

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2025-PZ-PD-015-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING AN AMENDMENT TO AN EXISTING PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD) FOR CERTAIN PROPERTY LOCATED NORTHEAST OF EAST COMBS ROAD AND NORTH ENCANTERRA DRIVE IN PINAL COUNTY, ARIZONA (TAX PARCEL NUMBER 104-22-6830) CONSISTING OF 5.93± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PD-015-24; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, in order to conserve and promote the public health, safety, convenience and general welfare, and consistent with its authority to rezone property pursuant to Arizona Revised Statutes § 11-814, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to Pinal County Development Services Code (“**PCDSC**”) Chapter 2.176 to approve a Planned Area Development Overlay Zoning District (“**PAD**”) to allow flexibility in the development standards of underlying zoning districts consistent with the goals, objectives and policies of the adopted comprehensive plan and the County Zoning Ordinance (*see* PCDSC § 2.176.020); and,

WHEREAS, pursuant to PCDSC § 2.176.260, the Board is authorized to amend an existing PAD; and,

WHEREAS, the Property is subject to an existing PAD overlaying the Property; and,

WHEREAS, on November 12, 2024, the Pinal County Community Development Department (the “**Department**”) received an application from Kristine Gay, RVi Planning + Landscape Architecture as the agent/applicant for landowner Queen Creek Senior Living, LLC (collectively, the “**Applicants**”), with respect to property located northeast of East Combs Road and North Encanterra Drive (tax parcel 104-22-6830), legally described in the attached **Exhibit “A”** (the “**Property**”) to amend the existing PAD overlaying the Property (PZ-PD-038-21), which the Department designated as Case No. **PZ-PD-015-24** (the “**PAD Amendment Application**”); and,

WHEREAS, on February 20, 2025, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the PAD Application, giving no less than 15-days’ notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed PAD amendment (the “**Public Hearing**”); and,

WHEREAS, at the Public Hearing, the Department staff presented the PAD Amendment Application to the Commission with sixteen (16) stipulations of approval; and,

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WHEREAS, at the Public Hearing, the Commission voted 7 to 0 in favor of forwarding a recommendation of approval of the PAD Amendment Application to the Board with an added stipulation of approval, for a total of seventeen (17) stipulations of approval, as set forth on the attached **Exhibit "B"** (the "**Stipulations of Approval**"); and,

WHEREAS, the Board believes that approving the PAD Amendment Application, subject to the Stipulations of Approval, is in the best interest of Pinal County, will comply with the requirements, purpose and intent of the PCDSC and is consistent with the goals, objectives and policies of the comprehensive plan and the County Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The PAD Amendment Application is hereby approved and the existing PAD overlaying the Property is accordingly amended and shall be applied to the Property as set forth and legally described and depicted in the attached **Exhibit "A"**, subject to the Stipulations of Approval set forth in the attached **Exhibit "B"**.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 2nd day of April, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

**EXHIBIT A
TO
ORDINANCE NO. 2025-PZ-PD-015-24**

LEGAL DESCRIPTION

Parcel 1

Parcel No. 3, of Record of Survey Minor Land Division, according to the survey of record in the office of the County Recorder of Pinal County, Arizona recorded in Document No. 2018-023566 of Surveys, and being located in a portion of the South half of Section 29, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel 2

An easement for the purpose of installing, constructing, repairing, replacing, removing, maintaining, using and operating an underground sewer line, subject to the terms and conditions contained in Easement Agreement recorded in Document No. 2006-017404.

Parcel 3

An easement for the purpose of installing, constructing, repairing, replacing, removing, maintaining, using and operating an underground sewer line, subject to the terms and conditions contained in Easement Agreement recorded in Document No. 2006-017405.

Parcel 4

An easement for sewer and water utilities and vehicular and pedestrian ingress and egress and rights incident thereto as set forth in Access and Utilities Easement Agreement recorded in Document No. 2021-162185.

EXHIBIT B
TO
ORDINANCE NO. 2025-PZ-PD-015-24

[Stipulations of Approval]

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;
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;
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;

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.