PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: December 4, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP22-078 (Lookout Mountain Parcel B)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:
Requesting approval of a Final Plat for an approximately 10.00± acre subdivision consisting of 37 lots and Tracts A, B, C, D. This development was approved by the Board of Supervisors under Planning Case PZ-019-20 and PZ-PD-019-20 which zoned the subject property to R-7/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 (FP22-078).

LEGAL DESCRIPTION: Situated in a portion of the Northeast Quarter of Section 10, Township 4 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona

LANDOWNER: Lookout Mountain Partners, LLC. 3219 E. Camelback Road, #535, Phoenix, AZ 85018-2307

APPLICANT: United Engineering Group, LLC. 3205 W. Ray Road, Chandler, AZ 85226.

LOCATION: located south of Heritage Road and west of Hunt Highway, within the San Tan Valley area.

SIZE: 10.00 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (R-7/PAD) Zoning District under approved Planning Cases PZ-019-20 and PZ-PD-019-20. Staff notes the subject site is vacant.

P&Z COMMISSION ACTION (S-036-21): The Planning and Zoning Commission approved the Tentative Plat for Lookout Mountain Parcel B, July 21, 2022.

S-036-21 STIPULATIONS:

1. The applicant/owner shall develop the 37 lot subdivision in accordance with the subdivision submittal documents for Lookout Mountain 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-019-20), 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. 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 TIA shall be in accordance with the current Pinal County TIA Guidelines.

6. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
7. The drainage plan shall be in accordance with the current Pinal County Drainage Manual.
8. The approved Drainage Plan shall provide retention for storm waters in common retention areas.
9. Right-of-way dedication and full width road improvements will be required for WALKER GRANITE ROAD (as shown on the tentative plat). All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer.
10. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
11. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as identified in the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals.
12. 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.
13. All right-of-way dedication shall be free and unencumbered.