

BOARD OF SUPERVISORS



PINAL COUNTY
WIDE OPEN OPPORTUNITY

**PZ-003-24 & PZ-PD-026-23
(MAGIC RANCH PARCEL N)**

12/18/24

Community Development Department

PZ-003-24 & PZ-PD-026-23

- Proposal:
 - ▣ Requesting to rezone, and a Planned Area Development to allow for the development of a Single Family Residential Subdivision.
 - ▣ Size:
 - ▣ 40.0 ± acres
- Location:
 - ▣ SW of Arizona Farms Road and Quail Run Lane.
- Owner/Applicant:
 - ▣ TSI/Elwood Properties, LLC, landowner, Sean Hamill, Applicant

PZ-003-24 & PZ-PD-026-23

□ Requested Action:

Continue to January 29, 2025 so as to provide time to make potential adjustments to 2 stipulations added by engineering, and to allow the needed revisions to materials for a stipulation added as part of the Planning and Zoning Commission.

□ Engineering Stipulations:

#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.

□ Engineering Stipulations:

#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.

- Recommended stipulation added by Planning and Zoning Commission:

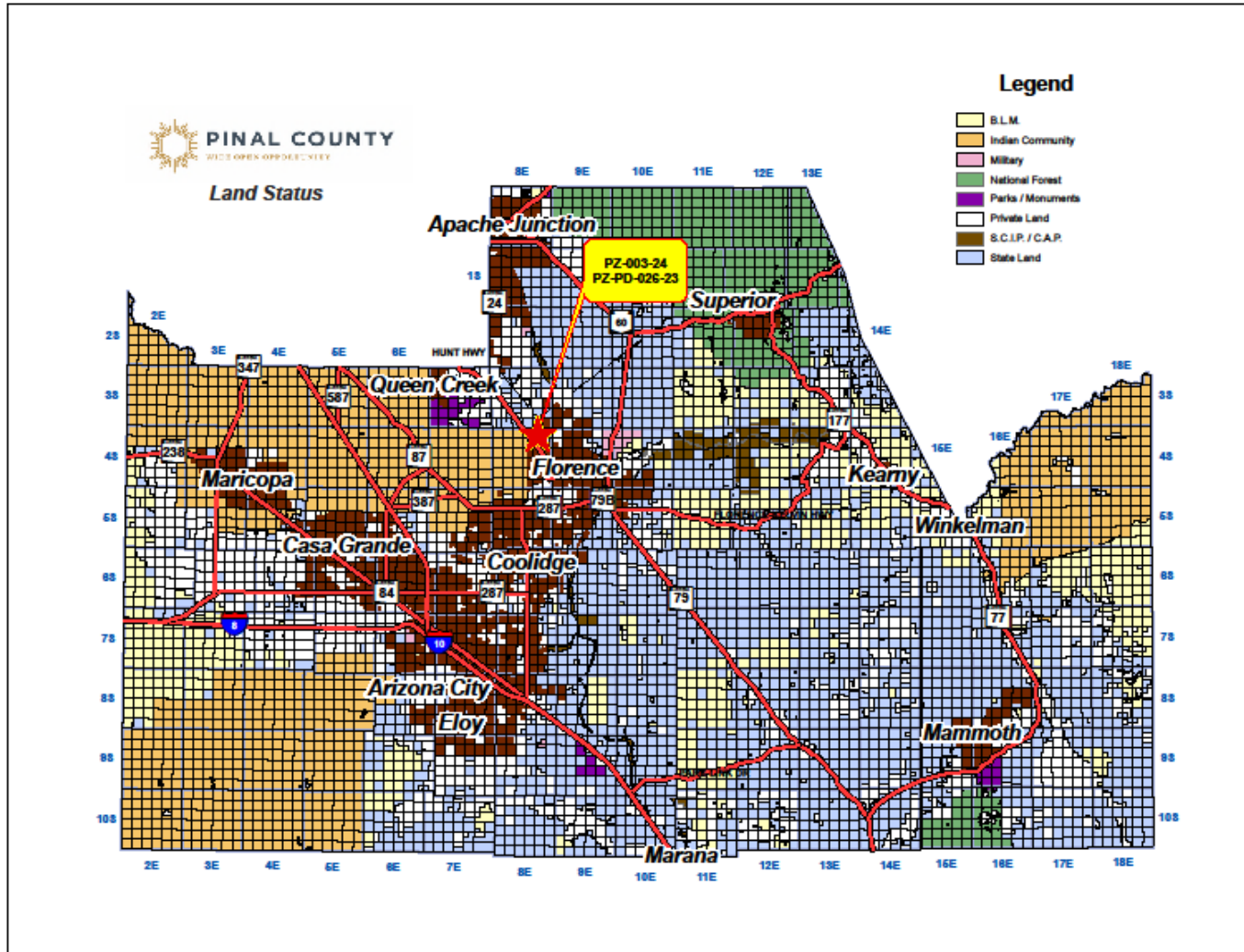
#15: The applicant shall amend Table B Amended Development Standards going forward to reflect the change from 3 to 5 foot minimum distance setback, specific to the detached accessory unit development standards.

Location Map



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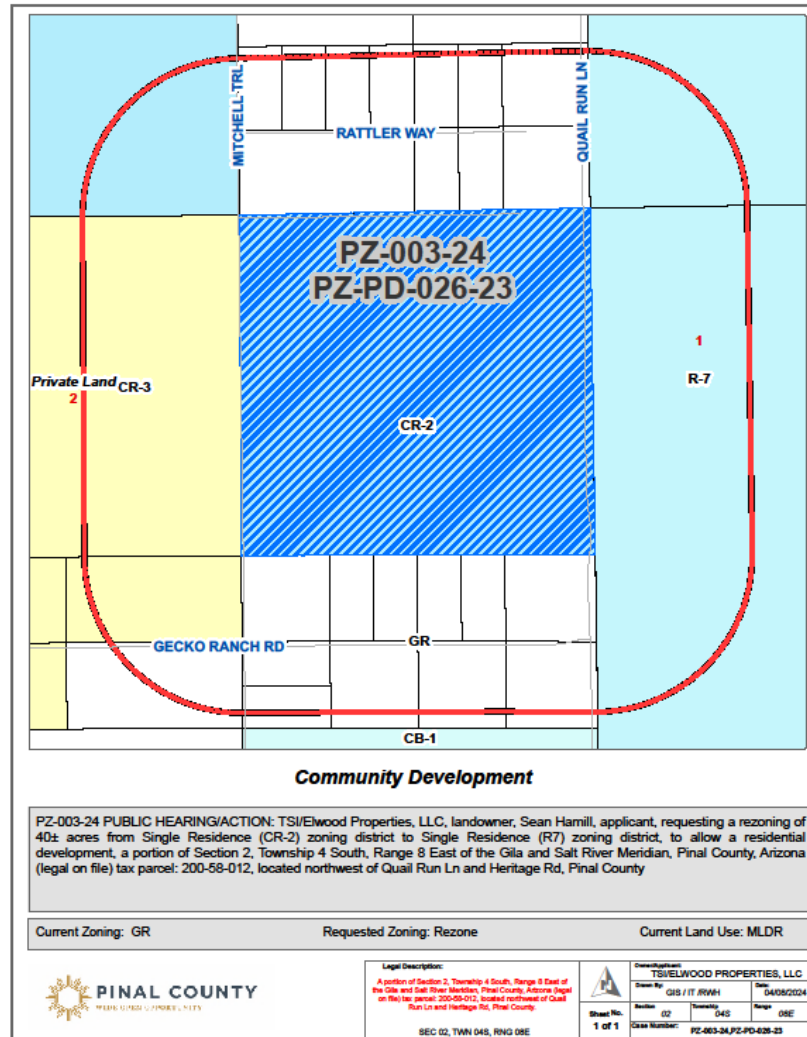
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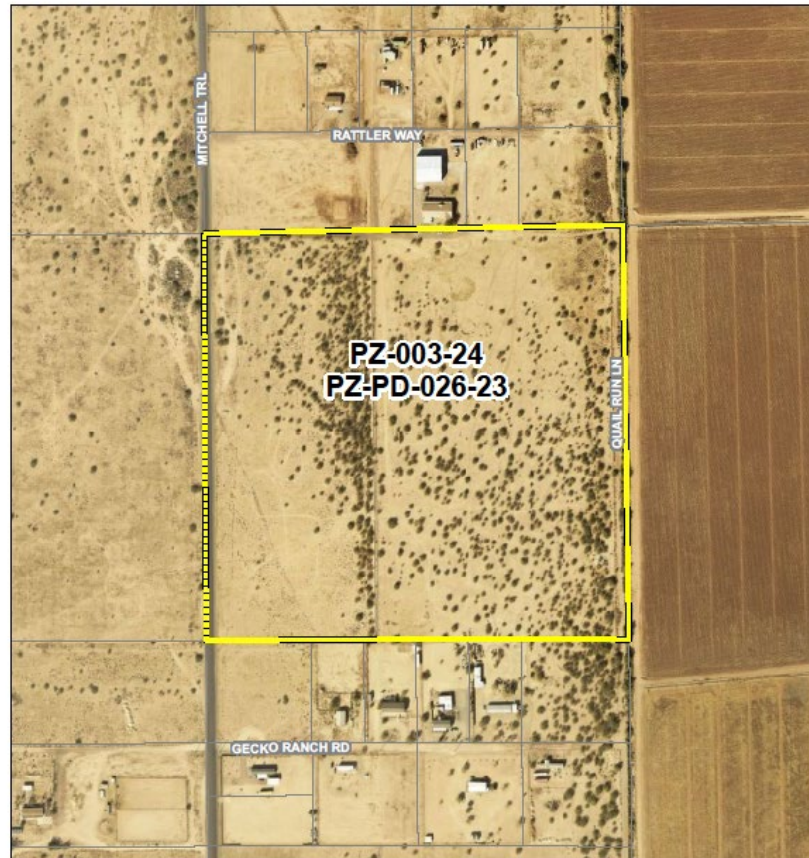
Case/Zoning Map



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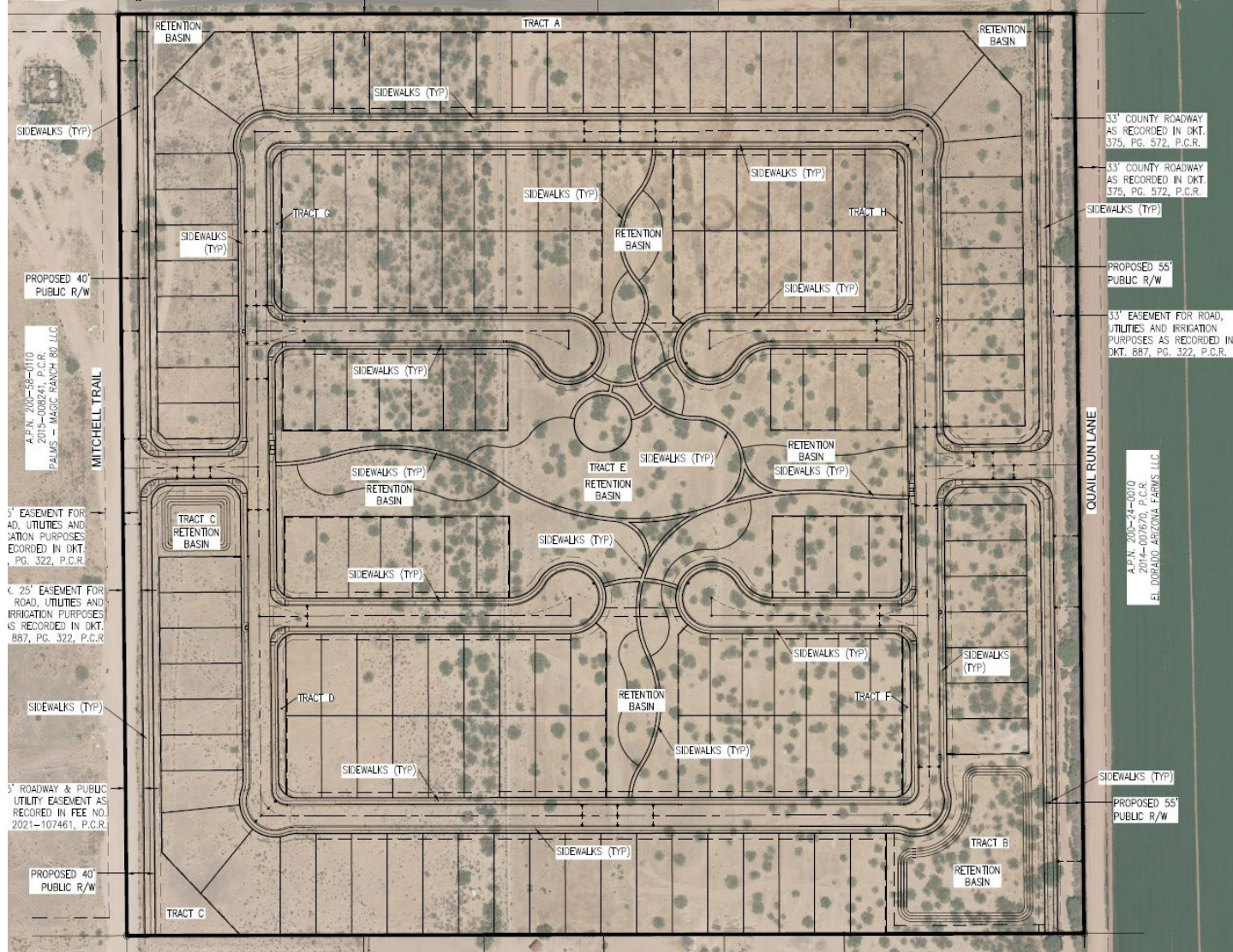


Aerial Map



Community Development

Conceptual Plat Plan



North



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South



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East



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West



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Items of Consideration

- A number of similar subdivisions have been approved within a mile of the site.
- The proposed will provide needed housing for the area.
- No items of opposition were received by staff at the time the report was written.



PZ-003-24 & PZ-PD-026-23

- Planning and Zoning Commission voted 8-1 to recommend approval.
- PZ-003-24: 1 Stipulation
- PZ-PD-026-23: 15 Stipulations