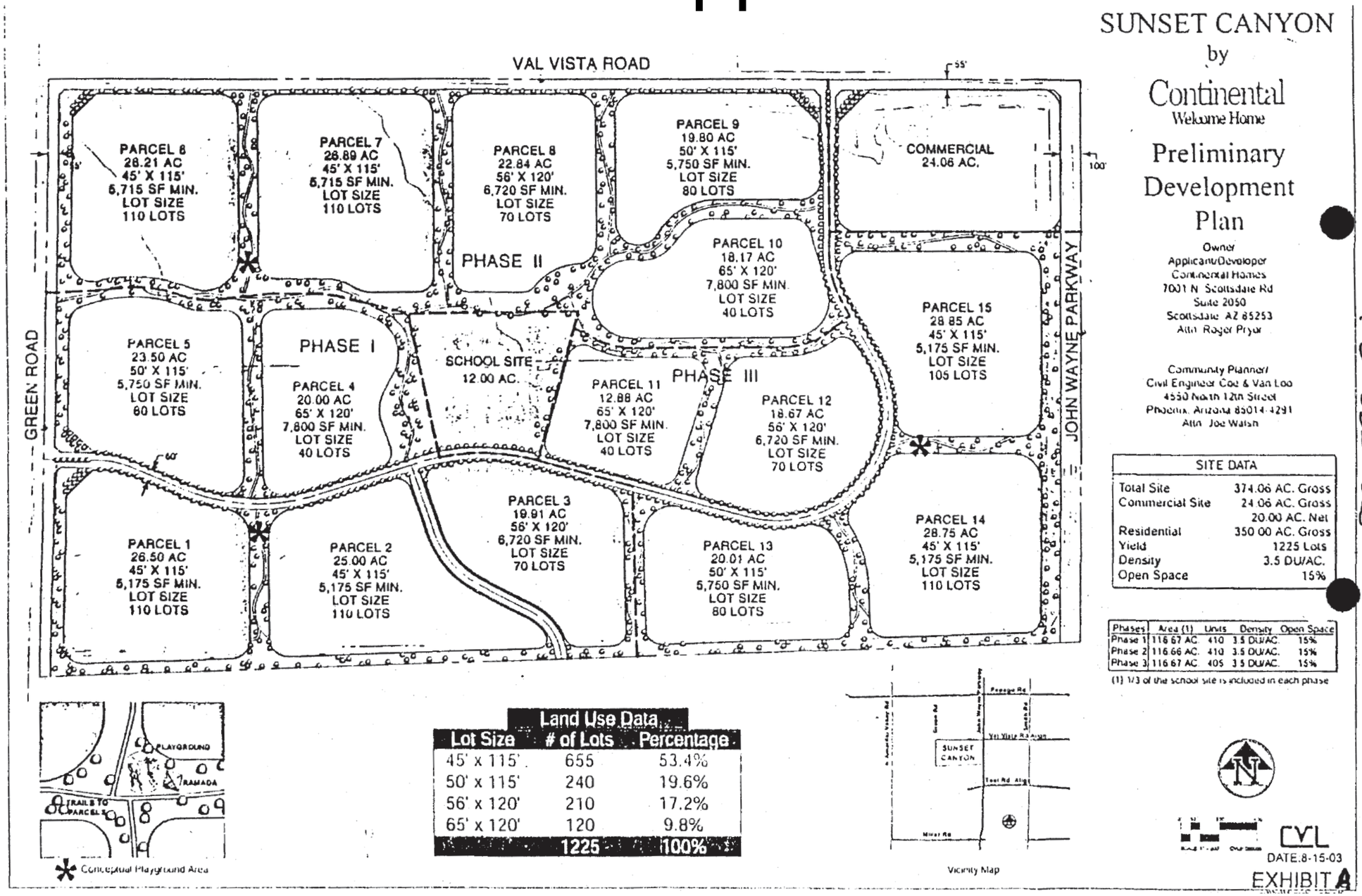
Sunset Canyon

Board of Supervisors

December 4, 2024


W PAPAGO ROAD
N GREEN ROAD
N JOHN WAYNE PARKWAY (SR 347)
W VAL VISTA ROAD
SITE
N RALSTON ROAD
N WHITE ROAD
N AMARILLO VALLEY ROAD
EMERALD ROAD
N WHITE AND PARKER ROAD
W TEEL ROAD ALIGNMENT
N GREEN ROAD
N SMITH ROAD
W LOUIS JOHNSON DRIVE

2003 Approval



PZ-032-03

Proposed Amendment



SITE DATA				
GROSS ACREAGE	374.02 AC.	4.06 D.U./AC.		
NET ACREAGE	354.00 AC.			
RESIDENTIAL NET ACREAGE	349.63 AC.			
DRAINAGE CHANNEL [1]	37.41 AC.			
DEDICATED OPEN SPACE	12.83 AC.			
TRAIL AREAS	11.97 AC.			
POCKET PARKS	10.88 AC.			
NEIGHBORHOOD PARK	3.56 AC.			
TOTAL OPEN SPACE	76.65 AC.	21.92%		
DESCRIPTION	ACREAGE	USE	UNITS	UNIT PERCENTAGE
PARCEL 1.1	25.27 AC.	50'x120'	140 D.U.	9.22%
PARCEL 1.2	32.84 AC.	45'x120'	176 D.U.	11.59%
PARCEL 1.3	28.28 AC.	55'x120'	133 D.U.	8.76%
PARCEL 1.4	33.41 AC.	50'x120'	166 D.U.	10.93%
PARCEL 1.5	29.31 AC.	40'x115'	182 D.U.	11.98%
PARCEL 1.6	14.07 AC.	ES		
PARCEL 1.7	24.46 AC.	45'x120'	157 D.U.	10.34%
PARCEL 1.8	21.91 AC.	45'x120'	117 D.U.	7.70%
PARCEL 1.9	18.12 AC.	50'x120'	103 D.U.	6.78%
PARCEL 1.10	18.34 AC.	55'x120'	122 D.U.	8.03%
PARCEL 1.11	30.26 AC.	40'x115'	223 D.U.	14.68%
PARCEL 1.12	4.37 AC.	COMM		
COMMERCIAL	4.37 AC.	COMM		
ELEMENTARY SCHOOL	14.07 AC.	ES		
40'X115'	59.57 AC.	40'x115'	405 D.U.	26.66%
45'X120'	79.21 AC.	45'x120'	450 D.U.	29.62%
50'X120'	76.80 AC.	50'x120'	409 D.U.	26.93%
55'X120'	46.62 AC.	55'x120'	255 D.U.	16.79%
SUNSET CANYON TOTAL	280.64 AC.		1,519 D.U.	

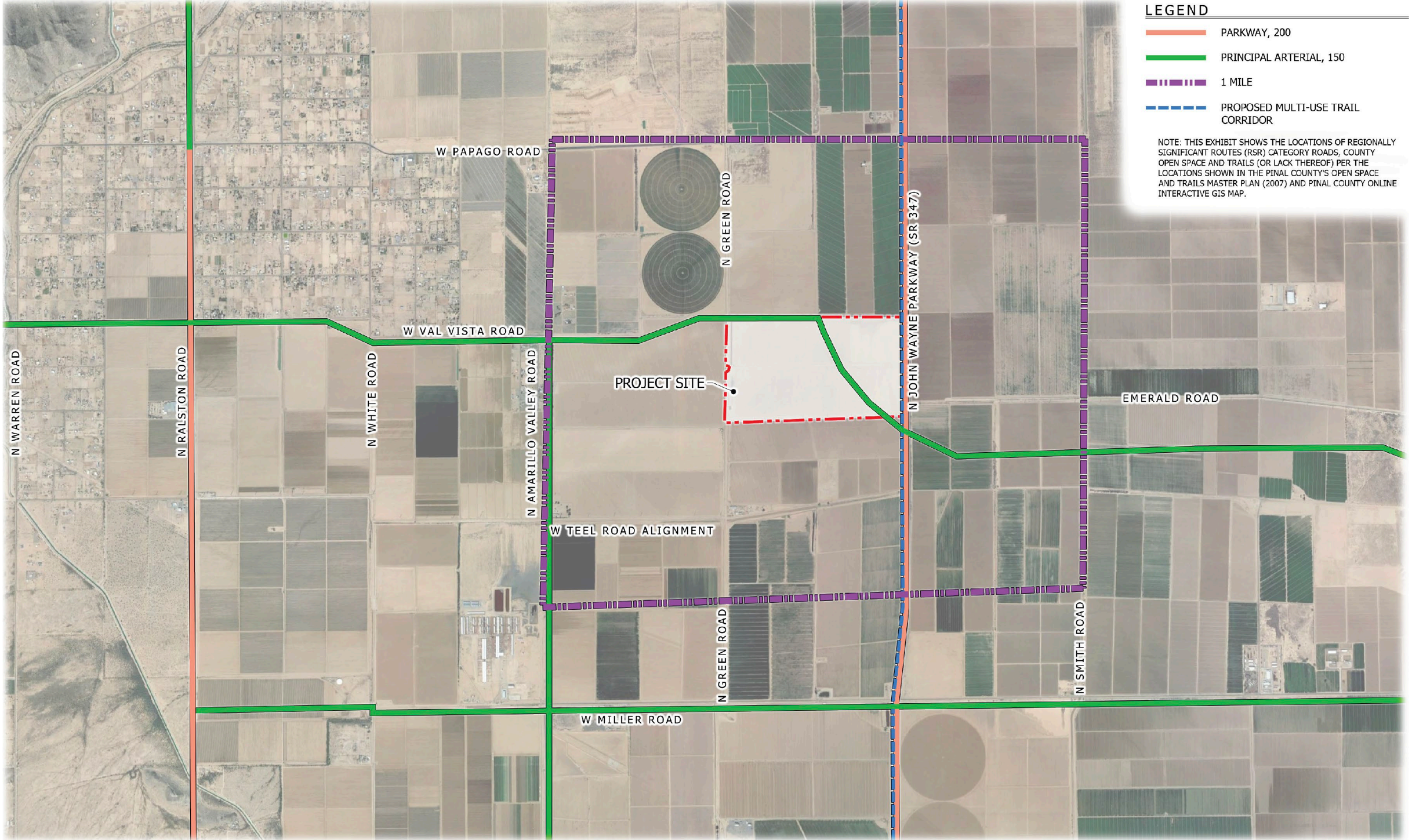
Neighborhood Outreach

- November 1, 2023 - Neighborhood Meeting No. 1 (zero neighbors)
- September 9, 2024 - Community Tour with 2 neighbors
- September 16, 2024 - Neighborhood Meeting No. 2 (18 neighbors)
  - Comments - Affect lifestyle, density, traffic, and water.
  - Provided comment cards: similar feedback

Rural/Agrarian Lifestyle - Conditions

Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing agricultural, ranchette, and animal privilege properties that may cause adverse noise, odors, dust, and other related externalities. The “Public Subdivision Report,” “Purchase Contracts,” CC&Rs, and final plat shall include a disclosure statement outlining that the site is adjacent properties that have agricultural, ranchette, and animal privileges and may therefore be subject to adverse noise, odors, dust, and other related externalities and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by Pinal County for receiving such notice.

Request Board of Supervisor’s Approval in accordance with the Planning & Zoning Commission’s Recommendation for Approval.


LEGEND
PARKWAY, 200
PRINCIPAL ARTERIAL, 150
1 MILE
PROPOSED MULTI-USE TRAIL CORRIDOR
NOTE: THIS EXHIBIT SHOWS THE LOCATIONS OF REGIONALLY SIGNIFICANT ROUTES (RSR) CATEGORY ROADS, COUNTY OPEN SPACE AND TRAILS (OR LACK THEREOF) PER THE LOCATIONS SHOWN IN THE PINAL COUNTY'S OPEN SPACE AND TRAILS MASTER PLAN (2007) AND PINAL COUNTY ONLINE INTERACTIVE GIS MAP.
W PAPAGO ROAD
N GREEN ROAD
N JOHN WAYNE PARKWAY (SR 347)
W VAL VISTA ROAD
N WARREN ROAD
N RALSTON ROAD
N WHITE ROAD
N AMARILLO VALLEY ROAD
PROJECT SITE
EMERALD ROAD
W TEEL ROAD ALIGNMENT
N GREEN ROAD
N SMITH ROAD
W MILLER ROAD

Proposed Amendment



SITE DATA				
GROSS ACREAGE	374.02 AC.	4.06 D.U./AC.		
NET ACREAGE	354.00 AC.			
RESIDENTIAL NET ACREAGE	349.63 AC.			
DRAINAGE CHANNEL [1]	37.41 AC.			
DEDICATED OPEN SPACE	12.83 AC.			
TRAIL AREAS	11.97 AC.			
POCKET PARKS	10.88 AC.			
NEIGHBORHOOD PARK	3.56 AC.			
TOTAL OPEN SPACE	76.65 AC.	21.92%		
DESCRIPTION	ACREAGE	USE	UNITS	UNIT PERCENTAGE
PARCEL 1.1	25.27 AC.	50'x120'	140 D.U.	9.22%
PARCEL 1.2	32.84 AC.	45'x120'	176 D.U.	11.59%
PARCEL 1.3	28.28 AC.	55'x120'	133 D.U.	8.76%
PARCEL 1.4	33.41 AC.	50'x120'	166 D.U.	10.93%
PARCEL 1.5	29.31 AC.	40'x115'	182 D.U.	11.98%
PARCEL 1.6	14.07 AC.	ES		
PARCEL 1.7	24.46 AC.	45'x120'	157 D.U.	10.34%
PARCEL 1.8	21.91 AC.	45'x120'	117 D.U.	7.70%
PARCEL 1.9	18.12 AC.	50'x120'	103 D.U.	6.78%
PARCEL 1.10	18.34 AC.	55'x120'	122 D.U.	8.03%
PARCEL 1.11	30.26 AC.	40'x115'	223 D.U.	14.68%
PARCEL 1.12	4.37 AC.	COMM		
COMMERCIAL	4.37 AC.	COMM		
ELEMENTARY SCHOOL	14.07 AC.	ES		
40'X115'	59.57 AC.	40'x115'	405 D.U.	26.66%
45'X120'	79.21 AC.	45'x120'	450 D.U.	29.62%
50'X120'	76.80 AC.	50'x120'	409 D.U.	26.93%
55'X120'	46.62 AC.	55'x120'	255 D.U.	16.79%
SUNSET CANYON TOTAL	280.64 AC.		1,519 D.U.	

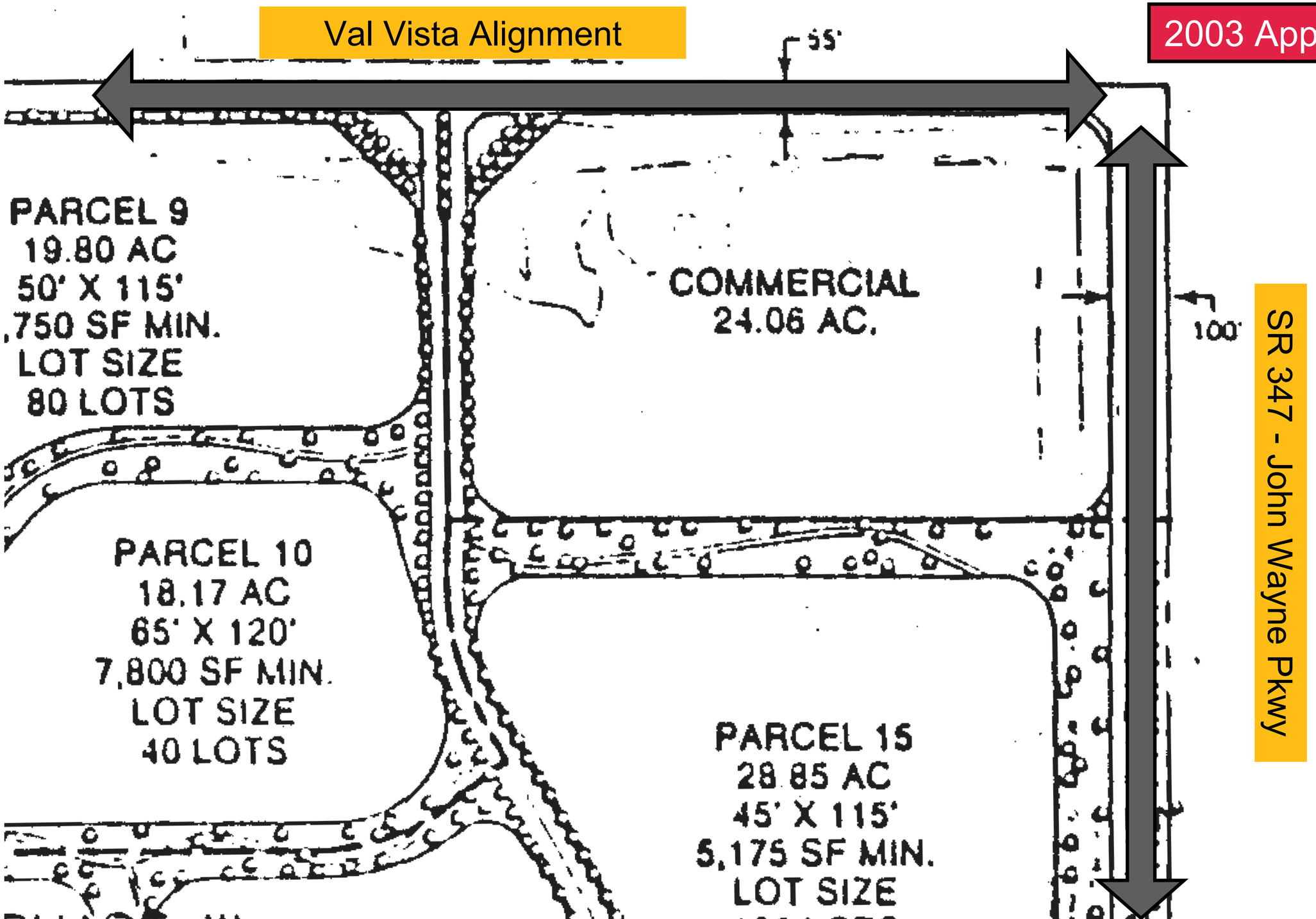
Commercial Constraints

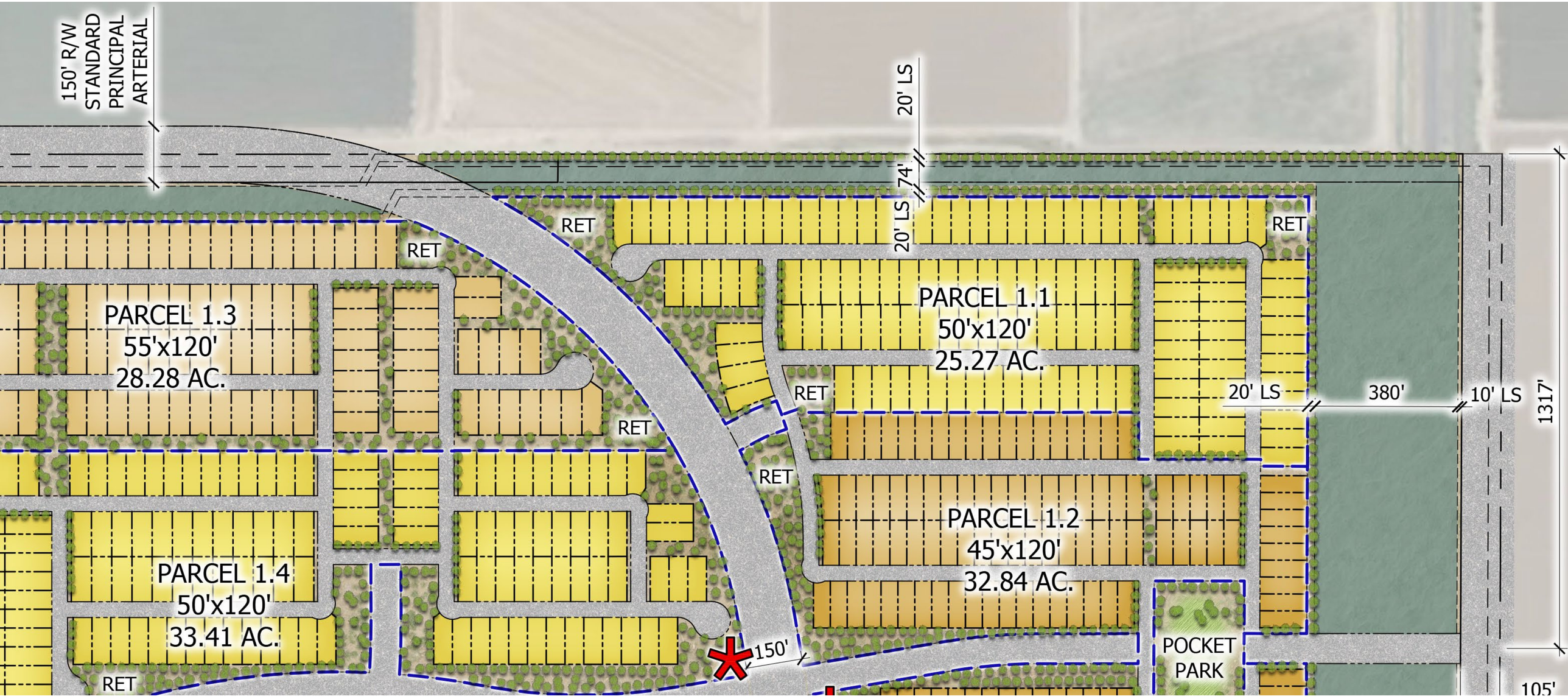
Significant challenges to keeping commercial at the same size and location:

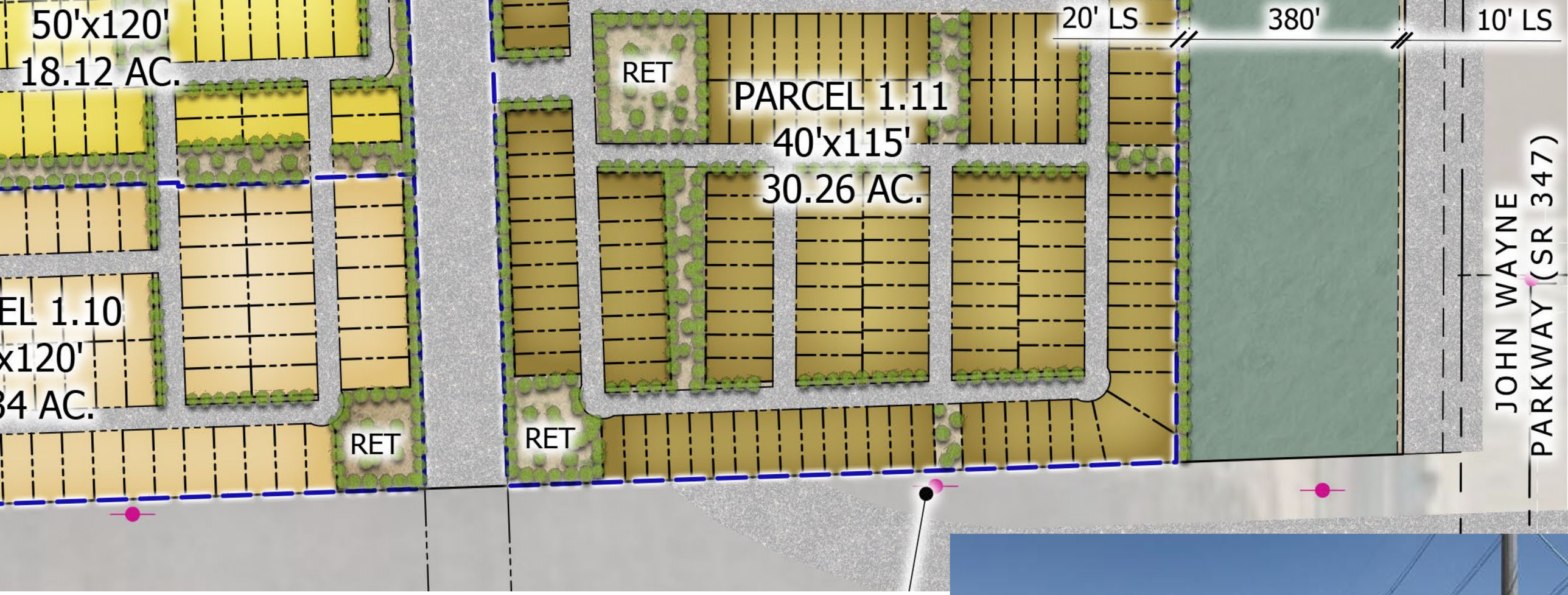
(1)Val Vista Road Re-Alignment

(2)Regional Drainage

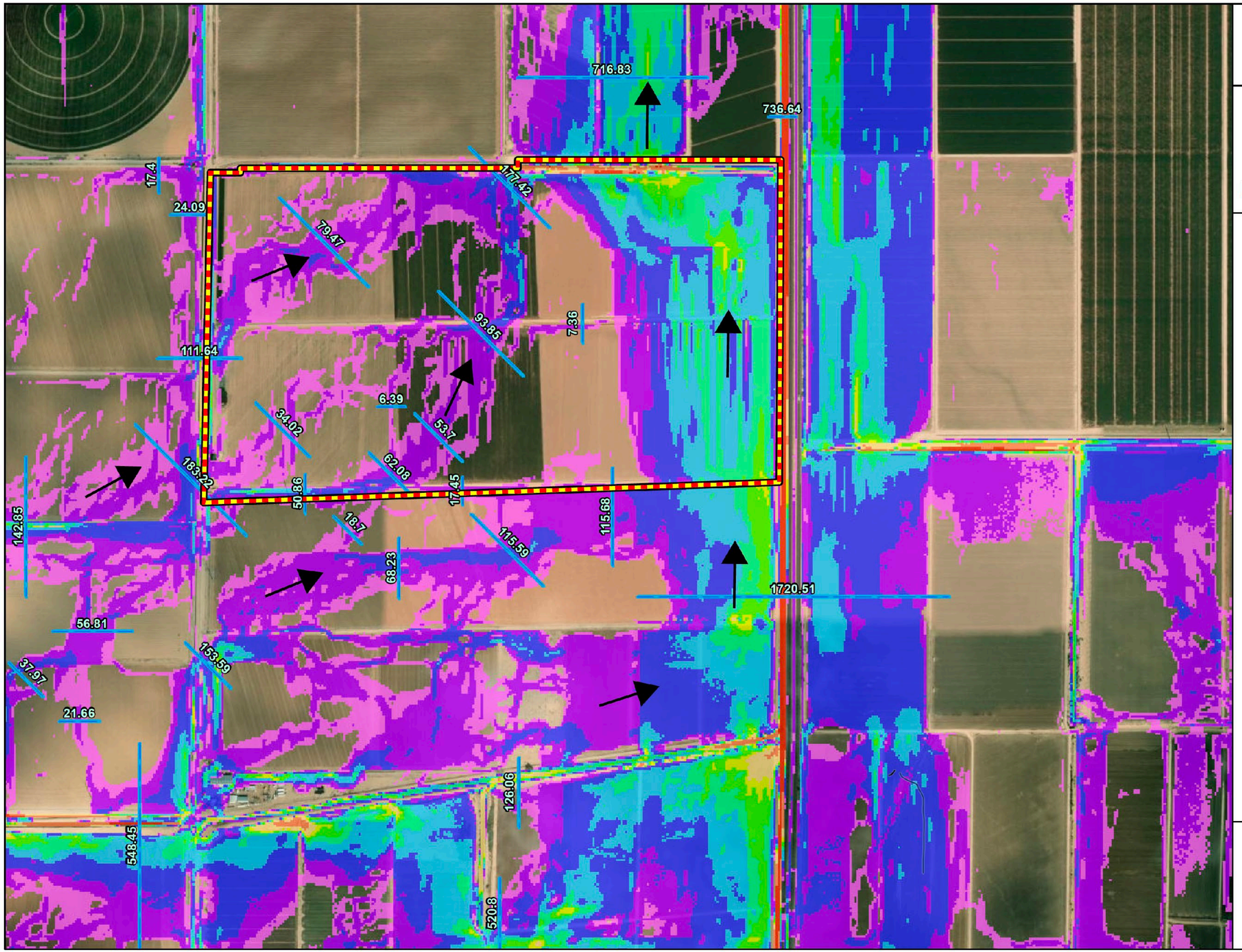
(3)Regional Circulation (Green Road)/Traffic Counts


Val Vista Alignment
2003 Approval
55'
PARCEL 9
19.80 AC
50' X 115'
,750 SF MIN.
LOT SIZE
80 LOTS
COMMERCIAL
24.06 AC.
100'
SR 347 - John Wayne Pkwy
PARCEL 10
18.17 AC
65' X 120'
7,800 SF MIN.
LOT SIZE
40 LOTS
PARCEL 15
28.85 AC
45' X 115'
5,175 SF MIN.
LOT SIZE


150' R/W
STANDARD
PRINCIPAL
ARTERIAL
20' LS
74'
20' LS
RET
RET
RET
PARCEL 1.3
55'x120'
28.28 AC.
PARCEL 1.1
50'x120'
25.27 AC.
RET
20' LS
380'
10' LS
1317'
RET
RET
PARCEL 1.2
45'x120'
32.84 AC.
PARCEL 1.4
50'x120'
33.41 AC.
150'
POCKET
PARK
RET
105'


50'x120'
18.12 AC.
EL 1.10
x120'
34 AC.
RET
RET
RET
PARCEL 1.11
40'x115'
30.26 AC.
20' LS
380'
10' LS
JOHN WAYNE
PARKWAY (SR 347)





Sunset Canyon

Pre-Development Conditions
Vekol-Smith Wash ADMS
FLO-2D Model Results
100-yr, 24hr, Subdomain 12
Maximum Combined Discharge

Legend

- Site Boundary
- Floodplain XSs (Peak Q, cfs)

Max. Combined Discharge

ft^3/sec

- 0 - 1
- 1 - 2
- 2 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- 20 - 25
- 25 - 30
- 30 - 50
- 50 - 100
- > 100

N

Models Received 2024-07-09

0 800 1,600 Feet

CVL CONSULTANTS

Printed By: **EdK** Print Date: **8/9/2024** Filename: N:\01\0376401\Hydro\MDR 3rd Submittal\GIS\MXD\SunsetCanyon_FLO2D_Template_11x17.mxd



SITE DATA AS PER LOTTED				
GROSS ACREAGE	373.77 AC.		3.49 D.U./AC.	
NET ACREAGE	354.00 AC.			
RESIDENTIAL NET ACREAGE [3]	316.59 AC.			
DRAINAGE CHANNEL [2]	37.41 AC.			
DEDICATED OPEN SPACE	50.58 AC.			
TRAIL AREAS	8.77 AC.			
POCKET PARKS	4.96 AC.			
NEIGHBORHOOD PARK	3.56 AC.			
TOTAL OPEN SPACE [1]	105.28 AC.		33.25%	
DESCRIPTION	ACREAGE	USE	UNITS	UNIT PERCENTAGE
PARCEL 1.1	25.27 AC.	50'x120'	126 D.U.	9.65%
PARCEL 1.2	26.11 AC.	45'x120'	132 D.U.	10.11%
PARCEL 1.3	28.28 AC.	55'x120'	117 D.U.	8.96%
PARCEL 1.4	33.41 AC.	50'x120'	145 D.U.	11.10%
PARCEL 1.5	29.31 AC.	40'x115'	170 D.U.	13.02%
PARCEL 1.6	14.07 AC.	ES		
PARCEL 1.7	24.45 AC.	45'x120'	127 D.U.	9.72%
PARCEL 1.8	21.91 AC.	45'x120'	107 D.U.	8.19%
PARCEL 1.9	24.08 AC.	50'x120'	92 D.U.	7.04%
PARCEL 1.10	21.25 AC.	55'x120'	99 D.U.	7.58%
PARCEL 1.11	32.95 AC.	40'x115'	191 D.U.	14.62%
ELEMENTARY SCHOOL	14.07 AC.	ES		
40'X115'	62.26 AC.	40'x115'	361 D.U.	27.64%
45'X120'	72.47 AC.	45'x120'	366 D.U.	28.02%
50'X120'	82.76 AC.	50'x120'	363 D.U.	27.79%
55'X120'	49.53 AC.	55'x120'	216 D.U.	16.54%
SUNSET CANYON TOTAL	281.09 AC.		1,306 D.U.	

1. OPEN SPACE CALCULATIONS BASED OFF OF TOTAL RESIDENTIAL NET ACREAGE.

Summary:

– USGS topography used in analysis of offsite flows

– Channel slopes based on existing topography at proposed drainage easements.

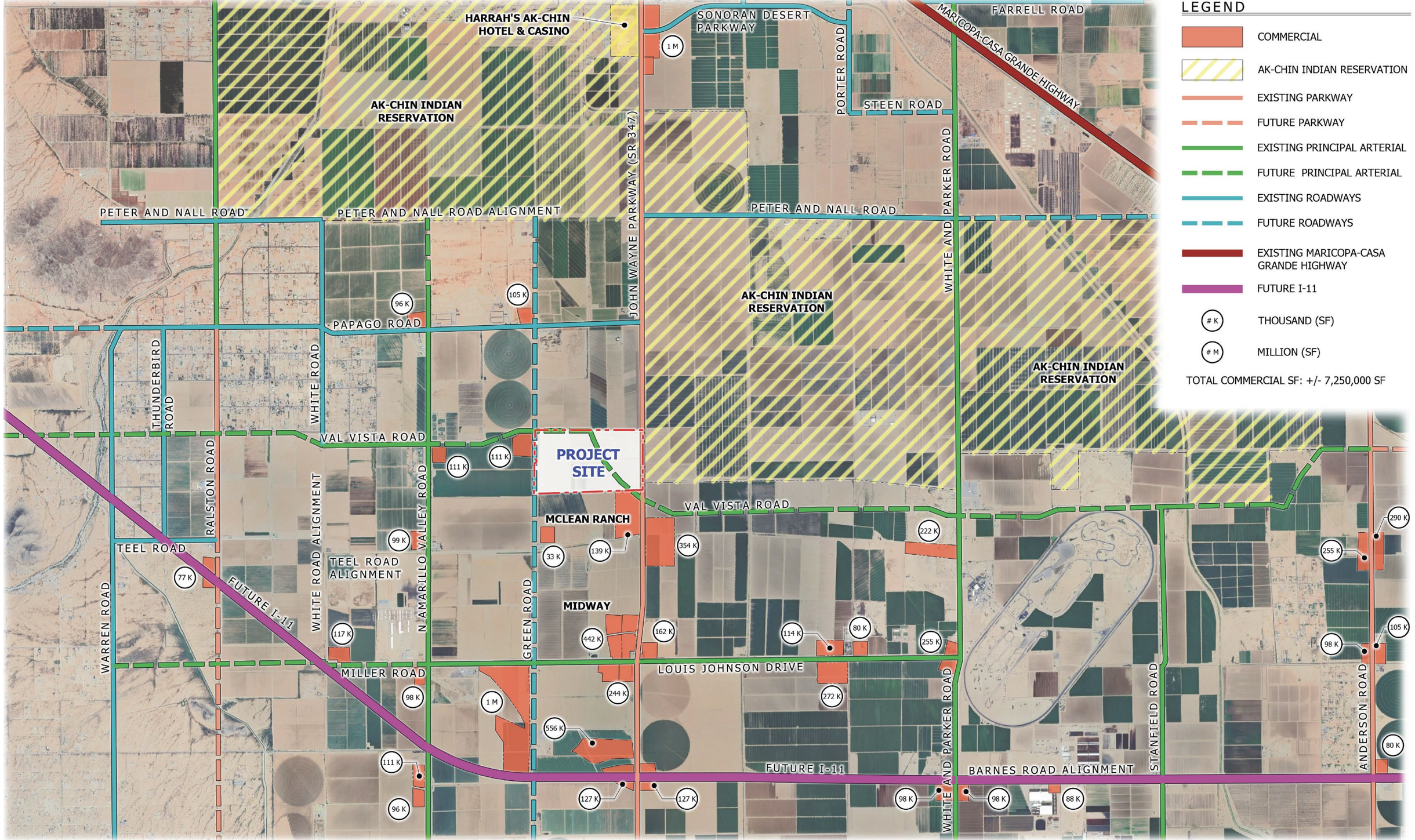
– Channel 1 anticipated to receive 6680 cfs at the southeastern boundary.

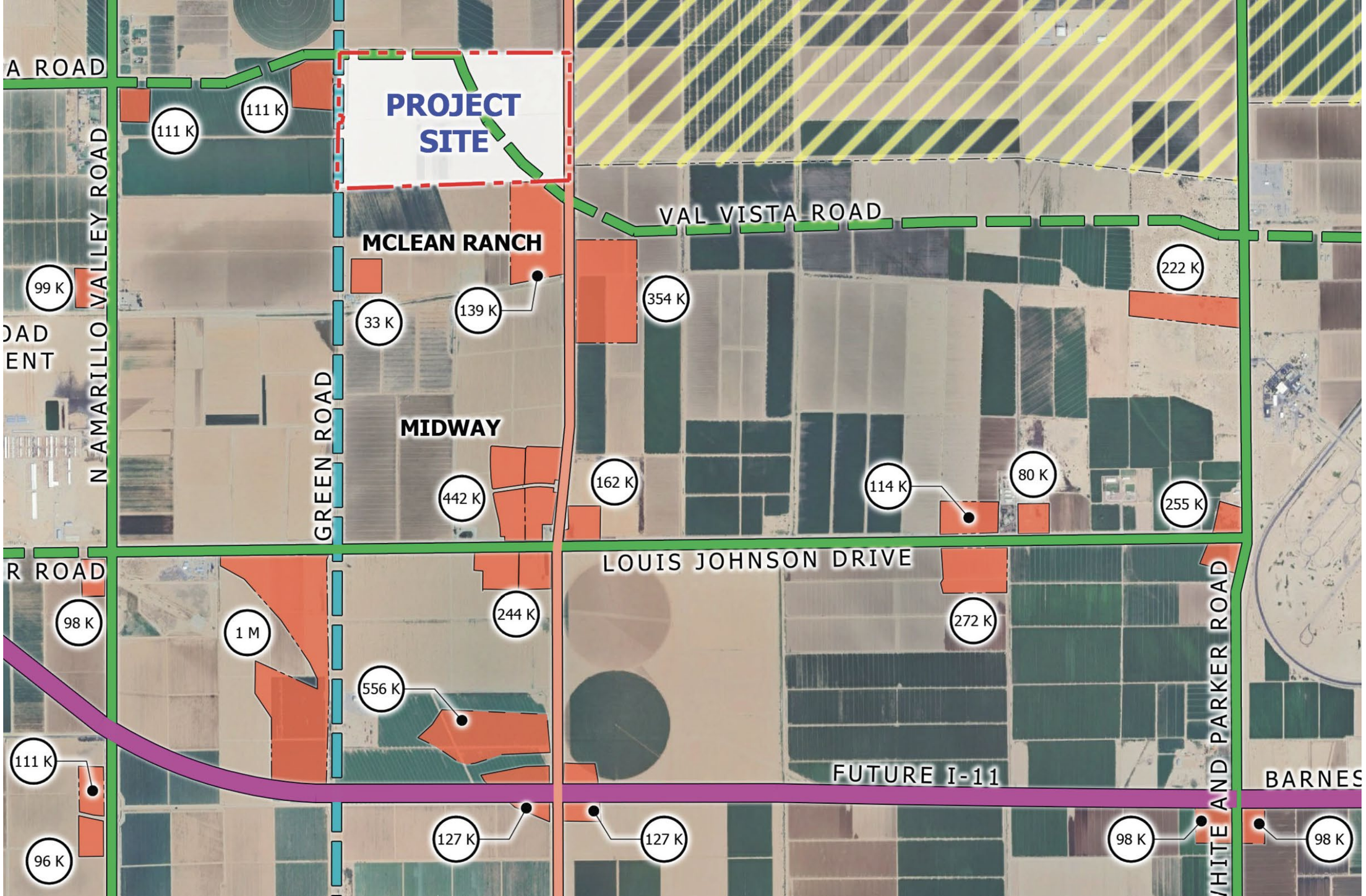
– Channel 1 will have a 380-foot drainage easement, plus 10- to 20-foot landscape tract.

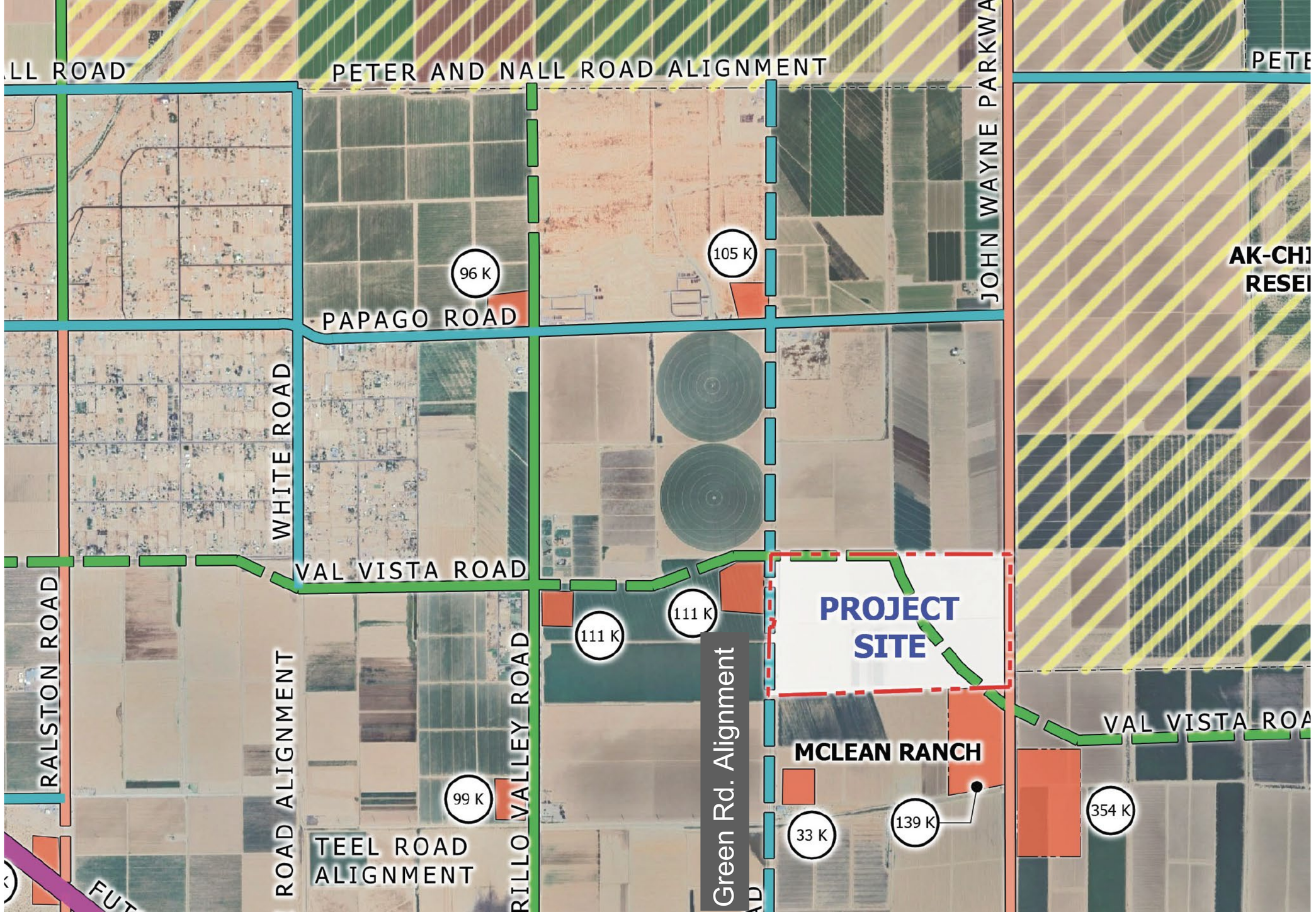
– Channel 2 anticipated to receive a combined 604 cfs at the southwestern and western boundary.

– Channel 2 will have a 59-foot drainage easement, plus 10- to 20-foot landscape tract.

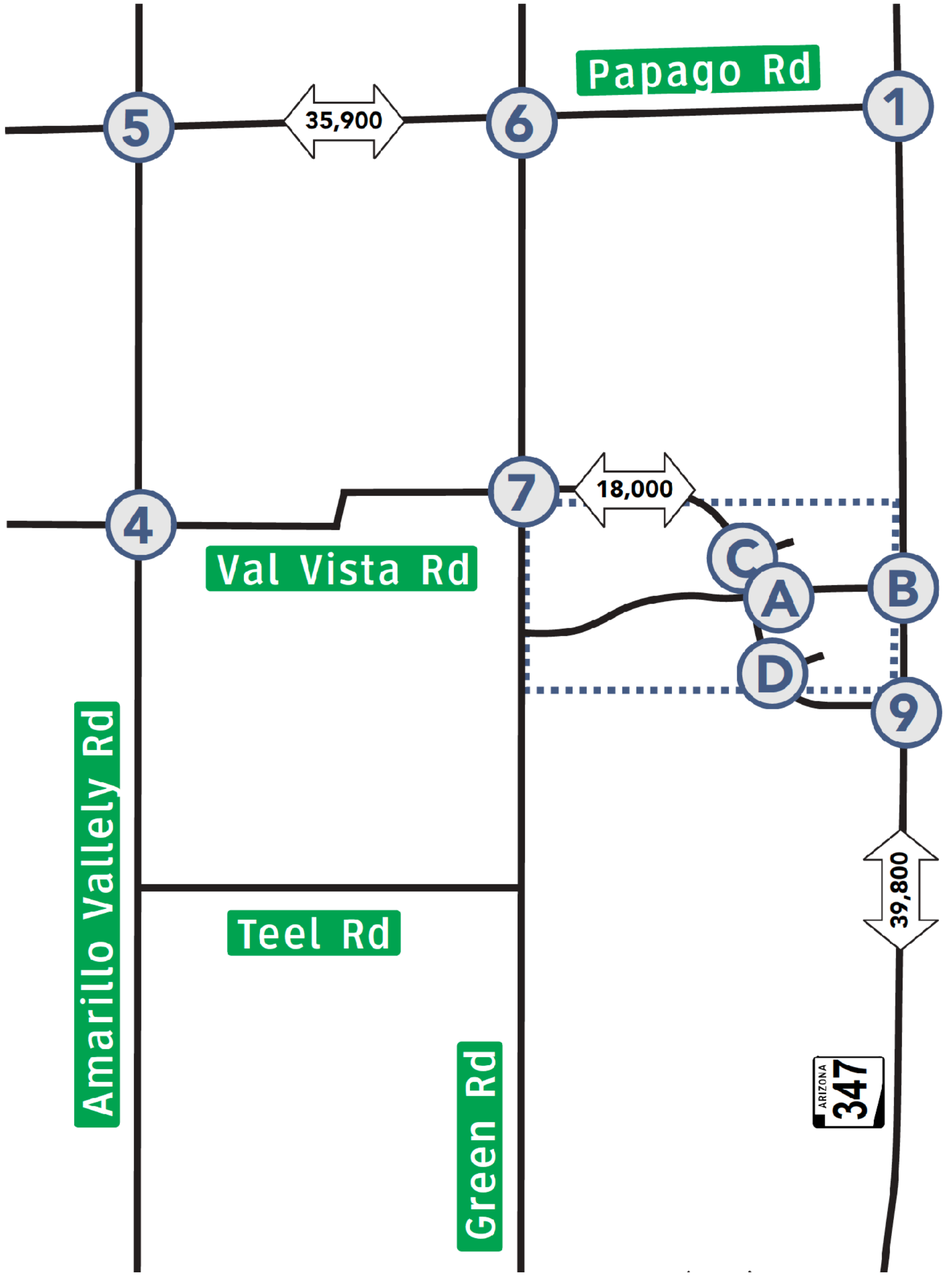
– Outfall elevation 1216.56' (assumed)

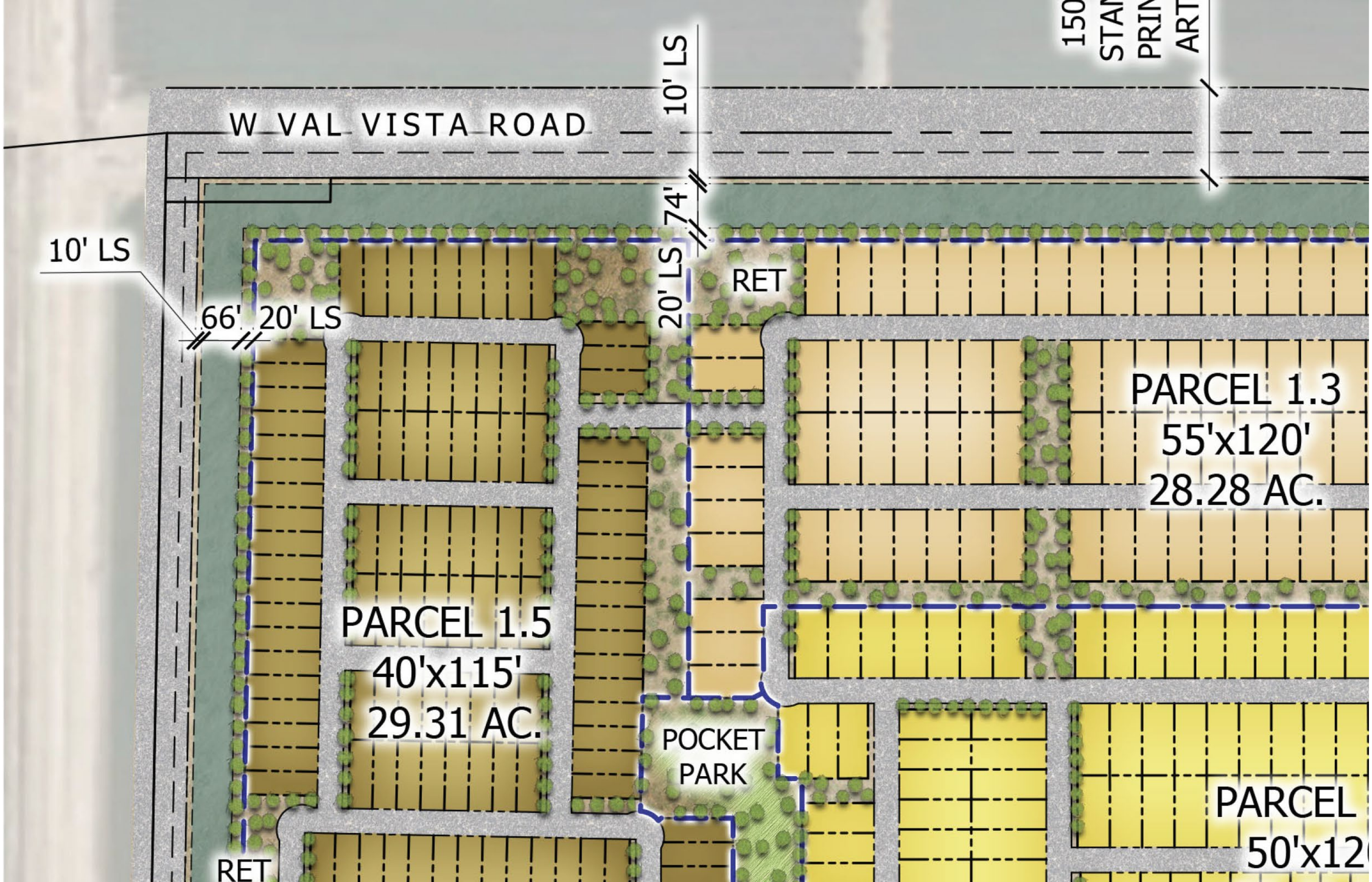

HARRAH'S AK-CHIN HOTEL & CASINO
AK-CHIN INDIAN RESERVATION
SONORAN DESERT PARKWAY
PORTER ROAD
FARRELL ROAD
MARICOPA-CASA GRANDE HIGHWAY
STEEN ROAD
PETER AND NALL ROAD
PETER AND NALL ROAD ALIGNMENT
JOHN WAYNE PARKWAY (SR 347)
WHITE AND PARKER ROAD
PAPAGO ROAD
THUNDERBIRD ROAD
WHITE ROAD
RALSTON ROAD
VAL VISTA ROAD
PROJECT SITE
WHITE ROAD ALIGNMENT
N AMARILLO VALLEY ROAD
MCLEAN RANCH
TEEL ROAD
TEEL ROAD ALIGNMENT
GREEN ROAD
MIDWAY
WARREN ROAD
FUTURE I-11
MILLER ROAD
LOUIS JOHNSON DRIVE
STANFIELD ROAD
ANDERSON ROAD
BARNES ROAD ALIGNMENT
1 M
96 K
105 K
111 K
99 K
33 K
139 K
354 K
222 K
290 K
255 K
77 K
117 K
442 K
162 K
114 K
80 K
98 K
244 K
272 K
556 K
127 K
88 K
LEGEND
COMMERCIAL
AK-CHIN INDIAN RESERVATION
EXISTING PARKWAY
FUTURE PARKWAY
EXISTING PRINCIPAL ARTERIAL
FUTURE PRINCIPAL ARTERIAL
EXISTING ROADWAYS
FUTURE ROADWAYS
EXISTING MARICOPA-CASA GRANDE HIGHWAY
FUTURE I-11
K THOUSAND (SF)
M MILLION (SF)
TOTAL COMMERCIAL SF: +/- 7,250,000 SF


PROJECT SITE
MCLEAN RANCH
MIDWAY
VAL VISTA ROAD
LOUIS JOHNSON DRIVE
FUTURE I-11
N AMARILLO VALLEY ROAD
GREEN ROAD
WHITE AND PARKER ROAD
111 K
111 K
99 K
33 K
139 K
354 K
222 K
442 K
162 K
114 K
80 K
255 K
98 K
1 M
244 K
272 K
556 K
111 K
96 K
127 K
127 K
98 K
98 K


PETER AND NALL ROAD ALIGNMENT
PAPAGO ROAD
WHITE ROAD
VAL VISTA ROAD
RALSTON ROAD
ROAD ALIGNMENT
TEEL ROAD ALIGNMENT
VALLEY ROAD
Green Rd. Alignment
JOHN WAYNE PARKWAY
PROJECT SITE
MCLEAN RANCH
96 K
105 K
111 K
111 K
99 K
33 K
139 K
354 K

Total Traffic - 2045 AM/PM Peak




W VAL VISTA ROAD
10' LS
74'
10' LS
20' LS
RET
66'
20' LS
PARCEL 1.3
55'x120'
28.28 AC.
PARCEL 1.5
40'x115'
29.31 AC.
POCKET
PARK
RET
PARCEL
50'x12

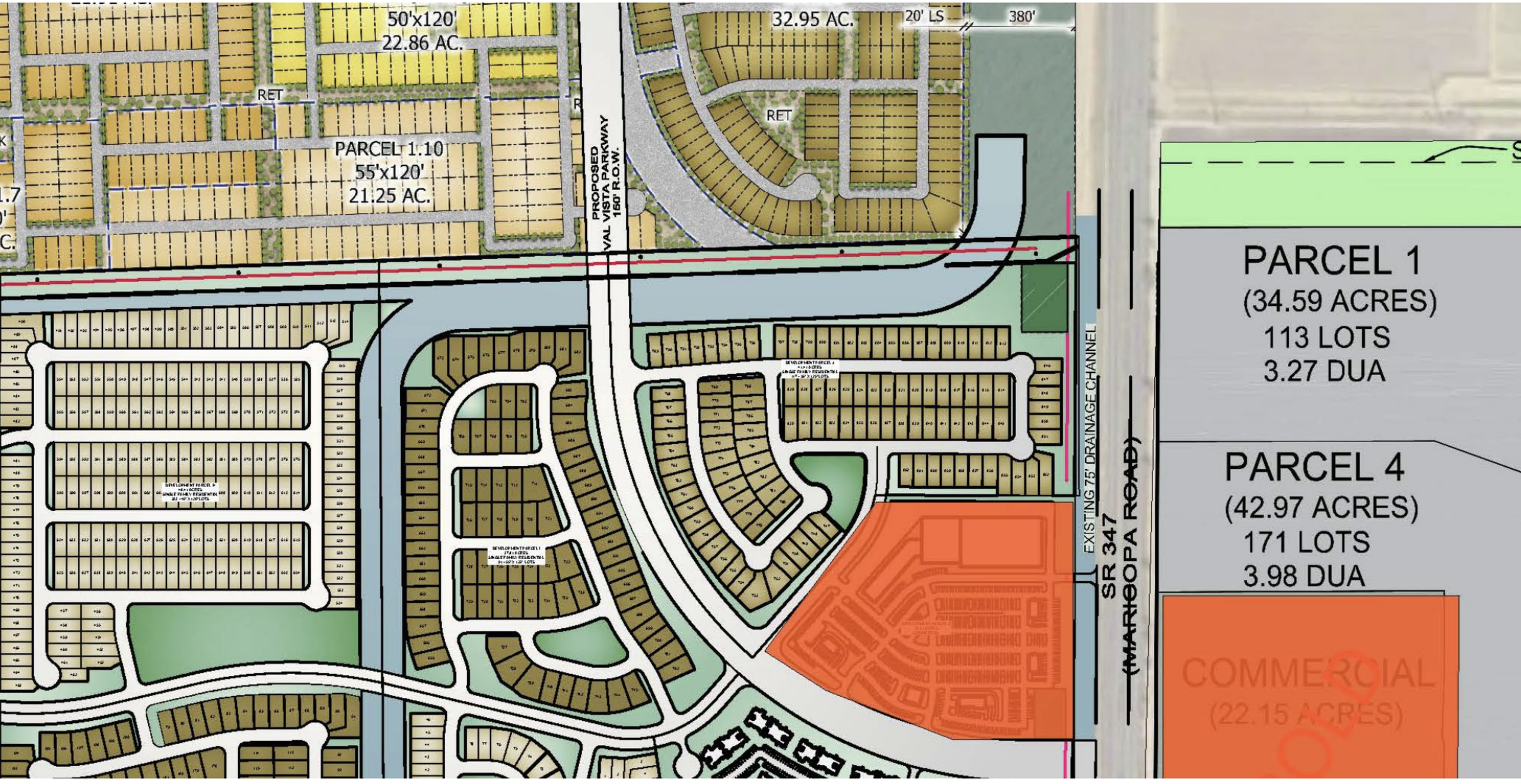

50'x120'
22.86 AC.
RET
PARCEL 1.10
55'x120'
21.25 AC.
PROPOSED
VAL VISTA PARKWAY
150' R.O.W.
32.95 AC.
20' LS
380'
RET
EXISTING 75' DRAINAGE CHANNEL
SR 347
(MARICOPA ROAD)
PARCEL 1
(34.59 ACRES)
113 LOTS
3.27 DUA
PARCEL 4
(42.97 ACRES)
171 LOTS
3.98 DUA
COMMERCIAL
(22.15 ACRES)

Table 6: Conceptual Phasing

	Zoning	Acres	Numbers of DUs	Density	Build-out year range
Phase 1	R-7	136.57 AC	502 DU	3.7 DU/AC	2030-2034
Phase 2	R-7	115.68 AC	508 DU	4.4 DU/AC	2035-2039
Phase 3	R-7	121.77 AC	522 DU	4.3 DU/AC	2040-2044

