



PZ-PD-015-24

COMBS & ENCANTERRA SENIOR LIVING II

4/2/25

Development Services Department

PZ-PD-015-24

COMBS & ENCANTERRA SENIOR LIVING II

Case: Major Planned Area Development amendment

□ **Proposal:**

- To amend Ordinance No. 2022-PZ-PD-038-21 **to allow a partially two-story building** in place of the previously approved one-story structure, maintaining the same max allowed height.
- To update enhanced development standards to accommodate an upgraded facility.
- To approve an Amended Planned Area Development (PAD) Overlay District.

□ **Size:**

- 5.93± acres

□ **Location:**

- E Combs Road and N Encanterra Drive in San Tan Valley area.

□ Owner/Representative: Queen Creek Senior Living LLC/ Tylere Brennan

□ Applicant: Kristine Gay, RVi Planning + Landscape Architecture

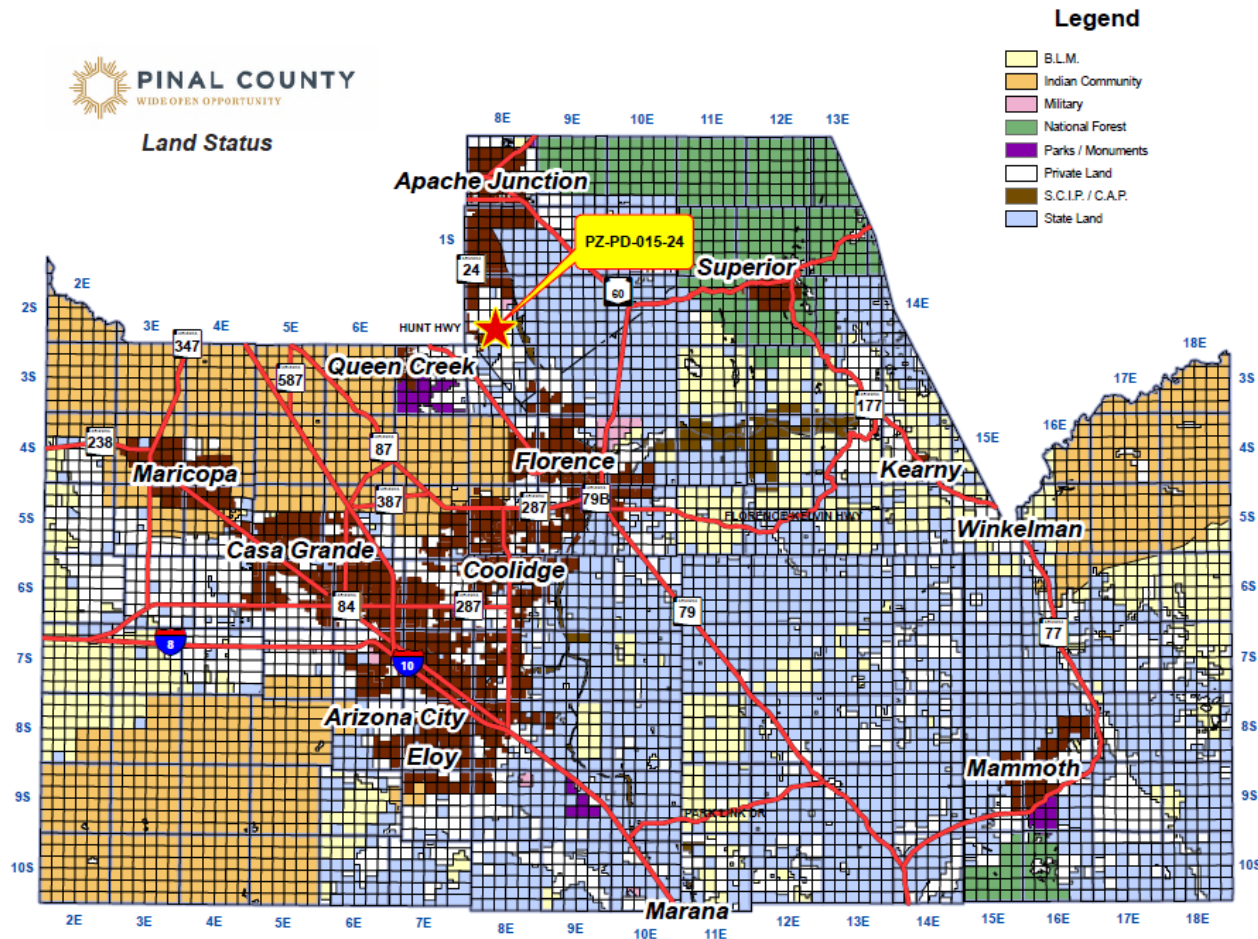
COMBS & ENCANTERRA SENIOR LIVING II



PINAL COUNTY

WIDE OPEN OPPORTUNITY

Location Map



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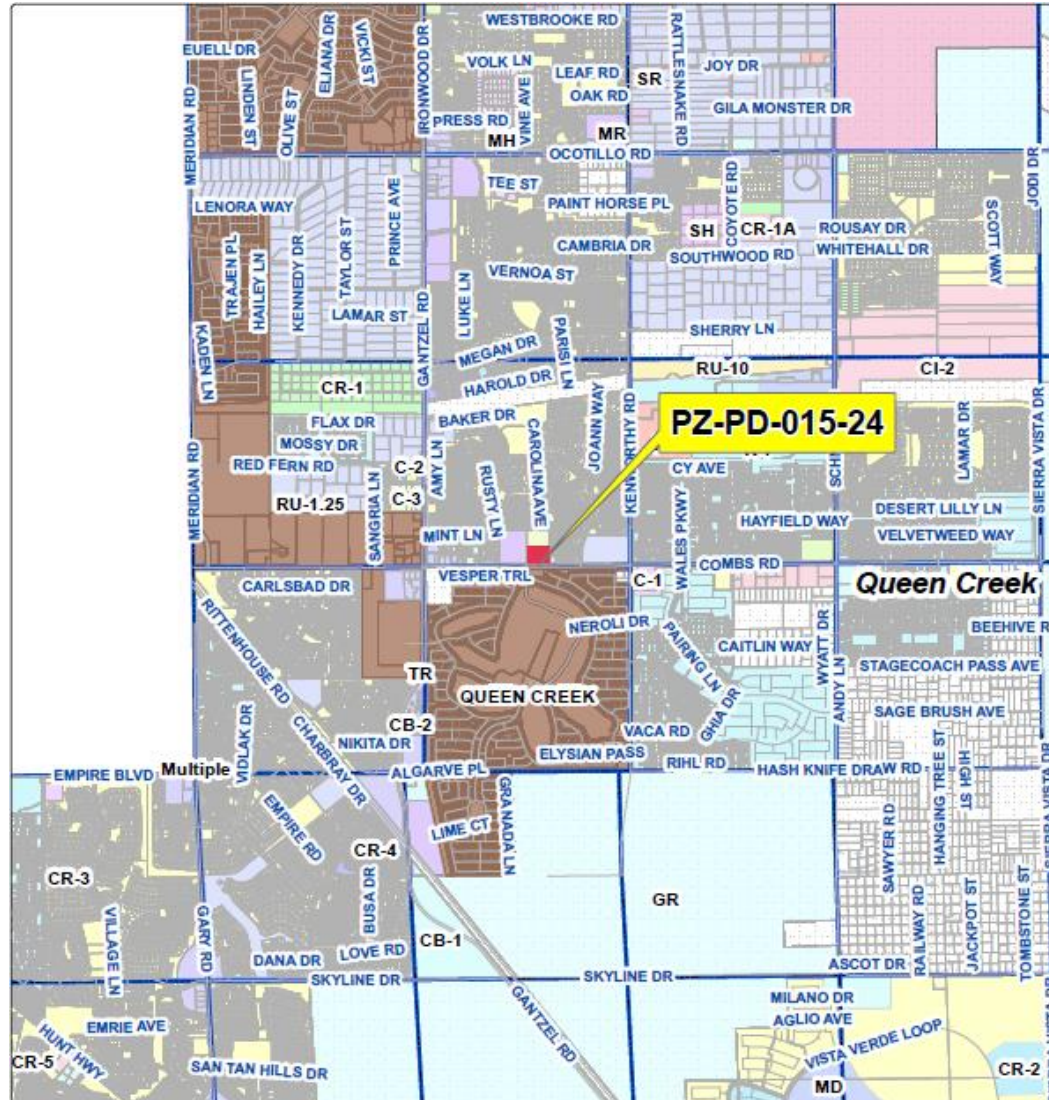
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Vicinity Map



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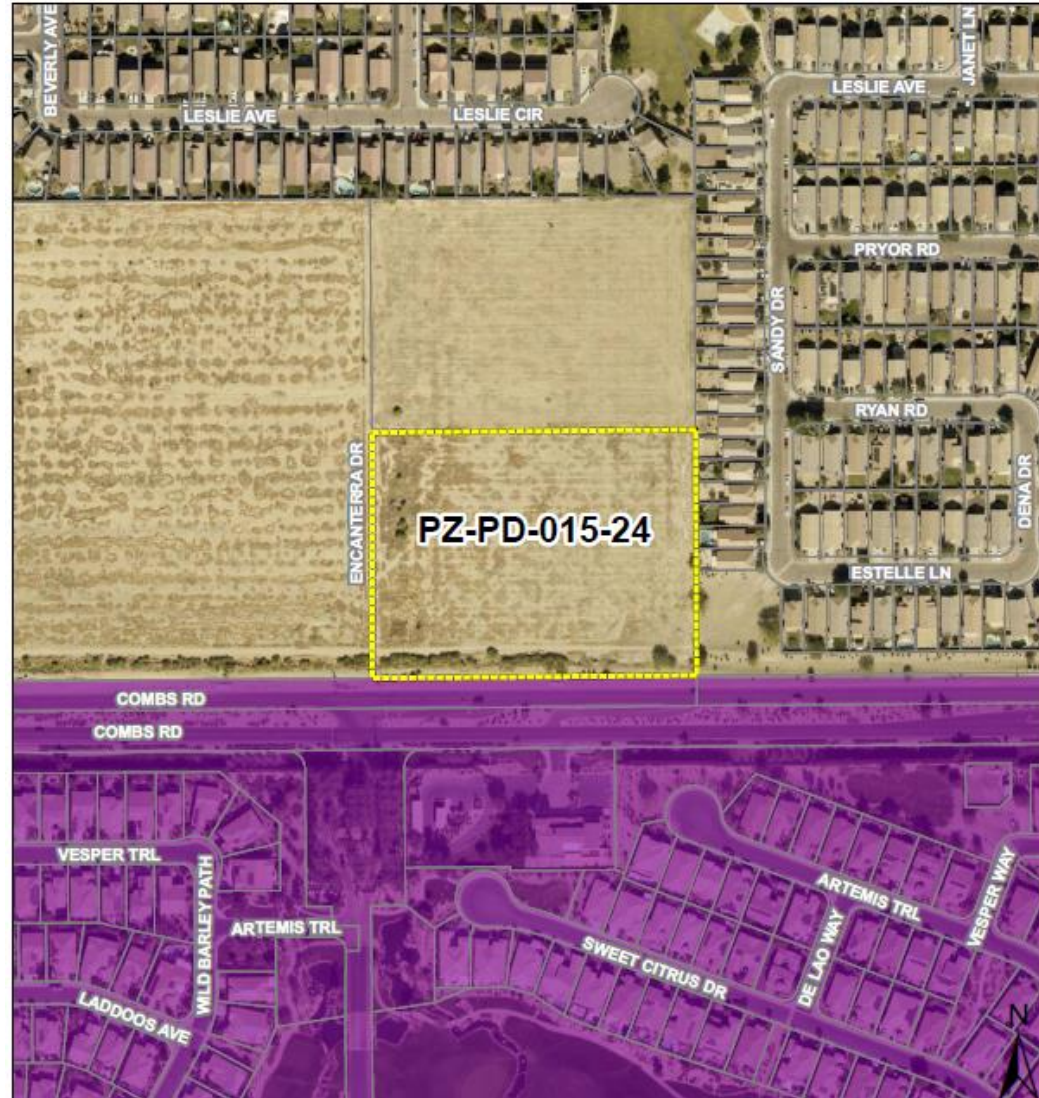
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Aerial Map



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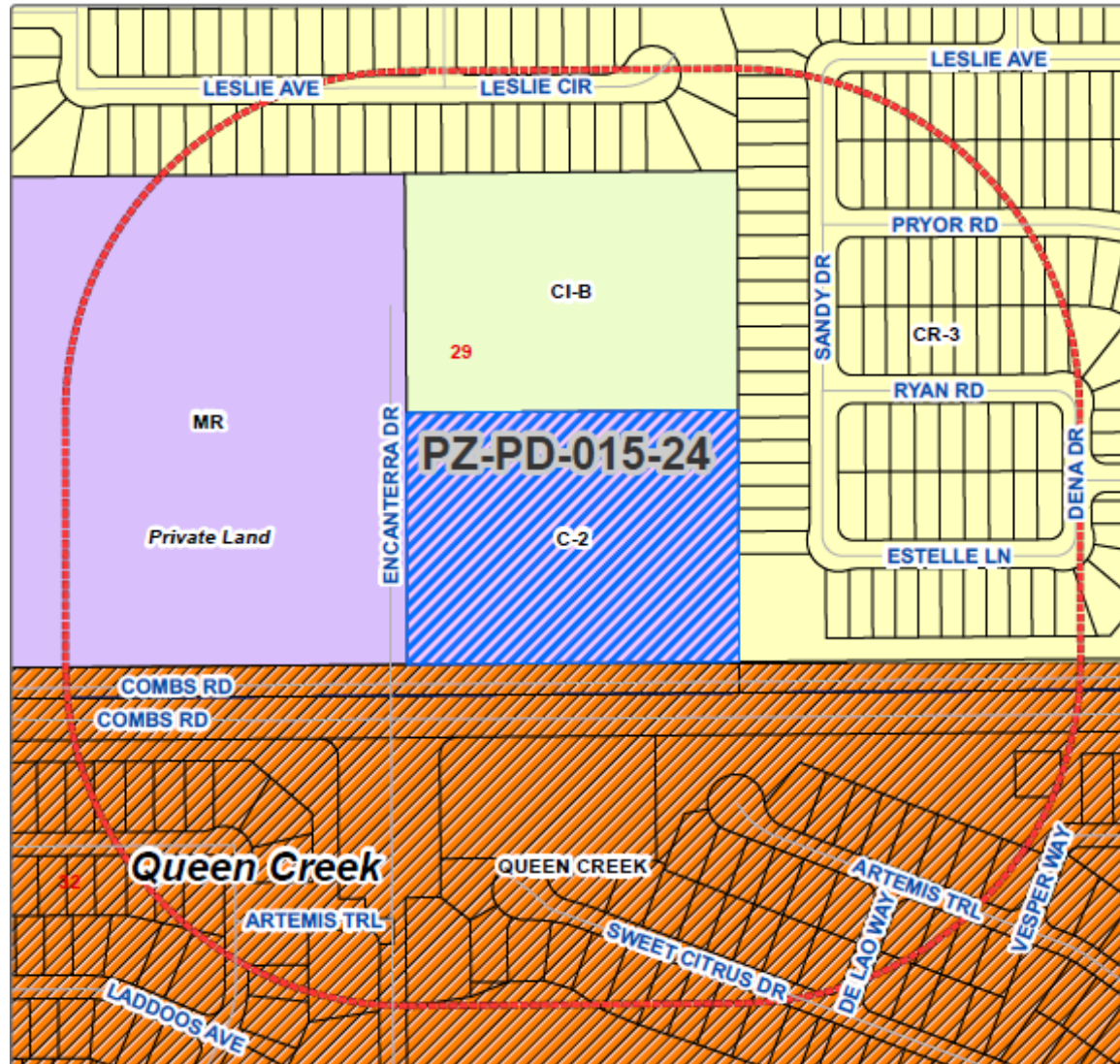
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Case Map





STIPULATION TO AMEND

📌 Ordinance # 2022-PZ-PD-038-21 of the Pinal County, Arizona, Board of Supervisors approved a PAD overlay for the Combs and Encanterra Senior Living Community with Stipulation # 18: *“The building/s on site shall not exceed **one story** and 36’ feet in height for architectural embellishments”.*

📌 The applicant requests to amend Stipulation #18 from the original PAD Ordinance to read as follows: *“The building/s on site shall not exceed ~~one story~~ **two stories** and 36’ feet in height for architectural embellishments”.*

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SITE DATA:

EXISTING ZONING: C-2 PAD
 PROPOSED ZONING: C-2 PAD WITH AMENDED STIPULATIONS
 SITE LOCATION: NEC of COMBS and ENCANTERRA
 SITE SIZE: 5.93 GROSS ACRES
 SENIOR UNITS: UP TO 118
 MIN. PARKING REQUIREMENT: 1 SPACE PER 2 BEDROOMS PLUS 1 SPACE PER EMPLOYEE OF LARGEST WORKING SHIFT
 PARKING PROVIDED: 75 SPACES

	EXISTING MIN. C-2 (PAD) CRITERIA	PROPOSED MIN. C-2 (PAD) CRITERIA	CONCEPTUAL PLAN
FRONT (COMBS ROAD)	20 FT	20 FT	122 FT
SIDE (ENCANTERRA DRIVE & EAST PL)	8' FROM COMBS RD. 15' FROM EAST PL	15' FROM COMBS RD. 15' FROM EAST PL	145 FT FROM ENCANTERRA DR. 82 FT FROM EAST PL
REAR (NORTH PL)	25 FT	25 FT	70 FT

	EXISTING C-2 (PAD)	PROPOSED C-2 (PAD AMENDED)
BUILDING HEIGHT	36' MAX.	36' MAX.
BUILDING FLOORS	1 MAX.	PARTIAL 2-STORY
MIN. OPEN SPACE	10%	20%

LANDSCAPING: NO CHANGES PROPOSED TO APPROVED LANDSCAPE REQUIREMENTS. RETENTION BASINS AND OTHER OPEN AREAS OR SETBACKS TO BE LANDSCAPED AS REQUIRED BY PAD OR BY PINAL COUNTY STANDARDS, WHICHEVER IS GREATER

PROPOSED CONCEPTUAL SITE PLAN

EAST COMBS ROAD

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COMBS & ENCANTERRA SENIOR LIVING II



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APPROVED CONCEPTUAL SITE PLAN



PROPOSED CONCEPTUAL SITE PLAN



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COMBS & ENCANTERRA SENIOR LIVING II



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APPROVED CONCEPTUAL ARCHITECTURAL DESIGN



PROPOSED CONCEPTUAL ARCHITECTURAL DESIGN

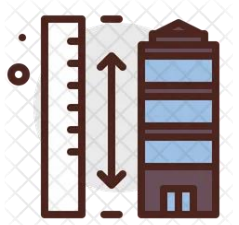


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Height:

One story → Now allows up to two stories (No change in max. height 36')



Open Space:

Doubled (10% → 20%)

Building Design:

Same materials & architecture → Parapet roof accents added



Parking:

Increased by 6 spaces (69 → 75)



Yard Depth:

Increased by 17'–84' across different property lines



Building Coverage:

Reduced (from 73,000 sq. ft. → 53,000 sq. ft.)

Units:

90 units → up to 118 units (+28 units)



Full list with proposed amended Building Standards available in the staff report or in PAD Book (ref. to Table 4 & 5)

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COMBS & ENCANTERRA SENIOR LIVING II

Previous PAD Stipulations Analysis:

✓ Ordinance No. 2022-PZ-PD-038-21 contained 18 stipulations.

Some have already been addressed:

◆ **Stipulation #5:** PAD approval contingent on Board of Supervisors **zone change** approval (PZ-038-21).

✓ **Status:** *Zone change approved* under Ordinance No. 2022-PZ-038-21

◆ **Stipulation #6:** Required Senior Living Facility to be **separated as its own parcel** before site plan approval.

✓ **Status:** *Parcel split approved* under MLD-18-0029

✦ **Impact:** These stipulations has been removed from the new PAD, and stipulation numbering has been adjusted.

(Current request now corresponds to **Stipulation #16**, formerly **#18** in the original PAD).

Items of Consideration

Items of Consideration

✚ Major PAD Amendment Request

- Seeking approval for a **Major Amendment** to an existing **PAD**.
- Increase to 2-stories building and increasing # of units.

✚ Proposed Changes & Impact

- Increase in stories **does not exceed** the previously approved **maximum height**.
- Updated **development standards enhance** the site by:
 - ✓ Expanding **open space**
 - ✓ Improving **buffering** from surrounding zoning districts
 - ✓ Adding parking spaces

✚ Land Use & Zoning

- Designated as "**Community Center**" per the **San Tan Valley Special Area Plan**.

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West & East



South & North



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STAFF REPORT:

17 Stipulations

PUBLIC RESPONSES:

No public comments have been received as of March 20th, 2025

PLANNING AND ZONING COMMISSION:

Recommended Approval : (7-0)

with an added stipulation of approval, for a total of seventeen (17) stipulations of approval

Discussion

- Questions? 😊

PZ-PD-015-24 STIPULATIONS



1. This zone change supersedes all stipulations under Case PD-054-00 & PZ-PZ-043-03 & PZ-PD-038-21;
2. The stipulations enumerated herein pertain to the area described in case PZ-PD-015-24;
3. Approval of this PAD (PZ-PD-015-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
4. The Combs and Encanterra Senior Living Community Planned Area Development (PAD) Overlay District (PZ-PD-015-24) is to be developed in substantial conformance with the site plan/development plan dated January 21, 2025, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
5. The applicant/property owner shall construct a minimum six-foot CMU wall between Senior Living Facility and a rural or residential zone and a minimum ten-foot landscape strip between the wall and any use in this zone, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees (24 inch box or greater) next to any existing homes; Owner may use the existing CMU wall that is in place to count as a portion of required wall;

PZ-PD-015-24 STIPULATIONS

6. Applicant/property owner shall place a minimum six-foot “CMU” and/or “Wrought Iron” wall/fence facing the multi-family project and the property owned by the LDS Church to the north;
7. The applicant/property owner shall place an ADA compliant sidewalk to the whole length of the Encanterra Road, to end at the Senior living Facility to the north;
8. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
9. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
10. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
11. 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 and/or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan;

PZ-PD-015-24 STIPULATIONS

12. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
13. There is an existing 55' half street public right-of-way along Combs Rd. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for Combs Rd shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
14. All right-of-way dedication shall be free and unencumbered;
15. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer; and
16. The building(s) on site shall not exceed two stories and 36' feet in height, including architectural embellishments; and
17. All roof mounted equipment to be screened from public view.