BOARD OF SUPERVISORS

SUNSET CANYON REZONE AND PAD AMENDMENT

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-034-23/ PZ-PD-008-23

12/4/2024

Community Development Department

PZ-034-23- PZ-PD-008-23
Sunset Canyon Rezone & PAD Amendment

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Proposal: 2 Cases

Rezone

- **PZ-034-23:** Rezone request for 374.016± ac

from CR-3 PAD (~350 Acres-Single Family Zone)
& CB-2 PAD (~24 Acres- General Business Zone) (PZ-PD-032-03)

to R-7 PAD (369.65 Acres- Single Residence Zoning) AND
C-2 PAD (4.37 Acres- Community Commercial Zoning)

Planned Area Development

- **PZ-PD-008-23:** Planned Area Development (PAD) amendment request for 374.016 ± acres

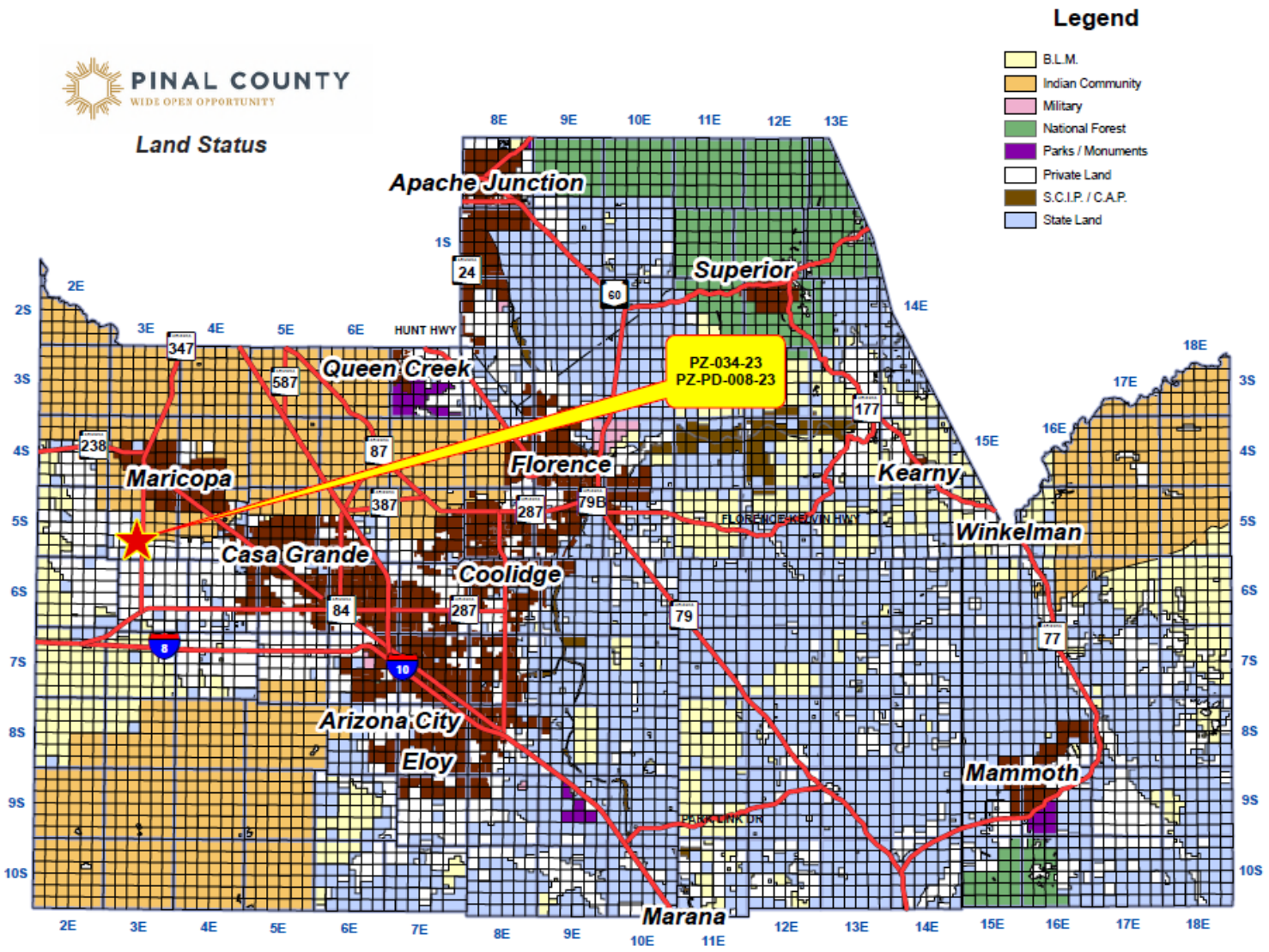
PZ-034-23- PZ-PD-008-23
Sunset Canyon Rezone & PAD Amendment

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Proposal:
  - **Total Size:** 374.016± acres
  - **Location:** Southwest corner of Val Vista Road and John Wayne Parkway in Maricopa Area
  - **Owner/Applicant:** Zeitlin Capital, Harry Zeitlin, HAM Sunset LLC
  - **Agent:** Burch & Cracchiolo, M Brennan Ray

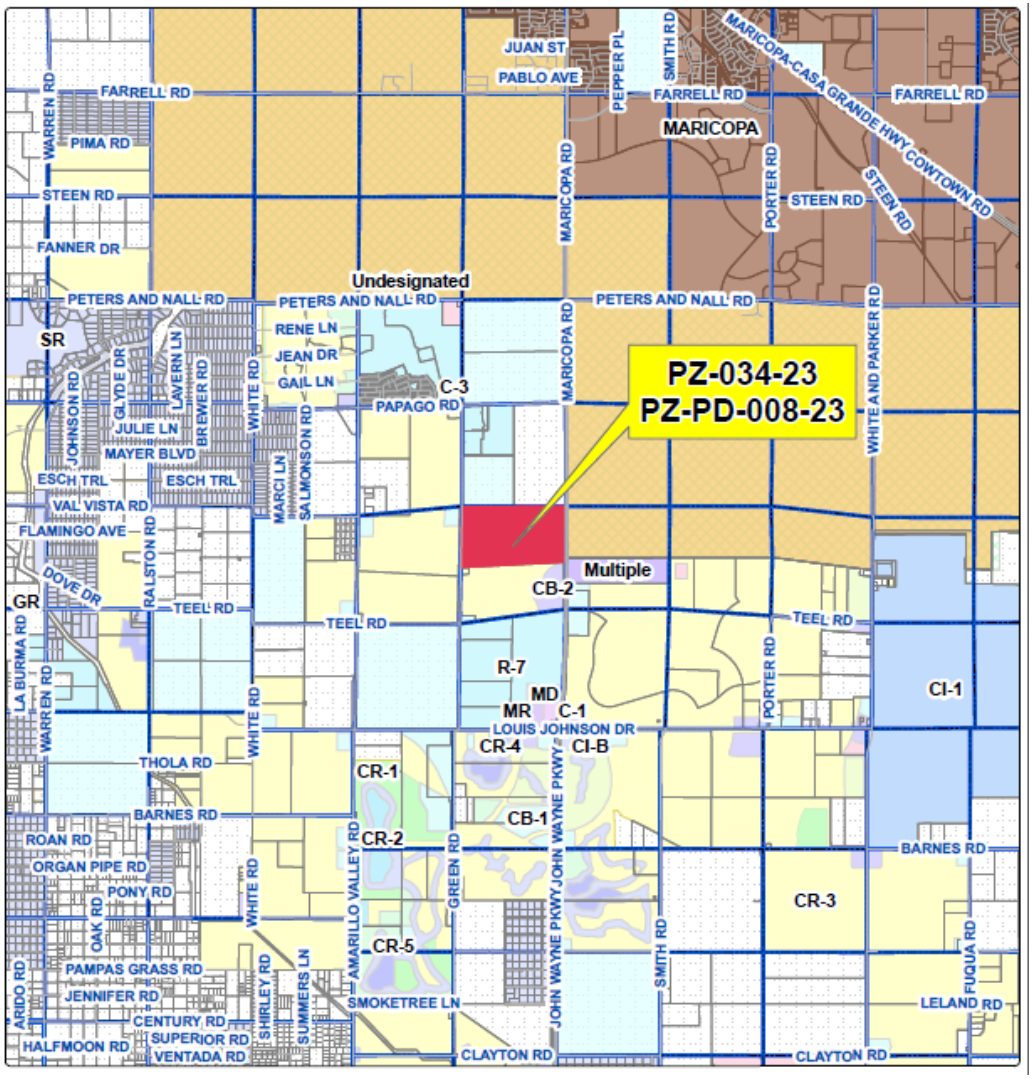
County Map- Location

PINAL COUNTY
WIDE OPEN OPPORTUNITY



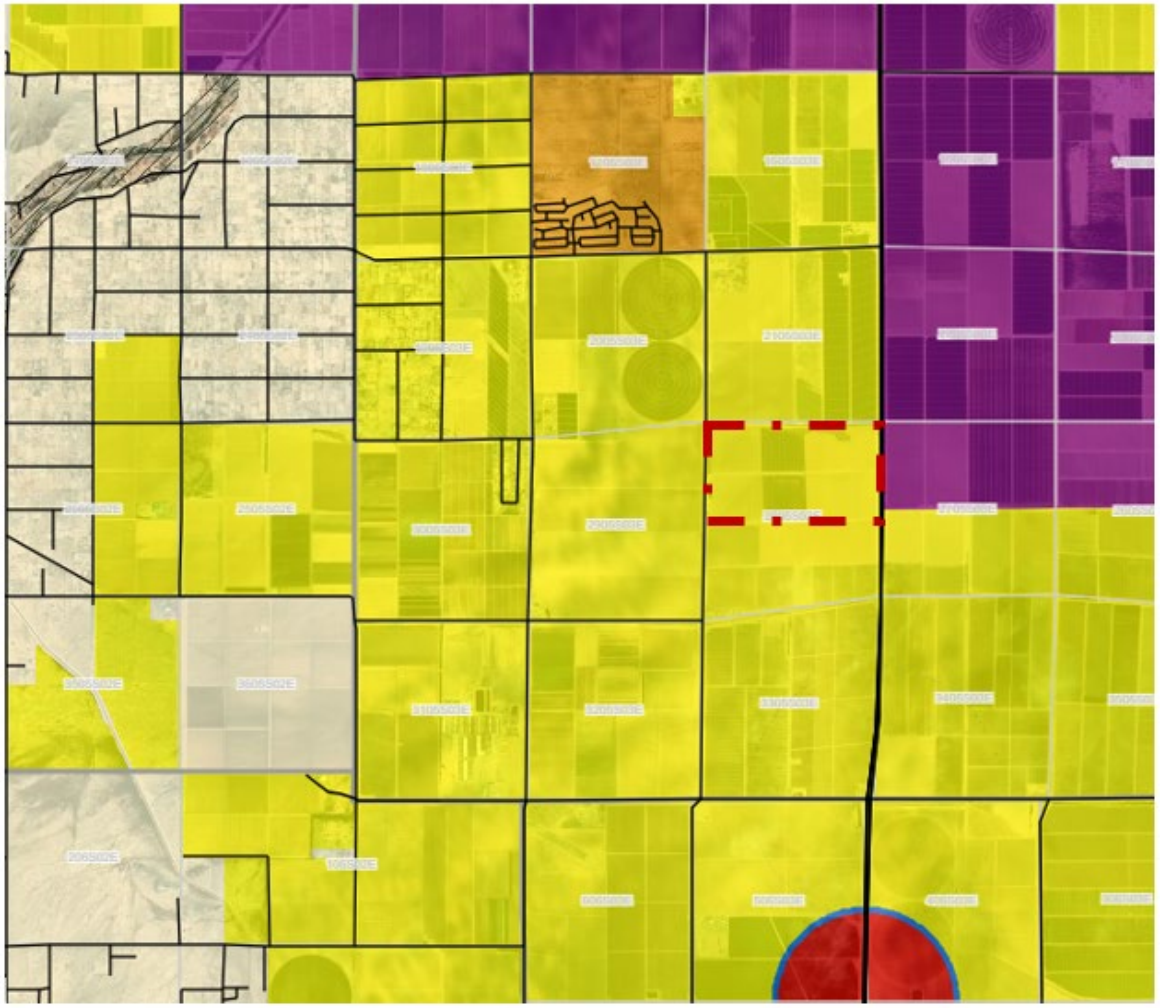
Area Map- Vicinity

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Comprehensive Plan

PINAL COUNTY
WIDE OPEN OPPORTUNITY



<u>Comprehensive Plan:</u>

Moderate Low Density Residential (1-3.5 du/ac)

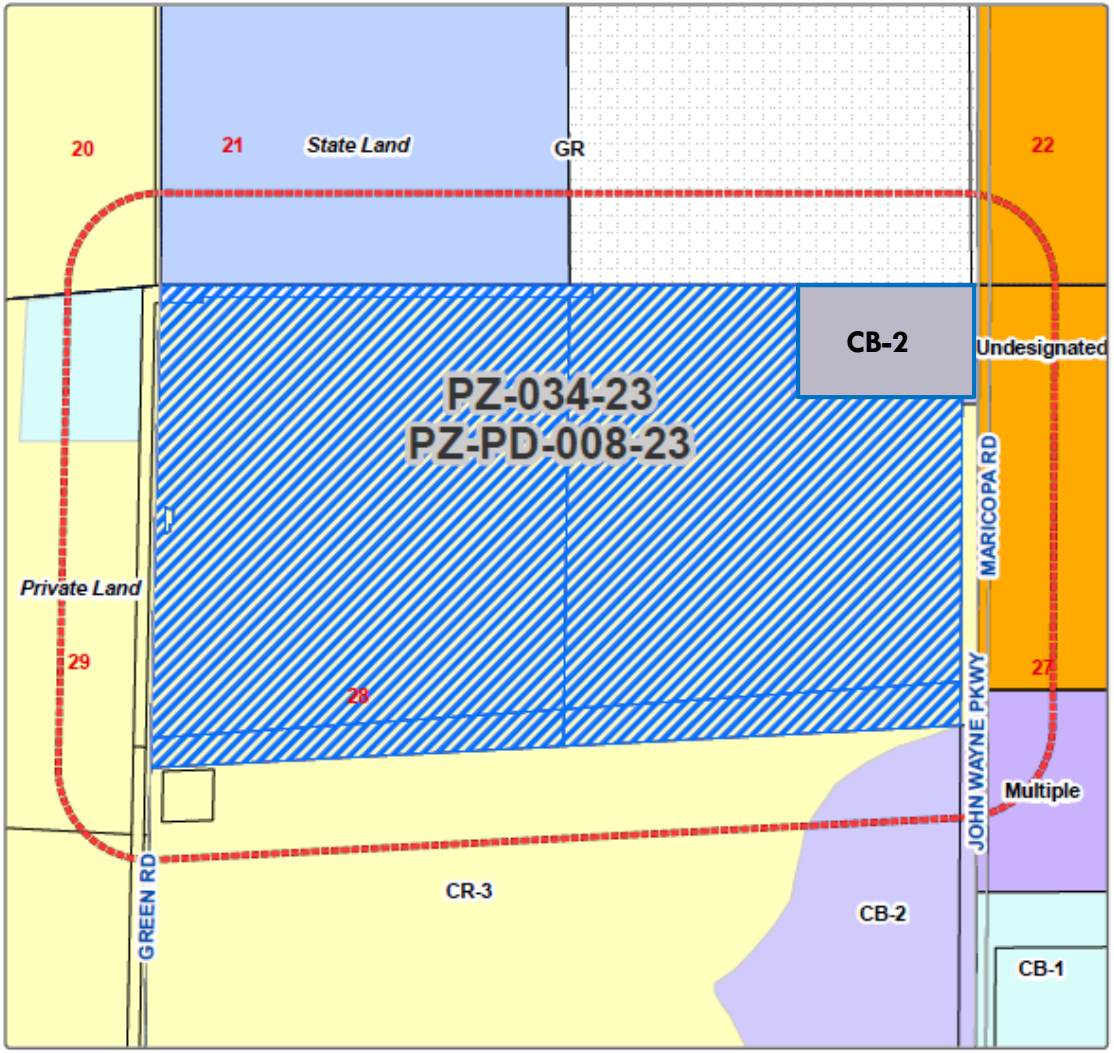
Proposed Density (4.06 du/ac)

Aerial

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Zoning Map



Existing Zoning:

CB-2 : 24 Acres
CR-3 : 350 Acres

Proposed Zoning:

R-7: 369.65 ± acres
C-2 = 4.37 ± acres

Zoning – Existing & Proposed

EXISTING

CR-3 = 350± acres

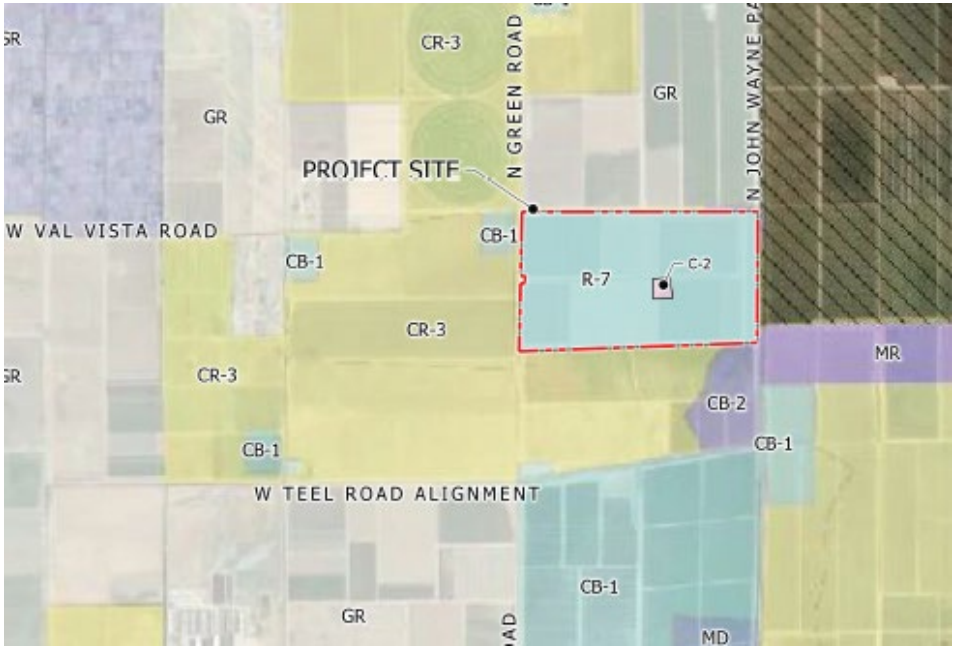
CB-2 = 24± acres

PROPOSED

R-7 = 369.65 ± acres

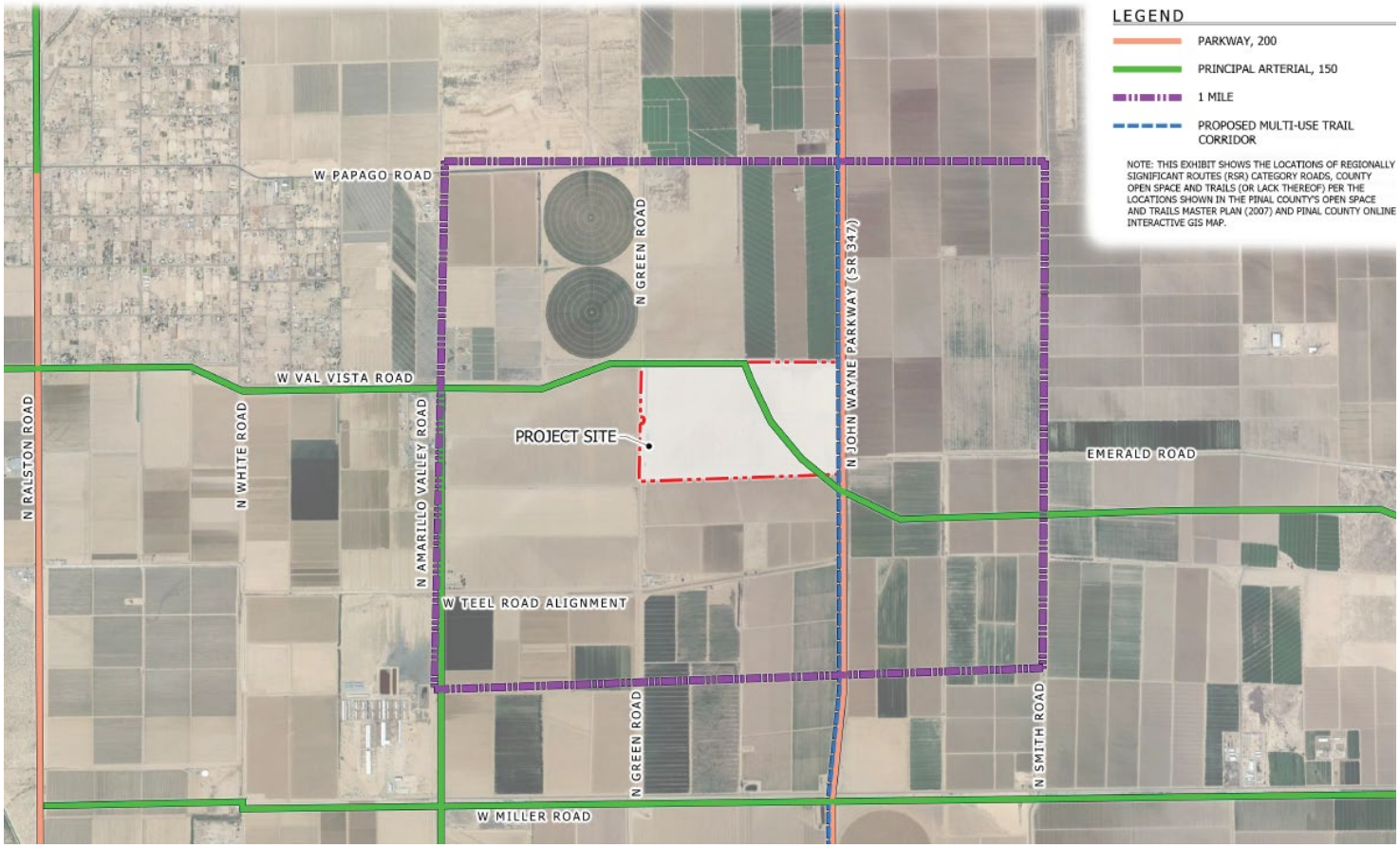
C-2 = 4.37 ± acres





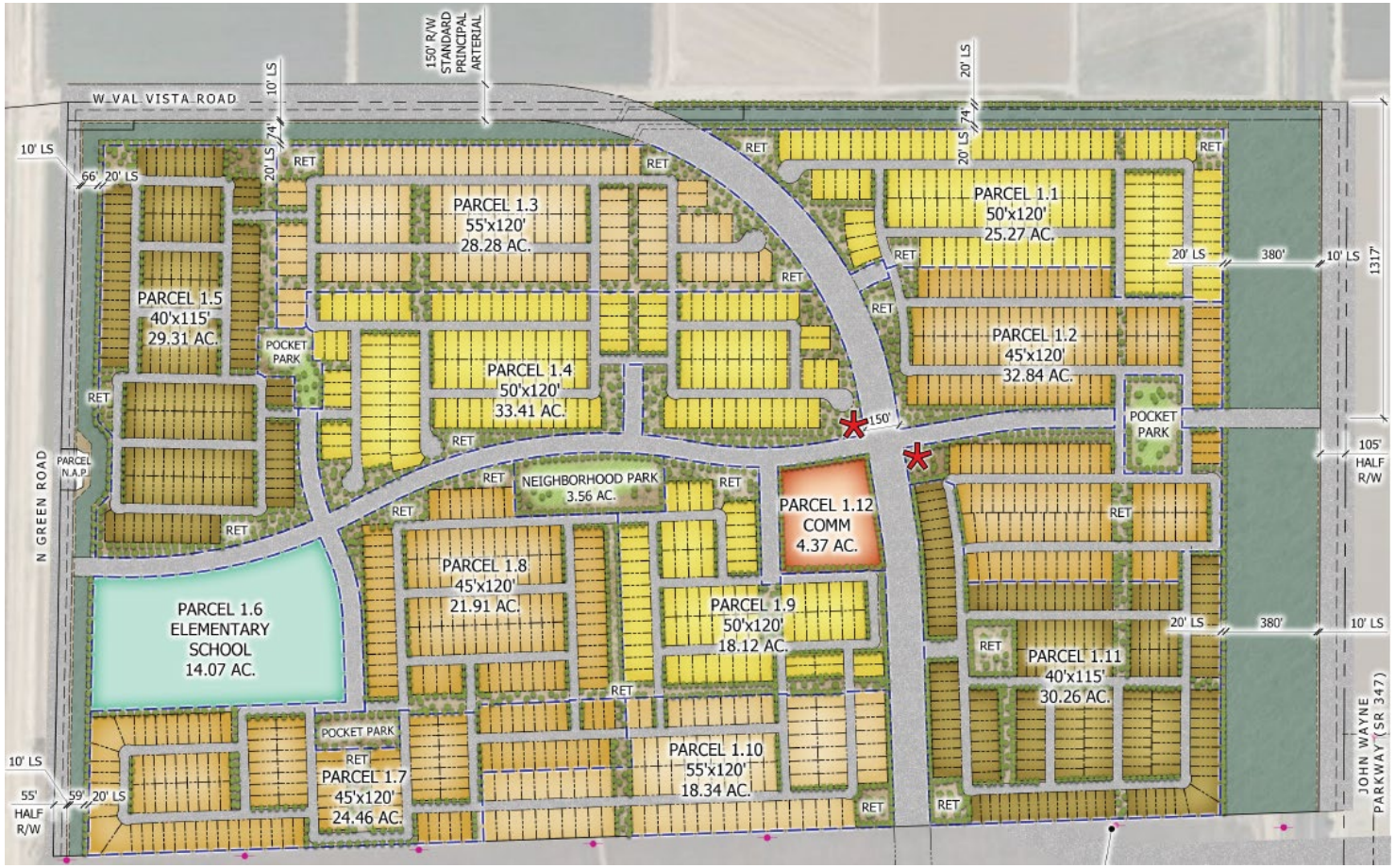
SUNSET CANYON : Roadways-Access

PINAL COUNTY
WIDE OPEN OPPORTUNITY



SUNSET CANYON- Development Plan

PINAL COUNTY
WIDE OPEN OPPORTUNITY



- **Entry Points:**
Val Vista, Green Road and SR 347

- **R-7 Zoning:**
4 Lot mixes
40x115, 45x120
50x120, 55x120

- **Open Spaces**
20.49 %- Active &Passive

- **Drainage**
380'- Drainage channel
Retention Basins/ Landscape tracts

- **TIA**
Approved by County Engineer with recommendations per TIA report

SUNSET CANYON PAD Amendment

PINAL COUNTY
WIDE OPEN OPPORTUNITY

DEVELOPMENT STANDARDS R-7

Table 8: Single-Family Residence Development Standards - R-7 PAD

	County Code	Proposed - Category A	Proposed - Category B	Proposed - Category C	Proposed - Category D	Proposed - Category E	Proposed - Category F
Minimum Lot Area [1]	7,000 SF	1,800 SF	2,700 SF	4,600 SF	5,175 SF	5,750 SF	6,600 SF
Minimum Lot Width	50'	20'	30'	40'	45'	50'	55'
Minimum Front Yard Setback	20'	20' to garage with parking on driveway, 10' to architecture, 5' max [2] to front facing garage without driveway parking	20' to garage with parking on driveway, 10' to architecture, 5' max [2] to front facing garage without driveway parking	20' to garage, 10' to architecture	20' to garage, 10' to architecture	20' to garage, 10' to architecture	20' to garage, 10' to architecture
Minimum Side Yard Setback	10' each	5' 0' where attached	5'	5'	5'	5'	5'
Minimum primary structure separation	NA	10'	10'	10'	10'	10'	10'
Minimum Rear Yard Setback	25'	10' (front loaded), 5' (rear loaded)	10' (front loaded), 5' (rear loaded)	10' single-story, 15' two-story	15' single-story, 20' two-story	15' single-story, 20' two-story	20' single-story, 25' two-story
Maximum Building Height	30'	30'	30'	30'	30'	30'	30'
Maximum Lot Coverage	-	86%	75%	60%	60%	60%	60%
Detached Accessory Buildings							
Permitted Coverage	33% of the total area of rear and side setbacks	33% of the total area of rear and side setbacks	33% of the total area of rear and side setbacks	33% of the total area of rear and side setbacks	33% of the total area of rear and side setbacks	33% of the total area of rear and side setbacks	33% of the total area of rear and side setbacks
Maximum Height	20'	20'	20'	20'	20'	20'	20'
Minimum Distance to main building	7'	7'	7'	7'	7'	7'	7'
Minimum distance to front lot line	60'	60'	60'	60'	60'	60'	60'
Minimum distance to side and rear lot lines	4'	5'	5'	5'	5'	5'	5'
Product Restriction	NA	Attached homes in configurations such as, but not limited to duplex, triplex, cluster, hammerhead, and townhome are permitted. No detached homes are permitted. May be front loaded or rear loaded	Detached homes in configurations such as, but not limited to alley, cluster, and hammerhead are permitted. May be front loaded or rear loaded	None	None	None	None

1. Minimum lot size may be decreased by up to 200 SF for corner lots which are impacted by the roadway chamfer/radius.
2. The 5' max may be increased to 8' for a portion of the building where curved roads occur.

SUNSET CANYON PAD Amendment

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Site Data

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.**	

1. DRAINAGE CHANNEL TO BE INCLUDED IN DEDICATED OPEN SPACE ON "CONCEPTUAL OPEN SPACE EXHIBIT" TABLE.

TOTAL DWELLING UNITS:

1,519 D.U.

DENSITY:

4.06 DU/AC

OPEN SPACE PROPOSED:

20.49 %

North

PINAL COUNTY
WIDE OPEN OPPORTUNITY



South

PINAL COUNTY
WIDE OPEN OPPORTUNITY



East

PINAL COUNTY
WIDE OPEN OPPORTUNITY



West

PINAL COUNTY
WIDE OPEN OPPORTUNITY



PZ-034-23/PZ-PD-008-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Items for Board's consideration:

- Total **Area** for Rezone/PAD requested is 369.65± acres for R-7 and 4.37 for C-2

- **Comprehensive plan** : MLDR (Moderate low density residential) allows 1-3.5 Du/ac

- **Density:** Existing Density- 3.5 DU/AC and 1,225 DU (PZ-PD-032-03)
  Proposed Density- 4.06 DU/AC with 1,519 DU

(Alternate Land-Use provision has been used to promote mixed-use, not requiring Comprehensive Plan Amendment)

PZ-034-23/PZ-PD-008-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Public Responses:

No opposition emails after P&Z hearing and re-notice of the updated site plan

Planning and Zoning: (6-3)

Recommended approval with 21 stipulations as attached in the staff report.

PZ-034-23/PZ-PD-008-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

QUESTIONS

PZ-034-23/PZ-PD-008-23- Stips

PINAL COUNTY
WIDE OPEN OPPORTUNITY

1. Approval of Sunset Canyon PAD amendment (PZ-PD-008-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. Sunset Canyon Planned Area Development (PAD) amendment overlay district (PZ-PD-008-23) is to be developed as shown by the site plan/development plan dated May, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-034-23;

4. Val Vista Road and State Route 347 have been identified as "Routes of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report, December 2008" the 2020 RSRSM map update, and the current "Access Management Manual" which may specify limited or reduced access on these roads or as approved by the County Engineer;

5. Half-street right-of-way dedication and half-street improvements will be required for Greene Road (Western boundary). The required minimum half-street right-of-way is fifty-five feet (55ft) for Greene Road along the western boundary. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

PZ-034-23/PZ-PD-008-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

6. Right-of-way dedication and street improvements will be required Val Vista Road. The required minimum right-of-way dedication is one-hundred and fifty feet (150ft) for the sections of Val Vista Road traversing trough the development and 75ft for the segments along the development's perimeter (northern boundary). Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

PZ-034-23/PZ-PD-008-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

7. A drainage report will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Final Plat approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

8. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis 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 and Procedures and shall be approved prior to the Tentative Plat approval;

9. A Geotechnical Report shall submitted for review and approval at the time of Final Plat submittal. The report shall cover all recommended pavement sections for this development, include offsite and half-street pavement. The Geotechnical report shall be approved prior to the Final Plat and improvement plan approvals;

10. A minimum of two paved, permanent access points to be provided for ingress and egress from the development to existing public roads. Approval of adequate access by the County Engineer shall be a condition of approval of the plat by the Board.

11. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.

PZ-034-23/PZ-PD-008-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

12. Any required contributions (design and construction costs) for future traffic signals, as identified in the approved Traffic Impact Analysis, shall be paid to the County prior to the final plat approval or as approved by the County Engineer;

13. Applicant to follow landscape standards per design guidelines set forth in the PAD narrative dated November 15, 2023. All plant material to follow Arizona low water use plant list per ADWR;

14. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

15. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;

16. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

17. All right-of-way dedication shall be free and unencumbered; and

18. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

PZ-034-23/PZ-PD-008-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

19. 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.

20. Minimum side yard setbacks for all dwelling units shall be 5'; and

21. For all detached Accessory Buildings, minimum distance to the side and rear lot lines shall be 5'.

PZ-034-23/PZ-PD-008-23

New Development Plan- with Commercial 4.37 Ac

PINAL COUNTY
WIDE OPEN OPPORTUNITY



PZ-034-23/PZ-PD-008-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Aug 15- Noticed- continued by Applicant without Public Hearing

Sept 25- 1st Public Hearing – 'Continued' at req of Applicant by P&Z

Oct 17- 2nd Public Hearing