

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

ORDINANCE NO. 2025 PZ-028-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED NORTH OF BELLA VISTA ROAD, SOUTH OF HASH KNIFE DRAW ROAD, AND EAST OF HUNT HIGHWAY IN THE SAN TAN VALLEY AREA FROM GR GENERAL RURAL ZONE TO LARGE MASTER PLAN COMMUNITY (L-MPC) ZONING DISTRICT, AS PROVIDED IN PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-028-24; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to Arizona Revised Statutes § 11-814 and Pinal County Development Services Code Chapter 2.166 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on November 25, 2024, the Pinal County Community Development Department (the “**Department**”) and its consultant, Swaback, PLLC, Jeffery M. Denzak, agent submitted an application on behalf of the landowner, the Arizona State Land Department, Karen Dada, representative, with respect to property generally located north of Bella Vista Road, south of Hash Knife Draw Road, and east of Hunt Highway in the San Tan Valley Area, in unincorporated Pinal County, and legally described on the attached **Exhibit “A”** (the “**Property**”) to rezone the Property from GR General Rural Zone to Large Master Plan Community (L-MPC) Zoning District (Department Case No. PZ-028-24) (the “**Rezoning Application**”); and,

WHEREAS, the Property is located within the San Tan Valley Special Area Plan (the “**STV SAP**”); and,

WHEREAS, on January 16, 2025, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the Rezoning Application, 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 rezoning; and,

WHEREAS, following the public hearing, the Commission determined that the requested rezoning was in conformance with the goals and objectives of the STV SAP, and voted 10-0 in favor of forwarding a recommendation of approval to the Board with 26 stipulations of approval as set forth in the attached **Exhibit “B”** (the “**26 Stipulations**”); and,

ORDINANCE NO. 2025 PZ-028-24 (Continued)

WHEREAS, the Board finds that the request to rezone the Property, subject to the 26 Stipulations, is in the best interest of Pinal County, and is consistent with and conforms to the Pinal County Comprehensive Plan, the STV SAP, and the general purposes of Pinal County's Zoning Ordinance.

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

Section 1: The Rezoning Application requesting to rezone the Property legally described and depicted in the attached **Exhibit "A"** from GR General Rural Zone to Large Master Plan Community (L-MPC) Zoning District is hereby approved, subject to the 26 Stipulations 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.

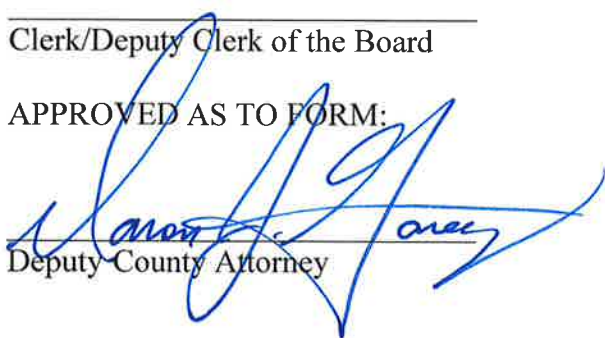
PASSED AND ADOPTED THIS 19TH DAY OF FEBRUARY 2025, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT "A"
TO
ORDINANCE NO. 2025 PZ-028-24

LEGAL DESCRIPTION (SAN TAN VALLEY AREA- URBAN CORE)

Being Section 4, except that certain parcel of land recorded in Docket 1497, page 449, Pinal County Recorders (PCR), the south half and the northeast quarter of Section 5, the east half of Section 7, Section 8, the northwest quarter and the northwest quarter of the northeast quarter and the northwest quarter of the southwest quarter of Section 9, that portion of Sections 9 and 16 lying southwesterly of the Union Pacific Railroad right-of-way, the north half of Section 17, the north half of the north half of Section 18, except that certain parcel of land recorded in Fee No. 2022-003034, PCR, all lying within Township 3 South, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona, secondarily described as follows:

BEGINNING at the southwest corner of said Section 16, a 3-inch Pinal County Highway Department brass cap in hand hole, from which the south quarter corner of said section, a 2 ³/₄ inch Pinal County Highway Department brass cap, bears North 89°26'02" East (basis of bearing), a distance of 2701.28 feet;

THENCE along the west line of said Section 16, North 02°31'19" West, a distance of 2640.62 feet, to the east quarter corner of said Section 17;

THENCE leaving said west line, along the south line of the north half of said Section 17, South 89°37'45" West, a distance of 5395.74 feet, to the west quarter corner of said Section 17;

THENCE leaving said south line, along the west line of said Section 17, North 02°54'19" West, a distance of 1323.80 feet, to the south line of the north half of the north half of said Section 18;

THENCE leaving said west line, along said south line, South 89°45'39" West, a distance of 3717.87 feet, to the southeasterly corner of that certain parcel of land recorded in Fee No. 2022002034, PCR;

THENCE leaving said south line, along the northeasterly line of said certain parcel of land, North 49°24'09" West, a distance of 2022.31 feet, to the south line of said Section 7;

THENCE leaving said northeasterly line, along said south line, North 89°45'40" East, a distance of 2470.77 feet, to the south quarter corner of said Section 7;

THENCE leaving said south line, along the west line of the east half of said Section 7, North 03°20'07" West, a distance of 5294.83 feet, to the north quarter corner of said Section 7;

THENCE leaving said west line, along the north line of said Section 7, North 89°44'09" East, a distance of 2727.54 feet, to the southwest corner of said Section 5;

THENCE leaving said north line, along the west line of said Section 5, North 03°03'51" West, a distance of 2646.47 feet, to the west quarter corner of said Section 5;

THENCE leaving said west line, along the north line of the south half of said Section 5, North 89°21'54" East, a distance of 2738.84 feet, to the center of said Section 5;

THENCE leaving said north line, along the west line of the east half of said Section 5, North 02°40'32" West, a distance of 2671.61 feet, to the north quarter corner of said Section 5;

THENCE leaving said west line, along the north line of said Township 3 South, North 89°26'49" East, a distance of 430.66 feet, to the south quarter corner of Section 32, Township 2 South, Range 8 East;

THENCE North 89°32'47" East, a distance of 2332.10 feet, to the northwest corner of said Section 4;

THENCE continuing North 89°32'47" East, a distance of 313.46 feet to the southwest corner of Section 33, Township 2 South, Range 8 East;

THENCE North 89°33'12" East, a distance of 2434.35 feet, to the north quarter corner of said Section 4;

THENCE continuing North 89°33'12" East, a distance of 204.76, to the south quarter corner of said Section 33;

THENCE continuing North 89°33'12" East, a distance of 2543.06 feet, to the northeast corner of said Section 4;

THENCE leaving said north line, along the east line of said Section 4, South 01°54'40" East, a distance of 2642.39 feet, to the east quarter corner of said Section 4;

THENCE South 01°56'29" East, a distance of 1325.60 feet, to the easterly prolongation of the north line of that certain parcel of land recorded in Docket 1497, page 449, PCR;

THENCE leaving said east line, along said prolongation and north line thereafter, South 89°23'18" West, a distance of 1242.97 feet, to the northwest corner of said certain parcel of land;

THENCE leaving said north line, along the west line of said certain parcel of land, South 01°55'00" East, a distance of 300.08 feet, to the southwest corner of said certain parcel of land;

THENCE leaving west line, along the south line of said certain parcel of land and prolongation thereof, North 89°23'18" East, a distance of 1243.10 feet, to said east line;

THENCE leaving said prolongation, along said east line, South 01°56'29" East, a distance of 1025.52 feet, to the northeast corner of said Section 9;

THENCE leaving said east line, along the north line of said Section 9, South 89°21'28" West, a distance of 1365.99 feet, to the east sixteenth corner of said Section 9;

THENCE leaving said north line, along the east line of the northwest quarter of the northeast quarter of said Section 9, South 02°05'27" East, a distance of 1336.65 feet, to the north-east sixteenth corner of said Section 9;

THENCE leaving said east line, along the south line of the northwest quarter of the northeast quarter of said Section 9, South 89°28'01" West, a distance of 1353.51 feet, to the center-north sixteenth corner of said Section 9;

THENCE leaving said south line, along the east line of the west half of said Section 9, South 02°38'14" East, a distance of 1334.72 feet, to the center of said Section 9;

THENCE leaving said east line, along the south line of the north half of said Section 9, South 89°34'39" West, a distance of 1360.93 feet, to the center-west sixteenth corner of said Section 9;

THENCE leaving said south line, along the east line of the northwest quarter of the southwest quarter of said Section 9, South 02°44'38" East, a distance of 1325.94 feet, to the south-west sixteenth corner of said Section 9;

THENCE leaving said east line, along the south line of the northwest quarter of the southwest quarter of said Section 9, South 89°23'13" West, a distance of 1358.35 feet, to the south sixteenth corner of said Section 9;

THENCE leaving said south line, along the west line of said Section 9, South 02°50'55" East, a distance of 33.97 feet, to the southwesterly right-of-way line of the Union Pacific Railroad;

THENCE leaving said west line, along said southwesterly right-of-way line, South 39°00'53" East, a distance of 8394.11 feet, to the south line of said Section 16;

THENCE leaving said southwesterly right-of-way line, along said south line, South 89°26'19" West, a distance of 2286.52 feet, to the south quarter corner of said Section 16;

THENCE South 89°26'02" West, a distance of 2701.28 feet, to the **POINT OF BEGINNING**.

Containing 141,075,992 square feet or **3,238.6591 acres**, more or less.

Subject to existing right-of-ways and easements. This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of September 2024. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.



HASH KNIFE DRAW ROAD

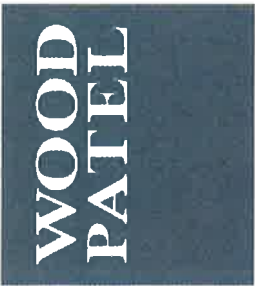
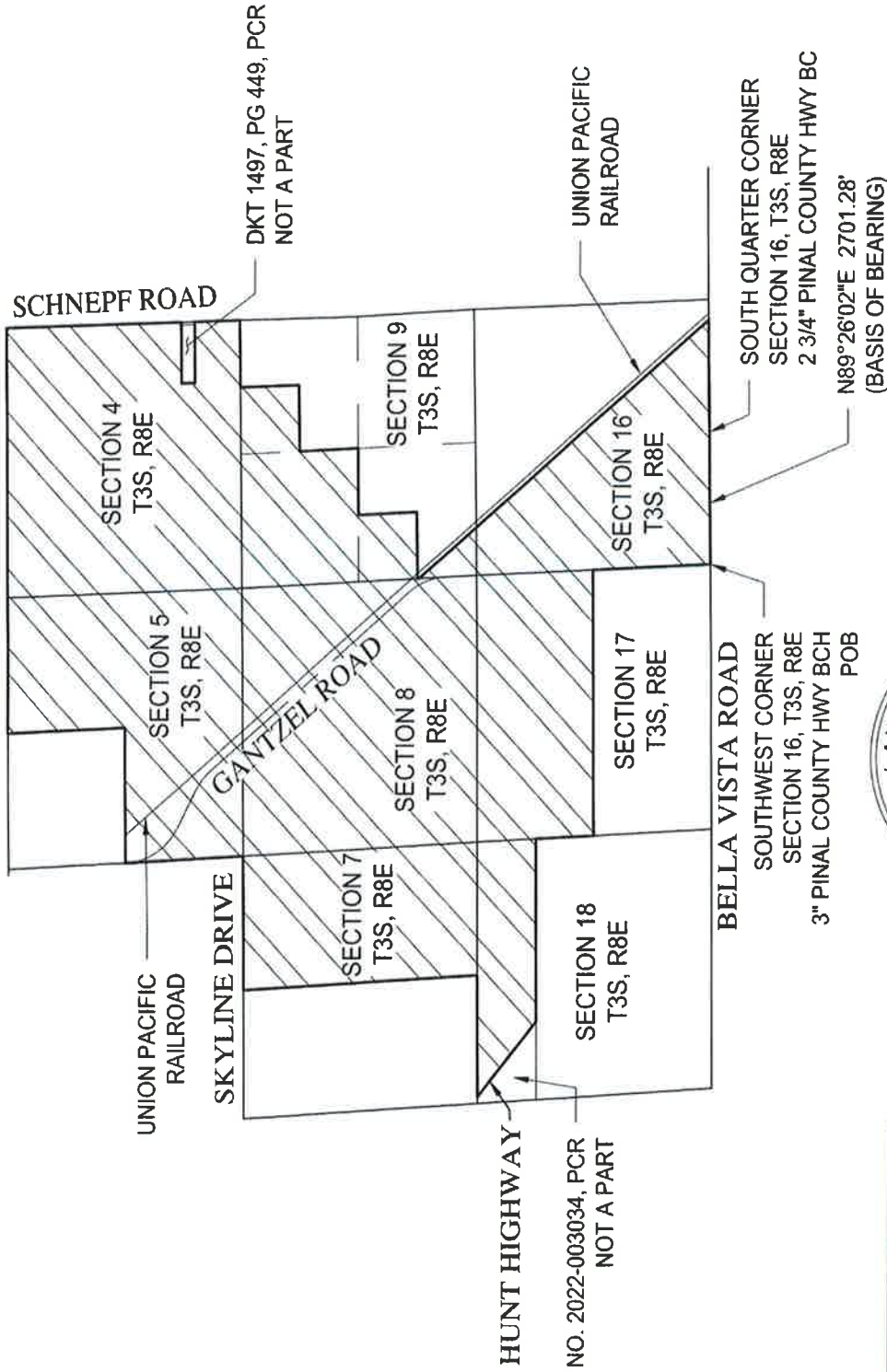


EXHIBIT "A"
SAN TAN VALLEY CITY CENTER
BOUNDARY
02/06/2025
WP# 235485
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NOT TO SCALE

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EXHIBIT “B”
TO
ORDINANCE NO. 2025 PZ-028-24

[Stipulations of Approval]

1. Approval of this L-MPC rezone request will require, at time of application for development, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.
2. Where there is conflict between the approved L-MPC zoning proposal and these stipulations, these stipulations shall govern.
3. Enforcement of these provisions/stipulations or uses and requirements of the L-MPC zoning shall be made pursuant to Section 2.160 of the PCDS.
4. No building permits shall be issued based on this rezoning until all requisite zoning stipulations, County requirements, and development standards are satisfied pursuant to the requirements of the Pinal County Development Services Code and other applicable standards and requirements of Pinal County.
5. Developer/applicant/landowner shall provide for the dedication of any necessary easements, roadway tracts, and/or rights-of-way, in form and substance acceptable to the Pinal County as necessary to serve any subject parcel or parcels to be developed, prior to issuance of any construction permits within any phase of development within the rezoned property.
6. All rights-of-way dedication to Pinal County shall be free and unencumbered, except as excluded by the County Engineer, or his designee.
7. Prior to the approval of any subdivision plat or site plan, the applicant/developer/owner for each phase of development shall submit a Cultural Evaluation prepared by an independent, qualified professional that will prepare an assessment of the nature and impacts of the development proposal on all Federal and State lands for any identified sensitive species and/or critical habitat per Arizona Game and Fish Department – ERT Report on the rezoned property, and the report shall include, at a minimum, the following:
 1. Mitigation measures to avoid the likelihood of negatively impacting one or more target species and habitats as identified in the report.
 2. A discussion devoted to the migration of the Sonoran Desert Tortoise caused by construction activities, and a strategy on the proper removal and/or protection of Tortoises.
8. Prior to approval of subdivision plat or site plan, the applicant/developer/owner for each phase of development shall identify any existing/planned, proposed, adopted regional trails per Open Space and Trails Master plan and develop these as specified in the Open Space and Recreation Area Guideline Manual (OSRAM). Applicant to adhere to the strategies and guidelines on parks, open space and trails contained in the 2018 San Tan Valley Special Area Plan.

9. Developer/applicant/landowner shall provide a record check through Arizona State Museum (ASM) for archeological sites and identification of any sites or surveys prior to each phase of development.
10. Construction plans for grading, drainage improvements, roadway improvements, and utility plans comply with applicable standards and guidelines required by Pinal County and applicable utility service provider in the case of water and sewer services and dry utilities, and construction plans are subject to approval by the County Engineer prior to approval of any final plat or site plan within the rezoned property.
11. Applicant to follow landscaping standards for future development for each phase of development as provided in the L-MPC zoning or as required by the Pinal County Development Services Code, as amended from time to time.
12. Selection of all plant material to be selected from Arizona Department of Water Resources, Low water Use/Drought Tolerant Plant list for the PINAL Active Management Area.
13. The applicant/ owner/developer shall meet the prevailing requirements of the International Building and Fire Codes, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
14. An air quality dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more.
15. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
16. All public infrastructure improvements installed by the developer/builder of each phase of the project shall comply with applicable standards and guidelines required by the Americans with Disabilities Act of 1990.
17. Prior to site plan application, owner/applicant/developer shall submit a "Phase 1" ESA, prepared by an independent qualified site assessment professional following all applicable ATSM standards, the Community Development Director at their discretion may order a "Phase Two" ESA, based on the results or recommendations from the report.
18. All peripheral and internal roads and infrastructure improvements that will support development in the rezoned property shall be per the approved Traffic Impact Analysis (TIA) submitted with this application, and with each phase of development, or as otherwise agreed by the County, to mitigate traffic impacts on all existing and planned roadways. 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 updated in accordance with Pinal County TIA Guidelines and Procedures, as amended from time to time, and subject to County approval in connection with each final plat submission.

19. All roadway and infrastructure improvements shall be in accordance with Pinal County Subdivision Standards, as amended from time to time, or as approved by the County Engineer.
20. Any roadway sections, alignments, access locations and access movements shown in the San Tan Valley L-MPC Document dated January 2025 are conceptual only, and are subject to the approval of the Pinal County Engineer.
21. A drainage report shall be submitted to the County Engineer at the time of subdivision plat or site plan submittal for review and approval and the drainage report shall comply with the Pinal County Drainage Manual, as amended from time to time, and shall be approved prior to subdivision plat or site plan approval.
22. The Master Drainage Plan shall be in accordance with the Pinal County Drainage Manual, as amended from time to time, and the approved Master Drainage Plan shall provide retention for storm waters in an on-site retention area(s), or as approved by the County Engineer.
23. No construction of any flood control infrastructure shall be commenced prior to the issuance of a Floodplain Use Permit by the Pinal County Flood Control District (PCFCD).
24. No building permits may be issued for any areas in the project mapped by FEMA as special flood areas until the Letter of Map Revision (LOMR) for the project is approved by FEMA and the resulting change in the Flood Insurance Rate Maps (FIRMs) is made effective.
25. No tentative or preliminary plats shall be approved by Pinal County until the Master Drainage Report for the project is approved by Pinal County Engineer.
26. Given auction allocations imposed by the ASLD on development areas under Section 5.2 of the LMPC, the County waives any development agreement requirement under Section 2.365.020 of the Pinal County Development Services Code. This waiver does not preclude a subsequent patent holder and the County from entering into a development agreement.