PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-012-19, PZ-09-19, PZ-PD-009-19

10/28/2020

Community Development Department

PZ-PA-012-19, PZ-09-19, PZ-PD-009-19

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Proposal:**
  - **PZ-PA-012-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/ developer and Sean Hammill, agent/applicant, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 74± acres from **Rural Living** to **Suburban Neighborhood** land use designation;
  - **PZ-009-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/ developer and Sean Hammill, agent/applicant requesting approval of the **rezoning** of 88± acres from **SR (Suburban Ranch-74 acres)** and **CR-2 (Single Residence Zone-14 acres)** to **R-7** (**Single Residence Zoning**), to allow for residential uses along with 254 units of detached single family residential;
  - **PZ-PD-009-19 – PUBLIC HEARING/ACTION:** Gantzel Partners, LLC, owner/ developer and Sean Hammill, agent/applicant requesting approval of the **Quarters at Queen Creek Planned Area Development (PAD) Overlay Zoning District** of 88± acres to allow for residential uses along with 254 units of detached single family residential;

PZ-PA-012-19, PZ-09-19, PZ-PD-009-19

PINAL COUNTY
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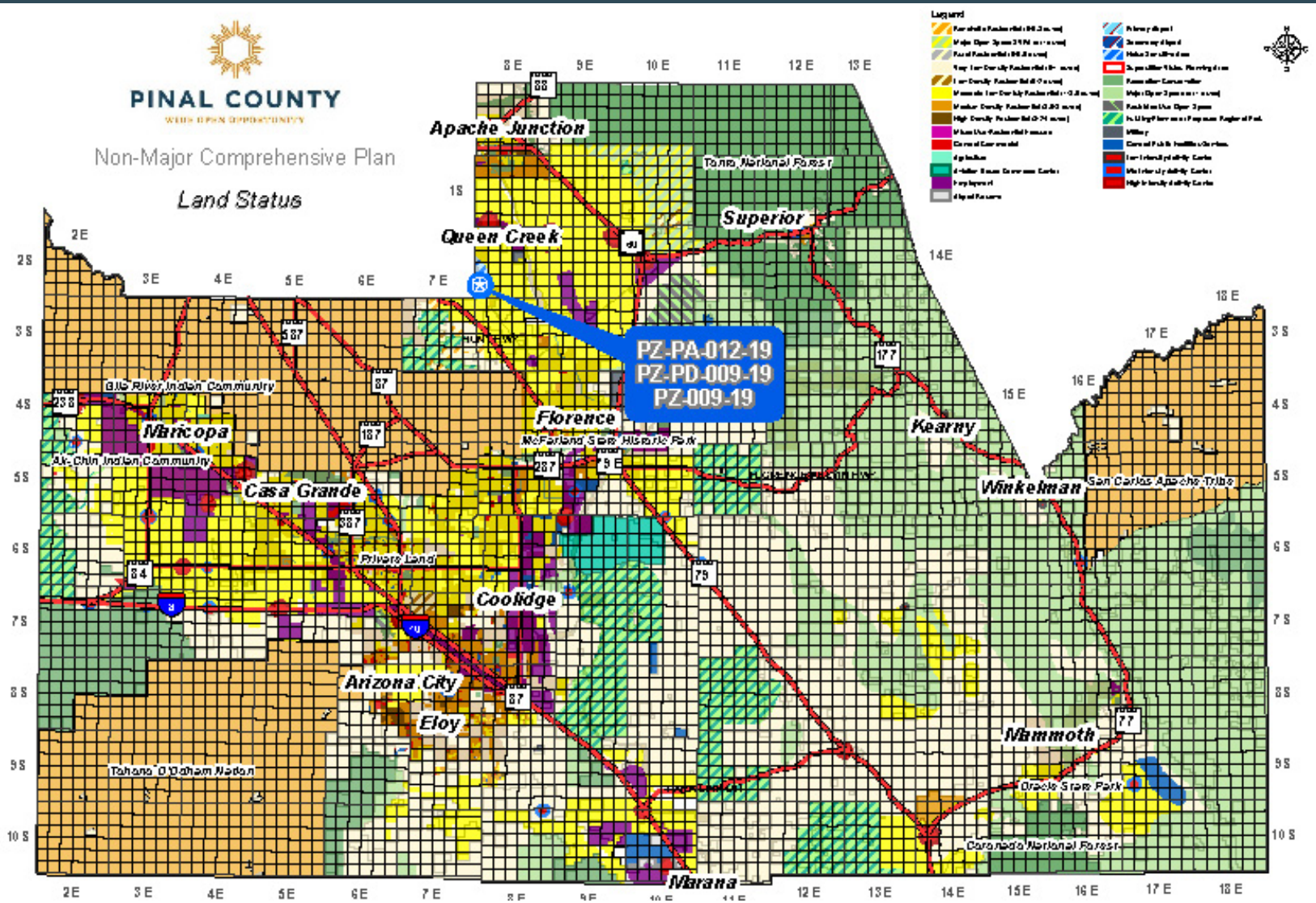
- **Location:**
  - The subject site is located immediately south of Queen Creek Wash and 1,300' west of North Gantzel Road in the San Tan Valley Area.
- **Landowner:**
  - Gantzel Partners, LLC
- **Agent:**
  - Sean M. Hamill, United Engineering Group

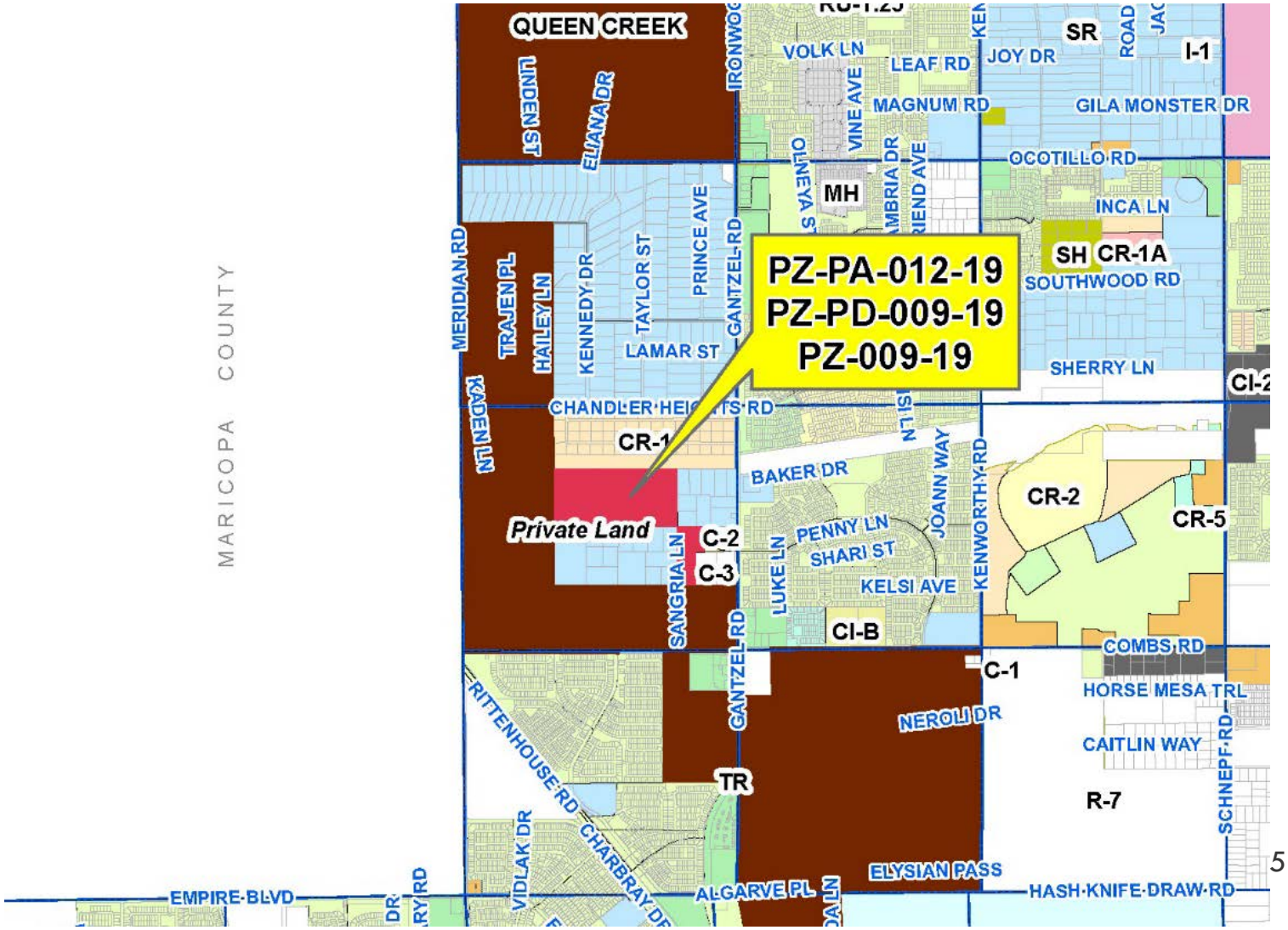
County Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Vicinity Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Area Map

PINAL COUNTY
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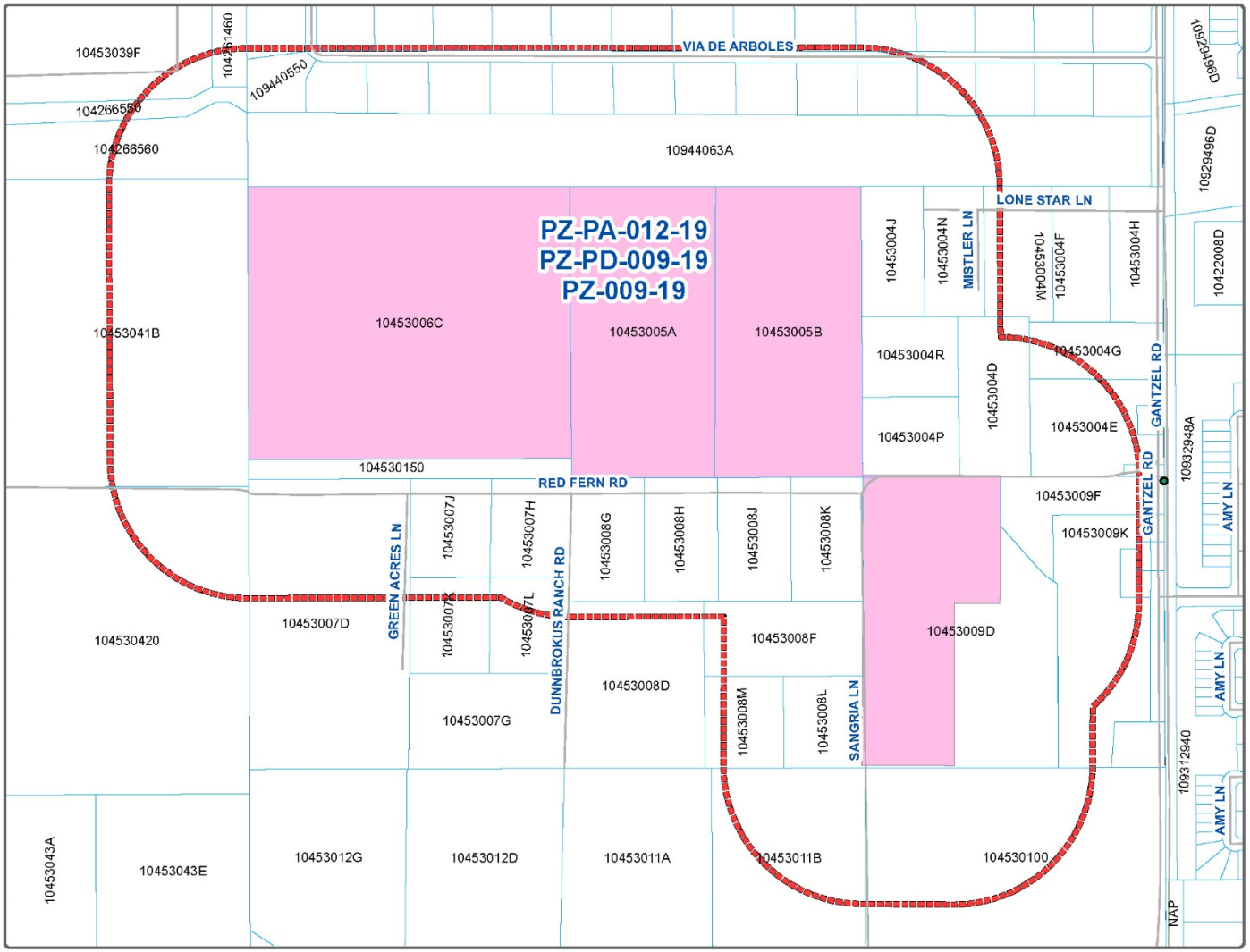
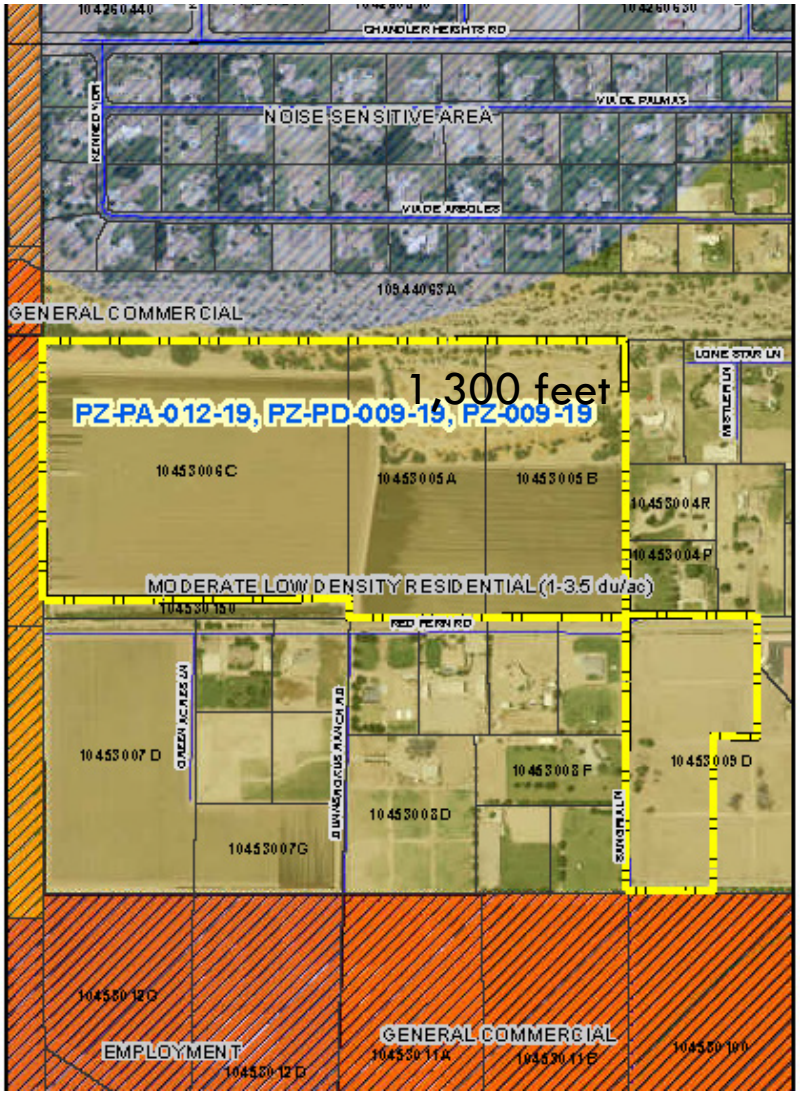


Aerial Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



PINAL COUNTY

PZ-PA-012-19
PZ-PD-009-19
PZ-009-19

FROM:

RURAL LIVING

TO:

SUBURBAN NEIGBORHOOD

San Tan Valley Special Area Plan (Existing)

PINAL COUNTY
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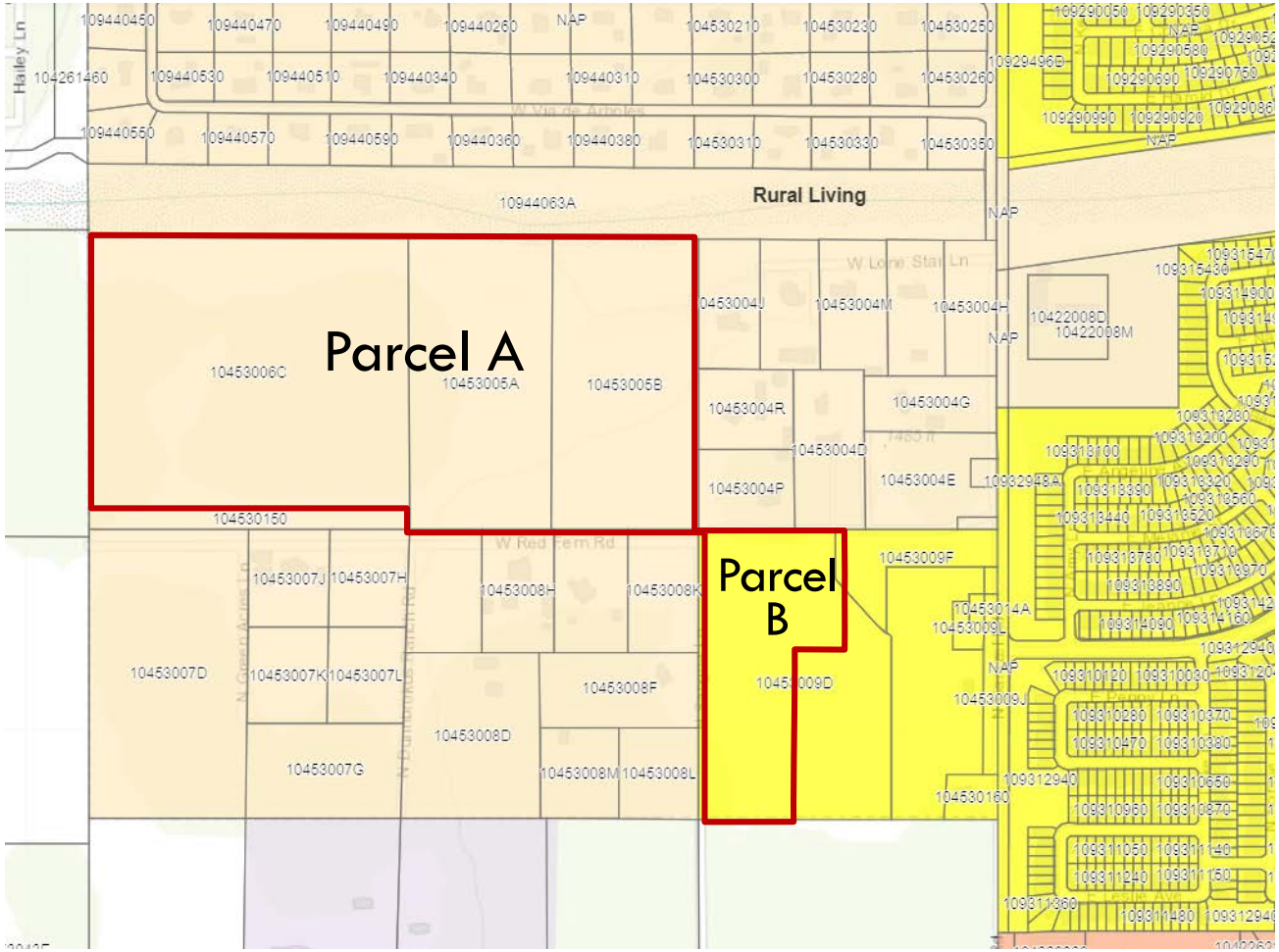
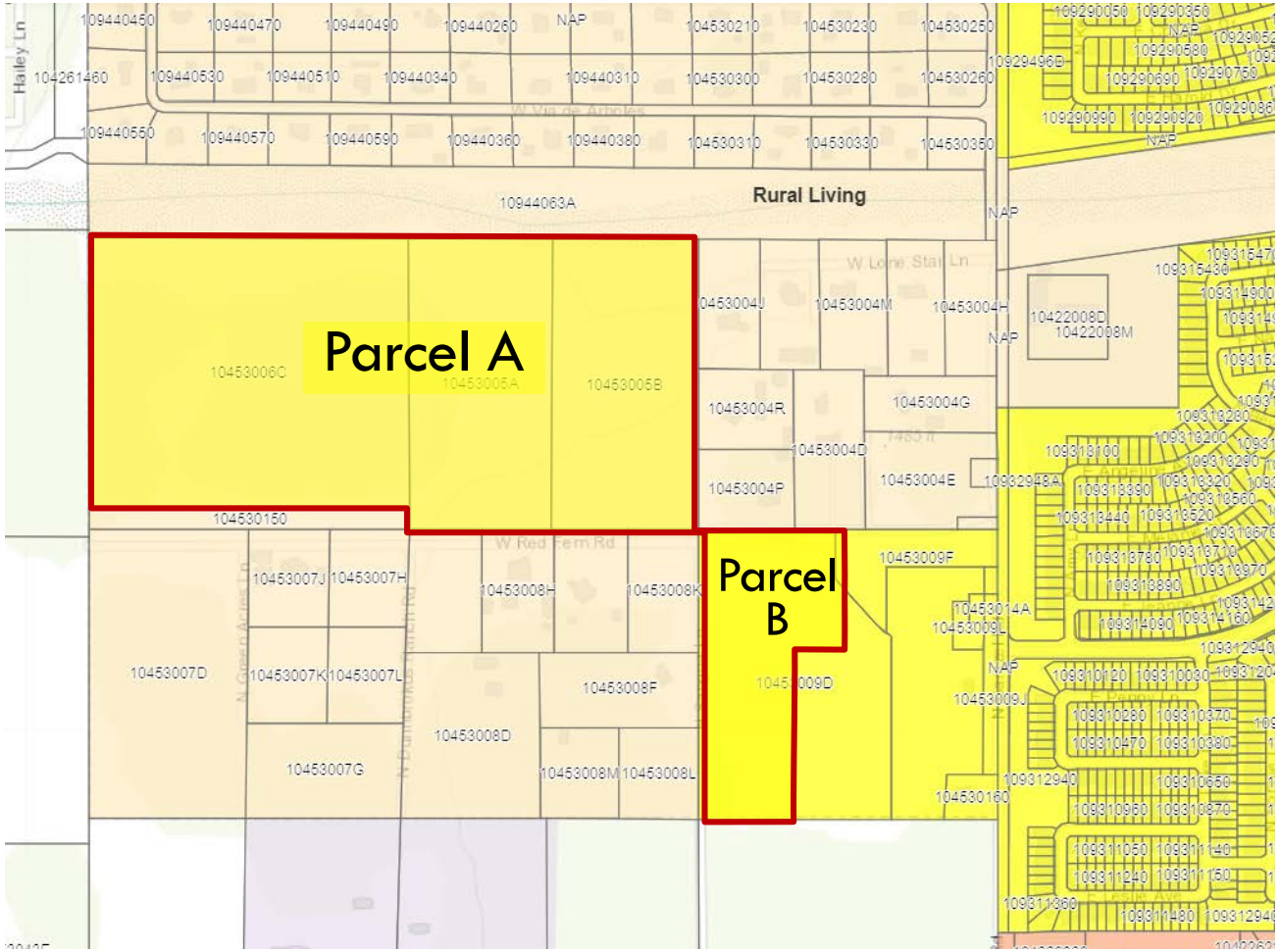


STV Special Area Plan (Existing):

Parcel A: Rural Living
Parcel B: Suburban Neighborhood

San Tan Valley Special Area Plan (Proposed)

PINAL COUNTY
WIDE OPEN OPPORTUNITY



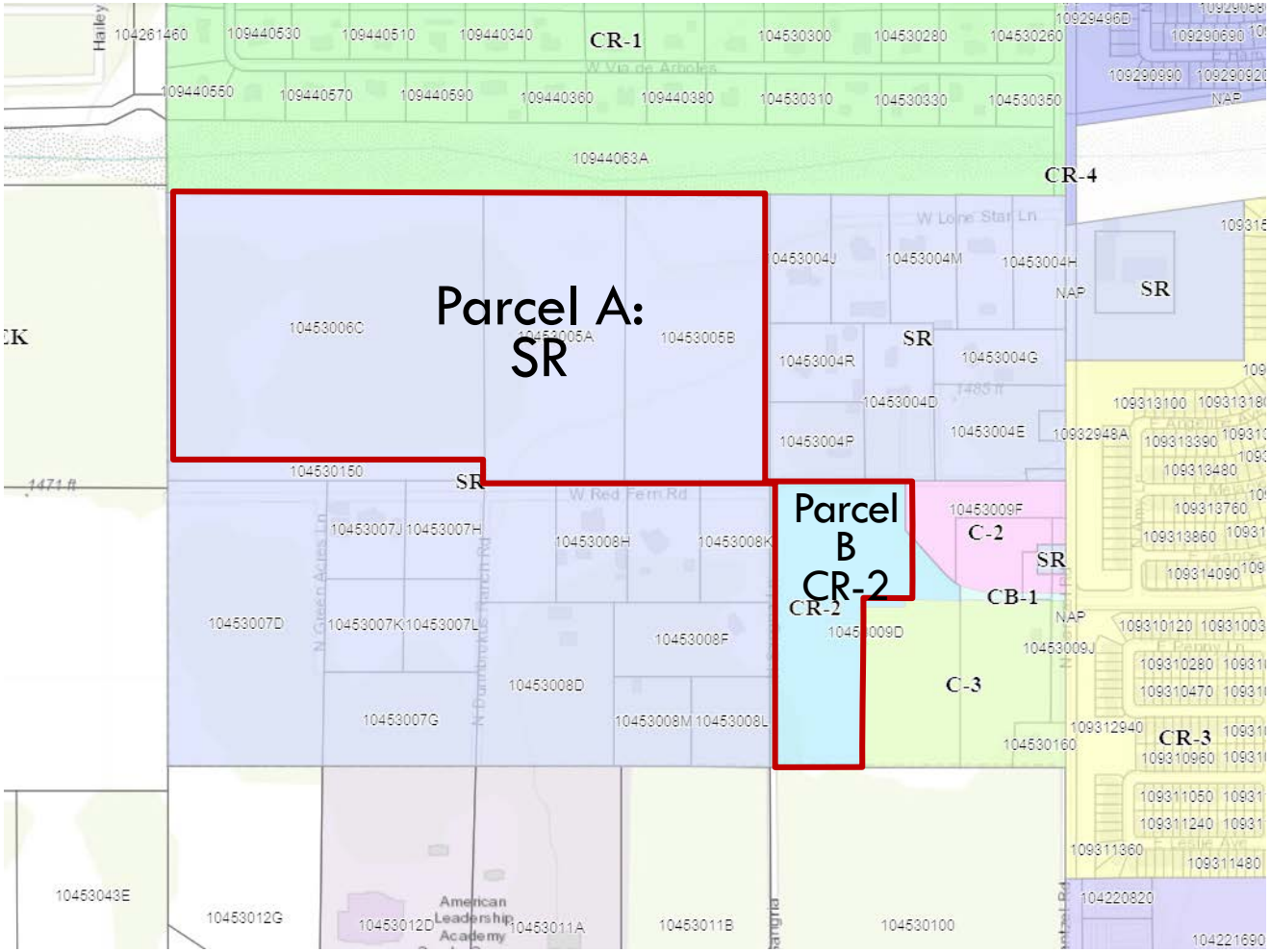
STV Special Area Plan (Proposed):

Parcel A: Suburban Neighborhood

Parcel B: Suburban Neighborhood

Zoning - Existing

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Zoning Existing:

Parcel A: SR
Parcel B: CR-2

Zoning - Proposed

PINAL COUNTY
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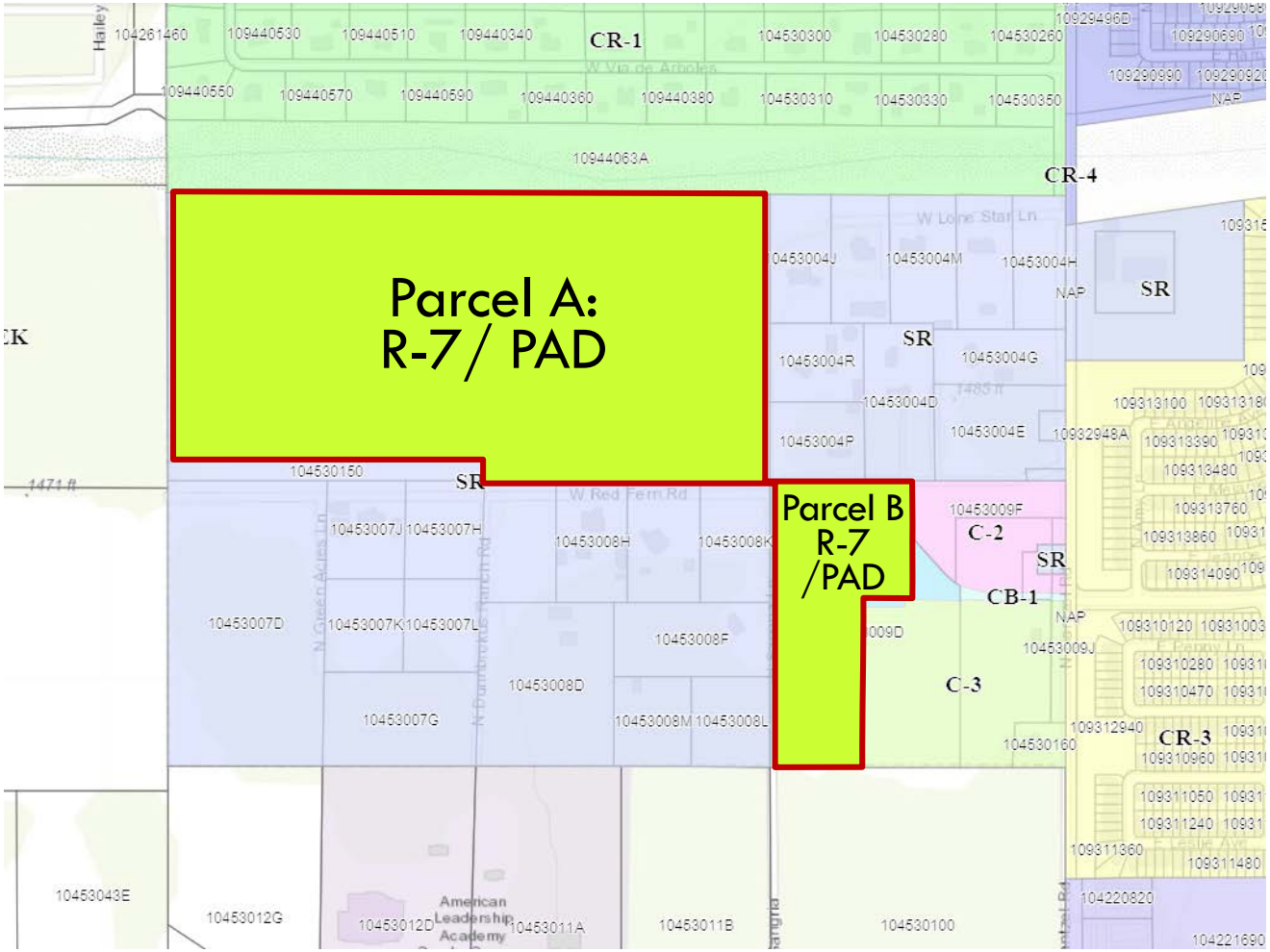
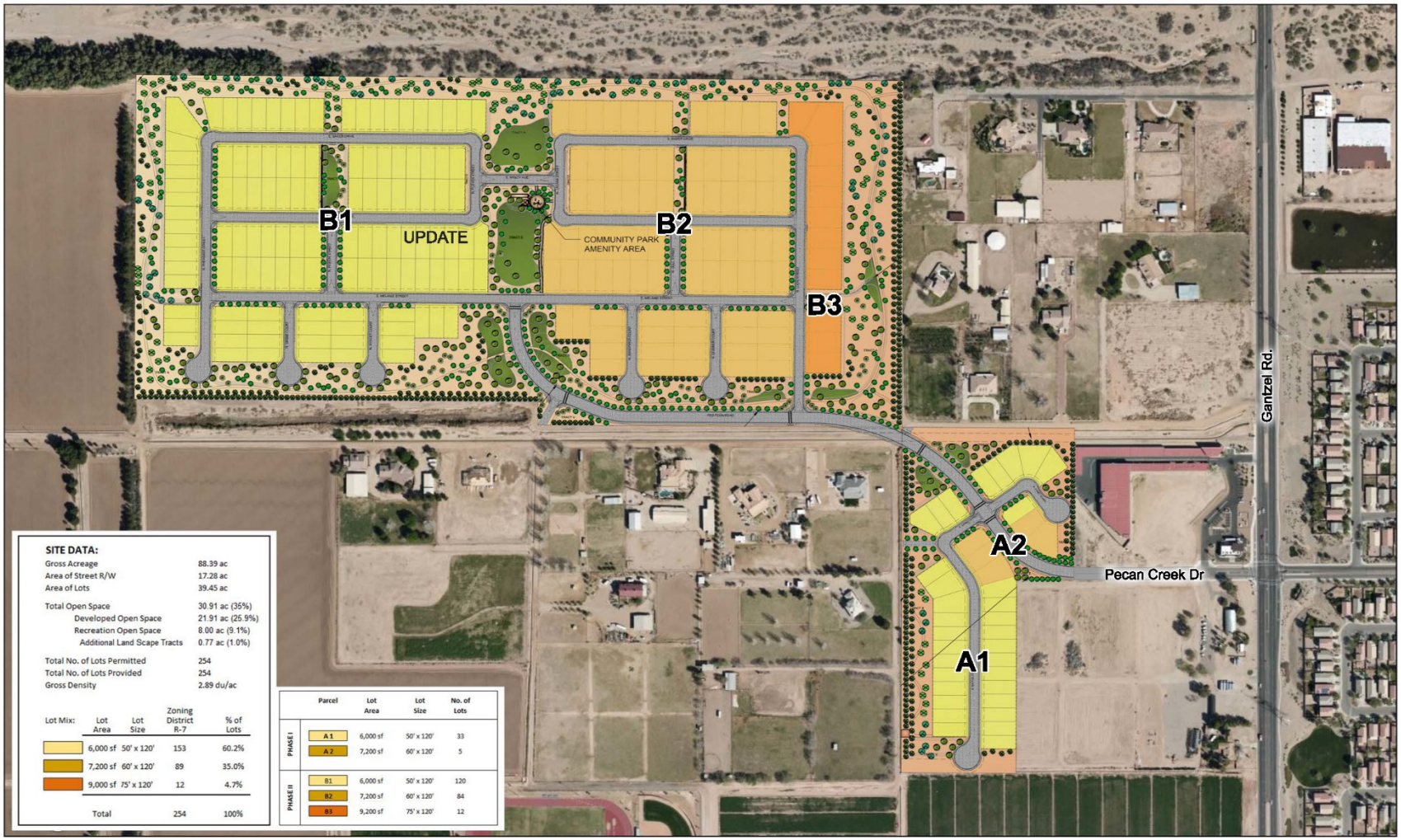


Zoning Proposed:

Parcel A: R-7/PAD
Parcel B: R-7/PAD

Quarters at Queen Creek

PINAL COUNTY
WIDE OPEN OPPORTUNITY



SITE DATA:

Gross Acreage	88.39 ac
Area of Street R/W	17.28 ac
Area of Lots	39.45 ac
Total Open Space	30.91 ac (35%)
Developed Open Space	21.91 ac (25.9%)
Recreation Open Space	8.00 ac (9.1%)
Additional Land Scape Tracts	0.77 ac (1.0%)
Total No. of Lots Permitted	254
Total No. of Lots Provided	254
Gross Density	2.89 du/ac

Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	153	60.2%
	7,200 sf	60' x 120'	89	35.0%
	9,000 sf	75' x 120'	12	4.7%
	Total		254	100%

	Parcel	Lot Area	Lot Size	No. of Lots
PHASE I	A1	6,000 sf	50' x 120'	33
	A2	7,200 sf	60' x 120'	5
PHASE II	B1	6,000 sf	50' x 120'	120
	B2	7,200 sf	60' x 120'	84
	B3	9,200 sf	75' x 120'	12

Gantzel & Combs

San Tan Valley, Arizona

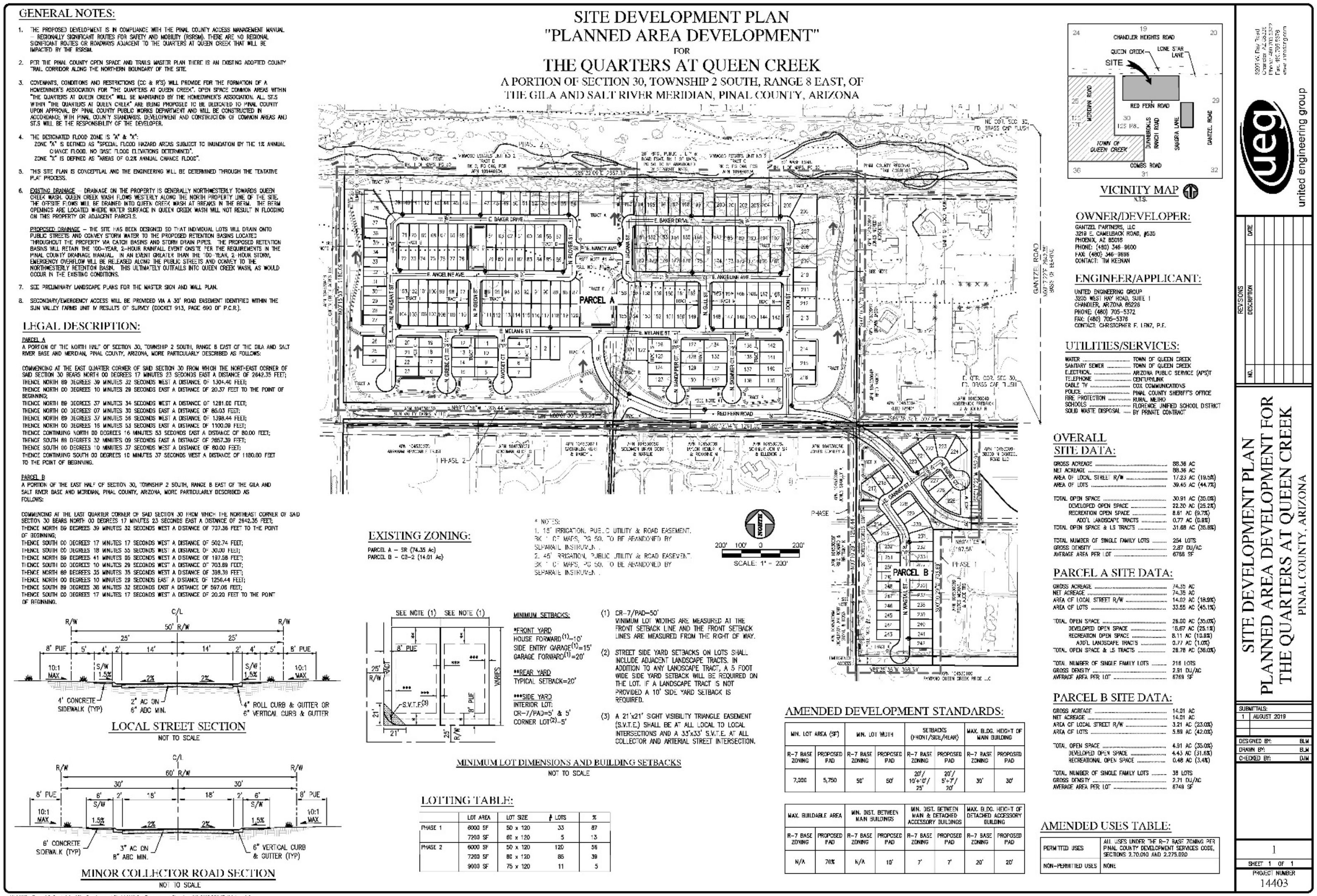
0 250 Feet

united engineering group

Conceptual Land Use Plan

Quarters at Queen Creek

PINAL COUNTY
WIDE OPEN OPPORTUNITY



PZ-PA-012-19, PZ-09-19, PZ-PD-009-19

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PARCEL A SITE DATA:

Gross Acreage	74.35 ac
Area of Street R/W	14.02 ac
Area of Lots	33.55 ac
Total Open Space	26.00 ac (35%)
Developed Open Space	18.67 ac (25.1%)
Recreation Open Space	8.11 ac (10.9%)
Additional Land Scape Tracts	0.77 ac (1.0%)
Total No. of Lots Permitted	216
Total No. of Lots Provided	216
Gross Density	2.91 du/ac

Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	120	55.6%
	7,200 sf	60' x 120'	85	39.4%
	9,000 sf	75' x 120'	11	5.1%
	Total		216	100%

PARCEL B SITE DATA:

Gross Acreage	14.01 ac
Area of Street R/W	3.21 ac
Area of Lots	5.89 ac
Total Open Space	4.91 ac (35%)
Developed Open Space	4.43 ac (31.6%)
Recreation Open Space	0.48 ac (3.4%)
Total No. of Lots Permitted	38
Total No. of Lots Provided	38
Gross Density	2.71 du/ac

Lot Mix:	Lot Area	Lot Size	Zoning District R-7	% of Lots
	6,000 sf	50' x 120'	33	86.8%
	7,200 sf	60' x 120'	5	13.2%
	9,000 sf	75' x 120'	0	0.0%
	Total		38	100%

PZ-PA-012-19, PZ-09-19, PZ-PD-009-19

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Table B - *Amended Development Standards*							
Min. Lot Area (SF)		Min. Lot Width		Setbacks (Front/Side/Rear)		Max. Bldg. Height of Main Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
7,000	6,000	50'	*50'	20'/ 10'+10'/ 25'	*20'/ 5'+5'/ 20'	30'	30'
Max. Buildable Area		Min. Dist. Between Main Buildings		Min. Dist. Between Main & Detached Accessory Buildings		Max. Bldg. Height of Detached Accessory Building	
R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD	R-7 Base Zoning	Proposed PAD
N/A	*60%	N/A	5'	7'	7'	20'	20'

PARCEL A – Photos North

PINAL COUNTY
WIDE OPEN OPPORTUNITY

South

PINAL COUNTY
WIDE OPEN OPPORTUNITY

East

PINAL COUNTY
WIDE OPEN OPPORTUNITY

West

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PARCEL B – Photos
North

PINAL COUNTY
WIDE OPEN OPPORTUNITY

South

PINAL COUNTY
WIDE OPEN OPPORTUNITY

East

PINAL COUNTY
WIDE OPEN OPPORTUNITY

West

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-012-19, PZ-09-19, PZ-PD-009-19

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Items for Board Consideration:**
  1. If the Non-Major Comprehensive Plan Amendment is approved, the subject property will be located in the Suburban Neighborhood land use designation of the San Tan Valley Plan.
  2. To date, no letters in opposition have been received.
  3. The property has legal access but no secondary access.
  4. The property is within the Queen Creek Planning Area which allows up to 20du/ac.
  5. The development is within the Pinal County Comprehensive Plan designated density but it is against the San Tan Valley Area Plan and it increases the density of the last few similar areas within San Tan Valley.

PZ-PA-012-19, PZ-09-19, PZ-PD-009-19

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Items for Board Consideration:**

  Planning Commission Action/Recommendation (PZ-PA-012-19, PZ-009-19, & PZ-PD-009-19):

  - At the hearing, after discussion of staff with the Commission, together with evidence presented & public testimony, the Commission, based upon the record as presented, voted:
    - 5-3 to <u>not</u> recommend the approval of PZ-PA-012-20,
    - 5-3 to <u>not</u> recommend the approval of PZ-009-19, and
    - 5-3 to <u>not</u> recommend the approval of PZ-PD-009-19.

PZ-PA-012-19, PZ-09-19, PZ-PD-009-19

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Staff Recommendation:**
  - No Recommendation:
    PZ-PA-010-19 (0 stipulations)
  - Approval with:
    PZ-PA-010-19 (0 stipulations)
    PZ-005-19 (1 stipulation)
    PZ-PD-005-19 (8 stipulations)