PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: June 4, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP21-094 (Sherwood Park Unit 3 - FINAL PLAT)**

CASE COORDINATOR: Chris Wanamaker

Executive Summary:
Requesting approval of a Final Plat for an approximately 34.1697 ± acre subdivision consisting of 158 lots and Tracts I, J, K, L, M, N, O, P, and Q. This development was approved by the Board of Supervisors under Planning Case PZ-PD-003-13 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 (FP21-094).

LEGAL DESCRIPTION: Situated in part of the Section 22, Township 3 south, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: EHLH-KEMF Sherwood, LLC. 7337 E. Doubletree Ranch Rd., Suite C-185, Scottsdale, AZ 85260

APPLICANT: Entellus, INC. 3033 N. 44th Street, Suite 250, Phoenix, AZ 85018

LOCATION: located west of Sierra Vista Drive and south of Bella Vista Road.

SIZE: 34.1697 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (R-7/PAD) Zoning District under approved Planning Case PZ-PD-003-13. Staff notes the subject site is vacant.

SERVICE PROVIDERS:

Sewer	Epcor
Water	Epcor
Gas	Mesa Gas

Fire	Avra Valley Fire District
Electric	SRP
Police	Pinal County Sheriff
Cable	Comcast
Fire	Rural Metro FD

P&Z COMMISSION ACTION (S-023-20): The Planning and Zoning Commission approved the Tentative Plat for Silver Cross on March 18, 2021.

S-023-20 STIPULATIONS:

1. The applicant/owner shall develop the 443 lot subdivision in accordance with the subdivision submittal documents for and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-013-03 and PZPD- 013-03), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors;
2. 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;
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 Traffic Impact Analysis prepared by DOWL HKM dated April 2013 and accepted by Pinal County).;

6. The applicant/developer agrees to contribute a portion of the cost to provide a traffic signal at the intersection of Schnepf Rd and Bella Vista Rd. Prior to the recordation of the first final plat for this development, the applicant/developer shall contribute toward the total cost of the traffic signal as approved by the County Engineer;
7. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer;
8. 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;
9. 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; and
10. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.