PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: December 4, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP22-069 (Red Rock Village – IXA - FINAL PLAT)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:
Requesting approval of a Final Plat for an approximately 4.17 ± acre subdivision consisting of 19 lots and Tracts A, B, C, D. This development was approved by the Board of Supervisors under Planning Case PZ-PD-006-02 which zoned the subject property to CR-4/PAD.

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 (FP22-069).

LEGAL DESCRIPTION: Situated in a portion of the northeast quarter of section 8, Township 10 South Range 10 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: Landmark Title Assurance Agency, LLC, Co/O Sunbelt Holdings, 6720 N. Scottsdale Rd., Suite 250, Scottsdale, AZ 85253

APPLICANT: Atwell, LLC, 4700 E. Southern Ave, Mesa, AZ, 85206

LOCATION: located north of Sasco Road Rd and east of Red Rock Road, east of Interstate 10 mile post 226.

SIZE: 4.17 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (CR-4/PAD) Zoning District under approved Planning Cases PZ-PD-006-02. Staff notes the subject site is vacant.

P&Z COMMISSION ACTION (S-004-21): The Planning and Zoning Commission approved the Tentative Plat for Ware Farms Parcel 2 on August 19, 2021.

S-040-21 STIPULATIONS:

1. A minimum 110’ (55’ ½ Street) total right-of-way dedication along all section lines and a minimum 80’ (40’ ½ Street) total right-of-way dedication along all mid-section lines may be required. If the section lines are noted in the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" as being a Regionally Significant Route (RSR) it will require 150’ total right-of-way (75’ ½ Street). All right-of-way dedication shall be free and unencumbered. The Final Report is available online at http://pinalcountyaz.gov/Departments/PublicWorks/Pages/Documents.aspx.
2. Right-of-Way and/or public easements needed to be dedicated shall be applied for and accepted by Pinal County prior to approval of plans. Legal descriptions and exhibits for right-of-way will be required to be submitted for review and acceptance prior to processing (include with Site Plan submittal). All documents will be processed through a Title Company by Pinal County. Applicant will be responsible for all process fees. After processing is completed right-of-way recording information is to be added to plans prior to plan approval. For application and process information contact the Pinal County Public Works Real Estate Section.
3. A Paved All-Weather Public Access Road is required: A roadway that connects the subdivision or private development to an existing paved public street. The access road shall be within dedicated public right-of-way with a minimum pavement width of 28 feet to accommodate two-way traffic.
4. All work within County right-of way requires a permit and approved plan review by Pinal County Department of Public Works.
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Regulations and Subdivision & Infrastructure Design Manual or as stipulated. The Regulations and Design Manual can be found on-line at http://pinalcountyaz.gov/Departments/PublicWorks/Pages/Documents.aspx
6. Minimum driveway widths -- 12’ one-way and 25’ two-way. The minimum distance from a commercial property line to the nearest edge of driveway is 30’ unless it is a joint use driveway (with access agreements). The minimum distance from the right-of-way line of an intersecting non-arterial street is 50’ from ROW line to the nearest edge of driveway and 600’ of two intersecting arterial streets.
7. The drainage plan shall be in accordance with the current Pinal County Drainage Ordinance and Manual. The Ordinance and Manual can be found on-line at http://pinalcountyaz.gov/Departments/PublicWorks/Pages/Documents.aspx
8. Any drainage channel or retention basin outside of County right-of-ways conveying, detaining and/or retaining any off-site flows or runoff from public roadways shall be placed within a public drainage easement.
9. The Traffic Impact Analysis shall be per the current Pinal County TIA Guidelines & Procedures. The preparer of the Traffic Impact Analysis shall contact the Pinal County Traffic Engineering Section to discuss the scope of the analysis, methodology, level of detail required for the specific project and the study limits prior to beginning the analysis. The TIA Guidelines can be found on-line at http://www.pinalcountyaz.gov/CommunityDevelopment/Engineering/Pages/Documents.aspx

11. Contribute a portion of the cost to provide traffic signals at intersections significantly impacted by the development as identified in the approved Traffic Impact Analysis.
12. In the event of evidence of ground fissures in the area of the development site a Geological Study evaluating earth fissures and any recommendations of mitigation will need to be provided with initial plan submittal.
13. Applicant/Engineer is required to obtain the appropriate Fire District's or State Fire Marshal's approval of the water plans prior to County approval.
14. Any rezone that may have an impact on County or ADOT right-of-ways may require the applicant to submit a Traffic Impact Analysis to the County and ADOT for review and approval prior to the rezoning case going before the Planning & Zoning Commission. The TIA, if required, shall identify the proposed uses or the most extensive uses in its analysis.