



MEETING DATE: December 18, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP23-018 (Venida Unit 1 FINAL PLAT)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:

Requesting approval of a Final Plat for an approximately 158.25 ± acre subdivision consisting of 205 lots and Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S. This development was approved by the Board of Supervisors under Planning Case PZ-PD-042-21 which zoned the subject property to R-7/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 (FP23-018).

LEGAL DESCRIPTION: Situated in a portion of the northwest Quarter of Section 21, Township 5 South Range 3 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: LGI Homes – Arizona LLC. 9105 East Del Camino Drive, Suite 118, Scottsdale, Arizona 85284

APPLICANT: Coe & Van Loo II LLC., 4550 North 12th Street, Phoenix, Arizona 85014

LOCATION: located south of Papago Road and north of Val Vista Boulevard, south of Ak-Chin Indian Community.

SIZE: 158.25 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (R-7/PAD) Zoning District under approved Planning Cases PZ-PD-042-21. Staff notes the subject site is vacant.

P&Z COMMISSION ACTION (S-017-22): The Planning and Zoning Commission approved the Tentative Plat for Venida Unit 1 on March 16, 2023.

DEVELOPMENT SERVICES

S-017-22 STIPULATIONS:

- 1) 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 the United Civil Group, Project # TR21096 and dated October 5, 2021 (revised 04/15/2022 and 06/20/2022) and approved by Pinal County January 9, 2023);
- 2) Half-street right-of-way dedication and half-street road improvements will be required for PAPAGO ROAD (northern boundary), GREEN ROAD (western boundary), HATCHERY DRIVE (southern boundary) and HARVESTER DRIVE (eastern boundary). The required minimum half-street right-of-way is 55' for PAPAGO RD and GREEN RD, and 40' for HATCHERY DR and HARVESTER DR. 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;
- 3) 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;
- 4) 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;
- 5) All right-of-way dedication shall be free and unencumbered;
- 6) If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;