



MEETING DATE: JUNE 8, 2022

TO: BOARD OF SUPERVISORS

CASE NO.: **PZ-PD-012-22, PZ-PA-022-21, PZ-040-21, & PZ-PD-040-21, (BORGATA AT SAN TAN)**

CASE COORDINATOR: Evan Evangelopoulos

Executive Summary:

The **Borgata at San Tan** development is requesting a **Non-Major Comprehensive Plan** amendment for the **San Tan Valley Special Area Plan** from **Community Center** to **Urban Transitional**, an amendment to the **San Tan Heights Planned Area Development (PAD)** (cases #**PZ-PD-037-99 & PZ-PD-006-10**), a rezoning from existing **CB-2 (General Business Zone)** (96.9± ac) and **CR-5 (Multiple Residence Zone)** (2.8± ac) to **C-3, (General Commercial Zoning)** (22.9± ac), **MR (Multiple Residence)** (52.2± ac), and **R-7 (Single Residence)** (24.6± ac), and a **Planned Area Development (PAD)** to rezone 99.7± acres of land, from **C-3, (General Commercial Zoning), MR (Multiple Residence), and R-7 (Single Residence), to C-3/PAD, MR/PAD, and R-7/PAD on an area** located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

If This Request is Approved:

The applicant will apply for a site plan review under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

The Pinal County Development Services Director recommends approval of the Borgata at San Tan Planned Area Development (PAD) Overlay District Amendment, a Minor Comprehensive Plan Amendment, a rezoning, and a planned Area Development (PAD) Overlay District applications with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

TAX PARCELS: 509-02-9260 & 509-02-9290

LANDOWNER: Borgata Ventures LLC & SkyHi Holdings LLC

AGENT: Iplan Consulting--Greg Davis

REQUESTED ACTIONS & PURPOSE:

PZ-PD-012-22 – PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting an **amendment to the San Tan Heights Planned Area Development (PAD) (cases #PZ-PD-037-99 & PZ-PD-006-10)**, to remove 96.9± acres of commercially zoned **CB-2 (General Business Zone)** land and 2.8± ac of multiple residence zoned **CR-5 (Multiple Residence Zone)** from **the San Tan Heights Planned Area Development (PAD) (cases #PZ-PD-037-99 & PZ-PD-006-10)**; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

PZ-PA-022-21 – PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 24.6± acres of land from **Community Center** to **Urban Transitional** land use designation, situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, portion of tax parcel 509-02-9290, (legal on file), located along Hunt Highway about 4,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

PZ-040-21 – PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting approval of a rezoning from **CB-2 (General Business Zone)** (96.9± ac) and **CR-5 (Multiple Residence Zone)** (2.8± ac) to **C-3, (General Commercial Zoning)** (22.9± ac), **MR (Multiple Residence)** (52.2± ac), and **R-7 (Single Residence)** (24.6± ac), to allow a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development, on 99.7± acres of land; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

PZ-PD-040-21 – PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting approval of a Planned Area Development (PAD) to rezone 99.7± acres of land, from **C-3, (General Commercial Zoning)** (22.9± ac), **MR (Multiple Residence)** (52.2± ac), and **R-7 (Single Residence)** (24.6± ac), to **C-3/PAD, MR/PAD, and R-7/PAD**, for a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

LOCATION: The subject site is located along Hunt Highway starting at about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, to the intersection of Hunt Highway with Mountain Vista Boulevard, in Pinal County

DEVELOPMENT AREA: 99.7± acres

DEVELOPMENT UNITS PROPOSED: 663

SAN TAN VALLEY AREA PLAN DESIGNATION: Community Center; residential density: 8-16 du/ac.

PROPOSED SAN TAN VALLEY AREA PLAN DESIGNATION FOR THE R-7 SECTION (24.6AC): Urban Transitional

EXISTING ZONING AND USE: The subject site is zoned General Business Zone (CB-2/PAD and CR-5/PAD), cases #PZ-PD-037-99 & PZ-PD-006-10). Current use is vacant land/desert.

SURROUNDING ZONING AND LAND USE:

North: CB-1/PAD (PZ-PD-037-99), MR/PAD (PZ-PD-037-21); partially developed, under development.

South: CR-3/PAD, CR-5/PAD (PZ-PD-037-99, San Tan Heights PAD); single family residential.

East: CR-3/PAD (PZ-PD-006-00A), R-7/PAD (PZ-PD-008-16); under development.

West CR-4/PAD, CR-5/PAD (PZ-PD-037-99, San Tan Heights PAD); under development.

PUBLIC PARTICIPATION:

Neighborhood Meeting: July 1, 2021

Neighborhood mail out: April 5, 2022

Newspaper Advertising: May 12, 2022

Site posting, Applicant: March 23, 2022

SITE DATA/FINDINGS:

FLOOD ZONE: The subject site is in Flood Zone "X" of minimal flood hazard.

ACCESS: The site will be accessed from one access point on North Thompson Road, three access points along West Hunt Highway, and from San Tan Heights Boulevard to the south.

HISTORY: The subject site is currently owned by Borgata Ventures LLC & SkyHi Holdings LLC and is part of the San Tan Heights PAD (PZ-037-99/PZ-PD-037-99), which initially zoned the subject parcels as CR-5/PAD and CR-4/PAD. Although the CR-4 and CR-5 zones are usually multifamily zones, the PAD had restricted the use on the property to single family residential. Under that zoning, the project area could yield up to 480 single-family lots with a residential density up to 5.0 DU/ac and with lot sizes ranging from 3750 - 5000 square feet.

In 2010 the subject site was undeveloped and vacant and under case # PZ-PD-006-10 it was rezoned to CB-2/PAD while a small portion along Thompson Road remained CR-5/PAD.

ANALYSIS: The Borgata at San Tan rezoning and Planned Area Development (PAD) applications intend to re-designate 99.7± acres of land from CB-2 (General Business Zone) (99.7± ac) and CR-5 (Multiple Residence Zone) to C-3, (General Commercial Zoning) (22.9± ac), MR (Multiple Residence) (52.2± ac), and R-7 (Single

Residence) (24.6± ac), to allow a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development as shown in the proposed development plan.

A small panhandle portion along Thompson Road will switch to MR/PAD (Multiple Residence) from the equivalent existing CR-5/PAD. Although the development removes a commercially-zoned area, potentially, each new additional resident will create demand for additional local serving retail and new residents will support existing and planned commercial development. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development.

The **Pinal County Community Development Department Engineering Division**, the **Pinal County Air Quality Control District**, and the **Pinal County Flood Control District** have reviewed the proposal and their respective stipulations are included in this Staff Report.

As of today, one public comments have been received via email regarding the project. The concerns were

- Traffic Increases both o roads and intersections
- Potential accident increases
- Maintenance of the water and sewer systems
- Concerns about the possibility of 3-story structures,
- Attractiveness of the area and
- Loss of commercial to service the local population

STAFF RECOMMENDATION (PZ-PD-012-22, PZ-PA-022-21, PZ-040-21, & PZ-PD-040-21): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

COMMISSION ACTION/RECOMMENDATION (PZ-PD-012-22, PZ-PA-022-21, PZ-040-21, & PZ-PD-040-21): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of (PZ-PD-012-22, PZ-PA-022-21, PZ-040-21, & PZ-PD-040-21), based upon the record as presented, with the following stipulations:

PZ-PD-012-21 STIPULATIONS: APPROVAL with 0 stipulations.

PZ-PA-022-21 STIPULATIONS: APPROVAL with 0 stipulations.

PZ-040-21: APPROVAL with one (1) stipulation:

1. Approval of this zone change (**PZ-040-21**) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

PZ-PD-040-21 STIPULATIONS: APPROVAL with 10 stipulations as listed in the staff report:

1. The stipulations listed herein pertain to the area described in case PZ-PD-040-21.
2. The Borgata at San Tan Planned Area Development PAD (PZ-PD-040-21) is to be developed according to all requirements of a site plan/development plan to be submitted, reviewed, and approved subsequently to this approval along with the applicant's other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code.
3. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis 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 TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval or prior to the tentative plat being scheduled for the Planning & Zoning Commission;
4. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
5. Half street right-of-way dedication and half street road improvements will be required for HUNT HIGHWAY and THOMPSON ROAD. The required minimum half street right-of-way is 75' for HUNT HIGHWAY and 55' for THOMPSON ROAD. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for Hunt Hwy and/or Thompson Rd shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
6. All right-of-way dedication shall be free and unencumbered;
7. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

Date Prepared: 5/23/2022 EE

Revised: 5/25/2022 EE

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PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 243360)

Regular Meeting
9:00 a.m.
Thursday, April 21, 2022
Pinal County Administrative Complex
Board of Supervisors Chambers Historic Courthouse
135 N. Pinal Street, Florence, Arizona

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TRANSCRIPTION PROVIDED BY

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 it. Let me get this enormous amount of books someplace else.
2 Get set up. Okay, our last case today is actually four cases,
3 but they will be heard together. Again, at the end of our
4 discussions and deliberations, there will need to be four
5 separate motions. So with that, we will begin with the first
6 of the cases, which is PZ-PD-012-22. And Evan?

7 EVANGELOPOULOS: Planning and Zoning Commission, Mr.
8 Chair, Mr. Vice Chair, my name is Evan Evangelopoulos, planner
9 with Pinal County, and today I will be presenting a case -
10 four cases of the same case, pretty much. It is one up on
11 Hunt Highway, close to Thompson, and it includes four cases.
12 The first one is a severance from the existing San Tan Heights
13 PAD. The second one is a PAD, it's San Tan Valley Special
14 Area Plan Minor PAD Amendment from minor amendment from
15 Community Center to Urban Transitional of a portion of the
16 proposed development. The third one is a rezoning to - from
17 the existing mostly CB-2 to C-3, multiple - MR, Multiple
18 Residence and R-7 Single Residence. And along with the
19 rezoning comes a PAD, Planned Area Development of the same
20 area that will rezone the area to C-3/PAD, R-7/PAD, MR/PAD and
21 R-7/PAD, as I said. So the project location is about 1,000
22 feet southeast of the intersection of Hunt and Thompson, right
23 after the Filiberto's and Circle K developments on the corner.
24 Landowner is Borgata Ventures, agent is Iplan Consulting, Greg
25 Davis. Development area is almost 100 acres, and the

1 developing units proposed are 663 units. Out of these 663
2 units, you have 287 of multifamily, 263 single family
3 attached, and 113 single family lots, to a total of 663 units.
4 Of course you have commercial area. Overall if you see the
5 100 acres are kind of chopped in four pieces. One goes to the
6 commercial area overall, one to the single family, and two
7 pieces to the multifamily. Both multifamily and attached.
8 This is the approximate location of the project. This is a
9 closer look. It's a chunk of the San Tan Heights PAD. This
10 is on an aerial photograph. You can see the area to the south
11 that is proposed for the San Tan Planned Area Amendment. And
12 the reason for that is that the existing Community Center
13 would not support single family, so it had to be rezoned in a
14 way provides a transition to the single family, to the south.
15 This is a close up. You see the development occurring
16 actually all around it right now. It's happening across Hunt
17 Highway, it is already developed south of the project, and
18 it's being developed to the southwest right now. These are
19 the existing San Tan Valley Special Area Plan designations.
20 And so the northern - most of the project remains as a
21 Community Center, and you can see the proposed minor amendment
22 from Community Center to Urban Transitional. This is the
23 proposed rezoning of the project. It will be about 50 percent
24 MR Multiple Residence and half of the MR will be multifamily,
25 half would be attached. Housing, you can see the R-7 single

1 family, the transitional area to the south, and you can see
2 the commercial areas to the north, northeast. Hunt Highway
3 makes the cardinal points a little bit confusing up there, I
4 would say. This is the proposed development plan. You can
5 see the multifamily to the northwest and the single family
6 attached below the San Tan Heights Boulevard, and you can also
7 see the single family lots to the south. The ones being
8 amended. And I have close-ups here. This is the multifamily
9 along the commercial areas. And I have to say the multifamily
10 does have connections, pedestrian connections to the
11 commercial areas - proposed pedestrian connections, I should
12 say. This is the southern portion of the development. This
13 is what's happening across Hunt right now, that's a week ago,
14 two weeks ago. This is looking north towards Filiberto's and
15 Circle K along Hunt. This is looking southwest across Hunt.
16 Across the property I should say. And you can see the single
17 family developed to the south and southwest. Looking
18 southeast. And this is looking south to San Tan Heights
19 Boulevard. That's where San Tan Heights ends right now. And
20 there is some construction going on to the adjacent property
21 that's being developed right now, hence the dirt, gravel. And
22 you can see the properties, the Borgata big 8 by 4 sign from
23 behind. And this is looking across Thompson on the little
24 panhandle that the property has that provides another
25 entry/exit to Thompson. Items for Commission consideration.

1 It's a request for approval of a severance from the San Tan
2 Heights PAD of the proposed development. If the applications
3 are approved, the subject property will be rezoned from CB-
4 2/PAD and CR-5/PAD to CR-3/PAD, MR/PAD and R-7/PAD. The
5 development consists of 663 units on approximately 180 acres
6 of land. To date, one letter of opposition has been received,
7 and I have it with me here. I was going to give it to you and
8 I'll be right back. And the reason this didn't make it in the
9 staff report is because it was received late. It's by only a
10 couple of people.

11 RIGGINS: Thank you.

12 EVANGELOPOULOS: And so I will also summarize the
13 letter of opposition that we received. It's about
14 overpopulation and overcrowding of the San Tan Heights area
15 overall. It's about traffic that's become an issue with the
16 placement of multiple residences that would increase the
17 congestion. There's also a concern about the lack of
18 businesses in the area. So we need businesses, not more
19 residences, according to this letter. And they continue, they
20 go on, we choose to live in the community due to its rural
21 nature. Adding multiple residences such as the proposed
22 apartment complex will increase not only noise levels, but
23 security issues due to the constant changing of residents
24 coming and going. Multifamily apartments also lower the value
25 of our single family homes in the neighborhood, overburden

1 schools and produce less revenue for our local government.
2 Also, finally, the letter says please reconsider rezoning this
3 area and keep this zoned as commercial to help build
4 businesses that will help improve and support our community.
5 One item of consideration that I have coming up is that as
6 both a residential project and a commercial proposal, new
7 residents will support existing and planned commercial
8 development, and each new additional resident will create
9 demand for additional local service serving retail. And
10 that's an argument that another commercial - another
11 residential property made right to the north of this project,
12 that actually adding multifamily increases the demand for
13 additional local serving retail and serves local retail. So
14 the proposal is approval of the severance from the San Tan
15 Heights PZ-PD-012-22, approval with no stipulations; approval
16 of the amendment of the southern part of the development, the
17 single family area with no stipulations; approval of the
18 rezoning with one stipulation; and approval of the planned
19 area development with 7 stipulations. And this ends the
20 presentation.

21 RIGGINS: Thank you very much. Commissioners,
22 questions for Evan on the staff report? Commissioner Hardick.

23 HARDICK: I'm concerned about the traffic impact. I
24 see here they say they're going to put a light in, is that -
25 and Hunt Highway's so busy now. I mean, is that going to slow

1 everything down on Hunt Highway when you put a signal in
2 there?

3 EVANGELOPOULOS: We have here both traffic engineer
4 from the developer and Lester from Pinal County, they will
5 answer - they can answer those questions.

6 FLISS: Mr. Chair?

7 RIGGINS: Yes, Commissioner Fliss.

8 FLISS: Were you suggesting that businesses will
9 come if they see there's people there to support them? Is
10 that essentially what you were suggesting?

11 EVANGELOPOULOS: Yes, that's the previous
12 multifamily project, they had done a market analysis, and it
13 was well done. So that's probably what I read in there. And
14 that's actually true. Every development, every - for example,
15 a supermarket needs about 6,000 residents, 4,000 to 6,000
16 homes. So that's something - I don't know if we have done
17 this in Pinal County or not to see how much. But so to me
18 that sounds plausible that the more residents we have, the
19 more our commercial will be in demand, commercial areas will
20 be in demand, and also there will be demand for maybe
21 additional commercial in other areas that are now remaining
22 vacant.

23 FLISS: Thank you.

24 EVANGELOPOULOS: You're welcome.

25 SCHNEPF: Commissioner Riggins.

1 RIGGINS: Commissioner Schnepf.

2 SCHNEPF: Are these roads in between the three and
3 four different levels of development, are they intertwined?
4 Say the multifamily attached, does that have access to the
5 multifamily to the east?

6 EVANGELOPOULOS: As far as I know, yes. Let me see
7 if I can - I don't have access to - let me see the pointer.
8 They do. They both connect to San Tan Heights Boulevard, and
9 there's also pedestrian connections. There you go, wow. So
10 as you can see - if that's what you mean. There's a
11 connection there.

12 SCHNEPF: Okay.

13 EVANGELOPOULOS: There's another connection. No,
14 that's not a pedestrian. There's a connection there, there's
15 a connection here. There's another entry-exit there. And
16 these are pedestrian connections to the commercial.

17 SCHNEPF: Okay, thanks.

18 HARDICK: Chairman. Chairman.

19 RIGGINS: Commissioner Hardick.

20 HARDICK: Are these gated communities?

21 EVANGELOPOULOS: They are gated communities.

22 HARDICK: So between the multi and the individual
23 there's a gate between each one of them?

24 EVANGELOPOULOS: Say it again?

25 HARDICK: Is there a gate between each one of the

1 communities?

2 EVANGELOPOULOS: Yes.

3 HARDICK: So they're three separate communities.

4 EVANGELOPOULOS: They're three separate communities,
5 yes.

6 HARDICK: Are they guard gates with guards or are
7 they just -

8 EVANGELOPOULOS: I cannot answer that, the applicant
9 may answer that.

10 RIGGINS: Any other questions on the staff report?
11 There none being, thank you very much.

12 EVANGELOPOULOS: You're welcome.

13 RIGGINS: We'd like to call the applicant to come
14 forward on the case. And if you could please get your name
15 and address down there on the log, and then give that to us
16 before you begin, please.

17 DAVIS: Good afternoon Chairman, Vice Chairman,
18 Members of the Commission. My name is Greg Davis with Iplan
19 Consulting, and I'll be representing Galeb Companies who owns
20 this property and has owned it for over 20 years now. So I
21 wrote down a couple of the questions that were asked, and I'd
22 be glad to answer them at the conclusion of the presentation.
23 But I did want to kind of walk you through a lot of the
24 history and touch on some details and some of the concerns
25 that we've heard over time, and our response to those. So we

1 appreciate your attention to that. All right. So what you
2 see on the screen there is basically an overlay aerial. Staff
3 showed an aerial as well. This one kind of shows you more of
4 the recent development activity that has occurred in this
5 area. Obviously, our site is outlined in red, but this is
6 kind of the last portion of San Tan Heights to develop. San
7 Tan Heights is a major masterplan community. 3,500 homes, big
8 project, so this is the kind of last part of it. The Phase 1
9 and 2 that you're seeing to the lower right, or lower left
10 there, that's - those homes are being built today. Mattamy
11 Homes is coming in there. So it almost is an infill parcel
12 which, you know, in this area that's been developing for, you
13 know, 20 plus years now, it's hard to imagine that back then,
14 but we do have development on all side of us and that, of
15 course, has kind of dictated how we move forward in our
16 development plans. This is the San Tan Area Plan to show that
17 this property does have the land use classification for
18 community to commercial. Now community to commercial allows
19 the commercial zoning that we have today, that we're
20 proposing. It allows the multifamily already that we're
21 proposing. It allows the single family attached homes that
22 we're proposing. What it doesn't allow for is the single
23 family detached homes that is part of our application, and
24 that's why we need a Comprehensive Plan amendment, not for the
25 multifamily, not for the commercial, just for the single

1 family detached. And when you're surrounded by sea of single
2 family detached homes, it's a little odd that that's the case,
3 but we did have to ask for that amendment for that reason.
4 The zoning exhibit, which you see in here, and staff showed as
5 well. So I want to talk about a little bit about the history
6 of this site. This is a map from the original PAD from 2000,
7 and you can see the area identified in red. This parcel was
8 originally meant to be single family homes. That's what it
9 was originally designed for back in that timeframe. Over time
10 and about the 2006-2007, we started to see a slowdown in the
11 housing market, and Larry Miller who was one of the original
12 developers of this property, worked with Peggy Galeb, who
13 owned the property then, and talked about, well, you know,
14 this would be a good opportunity to come in with a resort.
15 There's always talk about a resort in this area because of the
16 beauty of the San Tan Mountains, etc. That resort idea
17 obviously didn't come to fruition on this site, but that's why
18 the property was zoned to commercial back then. 100 acres of
19 commercial is an incredibly large amount of commercial to
20 absorb in any market, especially today given the changes that
21 we've seen. But back then it was because there was
22 anticipated to be a resort in this area. That resort, by the
23 way, has now moved to Box Canyon a little bit further to the
24 west. It still isn't built, but it's still being discussed.
25 So it'll be great, I'm sure, when it's built. But just to

1 give you some history on why that happened. So even so, Peggy
2 and her group have been marketing this property for commercial
3 for over 13 years. That's who they are, they're a commercial
4 developer. They developed the Walmart site just down the road
5 from here. They understand commercial, that's their main
6 play. But they haven't really had any takers. They've had
7 one or two acre users, mostly auto-related, some ministorage
8 use, but that doesn't get them where they need to be. They're
9 commercial center developers, that's what they build, so they
10 haven't been able to get an anchor in all that time. So what
11 they did, probably three or four years ago is, you know, work
12 with Phoenix Commercial Advisors. They did a market analysis
13 on this property to say, you know, what is viable here? You
14 know, a hundred acres obviously isn't going to play, what is?
15 And so they looked at it and they came to the conclusion that,
16 you know, 10 to 15 acres of commercial was viable here for the
17 reasons, you know, that we all know - the lack of regional
18 transportation. There's a lot of homes in this area, but
19 there's not a lot of density, there's not a lot of variation,
20 and it's a very homogenous part of the community. So that is
21 a strike against it from a retail standpoint. We've also seen
22 just the exponential growth of retail online that we're all
23 familiar with, so that has hurt this property as well. And
24 the last one, which is more recent, is just, you know, the
25 unprecedented government restrictions on retail services due

1 to the pandemic. That's something that we never anticipated
2 before a couple of years ago that we'd be able to just close
3 down restaurants for days at a time. So all of those things
4 have affected your retailer's decisions about building new
5 retail commercial establishments. So that was what they had
6 come back to Peggy and said, this is what we think is viable.
7 And you know Peggy wanted to do something more, she didn't
8 want to just develop small commercial corners. So she worked
9 with the brokers and with planners to come up with ideas on
10 how can we generate demand for more commercial, and one of the
11 best ways to do that is to get more diversity and more density
12 in your housing stock, because the more potential customers
13 you have, the more viable the commercial is going to be. And
14 so that's why we've come up with the plan we have, that we're
15 not just promoting a bunch of one product type, we have three
16 different product styles that are complimentary to the overall
17 area, and that will help warrant not 10 to 15 acres of
18 commercial, but 20 to 25 acres. We're actually proposing 23
19 acres. And Peggy does have some interest in a grocery type of
20 anchor, that's who would be on this property. But it's very
21 much tied to, you know, what's surrounding it, what kind of
22 demand are we putting in this 100 acre property? And so that
23 is the plan that, you know, we've put together and brought to
24 you here today. The 23 acres commercial is obviously along
25 Hunt Highway. It's actually broken up into two parcels. The

1 larger square on the left northwest side is the major point -
2 or parcel of the commercial center. We envision that there
3 will be a grocery anchor, whether it's a Safeway, Fry's or
4 maybe something a little more boutique. We'd also like to see
5 a smaller secondary anchor as well, and then you would have
6 your traditional in-line suites, your restaurant pads, etc.
7 The parcel on the southeast of that intersection is a five
8 acre commercial center, and right now we're envisioning that
9 just to be a combination of pads for retail and restaurant
10 use. The 28 acres surrounding that on the west side of the
11 collector road is planned to be a low intensity multifamily
12 project. You've actually seen the developer in a previous
13 case, it's Empire. So Sean Lake's presentation, it's the same
14 developer here for that product, the same builder. So you'll
15 see the same type of things. It does even include a car wash
16 already, so... But when we talk about multifamily, we're not
17 talking about, you know, three story traditional subsidized
18 apartments, we're talking about lifestyle choices. People
19 that live here not because they have to, but because they
20 choose to. That's very much how these new multifamily
21 products are driven. The 25 acres surrounding the other
22 commercial corner is a little different. It's actually a
23 single family attached product. So it's not multifamily, it's
24 zoned single family, and it's basically like a townhome. So
25 you would have four or five units in a row that share joint

1 walls, and you would have your own front and back, side, and
2 you'd own your building and you'd own your lot. So it's
3 conventional type of housing, it's just a way to achieve a
4 higher amount of density. And then you also get the benefits
5 of a property owners association. So all the exterior
6 maintenance, all the community areas, you have a higher level
7 of amenities because you have less private room for yards. So
8 instead of 100 units all having pools, you have, you know, a
9 pool or two spread out in the community. You have a fitness
10 center and a clubhouse. So you get a lot of resort like
11 benefits, but you get the homeownership part of that. And
12 then the final portion of the project is along the south
13 boundary, and that is 25 acres of just traditional single
14 family detached homes. And get into why we're proposing that,
15 but basically we're trying to present a land use transition
16 because we know there's an existing neighborhood of several
17 thousand folks to our south. So even though we could today
18 put a much commercial and multifamily next to them, we don't
19 think that's the appropriate thing to do. From land use
20 perspective, we want to make a transition of intensity, so we
21 want to put single family homes next to them because that's
22 what they have. So those backyards will look out into the
23 backyards of these homes, and not multifamily or commercial.
24 But unfortunately, those single family homes do require that
25 Comprehensive Plan amendment. So we think it's a good thing,

1 we don't think we're actually down zoning. We're reducing the
2 amount of intensity that could develop here, so we think
3 that's a positive thing that the County could and should
4 support. Evan went through the other amendments that we're
5 asking for, so if you do have any questions about that, I'd be
6 glad to answer them. So I want to talk about a little of the
7 neighborhood outreach. In the County, their policy is
8 basically if you're part of a PAD, instead of just notifying
9 1,200 feet around your parcel, you actually notify everyone
10 within the PAD, and then 1,200 feet around the PAD, and that
11 ended up being 4,700 addresses for this property. So a major
12 mailing effort, and I can tell you my wife and kids were very
13 angry with me after stuffing all those envelopes and licking
14 the stamps. But the good thing is, is that the message gets
15 out. You know, anyone that had any interest in this case that
16 lived within a half mile of the project, had an opportunity to
17 either get the letters in the mail or see the signs, etc.,
18 that have been there. So we know there are people here to
19 speak for or against the project. We've also been advised of
20 the letter that the County received, but overall there's a lot
21 of notification that was received on this and we've received
22 very little negative feedback to date. We did also post the
23 four notice of public hearing signs, as well as post the
24 advertisement in the newspapers. So some of the concerns that
25 we have had over the last 9 months that we've been talking

1 with neighbors, is - and I'll cover those now, but the first
2 one's kind of connectivity. This is one that was brought to
3 us by staff as well in the initial part of the case. You
4 know, because we do have three distinct neighborhoods and
5 because two of them are gated, we wanted to make sure that
6 there was still interconnectivity as much as possible. So we
7 do have road connections that connect out to the collector
8 road, provide access to the commercial. We have pedestrian
9 connections that do interact with the gated community, so
10 there is pedestrian connections for kids to, you know, ride
11 their bike or walk to the neighboring neighborhood for that
12 purpose. And we do have the circulation along our collector
13 roads so that folks don't have to use the arterial roads for
14 accessing the commercial. So this map right here, which is in
15 your packet, but I understand it's a little confusing to see,
16 is just basically a circulation diagram that we had our
17 traffic engineer prepare that demonstrated all of the
18 different ways that people can circulate within the project
19 and outside the project, both from a vehicular standpoint as
20 well as a pedestrian one. And it's just meant to show that
21 although each neighborhood may look inclusive, there are
22 direct connectivity to the commercial area. Because that's
23 our main point that we're trying to make with this project.
24 Peggy wants to develop a commercial center, and we want to
25 make it easy for people to get there, whether it's by walking,

1 which is hopefully how they'll transport, but more than likely
2 vehicle. So you can access the commercial center, use the
3 collector road, and not have to go out on Hunt Highway. Now,
4 there was a question about the signalization. The signal is
5 being designed, and I think ready to be installed at any point
6 now, at that intersection with our Hunt Highway and San Tan
7 Heights Boulevard. That is being done as part of the project
8 to the north. We'll obviously have to contribute into it as
9 the County requires, but the County is putting that forward
10 and they will manage and, you know, time those lights so that
11 it flows as smooth as possible on Hunt Highway. So that leads
12 us into traffic, so good segue. So yeah, you know, I've been
13 working in this area for 20 years and you know, traffic's
14 always a concern any time we're down here, and as it should be
15 because it is an important issue for a lot of people. But I
16 think this project brings a couple of interesting points to
17 the table that most don't. You know, this is not a new
18 project that hasn't been assessed around the Board in the
19 past. This project was originally part of the San Tan Heights
20 PAD. At that point there was a contribution to the San Tan
21 Valley transportation plan, but more importantly this project
22 was always anticipated to create traffic and it was included
23 in the traffic reports for San Tan Heights as well as adjacent
24 projects that have come and gone since. The other thing I
25 want to point out is, you know, this property's zoned for

1 commercial today. So if we were to develop it under
2 commercial or office or anything that is allowed on the
3 current land use classification, we'd have significant more
4 traffic than what we're proposing. Residential traffic is,
5 you know, 10 percent to 50 percent less than what you see from
6 typical equivalent sized commercial or office developments.
7 So we are, in a sense, down zoning. We are presenting a
8 project that has much less potential traffic than what it is
9 zoned for today. Even beyond that, though, we are working
10 with the County to provide improvements. We're providing -
11 we're building the collector road, which Evan showed dead ends
12 right now. That will connect out to Hunt Highway through our
13 project where the signal is located. The County's also asked
14 us for the right-of-way for an additional lane for Hunt
15 Highway. The intent is to make that 6 lanes. They have some
16 right-of-way issues to the southeast of us, but moving to the
17 northwest towards Queen Creek, that's where that lane will
18 help. And then we're also doing deceleration lanes along the
19 commercial, so we're not impeding that existing traffic flow.
20 So yes we know traffic's an issue, but we are contributing as
21 part of this project to help solve that problem. Now last
22 thing I'll mention, and I'm sure you gentlemen know, that the
23 County has done quite a bit of work in the last few years to
24 develop regional transportation solutions. You know, the
25 Ironwood widening project with connection to State Route 24.

1 You have an east parkway, which I just learned about a couple
2 weeks ago that's being designed, and then you have the long
3 term, you know, North-South Freeway, which is also going to
4 help alleviate traffic. So we know the County is doing what
5 they can to help it, and we're trying to come in with a
6 project that doesn't, you know, that helps mitigate the
7 existing situation and doesn't add significantly to the
8 traffic issue more than what would be allowed if the zoning
9 was denied. Fissures is an issue you guys may not come up
10 with, and we didn't know about much about it either.
11 Fortunately, the neighbors do and they were able to work with
12 us and identify where some existing fissures were on the
13 property, so I'll just touch on this real quick in case there
14 is any questions about it. You know, this is our south
15 property line. You can see those homes on that aerial are the
16 existing homes in San Tan Heights. There's an existing
17 fissure there, which is pretty easy to see. So we had a Level
18 1 study done which goes out there and identifies what the - if
19 there's an existing fissure and if it's growing, and you can
20 see there by the yellow markings that it has extended since
21 its last time of being measured, which was 2004 to 2007. So
22 that amplified our study to a Level 2, and a Level 2 study's
23 where they actually go in with a backhoe, take several
24 sections, identify its growth rate, how it's expanding, where
25 the water's getting into it, etc. And so a couple other maps

1 here to show. The red line reflects where the fissure is
2 located today in relation to our lots. And you can see we're
3 not putting, you know, lots where the fissure is. There's
4 nothing against that, you know, people do that all the time.
5 We don't think that's good building practices, we're not doing
6 that. In addition, the blue area you can see is like in an
7 excursion zone. So it's an area that they recommend that you
8 stay out of with any kind of retention or any kind of a
9 building structural type of development. So, you know, we're
10 obviously maintaining that on our property, not developing in
11 that area. That area's going to be all open space. And then
12 last thing I want to mention is that, you know, we are going
13 to go in and mitigate that fissure area because it is
14 expanding. And some of you may be familiar with that, maybe
15 you aren't. This is a section that kind of demonstrates what
16 they end up doing. So they'll basically go out there and
17 identify where that fissure is expanding. They'll dig down
18 approximately 10-12 feet, wherever they need to, to get to the
19 actual fissure itself. They go down there and they lay a line
20 of, I think it's called geotextile filter fabric. So it's
21 basically kind of like a glue, if you will, that holds
22 everything in place so the soil doesn't continue to shift.
23 They'll backfill that, compact it, and then they actually berm
24 over it so that any water that does fall on it in the future
25 will fall away from where that fissure is. And this is a

1 practice that's been used widely for the last 30 years in all
2 of Arizona, potentially elsewhere. So that's what we are
3 going to be doing as part of our project, so we're going to be
4 helping to stabilize the fissure, so not only helps our future
5 residents, but the existing residents in that area. All
6 right. Land use compatibility. Obviously, when we're
7 developing next to existing residents, it's always an issue
8 of, you know, what are you putting next to me and how's that
9 going impact me. And that's why we really are proposing that
10 single family detached design as part of our Minor
11 Comprehensive Plan. As you can see the existing single family
12 to our south, we're proposing single family, which is very
13 similar lot size, very similar house style, and then we get
14 more intense from there. We have our next level of intensity,
15 which is a single family attached, which again is single
16 family ownership, very similar, just more density. Then
17 finally you have our more dense multifamily and commercial,
18 which is the highest intensity. So you have really high
19 intensity with Hunt Highway and commercial, and then we
20 graduate down in intensity as we get closer to the existing
21 residents, which we think is good land use planning. And then
22 the final concern that I want to talk about is there's been a
23 lot of people have contacted me about the HOA for San Tan
24 Heights. And I know that's not an issue that necessarily
25 affects the County, but I wanted to make sure to put it on the

1 record that, you know, we're not going to be part of the San
2 Tan Heights HOA. All our projects will have their own HOA or
3 POA. We know that 3,500 homeowners, it has to be difficult
4 enough to (inaudible) in the same direction, and we're going
5 to let them handle that on their own, and I'll take our
6 project separately. So that's part of the reason that we're
7 asking for that severance from the original PAD. This project
8 will be looked and seen and controlled separately on its own,
9 versus part of that existing master plan, which can be
10 overtaxed at times. So just to summarize, you know, we're
11 trying to put together a proposal that is a viable mix of land
12 uses that are going to be a lot more sustainable. First of
13 all, that they're viable today and long term they're more
14 sustainable. You know, we think that this area needs to have
15 more housing variety, both in density, both in lifestyle, both
16 in - and in affordability, and we think this proposal helps
17 achieve that. But we are keeping the commercial, we know
18 that's what the neighbors want. That's what our owner wants.
19 That's where the value of this land is, but we have to be able
20 to develop. We have to get the retailers to come to us, we
21 can't just build it and they will come, and this is the
22 formula that we think we're going to have the most success to
23 do that. We're keeping the circulation. We're expanding the
24 roads in that area as needed to help keep up with the traffic
25 demand, and we think we're doing all this with a product

1 that's compatible with the existing area. So with that, I'll
2 conclude the presentation and just touch on a couple questions
3 that were asked. I answered the question about the timing and
4 signalization. The County staff may be able to answer that in
5 more detail, but I know they're doing that. I did identify
6 that we do have the roadways interconnecting other projects,
7 both pedestrian paths and vehicular roadways. And although
8 the - two of the neighborhoods are gated, we do still have
9 pedestrian connections between those to allow for interaction
10 between residents. So any other questions, I'll be glad to
11 answer.

12 RIGGINS: Thank you very much. Commissioners?
13 Commissioner Mennenga.

14 MENNENGA: So it looks like the multifamily is a
15 rental community?

16 DAVIS: Chairman, Vice Chairman, Commissioner, so
17 the MR neighborhood is going to be a rental community, that's
18 the 28 acres. The one across the street is not, that's
19 ownership.

20 MENNENGA: Okay. What - which two are gated? I
21 know that one's gated, which other one is gated? Is it
22 townhomes or the single family gated?

23 DAVIS: So no, the single family is not gated. The
24 townhome project would and the multifamily.

25 MENNENGA: Okay.

1 RIGGINS: Other questions of the applicant? Anyone
2 at all?

3 SCHNEPF: Yeah.

4 RIGGINS: Commissioner Schnepf.

5 SCHNEPF: On that fissure area, will you be
6 disclosing to those ownerships on those lots that that is
7 there and what the mitigation is - the process is?

8 DAVIS: Mr. Chairman -

9 SCHNEPF: Because that would concern me.

10 DAVIS: Absolutely.

11 SCHNEPF: That would be a safety issue.

12 DAVIS: It is, and, you know, not to go down a side
13 path, but I did work on a neighborhood where they did fill
14 fissures on properties, and I don't understand how they can do
15 that. How someone would choose to buy that, but yes, so part
16 of the study, that Level 2 study, is notification requirements
17 that are not only part of a public report, which people maybe
18 don't always read, but actually a separate sign-off letter
19 that people have to sign, acknowledging that there is a risk
20 of fissures nearby.

21 SCHNEPF: Okay. You pretty much answered my
22 question on why the different variety within the development,
23 based on current zoning and market dictation, and I understand
24 that. I'm glad to see you did keep some commercial and you
25 didn't completely remove it because that is important for the

1 community.

2 DAVIS: Agreed.

3 SCHNEPF: So thank you.

4 MENNENGA: Scott, I got a couple.

5 RIGGINS: Commissioner Mennenga.

6 MENNENGA: Quick question, clarification. This will
7 have to come back through for site plan - or design approval
8 or will we see this again, Steve?

9 ABRAHAM: You will see the tentative plat for the
10 single family, you will not see the commercial or multifamily
11 components.

12 MENNENGA: Right. Commercial we see - we will see
13 site plan building approvals.

14 ABRAHAM: No, the Commission, after the zoning cases
15 if it gets approved, the commercial part will come through our
16 building permit process, which does not go to the Planning
17 Commission.

18 MENNENGA: Okay.

19 RIGGINS: Any other questions for the applicant?

20 Okay, thank you very much.

21 DAVIS: You bet.

22 RIGGINS: We will open the public participation
23 portion of this case now, and whoever wishes to come up to
24 speak to this case, please do. Please remember to put your
25 name and address down on the log and then give that to us

1 before you begin. And just out of curiosity, could I see a
2 raise of hands of who intends to speak? Okay, thank you very
3 much.

4 STORRAR: My name's Jacqueline Storrar. I'm -

5 RIGGINS: Try to get the microphone just a bit
6 closer to you.

7 STORRAR: My name is Jacqueline Storrar, I live in
8 San Tan Heights, and one of the things he said, he only got
9 one letter. Not many people got letters. I've got a list of
10 people on my street that I've talked to and they wrote that
11 they don't want any multifamily homes. And two that - and I
12 know two that did get a letter and they didn't want them
13 either, but they just didn't really do anything. So, you
14 know, we have no idea what they look like, and we could not
15 see the plan. Since we couldn't see a plan, how could we
16 approve it or disapprove it? You know, and they just, they
17 just put those three signs out there and if you walk - if
18 you're driving by, you can't see them. So we really didn't
19 have any idea. So also, too, you know, besides not wanting
20 multifamily homes there, we think - we do think that it will
21 cause our homes to lose value. And it's also inconsistent
22 with the surrounding area because, you know, that's why we
23 moved down there, because it was just single family homes.
24 And the traffic would be bad. And I know that builders have
25 tried to build, you know, a multifamily homes along there

1 before, and they have always been, you know, they've never
2 gone through. So we don't want this either. So let me see,
3 what else did I put. Yeah, that's - we're just concerned
4 about how it's going to look because we don't really know.
5 And you should be, too. You know, we have lived there and
6 people cross the street - if you've seen those homes, these
7 are really nice homes. And rentals, we don't know. So we're
8 really concerned about, you know, our property value. Okay,
9 that's all I've got to say.

10 RIGGINS: Okay, thank you. Before you step down,
11 Commission Members, any questions of the presenter?

12 STORRAR: Yeah.

13 RIGGINS: Thank you very much.

14 STORRAR: Oh, would you like a list of names of
15 people that don't approve it?

16 RIGGINS: That would have needed to be provided
17 prior to the case.

18 STORRAR: Yeah, but we didn't get them. We didn't -
19 don't get notices in the mail.

20 RIGGINS: Well they're - this is - the Planning and
21 Zoning Commission is simply a recommendary body to the Board
22 of Supervisors. So if a motion of approval comes through this
23 case today, all that is is a recommendation for the Board of
24 Supervisors when they hear the case to make a decision.

25 STORRAR: Okay.

1 RIGGINS: So if you have materials that you want to
2 provide, I would think it would probably be for the case that
3 would be posted -

4 STORRAR:. Okay, yeah. I only have like one day to
5 try to get them, and lots of people won't answer their door,
6 so I did the best I could.

7 RIGGINS: Well, there's another step in the process.

8 STORRAR: Okay.

9 RIGGINS: And if there's things that you wish to get
10 to influence that, get the - from staff, get the timelines and
11 things so you can begin with that now.

12 STORRAR: Okay, thank you.

13 RIGGINS: You're welcome, thank you. Anyone else
14 that would like to come forward?

15 TAYLOR: Good afternoon, my name is Barbara Taylor
16 and I am a resident of San Tan Heights. I've been a resident
17 since 2005. This is the second time I've come before the
18 Commission this year, and I really am so impressed with the
19 amount of material that you have received on all of these
20 cases and the level of expertise that you show, so it makes me
21 really comfortable to think that you do care about our area,
22 and as San Tan Valley is unincorporated, we so much need that
23 attention and that devotion to what's going on. I do have a
24 couple of concerns about the project, but there's something
25 else I also wanted to talk about in relationship to this, and

1 I know that there's going to be other comments behind me going
2 into more detail, so I'm just going to kind of slide over a
3 couple of them. But when you look at the pictures for the
4 distance where that extension from San Tan Boulevard is coming
5 out, it looks like it's a great amount of distance, but from
6 Thompson to that extension and then from San Tan Boulevard
7 extension to Mountain Vista, that really is not a great
8 distance at all. So you have three lights there that are very
9 close together and that will have an impact on the traffic.
10 So I'm glad to see that there's different ways within the
11 project to get in and out, but it definitely will have an
12 impact on that little area right there. The second one is the
13 fissures, and that's going to be spoken about in more detail.
14 I was on the Board for the San Tan Heights HOA from 2015 to
15 2019 and that issue was a major concern to the community. So
16 one thing I do know is that I also have worked with Iplan
17 Consulting because we had to build our own community center
18 for that area, and we had Iplan as our consulting firm and
19 they helped us on a lot of stuff. So I know that when they
20 say they're going to mitigate it, I'm going to put a lot of
21 faith into that because they're a good organization, but that
22 is a major concern for the community, so I hope you take a
23 look at that. The second thing is, is that the last time I
24 was here was with the project at Thompson and Hunt Highway,
25 and a little bit of commercial was taken away from that, and

1 today you're proposing to take a little bit more commercial.
2 So I am a member of two committees that are under the guidance
3 of the San Tan Valley Advisory Council, and we are taking the
4 special area Plan San Tan and we're working with it to develop
5 the elements and to make recommendations on how that can be
6 done, and we've already started the work with Steve Abraham
7 and Lester Chow from the County. We want to put ourselves out
8 to you too to help develop a relationship with that and with
9 the developers. I firmly believe, because I really love this
10 community, that there are possibilities for positive growth
11 for San Tan Valley, and I know that the balancing act between
12 the rural community, the residential development, the economic
13 development, is a fine line and you have to deal with all of
14 it. And so I hope that our committees can begin to work with
15 everybody to start, you know, addressing some of these issues.
16 And one of the things I remember Commissioner Davis saying at
17 that last meeting, was he was concerned about the chipping
18 away of commercial property, and I really think that we need
19 to look at the San Tan Valley Special Area Plan, and if you
20 take away commercial from one area, where can we add it?
21 Maybe some place else in the plan so that we can develop the
22 commercial. And another thing from that marketing plan that
23 was mentioned, remember, north is Queen Creek. It's not Pinal
24 County, it's Queen Creek. So we need to make sure that we
25 develop commercial within our County, that benefits our

1 County. And so one of the things that I'm looking at is you
2 can't go west anymore. Hunt Highway is very congested. We
3 really need to look at the eastern portion of San Tan Valley
4 and remember that not every HOA has a community center, has
5 parks, has trails, have the amenities that some of these
6 developers are bringing, so we need to look at a segment of
7 San Tan Valley that we could develop for that as well, and I
8 hope you'll be agreeable to that down the road. And I just
9 want to say that I have faith in you, and I know that you make
10 hard decisions, and I hope we'll be able to develop a
11 relationship. Thank you.

12 RIGGINS: Thank you very much. Commissioners, any
13 questions?

14 TAYLOR: Okay, thank you.

15 RIGGINS: Thank you.

16 STOCKTON: Good afternoon Chairman and Vice Chairman
17 and Commissioners. My name's Jenny Stockton. I've been a
18 property owner here in San Tan Valley for 13 years. I've been
19 involved in some of the efforts to try to incorporate the
20 community, and I'm currently on the board for the San Tan
21 Valley Advisory Committee, so I'm really vested in my
22 community. As we all know, there is an abundance of land in
23 San Tan Valley that has already been platted into residential
24 subdivisions, and the fact that San Tan Valley is lacking
25 commercial or retail zoned property, and a lot of our

1 expendable dollars are leaking into Maricopa. They're going
2 to Maricopa County because the Town of Queen Creek is using
3 our population in their demographics to attract developers
4 into Maricopa County. That's a concern not only for myself,
5 but for several people in the County, several people in the
6 community, and you know, just people in general. It's
7 taxation without representation. I'm here today to ask the
8 Planning and Zoning Commission to take into consideration what
9 this area will look like in 20 to 30 years before agreeing to
10 any zoning changes. I'm asking all of you to please don't
11 sell the current or future residents short by turning more
12 commercially zoned property into residential or multi
13 residential properties. By doing so, you will be choking out
14 any hope for San Tan Valley to become an independent
15 municipality today, tomorrow, and for the foreseeable future.
16 Many of us have a vision for San Tan Valley, but we cannot see
17 it coming to fruition if the Commission does not work with us
18 to keep commercial and retail areas zoned as such. Help us
19 keep our expendable dollars in Pinal County by preserving the
20 current zoning as defined in the San Tan Valley Special Area
21 Plan. Until another study of San Tan Valley is completed, I
22 ask that the Commission stand by the plan that we, the
23 taxpayers, support and paid for with our tax dollars. The
24 developers need to purchase properties or develop properties
25 that are zoned accordingly, not strip us from potential

1 commercial or retail development that are 100,000-plus
2 residents sorely in need. Putting a small retail section by
3 an apartment complex will help the dwellers of those
4 domiciles, but will not be large enough for the 100,000 plus
5 residents who already live here. Please stand up to San Tan
6 Valley and say no to the rezoning of commercial property into
7 residential areas. Thank you for your time. Are there any
8 questions?

9 RIGGINS: Commissioners, questions of the presenter?
10 Thank you very much.

11 STOCKTON: Thank you.

12 RIGGINS: And we have somebody else that was going
13 to come up?

14 THORSON: Hello Commissioners, Chairman and Vice
15 Chair. I'm Judy Thorson, I live in San Tan Heights. I'm
16 involved in the San Tan Valley Advisory Council, as well as
17 Jean. And I'm involved in the strength in the community -
18 strength in the community subcommittee. One of our concerns
19 is zoning and how that zoning is done so that it compliments
20 our community. We would like our people that live closer to
21 us in the unincorporated area to feel like a community, so
22 we're looking for identity together. So I agree with some of
23 the other comments that were made as far as our community in
24 general goes. I guess I have one concern to just ask about
25 this development, and that is the height of the multifamily

1 residences, and I would recommend that nothing higher than two
2 stories is allowed. That's all I have.

3 RIGGINS: I believe those were all single story,
4 were they not?

5 DAVIS: Yes.

6 RIGGINS: Yes, they're all single story.

7 THORSON: That's good to hear, thank you very much.

8 RIGGINS: Thank you. Anyone else? Does anybody
9 else wish to come up? Anyone at all? There none being, we'll
10 close the public participation portion of this case and ask
11 the applicant if he would like to come back up and address
12 anything that was spoken to in the public portion.

13 DAVIS: Sure, thank you, Mr. Chairman. Just a
14 couple items that we'll talk about. And I think, you know, a
15 lot of the conversations we've had is about the loss of
16 commercial, and from a general plan standpoint we're - you
17 know, most of what we're proposing it doesn't require
18 amendment. This plan, other than the single family detached,
19 is consistent with the San Tan Valley Plan. But when we talk
20 about losing commercial, we have to look at the viability of
21 commercial, and this site at 100 acres is extremely unviable
22 in its current configuration. I have a slide I want to show,
23 if we get down to the end. Okay. This is San Tan Village,
24 which is up and Gilbert right off the freeway and Williams
25 Field Road, and that's the mall part, so if you're familiar

1 with that area. And the red rectangle - excuse me, represents
2 100 acres. So when we talk about, you know, keeping
3 commercial, this is what fills 100 acres, and this is not
4 viable at this location. We don't have the transportation
5 running north/south, we don't have a freeway, we don't have
6 all the things that are necessary to make this happen, and to
7 be honest, this site barely happened. You know, this came
8 right at the end. This is Westcor's last mall that they built
9 because of the shift in online shopping. So the idea of
10 filling up 100 acres of retail is just not via - it's not
11 viable in many locations, much less our site. And that's the
12 challenge that we face is okay, you know, we understand the
13 community doesn't want to lose that retail land, but we have
14 to come up with something that's viable, and unless we want
15 100 acres of mini storage, you know, that's pretty much the
16 only way we could fill this site out, and that does no value
17 to the community or the landowner. And that's why, you know,
18 we've spent the last couple years coming up with ways to
19 generate demand so that we can maximize the amount of
20 commercial that we can put on this property. And that's why
21 we didn't come to you with a plan with no commercial. I mean,
22 we understand that's what the community wants and that's what
23 our property owner wants, and that's why we've come up with
24 this plan to generate what retailers want. We meet with them,
25 we ask them what will it take to come here? Because Queen

1 Creek has siphoned a lot of the retail away because they have
2 a center of activity area. And this - and so we're responding
3 to those responses from the commercial retailers. You know,
4 they need more types of housing. They want a more diversity
5 of the type of people that live in this area. That's what's
6 going to generate commercial growth and retail growth, and
7 that's why we're coming up with a plan that we think does
8 that, but still does so at a level that is compatible with the
9 neighborhood. For instance, the multifamily, which I know you
10 know the word multifamily scares a lot of people away, but
11 those are all single story. Most of them are standalone
12 units, some are duplex. It's a very low intensity project.
13 It is not a multifamily like we're traditionally thinking of
14 where you have a lot of dense people and no one has any space
15 around them. That's not how these live. So I understand the
16 concern of losing retail and we do understand the concern
17 about the multifamily, but we think they make sense here. And
18 the multifamily actually has a bed tax, too, so the
19 multifamily does contribute to the County's bottom line. So
20 for those reasons, we do think that this land use decision
21 makes sense.

22 RIGGINS: Thank you very much. Commissioners, any
23 questions of the applicant while he's up?

24 FLISS: One quick question.

25 RIGGINS: Commissioner Fliss.

1 FLISS: So you said earlier that right now, as it's
2 currently zoned, I mean technically we can make it completely
3 multifamily without any changes, or is that - am I
4 misunderstanding something?

5 DAVIS: Chairman and Vice Chairman, Commissioner,
6 under the San Tan Valley plan, which is a land use
7 classification -

8 FLISS: Yeah.

9 DAVIS: That - and I'll go back to that exhibit
10 right there. So that category, that red category allows
11 commercial, allows multifamily, and allows single family
12 detached, without changing it. If we didn't - if we weren't
13 proposing the single family detached, we would not need that -
14 a land use change for the Comprehensive Plan.

15 FLISS: Okay. Yeah, I just wanted that for clarity
16 for, I think, our third commentator.

17 RIGGINS: Okay, any other? Commissioner Mennenga

18 MENNENGA:. It's a great plan for today. You know,
19 we hear every month here, keep the commercial, keep the
20 commercial. I live in - I live in a commercial world. We
21 develop, build facilities, operate facilities. That's changed
22 immensely. You know, 20 years ago, we used all this
23 commercial space. We don't use it anymore. Couple of
24 reasons. Number one online. Another reason, we changed the
25 financing rules (inaudible) years ago. Getting commercial

1 financing is pretty brutal right now. Again, I live in that
2 world, okay? Right now that's even got a little tougher
3 because the SBA is cranking down on that a little bit,
4 unfortunately, from the current administration we had, you
5 know? Now nobody will tell you that, but again, we live in
6 that world and we gotta get financing for these projects. So
7 it's really a - it's a changing world and it has been and this
8 may change back again someday, who knows? We don't know. You
9 know, right now I agree there's a somewhat shortage of
10 commercial, but the online thing and stuff, and the other
11 reason we're not see a lot of commercial as in our businesses,
12 we got to find people to work in these and stuff, and that's
13 enough of a challenge right now, even in our facilities. So
14 it - now from what we hear from the Elliott Pollack types and
15 stuff, we're what, 100,000, a couple hundred thousand
16 residential units short for people in the Phoenix Metro Area
17 and San Tan Valley, you know? And one way you can fill that
18 is with multifamily, and that is happening quite a bit, you
19 know. So losing commercial right now, I don't see that as a
20 huge problem because I don't see a lot of commercial coming
21 back at this point. You know, you guys got a great mix of
22 commercial here, you know, so you know the other thing, for
23 years rental units had a bad name. Just that's the way it
24 was, you know. But now we're seeing these rental subdivisions
25 coming in - Empire, Shelby does, and there's one going right

1 down the road from where I live in Casa Grande. They're
2 really nice, but they're really nice developments. I mean we
3 did some nice subdivisions and these are as nice as that. I
4 mean they're - these people invest what, \$100 million or
5 something like this, so they're well-maintained, they're well
6 taken care of, they're cleaned up. I mean, they - they're
7 really - so for myself, if I had one of these across the
8 street, that wouldn't bother me to have this here, because
9 these are nice developments, actually, you know what I mean.
10 It's just, again, kind of the changing world we've lived in
11 here. In my lifetime of doing this for 50 years, if somebody
12 had told me this 10 years ago, I'd go no, no, no, we're not
13 going to see that, but we have, you know. So yeah. So
14 anyway, just some thoughts.

15 DAVIS: Appreciate that.

16 HARDICK: Chairman?

17 RIGGINS: Commissioner Hardick.

18 HARDICK: It seems like a chicken and an egg to me.
19 If you don't have the density, you can't support the retail.
20 Okay, so I understand single family homes, or multiple family
21 homes may not be the best, but without that density how are
22 you going to get a Fry's or Safeway to come in there? You
23 don't have enough demographics to support retail of any kind.
24 So, you know, yeah it's bad that we're bringing in multiple
25 people, but without them, you're not going to keep your

1 commercial at all, in my opinion. I know many people - I live
2 a little north up in Gold Canyon - you can't find a place to
3 rent. There's no place to rent, period. And if it is, it's
4 way out of line. Now, I don't know what you're going to rent
5 these for, but it's going to be less than, I'm sure, you can
6 get a single family home. So again, it's - you got to have
7 the density to support the commercial. I understand the
8 concern of losing commercial, but you're not - it's going to
9 go the other way until the density comes up in my opinion.

10 DAVIS: We agree.

11 RIGGINS: Commissioners, anything else for the
12 applicant? Thank you very much.

13 DAVIS: Thank you, sir.

14 RIGGINS: Commissioners, now we'll turn it back to
15 the Commission for any discussion, further discussion the
16 Commission may have, any questions of staff, clarification or
17 motions. And remember, there are four different cases here.

18 MENNENGA: You ready?

19 RIGGINS: Commissioner Mennenga, would you like to
20 make a motion?

21 MENNENGA: I move the Planning Commission forward a
22 recommendation of approval for case number PZ-PD-01 -

23 RIGGINS: No, no, you're - you gotta go back up a
24 little ways.

25 MENNENGA: PZ-PD-012-22 with zero stipulations to

1 the Board of Supervisors.

2 RIGGINS: We have a motion, do we have a second on
3 that? Commissioner Hardick seconds. All those in favor
4 stipulate by saying aye.

5 COLLECTIVE: Aye.

6 RIGGINS: Any opposed? That passes unanimously. We
7 have a further motions.

8 MENNENGA: Scott.

9 RIGGINS: Yes, sir.

10 MENNENGA: I move the Planning Commission forward a
11 recommendation of approval for case number PZ-PA-022-21 with
12 no stipulations for approval to the Board of Supervisors.

13 RIGGINS: We have a motion, do we have a second?

14 HARDICK: Second.

15 RIGGINS: Commissioner Hardick seconds. All those
16 in favor stipulate by saying aye.

17 COLLECTIVE: Aye.

18 RIGGINS: Any opposed? That motion passed
19 unanimously.

20 MENNENGA: I move the Planning Commission forward a
21 recommendation of approval for case number PZ-040-21 with one
22 stipulation to the Board of Supervisors for approval.

23 RIGGINS: We have a motion for approval of PZ-040-
24 21, do we have a second?

25 ??: Isn't it 10 stipulations?

1 MENNENGA: One.

2 RIGGINS: No, one. One on PZ- 040-21.

3 HARDICK: I second.

4 RIGGINS: We have a second from Commissioner
5 Hardick. All those in favor, stipulate my saying aye.

6 COLLECTIVE: Aye.

7 RIGGINS: Any opposed? That motion passes
8 unanimously. And I would like a clarification before we go
9 forward. On this last case, I see 7 stipulations, and in the
10 motion recommendation it stipulates - it says 10 stipulations.
11 So is that - is it 7 as it appears?

12 ??: It is seven.

13 RIGGINS: Okay. So that that 10 is a 7. Okay, just
14 wanted to clarify that.

15 MENNENGA: I move the Planning Commission forward a
16 recommendation of approval for case number PZ-PD-040-21 to the
17 Board of Supervisors with its 7 stipulations as listed in the
18 staff report.

19 RIGGINS: Commissioner Mennenga had a motion on PZ-
20 PD-040-21, do we have a second?

21 HARDICK: Second.

22 RIGGINS: Commissioner Hardick seconds. All those
23 in favor stipulate by saying aye.

24 COLLECTIVE: Aye.

25 RIGGINS: Any opposed? That motion passes

1 unanimously. So, and this again for discussion of process,
2 the Planning and Zoning Commission is to recommendary board to
3 the Board of Supervisors, so this is a recommendation to them.
4 They will make the decision and they will have a posted
5 meeting and accept evidence and testimony at that time. So if
6 there's things that you wish to go forward with, I suggest you
7 get with the staff and find out the directions to go in that
8 fashion. Okay, that gets us to - I'll get there eventually -
9 that gets us to the Call to the Commission. Does the
10 Commission have anything that they have a burning desire to
11 talk about? Well if there isn't, there certainly is a
12 adjournment motion that could be made.

13 HARTMAN: So move.

14 RIGGINS: The Vice Chair Hartman has a motion for
15 adjournment, do we have a second?

16 HARDICK: Second.

17 RIGGINS: Commissioner Hardick seconds the motion.

18 All those in favor?

19 COLLECTIVE: Aye.

20 RIGGINS: Any opposed? It passes. Okay. Thank you
21 all very much. The meeting is adjourned.

22

23


24

25

1 I, Julie A. Fish, Transcriptionist, do hereby
2 certify that the foregoing pages constitute a full, true, and
3 accurate transcript in the foregoing matter, and that said
4 transcription was done to the best of my skill and ability.

5 I FURTHER CERTIFY that I am not related to nor
6 employed by any of the parties hereto, and have no interest in
7 the outcome hereof.

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Julie A. Fish



MEETING DATE: APRIL 21, 2022

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PD-012-22, PZ-PA-022-21, PZ-040-21, & PZ-PD-040-21, (BORGATA AT SAN TAN)**

CASE COORDINATOR: Evan Evangelopoulos

Executive Summary:

The **Borgata at San Tan** development is requesting an **amendment to the San Tan Heights Planned Area Development (PAD) (cases #PZ-PD-037-99 & PZ-PD-006-10), a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan from Community Center to Urban Transitional, a rezoning from existing CB-2 (General Business Zone) (99.7± ac) to C-3, (General Commercial Zoning) (22.9± ac), MR (Multiple Residence) (52.2± ac), and R-7 (Single Residence), and a Planned Area Development (PAD) to rezone 99.7± acres of land, from C-3, (General Commercial Zoning), MR (Multiple Residence), and R-7 (Single Residence), to C-3/PAD, MR/PAD, and R-7/PAD on an area located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.**

If This Request is Approved:

The applicant will apply for a site plan review under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

The Pinal County Development Services Director recommends approval of the Borgata at San Tan Planned Area Development (PAD) Overlay District Amendment, a Minor Comprehensive Plan Amendment, a rezoning, and a planned Area Development (PAD) Overlay District applications with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

TAX PARCELS: 509-02-9260 & 509-02-9290

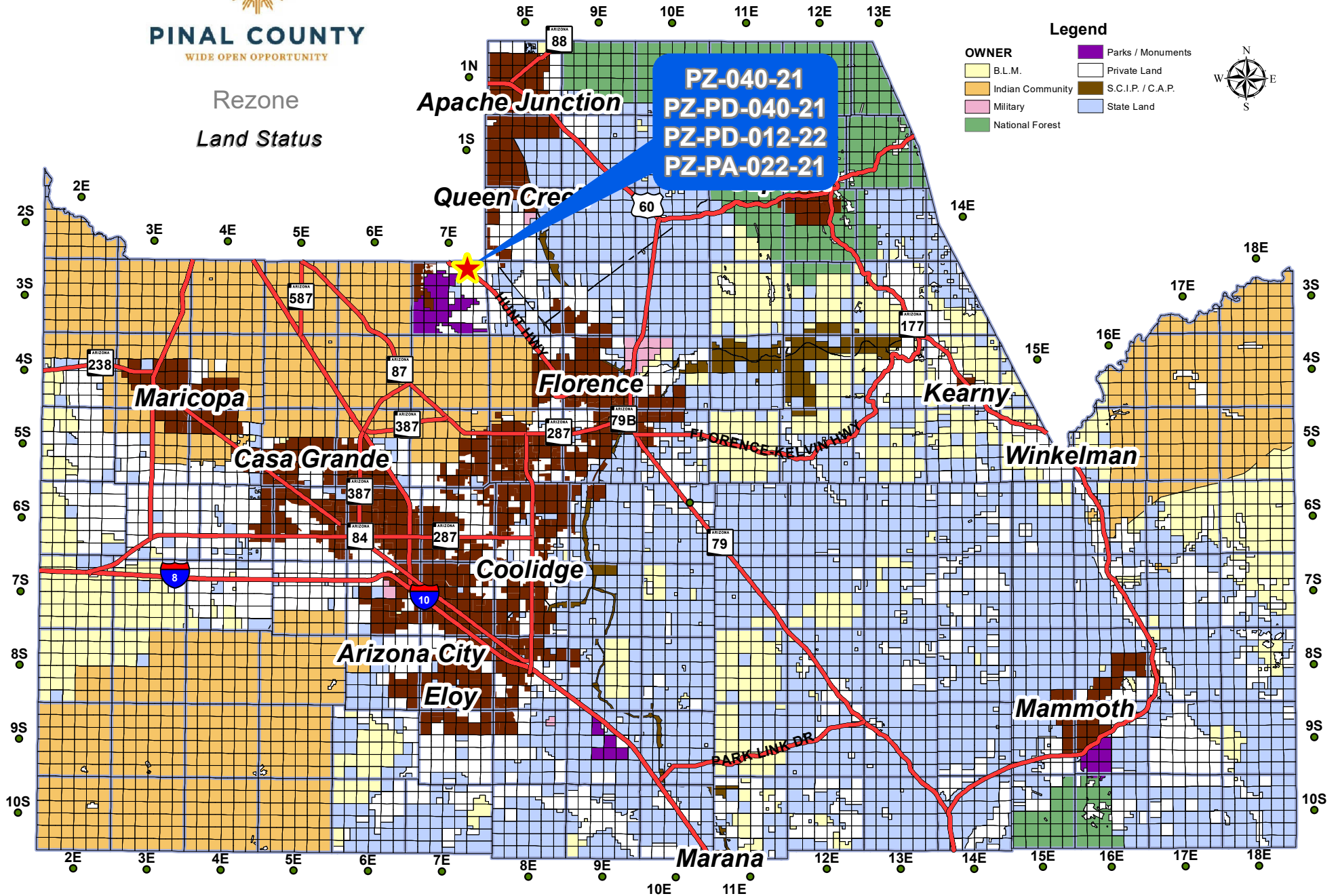
LANDOWNER: Borgata Ventures LLC & SkyHi Holdings LLC

AGENT: Iplan Consulting--Greg Davis

REQUESTED ACTIONS & PURPOSE:

PZ-PD-012-22 -- PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting an **amendment to the San Tan Heights Planned**

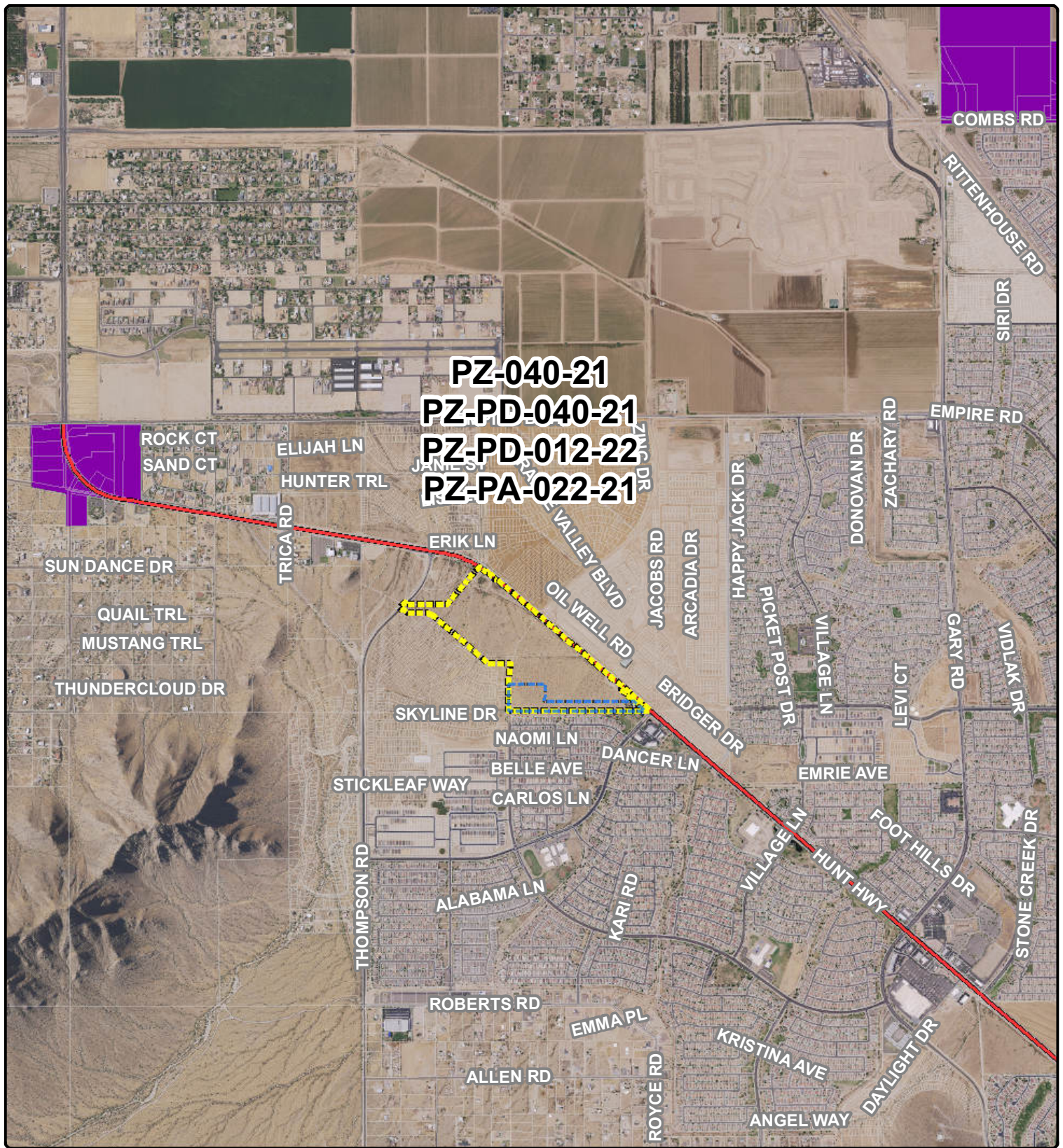
Rezone
 Land Status



Legend

- | OWNER | |
|---|-------------------|
|  | B.L.M. |
|  | Indian Community |
|  | Military |
|  | National Forest |
|  | Parks / Monuments |
|  | Private Land |
|  | S.C.I.P. / C.A.P. |
|  | State Land |



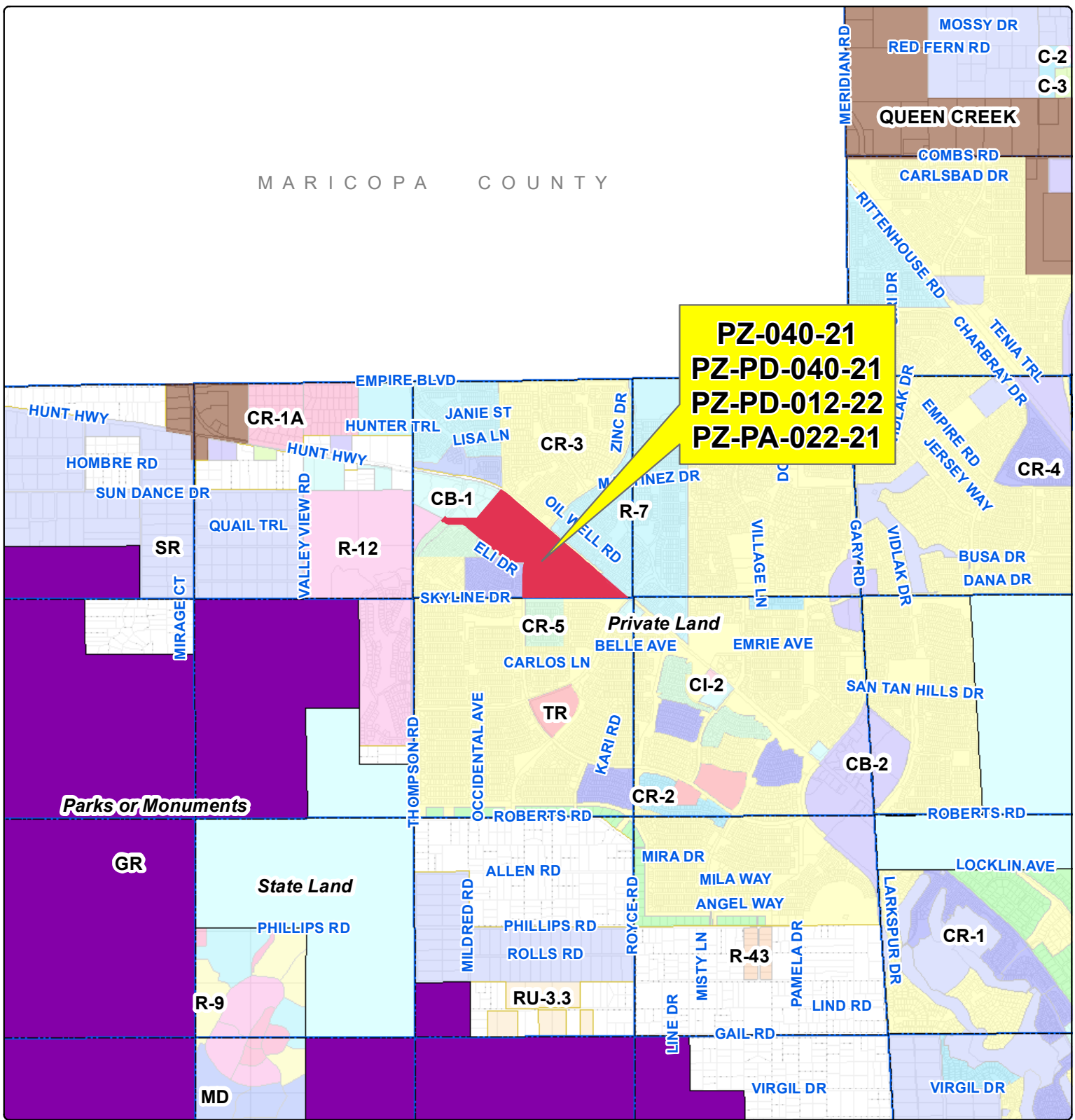


Rezone/Community Development



PZ-040-21
PZ-PD-040-21
PZ-PD-012-22
PZ-PA-022-21

MARICOPA COUNTY



PZ-040-21
PZ-PD-040-21
PZ-PD-012-22
PZ-PA-022-21

Parks or Monuments


State Land

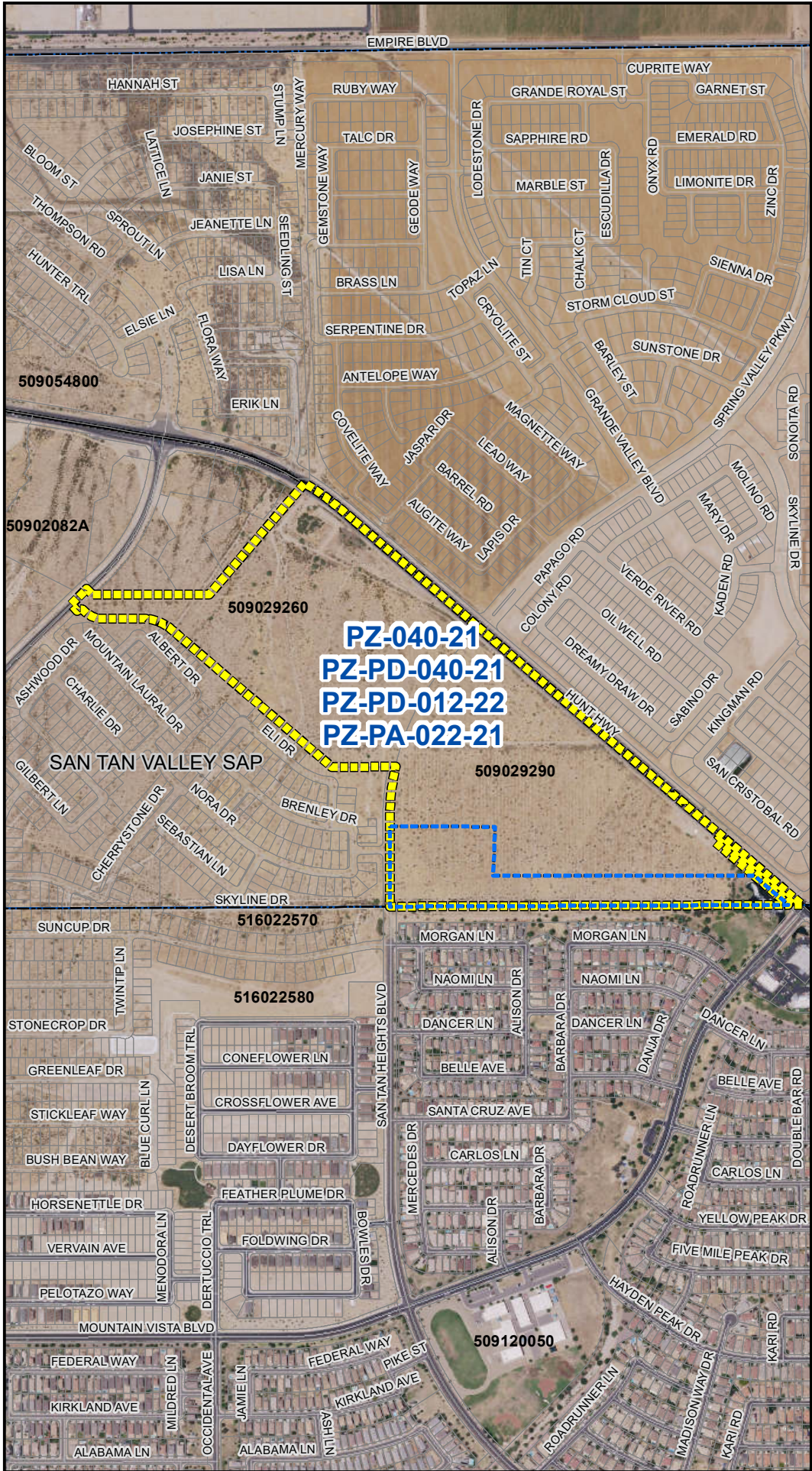
Private Land

Rezone/Community Development



Legal Description:
 Situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

 Sheet No. 1 of 1	Owner/Applicant: BORGATA VENTURES LLC & SKYHI HOLDINGS LPLAN CONSULTING--GREG DAVIS		
	Drawn By: GIS / IT / LJT	Date: 03/16/2022	
Section 02	Township 03S	Range 07E	
Case Number: PZ-040-21, PZ-PD-040-21, PZ-PD-012-22, PZ-PA-022-21			



PZ-040-21
 PZ-PD-040-21
 PZ-PD-012-22
 PZ-PA-022-21

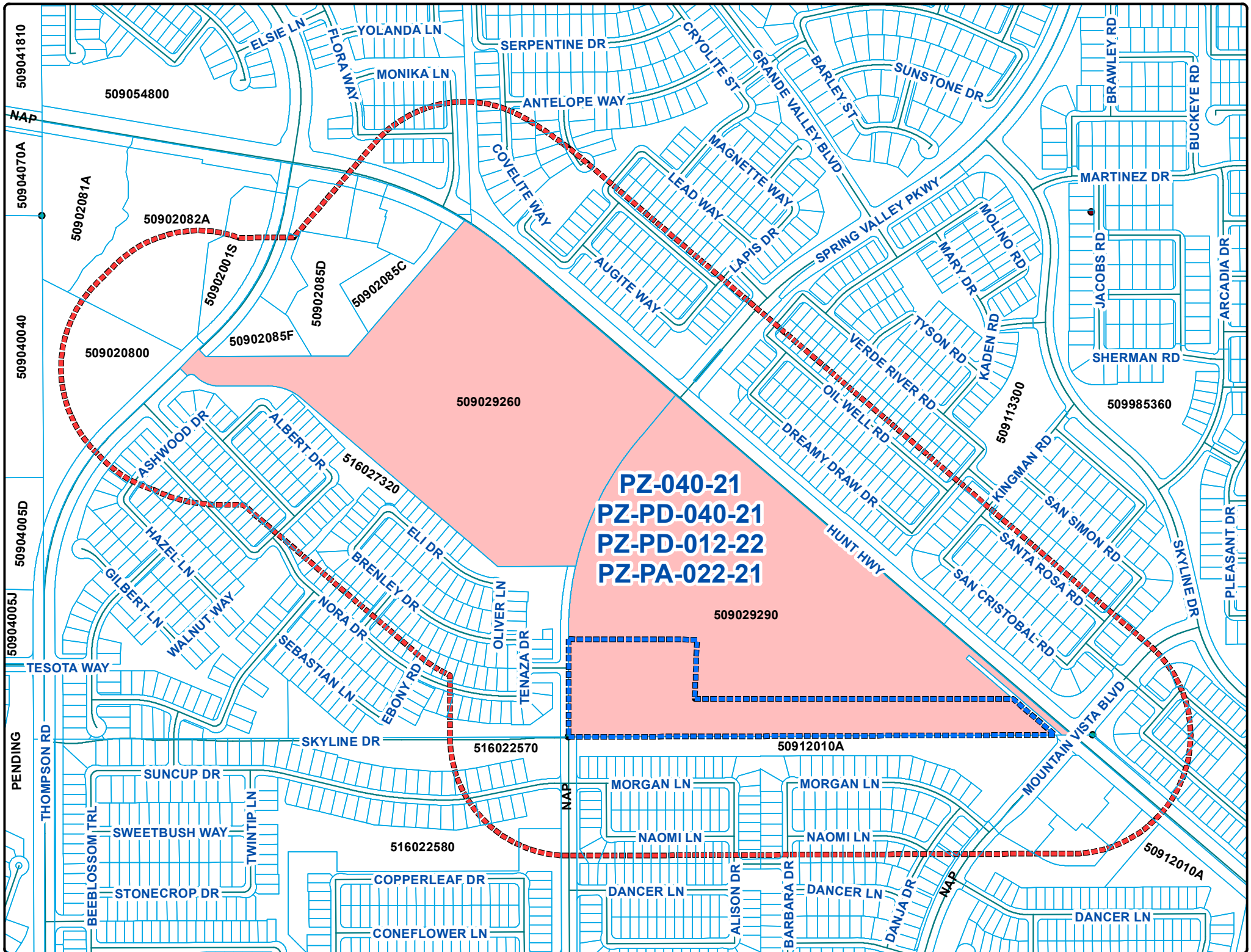
FROM:

COMMUNITY
 CENTER

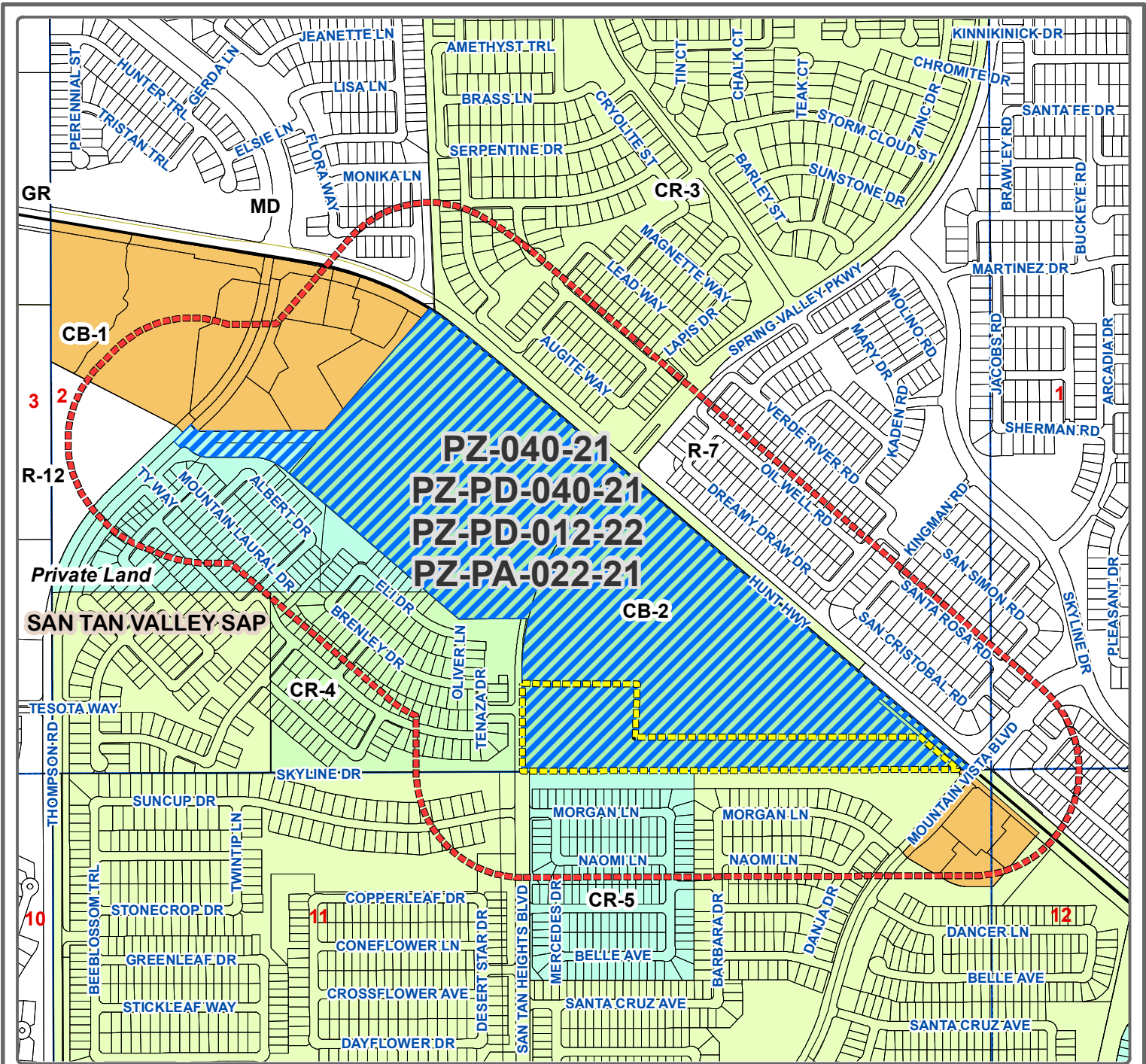
TO:

URBAN
 TRANSITIONAL





PZ-040-21
PZ-PD-040-21
PZ-PD-012-22
PZ-PA-022-21



Rezone

PZ-040-21 – PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting approval of a rezoning from CB-2 (General Business Zone) (99.7± ac) to C-3, (General Commercial Zoning) (22.9± ac), MR (Multiple Residence) (52.2± ac), and R-7 (Single Residence) (24.6± ac), to allow a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development, on 99.7± acres of land; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

Current Zoning: CB-2

Requested Zoning: Rezone

Current Land Use: San Tan Valley SAP



Legal Description:

Situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.



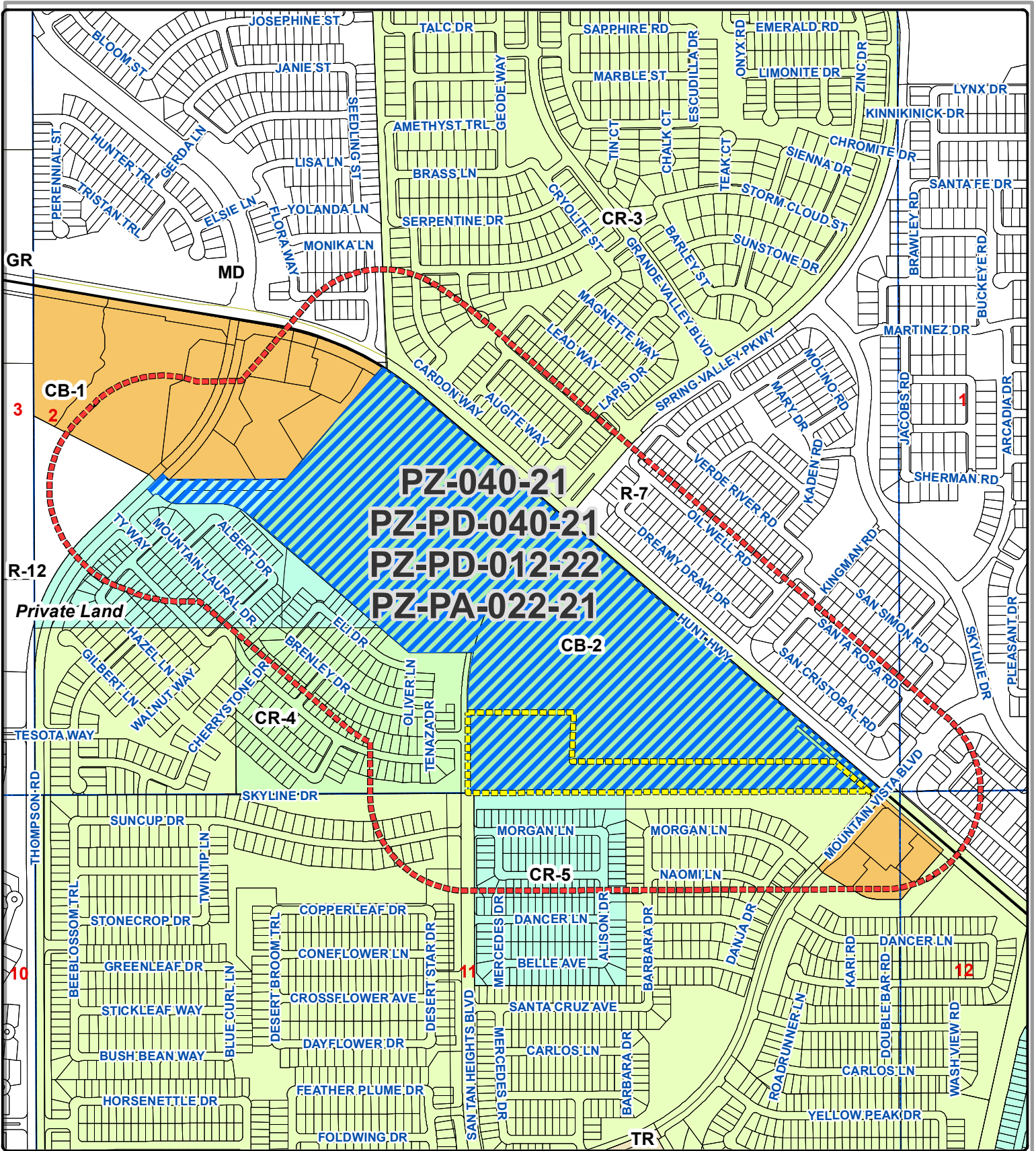
Owner/Applicant: BORGATA VENTURES LLC & SKYHI HOLDINGS LLC
IPLAN CONSULTING--GREG DAVIS

Drawn By: GIS / IT / LJT Date: 03/15/2022

Sheet No.
1 of 1

Section 02 Township 03S Range 07E

Case Number:
PZ-040-21, PZ-PD-040-21, PZ-PD-012-22, PZ-PA-022-21



PZ-040-21
PZ-PD-040-21
PZ-PD-012-22
PZ-PA-022-21

Rezone

Borgata Ventures LLC & SkyHi Holdings Iplan Consulting-Greg Davis		
GIS/IT - LJT		03/16/2022
Section 02	Township 03S	Range 07E
PZ-040-21, PZ-PD-040-21, PZ-PD-012-22, PZ-PA-022-21		

Legal Description:
 Situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal

T03S-R07E Sec 02

Sheet No.
1 of 1



Current Zoning: CB-2
 Current Land Use: San Tan Valley SAP

Area Development (PAD) (cases #PZ-PD-037-99 & PZ-PD-006-10), to remove 99.7± acres of commercially zoned **CB-2 (General Business Zone)** land from **the San Tan Heights Planned Area Development (PAD) (cases #PZ-PD-037-99 & PZ-PD-006-10)**; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

PZ-PA-022-21 – PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 24.6± acres of land from **Community Center** to **Urban Transitional** land use designation, situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, portion of tax parcel 509-02-9290, (legal on file), located along Hunt Highway about 4,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

PZ-040-21 – PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting approval of a rezoning from **CB-2 (General Business Zone)** (99.7± ac) to **C-3, (General Commercial Zoning)** (22.9± ac), **MR (Multiple Residence)** (52.2± ac), and **R-7 (Single Residence)** (24.6± ac), to allow a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development, on 99.7± acres of land; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

PZ-PD-040-21 – PUBLIC HEARING/ACTION: Borgata Ventures LLC & SkyHi Holdings LLC, landowner and applicant and Iplan Consulting--Greg Davis agent, requesting approval of a Planned Area Development (PAD) to rezone 99.7± acres of land, from **C-3, (General Commercial Zoning)** (22.9± ac), **MR (Multiple Residence)** (52.2± ac), and **R-7 (Single Residence)** (24.6± ac), to **C-3/PAD, MR/PAD, and R-7/PAD**, for a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development; situated in a portion of Section 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, tax parcels 509-02-9260 & 509-02-9290, (legal on file), located along Hunt Highway about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, in Pinal County.

LOCATION: The subject site is located along Hunt Highway starting at about 1,100 feet southeast of the intersection of Hunt Highway with Thompson Road, to the intersection of Hunt Highway with Mountain Vista Boulevard, in Pinal County

DEVELOPMENT AREA: 99.7± acres

DEVELOPMENT UNITS PROPOSED: 663

DESCRIPTION (ZONING PARCELS)	YIELD (LOTS)	DENSITY (PROPOSED)	DENSITY (ALLOWED)	ACREAGE (AC.) (+/-)
Parcel A – Multi-Family (MR):	287	10.4	8 - 16	27.5
Parcel A – Single Family (R-7):	113	4.6	4 – 10	24.6
Parcel B – Single Family (MR):	263	10.6	8 - 16	24.7
Commercial Parcel A (C-3):	--	--	--	6.7
Commercial Parcel B (C-3):	--	--	--	16.2
Total	663	8.6	--	99.7

SAN TAN VALLEY AREA PLAN DESIGNATION: Community Center; residential density: 8-16 du/ac.

PROPOSED SAN TAN VALLEY AREA PLAN DESIGNATION FOR THE R-7 SECTION (24.6AC): Urban Transitional

EXISTING ZONING AND USE: The subject site is zoned General Business Zone (CB-2/PAD and CR-5/PAD), cases #PZ-PD-037-99 & PZ-PD-006-10). Current use is vacant land/desert.

SURROUNDING ZONING AND LAND USE:

North: CB-1/PAD (PZ-PD-037-99), MR/PAD (PZ-PD-037-21); partially developed, under development.

South: CR-3/PAD, CR-5/PAD (PZ-PD-037-99, San Tan Heights PAD); single family residential.

East: CR-3/PAD (PZ-PD-006-00A), R-7/PAD (PZ-PD-008-16); under development.

West CR-4/PAD, CR-5/PAD (PZ-PD-037-99, San Tan Heights PAD); under development.

PUBLIC PARTICIPATION:

Neighborhood Meeting: July 1, 2021

Neighborhood mail out: April 5, 2022

Newspaper Advertising: March 31, 2022

Site posting, Applicant: March 23, 2022

SITE DATA/FINDINGS:

FLOOD ZONE: The subject site is in Flood Zone "X" of minimal flood hazard.

ACCESS: The site will be accessed from one access point on North Thompson Road, three access points along West Hunt Highway, and from San Tan Heights Boulevard to the south.

HISTORY: The subject site is currently owned by Borgata Ventures LLC & SkyHi Holdings LLC and is part of the San Tan Heights PAD (PZ-037-99/PZ-PD-037-99), which initially zoned the subject parcels as CR-5/PAD and CR-4/PAD. Although the CR-4 and CR-5 zones are usually multifamily zones, the PAD had restricted

the use on the property to single family residential. Under that zoning, the project area could yield up to 480 single-family lots with a residential density up to 5.0 DU/ac and with lot sizes ranging from 3750 - 5000 square feet.

In 2010 the subject site was undeveloped and vacant and under case # PZ-PD-006-10 it was rezoned to CB-2/PAD while a small portion along Thompson Road remained CR-5/PAD.

ANALYSIS: The Borgata at San Tan rezoning and Planned Area Development (PAD) applications intend to re-designate 99.7± acres of land from CB-2 (General Business Zone) (99.7± ac) to C-3, (General Commercial Zoning) (22.9± ac), MR (Multiple Residence) (52.2± ac), and R-7 (Single Residence) (24.6± ac), to allow a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development as shown in the proposed development plan. A small panhandle portion along Thompson Road will switch to MR/PAD (Multiple Residence) from the equivalent existing CR-5/PAD. Although the development removes a commercially-zoned area, potentially, each new additional resident will create demand for additional local serving retail and new residents will support existing and planned commercial development. Continued residential development in all forms within the market area will be critical to the eventual success of existing retail assets and additional commercial development.

The following table displays utility providers under the proposed residential zones. The project is within the Florence Unified School District:

TABLE 21.101: UTILITIES AND SERVICES

UTILITY / SERVICE	PROVIDER
Water:	EPCOR
Sewer:	EPCOR
Electricity:	Salt River Project
Gas:	City of Mesa
Telecommunications:	Cox Communications, Century Link, Mediacom, Cable America
Fire:	Rural Metro
Police:	Pinal County Sheriff's Office
Solid Waste:	Private solid waste provider – to be contracted.

The **Pinal County Community Development Department Engineering Division**, the **Pinal County Air Quality Control District**, and the **Pinal County Flood Control District** have reviewed the proposal and their respective stipulations are included in this Staff Report.

As of today, no public comments have been received regarding the project.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD separation, Minor San Tan Plan amendment, rezoning, and Planned Area Development requests under planning cases PZ-PD-012-22, PZ-PA-022-21, PZ-040-21, & PZ-PD-040-21. Furthermore, the Commission must determine that this

zone change and PAD amendment overlay will promote the orderly growth and development of the County, at this location and time, and that this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C. NEIGHBORHOOD IMPACT
- D. FLOOD CONTROL
- E. TRAFFIC IMPACT
- F. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Borgata Ventures LLC & SkyHi Holdings LLC, landowner, Iplan Consulting--Greg Davis agent/representative, have submitted the proper applications and evidence sufficient to warrant a Community Development Director's recommendation as provided in the Ordinance. Staff provides the following summary and findings together with the information on the previous pages of this staff report:

1. The submitted applications for this land use request are for approval of a PAD separation, Minor San Tan Plan amendment, rezoning, and Planned Area Development.
2. If the applications are approved, the subject property will be rezoned from the current zoning to C-3, (General Commercial Zoning) (22.9± ac), MR (Multiple Residence) (52.2± ac), and R-7 (Single Residence) (24.6± ac), and allow a commercial development, a multiple residence development of apartments and condominiums, and a single family residence development (663 total residential units, both single family and multi-family), on 99.7± ac acres of land.
3. To date, no letters in opposition have been received.
4. The property has legal access.
5. Granting of the rezoning and PAD, will require after the time of approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

COMMUNITY DEVELOPMENT DIRECTOR'S RECOMMENDATION (PZ-PD-012-22): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), the Community Development Director recommends approval of this request, with no stipulations.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that the proposed severance from the San Tan Heights PAD, at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and

policies of the Pinal County Comprehensive Plan, then the Development Services Director recommends that the Commission forward case PZ-PD-012-22 to the Board of Supervisors with a favorable recommendation.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

RECOMMENDED MOTION (PZ-PA-022-21): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with 0 stipulations.*

COMMUNITY DEVELOPMENT DIRECTOR’S RECOMMENDATION (PZ-PA-022-21): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), the Community Development Director recommends approval of this request, with no stipulations.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that the proposed San Tan Area Plan amendment, at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Development Services Director recommends that the Commission forward case **PZ-PA-022-21** to the Board of Supervisors with a favorable recommendation. If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

RECOMMENDED MOTION (PZ-PA-022-21): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with 0 stipulations.*

COMMUNITY DEVELOPMENT DIRECTOR’S RECOMMENDATION (PZ-040-21): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), the Community Development Director recommends approval of this request, with one (1) stipulation.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that the proposed zoning districts, at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Development Services Director recommends that the Commission forward case **PZ-040-21** to the Board of Supervisors with a favorable recommendation.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

RECOMMENDED MOTION (PZ-040-21): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 1 stipulation as listed in the staff report:*

1. Approval of this zone change (PZ-040-21) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

DEVELOPMENT SERVICES DIRECTOR RECOMMENDATION (PZ-PD-040-21): The Development Services Director finds, with the testimony and evidence provided and presented, that this PAD amendment request will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, and the Development Services Director recommends that the Commission forward PZ-PD-040-21 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

RECOMMEND MOTION (PZ-PD-040-21): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 10 stipulations as listed in the staff report:*

1. The stipulations listed herein pertain to the area described in case PZ-PD-040-21.
2. The Borgata at San Tan Planned Area Development PAD (PZ-PD-040-21) is to be developed according to all requirements of a site plan/development plan to be submitted, reviewed, and approved subsequently to this approval along with the applicant's other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code.
3. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis 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 TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval or prior to the tentative plat being scheduled for the Planning & Zoning Commission;
4. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

5. Half street right-of-way dedication and half street road improvements will be required for HUNT HIGHWAY and THOMPSON ROAD. The required minimum half street right-of-way is 75' for HUNT HIGHWAY and 55' for THOMPSON ROAD. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for Hunt Hwy and/or Thompson Rd shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
6. All right-of-way dedication shall be free and unencumbered;
7. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

Date Prepared: 4/13/2022 EE

Revised: 4/15/2022 EE

Note: Traffic Capacity analyses and the list of neighbors, both in table format, within the San Tan Heights PAD, were removed from the submitted packet to the Planning and Zoning Commission due to the extreme number of pages (more than one thousand) those two items were adding to the packet.



APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)


1. Pinal County Staff Coordinator: Gilbert Olgin / Steve Abraham
2. Date of Pre-application Review: 06/ 22 / 2021 Pre-Application Review No.: Z-PA- 056 - 21
3. Current Zoning (Please provide Acreage Breakdown): CB-2 (100.1-Ac.)
4. Requested Zoning (Please provide Acreage Breakdown): PAD Amendment - remove property from San Tan Heights PAD (Please see corresponding PAD Book.)
5. Parcel Number(s) (Please attach a separate list if more space is needed): 509-02-926, 509-02-929
6. Parcel Size(s): +/- 100-Ac.
7. The existing use of the property is as follows: Undeveloped
8. The exact use proposed under this request: Horizontal mixed-use (commercial; multi-family; single family)
9. What is the Comprehensive Plan Designation for the subject property: Community Center
10. Is the property located within three (3) miles of an incorporated community? YES NO
11. Is an annexation into a municipality currently in progress? YES NO
12. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? YES NO If yes what was the previous PAD case number PZ-PD- 006-10
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. Significant changes to global, national and regional economics / markets have rendered 100-acres of commercial land use unfeasible at this specific location.
15. Explain why the proposed development is needed and necessary at this time. Proposed horizontal mixed-use is necessary to provide appropriate and desirable mix of land uses that align with existing and future prevailing market conditions.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

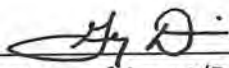
COMMUNITY DEVELOPMENT
Planning Division

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Galeb Companies 12340 Saratoga-Sunnyvale Rd. Saratoga, CA 95070
Name of Applicant Address


 n/a n/a
Signature of Applicant E-Mail Address Phone Number

Iplan Consulting 3317 S, Higley Rd. #114-622
Name of Agent/Representative Address

 Greg@iplanconsulting.com 480-227-9850
Signature of Agent/Representative E-Mail Address Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Borgata Ventures LLC & SkyHi Holdings LLC 12340 Saratoga-Sunnyvale Rd. Saratoga, CA 95070
Name of Landowner Address

 n/a n/a
Signature of Landowner E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Borgata Ventures LLC & SkyHi Holdings LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of ~100 acres acres located at south and east of the southeast corner of Thompson Rd. and Hunt Highway, and further identified

As assessor parcel number 509-29-260 & 509-29-290 and legally described as follows:
[Insert Address of Property]
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Galeb Companies and Iplan Consulting
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day _____, 20____

by _____

My Commission Expires _____

Signature of Notary Public _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT



Borgata / Skyh:
[Insert Company's or Trust's Name]
By: [Signature]
[Signature of Authorized Officer, or Trustee]
Its: Manager
[Insert Title]

Dated: 9/21/21

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

[Insert Signor's Name] [Insert Title]

[Name of Company or Trust] [Insert State of Incorporation, if applicable] an,

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

Printed Name of Notary Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing
On behalf of the owner:

STATE OF _____)
) ss. (Seal)
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by
_____, who acknowledges himself/herself to be

[Insert Signor's Name]
_____, of _____
[Title of Office Held] [Second Company]
As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary Signature of Notary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

On 09/21/21 before me, Ann M. Freitas-Watson, Notary Public
(insert name and title of the officer)

personally appeared Peggy Galeb,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Ann M. Freitas-Watson

(Seal)





Exhibit "A"
Borgata at San Tan
Proposed Zoning: PAD - C-3, MR and R-7
APNs: 509-02-9260 and 509-02-9290

Job No. 21-0512

February 14, 2022

A PARCEL OF LAND AS DESCRIBED PER DOCUMENT 2004-013482 AND 2004-013481 PINAL COUNTY RECORDER (PCR) LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, FROM WHICH A PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH AT THE SOUTHWEST CORNER OF SAID SECTION 2, BEARS SOUTH 89 DEGREES 45 MINUTES 04 SECONDS WEST, 2651.52 FEET (**BASIS OF BEARING**);

THENCE NORTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, 529.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 48 MINUTES 47 SECONDS EAST A DISTANCE OF 1500.00 FEET;

THENCE NORTHEASTERLY 336.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 50 MINUTES 18 SECONDS;

THENCE ON A NON-TANGENT LINE, SOUTH 89 DEGREES 45 MINUTES 30 SECONDS WEST, 394.11 FEET;

THENCE NORTH 49 DEGREES 22 MINUTES 57 SECONDS WEST, 1306.93 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 260.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH CENTRAL ANGLE OF 40 DEGREES 42 MINUTES 38 SECONDS, AN ARC DISTANCE OF 184.74 FEET;



THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS WEST, 246.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 165.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH CENTRAL ANGLE OF 45 DEGREES 49 MINUTES 21 SECONDS, AN ARC DISTANCE OF 131.96 FEET TO A REVERSE CURVE HAVING A RADIUS OF 30.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH CENTRAL ANGLE OF 89 DEGREES 36 MINUTES 07 SECONDS, AN ARC DISTANCE OF 46.92 FEET;

THENCE ON A NON-TANGENT LINE, NORTH 43 DEGREES 52 MINUTES 21 SECONDS WEST, 55.00 FEET;

THENCE NORTH 46 DEGREES 07 MINUTES 39 SECONDS EAST, 82.26 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 59 SECONDS EAST, 796.15 FEET;

THENCE NORTH 40 DEGREES 36 MINUTES 07 SECONDS EAST, 903.93 FEET TO THE CENTERLINE OF HUNT HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 31 DEGREES 44 MINUTES 49 SECONDS WEST A DISTANCE OF 1859.99 FEET;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF HUNT HIGHWAY ALONG SAID CURVE TO THE RIGHT, THROUGH CENTRAL ANGLE OF 08 DEGREES 53 MINUTES 08 SECONDS, AN ARC DISTANCE OF 288.45 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE ON A NON-TANGENT LINE, SOUTH 49 DEGREES 23 MINUTES 11 SECONDS EAST, 3685.01 FEET;

THENCE DEPARTING SAID CENTERLINE, SOUTH 40 DEGREES 36 MINUTES 35 SECONDS WEST, 33.00 FEET;

THENCE NORTH 49 DEGREES 23 MINUTES 11 SECONDS WEST, 607.77 FEET;



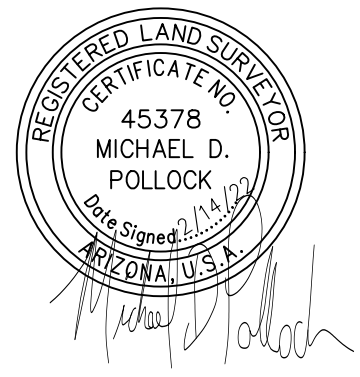
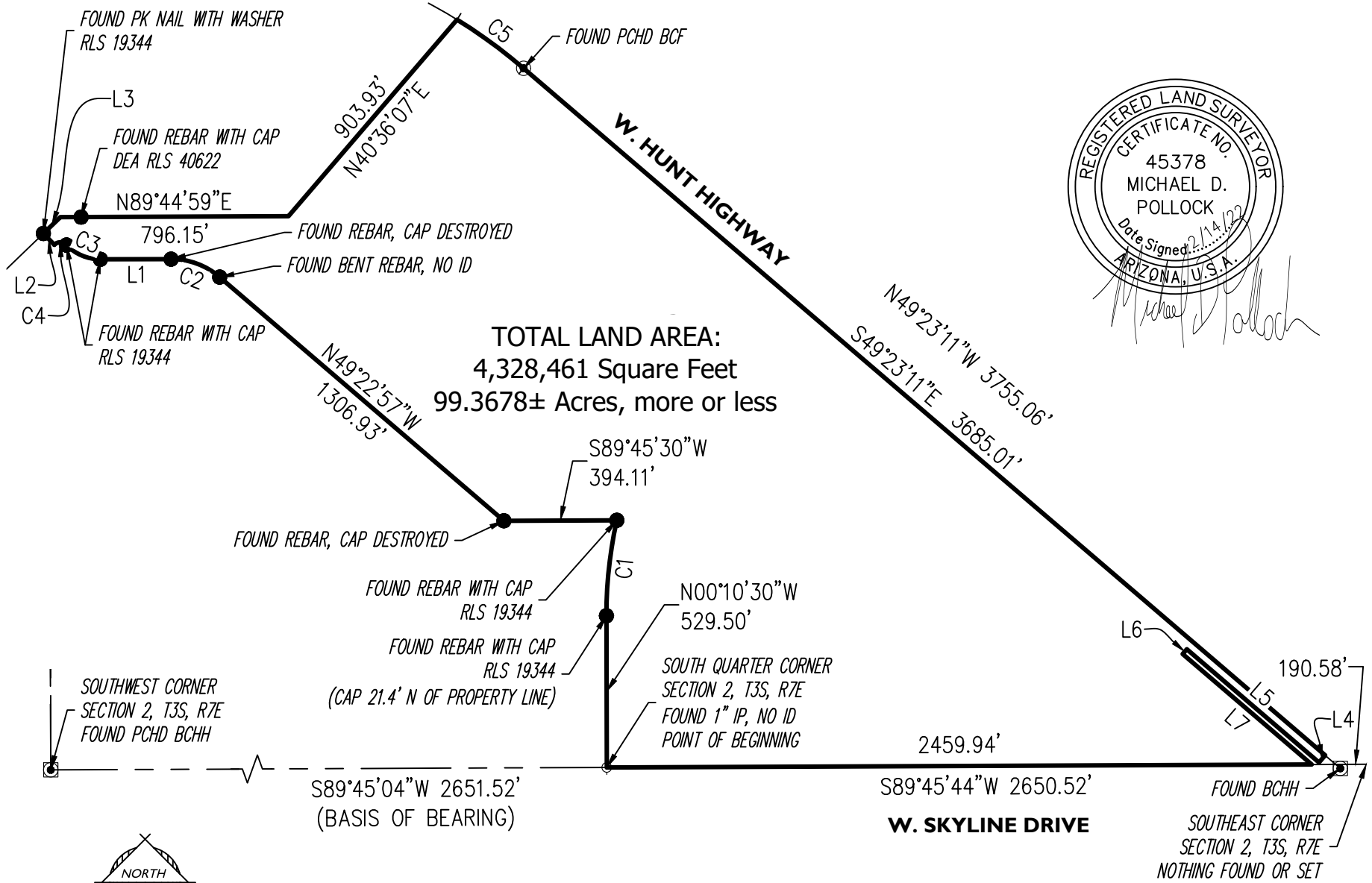
THENCE SOUTH 40 DEGREES 35 MINUTES 24 SECONDS WEST, 22.00 FEET;

THENCE SOUTH 49 DEGREES 23 MINUTES 11 SECONDS EAST, 592.97 FEET;

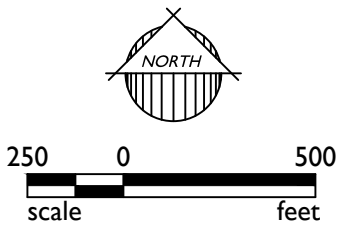
THENCE SOUTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, 2459.94 FEET
TO THE **POINT OF BEGINNING**.

CONTAINS 4,328,461 SQUARE FEET OR 99.3678 ACRES, MORE OR LESS.





TOTAL LAND AREA:
4,328,461 Square Feet
99.3678± Acres, more or less



21-0512

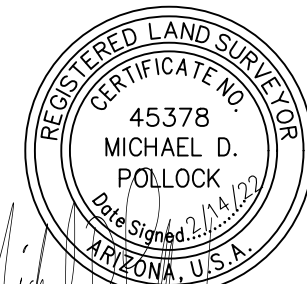
EXHIBIT "A"

BORGATA AT SAN TAN

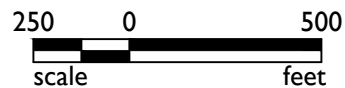
1130 N ALMA SCHOOL RD
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°54'25"W	246.82'
L2	N43°52'21"W	55.00'
L3	N46°07'39"E	82.26'
L4	S40°36'35"W	33.00'
L5	N49°23'11"W	607.77'
L6	S40°35'24"W	22.00'
L7	S49°23'11"E	592.97'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	336.11'	1500.00'	12°50'18"	335.41'	N06°13'57"E
C2	184.74'	260.00'	40°42'38"	180.88'	N69°44'16"W
C3	131.96'	165.00'	45°49'21"	128.47'	N67°10'55"W
C4	46.92'	30.00'	89°36'07"	42.28'	N89°04'18"W
C5	288.45'	1859.99'	8°53'08"	288.16'	S53°48'37"E



Michael D. Pollock



21-0512	EXHIBIT "A"
	BORGATA AT SAN TAN



1130 N ALMA SCHOOL RD
 Ste. 120 Mesa, AZ 85201
 T: 480.503.2250 | F: 480.835.1799
 www.epsgroupinc.com

Project Narrative
Planned Area Development Amendment
PZ-PD-012-22

BORGATA
AT SAN TAN

Submitted to:
PINAL COUNTY
PLANNING & DEVELOPMENT DEPARTMENT
85 N Florence Street, First Floor
P.O. Box 2973
Florence, Arizona 85132

Submitted on Behalf of:
BORGATA VENTURES, LLC
SKYHI HOLDINGS, LLC
12340 Saratoga - Sunnyvale Road
Saratoga, California 85070

Prepared by:
IPLAN CONSULTING
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

Prepared: April 2022

PRINCIPALS AND DEVELOPMENT TEAM

Iplan Consulting



IPLAN CONSULTING

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E: dan.auxier@epsgruoinc.com



**SUITE 6 ARCHITECTURE +
PLANNING, INC.**

Dean Munkachy
6111 N. Cattletrack Road
Scottsdale, Arizona 85250
V: (480) 348-7800

E: dean@suite6.net

1. PURPOSE OF REQUEST

Iplan Consulting, on behalf of Borgata Ventures, LLC and SkyHi Holdings, LLC, is pleased to submit a request for a Planned Area Development (PAD) Amendment to remove the approximate 99.7-acre property from the San Tan Heights PAD for purposes of establishing a new PAD Overlay Zoning District. The approximate 99.7-acre property is generally located at the southeast and southwest corners of West Hunt Highway and San Tan Heights Boulevard / Spring Valley Parkway. The property is further identified as Pinal County Assessor parcel numbers: 509-02-9260 and 509-02-9290. The undeveloped property is currently located within the San Tan Heights Planned Area Development (PAD); is zoned CB-2 (General Business Zone), PAD; and, maintains a Comprehensive Plan land use classification of Community Center (San Tan Valley Special Area Plan).

Complementary and simultaneous requests have been submitted for a new PAD Overlay Zoning District (PZ-PD-040-21); and, corresponding Rezone (PZ-040-21) of the approximate 99.7-acre property to C-3 (General Commercial Zoning District), MR (Multiple Residence Zoning District) and R-7 (Single Residence Zoning District) base zoning districts to enable development of traditional mixed-use, including single family attached, single family detached, multi-family and commercial uses. These formal requests for zoning entitlements correspond directly to the non-major Comprehensive Plan amendment request (PZ-PA-022-21) to change the land use classification of an approximate 24.6-acre portion of the project area to Urban Transitional.

The request to remove this specific property from the San Tan Heights PAD will have the negligible effects of decreasing the overall PAD land area and decreasing the total amount of commercial acreage of the remaining PAD, which modifications should not present any negative implications to the existing PAD entitlements or geographical area as a whole - *reference Table 4.101: Land Use Data Comparison.*

2. BACKGROUND

On March 15, 2000, the Pinal County Board of Supervisors initially approved the approximate 2,184-acre San Tan Heights PAD (PZ-PD-037-99) for an estimated 5,266 single-family homes at an overall density of approximately 2.5 dwelling units per acre (du/ac). Master plan approval also included approximately 35-acres of commercial land uses, two - 20-acre school sites, and over 300-acres of open space. In 2003, a major PAD amendment was approved by the County (PZ-PD-037-03), which increased the maximum overall density to 3.5 du/ac while also requiring a minimum of 15-percent open space. A second PAD amendment and corresponding zone change was approved by the County in December 2013 (PZ-PD-010-13), which amendment further increased the number of lots permitted within the San Tan Heights PAD to 5,336. A third PAD amendment allowed for phased development of an HOA community center and ancillary uses on Parcel C-13. That amendment for Parcel C-13 reduced the maximum number of lots within San Tan Heights to a total of 5,328. A fourth PAD amendment to remove the approximate 320-acres from the San Tan Heights PAD had the effect of further reducing the total lot count within San Tan Heights to 5,089.

The subject property encompasses what was initially identified as Parcel 1 and Parcel 4 (Phase II) of the original San Tan Heights PAD and was approved for 467-lots (4.67 dwelling units per acre). The County subsequently approved a fifth and last known PAD amendment to San Tan Heights PAD (PZ-PD-006-10) specific to this site, which amendment changed the base zoning

designation of the approximate 99.7-acre site to CB-2 for the primary purpose of increasing the amount of available and vacant commercial properties along the Hunt Highway corridor. This amendment further reduced the overall dwelling unit count for San Tan Heights to approximately 4,784 dwelling units.

3. DESCRIPTION OF PROPOSAL

The Pinal County Comprehensive Plan, as supplemented by the San Tan Valley Special Area Plan (STV SAP), serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space in the County, while also serving as a basis for the expenditure of County funds. Implementation of the Comprehensive Plan is based on fostering the overall vision, specific goals, objectives and policies adopted by the community. Zoning of real property is the legal tool frequently used to implement the Comprehensive Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation can conversely provide limitations on the ability of a project to creatively promote the goals, objectives and policies of the community.

To successfully and sustainably facilitate the overriding vision for this property, removal of the approximate 99.7-acre property from the San Tan Heights PAD area is proposed. Removal, or severance, of this property will support a new PAD Overlay Zoning District (PZ-PD-040-21); and, corresponding Rezone (PZ-040-21) of the property in effort to foster many of the tenants set forth in the Pinal County Development Services Code (PCDSC) and STV SAP while still allowing flexibility and creativity in the type of uses allowed. This new and complementary PAD establishes carefully crafted site development regulations to protect the unique and sensitive character of the surrounding San Tan Heights area.

Fostering the overall vision of the STV SAP, a unique mix of commercial uses and residential densities will accommodate a range of housing and lifestyle options by integrating approximately 22.9-acres for future commercial development; an approximate 27.5-acre multi-family parcel; an approximate 24.7-acre single family attached parcel; and, an approximate 24.6-acre single family detached parcel. Details for these proposed uses and zoning provisions are set forth in the corresponding applications mentioned herein.

Open space design and recreation programming for the property is set forth in the corresponding PAD (PZ-PD-040-21) and further detailed in the corresponding OSRAP for the project. Anticipated open space for the new PAD will consist of a balance of both active and passive recreation areas, significant pedestrian and recreational amenities, buffering of uses, and continuation of trails/linkages previously established by the overall San Tan Heights PAD area.

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4. PROJECT SUMMARY TABLE

The following table summarizes a comparison of the existing land use data identified in the initial San Tan Heights PAD, as amended, to the land use data resulting from the proposed PAD amendment to remove Borgata at San Tan from the overall PAD area.

TABLE 4.101: LAND USE DATA COMPARISON

<i>CATEGORY</i>	<i>EXISTING SAN TAN HEIGHTS PAD (OVERALL)</i>	<i>PROPOSED PAD AMENDMENT (RESULTING LAND USES)</i>	<i>NET CHANGE</i>
Area - Total (acres):	1,863.6	1,763.9	Decrease land area: 99.7-acres.
Land Use (acres):			Decrease land use: 99.7-acres.
Commercial	204.3	104.6	
Schools	44.3	44.3	--
Roads – Adjacent	39.7	39.7	--
Open Space - Parks	51.6	51.6	--
Open Space – Linear	224.2	224.2	--
Open Space – Hillside	29.1	29.1	--
Wastewater Treatment Plant	4.1	4.1	--
HOA Facility & Recreational Amenities	8.3	8.3	--
Residential	1,258	1,258	--
Open Space (percentage) ²	16.1	16.1	--
Lots (Residential):	4,784	4,784	--
Density (du/gross acre):	4.1	4.1	--
<p>(1) All land areas are approximate. Land area information obtained from previous PAD approvals on file with Pinal County, including amendments.</p> <p>(2) 15-percent required per previously approved PAD amendment (PZ-PD-010-13). Open space calculations do not include land area for commercial, schools or arterial roadways.</p>			

EXHIBIT C: BORGATA AT SAN TAN | PINAL COUNTY ASSESSOR PARCEL MAP

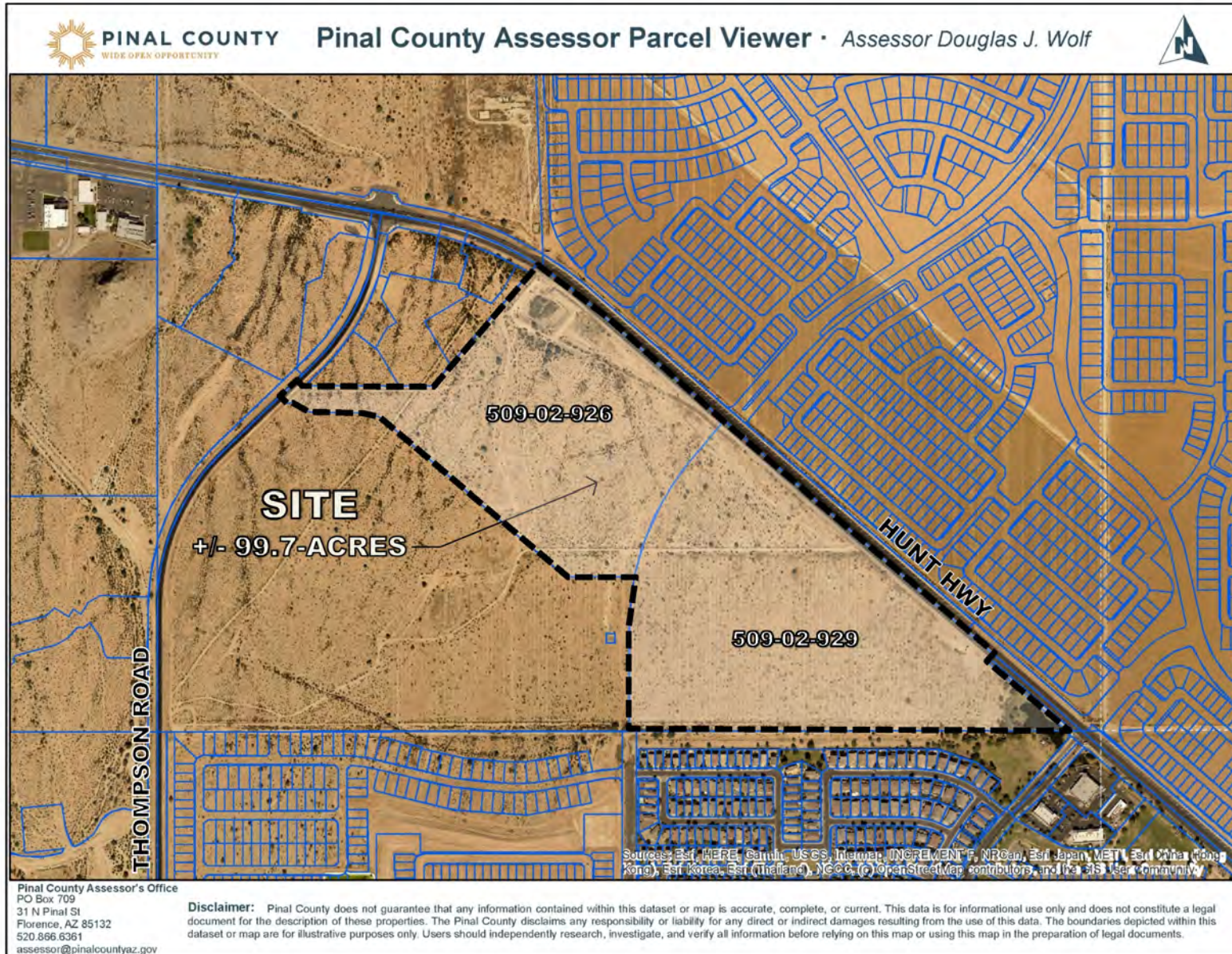
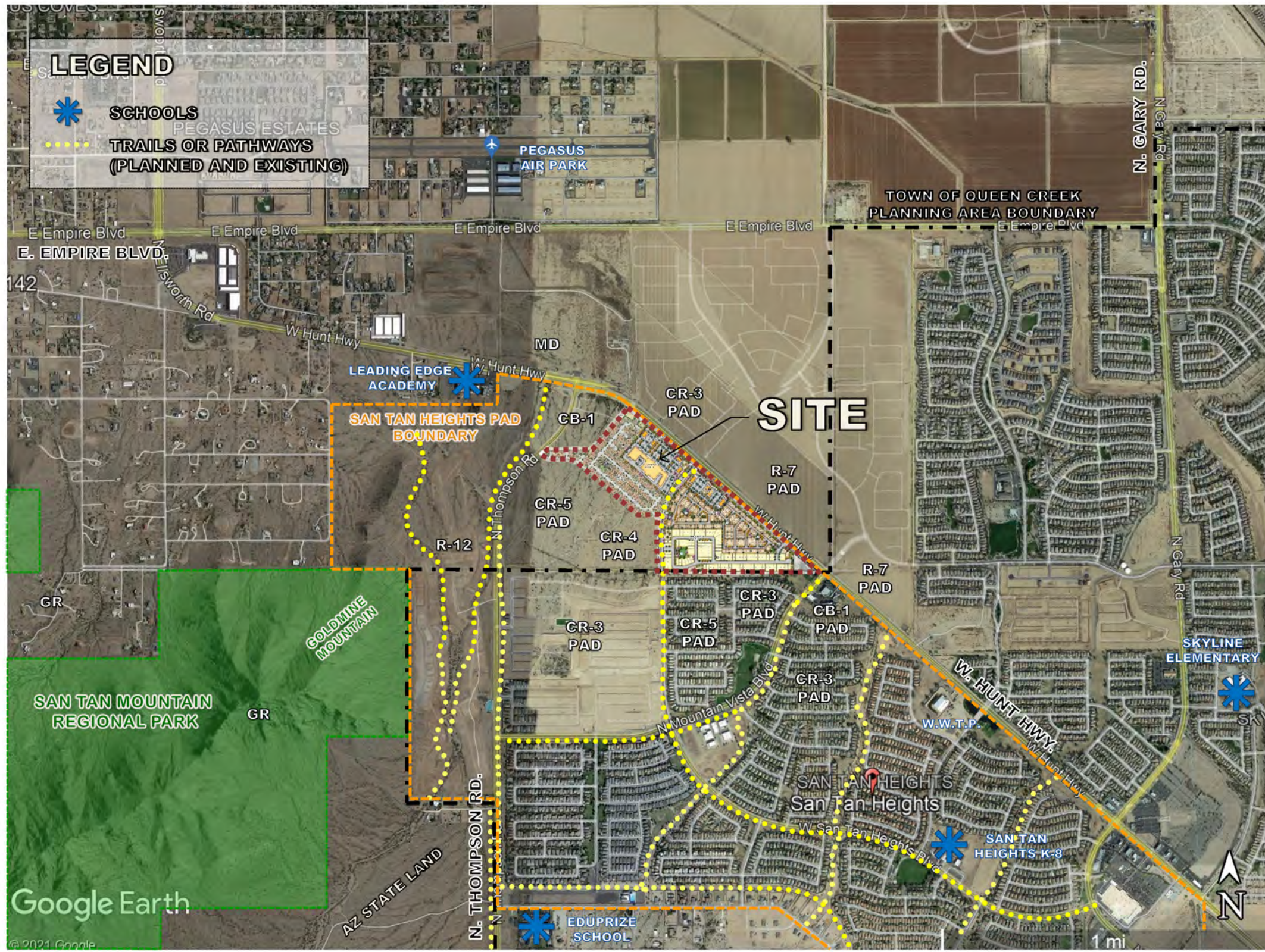


EXHIBIT D: BORGATA AT SAN TAN | REGIONAL CONTEXT MAP



BORGATA AT SAN TAN
CONTEXT EXHIBIT
 PINAL COUNTY, ARIZONA

EXHIBIT E: BORGATA AT SAN TAN | EXISTING ZONING EXHIBIT



BASE MAP SOURCE: GOOGLE EARTH, 2021

SEPTEMBER 20, 2021



BORGATA AT SAN TAN
EXISTING ZONING EXHIBIT
PINAL COUNTY, ARIZONA



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: Please see corresponding ALTA Survey for metes and bounds legal description.

2. Parcel Number(s): _____ Total Acreage: _____

3. Current Land Use Designation: _____

4. Requested Land Use Designation: _____

5. Date of Concept Review: _____ Concept Review Number: _____

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): _____

7. Discuss any recent changes in the area that would support your application. _____

8. Explain why the proposed amendment is needed and necessary at this time. _____

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

<u>Borgata Ventures LLC & SkyHi Holdings LLC</u>	<u>12340 Saratoga-Sunnyvale Rd.</u>	<u>Saratoga, CA 95070</u>
Name of Landowner (Applicant)	Address	Phone Number

	<u>n/a</u>
Signature of Landowner (Applicant)	E-Mail Address

<u>Iplan Consulting</u>	<u>3317 S. Higley Rd. #114-622 Gilbert, AZ 85297</u>	<u>480.227.9850</u>
Name of Agent	Address	Phone Number

	<u>Greg@iplanconsulting.com</u>
Signature of Agent	E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Borgata Ventures LLC & SkyHi Holdings LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of ~100 acres acres located at south and east of the southeast corner of Thompson Rd. and Hunt Highway, and further identified

[Insert Address of Property]

as assessor parcel number 509-29-260 & 509-29-290 and legally described as follows:

[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Galeb Companies & Iplan Consulting Corporation

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature] _____

[Signature] _____

[Address] _____

[Address] _____

Dated: _____

Dated: _____

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ by _____ **[Insert Name of Signor(s)]**

My commission expires _____

Printed Name of Notary

Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

Borgata & Skyhi
[Insert Company or Trustee's Name]

By: [Signature]
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 9/21/21

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, _____, by [Insert Signor's Name], [Insert Title] of [Insert Name of Company or Trust], an [Insert State of Incorporation, if applicable]

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public

My commission expires: _____

~~ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:~~

~~STATE OF _____)
) ss.
COUNTY OF _____)~~

~~On this _____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be [Insert Signor's Name]~~

~~_____ of _____ [Title of Office Held] [Second Company]~~

~~As _____ for _____ [i.e, member, manager, etc.] [Owner's Name], and who being~~

~~Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.~~

~~My commission expires: _____~~

~~_____
Printed Name of Notary~~

~~_____
Signature of Notary~~

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

On 09/21/21 before me, Ann M. Freitas-Watson, Notary Public
(insert name and title of the officer)

personally appeared Peggy Galeb,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

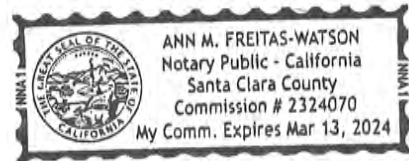
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

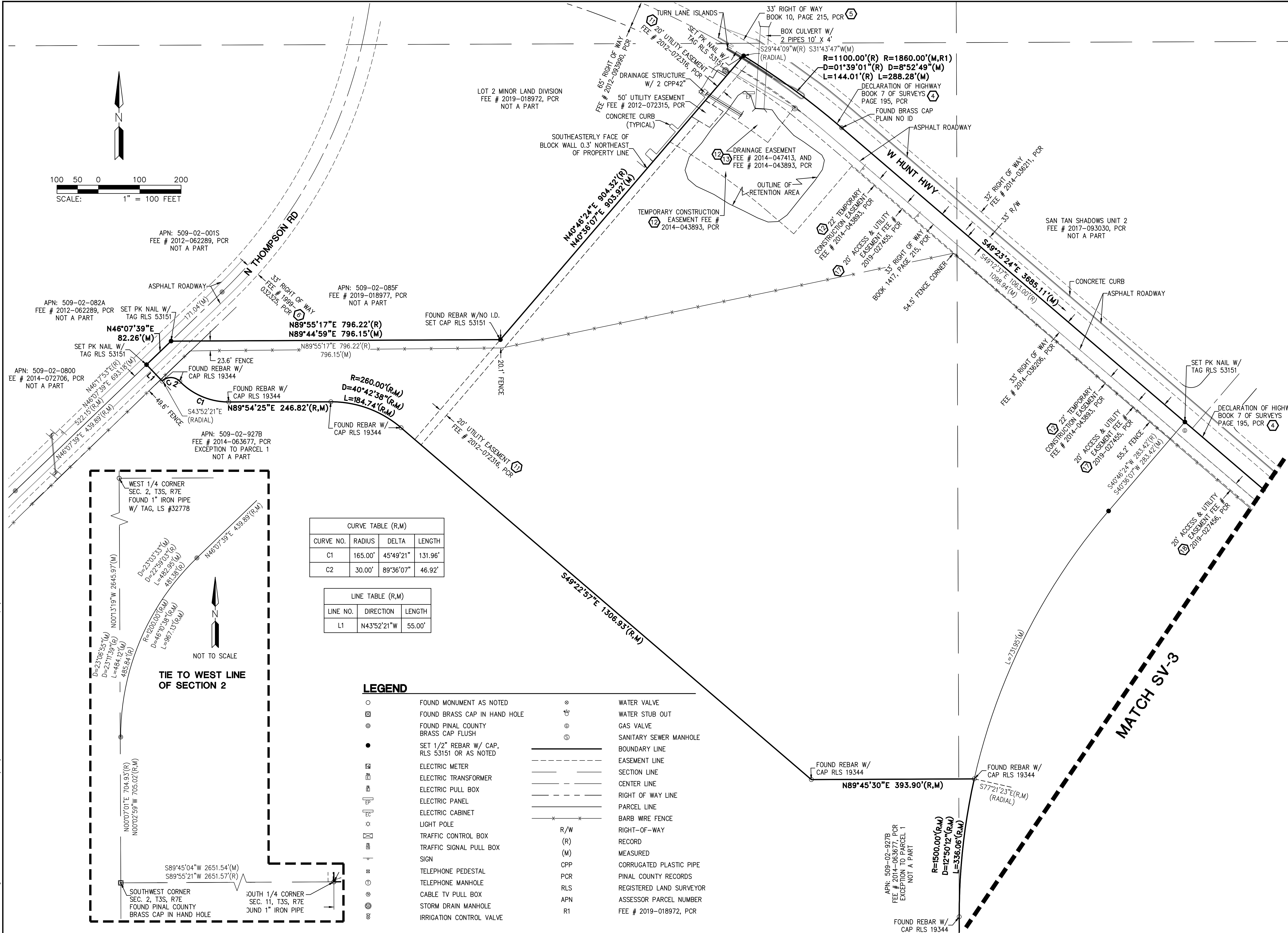
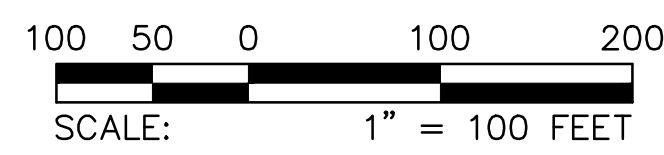
WITNESS my hand and official seal.

Signature

Ann M. Freitas-Watson

(Seal)



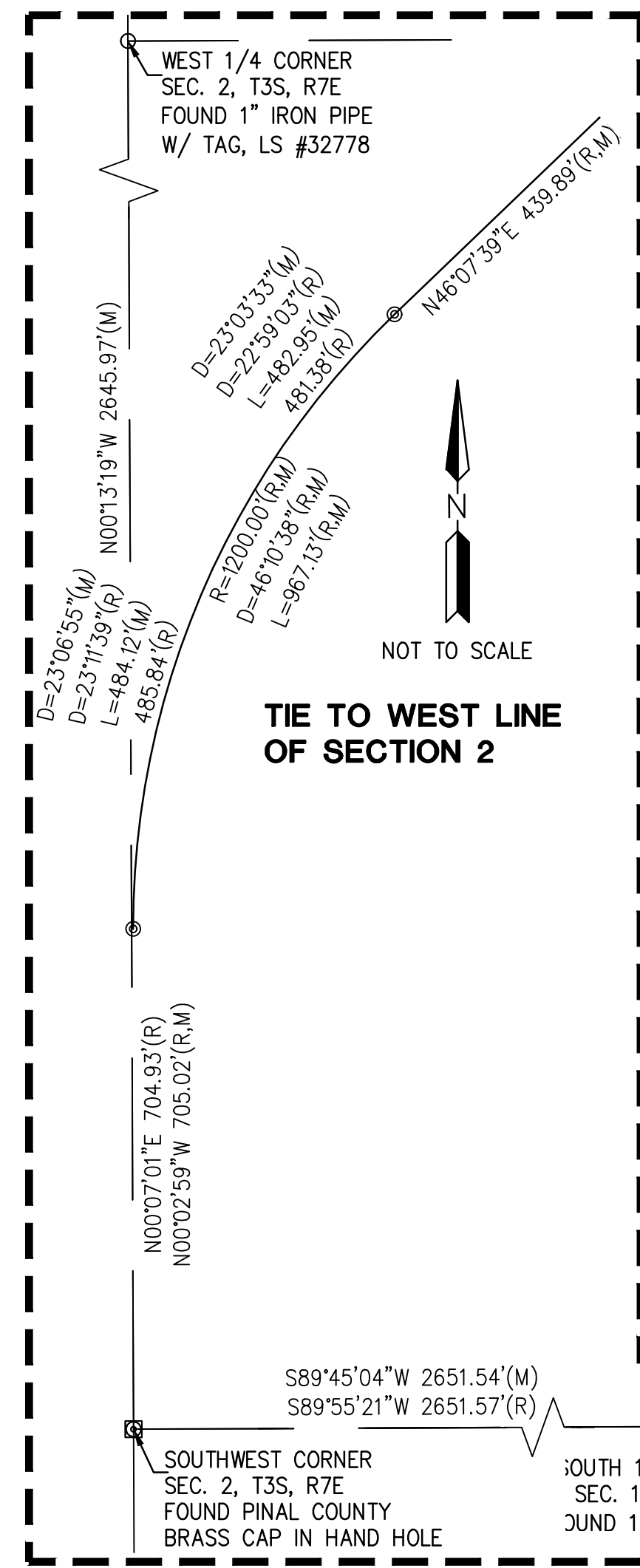


CURVE TABLE (R,M)

CURVE NO.	RADIUS	DELTA	LENGTH
C1	165.00'	45°49'21"	131.96'
C2	30.00'	89°36'07"	46.92'

LINE TABLE (R,M)

LINE NO.	DIRECTION	LENGTH
L1	N43°52'21"W	55.00'



LEGEND

- | | | | |
|-------|--|-------|--------------------------|
| ○ | FOUND MONUMENT AS NOTED | ⊗ | WATER VALVE |
| ⊗ | FOUND BRASS CAP IN HAND HOLE | ⊗ | WATER STUB OUT |
| ⊗ | FOUND PINAL COUNTY BRASS CAP FLUSH | ⊗ | GAS VALVE |
| ● | SET 1/2" REBAR W/ CAP, RLS 53151 OR AS NOTED | ⊗ | SANITARY SEWER MANHOLE |
| — | BOUNDARY LINE | — | BOUNDARY LINE |
| - - - | EASEMENT LINE | - - - | SECTION LINE |
| — | ELECTRIC METER | — | CENTER LINE |
| — | ELECTRIC TRANSFORMER | - - - | RIGHT OF WAY LINE |
| — | ELECTRIC PULL BOX | - - - | PARCEL LINE |
| — | ELECTRIC PANEL | - - - | BARB WIRE FENCE |
| — | ELECTRIC CABINET | - - - | RIGHT-OF-WAY |
| ⊗ | LIGHT POLE | (R) | RECORD |
| ⊗ | TRAFFIC CONTROL BOX | (M) | MEASURED |
| ⊗ | TRAFFIC SIGNAL PULL BOX | (M) | MEASURED |
| ⊗ | SIGN | CPP | CORRUGATED PLASTIC PIPE |
| ⊗ | TELEPHONE PEDESTAL | PCR | PINAL COUNTY RECORDS |
| ⊗ | TELEPHONE MANHOLE | RLS | REGISTERED LAND SURVEYOR |
| ⊗ | CABLE TV PULL BOX | APN | ASSESSOR PARCEL NUMBER |
| ⊗ | STORM DRAIN MANHOLE | R1 | FEE # 2019-018972, PCR |
| ⊗ | IRRIGATION CONTROL VALVE | | |

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REV: _____

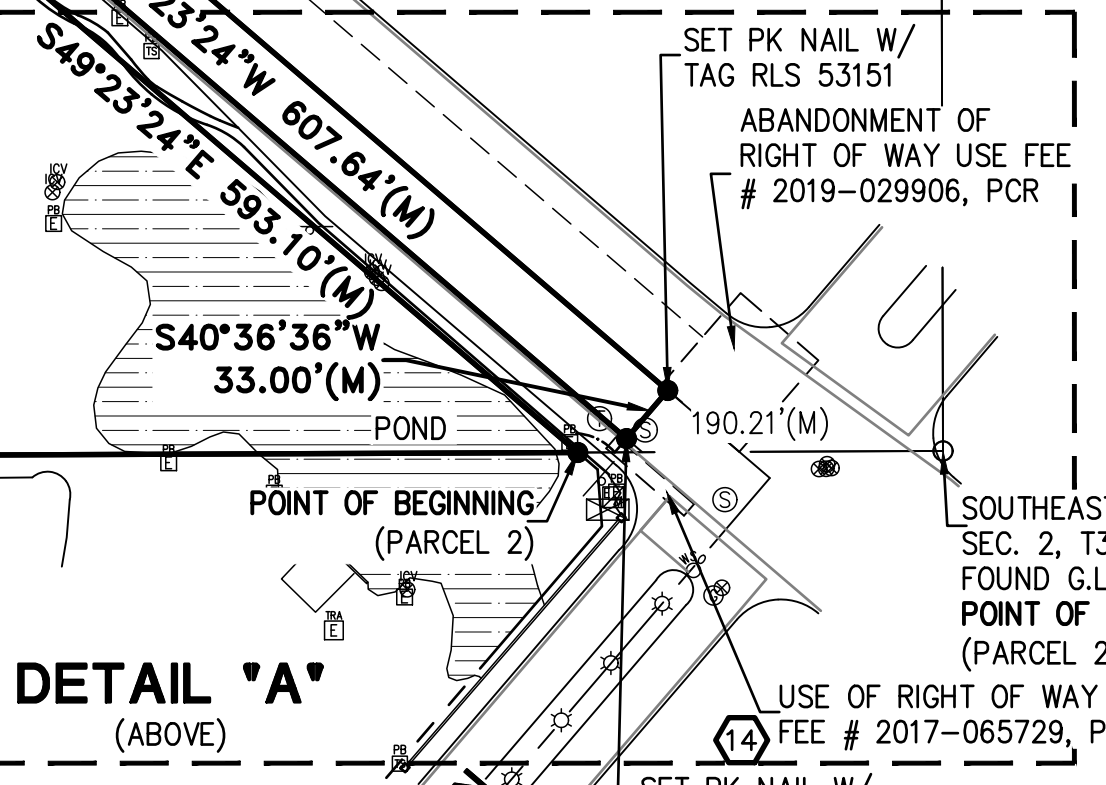
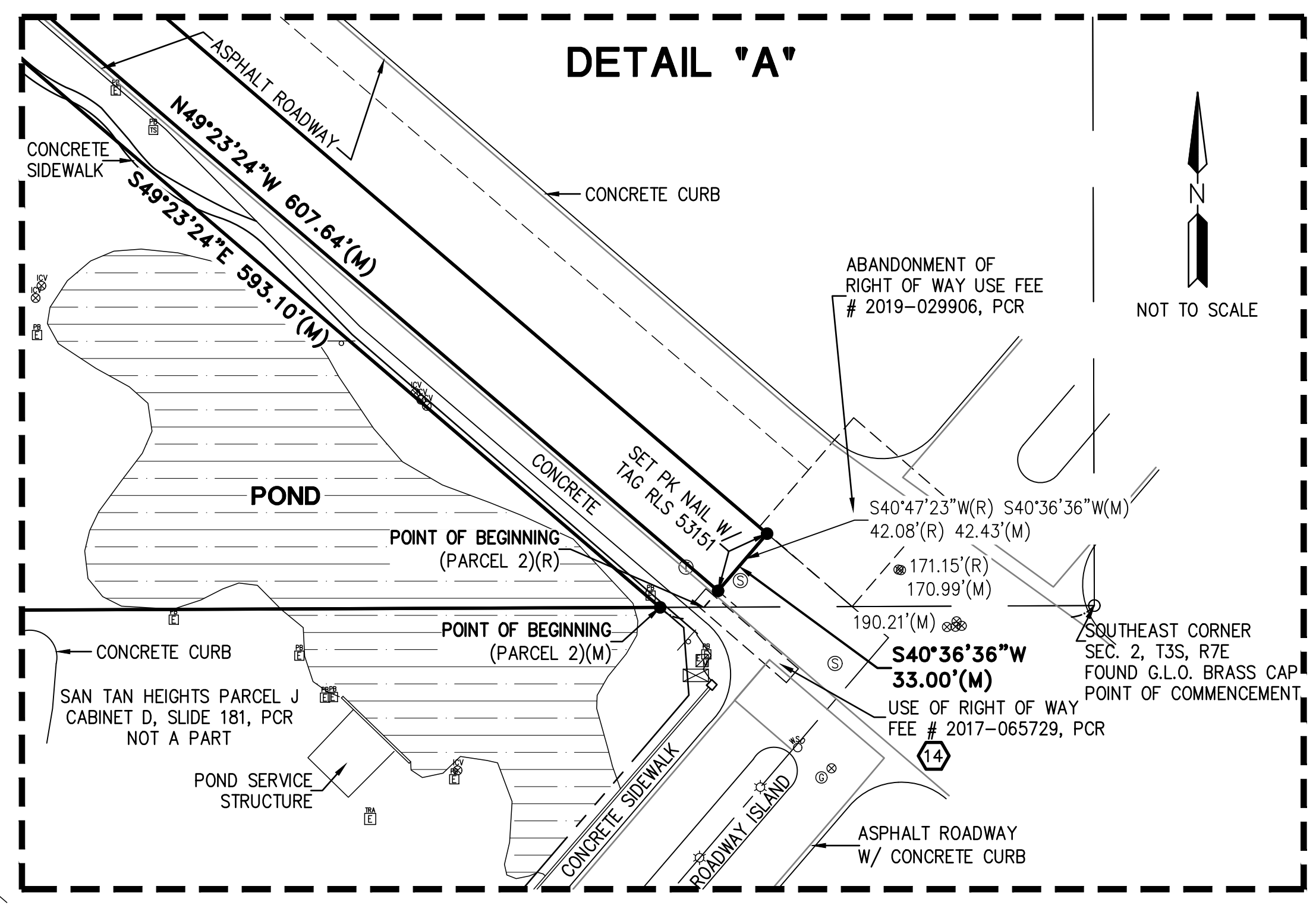
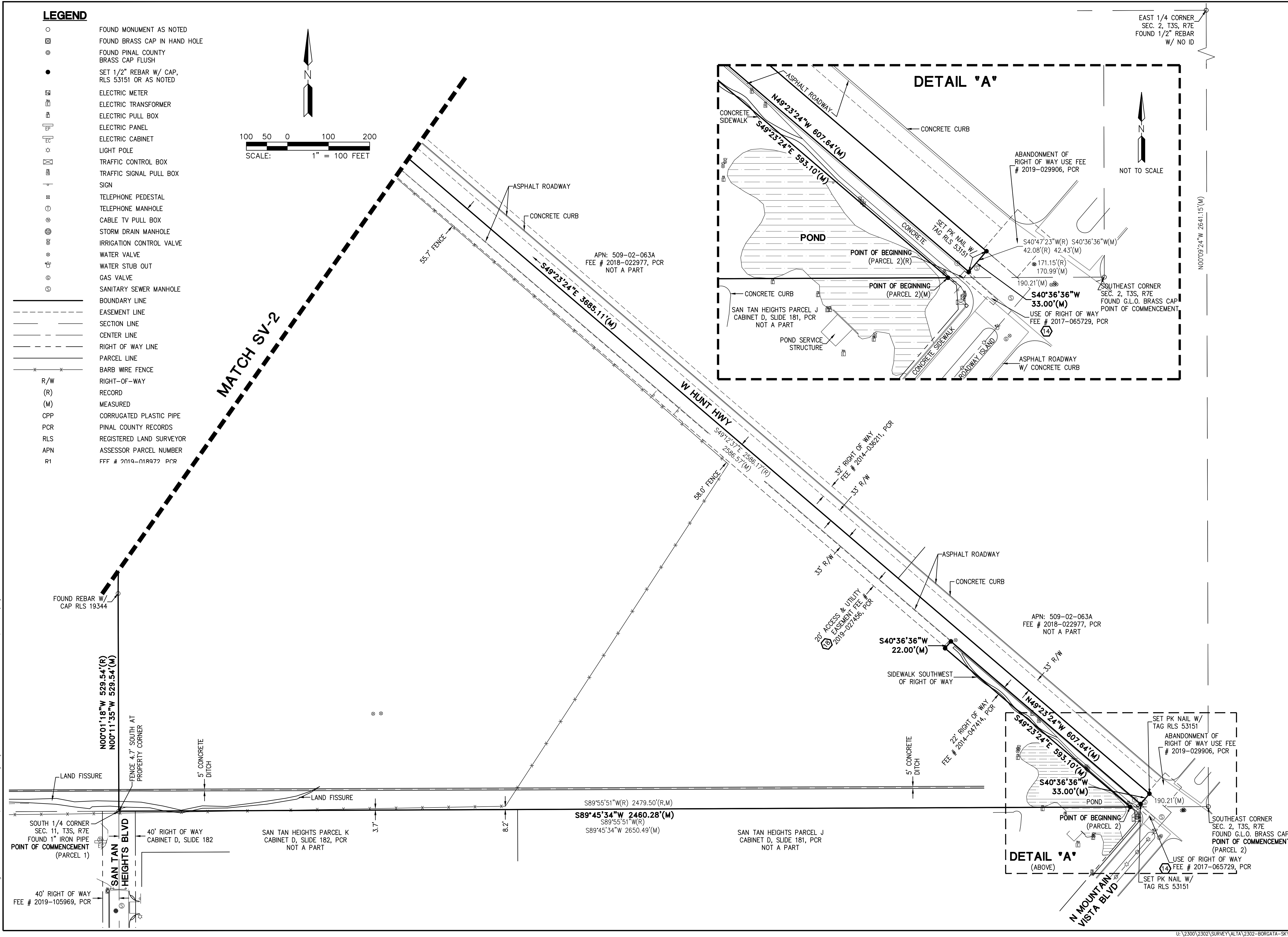
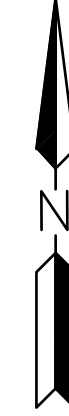
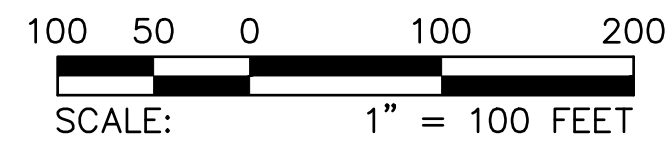
HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

BORGATA VENTURES & SKYHI HOLDINGS
SEC HUNT HIGHWAY & THOMPSON ROAD
PINAL COUNTY, ARIZONA
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.: 2302
	DATE: DEC. 2020
	SCALE: AS SHOWN
	DRAWN: JHVD
	DESIGNED: HW
	APPROVED: JMM
DWG. NO. SV-2	
SHT. 2 OF 3	

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND PINAL COUNTY BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 53151 OR AS NOTED
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC PULL BOX
- ⊞ ELECTRIC PANEL
- ⊞ ELECTRIC CABINET
- ⊞ LIGHT POLE
- ⊞ TRAFFIC CONTROL BOX
- ⊞ TRAFFIC SIGNAL PULL BOX
- ⊞ SIGN
- ⊞ TELEPHONE PEDESTAL
- ⊞ TELEPHONE MANHOLE
- ⊞ CABLE TV PULL BOX
- ⊞ STORM DRAIN MANHOLE
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ WATER VALVE
- ⊞ WATER STUB OUT
- ⊞ GAS VALVE
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- BOUNDARY LINE
- - - EASEMENT LINE
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- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- × × × BARB WIRE FENCE
- R/W RIGHT-OF-WAY
- (R) RECORD
- (M) MEASURED
- CPP CORRUGATED PLASTIC PIPE
- PCR PINAL COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- R1 FFF # 2019-018972 PCR



REV:

HILGART WILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
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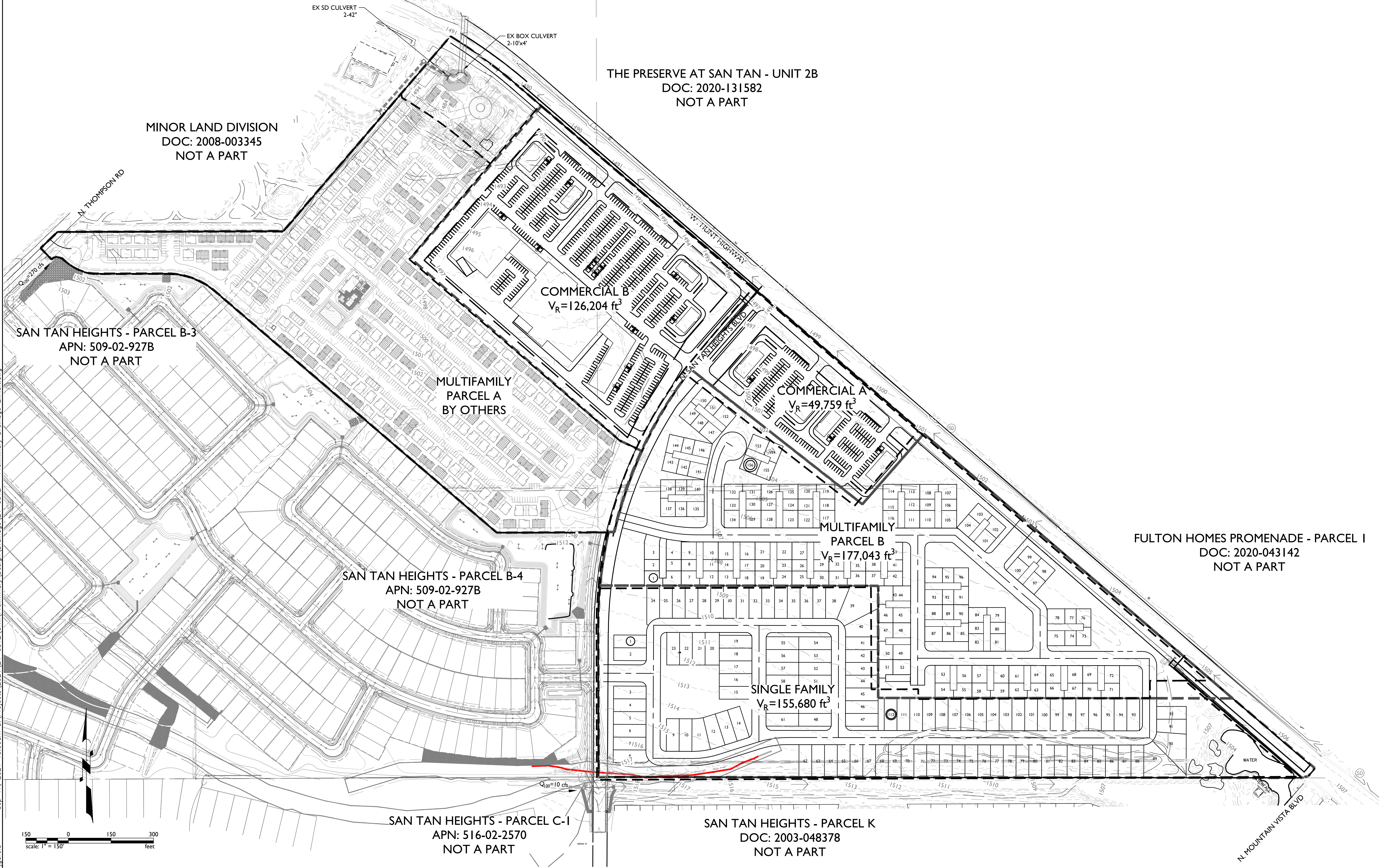
BORGATA VENTURES & SKYHI HOLDINGS
SEC HUNT HIGHWAY & THOMPSON ROAD
PINAL COUNTY, ARIZONA
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGART WILSON	PROJ NO.: 2302
DATE: DEC. 2020	DWG. NO. SV-3
SCALE: AS SHOWN	SHT. 3 OF 3
DRAWN: JHVD	DESIGNED: HW
APPROVED: JMM	

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21-0512 - BORGATA/SKYHI

Sep. 17, 2021 10:00am S:\Projects\2021\21-0512\Civil\Preliminary Design\Drainage\21-0512 - Preliminary Drainage Exhibit.dwg jgarcia

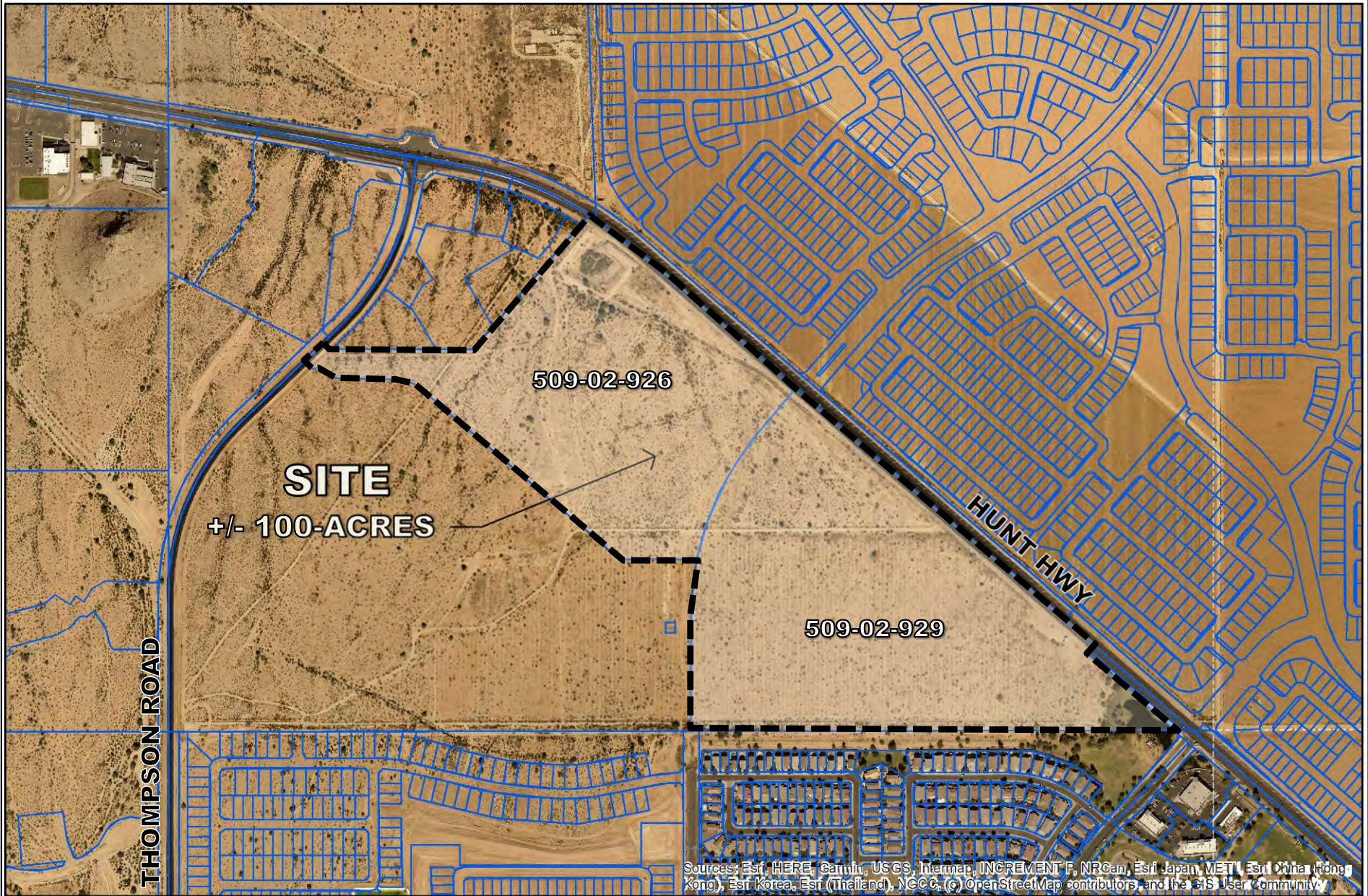


Revisions:

Call at least two full working days before you begin access

Designer: CM
Drawn by: JLG

Preliminary
Not For
Construction
Or
Recording



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NCCO, (c) OpenStreetMap contributors, and the GIS User Community



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN and the GIS User Community

Project Narrative
Non-Major Comprehensive Plan Amendment
PZ-PA-022-21

BORGATA

AT SAN TAN

Submitted to:
PINAL COUNTY
PLANNING & DEVELOPMENT DEPARTMENT
85 N Florence Street, First Floor
P.O. Box 2973
Florence, Arizona 85132

Submitted on Behalf of:
BORGATA VENTURES, LLC
SKYHI HOLDINGS, LLC
12340 Saratoga - Sunnyvale Road
Saratoga, California 85070

Prepared by:
IPLAN CONSULTING
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

Prepared: September 2021
Revised: January 2022

PRINCIPALS AND DEVELOPMENT TEAM

Iplan Consulting



IPLAN CONSULTING

Greg Davis
3317 S. Higley Road,
Suite 114-622
Gilbert, AZ 85297
V: (480) 227-9850

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Iplan Consulting



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V: (480) 503-2250

E: dan.auxier@epsgroupinc.com



**SUITE 6 ARCHITECTURE +
PLANNING, INC.**

Dean Munkachy
6111 N. Cattletrack Road
Scottsdale, Arizona 85250
V: (480) 348-7800

E: dean@suite6.net

BORGATA AT SAN TAN
NON-MAJOR COMPREHENSIVE PLAN AMENDMENT | PROJECT NARRATIVE

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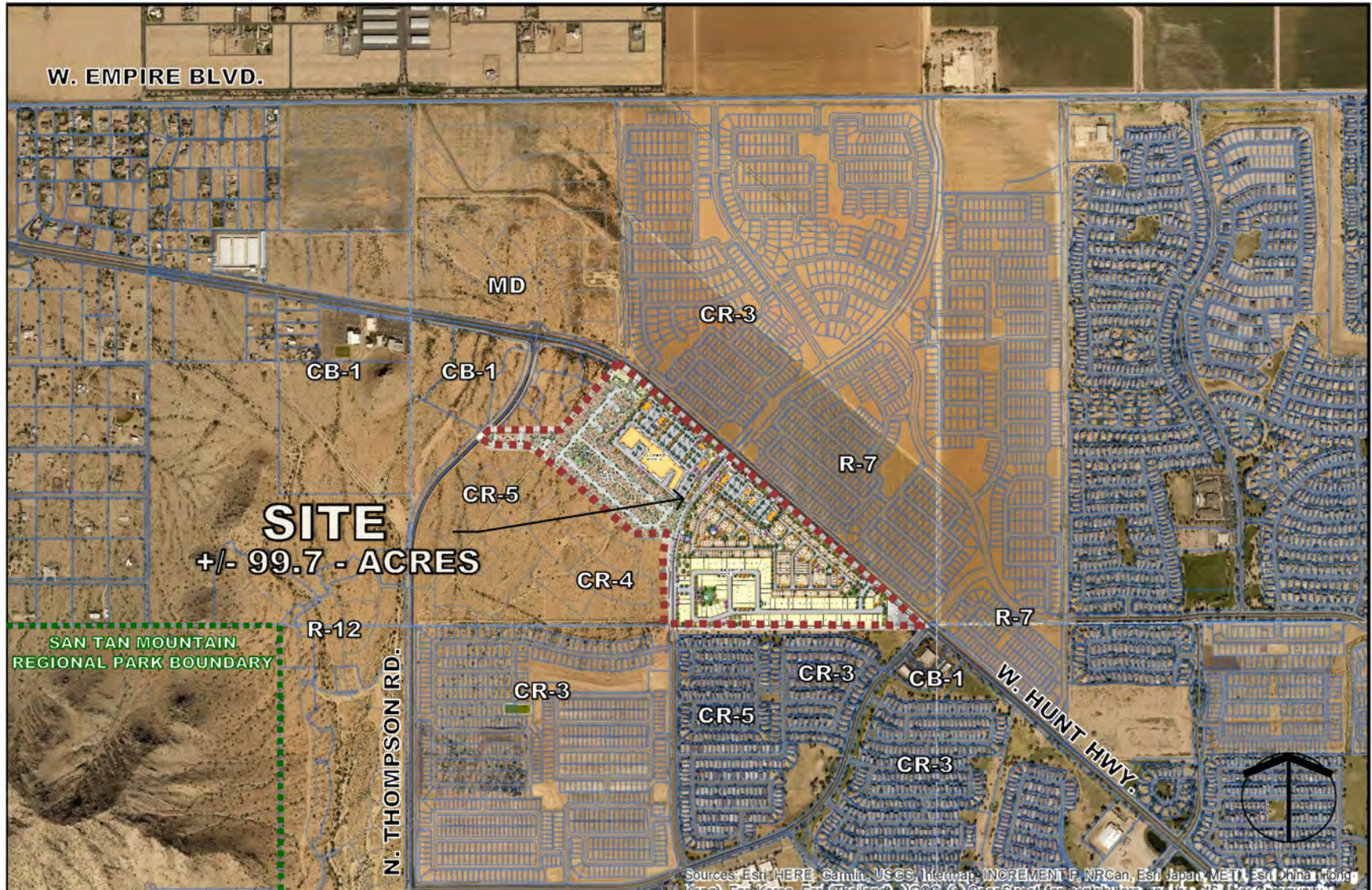
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SITE AERIAL EXHIBIT



Base Map Source: Pinal County Assessor, 2021

A. PROJECT DESCRIPTION | REQUEST

Iplan Consulting, on behalf of Borgata Ventures, LLC and SkyHi Holdings, LLC, is pleased to submit for your consideration a non-major Comprehensive Plan amendment application concerning an approximate 24.6-acre property generally located west of the southwest corner of West Hunt Highway and North Mountain Vista Boulevard in the San Tan Valley Area of north Pinal County. The property is further identified as a portion of Pinal County Assessor parcel number 509-02-929. The undeveloped property is currently located within the San Tan Heights Planned Area Development (PAD); is zoned CB-2 (General Business Zone), PAD; and, maintains a Comprehensive Plan land use classification of Community Center (San Tan Valley Special Area Plan).

More specifically, this narrative complements a request to amend the 2019 Pinal County Comprehensive Plan for approximately 24.6-acres by changing the Land Use Plan classification of the San Tan Valley Special Area Plan from Community Center to Urban Transitional. A corresponding request to rezone the property has been submitted concurrent with this non-major amendment.

B. LAND USE

B.1 COMPREHENSIVE PLAN - LAND USE PLAN AMENDMENT:

The primary component of this request is a non-major Comprehensive Plan amendment to the 2019 Pinal County Comprehensive Plan for approximately 24.6-acres, changing the Land Use Plan map classification of the San Tan Valley Special Area Plan (STV SAP) from Community Center to Urban Transitional for responsible development and use of the property that will preserve and enhance the character and lifestyle of neighboring properties.

Diligent land use planning is a long-term process typically containing multiple steps to help ensure a land use is fiscally responsible, as well as a benefit to the community in terms of sustainability and compatibility; however, responsible land use planning should also allow for flexibility in policy. Flexibility in land use planning and policy making decisions is critical to accommodate for the diverse variables that affect all of us, including changes to global, national or regional economics, as well as influences of shifting population growth areas, natural resources and environmental conditions, advancements in technology, availability of capital resources, modifications to infrastructure, change of government policies, recognition of land use patterns and community input.

Although the existing Community Center land use classification may be consistent with some policies of the Pinal County Comprehensive Plan, as supplemented by the STV SAP, use of this specific property for higher density residential or community commercial uses is not necessarily conducive for implementing the SAP's vision of recognizing unique circumstances while embracing existing neighborhoods through appropriate buffering techniques.

As aforementioned, the overriding purpose to modify the land use classification of this property to Urban Transitional is to responsibly integrate a compatible land use classification that will support similar sized single family detached uses, thus serving as an appropriate buffer and transitional land use from the existing San Tan Heights Parcels J and K single family residential neighborhood (established single family residential homes on approximately 4,500 to 7,500 square foot sized lots) to the higher residential densities and commercial uses envisioned for the remainder of the northern Borgata at San Tan project area.

As such, we believe continuation of the existing Community Center land use classification on the property will only result in an inherent disadvantage to the adjacent neighborhood character and corresponding lifestyles due to potential for reduced compatibility of the existing uses to those uses currently prescribed for the property by the STV SAP.

In summary, the overall intent of the Comprehensive Plan amendment is to ensure compatibility with surrounding properties through transformation of the land use classification that facilitates high quality, context specific development, while also fostering goals, objectives, policies and guidelines of the Pinal County Comprehensive Plan.

B.2 ILLUSTRATIVE MASTER PLAN:

An integral part of the Comprehensive Plan amendment request is the Illustrative Master Plan (*see Appendix E: Borgata at San Tan | Illustrative Master Plan Exhibit*) that visually demonstrates how the request will be implemented and if the requested land use classification is appropriate. The Borgata at San Tan Illustrative Master Plan demonstrates a concerted effort by property ownership and the development team to integrate commercial uses and residential densities that fosters the overall STV SAP vision.

Providing for a unique mix of commercial uses and residential densities to accommodate a range of housing and lifestyle options, the Illustrative Master Plan depicts a residential neighborhood that successfully integrates approximately 22.9-acres of commercial uses; an approximate 27.5-acre multi-family parcel; an approximate 24.7-acre single family attached parcel; and, an approximate 24.6-acre single family detached parcel. All combined, the Illustrative Master Plan establishes a gross residential density of approximately 8.6 dwelling units per acre (DU/Ac); however, the existing Community center land use classification does support single family detached homes, thus the request to change the classification of this one parcel to Urban Transitional to provide an appropriate and transitional land use that is sensitive to the adjacent and existing land use character.

Lot locations and orientation, combined with proposed open space areas, pedestrian circulation and vehicular circulation patterns, are carefully designed for compatibility with the overall San Tan Heights neighborhood character while furthering policies and guidelines of the STV SAP.

C. RELATIONSHIP TO SURROUNDING PROPERTIES

The property is bound on the north and by undeveloped property that is part of the overall project area Community Center land use while Hunt Highway, a regionally significant route, is situated further north of the property. Hunt Highway is also situated contiguous to the eastern property boundary, while the developing Promenade single family subdivision is located further northeast – across Hunt Highway.

San Tan Heights Parcels J and K, an existing single family neighborhood, is located contiguous to the entire southern boundary; while the single family San Tan Heights Parcels B-3 and B-4 is currently developing west of the property – across San Tan Heights Boulevard.

The Pinal County Comprehensive Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in Table C.101: Existing Land Use Summary:

TABLE C.101: EXISTING LAND USE SUMMARY:

DIRECTION	COMPREHENSIVE PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Community Center	CB-2; PAD	Undeveloped
<i>North</i>	Community Center	CB-2; PAD	Undeveloped
<i>South</i>	Suburban Neighborhood	CR-3, CR-5; PAD	Single Family Residential
<i>East</i>	Suburban Neighborhood	R-7	Single Family Residential (Developing)
<i>West</i>	Suburban Neighborhood	CR-4; PAD	Single Family Residential (Developing)

D. LOCATION AND ACCESSIBILITY

The property is situated within the northwestern portion of Pinal County and is served by an existing and planned vehicular circulation system. Hunt Highway, a ‘Regionally Significant Route’, is located immediately to the north and east. The property is directly accessed off the contiguous collector level street – San Tan Heights Boulevard, which roadway extension will provide a direct connection to Hunt Highway.

Although the property remains in the preliminary planning phases, design of the anticipated development will provide for at least one primary point of vehicular ingress/egress at the west boundary off San Tan Heights Boulevard. This access point is supplemented by a secondary access point off Hunt Hwy. – to the north thereby providing for the required two points of vehicular access. The companion Traffic Impact Analysis Report demonstrates the vehicular circulation system will serve adequate to address anticipated vehicular flows, as well as required public service and safety access for the project.

E. CONFORMANCE WITH COMPREHENSIVE PLAN VISION COMPONENTS

As set forth in the Pinal County Comprehensive Plan, as supplemented by the San Tan Valley Special Area Plan (STV SAP), the primary purpose of the requested Urban Transitional land use classification is to include areas that support various housing types while establishing appropriate transitioning of residential densities ranging from 4 – 10 DU/Ac.

We believe the requested Comprehensive Plan amendment to reclassify the property complies with County's Comprehensive Plan vision while also maintaining compatibility with existing and proposed development patterns in the area. The below bullet point list summarizes conformance with the overall vision established by the Comprehensive Plan. This list is not meant to be an exhaustive list, rather a summary of several notable features of conformance with the vision, goals, objectives, policies, and planning guidelines outlined in Appendix A: Comprehensive Plan Compliance Checklist – Part 1 of the Comprehensive Plan:

Maintains consistency with the *Sense of Community* vision component by:

- Protecting the predominant land use characteristics of the San Tan Heights community through integration of a transitional and compatible land use to support similar sized single family detached uses, which land use also serves to provide for adequate buffer from the planned higher density residential and commercial uses envisioned for the remainder of the northern project area.
- Incorporating sufficient community open space areas, active and passive recreational amenities, and corresponding pedestrian circulation pathways to encourage community gathering and social interaction.

Maintains consistency with the *Mobility and Connectivity* vision component by:

- Installing desert appropriate landscaping and shade producing trees along pedestrian circulation routes for enhancement of human comfort.
- Protecting existing multi-use trails adjacent to the property, which ultimately connect the area residents to the vast community parks.
- Expanding collector level roadways (San Tan Height Boulevard) to reduce traffic congestion while also providing both pedestrian and vehicular access to the planned commercial uses within the overall project area.
- Expanding telecommunications infrastructure to effectively enhance communication options for the community.

Maintains consistency with the *Economic Sustainability* vision component by:

- Fostering efficient development in a location where adequate infrastructure is accessible.

- Providing the framework to promote a unique blend of housing for a range of lifestyles thus further promoting and strengthening existing and proposed retail and service businesses in the area.
- Providing for a unique mix of residential densities within the overall project area to accommodate a range of housing and lifestyle options to foster population retention.

Maintains consistency with the *Open Spaces and Places* vision component by:

- Improving the quality, quantity and design of open space in a residential development.
- Planning a connected system of open space areas that protect and conserve natural, physical and social resources.
- Preserving, protecting, and conserving the existing natural drainage system of the area.

Maintains consistency with the *Environmental Stewardship* vision component by:

- Preventing spread of invasive species through careful selection of indigenous landscape materials.
- Protecting dark skies through incorporation of lighting timers for specified recreational amenities.
- Preserving views of the surrounding desert and mountain tops for the neighboring properties by maintaining adequate buffers, responsible building heights, and through appropriate use of materials and colors that will blend with the natural environs.
- Reducing demand for water resources through limited use of turf and careful selection of a low water use, desert appropriate landscape palette for community open space.
- Reducing effects of heat gain through the reduction of paved surfaces to only those necessary and required by Pinal County.

Maintains consistency with the *Health, Happy Residents* vision component by:

- Promoting a mix of quality housing opportunities within the overall project area to support economic development efforts.
- Promoting public health through incorporation of connected open space areas and pedestrian trails within and adjacent to the property.
- Promoting compact residential development patterns.

Maintains consistency with the *Quality Education Opportunities* vision component by:

- The property is currently part of the San Tan Heights PAD and therefore students generated by this project have already been planned for. Nevertheless, we are

commencing outreach efforts with the Florence Unified School District to ensure their needs are appropriately addressed.

The following bullet point list summarizes conformance with the Pinal County Comprehensive Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics. This list is also not meant to be an exhaustive list, rather a summary of several notable features of conformance with Appendix A: Comprehensive Plan Compliance Checklist – Part 2:

Maintains consistency with the *Land Use Designation* shown on the graphics:

- The impetus of this request is to reclassify the property from Community Center to Urban Transitional for the primary purpose of providing superior land use transitioning from the existing San Tan Heights neighborhood to the higher residential density and commercial land uses proposed as part of the remaining project area.

Maintains consistency with the *Mixed-Use Activity Center Concept*:

- Project area does not appear to be located within a Mixed-Use Activity Center.

Maintains consistency with the *Planning Guidelines described in the Land Use element* by:

- Promoting use of the property that is compatible with existing adjacent land use patterns.
- Increasing the level of quality of existing open space systems for the community.
- Encouraging superior neighborhood design through incorporation of pedestrian oriented connections.

Maintains consistency with the *Economic Development* element by:

- Providing the framework to promote a unique blend of housing and lifestyles for a range of income levels thus further promoting a more diverse labor pool while also strengthening demand for retail and service businesses in the community.

Maintains consistency with the *Viable Agriculture, Equestrian and Rural Lifestyle* element by:

- Although project development will not accommodate equestrian or agricultural uses, we fully recognize the importance of agricultural and equestrian areas within the County and region as a whole. As such, clustering of more intense commercial and higher density residential land uses within the overall project area should assist with preserving other location appropriate geographic areas for continued agrarian and rural uses.

Maintains consistency with the *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places* Chapter by:

- Promoting public health and a higher quality of life for the area by providing additional active and passive recreational opportunities, while conserving views to the San Tan Mountain Regional Park.
- Protecting existing multi-use trails adjacent to the property, which ultimately connect the area residents to the vast community park system.

Maintains consistency with the *Natural and Cultural Resource Conservation* by:

- Promoting potentially new habitat for native flora and fauna through inclusion of connected and passive open space systems.
- Any archaeological materials that are encountered during construction will promptly be reported to the appropriate agency for further investigation.

Maintains necessary and existing infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services by:

- Ensuring that adequate public facilities are in place prior to occupancy of the project area.
- The property was initially planned for single family residential use as part of the San Tan Heights PAD master plan and has been included in all infrastructure and utility planning thus adequate and adjacent public facilities should already be in place. This Comprehensive Plan amendment project area should not adversely impact public services in the area.

APPENDICES

Appendix A: Pinal County Assessor Parcel Exhibit

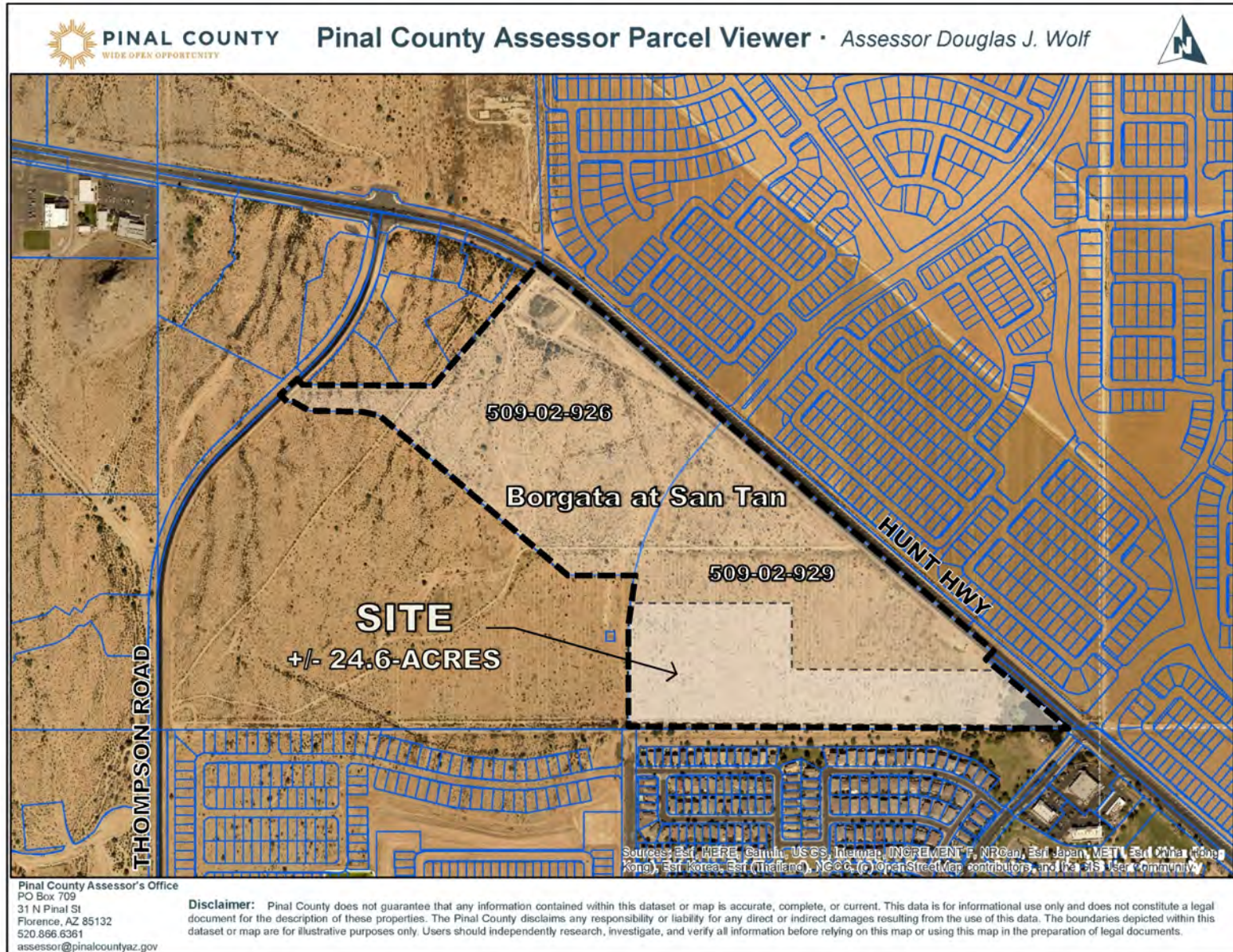
Appendix B: Regional Context Exhibit

Appendix C: Comprehensive Plan Land Use Plan Exhibit – Existing Land Use

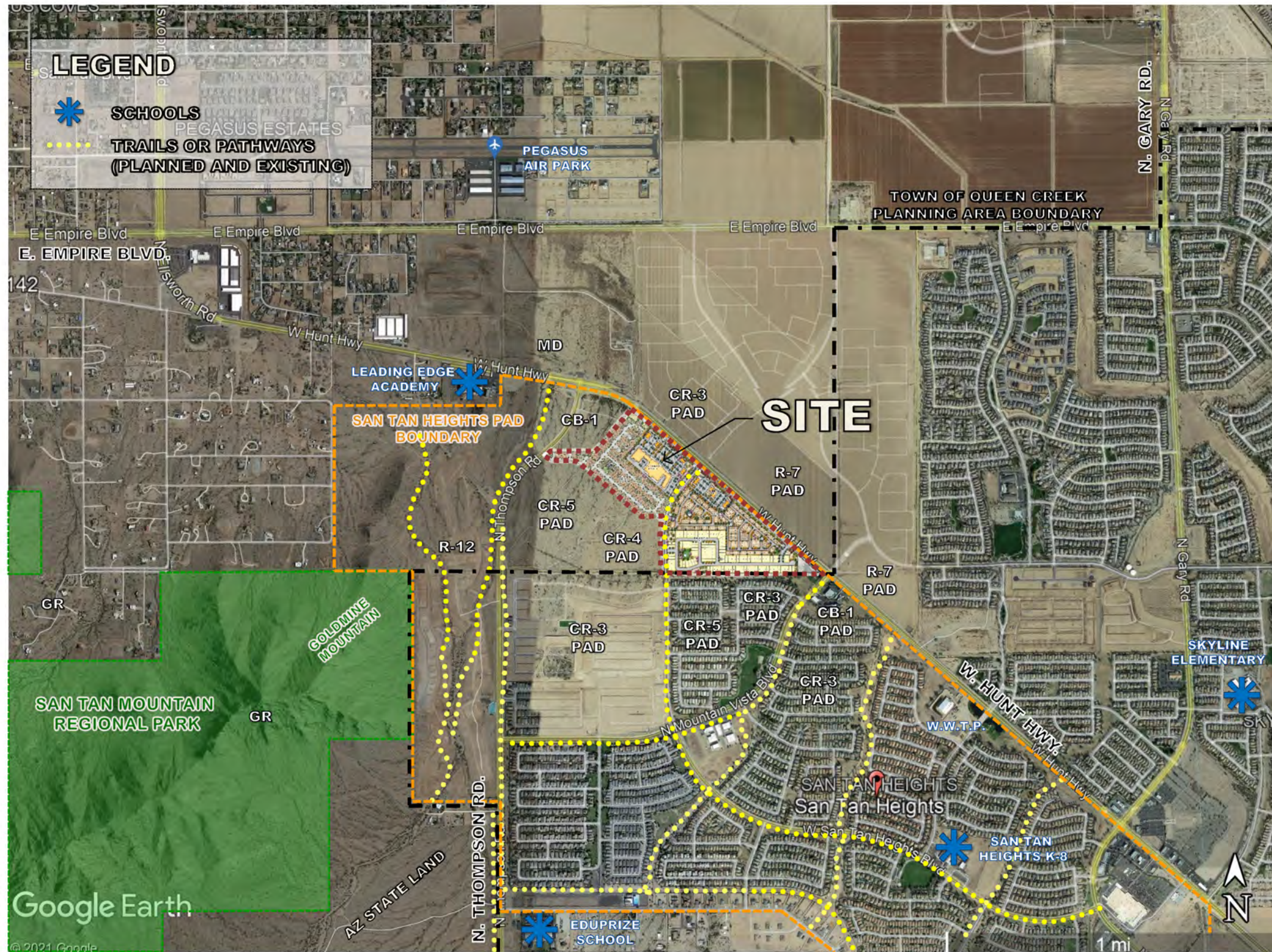
Appendix D: Comprehensive Plan Land Use Plan Exhibit – Proposed Land Use

Appendix E: Illustrative Master Plan Exhibit

APPENDIX A: BORGATA AT THE SAN TAN | PINAL COUNTY ASSESSOR PARCEL EXHIBIT

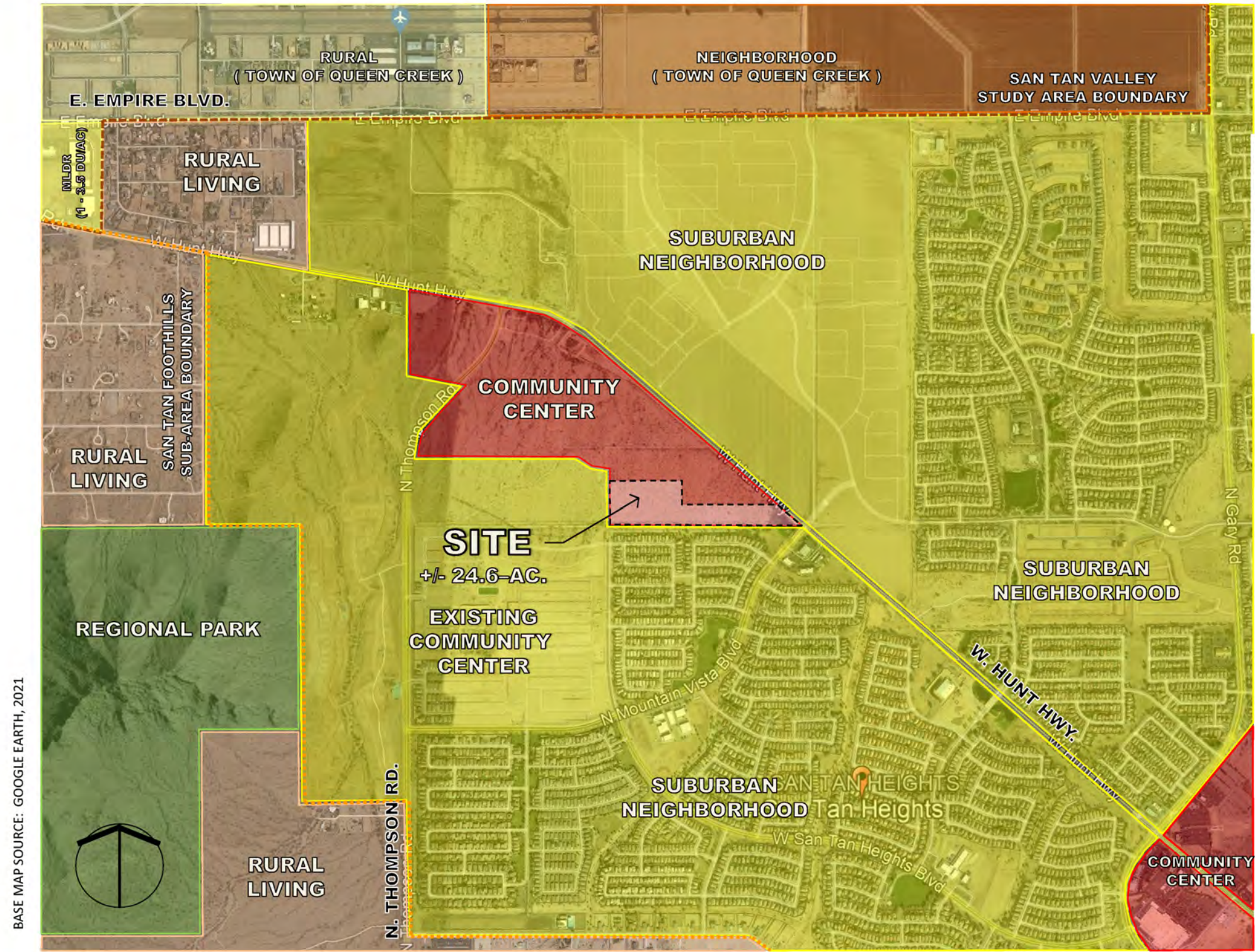


APPENDIX B: BORGATA AT SAN TAN | REGIONAL CONTEXT EXHIBIT



BORGATA AT SAN TAN
CONTEXT EXHIBIT
 PINAL COUNTY, ARIZONA

APPENDIX C: BORGATA AT SAN TAN | COMPREHENSIVE PLAN LAND USE PLAN EXHIBIT | EXISTING LAND USE

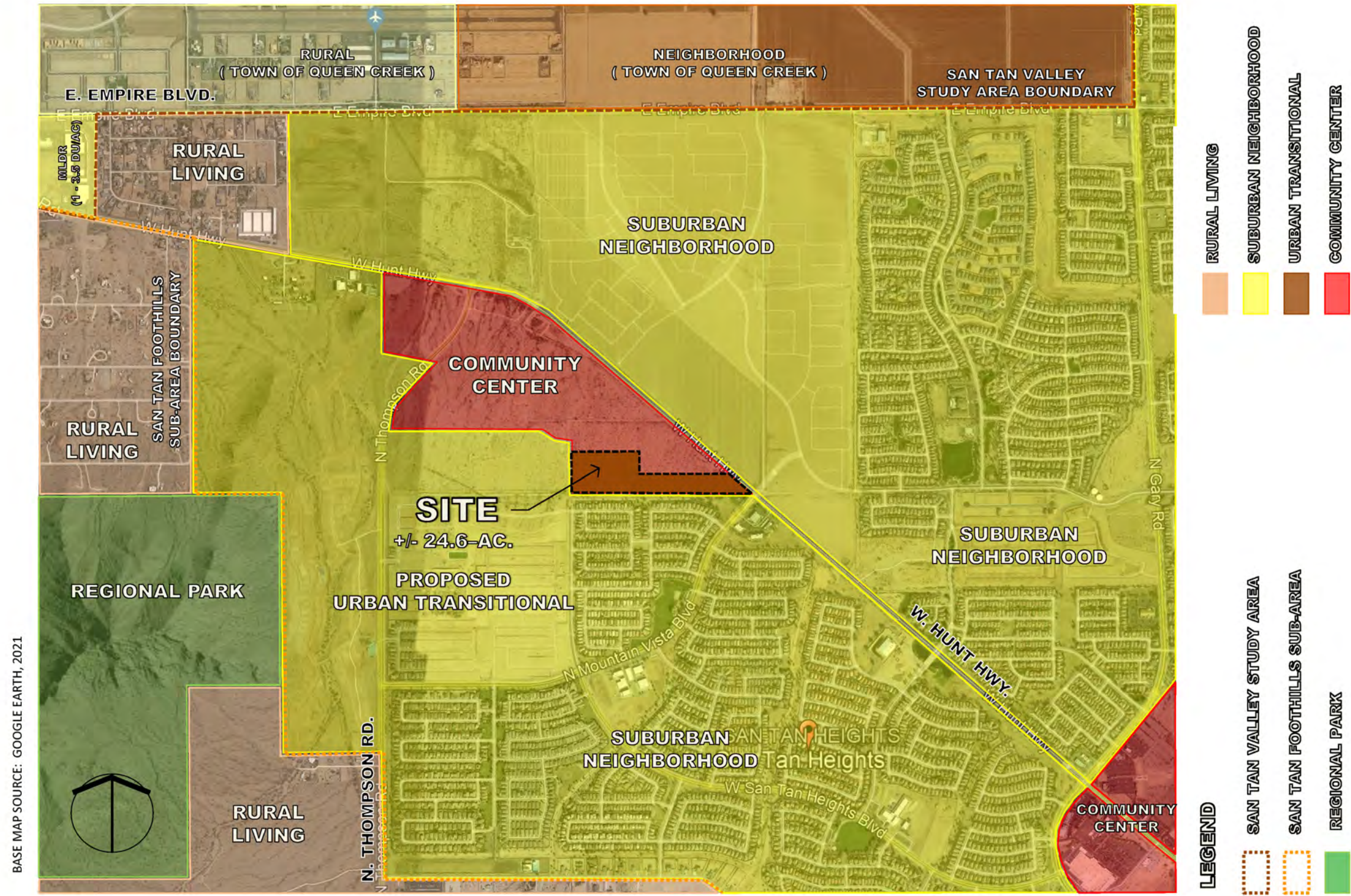


BASE MAP SOURCE: GOOGLE EARTH, 2021

JANUARY 16, 2022



BORGATA AT SAN TAN
 COMPREHENSIVE PLAN EXHIBIT
 EXISTING LAND USE PLAN
 PINAL COUNTY, ARIZONA



BASE MAP SOURCE: GOOGLE EARTH, 2021

JANUARY 16, 2022

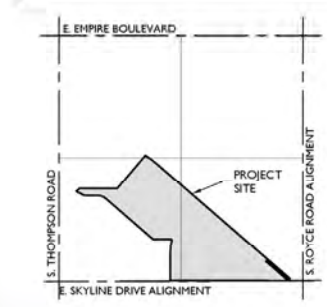


BORGATA AT SAN TAN
 COMPREHENSIVE PLAN EXHIBIT
 PROPOSED LAND USE PLAN
 PINAL COUNTY, ARIZONA

APPENDIX E: BORGATA AT SAN TAN | ILLUSTRATIVE MASTER PLAN EXHIBIT



VICINITY MAP

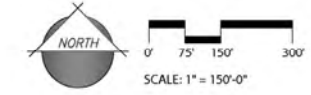


KEYNOTES

- ① NEIGHBORHOOD PARK (SEE L-3.01)
- ② NEIGHBORHOOD PARK (SEE L-3.02)
- ③ ENTRY MONUMENT (SEE L-2.01)

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia calbaco</i> 'Smoothie'	Thornless Casahuate	24" Box
	<i>Chitalpa salikensis</i> 'Pink Dawn'	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Tan West'	Fan West Ash	24" Box
	<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde	24" Box
	<i>Pistacia</i> X 'Red Push'	Red Push Pistacia	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Eremophila maculata</i> 'Valentine'	Valentine Bush	5 Gal
	<i>Gossypium harknessii</i>	San Marcos Hibiscus	5 Gal
	<i>Lantana</i> x 'Dallas Reef'	Dallas Reef Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mue'	'Regal Mue' Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruellia pensilvanica</i>	Desert Ruella	5 Gal
	<i>Russelia equisetiformis</i>	Coral Fountain	5 Gal
	<i>Tecoma</i> x 'Sanic'	Sanicac Esperanza	5 Gal
GROUNDCOVERS			
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Trailing Rosemary	1 Gal
	<i>Sphagnum</i>	Yellow Dot	1 Gal
TURF			
	<i>Cynodon dactylon</i> 'Tiffany 419'	Tiffany 419	Sod
	3/4" Screened Decomposed Granite	Desert Brown or Equal 2" Depth Min.	



21-0512

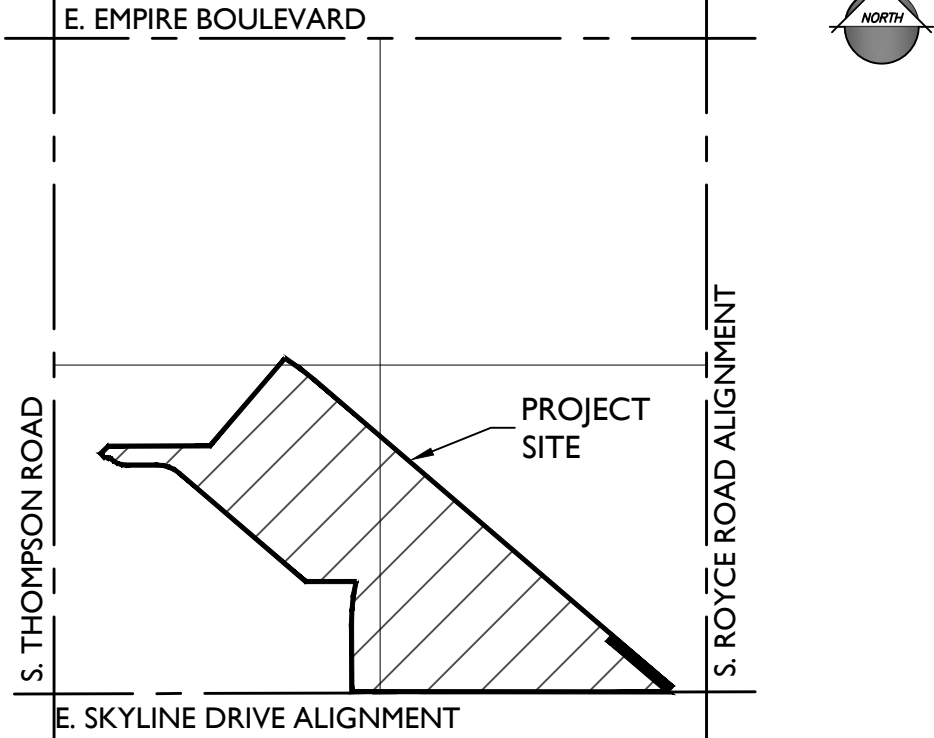
Borgata at San Tan

Pinal County, AZ Illustrative Master Plan

L-1.01
01.14.2022



VICINITY MAP
N.T.S.



PROJECT TEAM

CLIENT / OWNER:
BORGATA VENTURES LLC
12340 SARATOGA SUNNYVALE ROAD,
SARATOGA, CA 95070
TEL: (408)-253-4747
CONTACT: PEGGY GALEB
peggy@galebcompanies.com

APPLICANT:
IPLAN CONSULTING
3317 S. HIGLEY ROAD, #114-622
GILBERT, AZ 85297
TEL: (480)-227-9850
CONTACT: GREG DAVIS
greg@iplanconsulting.com

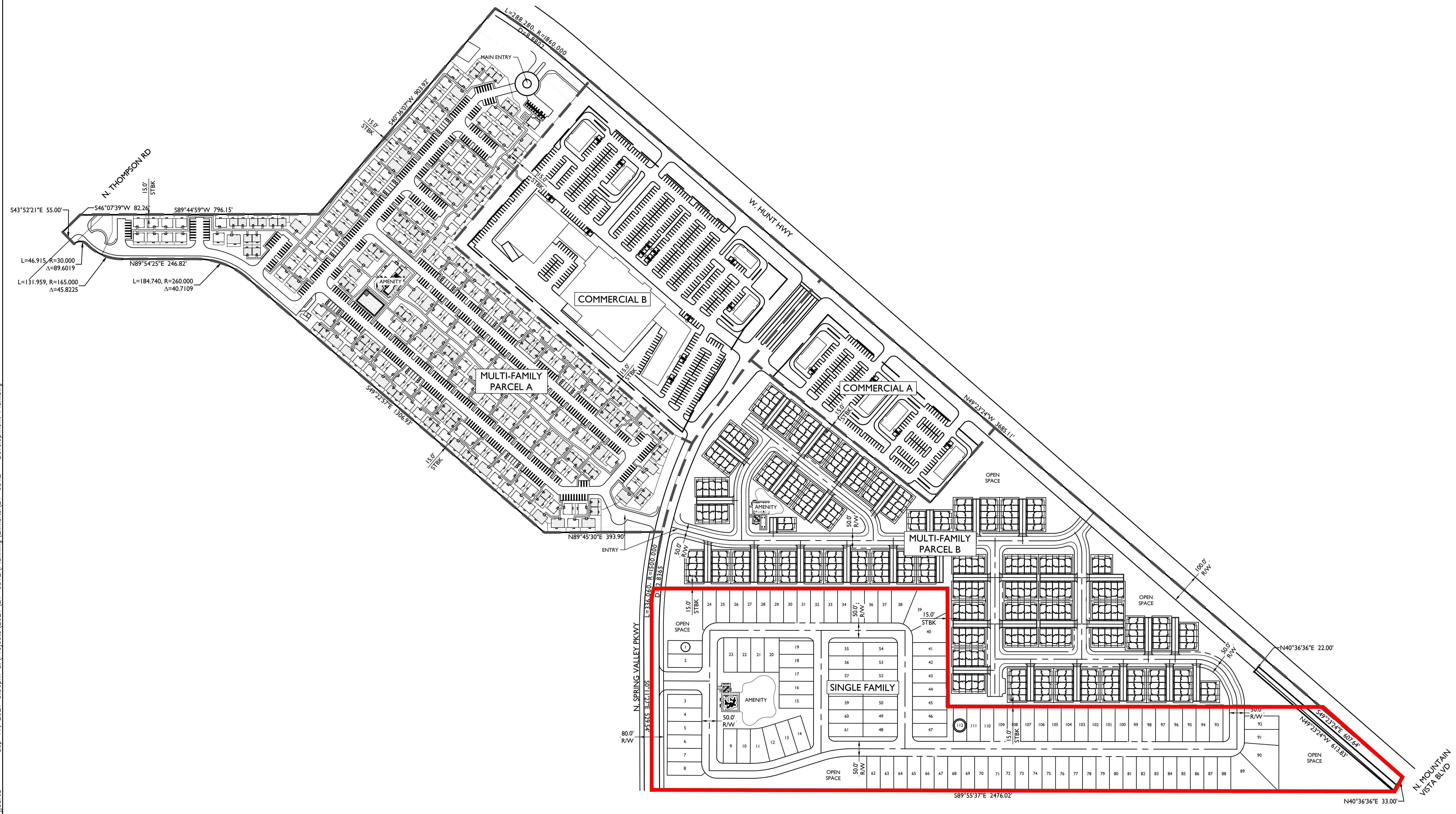
PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgruoinc.com

PROJECT DATA

A.P.N.:	509-029-260, 509-029-290		
EXISTING GENERAL PLAN:	MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)		
PROPOSED GENERAL PLAN:	MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)		
EXISTING ZONING:	CB-2		
PROPOSED ZONING:	PAD		
GROSS AREA:	100.08 AC		
	ACRES	UNITS	DENSITY
MULTI-FAMILY PARCEL A	± 26.96 AC	431	16.0 DU/AC
MULTI-FAMILY PARCEL B	± 26.04 AC	417	16.0 DU/AC
COMMERCIAL A	± 6.06 AC		
COMMERCIAL B	± 16.70 AC		
SINGLE FAMILY	± 24.32 AC	112	4.6 DU/AC
TOTAL UNITS	± 100.08 AC	960	

21-0512

Sep. 17, 2021 3:56pm S:\Projects\2021\21-0512\Planning\Exhibits\21-0512 - Development Plan.dwg jjuarez



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

Project

Borgata
Pinal County, AZ

Revisions:

Designer: JH

Drawn by: JAJ

Job No.
21-0512

DPOI

Sheet No.
1
of **1**

Call at least two full working days before you begin excavation.

1101 N. 11th Ave., Suite 200, Phoenix, AZ 85004
In Maricopa County: (602)253-1100

Development Plan



PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Gilbert Olgin / Steve Abraham
2. Date of Pre-application Review: 06/ 22 / 21 Pre-Application Review No.: Z-PA- 056 - 21
3. Current Zoning (Please provide Acreage Breakdown): CB-2 (100.1-Ac.) (100%)
4. Requested Zoning (Please provide Acreage Breakdown): PAD (Please see corresponding PAD Book.)
5. Parcel Size(s): 100.1-Ac.
6. The existing use of the property is as follows: Undeveloped.
7. The exact use proposed under this request: Horizontal mixed-use (commercial; multi-family; single family)
8. What is the Comprehensive Plan Designation for the subject property: Community Center
9. Is the property located within three (3) miles of an incorporated community? YES NO
10. Is an annexation into a municipality currently in progress? YES NO
11. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, zoning violation # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____
Significant changes to global, national and regional economics / markets have rendered 100-acres of commercial land use unfeasible at this specific location.
13. Explain why the proposed development is needed and necessary at this time. _____
Proposed horizontal mixed-use is necessary to provide appropriate and desirable mix of land uses that align with existing and future prevailing market conditions.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: Water and sewer utility lines are available for connection adjacent to property. Any roadway improvements will be constructed by developer.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: On a typical weekday at full build out the proposed development is estimated to generate 688 trips in the AM peak hour, 1,276 trips in the PM peak hour, and 15,425 daily trips. Please see corresponding Traffic Impact Analysis.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: Please reference corresponding PAD Book.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
Any excessive noise should only occur during construction.

5. What type of landscaping are you proposing to screen this use from your neighbors?
Please reference corresponding OSRAP.

6. What type of signage are you proposing for the activity? Where will the signs be located?
Monumentation and wall mounted - Commercial Parcels; Entry monumentation for residential - please see OSRAP.


7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: Not at this time.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: Please see explanation in corresponding PAD / Rezone Book.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?
 YES NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES NO

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Galeb Companies 12340 Saratoga-Sunnyvale Rd. Saratoga, CA 95070
Name of Applicant Address


 n/a n/a
Signature of Applicant E-Mail Address Phone Number

Iplan Consulting 3317 S, Higley Rd. #114-622
Name of Agent/Representative Address

 Greg@iplanconsulting.com 480-227-9850
Signature of Agent/Representative E-Mail Address Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Borgata Ventures LLC & SkyHi Holdings LLC 12340 Saratoga-Sunnyvale Rd. Saratoga, CA 95070
Name of Landowner Address

 n/a n/a
Signature of Landowner E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Borgata Ventures LLC & SkyHi Holdings LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of ~100 acres acres located at south and east of the southeast corner of Thompson Rd. and Hunt Highway, and further identified

As assessor parcel number 509-29-260 & 509-29-290 and legally described as follows:
[Insert Address of Property]
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Galeb Companies and Iplan Consulting
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day _____, 20____

by _____

My Commission Expires _____

Signature of Notary Public _____

Printed Name of Notary _____

Signature of Notary _____

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT



Borgata / Skyh:
[Insert Company's or Trust's Name]
By: [Signature]
[Signature of Authorized Officer, or Trustee]
Its: Manager
[Insert Title]

Dated: 9/21/21

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

[Insert Signor's Name] [Insert Title]

[Name of Company or Trust] [Insert State of Incorporation, if applicable] an,

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

Printed Name of Notary Signature of Notary

**ALTERNATE: Use the following acknowledgment only when a second company is signing
On behalf of the owner:**

STATE OF _____)
) ss. (Seal)
COUNTY OF _____)
The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

[Insert Signor's Name]
_____, of _____
[Title of Office Held] [Second Company]
As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary Signature of Notary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

On 09/21/21 before me, Ann M. Freitas-Watson, Notary Public
(insert name and title of the officer)

personally appeared Peggy Galeb,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

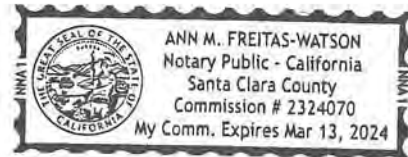
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Ann M. Freitas-Watson

(Seal)



Application Checklist:

A. Check the appropriate item:

This Zone Change is being submitted without a PAD request

This Zone Change is being submitted in conjunction with a PAD request.

The applicant must complete a PAD application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting:

Notify all property owners within 1200' (feet)

Hold the meeting within five (5) miles of the subject property

Hold the meeting between 5:00 pm – 9:00 pm

Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - *(Use page 5 of this application)*
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

C. Submit a completed “Agency Authorization” form *(if applicable)*.

D. Submit a written Narrative concerning the proposed development *(if not submitting in conjunction with a PAD Application)* to include:

1. Title Page

2. Purpose of Request

3. Description of Proposal

- a. Nature of the Project
- b. Proposed Land Use
- c. Conformance to adopted Comprehensive Plan
- d. Answers to the questions from the **Supporting Information** sheet
- e. Location & Accessibility
- f. Utilities & Services
- g. Neighborhood Meeting Information
- h. Appendix, as applicable

E. Submit a Site Plan (if not submitting in conjunction with a PAD Application). The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- 1. Legal Description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping.
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. Submit the following information regarding Water Supply:

- 1. Identify the water service provider
- 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- 3. Provide information about water supply and source, including renewable and non-groundwater supplies
- 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
 - Depth to bedrock & Depth to groundwater
 - Known fissures or land subsidence in the area
 - Known wells in the area, available information on status and water levels
 - Summary of data-gathering efforts and sources of information

- G. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.
- H. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
- I. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).
- J. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: <http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf>
- K. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.
- L. **Submit one (1) hard copy** of all documentation outlined in the Zone Change application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD or Jump Drive along with:**
 - a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

** Your application can also be submitted digitally via email or FTP site please call or email the Planning Division for more information.*
- M. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 12 & 13 of this application for illustrative details*).
- N. **Aware** that newspaper advertising fees must be paid **by the applicant.** (*in addition to application fees*)
- O. Signature at the end of the "**Checklist**" stating you have reviewed and addressed all areas within it.

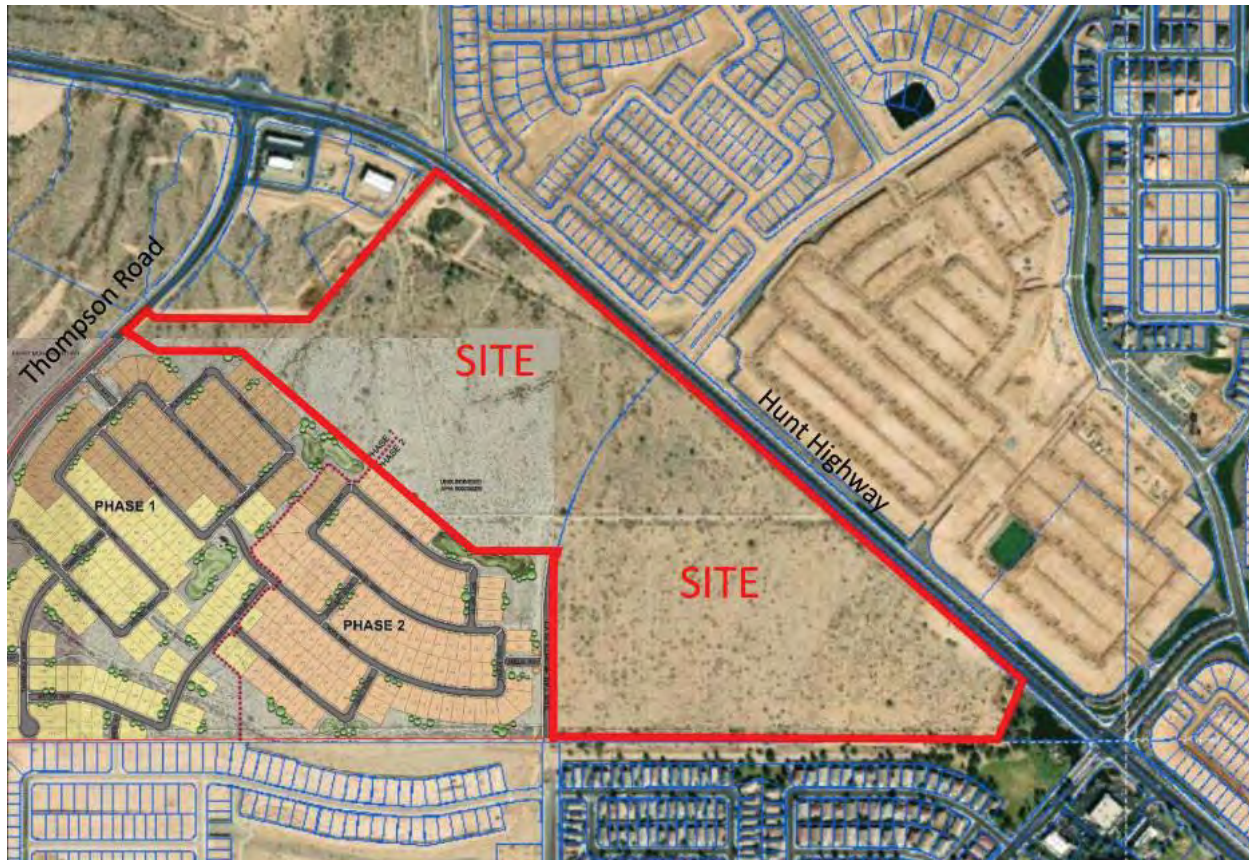
I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Mario Mangiamele, AICP Digitally signed by Mario Mangiamele, AICP
Date: 2021.09.22 13:45:34 -07'00'

Signature Date



This letter is being sent to all property owners within the San Tan Heights community as well as those within 1,200 feet of the Planned Area Development (PAD) boundary to notify you of the subject site's landowner's intent to propose a development plan to Pinal County for the purposes of developing the approximate 100-acre site located along the south side of Hunt Highway between Thompson Road and Mountain Vista Blvd. The current ownership, who has owned the land since 2003, is intending to develop a mixed-use project that includes commercial, multi-family, and single family uses. Specific uses and/or users are not known at this time as we are very early into the development process.



The property currently has a Comprehensive Plan land use classification of Community Center with underlying zoning of CB-2 (commercial) and CR-4 (residential). The CB-2 and CR-4 zoning districts are no longer being used by the County so we propose to use the zoning designations of C-2 (commercial) MR (multi-family) and R-7 (single-family). A PAD overlay is also proposed which is consistent with the existing entitlement. Since the Community Center land use classification does not allow single family uses, we are proposing a minor Comprehensive Plan Amendment for a ~25-acre portion of the project, replacing the Community Center land use classification with Urban Transitional. The result of this proposal will allow the development of ~25 acres of commercial uses, ~50 acres of multi-family uses, and ~25 acres of single family uses (see attached concept plan).

We are preparing a formal application to be submitted to Pinal County sometime in July and as such, wanted to present our intentions to the area residents via this letter, but also via an in-person meeting/presentation (info below). This is a very preliminary meeting, meaning we do not have detailed plans or information about who the end users will be, how soon uses will be built, or even what they will

look like. That said, we do invite your questions and comments via email or in person. The presentation will be held:

Thursday, July 1st at 6:00 PM
San Tan Heights Community Center – Hibiscus Room
32805 Occidental Ave. San Tan Valley, AZ 85142
(enter parking lot through SOUTH gate - off of Occidental)

This notification was sent to over 5,000 property owners and since we will not be able to accommodate everyone's questions and/or comments at the in-person meeting, we welcome you to send them to me via email at Greg@iplanconsulting.com. All questions and comments received will be responded to and included in the public record package submitted to the County. In addition, below is a FAQ which may address questions you have.

1. Why not build all 100 acres as commercial?

The property owners are commercial developers and have been marketing this site for 17 years now and recognize that 100 acres is far too much commercial to absorb in our post-Amazon, post-COVID world. They have been working with commercial brokers to determine the maximum amount of commercial that is viable due to the existing and planned multi and single family developments surrounding the site.

2. Will this project be part of the San Tan Heights HOA?

No...this project is not part of the HOA and will have no impact to the HOA.

3. What is being done regarding the traffic that will be produced by this project?

We will be preparing a Traffic Impact Analysis (TIA) which the County will review and determine what impact this project will have on existing traffic and how to mitigate that impact.

4. What road improvements will be made with this project?

The County will actually determine what improvements are required, but we fully expect to improve Hunt Highway along our frontage and build San Tan Heights Blvd. from Hunt Highway to where it currently stops.

5. What type of commercial uses are expected?

At this early stage we don't have any uses on board yet, but we anticipate a typical neighborhood level commercial development which would include a grocer anchor, several in-line suite users, and multiple pads along Hunt highway for restaurants and retail stores.

6. What type of multi-family uses are expected?

We are working with multi-family developers that build lower intensity 1 & 2 story homes/units for rent in a style similar to a Christopher Todd or NexMetro communities.

7. What size of homes are planned for the single-family use?

We are planning for homes and lot sizes to be consistent with the adjacent neighborhoods...40-55 foot wide by 100-120 feet deep lots with homes ranging from 1,200 – 2,000 square feet.

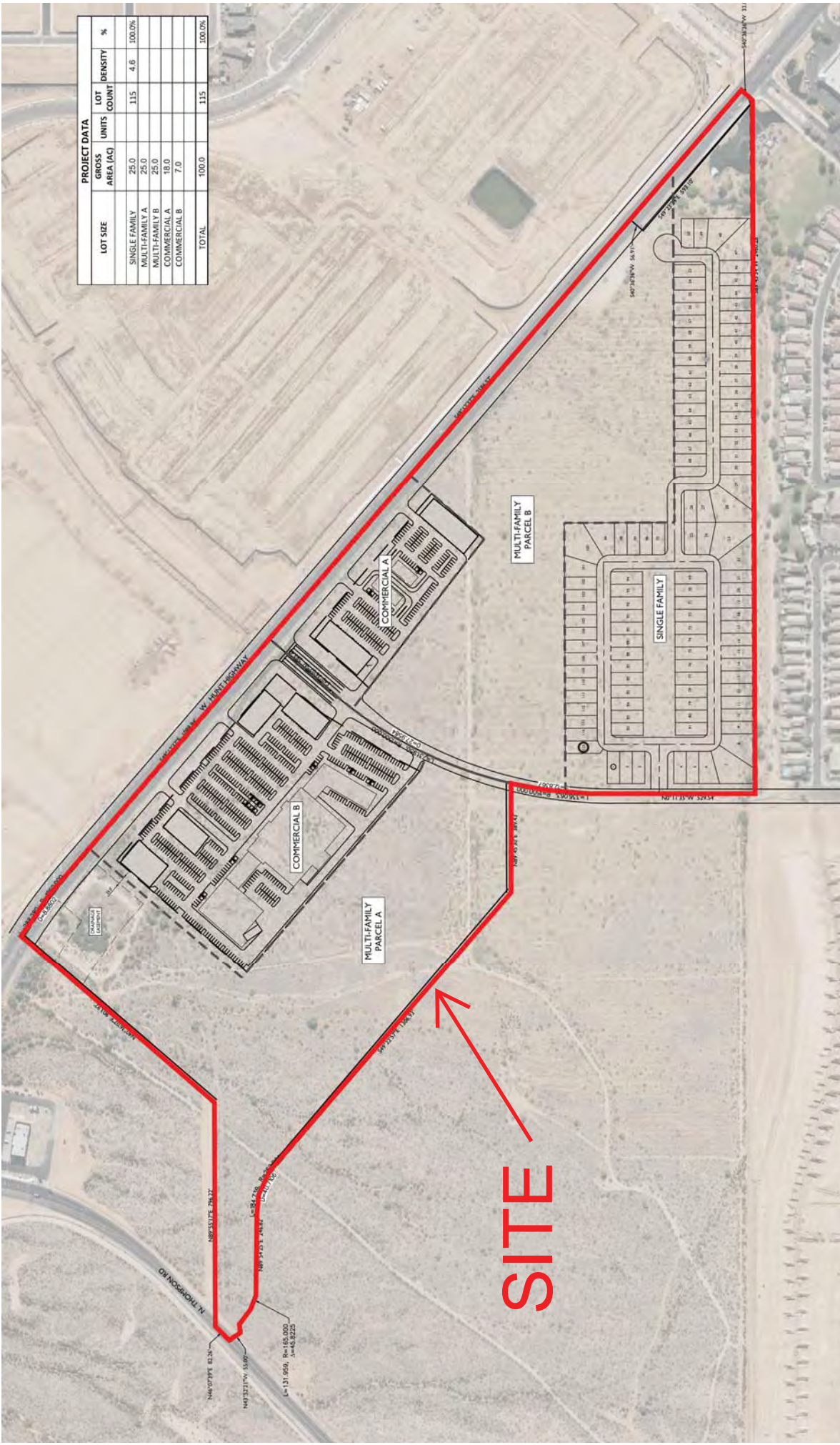
8. What is the timing of the project?

We expect the site construction to start in early 2023 and build out will be determined by the market absorption of each land use.

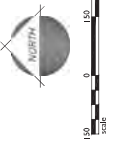
Sent on behalf of the landowner,



Greg Davis
Entitlement Consultant



PROJECT DATA			
LOT SIZE	GROSS AREA (AC)	UNITS	LOT DENSITY %
SINGLE FAMILY	25.0	115	4.6
MULTI-FAMILY A	25.0		
MULTI-FAMILY B	25.0		
COMMERCIAL A	18.0		
COMMERCIAL B	7.0		
TOTAL	100.0	115	100.0%



05.19.2021

Conceptual Layout 3

Pinal County

Borgata at San Tan Valley



Borgata Sky/Hi Neighborhood Meeting Summary:

San Tan Heights Community Center – July 1, 2021

Attendees:

Moderator: Greg Davis – Iplan Consulting

Moderator: Mario Mangiamele – Iplan Consulting

Neighbors: See Sign-in Sheet

Meeting started at approximately 6:10PM.

Mr. Davis welcomed everyone to the meeting, explained that the purpose of the meeting was to inform the area residents about the proposal and solicit questions and/or comments. Mr. Davis then explained what the existing entitlements allowed for, what the proposed entitlements were (including the minor Comp Plan amendment, PAD rezoning, and future Site Plan), what they allowed for, and the process for the proposed entitlements to be reviewed and improved. Lastly, Mr. Davis explained the timeframes associated with each step and the multiple opportunities the area residents would have to provide further commentary. Mr. Davis then opened the meeting for questions and/or comments:

1. RV/Boat Storage – where are they allowed?
 - *We believe currently permitted in Commercial and Industrial zoning designations.*
2. Difference between single family and multi-family?
 - *Generally land ownership – single family detached and single family attached often involves fee simple land ownership – multi-family generally does not include land ownership – property owned and managed by one entity.*
3. Timing for addressing fissures?
 - *Fissure study is underway. We know there are fissures in the area but unsure how they might impact this project.*
4. Where are you going to get water?
 - *Area has been planned for development for quite some time. We are working with EPCOR concerning water needs.*
5. What are you doing to preserve open space?
 - *Project is proposing over 25% open space and overall PAD initially contributed to access and development of San Tan Regional Park.*



6. What are you going to do about fissures long term as they appear to be growing? Also concerns with existing fissures within San Tan Heights community – nothing is happening to remediate. You are contributing to fissure issue by depleting groundwater. Multiple comments on existing, growing and future fissures.
 - *First step is a level 1 analysis – recommendations by fissure consultant will be provided.*
 - *If public safety issue – recommendations will typically be provided to address immediately.*
 - *We understand the significant concern you are raising and will address it.*

7. What about traffic and signals (light at Thompson?).
 - *County requires a TIA which will take in ambient traffic as well as traffic generated by this proposal and County will make recommendations as to appropriate improvements...including a signal at San Tan Village Parkway and Hunt Hwy.*

8. Are you going to have your own HOA?
 - *Yes, or Property Owners Association.*

9. Where are you connecting for water? Are you using Mountain Vista Lake for irrigation?
 - *Not to our knowledge, we believe connections may be within Hunt Hwy. Further analysis is needed and ongoing.*

10. Will our buffer go away – reference made to open space adjacent to existing residential on property boundary?
 - *No – The identified buffer/open space is on STH property...not ours.*

11. When is traffic study going to be conducted? Traffic counts need to be performed during school, when winter visitors are here, etc., for a more accurate study.
 - *We are currently analyzing the traffic per the County's requirements. We can't wait until fall to perform the study. That said, existing studies do include year round data.*

12. Will the meeting summary be provided to neighbors?
 - *We will provide a meeting summary document and include it with our formal rezoning application to the County. That package is a public document so you will have access to it.*



13. Existing traffic on Hunt Hwy. is an issue.
 - *Understood. We will have a TIA to assess the traffic situation and the County may require on and offsite road improvements to help mitigate traffic.*

14. San Tan Valley Plan – 2018 – what is your reason from pivoting from San Tan Valley plan? Supposed to be a very special place – you have opportunity to make this – heart and soul of area. Queen Creek Marketplace is 90-acres. Please come back with something that is regional draw – hate to see more rooftops.
 - *We believe we are compliant with the STVP which does support commercial and multi-family uses. We do acknowledge that we are requesting to change 25-acres of the STVP for the single-family homes which we believe provide a valuable buffer to the existing homes. We can only meet the market demand and cannot speculatively build for uses that are not interested in this area.*

15. Need more employment opportunities – not fast food.
 - *We understand and agree, but again, we don't "make" the market...we only can meet it. Our desire is to develop as much employment and commercial property as is viable, but we'd marketed the property for 12 years for those uses with little to no interest. With adding the rooftop density of the multi-family homes, we will be drawing in commercial users that aren't interested today.*

16. Need public gathering spaces – maintain mountain views. Owner is not vested in area. Community center is not a strip mall. Need to respect plan put in place. Need jobs.
 - We cannot commit to what the commercial portion of this project is going to look like at this time. All interest to date has been for small frontage pads which we have passed on. We want as notable a user as you do and we can design the project to offer gathering places so there is still a lot to be determined. That said, we are not the end users, nor are you. The County and the people/companies that are risking millions to build are the folks who get to decide specifically what uses/projects get built and which don't. We do commit to keeping the residents involved so this conversation can continue as more end user information is known.



17. What constitutes density?

- *People per acre – it's a ratio of how many homes/people live in an acre of space.*
- *Explained/summarized what companies typically look at in determining location.*

18. Will multi-family be Section 8?

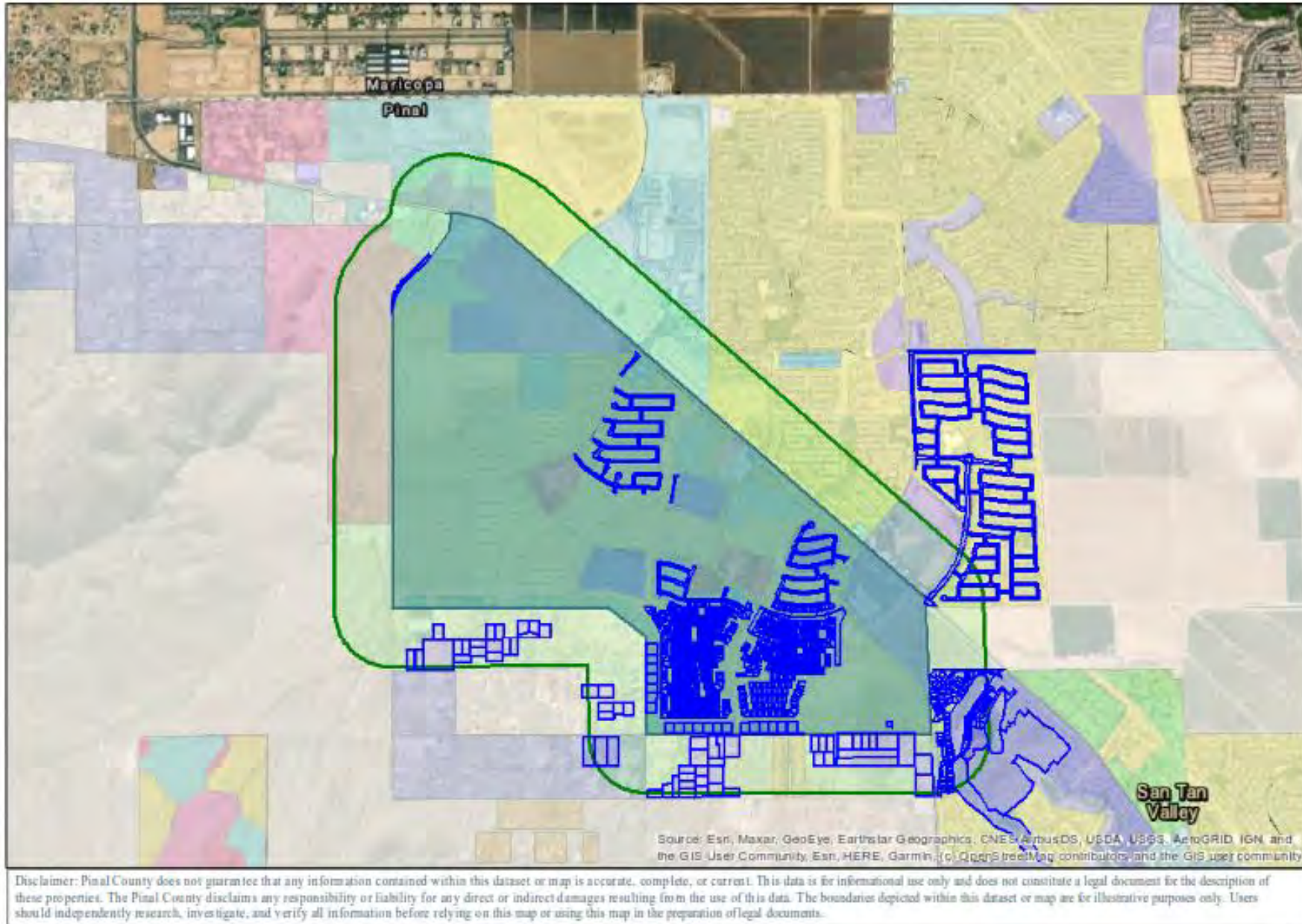
- *No. No subsidized housing is proposed as part of this project.*

Seeing no other questions or comments, Mr. Davis adjourned the meeting and welcomed residents to stay involved in the process and contact him for future questions and/or comments.

Meeting adjourned at approximately 7:35PM.

NAME - (please print)	ADDRESS	ZIP	EMAIL	MSW 8/27/15
Ken Melroy	2910 Las ALLEGAS PEAK		BENCHMARK HOMES INC	
Helen Medlock	3486 W Belle Ave	85142	elamereadsalot@gmail.com	
Stacy Davies	3413 W. Mineral Butte Drive	85142		
Judy Thorson	4072 W Alabama Ln	85142	judythorson25@gmail.com	
Neal Carter	2197 W Gold Dust, Ave	85142	NealCarter@hotmail.com	
Christian Serafin	886 W Desert Hills Dr,	85143	christianiserafin@gmail.com	
George Racion	4000 W. allen Rd QUEEN CREEK AZ	85142	georged.racion@gmail.com	
Jill Weller	6262 W. THUNDER CLOUD DR. QUEEN CREEK 85142	85142		

NAME - (please print)	ADDRESS	ZIP	EMAIL
DON PARHAM	3374 W MORGAN LN	85142	dparham@msn.com
ROBERT BRYAN	4137 W WHITE CANYON	85142	D.J.MACKAYSA@YAHOO.COM
PEG LYNCH			m.peg.lynch@gmail.com



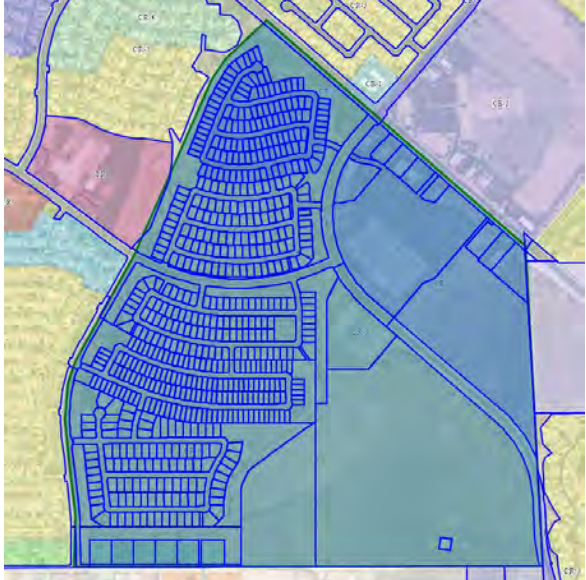
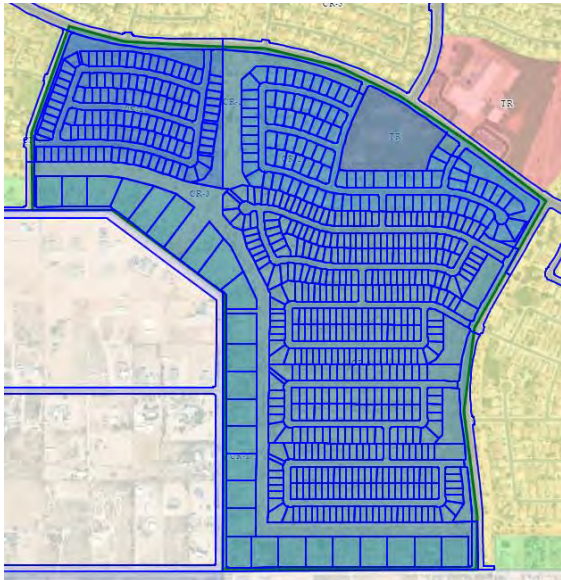
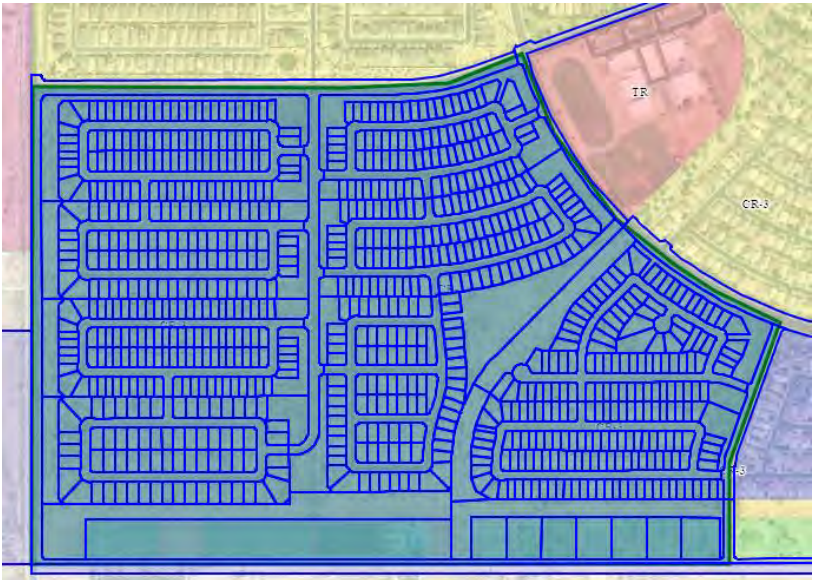
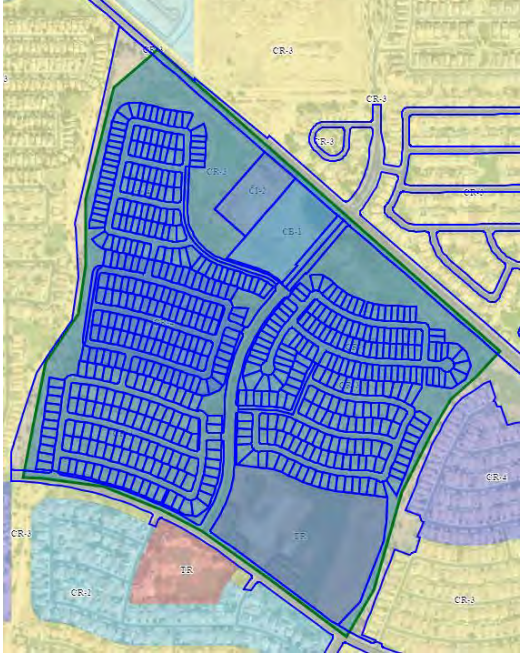
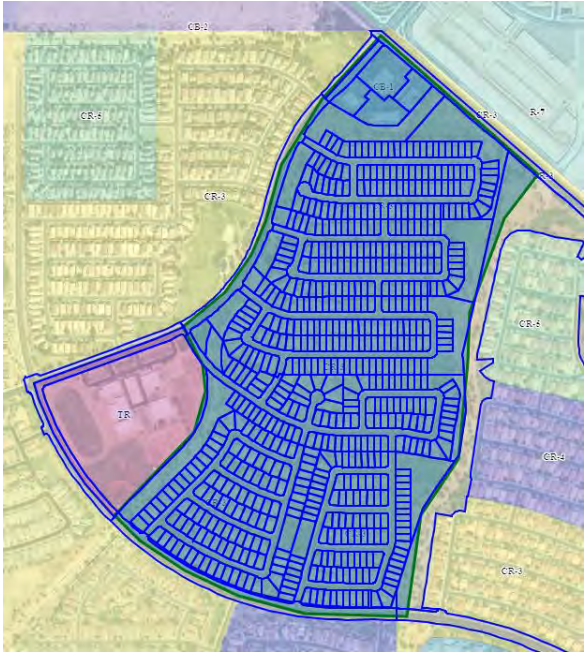
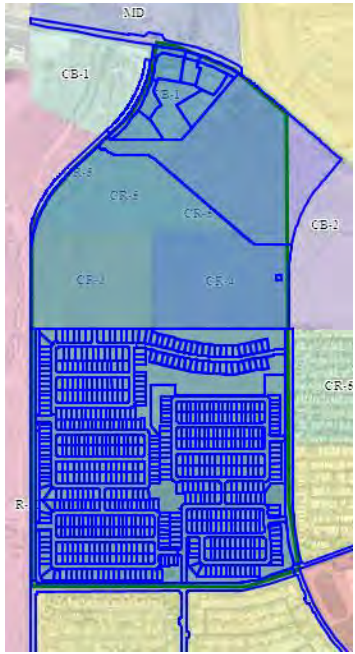
Pinal County GIS

The online Parcel Viewer's "Label and Address" tool functionality is limited to 1000 addresses per query and the San Tan Heights PAD, inclusive of a 1200' buffer, has well over 5000 addresses. This required carefully using the tool by selecting individual large sections of the PAD and running a series of maps and labels (7 onsite, 5 offsite) to ensure every parcel within the PAD and 1200' of its perimeter was entirely accounted for. The individual maps are shown on the following two pages for clarity and assurance that no parcels were omitted in this exercise and that all duplicates were eliminated to the extent possible.

Iplan Consulting



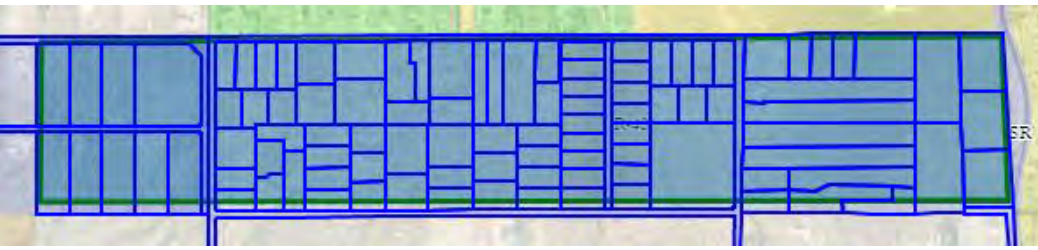
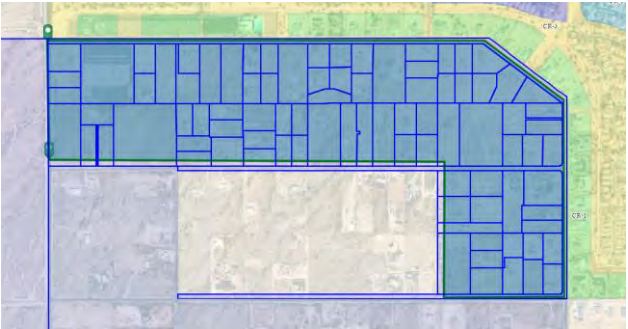
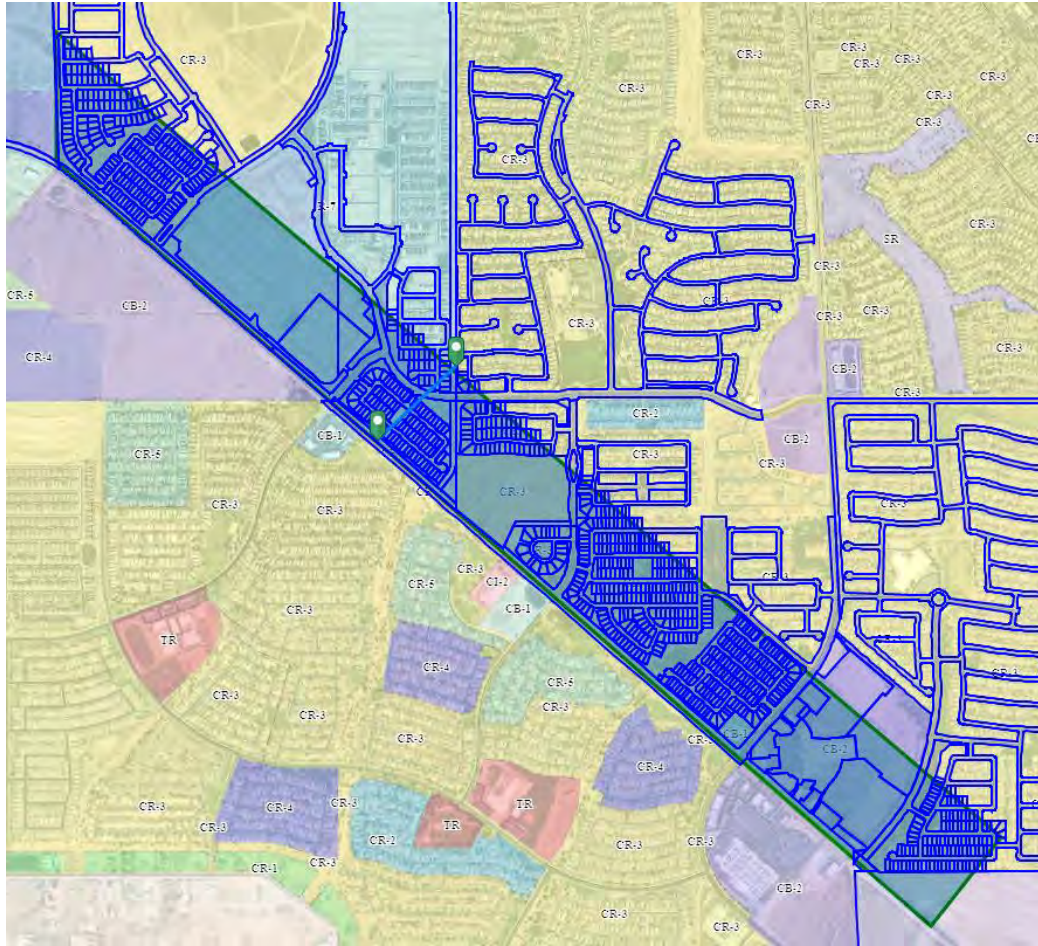
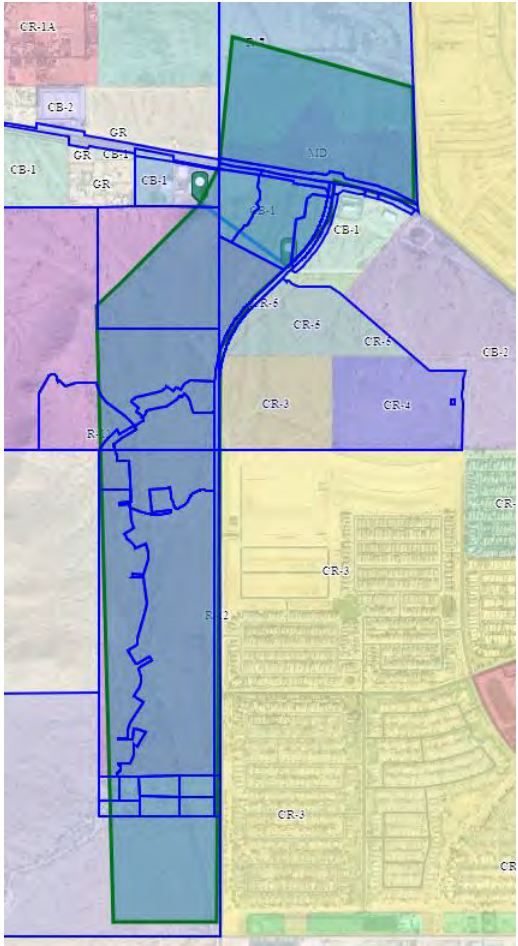
San Tan Heights PAD (onsite)

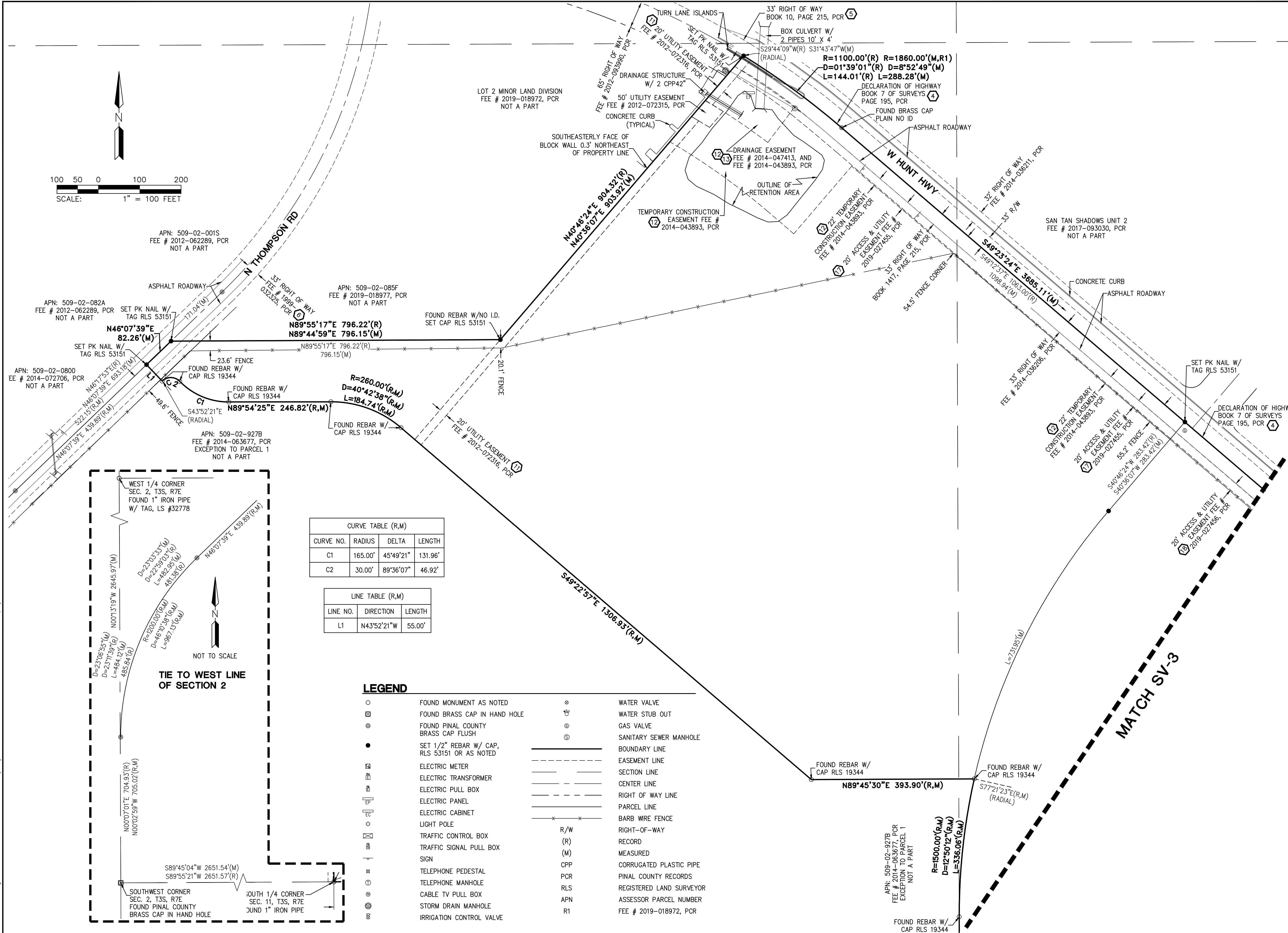
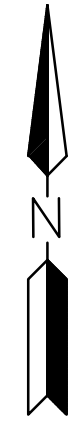
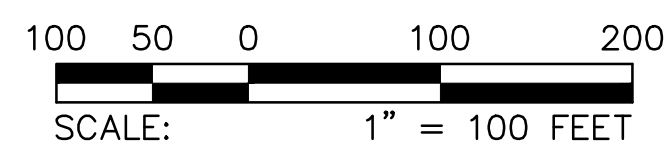


Iplan Consulting



San Tan Heights PAD 1200' Buffer Area (offsite)



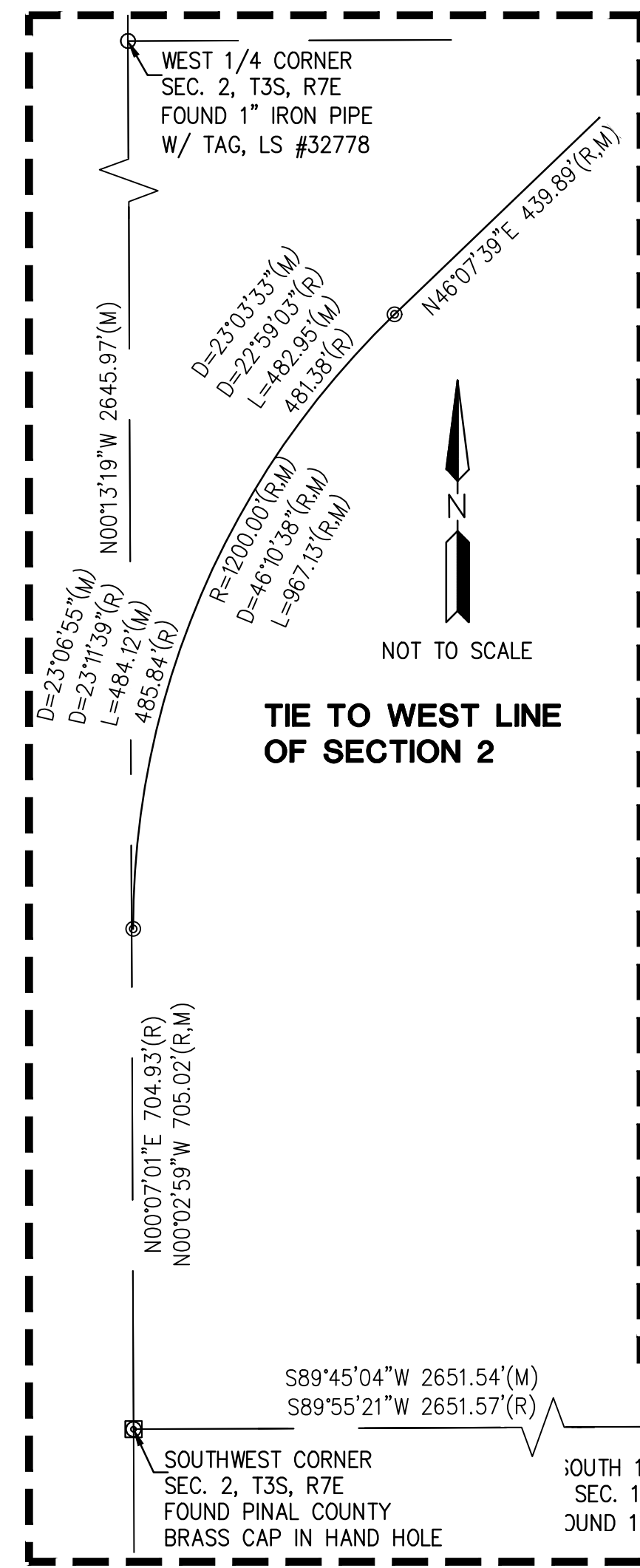


CURVE TABLE (R,M)

CURVE NO.	RADIUS	DELTA	LENGTH
C1	165.00'	45°49'21"	131.96'
C2	30.00'	89°36'07"	46.92'

LINE TABLE (R,M)

LINE NO.	DIRECTION	LENGTH
L1	N43°52'21"W	55.00'



LEGEND

- | | | | |
|-------|--|-------|-----------------------------------|
| ○ | FOUND MONUMENT AS NOTED | ⊗ | WATER VALVE |
| ⊗ | FOUND BRASS CAP IN HAND HOLE | ⊗ | WATER STUB OUT |
| ⊗ | FOUND PINAL COUNTY BRASS CAP FLUSH | ⊗ | GAS VALVE |
| ● | SET 1/2" REBAR W/ CAP, RLS 53151 OR AS NOTED | ⊗ | SANITARY SEWER MANHOLE |
| — | BOUNDARY LINE | — | BOUNDARY LINE |
| - - - | EASEMENT LINE | - - - | SECTION LINE |
| — | ELECTRIC METER | — | CENTER LINE |
| — | ELECTRIC TRANSFORMER | - - - | RIGHT OF WAY LINE |
| — | ELECTRIC PULL BOX | - - - | PARCEL LINE |
| — | ELECTRIC PANEL | - - - | BARB WIRE FENCE |
| — | ELECTRIC CABINET | - - - | RIGHT-OF-WAY |
| ⊗ | LIGHT POLE | ⊗ | RECORD |
| ⊗ | TRAFFIC CONTROL BOX | ⊗ | MEASURED |
| ⊗ | TRAFFIC SIGNAL PULL BOX | ⊗ | CORRUGATED PLASTIC PIPE |
| ⊗ | SIGN | ⊗ | PINAL COUNTY RECORDS |
| ⊗ | TELEPHONE PEDESTAL | ⊗ | REGISTERED LAND SURVEYOR |
| ⊗ | TELEPHONE MANHOLE | ⊗ | ASSESSOR PARCEL NUMBER |
| ⊗ | CABLE TV PULL BOX | ⊗ | FEE # 2019-018972, PCR NOT A PART |
| ⊗ | STORM DRAIN MANHOLE | ⊗ | |
| ⊗ | IRRIGATION CONTROL VALVE | ⊗ | |

REV: _____

HILGART WILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

BORGATA VENTURES & SKYHI HOLDINGS
SEC HUNT HIGHWAY & THOMPSON ROAD
PINAL COUNTY, ARIZONA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGART WILSON

PROJ NO.: 2302
DATE: DEC. 2020
SCALE: AS SHOWN
DRAWN: JHVD
DESIGNED: HW
APPROVED: JMM

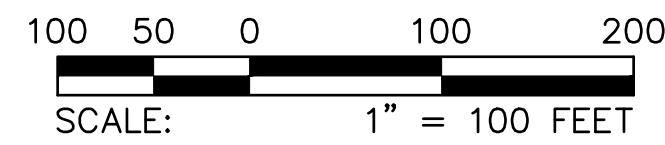
DWG. NO. **SV-2**

SHT. 2 OF 3

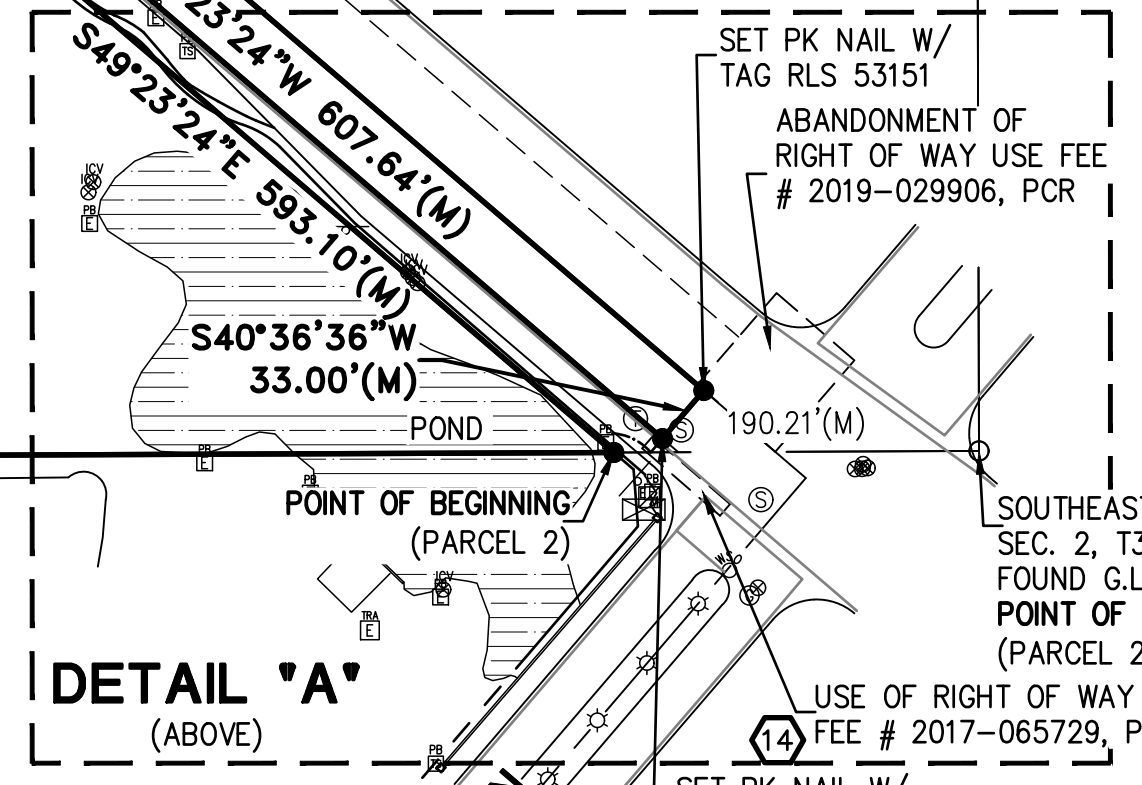
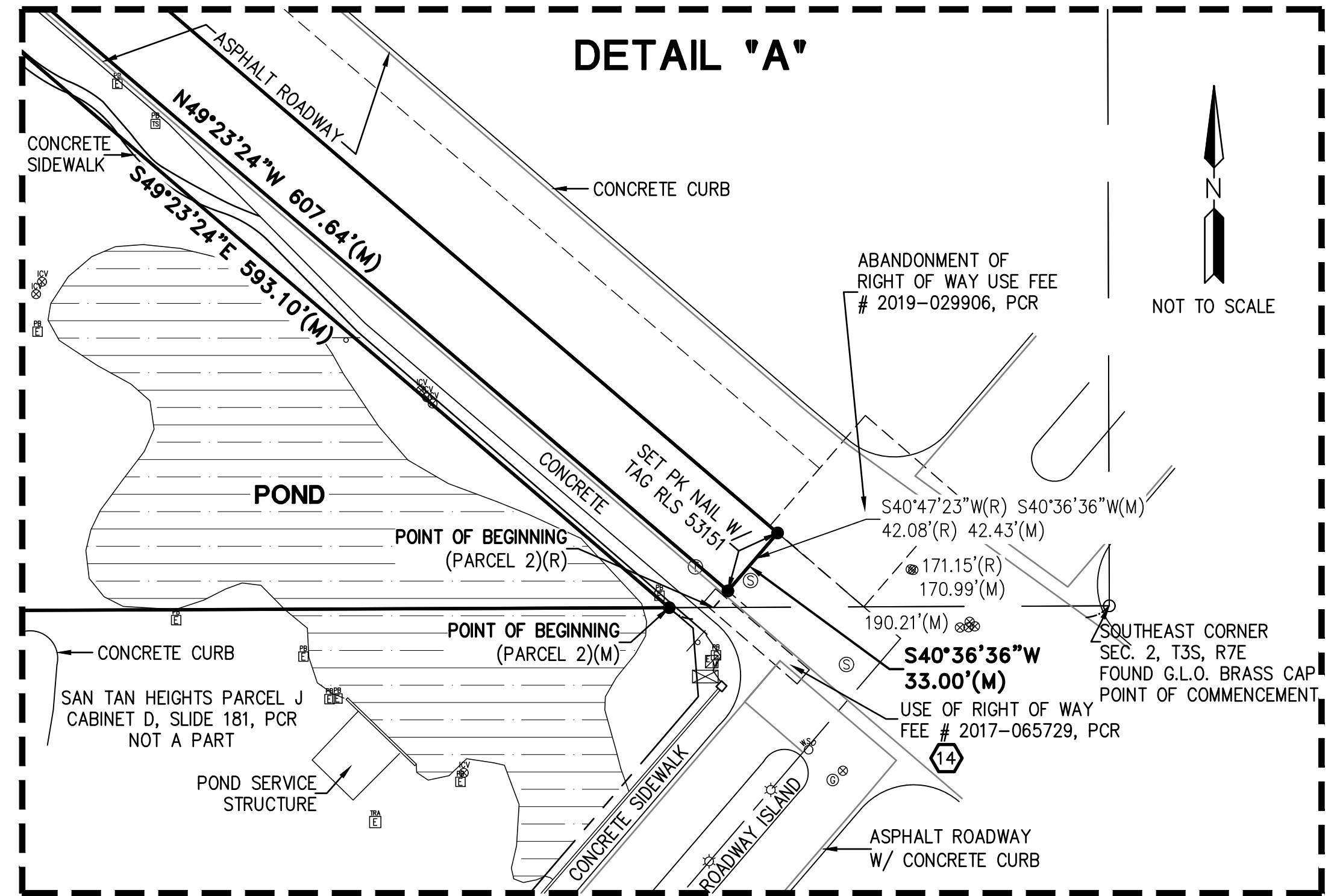
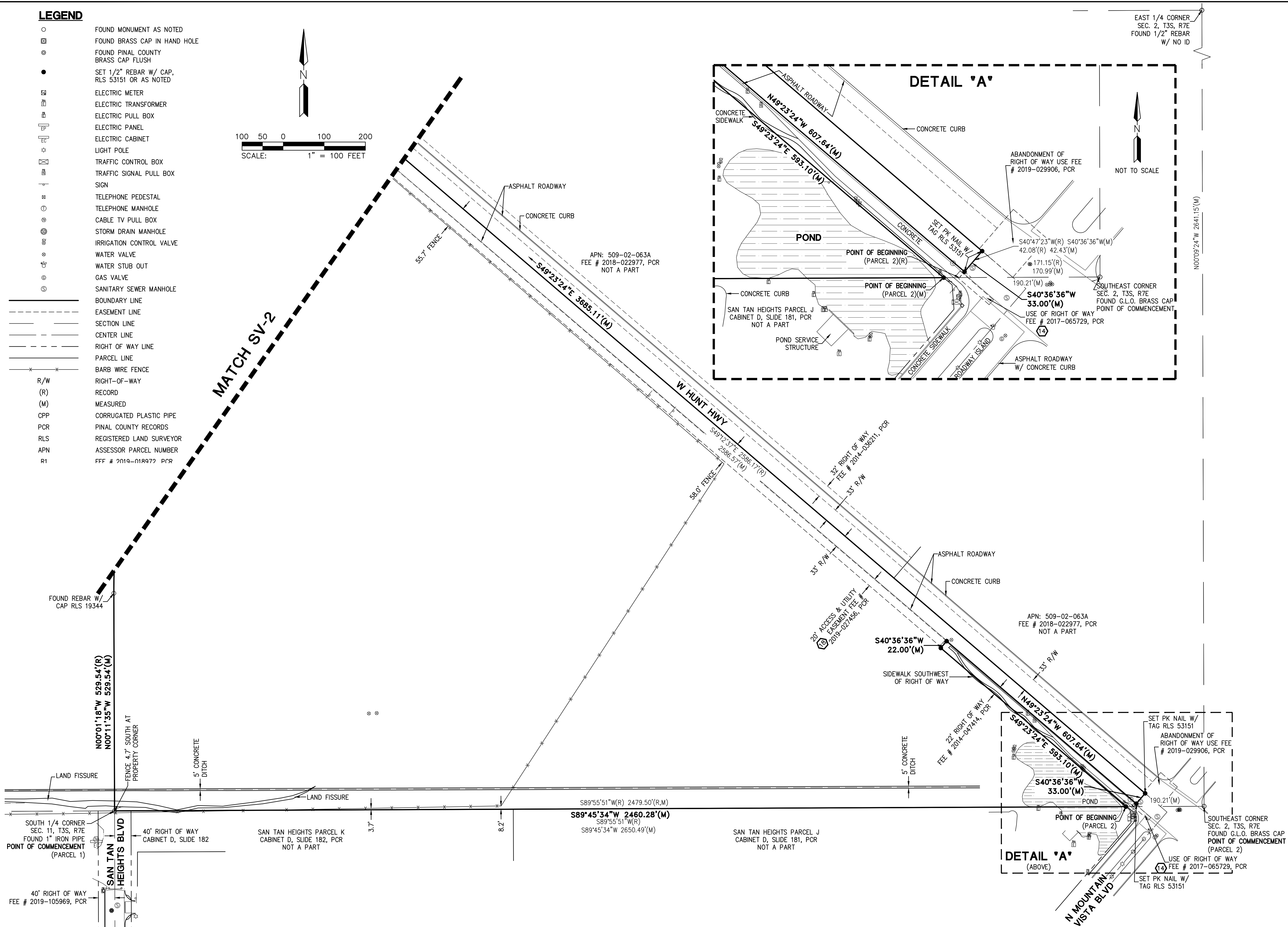
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LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND PINAL COUNTY BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 53151 OR AS NOTED
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
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- ⊞ LIGHT POLE
- ⊞ TRAFFIC CONTROL BOX
- ⊞ TRAFFIC SIGNAL PULL BOX
- ⊞ SIGN
- ⊞ TELEPHONE PEDESTAL
- ⊞ TELEPHONE MANHOLE
- ⊞ CABLE TV PULL BOX
- ⊞ STORM DRAIN MANHOLE
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ WATER VALVE
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- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- × × × BARB WIRE FENCE
- R/W RIGHT-OF-WAY
- (R) RECORD
- (M) MEASURED
- CPP CORRUGATED PLASTIC PIPE
- PCR PINAL COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- R1 FFF # 2019-018972 PCR



MATCH SV-2



REV.:

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PINAL COUNTY, ARIZONA
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON
PROJ NO.: 2302
DATE: DEC. 2020
SCALE: AS SHOWN
DRAWN: JHVD
DESIGNED: HW
APPROVED: JMM
DWG. NO. SV-3
SHT. 3 OF 3

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APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)


1. Pinal County Staff Coordinator: Gilbert Olgin / Steve Abraham
2. Date of Pre-application Review: 06/ 22 / 2021 Pre-Application Review No.: Z-PA- 056 - 21
3. Current Zoning (Please provide Acreage Breakdown): CB-2 (100.1-Ac.)
4. Requested Zoning (Please provide Acreage Breakdown): PAD (Please see corresponding PAD Book.)
5. Parcel Number(s) (Please attach a separate list if more space is needed): 509-02-923, 509-02-929
6. Parcel Size(s): 100.1-Ac.
7. The existing use of the property is as follows: Undeveloped
8. The exact use proposed under this request: Horizontal mixed-use (commercial; multi-family; single family)
9. What is the Comprehensive Plan Designation for the subject property: Community Center
10. Is the property located within three (3) miles of an incorporated community? YES NO
11. Is an annexation into a municipality currently in progress? YES NO
12. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? YES NO If yes what was the previous PAD case number PZ-PD- 006-10
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. Significant changes to global, national and regional economics / markets have rendered 100-acres of commercial land use unfeasible at this specific location.
15. Explain why the proposed development is needed and necessary at this time. Proposed horizontal mixed-use is necessary to provide appropriate and desirable mix of land uses that align with existing and future prevailing market conditions.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

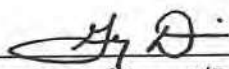
COMMUNITY DEVELOPMENT
Planning Division

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Galeb Companies 12340 Saratoga-Sunnyvale Rd. Saratoga, CA 95070
Name of Applicant Address


 n/a n/a
Signature of Applicant E-Mail Address Phone Number

Iplan Consulting 3317 S, Higley Rd. #114-622
Name of Agent/Representative Address

 Greg@iplanconsulting.com 480-227-9850
Signature of Agent/Representative E-Mail Address Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Borgata Ventures LLC & SkyHi Holdings LLC 12340 Saratoga-Sunnyvale Rd. Saratoga, CA 95070
Name of Landowner Address

 n/a n/a
Signature of Landowner E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Borgata Ventures LLC & SkyHi Holdings LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of ~100 acres acres located at south and east of the southeast corner of Thompson Rd. and Hunt Highway, and further identified

As assessor parcel number 509-29-260 & 509-29-290 and legally described as follows:
[Insert Address of Property]
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Galeb Companies and Iplan Consulting
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day _____, 20____
by _____

My Commission Expires _____

Signature of Notary Public _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT



Borgata / Skyh:

By: _____ [Insert Company's or Trust's Name]

[Signature of Authorized Officer, or Trustee]

Its: Manager [Insert Title]

Dated: 9/21/21

STATE OF _____)
) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

_____, [Insert Title]

_____, an, [Name of Company or Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

Printed Name of Notary Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss.

COUNTY OF _____)

(Seal)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__ by

_____, who acknowledges himself/herself to be [Insert Signor's Name]

_____, of _____ [Title of Office Held] [Second Company]

As _____ for _____, and who being [i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary Signature of Notary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

On 09/21/21 before me, Ann M. Freitas-Watson, Notary Public
(insert name and title of the officer)

personally appeared Peggy Galeb
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

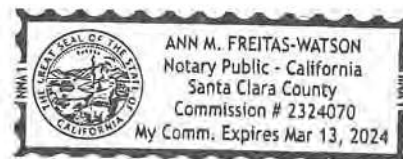
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Ann M. Freitas-Watson

(Seal)



Application Checklist:

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

A. Check the appropriate item:

This PAD is being submitted without a zone change request

This PAD is being submitted in conjunction with a zone change request.

The applicant must complete a zone change application. – ***(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).***

B. Hold a Neighborhood/Community Meeting:

1. Notify all property owners within 1200’ (feet)

2. Hold the meeting within five (5) miles of the subject property

3. Hold the meeting between 5:00 pm – 9:00 pm

4. Include with the application the following:

Copy of Notice of Neighborhood/Community Meeting

List of property owners notified - ***(Use page 2 of this application)***

Minutes of the meeting

Attendance sign-in sheet with names & addresses

C. Submit a completed “Agency Authorization” form *(if applicable, Use page 4 of this application).*

D. Submit a “PAD Book” (written narrative) concerning the proposed development to include the following sections – Refer to Chapter 2.176.240 (B) of the PCDCS for further clarification *(NOTE: Please No Spiral Binding)***:**

1. Title Page

2. Purpose of Request

3. Description of Proposal

Nature of the Project

Proposed Land Uses

Building Types & Densities

Conformance to adopted Land Use Plans

Circulation and Recreation Systems

- 4. Relationship to surrounding properties within onemile
- 5. Schools
- 6. Public Services/Community Services and how will the need for these services be addressed
- 8. Location & Accessibility
- 9. Compliance with RSRSM, Access Management Manual, October 2008
- 10. Utilities & Services
- 11. Ownership & Control – [See Section 2.176.240 (B)11]
- 12. Timing of Development (Phasing Schedule)
- 13. Conformance with the Comprehensive Plan
- 14. Recreational Amenities
- 15. Fences, Walls & Screening
- 16. Total number of dwelling units
- 17. Maximum Residential Density of each planning unit
- 18. Total number of parking spaces for recreational facilities
- 19. Type of landscaping
- 20. Preliminary hydrologic data and a statement on drainage
- 21. Additional Information for Commercial & Industrial Uses (*if applicable*):
 - Total Area in acres proposed (*Commercial & Industrial Separated*)
 - Approximate retail sales floor area (*Commercial*)
 - The uses proposed uses based on permitted uses in the base zone.
 - The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- 22. Tables:
 - Land Use Table(s) to include the following:
 - Total Acreage of the site
 - Total Area of arterial & collector streets
 - Total Area & Percent of Open Space
 - Total Number of each type of dwelling unit
 - Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
 - The Overall proposed Density

- **Amended Development Standards Table comparing proposed and current zoning code standards for:**
 - Minimum Lot Area
 - Minimum Lot Width
 - Minimum Building Setbacks
 - Maximum Building Height
 - Minimum Distance between main & detached accessory buildings
 - Buildable Area
- **Amended Use Tables:**
 - Permitted Uses
 - Non-Permitted Uses
- **Utilities & Services Table of type & source:**
 - Sewer
 - Water
 - Electric
 - Telephone
 - Police
 - Fire
 - Schools
 - Solid Waste Disposal

24. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

E. Submit a map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- Zoning Boundaries
- Street Alignment
- Open Space
- Trails

F. Submit a current preliminary Title Report (*dated within 60 days prior to application*)

G. Submit a Development Plan. The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than **24" X 36"** with **11" X 17"** reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:



1. Site Plan:

- Title of project as shown in the narrative report, such as ***"Planned Area Development for (insert name of Development)"*** in bold letters.
- Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
- Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
- Existing Zone designation & requested zone change (*as applicable*)
- Legal Description of total site
- Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- Location & Identification of all existing and proposed utilities, location and width of associated easements.
- Location of all existing structures and significant natural features.
- Nearest regional significant routes to proposed development as projected in RSRS Final Report, December 2008.
- All points of ingress and egress.
- Parking Areas.
- Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- Indicate and/or label (*as applicable*):
 - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
 - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - Phase Lines (*as applicable*)
- Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - Each type of dwelling unit
 - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).