PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: March 5, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP22-039 (Palomino Ranch Parcel 10 - FINAL PLAT)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:
Requesting approval of a Final Plat for an approximately 40.746 ± acre subdivision consisting of 130 lots and Tracts AAA, BBB, CCC, DDD, EEE, FFF, GGG, HHH, III, J, K, O, T, XX, YY and ZZ. This development was approved by the Board of Supervisors under Planning Case PZ-028-02 & PZ-PD-028-02 which zoned the subject property to CR-3/PAD.

If This Request is Approved:
The applicant will be allowed to proceed with construction.

Staff Findings/Issues for Consideration/Concern:
Staff finds the request as meeting County requirements and standards with attached stipulations related to Planning and Zoning Commission approval of Final Plat (FP22-039).

LEGAL DESCRIPTION: Situated in a portion of section 18, township 5 south, range 3 east, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: Meritage Homes of Arizona, 18655 N. Claret Dr. Suite 400, Scottsdale, Arizona 85255

APPLICANT: EPS Group Inc., 1130 N. Alma School Rd. Suite 120, Mesa AZ 85201

LOCATION: located north of Papago Rd. and west of Amarillo Valley Rd. south of the Ak-Chin Indian community.

SIZE: 40.746 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (CR-3/PAD) Zoning District under approved Planning Cases PZ-028-02 & PZ-PD-028-02. Staff notes the subject site is vacant.

P&Z COMMISSION ACTION (S-022-21): The Planning and Zoning Commission approved the Tentative Plat for Skyline Village on February 17, 2022.

S-022-21 STIPULATIONS:

1. The applicant/owner shall develop the 634-lot subdivision in accordance with the subdivision submittal documents and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-028-02 & PZPD- 028-02) and secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors;
2. The proposed 634 single-family units of Palomino Ranch are part of the Papago Estates PAD development. The overall Papago Estates development shall not surpass the 3.25du/ac and the remaining Papago Estates parcels shall not exceed 1,466 additional units out of a total of 2,100 Papago Estates units;
3. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) 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 Traffic Impact Analysis prepared by United Engineering Group, dated/revised October 5, 2021 and approved by Pinal County November 6, 2021);
4. Half street right-of-way dedication and road improvements will be required along Papago Road (southern boundary) and Amarillo Valley Road (eastern boundary). A minimum 55' half street right-of-way dedication will be required for Papago Rd. and Amarillo Valley Rd. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
5. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer;
6. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
7. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
8. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;