

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2024-PZ-PD-026-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING AN AMENDMENT TO AN EXISTING PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD) FOR CERTAIN PROPERTY LOCATED SOUTHWEST OF ARIZONA FARMS ROAD AND QUAIL RUN LANE IN PINAL COUNTY, ARIZONA (TAX PARCEL NUMBER 200-58-0120) CONSISTING OF 40.0± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PD-026-23; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, in order to conserve and promote the public health, safety, convenience and general welfare, and consistent with its authority to rezone property pursuant to Arizona Revised Statutes § 11-814, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to Pinal County Development Services Code (“**PCDSC**”) Chapter 2.176 to approve a Planned Area Development Overlay Zoning District (“**PAD**”) to allow flexibility in the development standards of underlying zoning districts consistent with the goals, objectives and policies of the adopted comprehensive plan and the County Zoning Ordinance (*see* PCDSC § 2.176.20); and,

WHEREAS, pursuant to PCDSC § 2.176.260, the Board is authorized to amend an existing PAD; and,

WHEREAS, on December 14, 2023, the Pinal County Community Development Department (the “**Department**”) received an application from Sean Hamill with United Engineering Group as the agent/applicant for landowner TSI/Elwood Properties, LLC (collectively, the “**Applicants**”), with respect to property located southwest of Arizona Farms Road and Quail Run Lane, (tax parcel 200-58-0120), legally described in the attached **Exhibit “A”** (the “**Property**”) to rezone the Property from CR-2 Single Residence Zone to R-7 Single Residence Zoning District (with an existing PAD), (the “**Rezoning Application**”); and,

WHEREAS, the Applicants filed the Rezoning Application in conjunction with an application to amend the existing PAD overlaying the Property, which the Department designated as Case No. **PZ-PD-026-23** (the “**PAD Amendment Application**”); and,

WHEREAS, on October 17, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the PAD Application (which the Department designated as Case No. PZ-PD-026-23), giving no less than 15-days’ notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed PAD amendment; and,

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ORDINANCE NO. 2024-PZ-PD-026-23 (Continued)

WHEREAS, following the public hearing, the Commission voted 8 to 1 in favor of forwarding a recommendation of approval of the PAD Amendment Application to the Board with fourteen (14) Stipulations of Approval as set forth in the attached **Exhibit “B”** (the “**Stipulations of Approval**”); and,

WHEREAS, the Board believes that approving the PAD Amendment Application, subject to the Stipulations of Approval, is in the best interest of Pinal County, will comply with the requirements, purpose and intent of the PCDSC and is consistent with the goals, objectives and policies of the comprehensive plan and the County Zoning Ordinance; and,

WHEREAS, the Board has separately approved this day the Applicants’ Rezoning Application, which was filed in conjunction with the PAD Amendment Application.

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The PAD Amendment Application is hereby approved and the existing PAD overlaying the Property is accordingly amended and shall be applied to the Property as set forth and legally described and depicted in the attached **Exhibit “A”**, subject to the Stipulations of Approval set forth in the attached **Exhibit “B”**.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

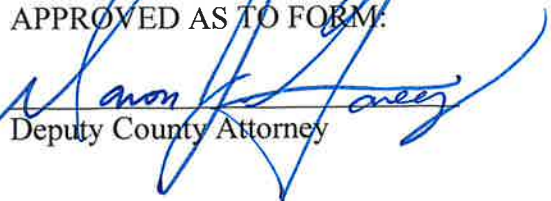
PASSED AND ADOPTED this 18th day of December, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT A
LEGAL DESCRIPTION
PZ-PD-026-23

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF 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 00°38'42"EAST, A DISTANCE OF 2,623.36 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°58'24"WEST, A DISTANCE OF 1,341.71 FEET TO A POINT;

THENCE SOUTH 00°31'02"EAST, A DISTANCE OF 1,293.61 FEET TO A POINT;

THENCE NORTH 89°53'23"EAST, A DISTANCE OF 1,344.58 FEET TO A POINT;

THENCE NORTH 00°38'43" WEST, A DISTANCE OF 1,291.68 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.

SAID PARCEL CONTAINING 1,736,136 SQUARE FEET, OR 39.8562 ACRES, MORE OR LESS.

NE. COR. SEC. 2

FD. BRASS CAP 1.0' BELOW THE SURFACE

A.P.N. 200-58-008L
2022-108564, P.C.R.
WALKER BRIAN & HOLLY

A.P.N. 200-58-008Q
2021-067635, P.C.R.
COX JAMES M & GLORIA

A.P.N. 200-58-008P
2021-066126, P.C.R.
SOTO ARACELI GARCIA

A.P.N. 200-58-008N
2005-034948, P.C.R.
PADILLA ROBERT L & ESTEO

CASSIA AVENUE
S89°58'24"W 1341.71'

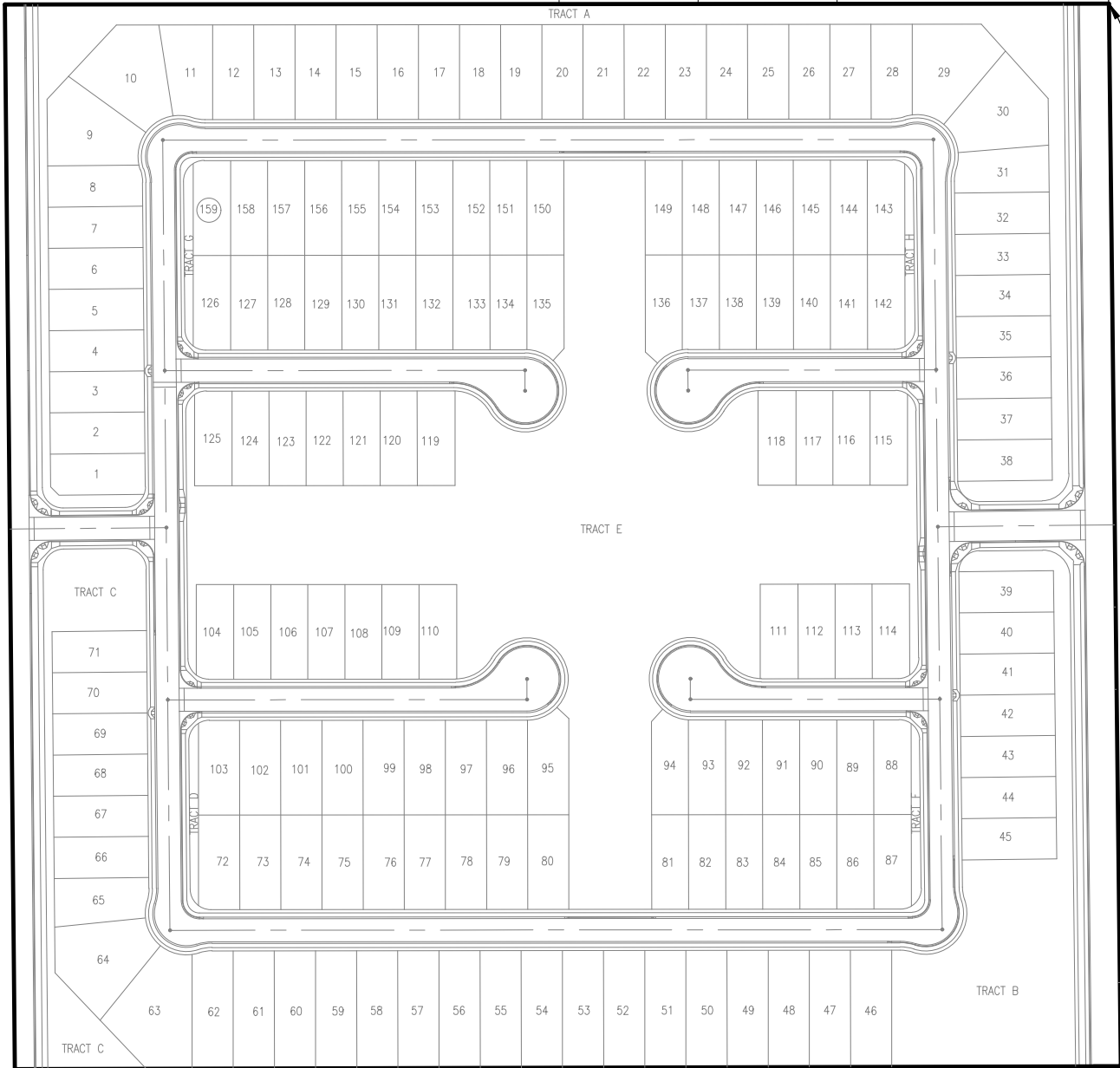
S00°38'42"E
2623.36'

A.P.N. 200-58-0110
2015-008241, P.C.R.
PALMS - MAGIC RANCH 80 LLC

MITCHELL TRAIL
S00°31'02"E 1293.61'

QUAIL RUN LANE
N00°38'43"W 1291.68'

A.P.N. 200-24-0010
2014-007670, P.C.R.
EL DORADO ARIZONA FARMS LLC



N89°53'23"E 1344.58'

A.P.N. 200-58-016M
2021-046866, P.C.R.
LOEPER ARIELLE N

A.P.N. 200-58-016Z
2022-110728, P.C.R.
CARSON JARRETT B

A.P.N. 200-58-016Y
2018-063894, P.C.R.
TMF PROPERTIES LLC

A.P.N. 200-58-016W
2019-010802, P.C.R.
CASTRO DONALD A

A.P.N. 200-58-016X
2014-012831, P.C.R.
LARSEN GARY G

A.P.N. 200-58-016R
1998-035070, P.C.R.
MARGALLO LUCIO N II
& CLAUDETTE D



NOT TO SCALE



united engineering group

3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5376
www.unitedeng.com

EXHIBIT B
MAGIC RANCH 40
PINAL COUNTY, ARIZONA

EXHIBIT B

PZ-PD-026-23 STIPULATIONS

1. The stipulations enumerated herein pertain to the area described in case PZ-003-24 & PZ-PD-026-23;
2. Approval of this PAD (PZ-PD-026-23) 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;
3. Magic Ranch Parcel N Planned Area Development (PAD) Amendment Overlay District (PZ-PD-026-23 is to be developed as shown in the PAD Book submitted on August 28, 2024.
4. Magic Ranch Parcel N Planned Area Development (PAD) Overlay District (PZ-PD-026-23) is to be developed as shown by the site plan/development plan dated December 4, 2023, 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;
5. 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-003-24;
6. 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;
7. 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;
8. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. Half-street right-of-way dedication and half-street improvements will be required for Quail Run Lane. The required minimum half-street right-of-way is Fifty-Five Feet (55') for Quail Run Lane along the development's frontage (Eastern Boundary). Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for Arizona Farms Road shall be the responsibility of the applicant;
10. Half-street right-of-way dedication and half-street improvements will be required for Mitchell Trail. The required minimum half-street right-of-way is Forty Feet (40') for Mitchell Trail along the development's frontage (Western Boundary). Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis or Statement) for Arizona Farms Road shall be the responsibility of the applicant;
11. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal 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;
12. All right-of-way dedication shall be free and unencumbered;
13. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and
14. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan 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 Site Plan 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.