



MEETING DATE: March 19, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP24-026 (Final Plat of Skyline Ranch Retail)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:

Requesting approval of a replat of Final Plat for an approximately 41.373 ± acre subdivision consisting of 8 lots. This development was approved by the Board of Supervisors under Planning Case PZ-025-99A & PZ-PD-025-99A which zoned the subject property to CB-2 in the Board's July 27th meeting.

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 (FP24-026).

LEGAL DESCRIPTION: Situated in a portion of the west half of section 7, township 3 south, range 8 east, and the east half of section 12, township 3 south, range 8 east, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: WinCo Foods LLC, 650 N. Armstrong Pl., Boise, Idaho 83704

APPLICANT: Rick Engineering Co., 2401 W. Peoria Ave., Suite 130, Phoenix, AZ 85029

LOCATION: located south of Skyline Drive and intersection with North Gary Road.

SIZE: 41.373 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (R-7/PAD) Zoning District under approved Planning Cases PZ-009-20 & PZ-PD-009-20. Staff notes the subject site is vacant.

P&Z COMMISSION ACTION (S-001-12): The Planning and Zoning Commission approved the Tentative Plat for Skyline Ranch Market Place on April 19, 2012.

DEVELOPMENT SERVICES

S-001-12 STIPULATIONS:

1. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.-*Understood*
2. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all work performed is in conformance with all applicable stipulations.-*Understood*
3. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030 and 3.20.040-Done
4. On all of the lots developer/owner shall ensure that structures can fit within the building setbacks.-*Understood*
5. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Skyline Ranch Marketplace and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved PAD, or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.-*Understood*
6. Development of the proposed subdivision (Skyline Ranch Marketplace) shall be in conformance with the applicable goals, policies and densities, for Low Intensity Activity Center and Moderate Low Density Residential designations of the adopted Pinal County Comprehensive Plan. *Understood*
7. Prior to development 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 as 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)**. *Will-serve letter from Johnson Utilities provided.*
8. Place the following notes in the general note section of the final plat:
 - No schools or day care centers shall be located within ¼ mile of land in agricultural production requiring aerial spraying
 - This subdivision is subject to the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.

- The storm water retention volumes required by the Pinal County Drainage Ordinance have been met and the overall gross retention volumes will not be changed without prior approval by Pinal County. Maintenance of the areas subject to storm water retention shall be the responsibility of the lot or tract owner. *Notes added to cover sheet of Final Plat.*

9. The final plat 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. *Information on Final Plat per requirements.*

10. Place the following items of the face of the final plat:

- a. Pertinent general notes as required for final plat approval in the Pinal County Subdivision & Infrastructure Design Manual
- b. Benchmark & Basis of Bearing
- c. Vicinity Map & Location Map
- d. Base Zoning & Case Number
- e. Typical Lot Layout & Building Setbacks
- f. Legend, Land Surveyor's Certification, Approvals, Declaration, Title Warranty and Dedication, Recorder's Block, and Project Title *Information on Final Plat per requirements.*

11. 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 *Understood*