

BOARD OF SUPERVISORS

PZ-PA-021-21, PZ-036-21
& PZ-PD-036-21 (ORACLE
VALLEY ESTATES)



PINAL COUNTY
WIDE OPEN OPPORTUNITY

12/18/24

Community Development Department



PZ-PA-021-21, PZ-036-21 & PZ-PD-036-21

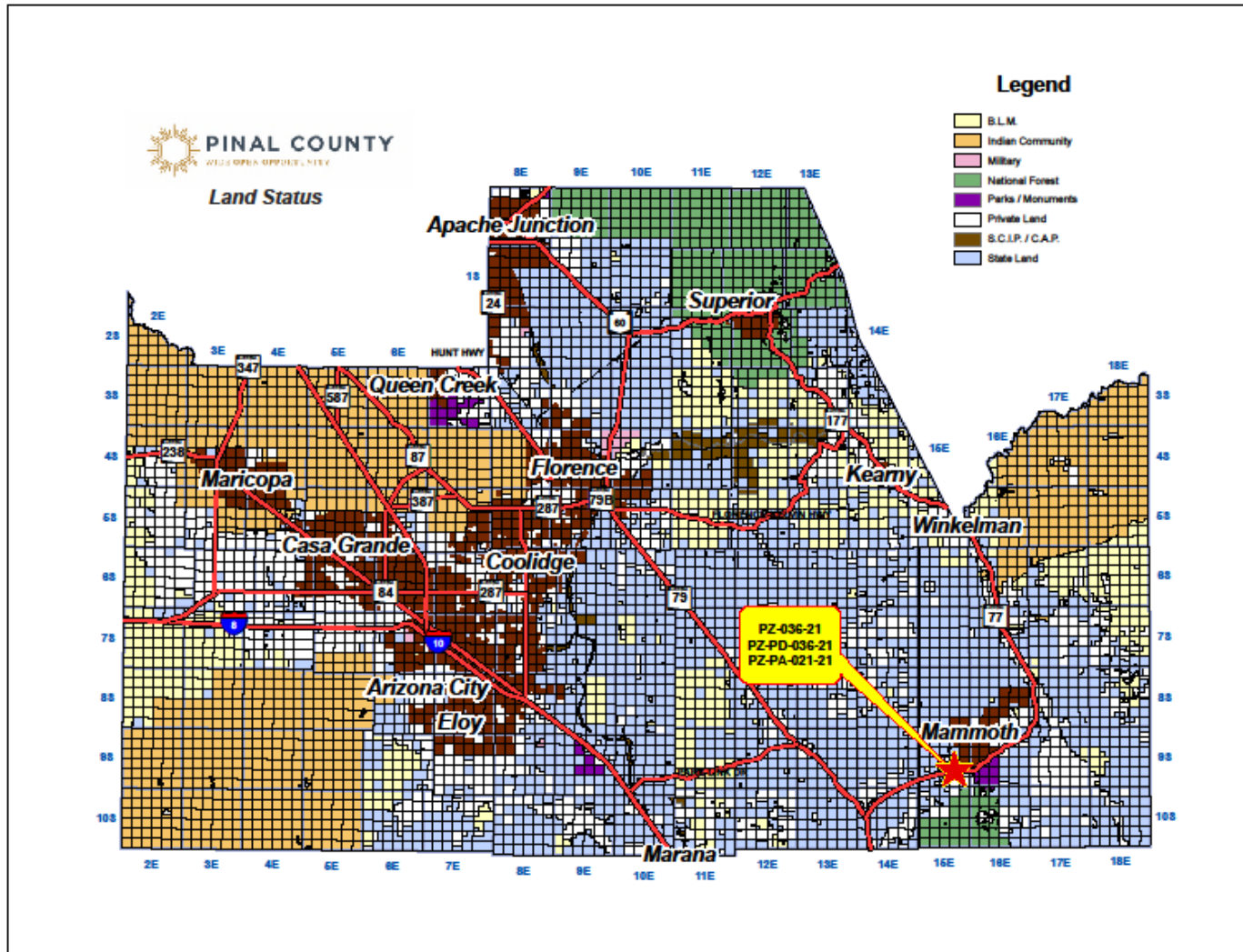
- Proposal:
 - ▣ Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for a manufactured home, park model, and recreational vehicle development.
 - ▣ Size: 8.76 ± acres
- Location:
 - ▣ Southeast of W American Avenue and N Calle Valencia
- Owner/Applicant:
- Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent

Location Map



PINAL COUNTY

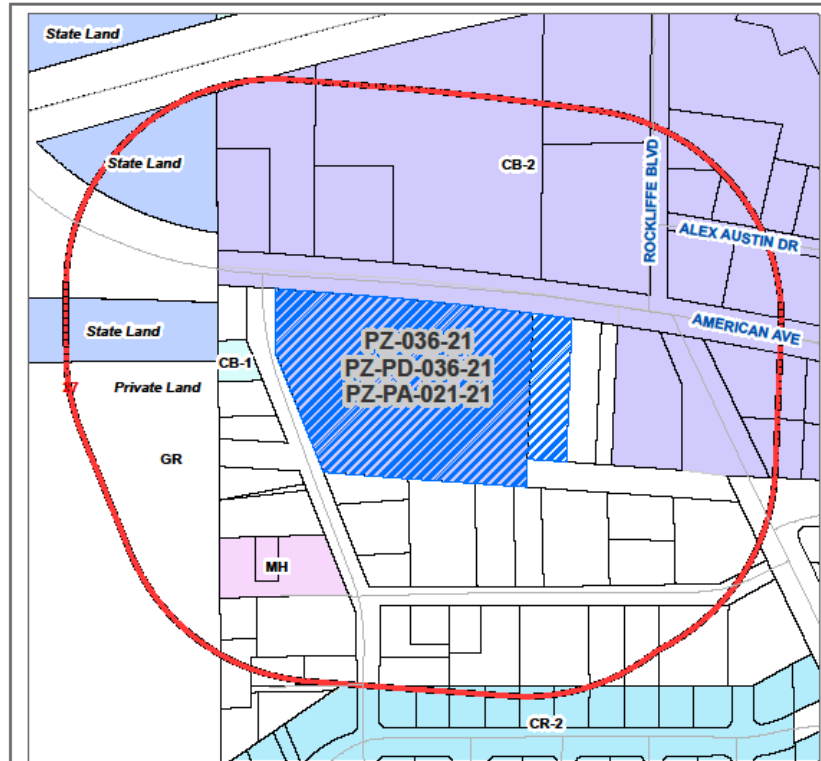
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Case/Zoning Map



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Community Development

PZ-PA-021-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westhof, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 8.766 acres of land from Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/acre) to Medium Density Residential (3.5-6 du/acre), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) lot parcels: 308-05-0307 and 308-05-0308, located southeast of W American Avenue and N Calle Valencia, Pinal County.

PZ-036-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westhof, agent, requesting a recording of 8.766 acres of land from General Rural (GR) and General Business (CB-2) zoning to Park Model Recreational Vehicle Park (PMPRV-405) (600); (123 acres) and Manufactured Home Park (MHP-405) (777 acres), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) lot parcels: 308-05-0300 and 308-05-0304, located southeast of W American Avenue and N Calle Valencia, Pinal County.

PZ-PD-036-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westhof, agent, requesting approval of the Oracle Valley Estates PUD Overlay Zoning District on 8.766 acres of land, to allow for development standards for a manufactured home, park model, and RV community, situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) lot parcels: 308-05-0300 and 308-05-0304, located southeast of W American Avenue and N Calle Valencia, Pinal County.

Current Zoning: CB-2, GR Requested Zoning: Rezone Current Land Use: MLDR

	Legal Description: Situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) lot parcels: 308-05-0300 and 308-05-0304, located southeast of W American Avenue and N Calle Valencia, Pinal County.	Owner/Applicant: ORACLE VALLEY ESTATES DONALD C WESTHOF
	Sheet No: 1 of 1	Drawn By: GIS / IT / JLT
SEC 27, T9N 09S, R15E		Case Number: PZ-036-21, PZ-PD-036-21, PZ-PA-021-21

Aerial Map



PINAL COUNTY

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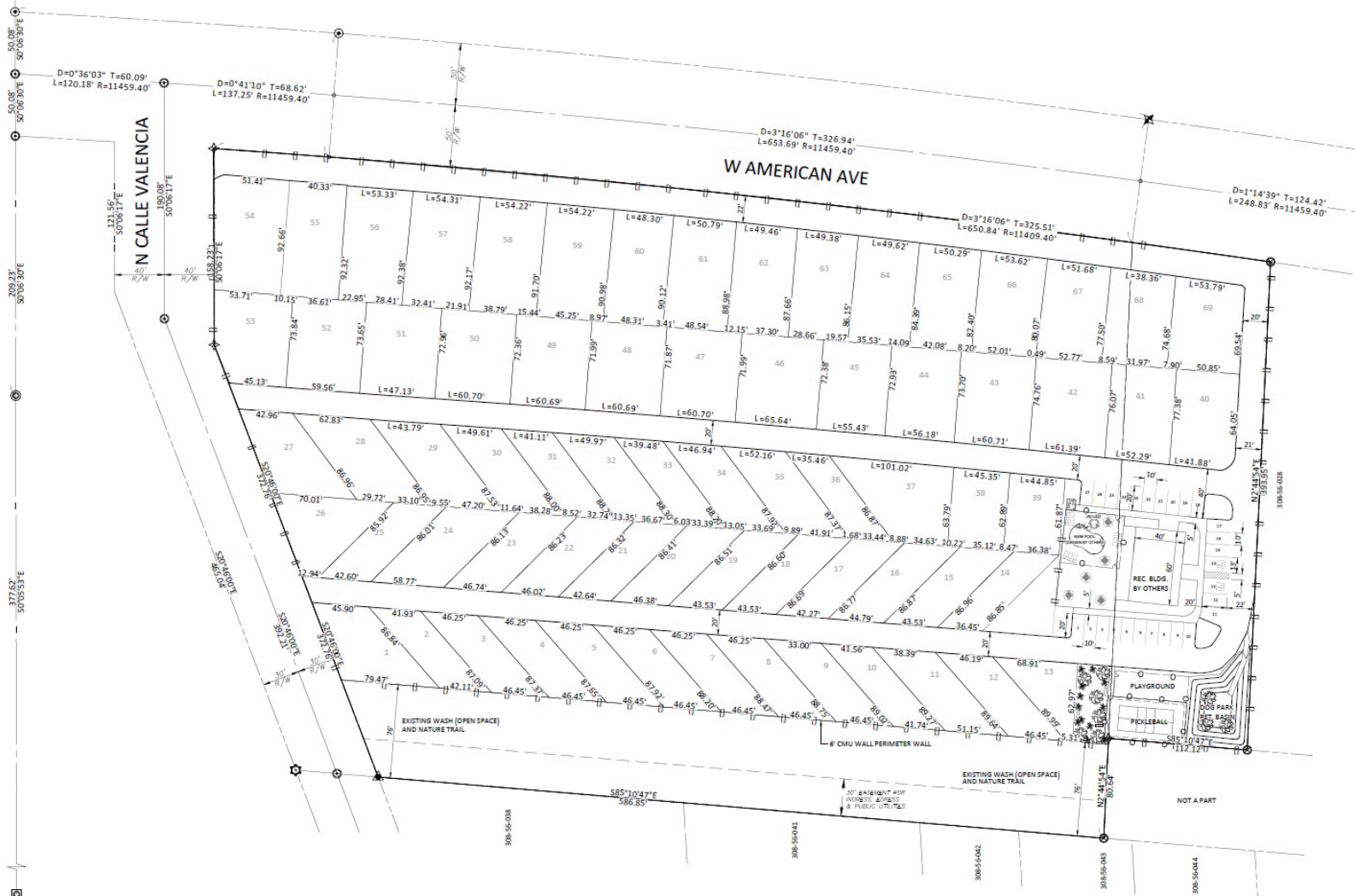
Community Development

Conceptual Site Plan



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North



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South



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East



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West



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Items of Consideration

- The rezoning of the park so as to allow for improvements, allow a greater variety of dwellings, and apply the newer zoning districts is reasonable.
- The site has existed as a manufactured home park for a substantial amount of time.
- One item of opposition.



PZ-PA-021-21, PZ-036-21 & PZ-PD-036-21

- Planning and Zoning Commission voted 8-0 to recommend approval.
- PZ-036-21 – 1 Stipulation
- PZ-PD-036-21 – 12 Stipulations