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PINAL COUNTY
DEVELOPMENT SERVICES

Christopher Wanamaker
County Engineer

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Interim Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

MEETING DATE: May 28, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP24-024 (Red Rock Village IIIB - FINAL PLAT)**

CASE COORDINATOR: Chris Wanamaker

Executive Summary:
Requesting approval of a Final Plat for an approximately 16.62 ± acre subdivision consisting of 68 lots and Tracts A, B, C, D, E, and G. This development was approved by the Board of Supervisors under Planning Case PZ-042-23 & PZ-PD-016-23 which zoned the subject property to CR-4/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 (FP24-024).

LEGAL DESCRIPTION: Situated in the north half of Section 8, Township 10 South, Range 10 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: Landmark Title Assurance Agency of Arizona, LLC, 2555 E Camelback Rd, Suite 275, Phoenix, AZ 85016

APPLICANT: Atwell Group LLC., 4700 E. Southern Avenue, Mesa, AZ 85206

LOCATION: located west of Interstate 10 and north of Sasco Road.

SIZE: 16.62 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (CR-4/PAD) Zoning District under approved Planning Case PZ-042-23 & PZ-PD-016-23. Staff notes the subject site is vacant.

SERVICE PROVIDERS:

Sewer	Global Water resources Inc.
Water	Global Water resources Inc.
Gas	Southwest Gas
Fire	Avra Valley Fire District
Electric	Arizona Public Service
Telephone	Century Link
Solid Waste	Republic Service
Police	Pinal County Sheriff
Cable	Comcast

P&Z COMMISSION ACTION (S-047-21): The Planning and Zoning Commission approved the Tentative Plat for Silver Cross on June 16, 2022.

S-047-21 STIPULATIONS:

1. The applicant/owner shall develop the 447-lot subdivision in accordance with the subdivision submittal documents, in accordance with all applicable criteria of Title 3 of the Development Services Code, the Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ- 006-002, PZ-PD-006-02, PZ-015-08) and shall secure any necessary Waivers/Variances prior to the Board of Supervisors signing of the final subdivision plat.
2. The proposed 447 single-family units of Red Rock Village A - IXB, IXC, IXD, IXE, & VILLAGE III are part of the Red Rock PAD (case #PZ-PD-006-02) development. The overall Red Rock development shall not surpass the maximum overall density of 4du/ac and the total of 3,964 dwelling units.
3. A Red Rock PAD (#PZ-PD-006-02) amendment application and approval by the Board of Supervisors, shall be a necessary prerequisite to any subsequent submittal, processing, and approval of a tentative plat within the Red Rock PAD area, so that zoning boundary changes presented in this tentative plat are incorporated in the Red Rock PAD.
4. 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 Southwest Traffic Engineering, LLC dated "Revised March 24, 2022" approved by Pinal County Public Works Department April 16, 2022);
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
6. 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;

7. 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;
8. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;