PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: April 30, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP24-004 (Amarillo Creek 2A – Parcel 2.8 - FINAL PLAT)**

CASE COORDINATOR: Christopher Wanamaker

Executive Summary:
Requesting approval of a Final Plat for a replat of parcel 2.8 of final block plat for Amarillo Creek Unit 2A, for an approximately 18.065 ± acre subdivision consisting of 64 lots and Tracts A through H. This development was approved by the Board of Supervisors under Planning Case PZ-054-21 & PZ-PD-054-21 which zoned the subject property to CR-3/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 (FP24-004).

LEGAL DESCRIPTION: Situated in a portion of section 17, township 5 south, range 3 east, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: Brookfield Holdings (Amarillo II), LLC. 14648 N Kierland Blvd, STE 290, Scottsdale, Arizona 85254

APPLICANT: Coe & Van Loo Consultants, INC., 4550 N 12th St., Phoenix, AZ 85014

LOCATION: located north of Papago Road and east of Amarillo Valley Road.

SIZE: 18.065 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (CR-3/PAD) Zoning District under approved Planning Cases PZ-054-21 & PZ-PD-054-21. Staff notes the subject site is vacant.

UTILITY PROVIDERS:

Sewer:	Global Water Resources
Water:	Global Water Resources
Telephone/Cable:	CenturyLink
Electricity:	Electrical District No. 3
Gas:	Southwest Gas
Police:	Pinal County Sheriff's Office
Schools:	Maricopa Unified Schools District
Solid Waste:	Right Away Disposal
Fire:	South Maricopa Facilities Association

P&Z COMMISSION ACTION (S-021-22): The Planning and Zoning Commission approved the Tentative Plat for Amarillo Creek on March 16th, 2023.

S-021-22 STIPULATIONS:

1. 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 Traffic Impact Analysis prepared by the United Civil Group, Project # TR21125 and dated December 14, 2021 (revised 03/21/2022, 04/11/2022, 08/19/2022, 11/02/2022, and 01/30/2023) and approved by Pinal County March 5, 2023);
2. Half-street right-of-way dedication and half-street road improvements will be required for AMARILLO VALLEY ROAD (western boundary) and GREEN ROAD (eastern boundary). The required minimum half street right-of-way is 55' for AMARILLO VALLEY RD and GREEN RD. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
3. 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;
4. 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;
5. All right-of-way dedication shall be free and unencumbered;

6. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;
7. The applicant/owner shall develop the subdivision in accordance with the subdivision submittal documents for Amarillo Creek Units 2, 3, 4, Lots 1-1,645, Tracts A – FJ, 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-016-03, PZ-PD-016-03, PZ-054-21, & PZ-PD- 054-21), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors;
8. 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;
9. 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).
10. 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;
11. Prior to Final Plat approval, the applicant/developer/owner shall provide written verification from the appropriate District along with associated documentation that an agreement has been reached and/or that all school issues/concerns associated with this development have been addressed;