Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: April 30th, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP21-078 (Silver Cross – Parcel Q - FINAL PLAT)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:
Requesting approval of a Final Plat for an approximately 24.4607 ± acre subdivision consisting of 50 lots and Tracts A, B, C, D, E and F. This development was approved by the Board of Supervisors under Planning Case PZ-PD-013-16 which zoned the subject property to R-7/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 (FP21-078).

LEGAL DESCRIPTION: Situated in a portion of the west half of Section 1, Township 4 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: HDP Silvercross LLC, 1090 S. Gilbert Road Suite 106-128, Gilbert, AZ 85296

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

LOCATION: located east of Quail Run Lane and south of E. Arizona Farms Road.

SIZE: 24.4607 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (R-7/PAD) Zoning District under approved Planning Case PZ-PD-013-16. Staff notes the subject site is vacant.

P&Z COMMISSION ACTION (S-031-21): The Planning and Zoning Commission approved the Tentative Plat for Silver Cross on July 15, 2021.

S-031-21 STIPULATIONS:

1. The applicant/owner shall develop the Silver Cross subdivision in accordance with the subdivision submittal documents for Silver Cross tentative plat and in accordance with all applicable criteria of Titles 2 & 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-(PD)-013-16), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors;
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District;
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. 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 April 2018 and approved by Pinal County May 29, 2018);
6. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
7. 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;
8. 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;
9. Half street right-of-way dedication and road improvements will be required along Quail Run Lane (western boundary) and Arizona Farms Road (northern boundary). A minimum 55' half street right-of-way dedication will be required for Quail Run Lane and a minimum 75' half street right-of-way dedication will be required for Arizona Farms Rd. Half street right-of-way dedication will be required along Heritage Road (southern boundary). A minimum 55' half street right-of-way dedication will be required for Heritage Road. Monies in Lieu of Construction shall be paid to the County for the future half street improvements of Heritage

Road. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer;

10. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as identified in the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals;
11. The applicant/developer/owner shall provide written verification that any issues or concerns from the Florence Unified School District with regards to this development have been resolved to the satisfaction of the school district;
12. The applicant/developer/owner shall provide a service agreement letter or a tentative service agreement letter from the refuse disposal provider to serve the proposed subdivision prior to Final Plat approval and;
13. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.