

BOARD OF SUPERVISORS

SAN TAN URBAN CORE
SPECIAL DISTRICT
LARGE MASTER PLANNED COMMUNITY(L-MPC)



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-014-24 and PZ-028-24

2/19/25

Development Services Department

SAN TAN VALLEY URBAN CORE

Background information:



□ PROJECT OVERVIEW:

Joint Planning Effort: Arizona State Land Department and Pinal County to allow a diverse mix of land uses, respond to diverse market conditions and develop land that is uniquely located in San Tan Valley.

□ PROPOSAL: 2 CASES

Non-Major Comprehensive Plan Amendment (to STV SAP)

- ▣ **PZ-PA-014-24:** Land Use change to re-designate 3238.7 ± acres from to Suburban Neighborhood, Urban Transition, Urban Center and Suburban Office to 'Special District' (RES. 2022-PZ-PA-009-22)

Rezone

- ▣ **PZ-028-24:** Rezone of 3238.7 ± acres
From General Rural (GR) to Large Scale Master Plan Community (L-MPC) Zoning District

SAN TAN VALLEY URBAN CORE

□ **PROPOSAL**

- ▣ **Size:** 3238.7 ± acres

- ▣ **Location:** North of Bella Vista Road, South of Hash Knife Draw Road and east of Hunt Highway in the STV Area

- ▣ **Owner/Representative:** Arizona State Land Department (ASLD), Karen Dada

- ▣ **Consultants:**
 - Wood Patel : Nicholas Brown, Jake McGinley
 - Swaback PLLC : Jeffery M Denzak, Troy Hansen
 - Traffic Engineer-Lokahi Group : Shelly Sorensen
 - Market Study : ESI Corporation, Judi Scalise

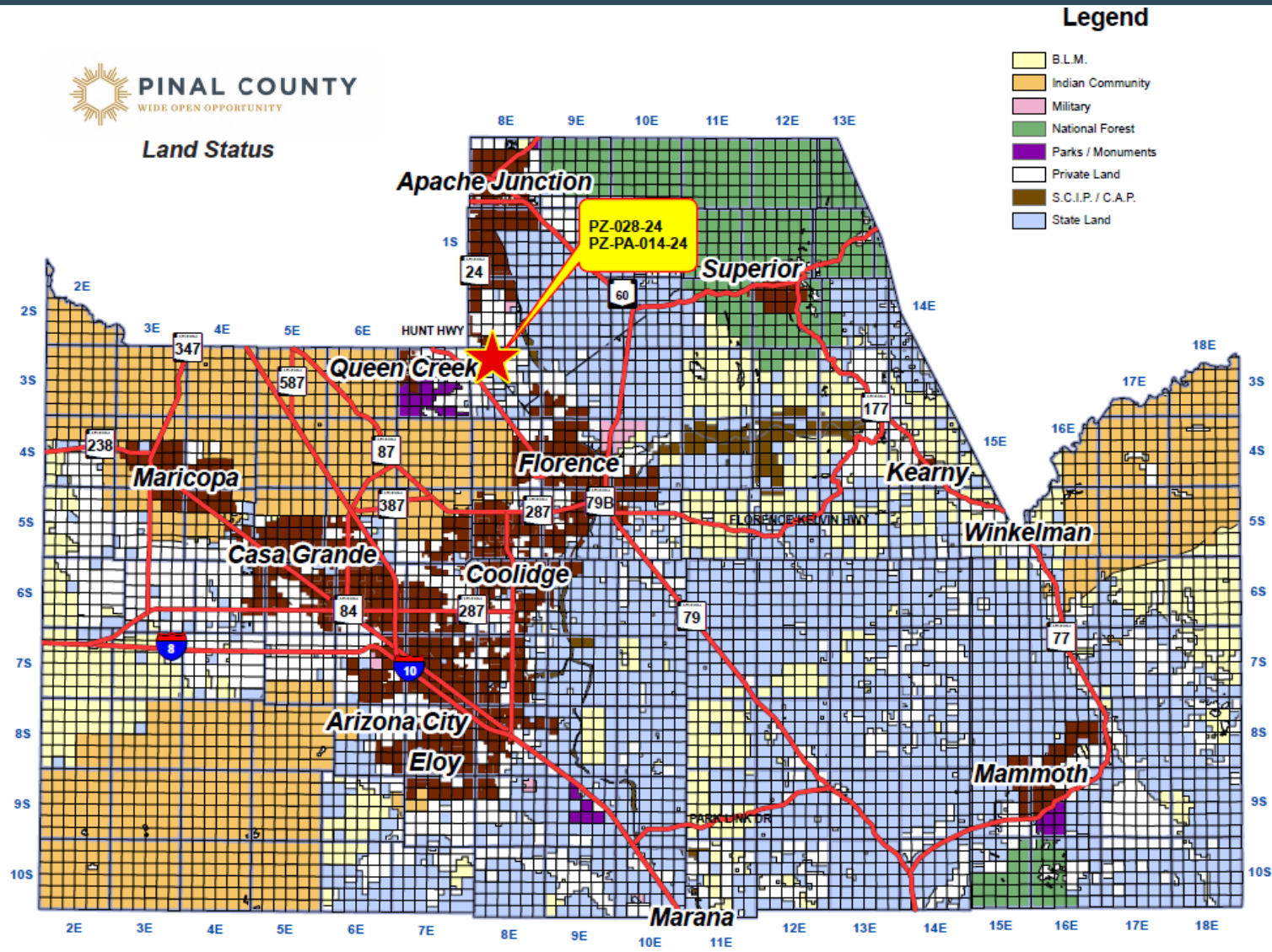
SAN TAN VALLEY URBAN CORE

Location Map



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Vicinity Map

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SAN TAN VALLEY URBAN CORE

Land-Use Designation- STV Special Area Plan

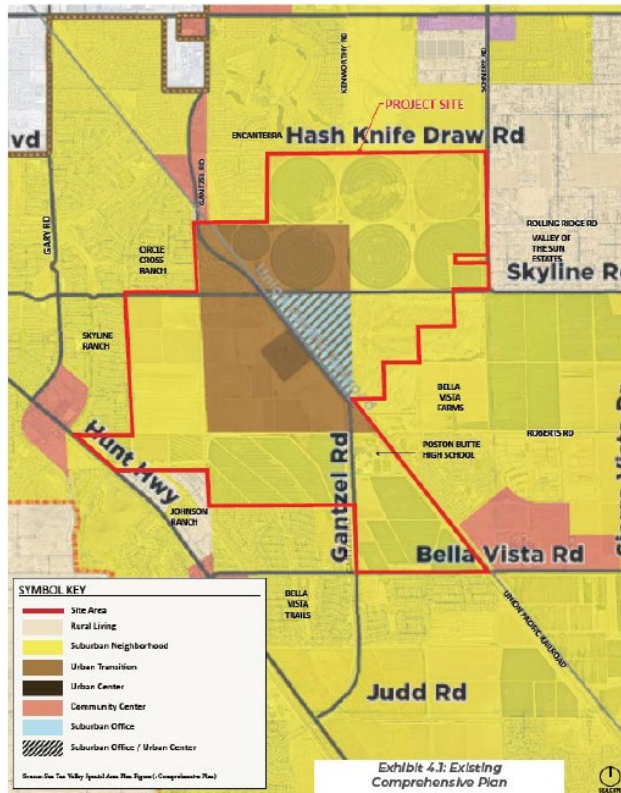


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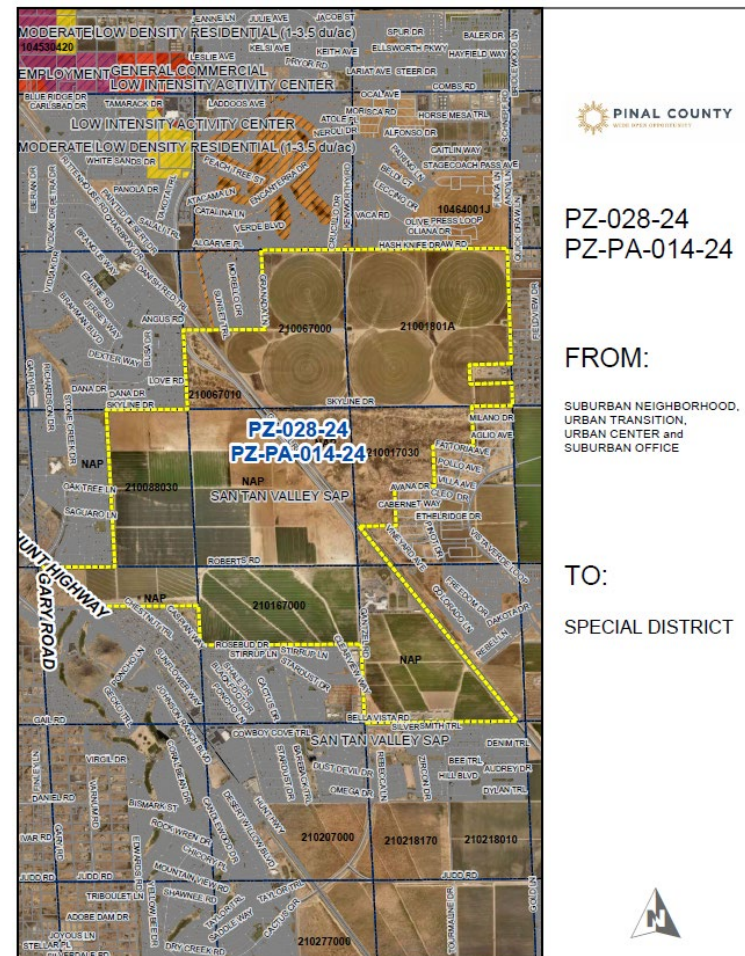
EXISTING:

Suburban Neighborhood
Urban Transitional
Urban Center
Suburban Office



PROPOSED:

“Special District”



PZ-028-24
PZ-PA-014-24

FROM:

SUBURBAN NEIGHBORHOOD,
URBAN TRANSITION,
URBAN CENTER and
SUBURBAN OFFICE

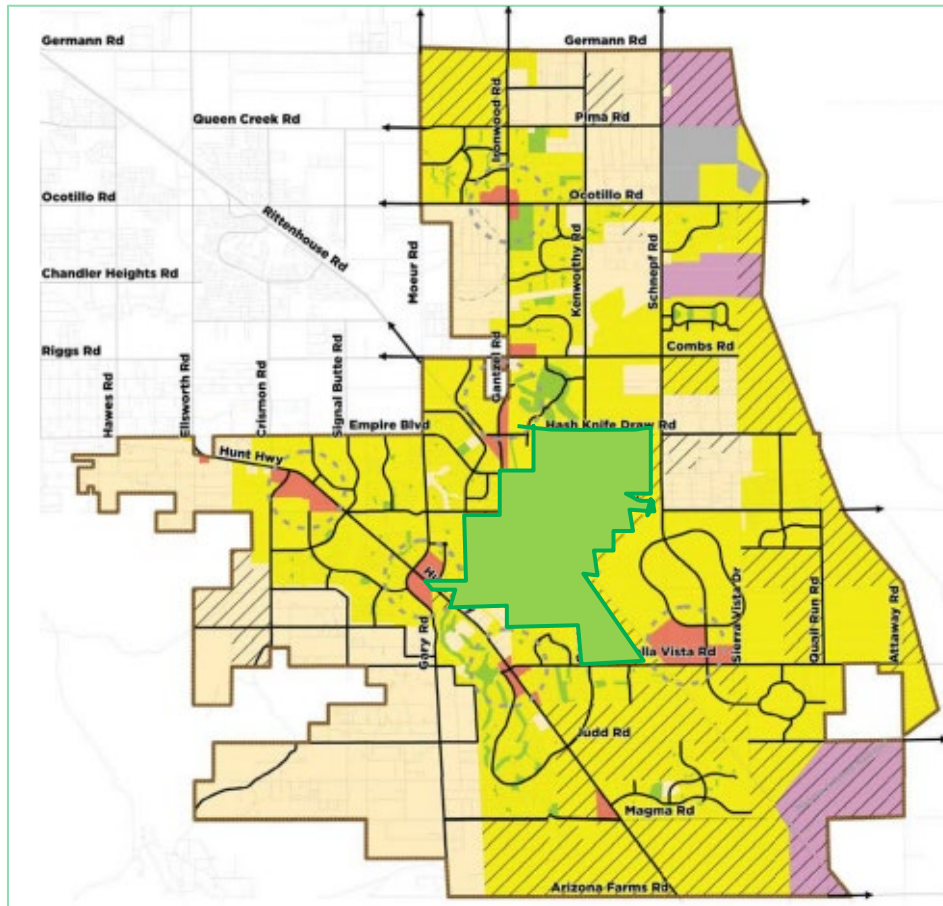
TO:

SPECIAL DISTRICT

SAN TAN VALLEY URBAN CORE

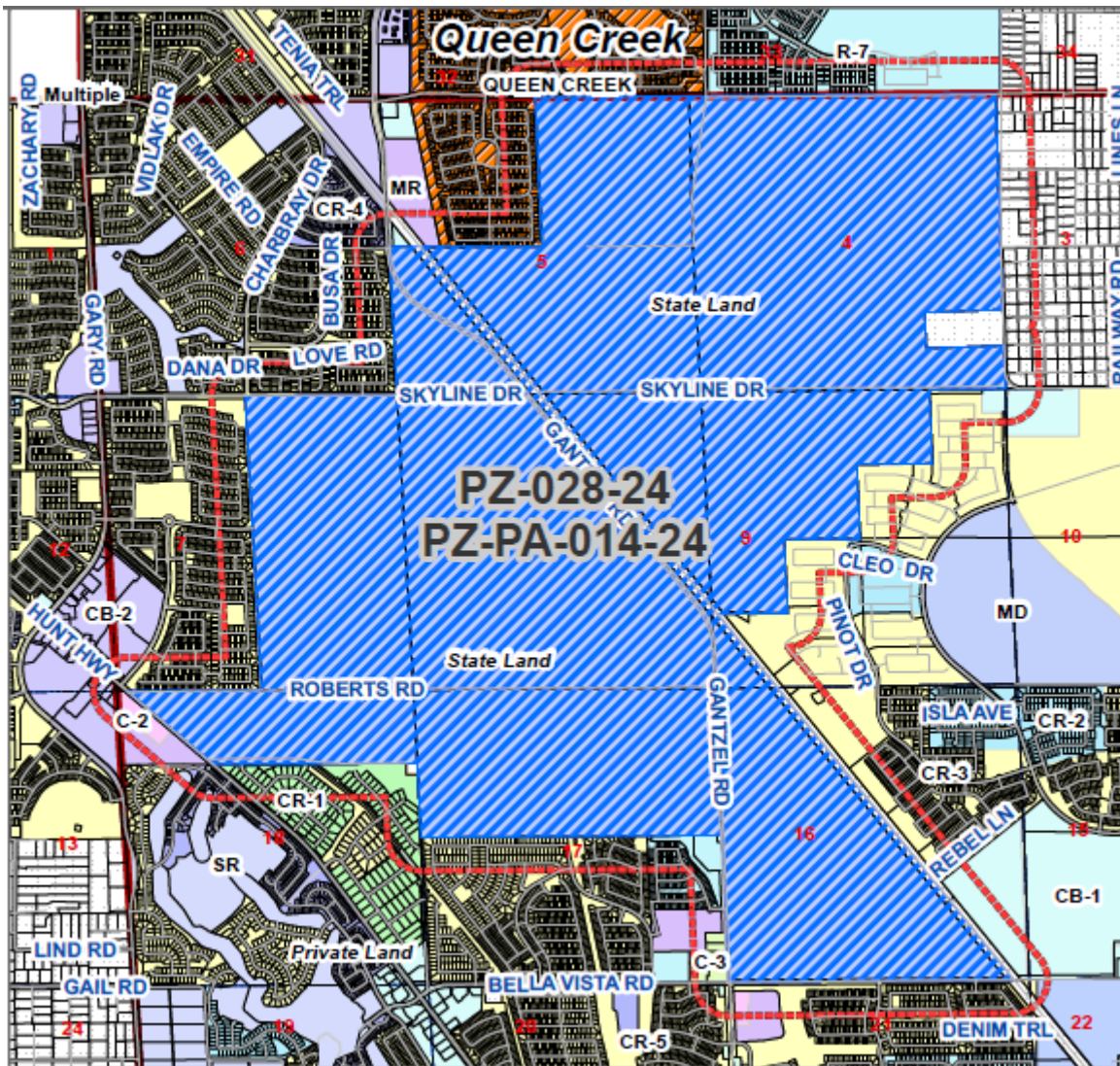
STV Area Plan

SAN TAN VALLEY AREA MAP



SAN TAN VALLEY URBAN CORE

Zoning Map with 600' boundary



PROPOSAL:

1. Non Major CPA
“Special District”
2. Rezone from
GR- General Rural &

to
L-MPC : Large Master
Planned Community

SAN TAN VALLEY URBAN CORE- L-MPC

L-MPC Zoning features



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□ **Re-zone to L-MPC - Proposal:**

- Creation of 9 Development Areas configured along primary roadways, existing infrastructure or land-use transitions
- Open Space shall be developed with minimum 18% of gross residential and 10% of gross non-residential acreage.
- Private Utilities and Service providers in conjunction with other stakeholders in the area will extend water and sewer services, roadways and other public facilities for future development.

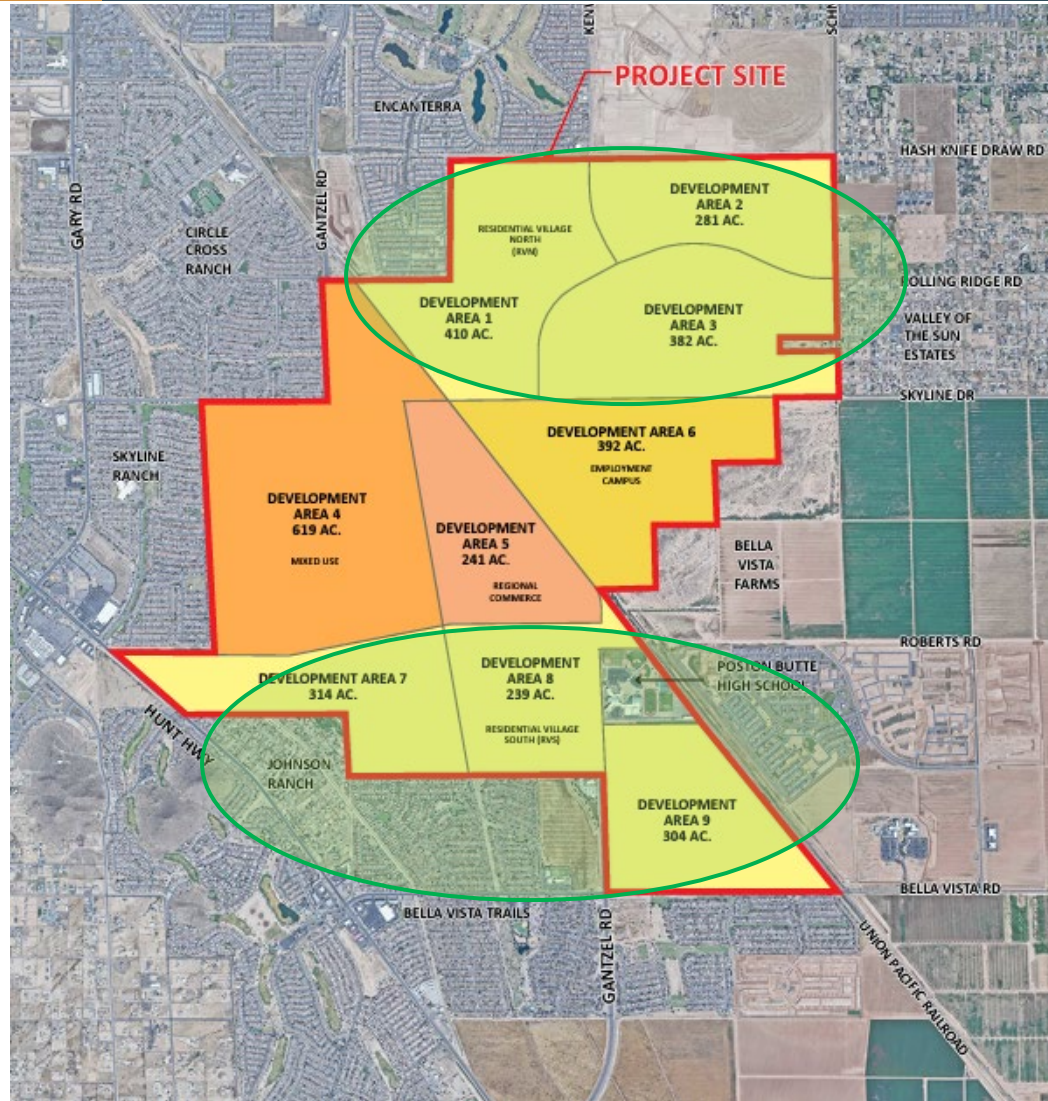
SAN TAN VALLEY URBAN CORE

Project Area: Development Districts



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Development Districts:

1. Residential District North
(Areas 1,2,3)
2. Residential District South
(Areas 7,8,9)
3. Employment, Commerce, Mixed-Use
(Areas 4,5,6)

SAN TAN VALLEY URBAN CORE- L-MPC

Re-zone to L-MPC Proposal:



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□ Proposed Land-use:

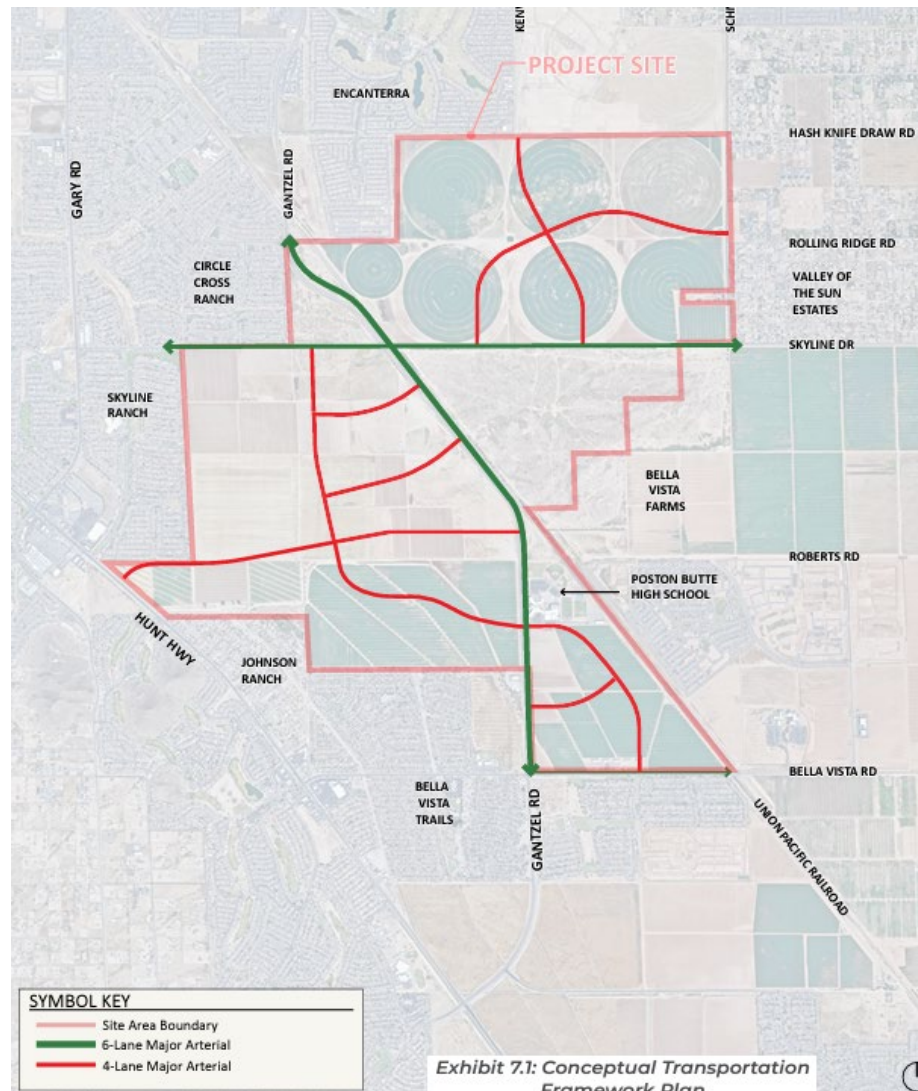
<u>Development Area</u>	<u>Residential</u>	<u>Non-Residential</u>
- DA 1, 2, 3, 7, 8, & 9	6 DU/AC	.2 FAR
- DA 4	15 DU/AC	.2 FAR
- DA 5	20 DU/AC	.2 FAR
- DA 6	20 DU/AC	.25 FAR

Table 5.2.1: Land Use Budget										
	Residential Village North (RVN)****			Mixed Use	Regional Commerce	Employment/ Distribution Campus	Residential Village South (RVS)****			
Description	Development Area 1	Development Area 2	Development Area 3	Development Area 4	Development Area 5	Development Area 6 **	Development Area 7	Development Area 8	Development Area 9	Property Totals
Total Gross Acreage***	410	281	382	619	241	392	314	239	304	3,182 AC
Gross Residential Area	402 AC	273 AC	374 AC	310 AC	60 AC	0 AC	306 AC	231 AC	296 AC	2,251 AC
Maximum Dwelling Units (Without Transfer)	2,410 DU	1,636 DU	2,242 DU	4,643 DU	1,200 DU	1,568 DU	1,836 DU	1,386 DU	1,776 DU	18,697 DU
Minimum Gross Non-Residential Area			25 AC	310 AC	181 AC	392 AC			25 AC	932 AC
Maximum Non-Residential Gross Floor Area (Without Transfer)			217,800 SF	2,696,364 SF	1,574,694 SF	4,268,880 SF			217,800 SF	8,975,538 SF

Total Maximum DU's = **18,697**

SAN TAN VALLEY URBAN CORE

Conceptual transportation plan





Public Outreach:

Neighborhood meeting – CAC Campus Dec-9
(Approx. 40 residents)

Public Response:

3 emails in opposition, 1 in favor

Planning and Zoning Commission: (Voted 10-0)

Recommended approval with 26 stipulations



QUESTIONS/COMMENTS ?

SAN TAN VALLEY URBAN CORE- L-MPC

Items for Board's discussion: VISION



VISION:

- To provide a comprehensive and integrated planning & development approach
- Balanced land-use strategy responsive to changes in market conditions
- Creation of “Urban Core” to be the new center and catalyst for economic development for San Tan Valley Area
- Vision spans multiple years and supports residential and non-residential uses.

REALIZED WITH:

1. NM- CPA to ‘Special District’
2. Re-zone to L-MPC (Large Master Planned Community)

SAN TAN VALLEY URBAN CORE- L-MPC

Items for Board's discussion: (Impact)



NM- CPA amendment to 'Special District' – Implications:

- a. Opens up locked land located centrally in San Tan Valley sitting vacant, surrounded by fast developing areas awaiting integration.
- b. Assist the parallel process for Rezone to L-MPC

Land use aligns with San Tan Valley Special Area Plan Strategies and Goals;

- 1. Preserve and Enhance Existing Neighborhood Character (Mixed-use Development)
- 2. Foster more Housing Diversity (L-MPC zoning)
- 3. Broaden Economic Opportunity (Catalyst for growth)
- 4. Improve Transportation Systems (Improve current road network and add₁₆ new linkages to reduce congestion)

SAN TAN VALLEY URBAN CORE- L-MPC

Items for Board's discussion: (Impact)



Re-zone to L-MPC (allowed if >2000 acres for residential and non-residential uses)

- Alternative to conventional zoning with flexibility
- Large- Master planned Community zoning would **allow:**
 1. **Opportunities** to include diverse array of residential uses with varying densities, product types and non- residential uses.
 2. **Balance growth** with its economic base, diversified housing stock along with retail and entertainment venues for current and future residents of the region.
 3. **Provide flexibility** and **adaptability** for ASLD to effectively respond to market conditions over time.

SAN TAN VALLEY URBAN CORE- L-MPC

NEIGHBORHOOD MEETING AGENDA DEC-9

CAC-SAN TAN CAMPUS



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□ **Public Outreach:**

- Property owners surrounding site, distance of 1200'
postcards sent (2000 owners)

■ **AGENDA**

6:00 PM – 6:30 PM – Stations

6:30 PM – 6:45 PM – Greeting and
Brief Introductions

6:45 PM – 8:00 PM – Stations

Station 1 : Sign-in/Check-in

Station 2 : Overview and Context

Station 3 : Vision Plans

Station 4 : Rezoning Process and Procedures

Station 5 : Arizona State Land Department

Station 6 : Conceptual Framework Plans

Station 7 : Utility and Infrastructure

Station 8 : Incorporation

SAN TAN VALLEY URBAN CORE- L-MPC

NEIGHBORHOOD MEETING DEC-9

CAC-SAN TAN CAMPUS



SAN TAN VALLEY URBAN CORE- L-MPC

L-MPC Zoning

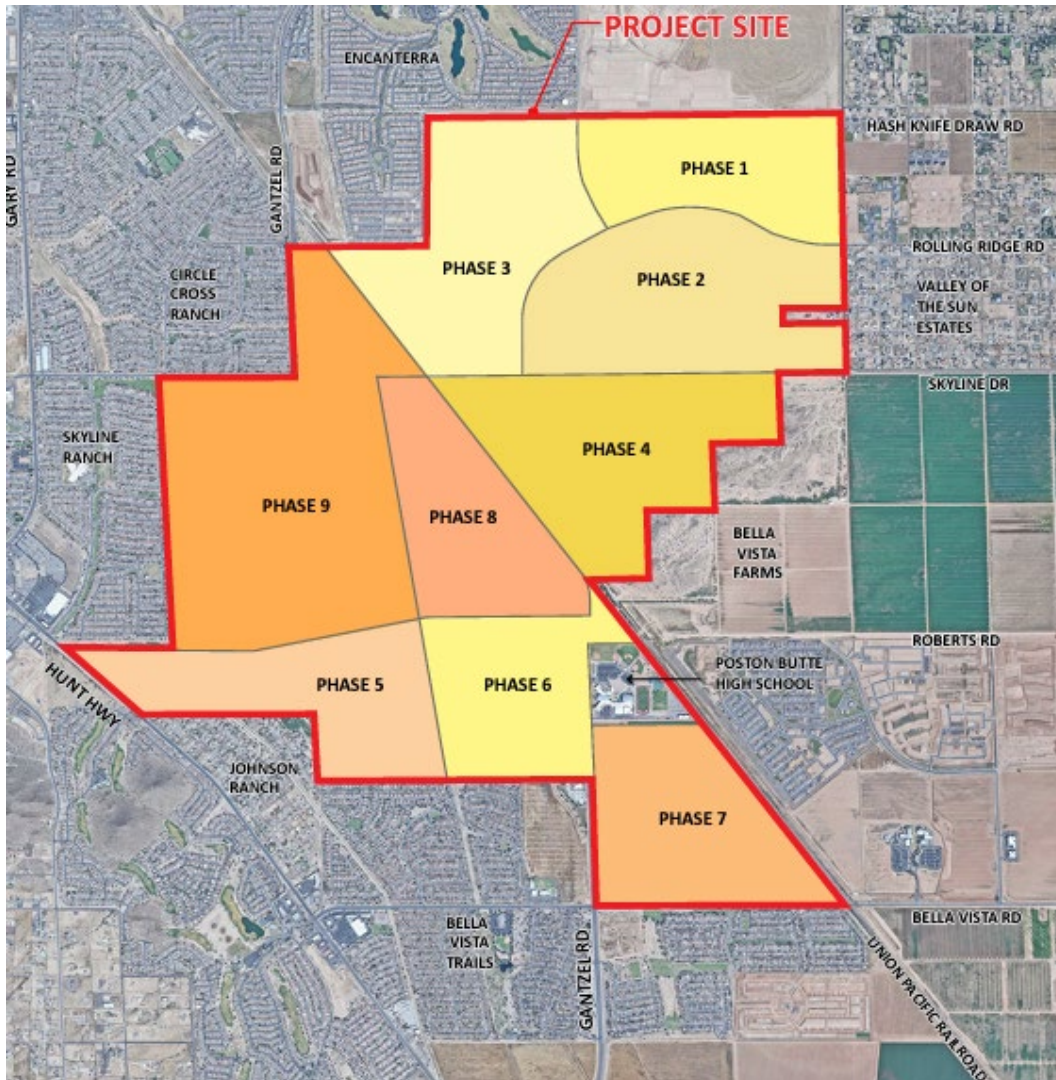


□ What is L-MPC ZONING:

- L-MPC Zoning District: Large Master Plan Community Zoning.
- Floating Zoning district , encourages creative land development.
- Residential land-uses with supporting non-residential uses for > 2000 acres
- Permits greater flexibility within a development
- Allows density transfers within the zone (caps overall density)
- Development includes coordinated residential supported by commercial, employment and shared public facilities
- If approved by the Board, it will be the first one in Pinal County.

SAN TAN VALLEY URBAN CORE

Conceptual Phasing plan



WHAT ARE PHASES:

Phases depict area/parcel numbers

Parcels are logical developable areas based on geographical boundaries, transportation corridors and proposed circulation.

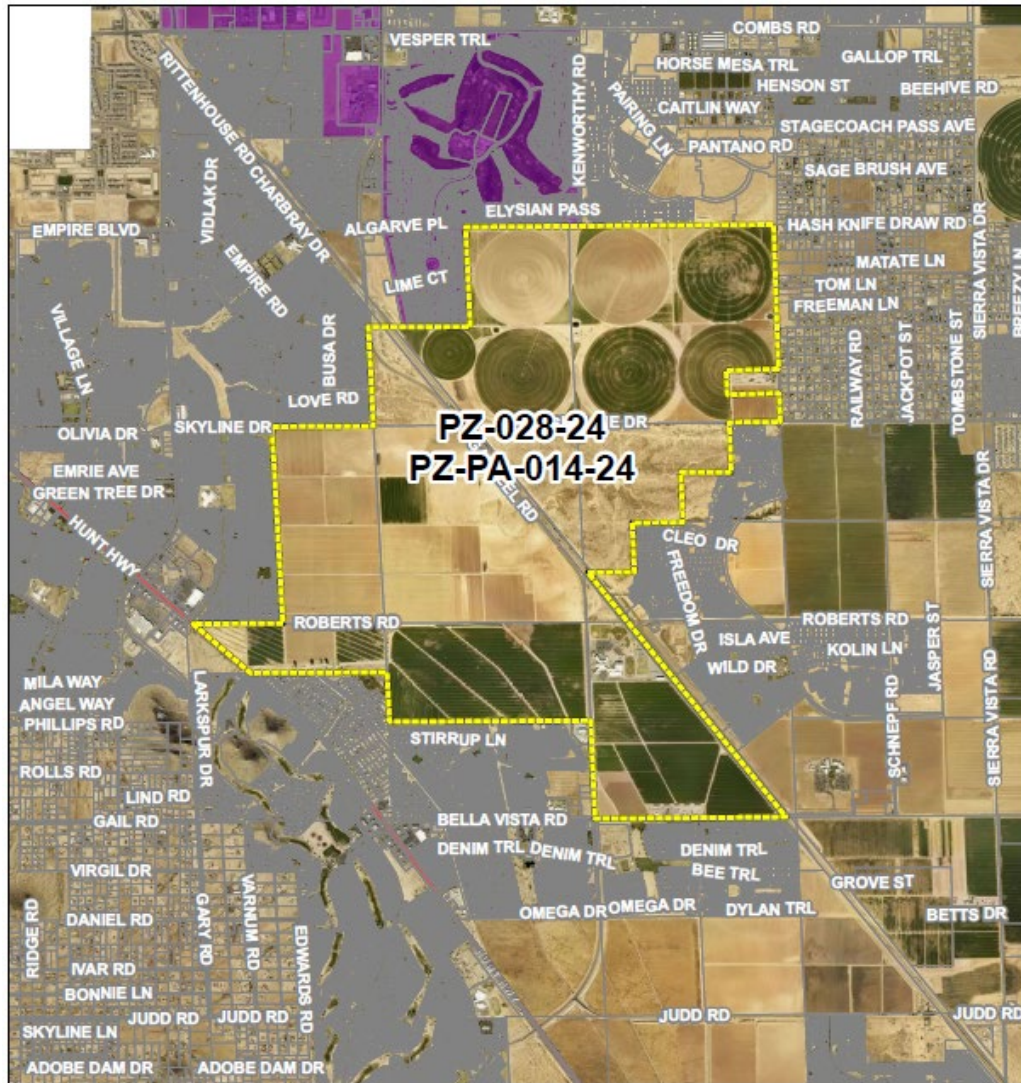
Numbering is not related to sequence of development

Parcels would be developed based on market demand and conditions conducive for development

Eg. Phase 3 may develop first and Phase 1 may be the last to develop

SAN TAN VALLEY URBAN CORE

Aerial Map



Area:

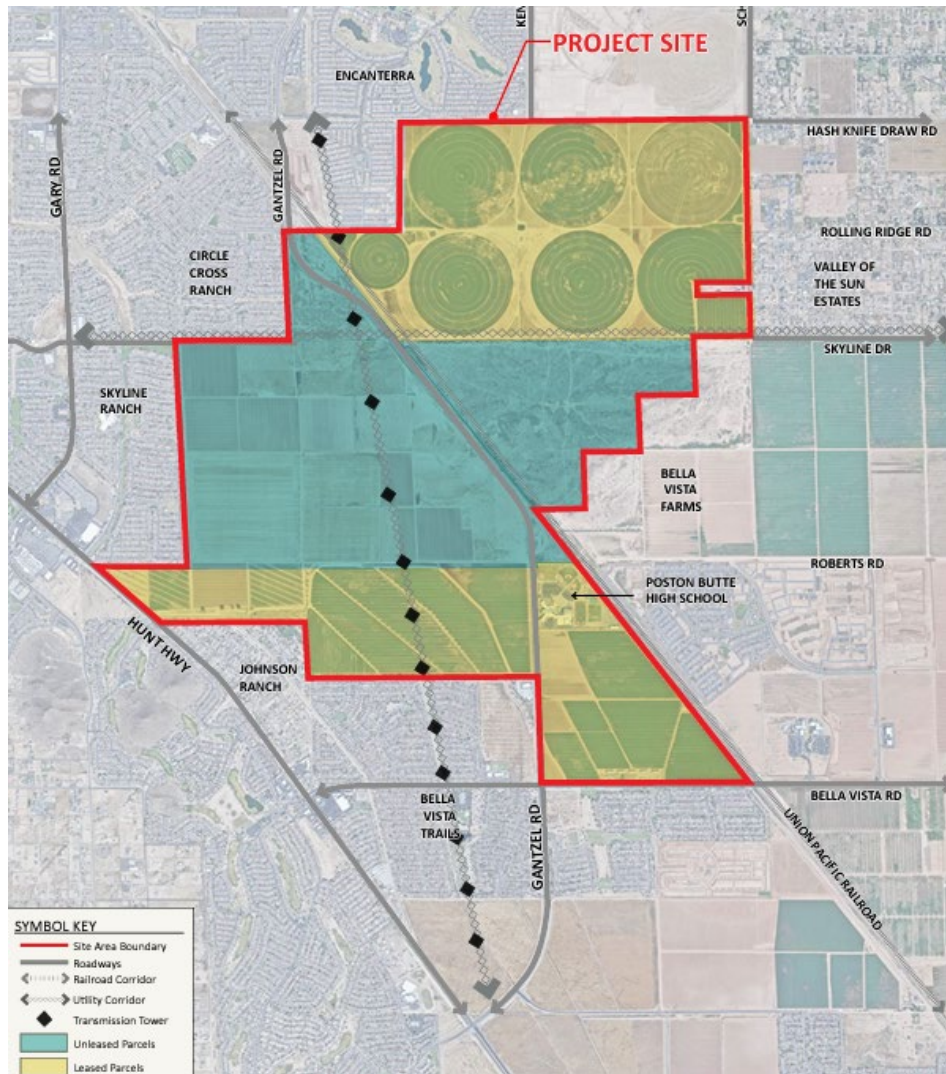
General Rural

Site with leased and
Non-leased areas

Vacant land borders
Developed areas around it

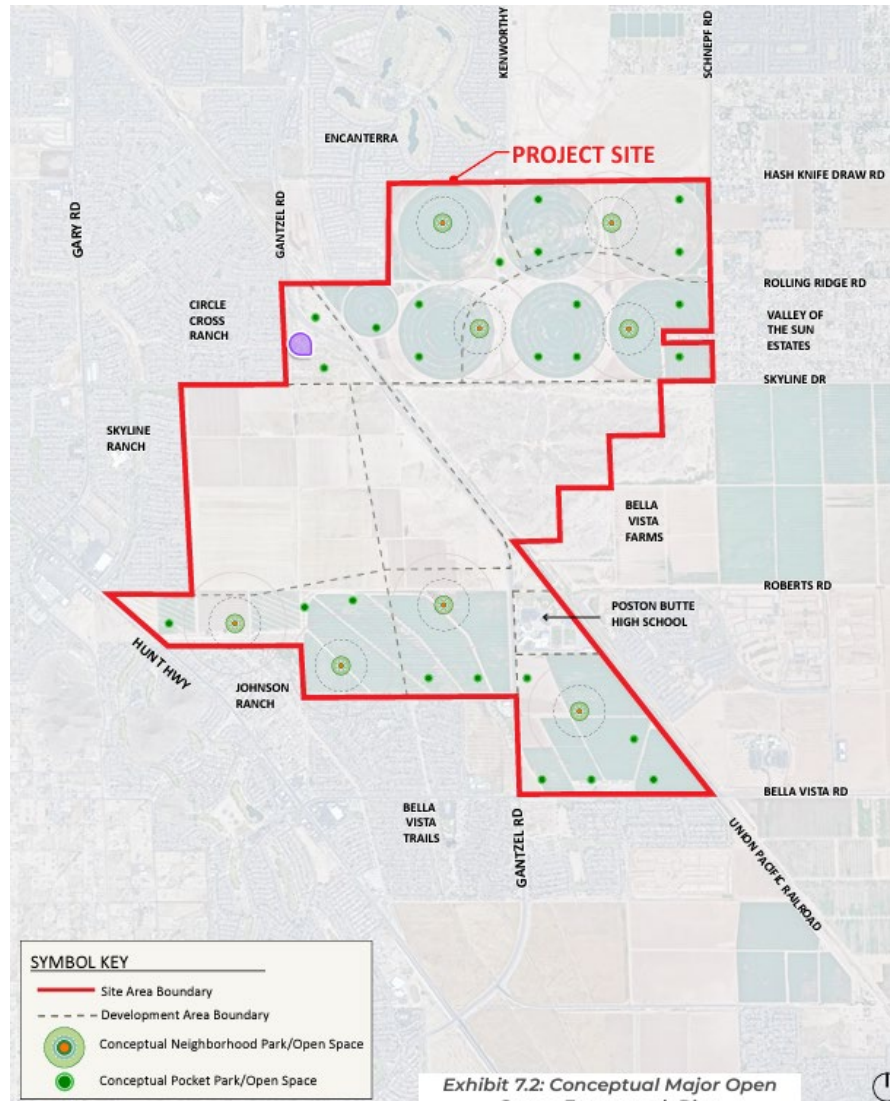
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Project Area: Leased and Unleased



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Conceptual Open Space plan



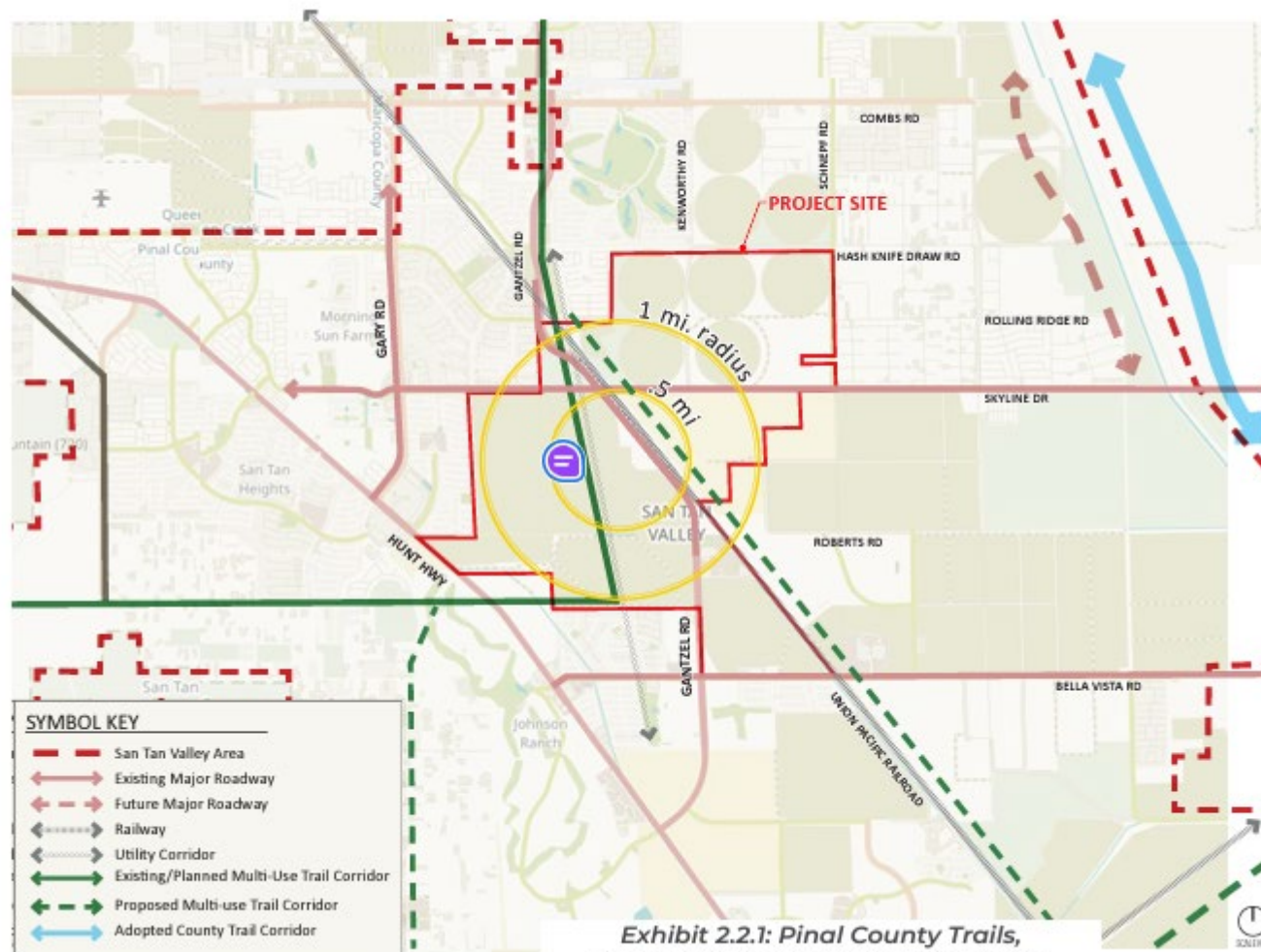
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Access/Roadways/Trails



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* Trail corridors per the "Pinal County Open Space and Trails Master Plan."

SAN TAN VALLEY URBAN CORE- L-MPC

Re-zone to L-MPC Proposal:



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□ Development Districts:

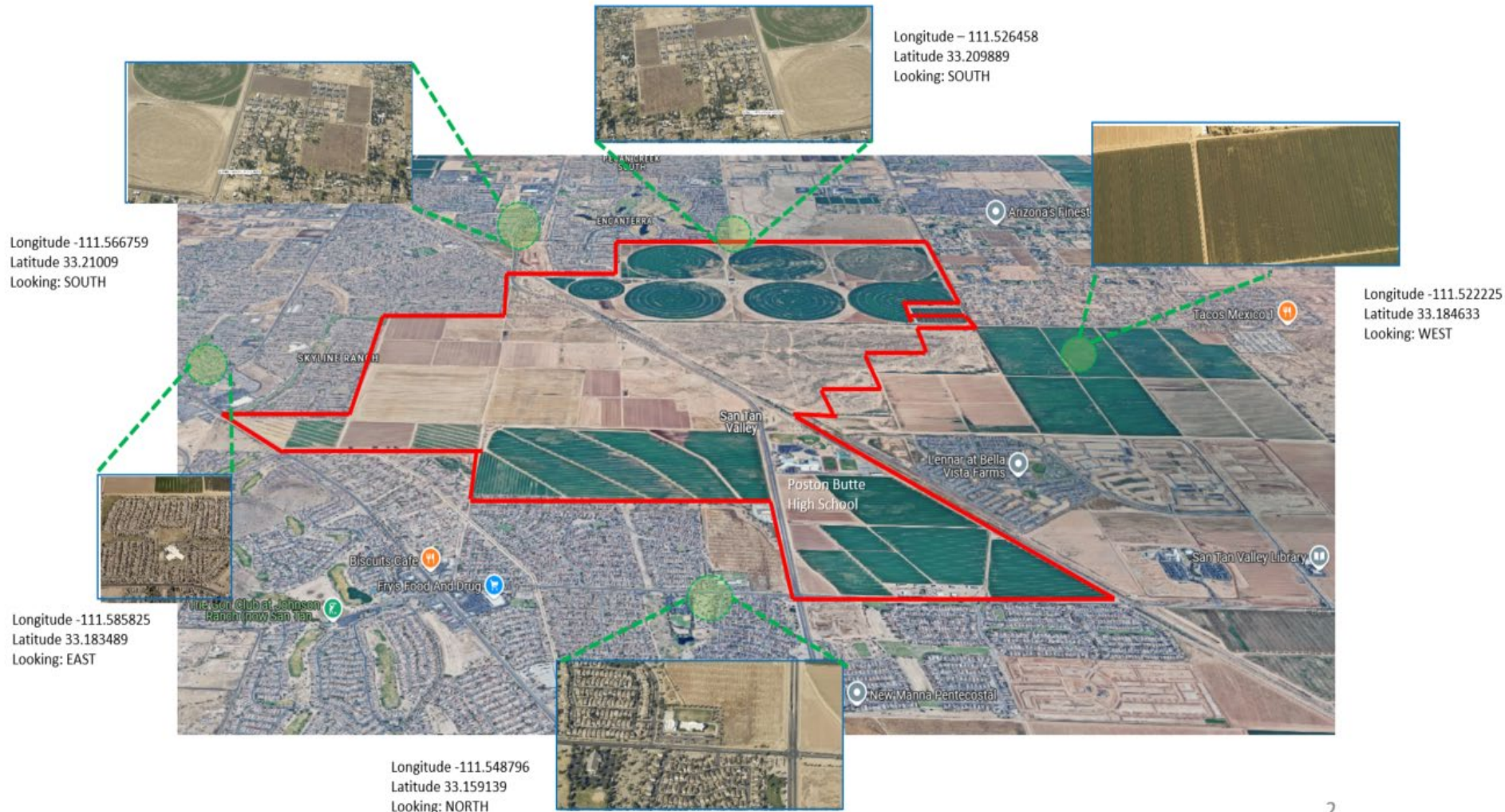
Table 5.3.1: Development Districts				
Development Districts		Development Districts Descriptions	Permitted Zoning Districts	Dwelling Unit Density Range / Max Gross Floor Area Ratio
Traditional Neighborhood Residential	SVT-LDR	Low Density Residential	R-43, R-35, R-20, R-12, R-9	0 - 3 DU/AC
	SVT-MDR	Medium Density Residential	R7	3 - 5 DU/AC
	SVT-HDR	High Density Residential	MD, MR	8 - 24 DU/AC
Creative Lot Residential	SVT-CLR	Creative Lot Residential	(refer to table 5.5.1)	5 - 30 DU/AC
SVT-C		Commercial	C-1, C-2, C-3	0.25 FAR
SVT-E		Employment	O-1, O-2, I-1, I-2, I-3	1.5 FAR
SVT-TE		Tech Employment	(refer to table 5.5.2)	1.5 FAR

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Aerial Imagery - Site/Property (Eagle View)



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SAN TAN VALLEY URBAN CORE- L-MPC

26 Stipulations



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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 PCDSC.
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.

SAN TAN VALLEY URBAN CORE- L-MPC

26 Stipulations



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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.

SAN TAN VALLEY URBAN CORE- L-MPC

26 Stipulations



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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.

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26 Stipulations



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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.

SAN TAN VALLEY URBAN CORE- L-MPC

26 Stipulations



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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.