PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: November 20, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP21-049 (Bella Vista Farms - Parcel K - Parcel 2)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:
Requesting approval of a Final Plat for an approximately 27.47± acre subdivision consisting of 122 lots and Tracts A - F. This development was approved by the Board of Supervisors under Planning Case PZ-PD-012-11 which zoned the subject property to CR- 3/PAD.

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

Staff Recommendation/Issues for Consideration/Concern:
Staff recommends approval with attached stipulations related to Planning and Zoning Commission approval of Final Plat (FP21-049).

LEGAL DESCRIPTION: Situated in a portion of the East Half of Section 9, Township 3 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona

LANDOWNER: El Dorado land Development, Inc., 8501 N. Scottsdale Rd., Suite 120, Scottsdale, Arizona 85253.

APPLICANT: EPS Group, Inc., 1130 N. ALMA School Road, Suite 120, Mesa, Arizona 85201.

LOCATION: located south of Skyline Drive and east of Gantzel Road, within the San Tan Valley area.

SIZE: 27.47 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (CR-3/PAD) Zoning District under approved Planning Cases PZ-PD-012-11. Staff notes the subject site is vacant.

P&Z COMMISSION ACTION (S-017-21): The Planning and Zoning Commission approved the Tentative Plat for Bella Vista Farms parcel K on July 15, 2021.

S-017-21 STIPULATIONS:

1. The applicant/owner shall develop the 475 lot subdivision in accordance with the subdivision submittal documents for Bella Vista Parcels K, Lots 1-475, and Tracts A-LL. and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-012-11 & PZ-PD-012-11), 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. 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 CivTech dated September 2017 and approved by Pinal County January 26, 2018);

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

6. 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;

7. 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;

8. 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;

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