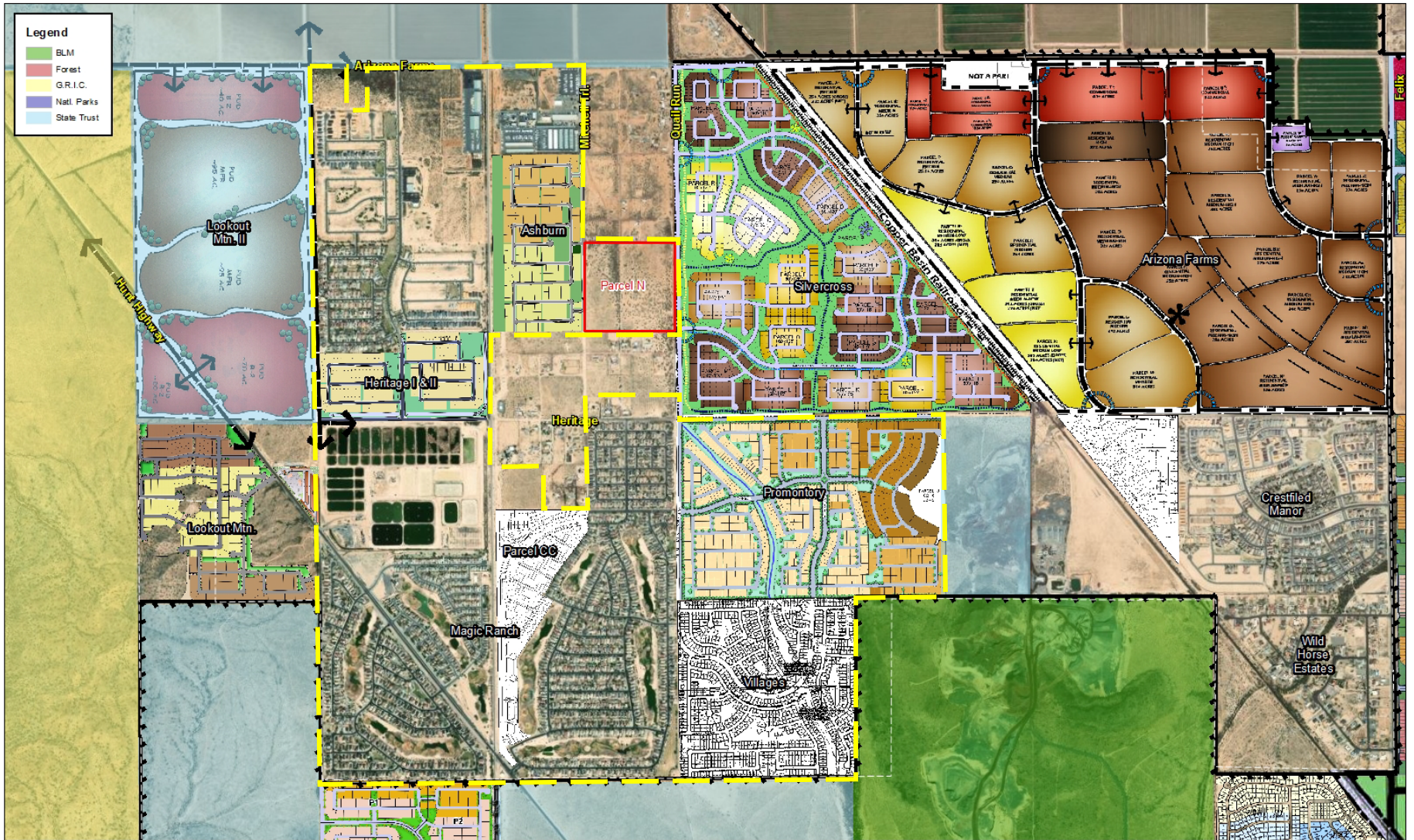


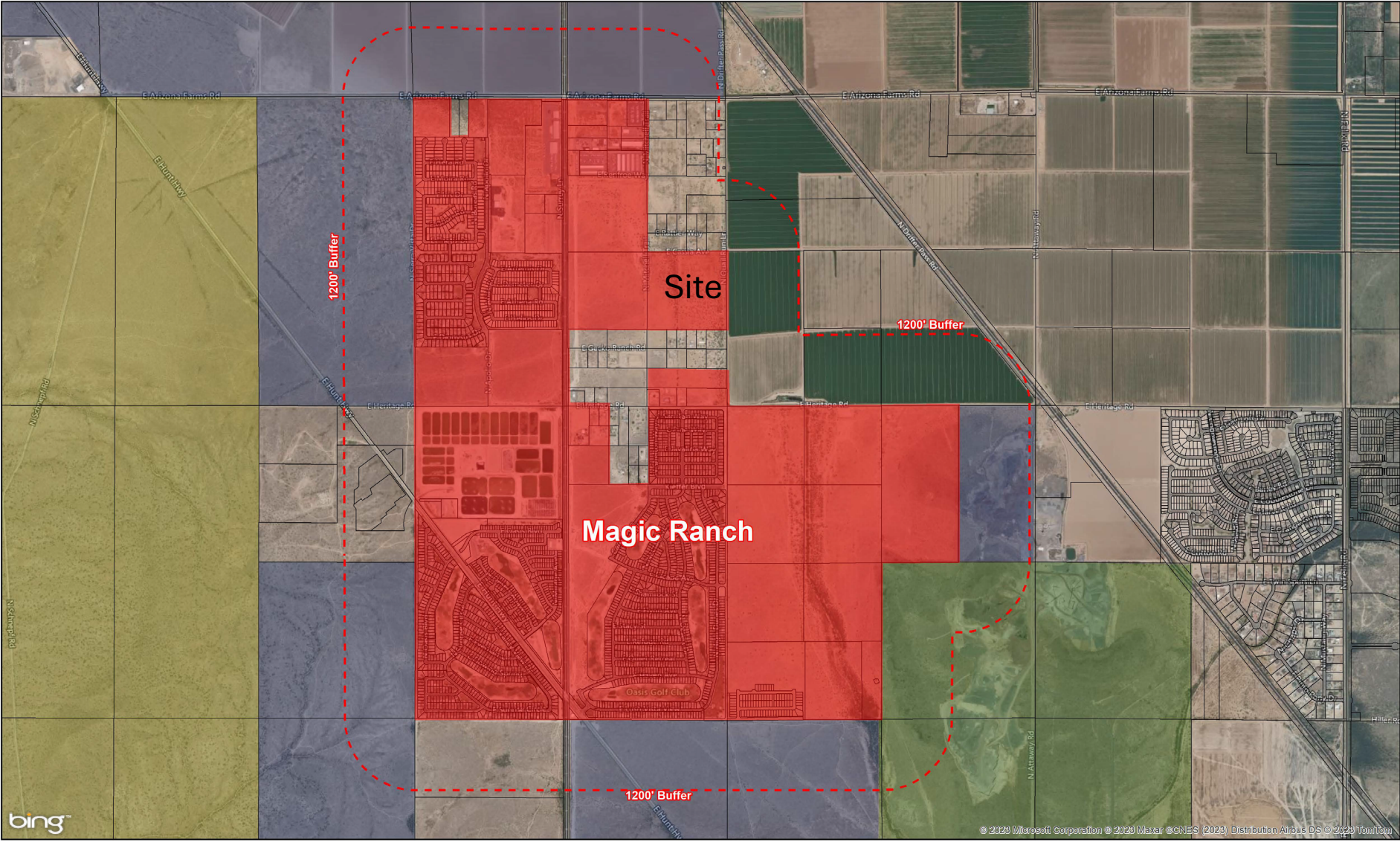
Presented to:
Pinal County Planning & Zoning Commission
October 17th, 2024

MAGIC RANCH PARCEL N.

*Re-zoning
PAD/OSRP*







Magic Ranch Community

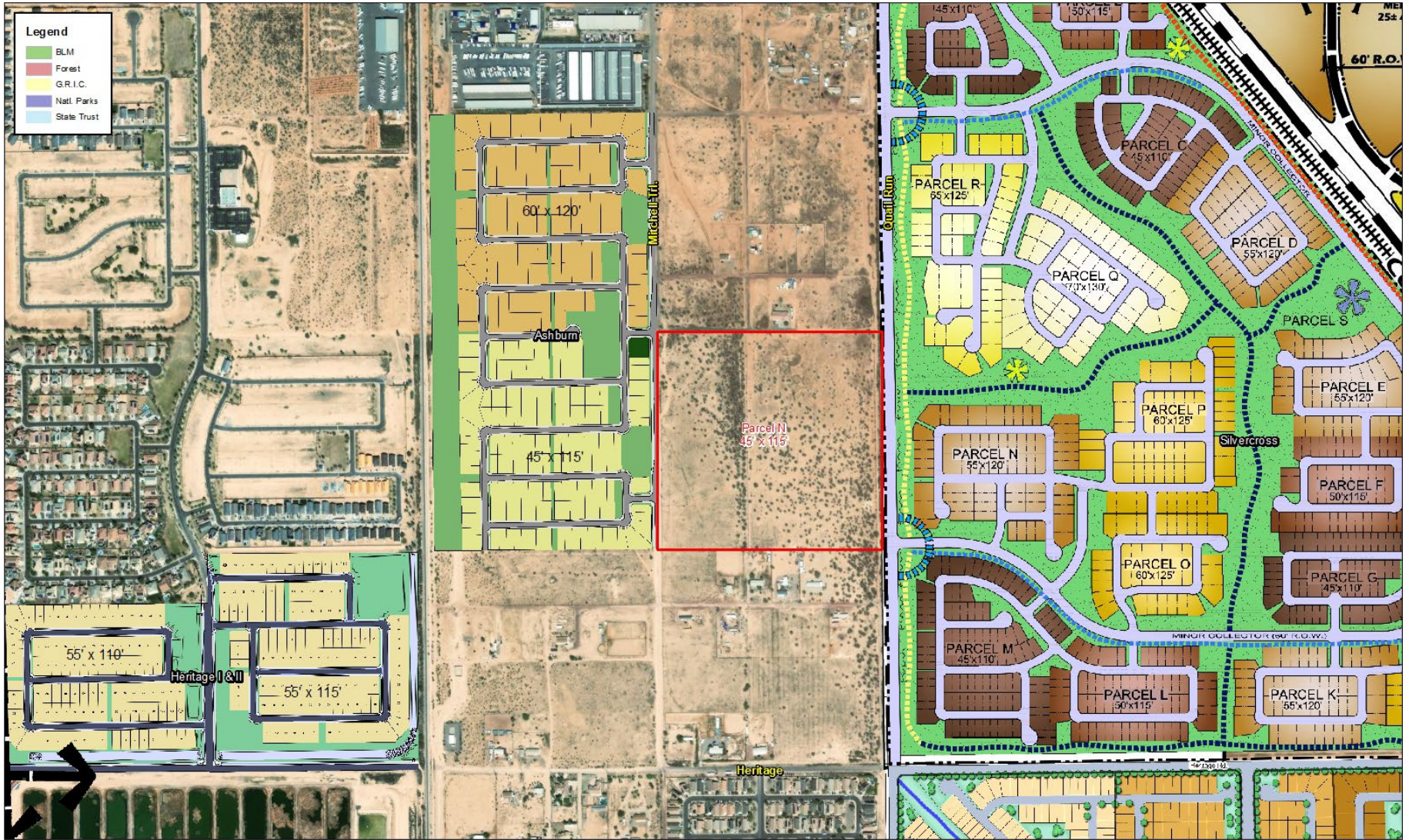
Pinal County, Arizona

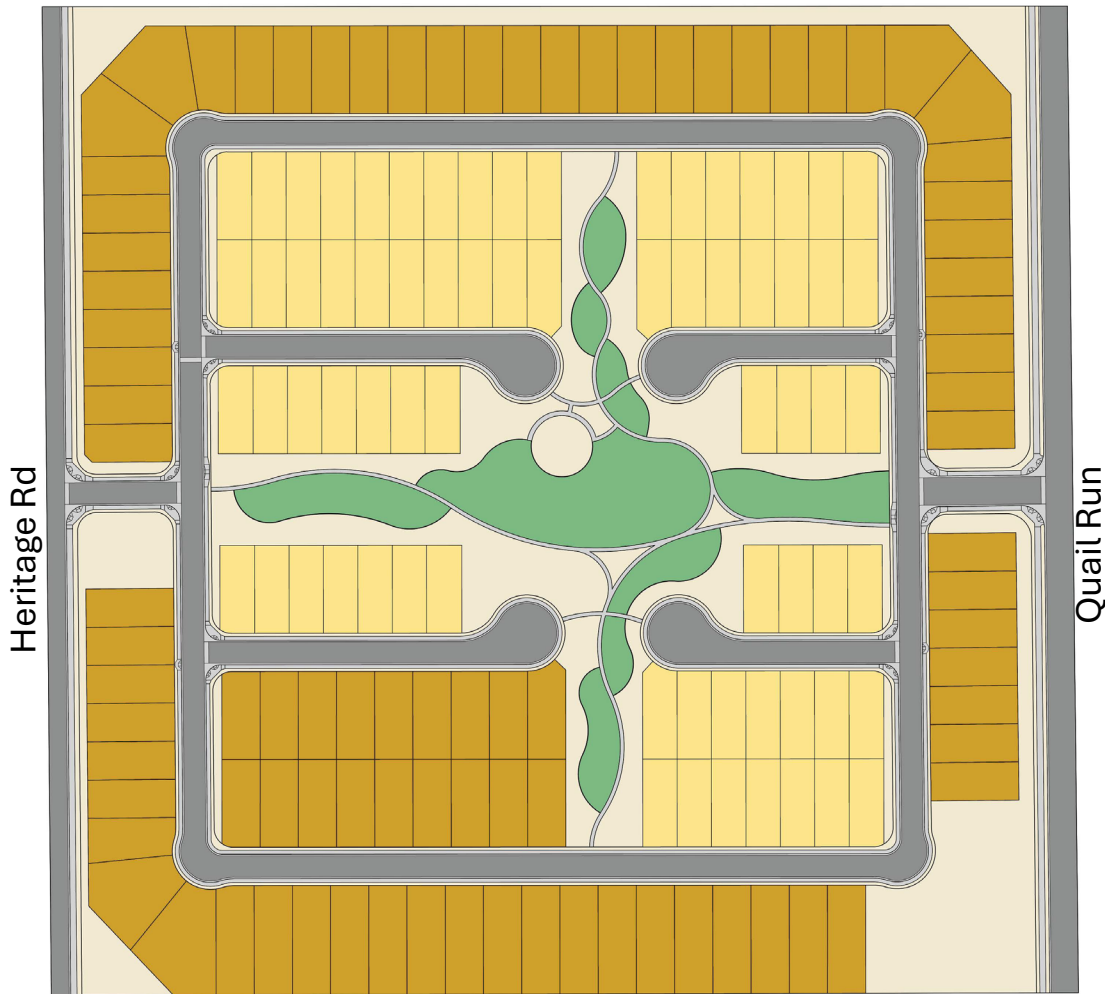


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ueg united engineering group
 Neighborhood Notification Area



ueg united engineering group



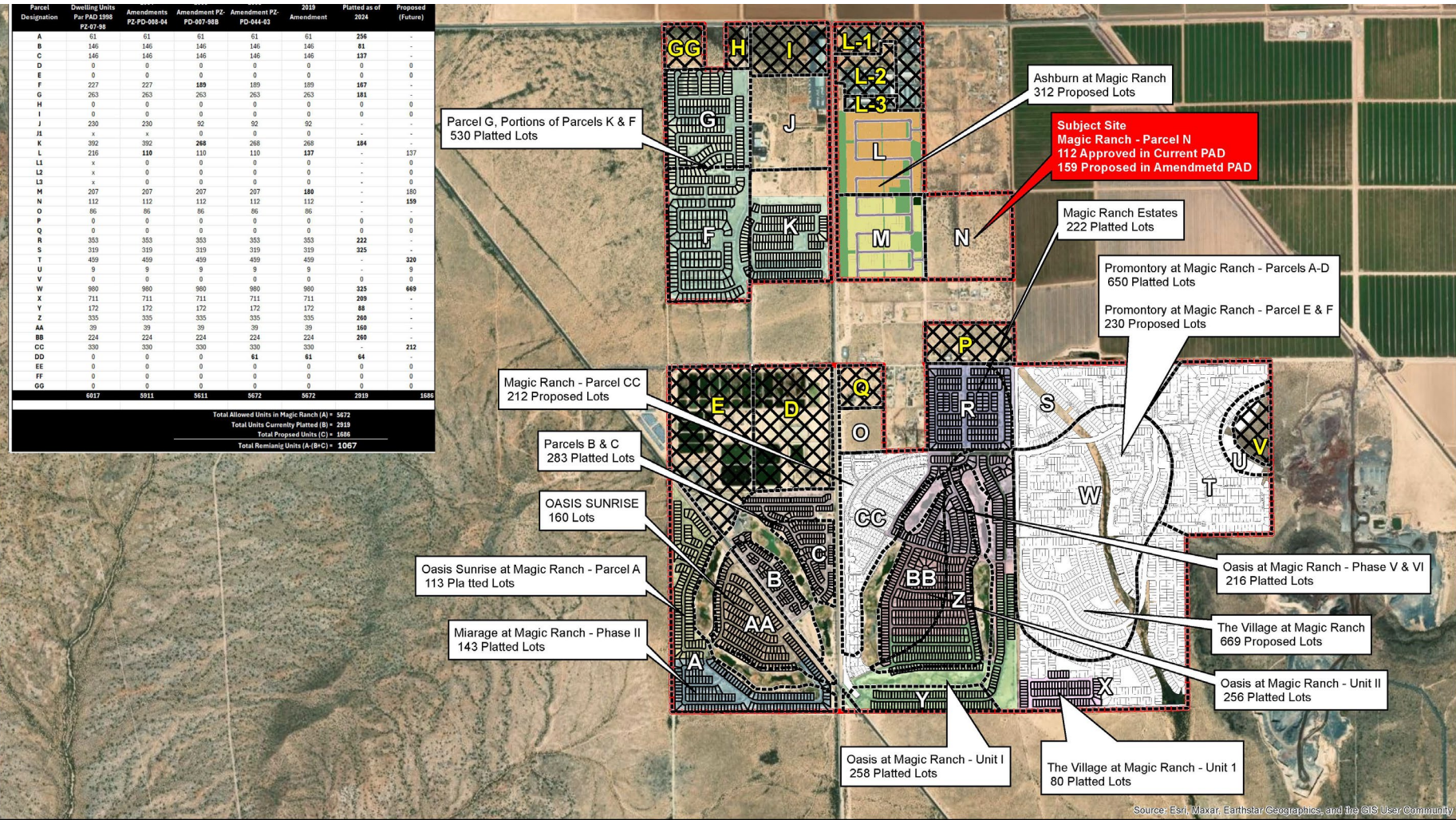


SITE DATA:

| | |
|-----------------------------|-----------------|
| Gross Acreage | 39.82 ac |
| Area of Street R/W | 9.71 ac |
| Area of Lots | 21.25 ac |
| Total Open Space | 8.84 ac (22.2%) |
| Developed Open Space | 3.22 ac |
| Recreation Open Space | 5.41 ac |
| Total No. of Lots Permitted | 159 |
| Total No. of Lots Provided | 159 |
| Gross Density | 3.99 du/ac |

| Lot Mix: | Lot Area | Lot Size | Zoning District R-7 | % of Lots |
|---|----------|------------|---------------------|-------------|
|  | 5,175 sf | 45' x 115' | 70 | 44% |
|  | 5,750 sf | 50' x 115' | 89 | 56% |
| Total | | | 159 | 100% |

| Parcel Designation | Dwelling Units Per PAD 1998 P2-PD-98-08 | Amendments P2-PD-200-04 | Amendment P2-PD-007-010 | Amendment P2-PD-044-03 | 2019 Amendment | Platted as of 2024 | Proposed (Future) |
|---|---|-------------------------|-------------------------|------------------------|----------------|--------------------|-------------------|
| A | 01 | 01 | 01 | 01 | 01 | 206 | - |
| B | 146 | 146 | 146 | 146 | 146 | 81 | - |
| C | 146 | 146 | 146 | 146 | 146 | 137 | - |
| D | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| E | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| F | 227 | 227 | 189 | 189 | 189 | 107 | - |
| G | 263 | 263 | 263 | 263 | 263 | 181 | - |
| H | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| I | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| J | 230 | 230 | 92 | 92 | 92 | - | - |
| J1 | x | x | 0 | 0 | 0 | - | - |
| K | 392 | 392 | 268 | 268 | 268 | 184 | - |
| L | 216 | 119 | 110 | 110 | 117 | - | 137 |
| L1 | x | 0 | 0 | 0 | 0 | - | - |
| L2 | x | 0 | 0 | 0 | 0 | - | - |
| L3 | x | 0 | 0 | 0 | 0 | - | - |
| M | 207 | 207 | 207 | 207 | 180 | - | 180 |
| N | 112 | 112 | 112 | 112 | 112 | - | 159 |
| O | 86 | 86 | 86 | 86 | 86 | - | - |
| P | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Q | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R | 353 | 353 | 353 | 353 | 353 | 222 | - |
| S | 319 | 319 | 319 | 319 | 319 | 325 | - |
| T | 459 | 459 | 459 | 459 | 459 | - | 320 |
| U | 9 | 9 | 9 | 9 | 9 | - | 9 |
| V | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| W | 980 | 980 | 980 | 980 | 980 | 325 | 669 |
| X | 711 | 711 | 711 | 711 | 711 | 209 | - |
| Y | 172 | 172 | 172 | 172 | 172 | 88 | - |
| Z | 335 | 335 | 335 | 335 | 335 | 346 | - |
| AA | 39 | 39 | 39 | 39 | 39 | 160 | - |
| BB | 224 | 224 | 224 | 224 | 224 | 280 | - |
| CC | 330 | 330 | 330 | 330 | 330 | - | 212 |
| DD | 0 | 0 | 0 | 81 | 81 | 64 | - |
| EE | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FF | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GG | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| GO | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6017 | 5911 | 5611 | 5672 | 5672 | 2919 | 1686 | |
| Total Allowed Units in Magic Ranch (A) = 5672 | | | | | | | |
| Total Units Currently Platted (B) = 2919 | | | | | | | |
| Total Proposed Units (C) = 1686 | | | | | | | |
| Total Remaining Units (A-(B+C)) = 1067 | | | | | | | |



Source: Esri, Maxar, Earthstar, Geographics, and the ©S User, Community

Rezone w/ PAD Overlay

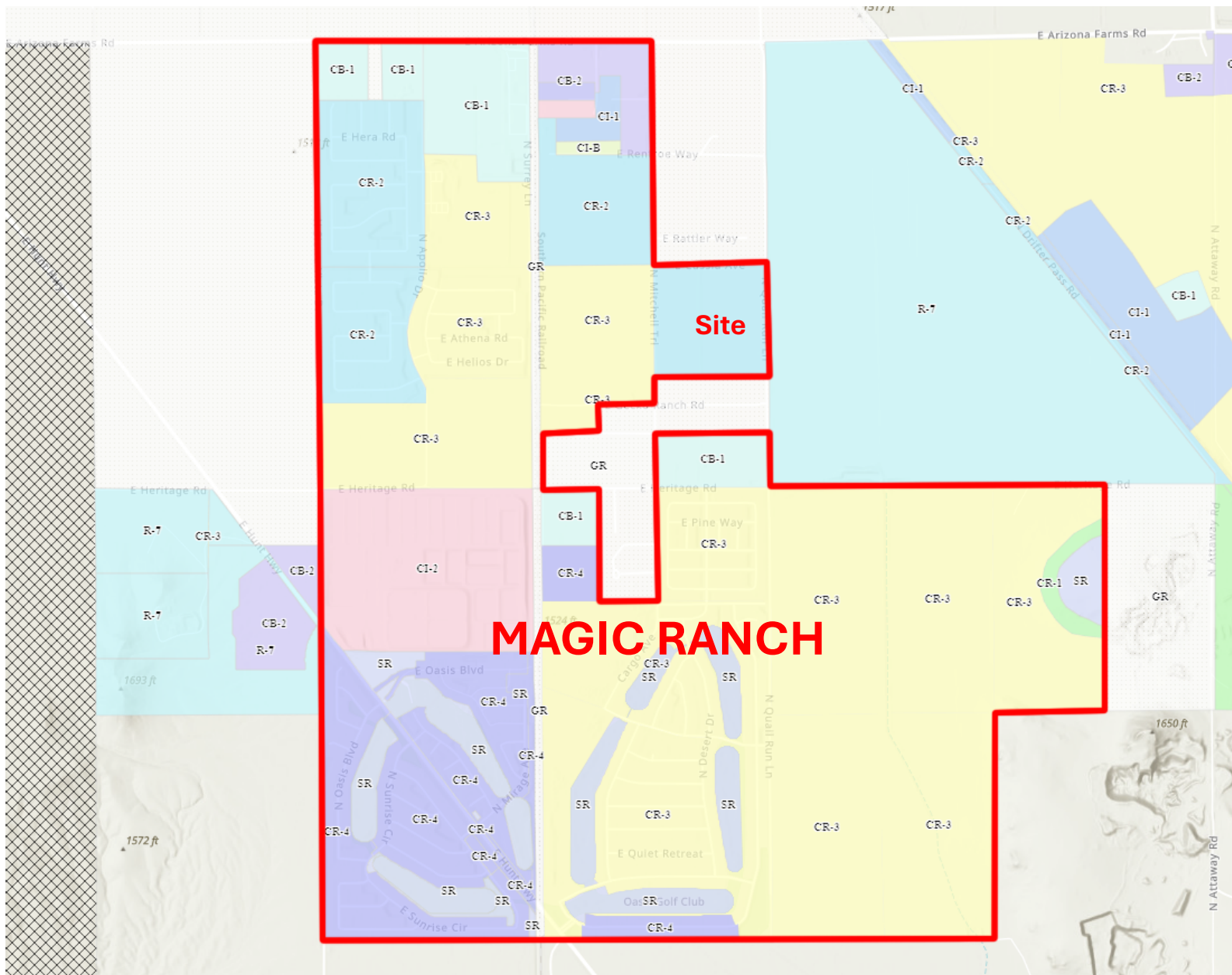
Current Designation: CR-2
 Proposed Designation: R-7 PAD

Table B - Amendment Development Standards

| | CR-2 PAD (Current Site Zoning) | CR-3 PAD (For Comparison) | R-7 (PAD) | |
|---|-----------------------------------|------------------------------|-----------|-----------------|
| | Approved MR PAD | Approved MR PAD | Code | Proposed |
| Minimum Lot Area | 8,000 SF | 4,950 SF | 7,000 SF | 5,175 SF |
| Minimum Lot Width | 60' | 45' | 50' | 45' |
| Minimum Setbacks (2) | | | | |
| Minimum Front Yard Setback | 25' | 10' | 20' | 20' |
| Minimum Side Yard Setback | 10' / 10' | 5'/5' | 10' / 10' | 5' / '5 |
| Minimum Rear Yard Setback | 25' | 25' | 25' | 15' |
| Maximum Building Height | 30' | 30' | 30' | 30' |
| Detached Accessory Buildings | | | | |
| Minimum Distance to Main Building | 20' | N/A | 7' | 5' |
| Minimum Distance to Front Lot Line | 60' | 60' | 60' | 45' |
| Minimum Distance to Rear & Side Lot Lines | 5' | 4'/5' | 4' | 3' |

Notes:

1. Minimum lot widths are measured at the front setback line.
2. Minimum setbacks do not apply to non-structural architectural features such as fireplaces, bay windows, pop-outs, patio covers, or other shaded elements.
3. 20' to face of garage from the back of sidewalk and 10' to face of residence or to side access garage from the property line is proposed.



MAGIC RANCH 40
 PINAL COUNTY, ARIZONA
PRELIMINARY LANDSCAPE PLAN
PRELIMINARY LANDSCAPE PLAN - RENDERING



DATE: 4.1.23
 JOB NO: 2305
 DRAWN BY: EL

REVISIONS

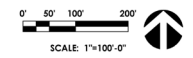
SHEET

PL-7

PRELIMINARY - NOT FOR CONSTRUCTION



| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|---------------------------|---------------------------------|--------------------------|-------------------------------|
| TREES | | | |
| | ACACIA SALICINA | WILLOW ACACIA | 15 GAL |
| | CAESALPINIA CACALACO | THORNLESS CASCALOTE | 15 GAL |
| | FRAXINUM SP. 'RIO GRANDE' | FAN-TEX ASH | 15 GAL / 24" BOX |
| | PARKINSONIA X. 'DESERT MUSEUM' | DESERT MUSEUM | 15 GAL |
| | PISTACIA CHINENSIS 'RED PUSH' | RED PUSH PISTACHE | 15 GAL / 24" BOX |
| | PROSOPIS CHILENSIS | THORNLESS MESQUITE | 15 GAL |
| | ULMUS PARVIFOLIA | EVERGREEN ELM | 15 GAL / 24" BOX |
| SHRUBS / VINES | | | |
| | BOUGAINVILLEA SP. | BARBARA KARST BOUG. | 5 GAL |
| | CAESALPINIA PULCHERRIMA | RED BIRD OP PARADISE | 5 GAL |
| | ENCELIA FARINOSA | BRITTLEBUSH | 5 GAL |
| | EREMOPHILA HYGROPHANA | BLUE BELLS | 5 GAL |
| | LEUCOPHYLLUM LAEVIGATUM | CHIRIAHUAJAM SAGE | 5 GAL |
| | NERIUM OLEANDER | 'PETITE PINK' OLEANDER | 5 GAL |
| | RUELLIA BRITTONIANA | BRITISH RUELLIA | 5 GAL |
| | SENNA ARTEMISIOIDES | CASSIA | 5 GAL |
| | TECOMA STANS | 'GOLD STAR' YELLOW BELLS | 5 GAL |
| ACCENTS | | | |
| | AGAVE DESMETTIANA | AGAVE | 5 GAL |
| | ALOE SP. | ALOE | 5 GAL |
| | DASYLIRION WHEELERI | DESERT SPOON | 5 GAL |
| | HESPERALOE PARVIFLORA | YELLOW YUCCA | 5 GAL |
| | MULLENBERGIA CAPILLARIS | REGAL MIST | 1 GAL |
| | MULLENBERGIA RIGENS 'NASHVILLE' | NASHVILLE MILKLY GRASS | 1 GAL |
| GROUND COVER | | | |
| | ACACIA REDOLENS | DESERT CARPET | 1 GAL |
| | EREMOPHILA GLABRA | OUTBACK SUNRISE EMU | 1 GAL |
| | LANTANA 'NEW GOLD' | NEW GOLD LANTANA | 1 GAL |
| | MELAMPODIUM LEUCANTHUM | BLACKFOOT DAISY | 1 GAL |
| | PENSTEMON FERRYI | PARRY'S PENSTEMON | 1 GAL |
| | ROSMARINUS OFFICINALIS | TRAILING ROSEMARY | 1 GAL |
| | RUELLIA BRITTONIANA 'KATIE' | KATIE RUELLIA | 1 GAL |
| | TURF | HYDROSEED BERMUDA | |
| INERT GROUND COVER | | | |
| | DECOMPOSED GRANITE | TBD | 1/2" SCREENED (2" MIN. DEPTH) |
| | CONCRETE HEADER | PLAIN CONCRETE | 4" W X 6" HT. |
| | PLAYGROUND WOOD CHIPS | FOR PLAY AREA | 12" DEPTH |



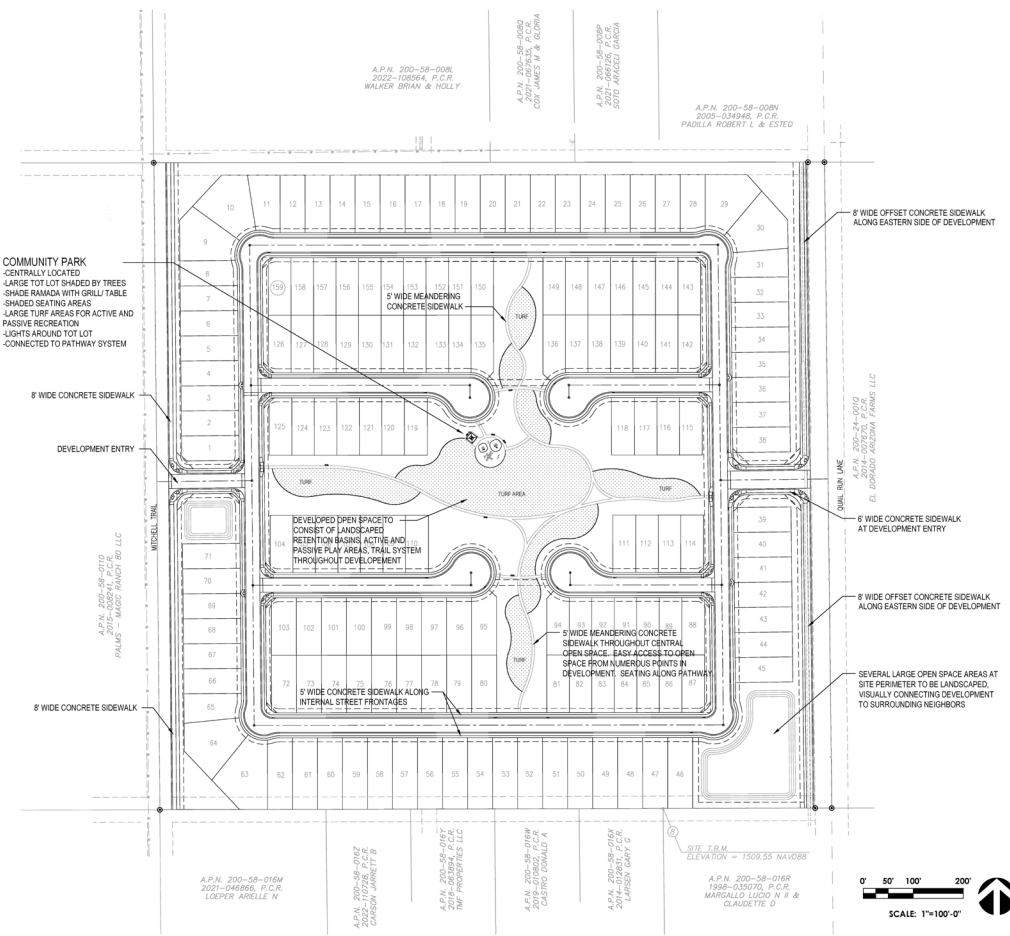


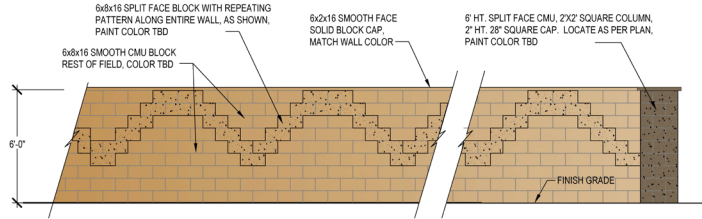
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 JOB NO: 2306
 DRAWN BY: EL

REVISIONS

SHEET

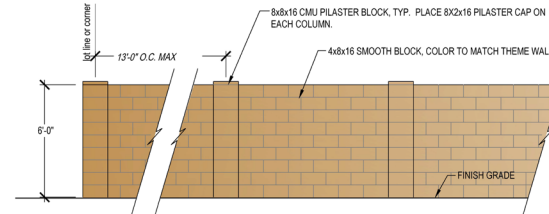
PL-5





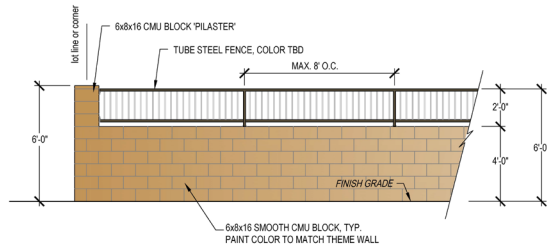
P1 PRIMARY THEME WALL

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. NTS



S1 STANDARD BLOCK WALL

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. NTS



V1 VIEW FENCE- 2' W.I. OVER 4' CMU

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. NTS



DATE: 4.1.23
JOB NO: 2305
DRAWN BY: EL

REVISIONS

PRELIMINARY-
NOT FOR
CONSTRUCTION

SHEET
PL-4

SITE DEVELOPMENT PLAN "PLANNED AREA DEVELOPMENT AMENDMENT" FOR "MAGIC RANCH 40"A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION:

THAT PART OF THE EAST HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
THENCE SOUTH 07°56'24"E, A DISTANCE OF 2,823.36 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°56'24"W, A DISTANCE OF 1,341.71 FEET TO A POINT;
THENCE SOUTH 07°10'10"E, A DISTANCE OF 1,293.61 FEET TO A POINT;
THENCE NORTH 07°56'24"E, A DISTANCE OF 1,341.58 FEET TO A POINT;
THENCE NORTH 07°56'24"E, A DISTANCE OF 1,293.61 FEET TO THE TRUE POINT OF BEGINNING.
ALSO KNOWN AS PARCEL 12 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ACCORDING TO PLATS OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 1 OF SURVEYS, PAGES 45, 46 AND 47, THEREOF.

UTILITIES/SERVICES:

WATER EPUR
SANITARY SEWER EPUR
ELECTRIC POWER SALT RIVER PROJECT (SRP)
TELEPHONE CENTURION
CABLE TV COX COMMUNICATIONS
RECREATIONAL OPEN SPACE GILA AND SALT RIVER
FIRE PROTECTION RURAL METRO
SCHOOLS FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE DISPOSAL BY PRIVATE CONTRACT

SITE DATA:

GROSS ACRESAGE 39.8265 AC
NET ACRESAGE 37.0085 AC
AREA OF QUAIL RUN LAKE R/W 1.8204 AC
AREA OF MITCHELL TRAIL R/W 1.8776 AC
AREA OF LOCAL STREET R/W 6.8922 AC
AREA OF LOTS 21.2266 AC
DEVELOPED OPEN SPACE 3.2231 AC
RECREATIONAL OPEN SPACE 5.4143 AC
ADJ. OPEN SPACE 0.2120 AC
TOTAL OPEN SPACE & LOTS TRACTS 8.6644 AC (22.2%)
TOTAL NUMBER OF SINGLE FAMILY LOTS 159 LOTS
GROSS DENSITY 3.89 DENSITY
AREAS/Acre PER LOT 5.8823 SF

LOTTING TABLE:

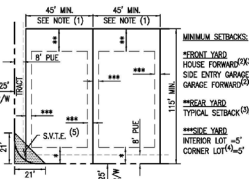
| NEIGHBORHOOD | LOT AREA | LOT SIZE | ZONING | % OF LOTS |
|--------------|-----------|----------|--------|-----------|
| PHASE ONE | 5,175 SF | 45'x115' | R-70 | 44% |
| PHASE ONE | 5,750 SF | 50'x115' | R-70 | 56% |
| TOTALS | 10,925 SF | | | 100% |

LEGEND:

SUBJECT PROPERTY LINE
RIGHT OF WAY
SECTION LINES
EASEMENTS
TOP OF BASINS
EXIST. 5' CONTOURS
EXISTING SURFACE FLOW
PROPOSED STREET FLOW
PROPOSED TRAILS
EXIST. DIRT ROADS
P.C.R. PINAL COUNTY RECORDS
RETENTION BASIN

BASE ZONING AND ZONING CASE #:

EXISTING ZONING: CR-2 PAD
ZONING CASE: FZ-007-88
PROPOSED ZONING: R-7 PAD
ZONING CASE: FZ-007-88



GENERAL NOTES:

- THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE PINAL COUNTY ACCESS MANAGEMENT MANUAL - REGIONALLY SIGNIFICANT ROUTES FOR SAFETY AND MOBILITY (RSM), THERE ARE NO REGIONAL SIGNIFICANT ROUTES OR ROADWAYS ADJACENT TO MAGIC RANCH 40 THAT WILL BE IMPACTED BY THE RSM.
- PER THE PINAL COUNTY OPEN SPACE AND TRAILS MASTER PLAN THERE IS AN EXISTING ADOPTED COUNTY TRAIL CORRIDOR ALONG THE EASTERN BOUNDARY OF THE SITE.
- COVENANTS, CONDITIONS AND RESTRICTIONS (CC & R's) WILL PROVIDE FOR THE FORMATION OF A HOMEOWNERS ASSOCIATION FOR MAGIC RANCH 40. OPEN SPACE COMMON AREAS WITHIN MAGIC RANCH 40 WILL BE MANAGED BY THE HOMEOWNERS ASSOCIATION. ALL STREETS WITHIN MAGIC RANCH 40 ARE BEING PROPOSED TO BE DEDICATED TO PINAL COUNTY UPON APPROVAL BY PINAL COUNTY PUBLIC WORKS DEPARTMENT AND WILL BE CONSTRUCTED IN ACCORDANCE WITH PINAL COUNTY STANDARDS. DEVELOPMENT AND CONSTRUCTION OF COMMON AREAS AND STREETS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE DESIGNATED FLOOD ZONE IS "X" - AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SITE PLAN IS CONCEPTUAL AND THE ENGINEERING WILL BE DETERMINED THROUGH THE TENTATIVE PHASE PROCESS.
- EXISTING DRAINAGE - THE PROPERTY IS CURRENTLY UNDEVELOPED RHW DESERT LAND WITH SOME FOLIAGE AND A PRIVATE EXISTING DRY CONCRETE DITCH THAT BISSECTS THE PROPERTY FROM THE NORTH TO THE SOUTH TO BE ABANDONED DURING DEVELOPMENT. THE PROPERTY SLOPES FROM THE WEST TO THE EAST AT APPROXIMATELY 0.00% DRAINING AS SHEET FLOW WITH NO MAJOR CONDUIT ELEMENTS THAT ORIGINATE ONSITE. THERE ARE ALSO NO MAJOR UPRIVER CONDUITS THAT IMPACT THE PROPERTY. THE MINOR SHEET FLOW CONCENTRATED NEAR THE INTERSECTION OF MITCHELL TRAIL AND CASSIA ROAD IS CONVEYED TO THE NORTH IN THE GRAVEL ROAD OF MITCHELL TRAIL, WHERE IT POND'S IN THE NORTHWEST CORNER NEAR THE INTERSECTION OF MITCHELL TRAIL AND CASSIA ROAD. THIS PONDING IS HIS HISTORICAL FLOW PATTERN TO THE EAST.
- EXISTING DRAINAGE - THE SITE WILL BE DESIGNED SO THAT INDIVIDUAL LOTS WILL DRAIN INTO PUBLIC STREETS AND CONVEY STORMWATER FLOWS TO THE PROPOSED RETENTION BASINS LOCATED IN THE WEST, MIDDLE AND SOUTHWEST CORNERS OF THE PROPERTY VIA CATCH BASINS AND STREET DRAIN PIPES. THE PROPOSED RETENTION BASINS WILL RETAIN THE 100-YEAR, 2-HOUR RAINFALL STORM EVENT OUNTE PER THE REQUIREMENTS IN THE PINAL COUNTY DRAINAGE MANUAL, IN AN EVENT LARGER THAN THE 100-YEAR, 2-HOUR RAINFALL STORM EVENT, EMERGENCY OUTFALL FOR THE PROPERTY WILL BE RELEASE EAST OF THE PROPOSED SUBSTATIONARY RETENTION BASIN, UPON LEAVING THE SITE, THE STORMWATER WILL FOLLOW ITS HISTORICAL FLOW PATTERN.
- SEE PRELIMINARY LANDSCAPE PLANS FOR THE MASTER SIGN AND WALL PLAN.

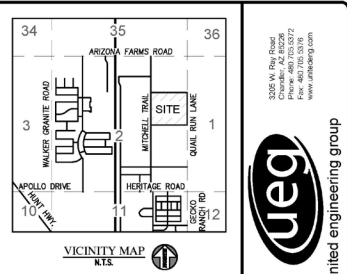
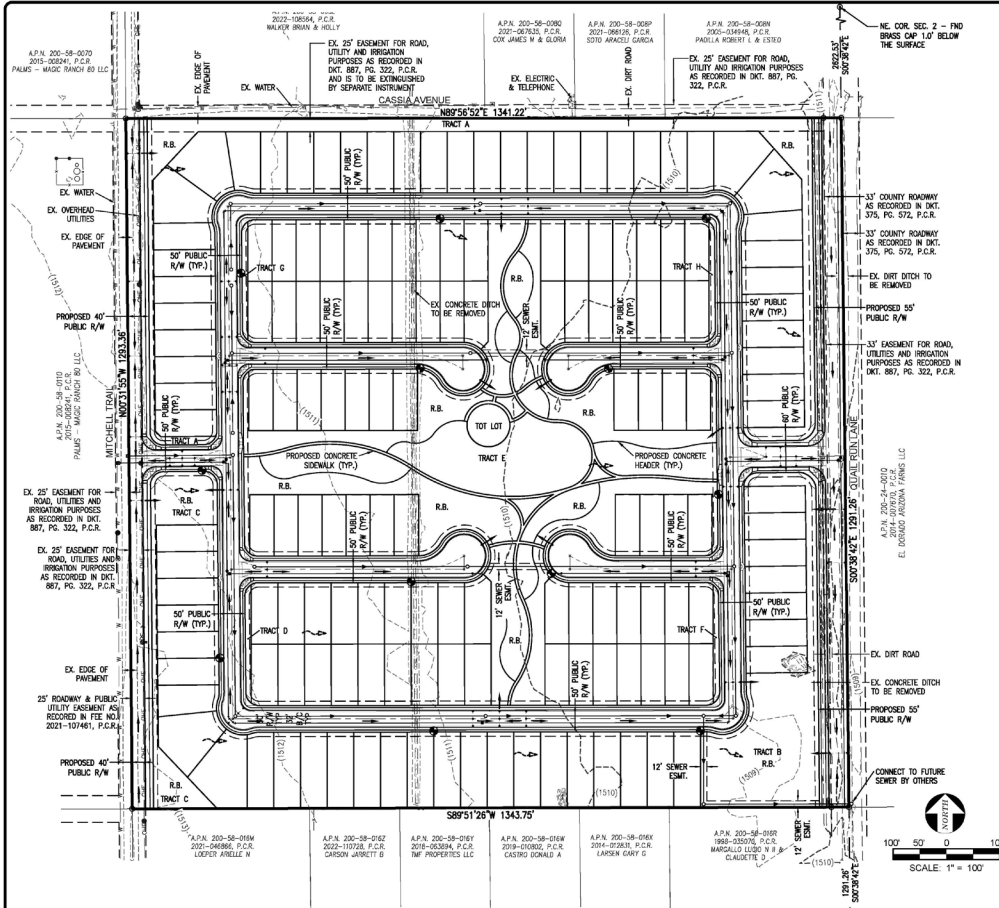
AMENDED DEVELOPMENT STANDARDS:

| MIN. LOT AREA (SF) | MIN. LOT WIDTH | SETBACKS (FRONT/SIDE/REAR) | | MAX. BLDG. HEIGHT OF MAIN BUILDING | MAX. BLDABLE AREA | MIN. DIST. BETWEEN MAIN BLDG. AND DETACHED ACCESSORY BLDG. | MIN. DIST. BETWEEN MAIN & DETACHED ACCESSORY BLDG. | MAX. BLDG. HEIGHT OF DETACHED ACCESSORY BLDG. |
|--------------------|----------------|----------------------------|----------|------------------------------------|-------------------|--|--|---|
| | | EXISTING | PROPOSED | | | | | |
| 8,000 | 5,175 | 60' | 45' | 25' | 40K | 20' | 10' | 7' |
| | | 25' | 15' | 15' | | 20' | 5' | 20' |

AMENDED DEVELOPMENT STANDARDS:

| MIN. LOT AREA (SF) | MIN. LOT WIDTH | SETBACKS (FRONT/SIDE/REAR) | | MAX. BLDG. HEIGHT OF MAIN BUILDING | MAX. BLDABLE AREA | MIN. DIST. BETWEEN MAIN BLDG. AND DETACHED ACCESSORY BLDG. | MIN. DIST. BETWEEN MAIN & DETACHED ACCESSORY BLDG. | MAX. BLDG. HEIGHT OF DETACHED ACCESSORY BLDG. |
|--------------------|----------------|----------------------------|----------|------------------------------------|-------------------|--|--|---|
| | | EXISTING | PROPOSED | | | | | |
| 8,000 | 5,175 | 60' | 45' | 25' | 40K | 20' | 10' | 7' |
| | | 25' | 15' | 15' | | 20' | 5' | 20' |

*PROPOSED 20' FRONT SETBACK IS MEASURED FROM BACK OF SIDEWALK TO FACE OF GARAGE.



3006 W. Ray Road
Phoenix, AZ 85018
Phone: 480.700.0378
Fax: 480.700.0378
www.ueginc.com

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

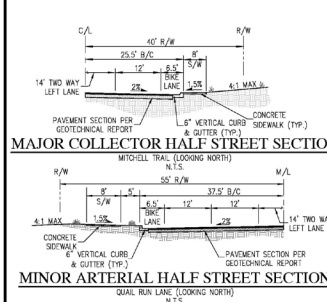
UNITED ENGINEERING GROUP
3300 WEST BAY ROAD, SUITE 1
CHANDLER, ARIZONA 85226
PHONE: (480) 705-3372
FAX: (480) 705-3376
CONTACT: CHRISTOPHER F. LENZ, P.E.

SITE DEVELOPMENT PLAN
PLANNED AREA DEVELOPMENT AMENDMENT FOR
MAGIC RANCH 40
PINAL COUNTY, ARIZONA

DESIGNED BY: UEG
DRAWN BY: UEG
CHECKED BY: UEG

PREPARATION DATE: 12/04/2023

1
SHEET # OF 1
PROJECT NUMBER
14110



Thank You