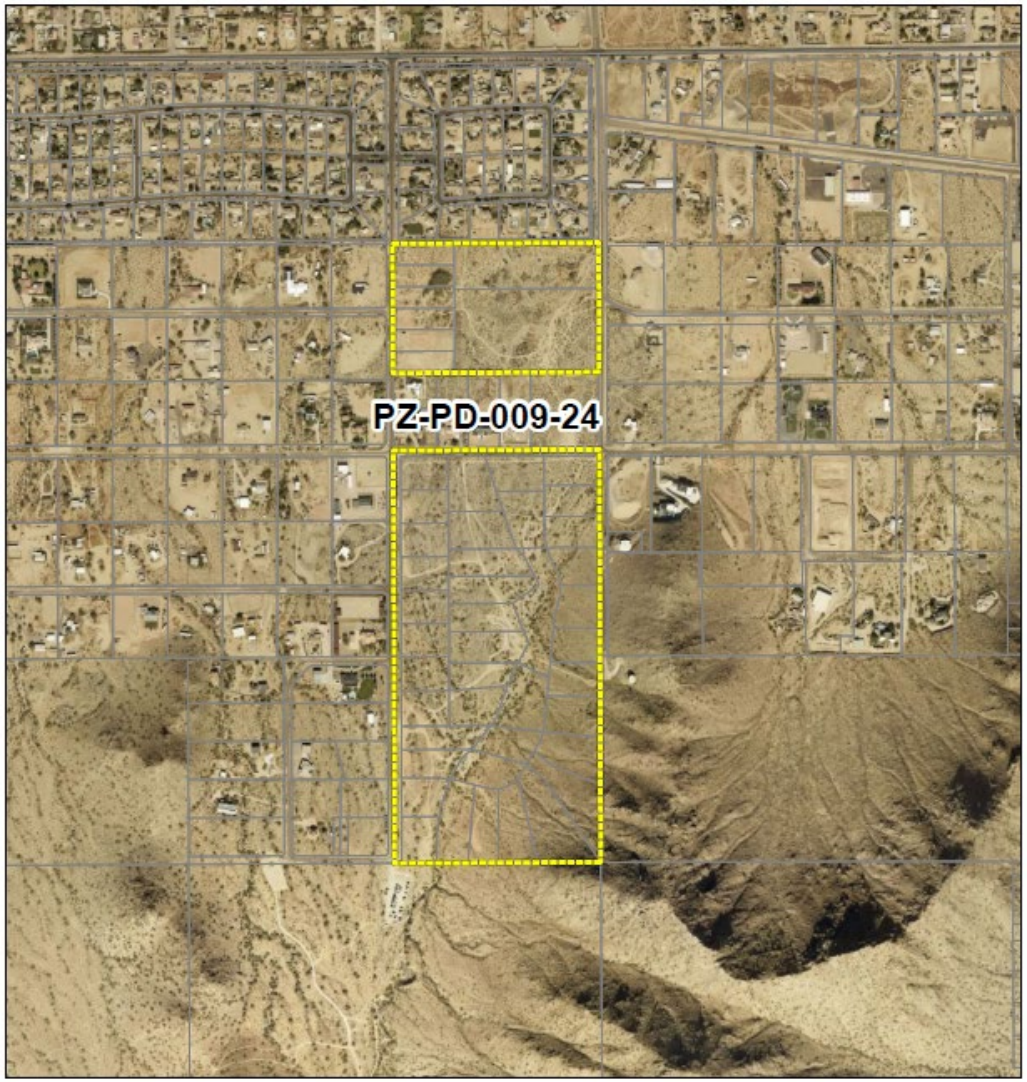


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Aerial Map

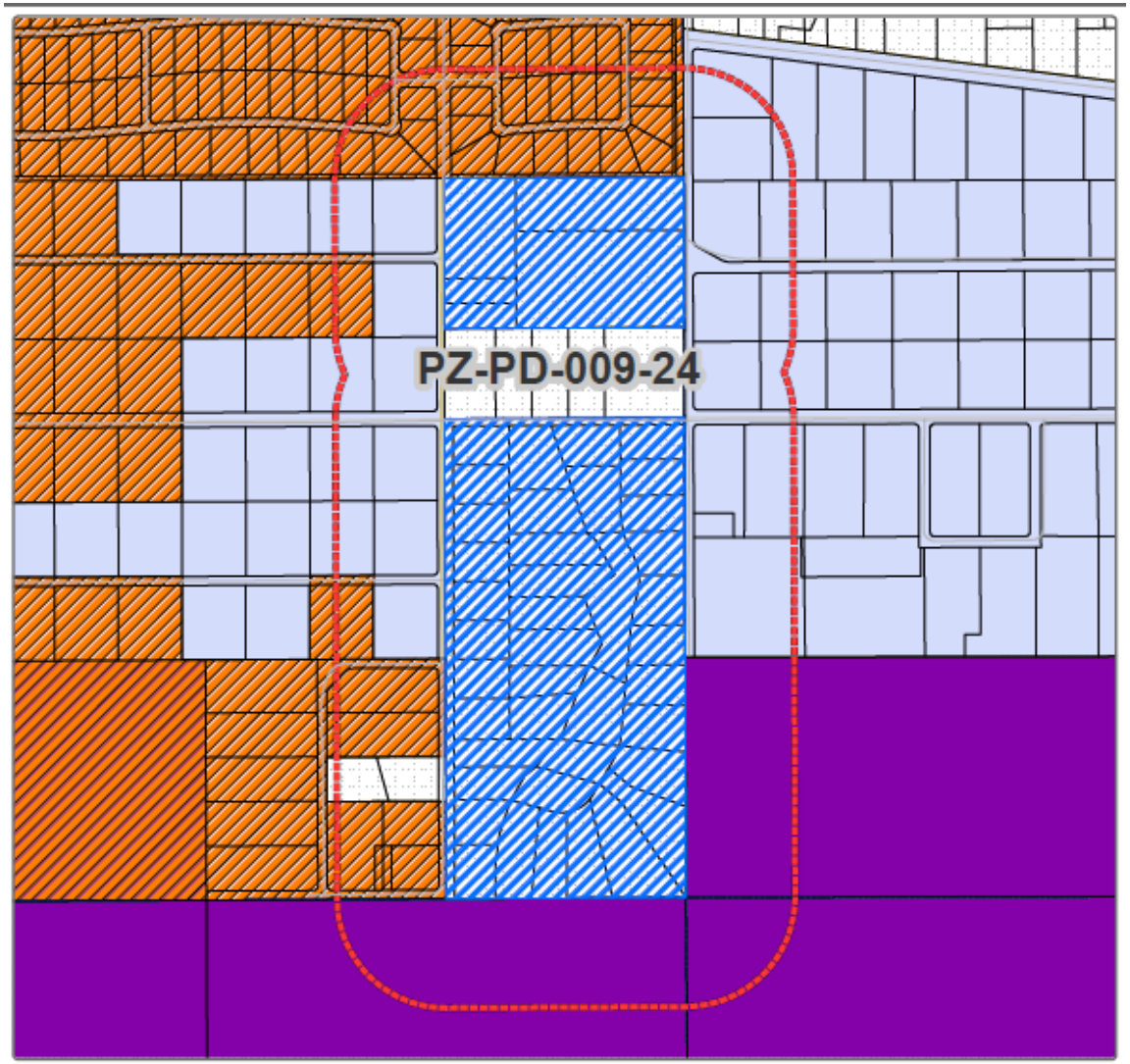


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Case Map



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Goldmine Mountain Estates PAD Abandonment

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Historical entitlements timeline:

- **1995**, S-008-94, Original Plat -51 lots approved,
  12 lots -North parcel, 39 lots -South parcel.
  1994 owner created **53** lots vs 51 lots)

- **2001**, Goldmine Mountain Estates PAD approved under the case PZ-PD-018-01, with 67 lots including a 16 acre desert park.
  Min Lot size : 1 Acre
  Max Density : 0.79 du/ac

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History (Cont')

- **2001**, S-012-01 Goldmine Mtn Estates plat (67 lots).
  No Final plat and tentative plat expired.

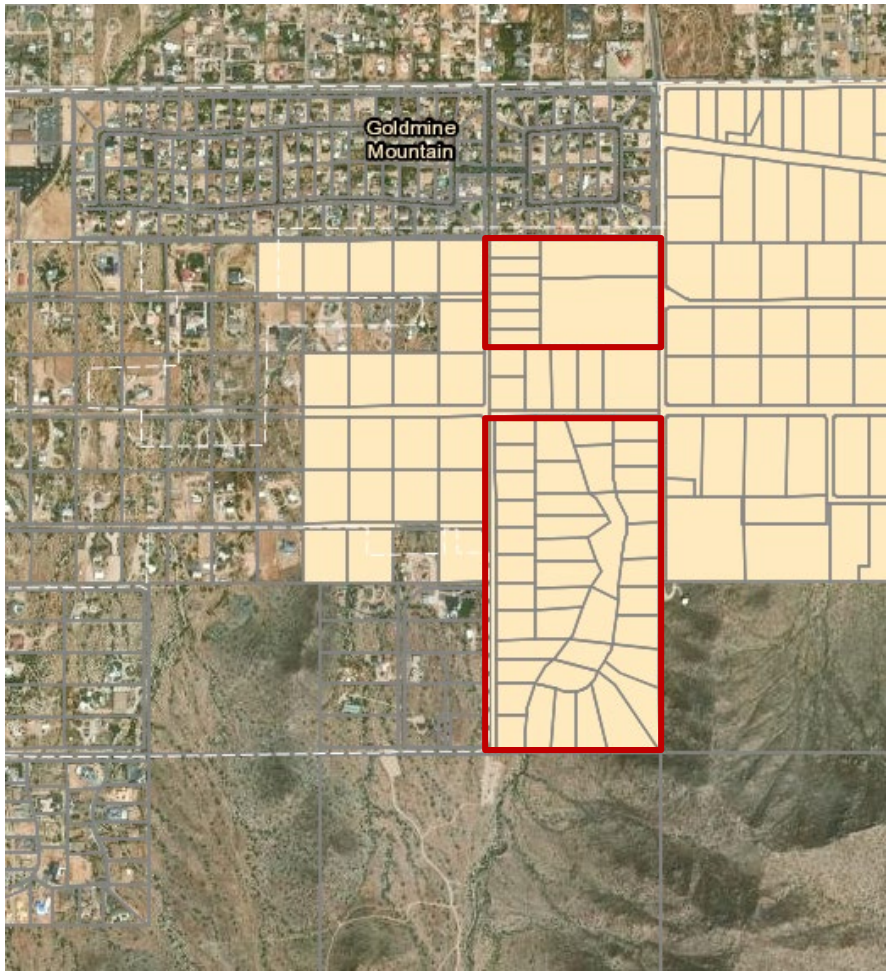
- **2005**, S-049-04 Encanto Vista plat for 76 lots.
  No Final plat and tentative plat expired.

- **2023**, North Parcel – Splits under MLD23-0081 & MLD23-0176 (8 lots currently)

Proposal Discussion

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Comprehensive Plan: Rural Living -San Tan Valley SAP



Land Use:

Rural Residential – (Large Lots)

Development Density:

0-1 Du/Ac

Goldmine Mountain Estates

Land Use/Zoning Data Table

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Goldmine Estate PAD (PZ-PD-018-01)

Parcel	Zoning District	Land Use	Acreage	Number of Units
Northern	General Rural/PAD	Rural Living (STV)	25	20
Southern	General Rural/PAD	Rural Living (STV)	80	47
TOTAL			105	67
Density	0.79 du/acre			

*15% open Space approved of the total residential acreage

Development Standards

Existing vs Proposed

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DEVELOPMENT STANDARDS	PAD (2001)	NO PAD (PROPOSED)
Total Number of Lots/Dwelling Units	67	Estimated 46 including Access, Utilities, Open space
Overall Density Proposed	.079 D.U./Acre	< 1.00 D.U./Acre
Minimum Lot Area	1 acre (43,560 sq ft)	1.25 acre (54,450 sq ft)
Minimum Front Setback	30’	40’
Minimum Side & Street Setback	10’, 15’	20’
Minimum Rear Setback	40’	40
Minimum Height		30 ft
Detached Accessory Buildings		PER GR ZONING CODE
Open Space	15.22%	

North

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South

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East

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West

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PAD Abandonment : Impact

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- No change in Density : Existing density is 0.79 du/ac. PAD abandonment would allow 80 houses max with Max Density 0.80 du/ac. (Rural living : 0-1du/ac) Complies with STV SAP

- Zoning compatible with surrounding large size lots/residential zones (SR and GR) Existing GR/PAD has Min Lot size is 1.00 acre.
  GR (General Rural) zoning will allow minimum lot size of 1.25 acres.

- PAD abandonment does not relieve owners of required permits for flood, geotechnical fissures.-No change in permit requirements.
  Existing PAD Stipulations require Geotechnical, Hydrology, Drainage, Hillside disturbance, Traffic analysis and studies conducted prior to development and building permits. PAD abandonment does not change requirements for lot developments at permit level. Site conditions will require individual lot owners to ensure drainage and fissure requirements to be approved by County at time of building permit.

PAD Abandonment : Impact

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- Existing GR/PAD Zoning Development standards vs GR Zoning
  Min Lot size is 1.02 acre Vs 1.25 acre
  Front lot Set back- 30‘ Vs 40’
  Development standards consistent with surrounding building standards (SR and GR)

- Building permits will require approvals for flood, geotech, fissures, slopes, drainage, and any other requirements per County code.

  Does **not** increase density (Low Density Residential maintains rural, natural character)
  Increase in lot size (1.25 from 1.00)
  GR development standards with larger setbacks compared to the existing PAD.

PAD Abandonment

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STAFF REPORT:

4 Stipulations

PUBLIC RESPONSES:

11 letters received by the County
(10 in support, 1 in opposition)

PLANNING AND ZONING COMMISSION:

Recommended Approval : (8-1)

Discussion

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- Questions? ☺

Stipulations

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1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

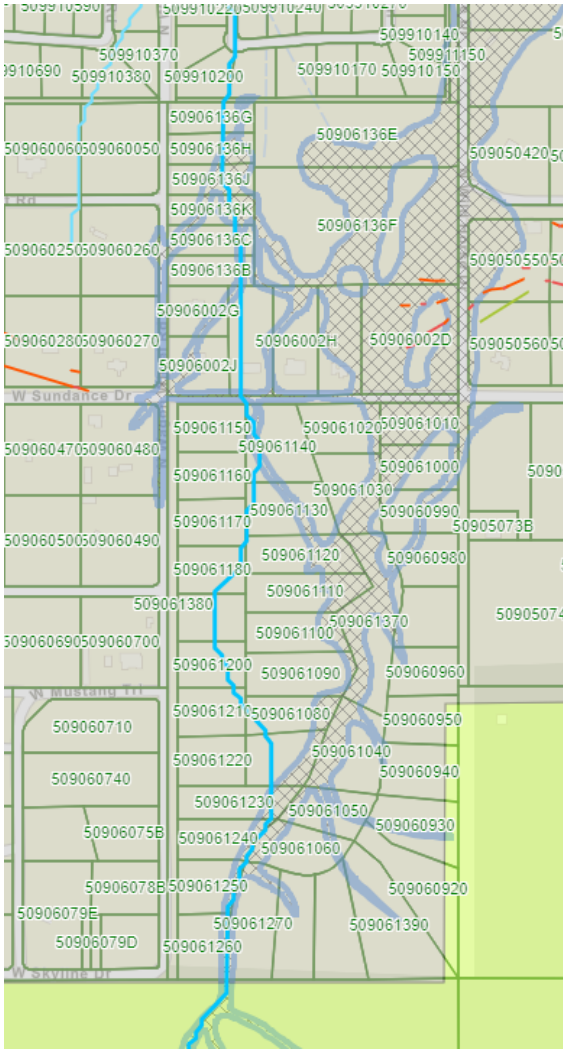
3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

Goldmine Mountain Estates

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Site Constraints:

Sits at the base of San Tan Mountain

Natural Water flows from S-N Water flow lines

Administered Flood plains. Flood Zone X abutting Zone D

Earth Fissures seen in the northern portion of the property

Natural constraints likely restricted growth and development of the south parcel