PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: March 5, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP21-039 (San Tan 320 Parcels 1-5 – AMENDED FINAL PLAT)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:
Requesting approval of a Final Plat for an approximately 82.166 ± acre subdivision consisting of 122 lots and Tracts A, AAA, B, C, CCC, D, E, F, G, H, HHH, I, J, K, L, M, and N. This development was approved by the Board of Supervisors under Planning Case PZ-008-15 which zoned the subject property to R-7, R-9, R-12, MD/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 (FP21-039).

LEGAL DESCRIPTION: Situated in a portion of the southwest quarter of section 15 and the northwest quarter of section 22, Township 3 South, Range 7, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: Toll Brothers Construction, 8767 E Via De Ventura #390, Scottsdale, Arizona 85258

APPLICANT: Hilgart Wilson Engineering, 2141 E. Highland Ave #250, Phoenix, AZ 85016

LOCATION: located south of Phillips Road and east of Ellsworth Ave in the San Tan Valley area.

SIZE: 82.166 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (R-7, R-9, R-12, MD/PAD.) Zoning District under approved Planning Cases PZ-008-15. Staff notes the subject site is vacant.

1. The applicant/owner shall develop the 429 lot subdivision in accordance with the subdivision submittal documents for and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-PD-008-15), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors;
2. The final plat/map title **(Required by A.R.S. § 11-481)** shall include:
    a. Type of map or plat.
    b. Name of subdivision and description with township, range and section.
    c. Name of the owner of record.
    d. Recorder's information and seal block.

    This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat;
3. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code;
4. Prior to Final Plat approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
    a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
    b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN).**
    c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208).**
5. 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;
6. 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 TIA shall be in accordance with the current Pinal County TIA Guidelines and the approved TIA (by CivTech dated June 2021 and approved by Pinal County July 5, 2021);
7. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
8. A Waiver Request to Chapter 6, Section 6.14 (Cul-de-Sacs) of the Pinal County Subdivision & Infrastructure Design Manual for cul-de-sacs exceeding 500 feet has been submitted and approved by Pinal County (approved July 6, 2021);
9. 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;
10. 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;

11. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer;
12. This project will be financially responsible for 24.37% of the cost of the traffic signal at the intersection of Mountain Vista and Thompson Road. Funds estimated to be $97,480 are to be paid to the County prior to the final plat approval for Phase 1. A traffic signal warrant will be required to be submitted at the time of Phase 1 final plat review to determine if signal is warranted.
13. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;