

BOARD OF SUPERVISORS

MIDWAY 1 PAD AMENDMENT



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-006-21 / PZ-PD-006-21

6/8/2022

Community Development Department

PZ-006-21 / PZ-PD-006-21

□ Proposal:

▣ **PZ-006-21**: Requesting approval of rezone of 704.05±ac

FROM

1. SR PAD (Suburban Rural Zone)
2. CR-3 PAD (Single Residence Zone)
3. CR-4 PAD (Multiple Residence Zone)
4. CR-5 PAD (Multiple Residence Zone)
5. CB-1 PAD (Local Business Zone)

TO

1. 620.58 ± acres to **R-7 PAD** (Single Residence Zoning District)
2. 39.45 ± acres to **MD PAD** (Mixed Dwelling Zoning District)
3. 20.02 ± acres to **MR PAD** (Multiple Residence Zoning District)
4. 24.00 ± acres to **C-1 PAD** (Neighborhood Commercial Zoning District)

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□ Proposal:

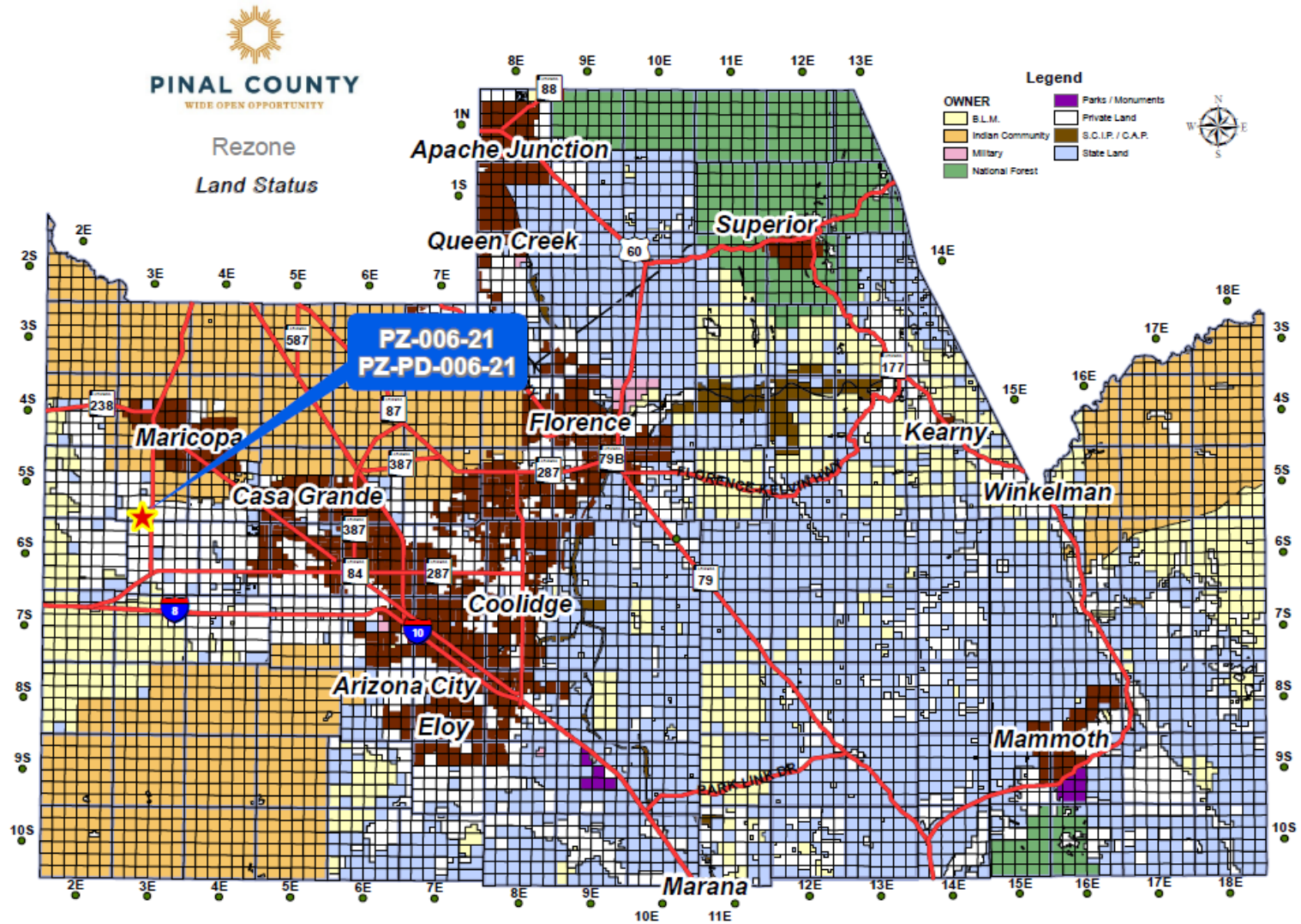
- **PZ-PD-006-21:** Midway 1 PAD Amendment is a request to modify and the original development standards and the development Plan of Midway 1 Planned Area Development (PAD) Overlay District (PZ-PD-043-98) for a portion of the overall 3500 ± acres.
- **Size:** 704.05 ± acres
- **Location:** Along west of N Highway 347 road north of W Louis Johnson Drive road in Maricopa Area.
- **Owners:** FB5 LLC, Entitlements LLC, Meridian 80 LLC, Tres Points LLC,
- **Applicant/Agent:** Seth Keeler, W Holdings, Andy Baron, ABLA

County Map



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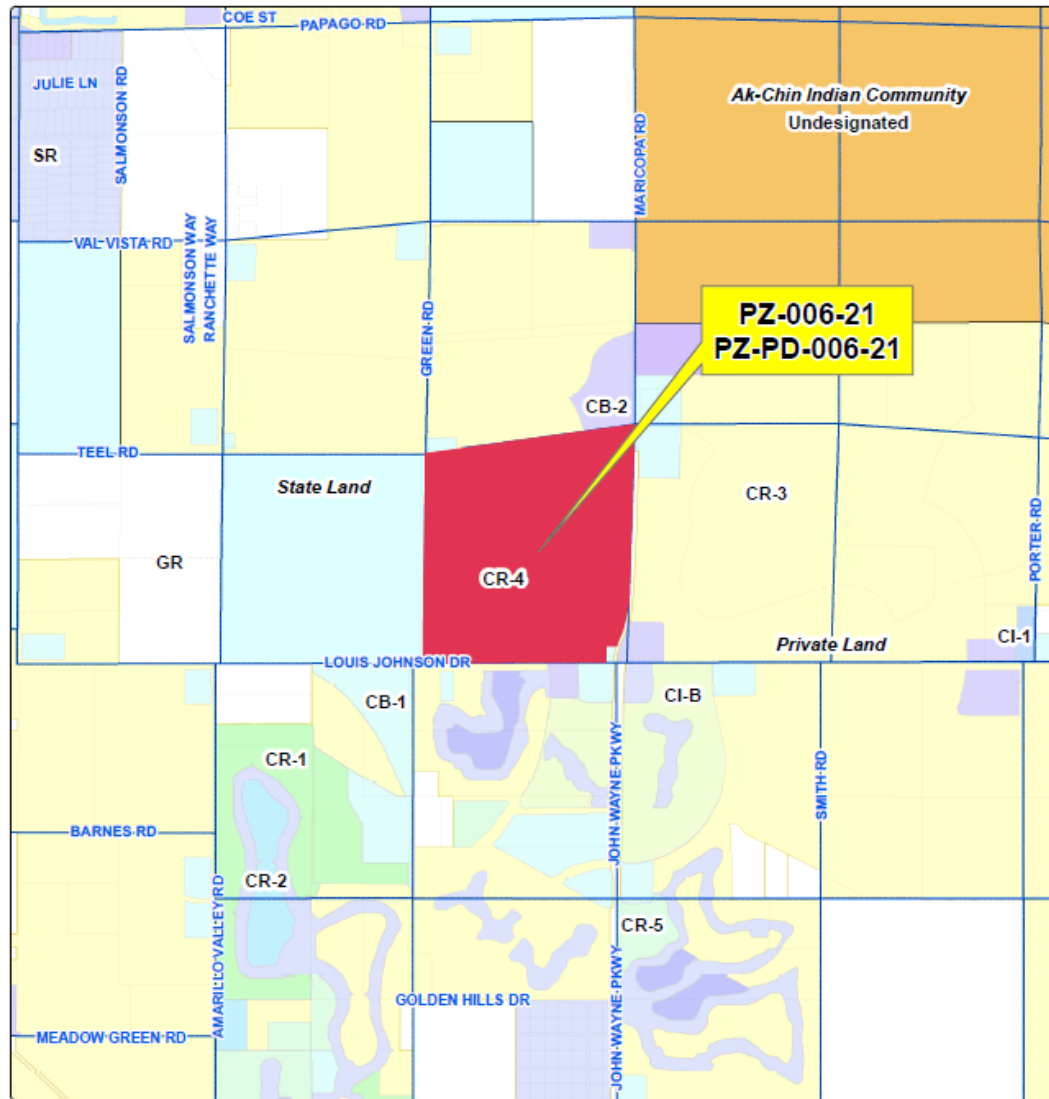


Area Map



PINAL COUNTY







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Comprehensive Plan

EXISTING COMPREHENSIVE PLAN MAP

LEGEND

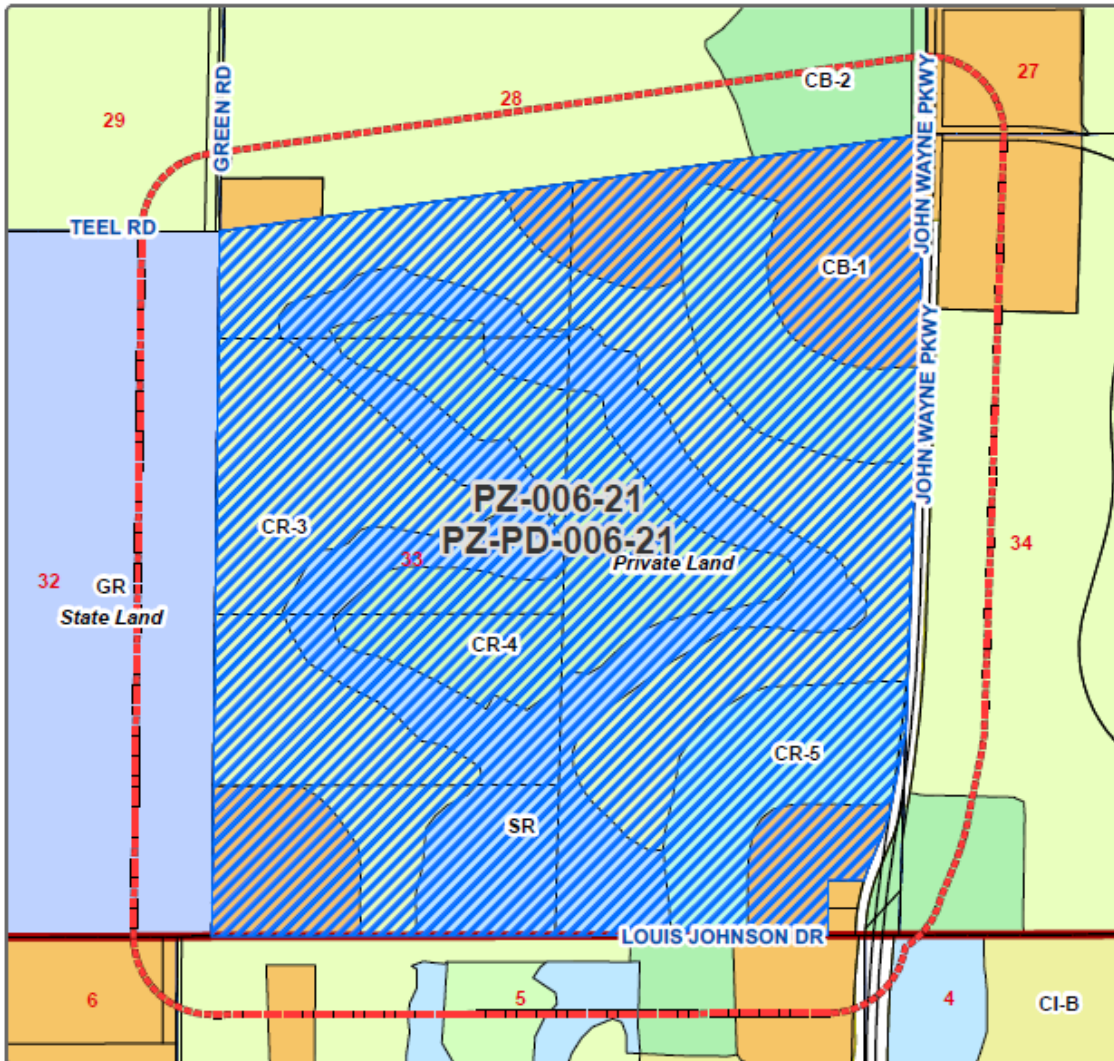
-  Moderate Low Density Residential (1-3.5 du/ac)
-  Employment
-  Very Low Density Residential (0-1 du/ac)
-  PAD Amendment Area
-  Midway 1 PAD
-  Mid-Intensity Activity Center

Comprehensive Plan:

Moderate Low Density Residential (1-3.5 du/ac)



Existing Zoning



Rezone

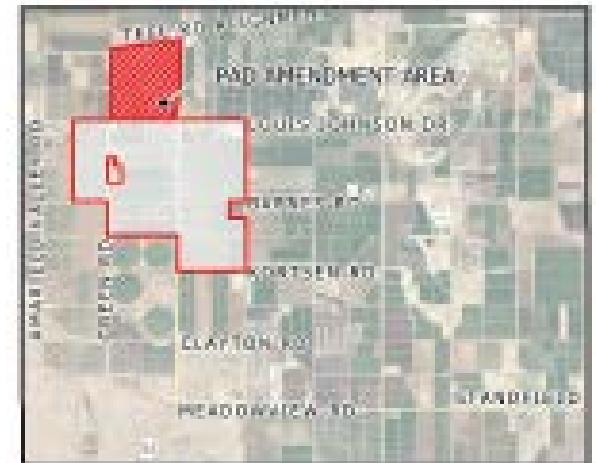
1. **SR PAD** (Suburban Rural Zone)
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Aerial



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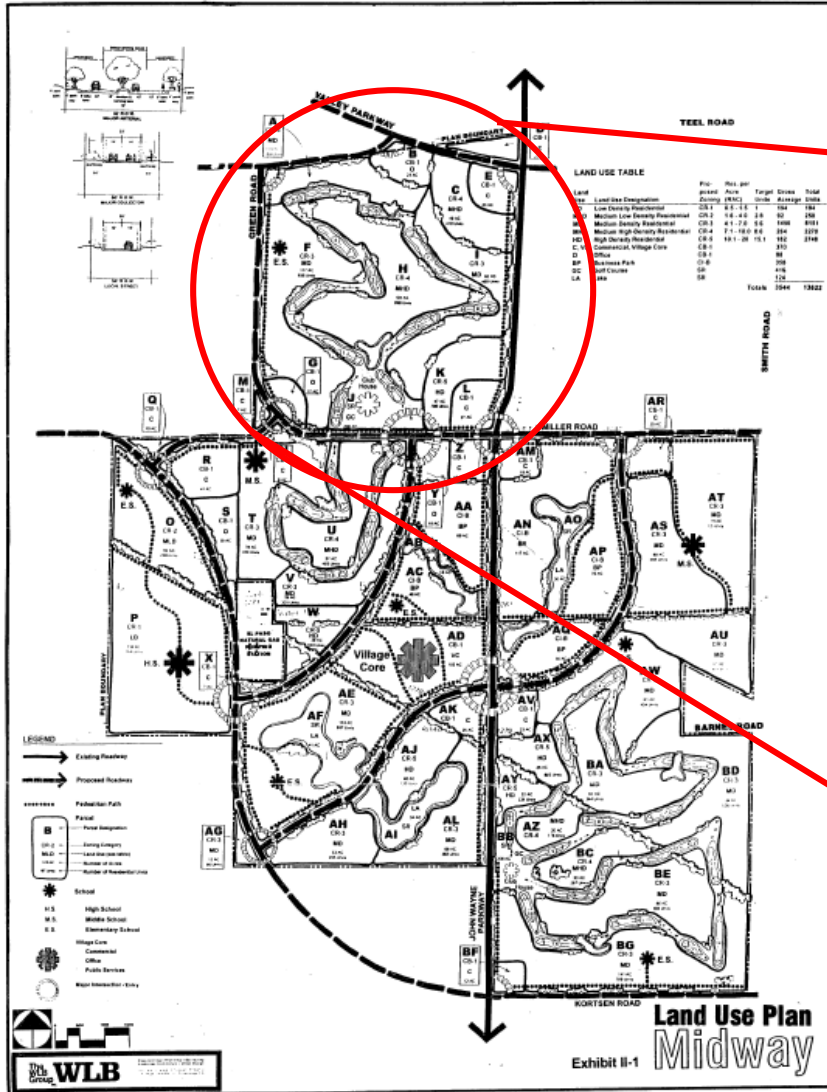


Midway 1 PAD Development Plan

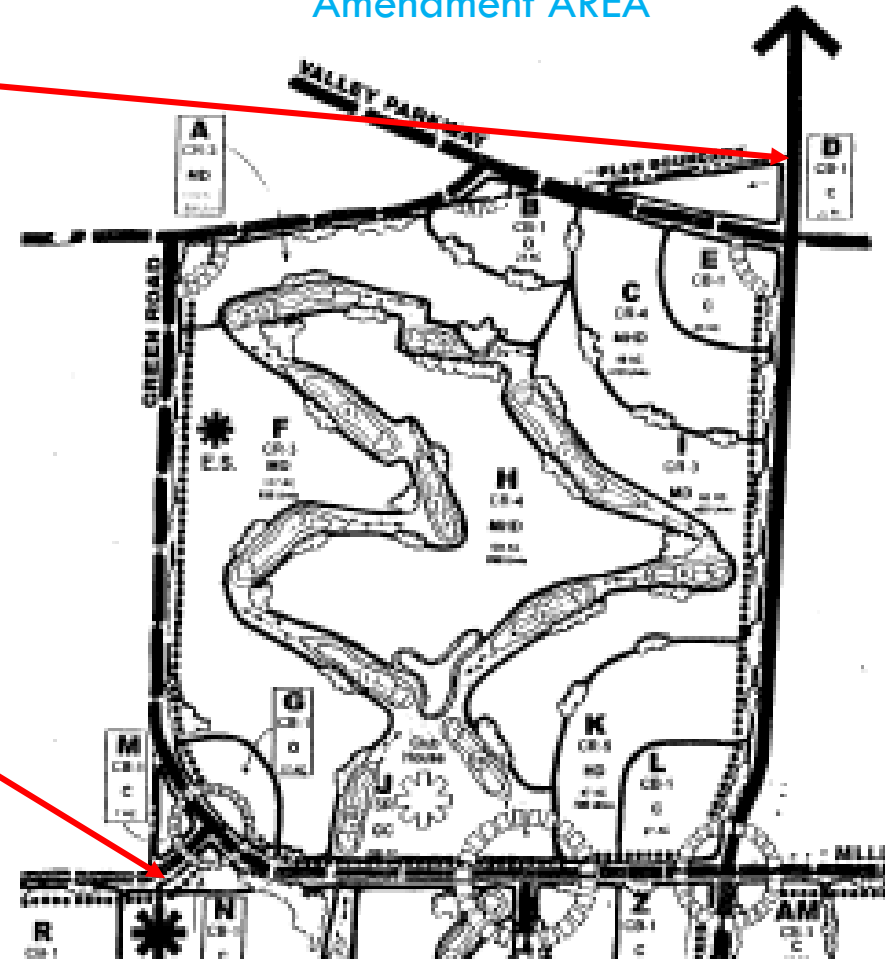


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Amendment AREA



Midway 1 PAD Development Plan- Findings

PZ-PD-043-98- Original PAD approved for max overall Density- 3.8 DU/ac for approximately 3500 acres

Errors noted in MIDWAY 1 PAD narrative

MIDWAY 1 PAD AREA

Table II-4 – PAD area shown is 3544 acres

Totaling acres sum up to 3540 acres

AMENDMENT AREA

Per original tables calculated to 840 acres (Table II-1)

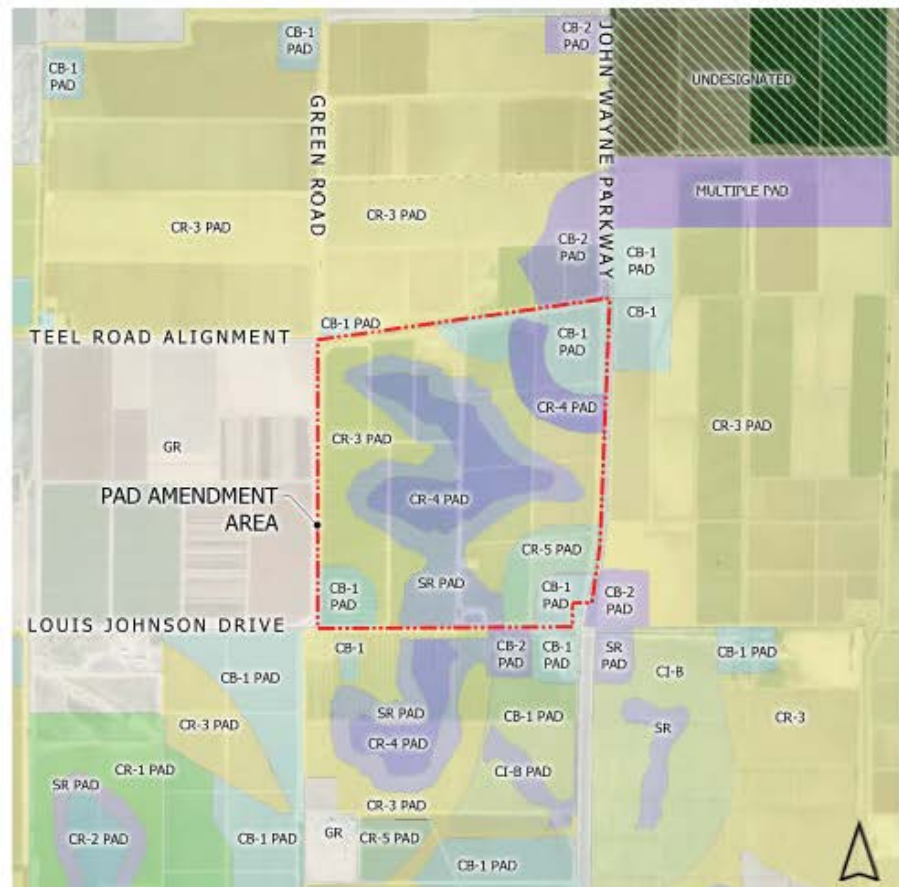
Survey completed for same area equals 704.05 acres

* No change in the Section 33 area and no changes in the Roadways

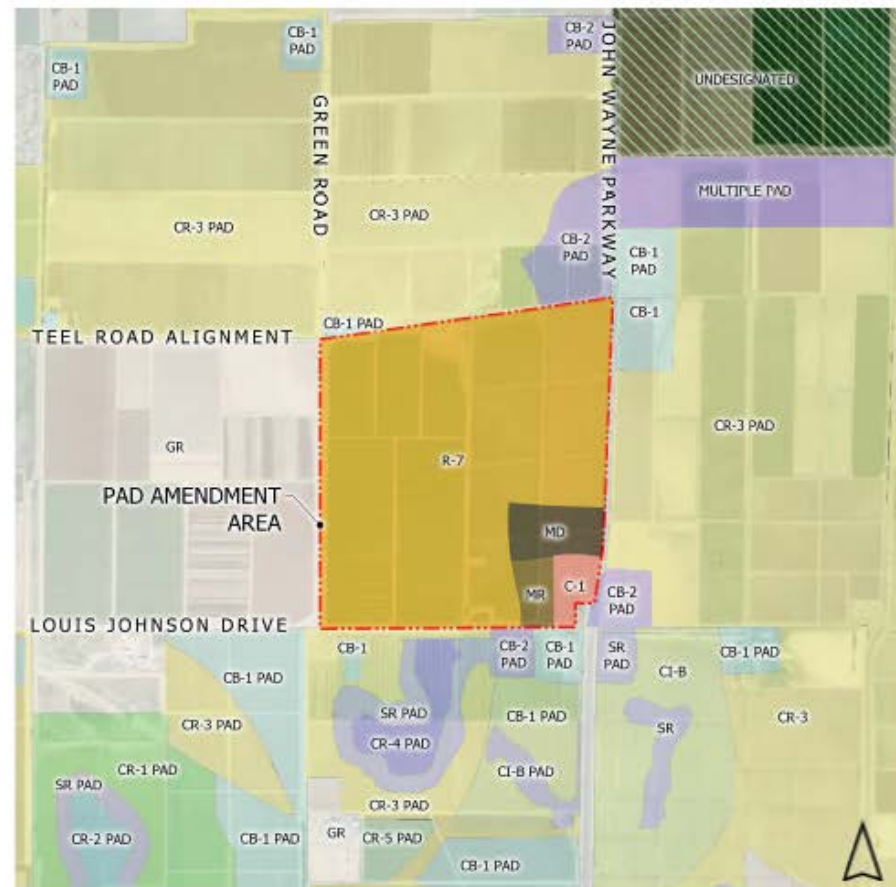
Midway 1 PAD Amendment Area Existing and Proposed Zoning



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EXISTING ZONING FOR AMENDMENT



PROPOSED ZONING FOR AMENDMENT AREA

Development Plan for Midway 1 PAD Amendment Area



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 Entry Points

Open Space & Recreation Plan for Midway 1 PAD Amendment Area



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LEGEND

Amendment Area Open Space Table				
*Net Acreage	620.58 Ac.			
Description	Required (%)	Required (Acreage)	Provided (%)	Provided (Acreage)
Neighborhood Park (Active Recreational)				** 9.87 Ac.
Pocket Park (Active Recreational)				** 7.24 Ac.
Trail Areas (Active Recreational)				** 26.33 Ac.
Total Active Recreational Open Space	7.00%	** 43.44 Ac.	7.00%	43.44 Ac.
Passive Open Space	11.00%	68.26	11.00%	68.26 Ac.
Total Open Space	18.00%	111.70 Ac.	18.00%	111.70 Ac.

*NET ACREAGE BASED OFF OF TOTAL ACREAGE MINUS COMMERCIAL AREA AND MIXED-USE AREA FOR OPEN SPACE CALCULATIONS. ANY PORTIONS OF MIXED-USE AREA DEVELOPED AS RESIDENTIAL OR NON-RESIDENTIAL, SHALL CONFORM WITH PINAL COUNTY REQUIRED OPEN SPACE PERCENTAGE

**ACTIVE RECREATIONAL OPEN SPACE ACREAGE MAY INCREASE OR DECREASE BETWEEN CATEGORIES, SO LONG AS THE TOTAL REQUIRED ACTIVE RECREATIONAL OPEN SPACE IS PROVIDED.

*Passive open space is defined as all areas that are not classified as active open space.

Amendment – Land Data/Density



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Table 5: Midway I PAD Amendment Area - Proposed Density

Land Use	Zoning	Gross AC	Units	Allowed Density	Proposed Density
Moderate Low Density	R-7	620.58 AC	2,172 DU	3.5 DU	3.5 DU/AC
	MD	39.45 AC	316 DU	3.5-8 DU	8.0 DU/AC
	MR	20.02 AC	446 DU	8-24 DU	22.3 DU/AC
	C-1	24.00 AC			
PAD Amendment Area Total		704.05 AC	2,934 DU		4.2 DU/AC

TOTAL			
ZONING	C-1, MD, MR & R-7		
GROSS ACREAGE	704.05 AC.	4.17 D.U./AC.	
NET ACREAGE	673.2 AC.		
COMMERCIAL	17.05 AC.		
SCHOOL	10.05 AC.		
MISC/ROAD	96.24 AC.		
WASH AREA	27.89 AC.		
FOCAL FEATURE	.91 AC.		
PARK	9.87 AC.		
PERIMETER OPEN SPACE	7.40 AC.		
PARCEL OPEN SPACE	63.53 AC.		
* OVERALL OPEN SPACE	109.60 AC.	18.10%	
USE	ACREAGE	PRODUCT	** UNITS
45'x115' LOT	183.10 AC.	45'x115'	893 D.U.
50'x120' LOT	177.22 AC.	50'x120'	730 D.U.
55'x125' LOT	146.75 AC.	55'x125'	549 D.U.
PARCEL TOTAL	507.07 AC.	2172 D.U.	
MIXED USE	50.55 AC.	762 D.U.	
OVERALL TOTAL	557.62 AC.	*** 2934 D.U.	

Phasing Plan



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- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

PHASE BUILDOUT					
PHASE	GROSS ACREAGE	* UNITS	DENSITY	ZONING	*** PROJECTED BUILDOUT TIMEFRAME
PHASE 1	156.33 AC.	546	3.49	R-7	2024-2029
PHASE 2	193.42 AC.	639	3.30	R-7	2029-2034
PHASE 3	155.22 AC.	495	3.19	C-1, MD, MR & R-7	2034-2038
PHASE 4	123.46 AC.	492	3.99	R-7	2038-2042
PHASE 5	75.62 AC.	762	10.08	C-1, MD & MR	2042-2047
TOTAL	704.05 AC.	** 2,934	4.17	C-1, MD, MR & R-7	16-25 YEARS






Circulation-Trails Connectivity Plan



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-  5' SIDEWALK
-  6' SIDEWALK
-  5' CONCRETE TRAIL
-  5' PERIMETER TRAIL
-  CONCEPTUAL TRAIL SECTION LOCATIONS

North



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**PINAL COUNTY
Public Hearings**
Case Number: 2018-000000000000000000
Application Number: 2018-000000000000000000
Project Name: 2018-000000000000000000
Applicant Name: 2018-000000000000000000
Application File Number: 2018-000000000000000000

South



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East



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West



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Items for Board's Consideration:

- **Amendment Area:** MIDWAY 1 PAD Amendment = 704.05 Acres
- **Access Points:** Two along the John Wayne Parkway, Two along Louis Johnson and Two along the Green Road
- **Density:** Total number of DU is 2,934 with overall density of 4.2 du/ac
- **Housing alternatives:** Multiple Residence, Mixed Dwelling and Single Family Housing variety with 3 lot mix (45'x115', 50'x120, 55'x125') based on current market demand.
- **Drainage:** Drainage channel along the north and west of the development to ensure storm water management and with strategic locations of retention basins within the development provided.

Items for Board's Consideration: (Continued)

- **Traffic Circulation:** Within the Master planned community designed to be able to handle traffic generated with major minor collectors for traffic movement and dispersal.
- All road improvements with associated development would be conducted phase wise as shared in the TIA
- **Open space:** 18 % (111.70 acres) designed and planned with parks, amenities, trails systems that connect open spaces through well laid out pedestrian network system.

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Planning & Zoning recommend BOS for Approval

PZ-006-21 - 1 Stipulations

PZ-PD-006-21 - 16 Stipulations