

KEYNOTES

- ① 20' x 20' RAMADA WITH PICNIC TABLE & TRASH RECEPTACLE
- ② TOT LOT
- ③ LANDSCAPE BENCH
- ④ BARBEQUE GRILL
- ⑤ BIKE RACK
- ⑥ PET WASTE STATION
- ⑦ TURF

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Casahuate coccinea 'Smoothie'</i>	Thornless Cascadote	24" Box
	<i>Chitupa californiensis 'Pink Dawn'</i>	Chitupa	24" Box
	<i>Fraxinus velutina 'Fan West'</i>	Fan West Ash	24" Box
	<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde	24" Box
	<i>Plectata x 'Red Push'</i>	Red Push Plectata	24" Box
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box
	<i>Ulmus parviflora</i>	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

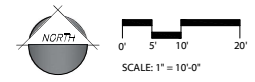
SYMBOL	COMMON NAME	SIZE
	<i>Bougainvillea 'La Jolla'</i>	5 Gal
	<i>Cassipouira puberula</i>	5 Gal
	<i>Callistemon viminalis 'Little John'</i>	5 Gal
	<i>Eriosepium maculosa 'Valentine'</i>	5 Gal
	<i>Gossypium hartwegii</i>	5 Gal
	<i>Lantana x 'Dallas Red'</i>	5 Gal
	<i>Leucophyllum burgmaniae 'Rio Bravo'</i>	5 Gal
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	5 Gal
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	5 Gal
	<i>Muhlenbergia Rudolphi 'Autumn Glow'</i>	5 Gal
	<i>Muhlenbergia rigens</i>	5 Gal
	<i>Myrtus communis 'Compacta'</i>	5 Gal
	<i>Ruellia peninsularis</i>	5 Gal
	<i>Russelia equisetiformis</i>	5 Gal
	<i>Tecoma x 'Sunrise'</i>	5 Gal

GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE
	<i>Lantana montevidensis</i>	1 Gal
	<i>Lantana x 'New Gold'</i>	1 Gal
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	1 Gal
	<i>Sphagneticola trilobata</i>	1 Gal

TURF

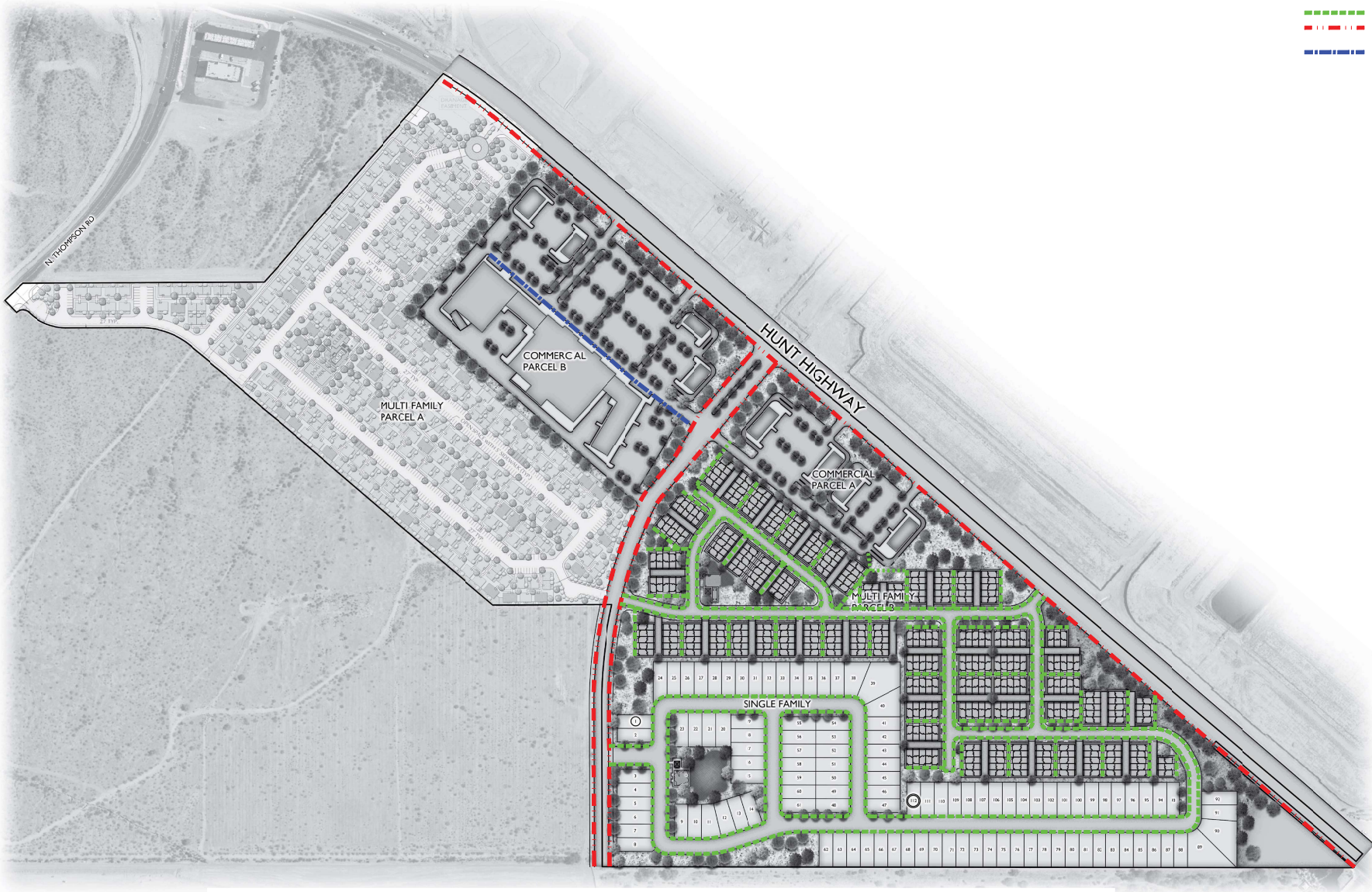
SYMBOL	COMMON NAME	SIZE
	<i>Cynodon dactylon 'Tifway 419'</i>	Tifway 419 Sod
	3/4" Screened Decomposed Granite Desert Brown or Equiv. 2" Depth Min.	



Conceptual Park Plan

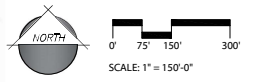
L-3.01
09.17.2021





LEGEND

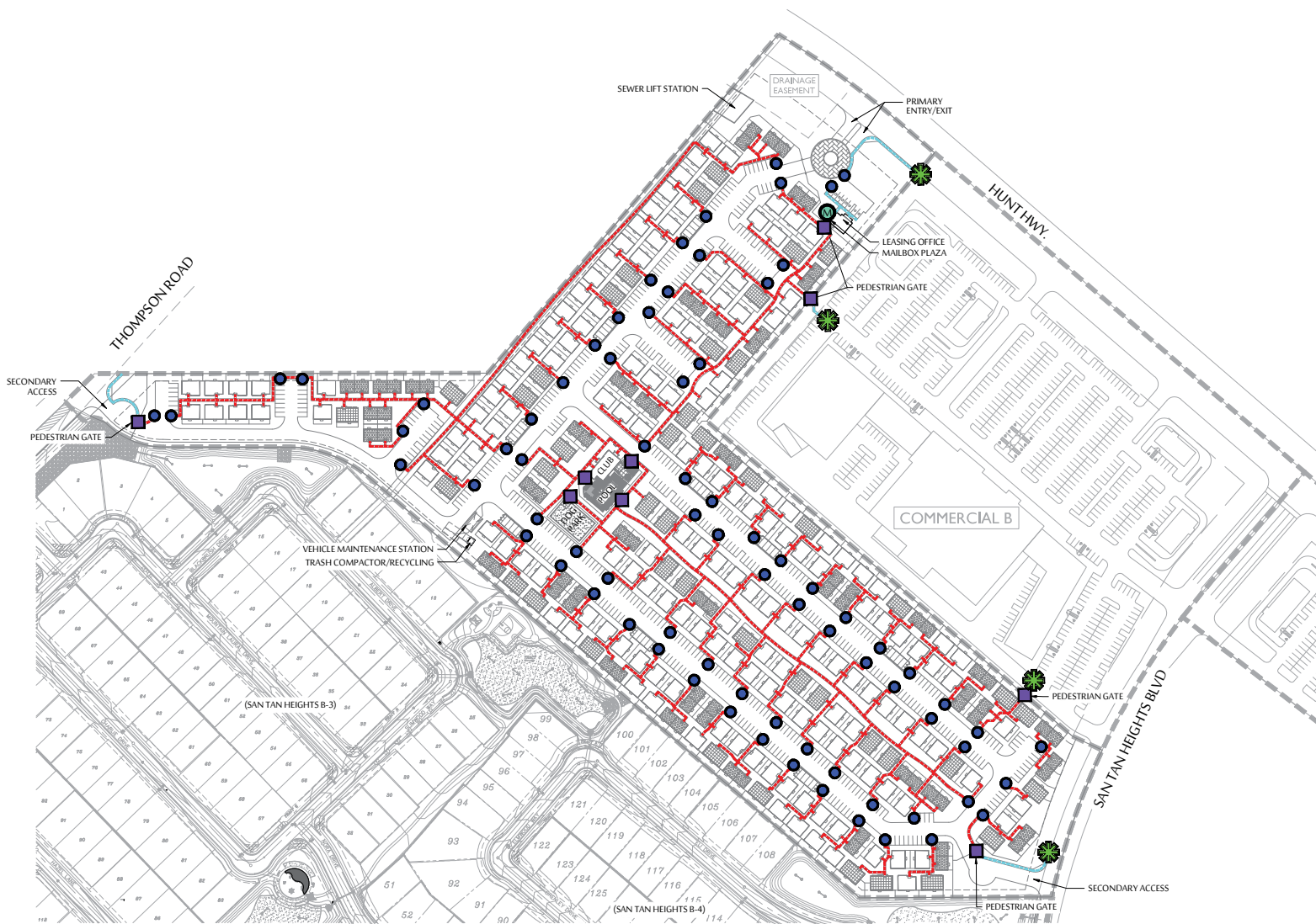
SYMBOL	ITEM
	LOCAL PEDESTRIAN CONNECTION
	ARTERIAL & COLLECTOR PEDESTRIAN CONNECTION
	COMMERCIAL AREA LOCAL PEDESTRIAN CONNECTION



Conceptual Pedestrian Circulation Plan

L-6.01
09.17.2021



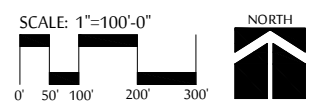


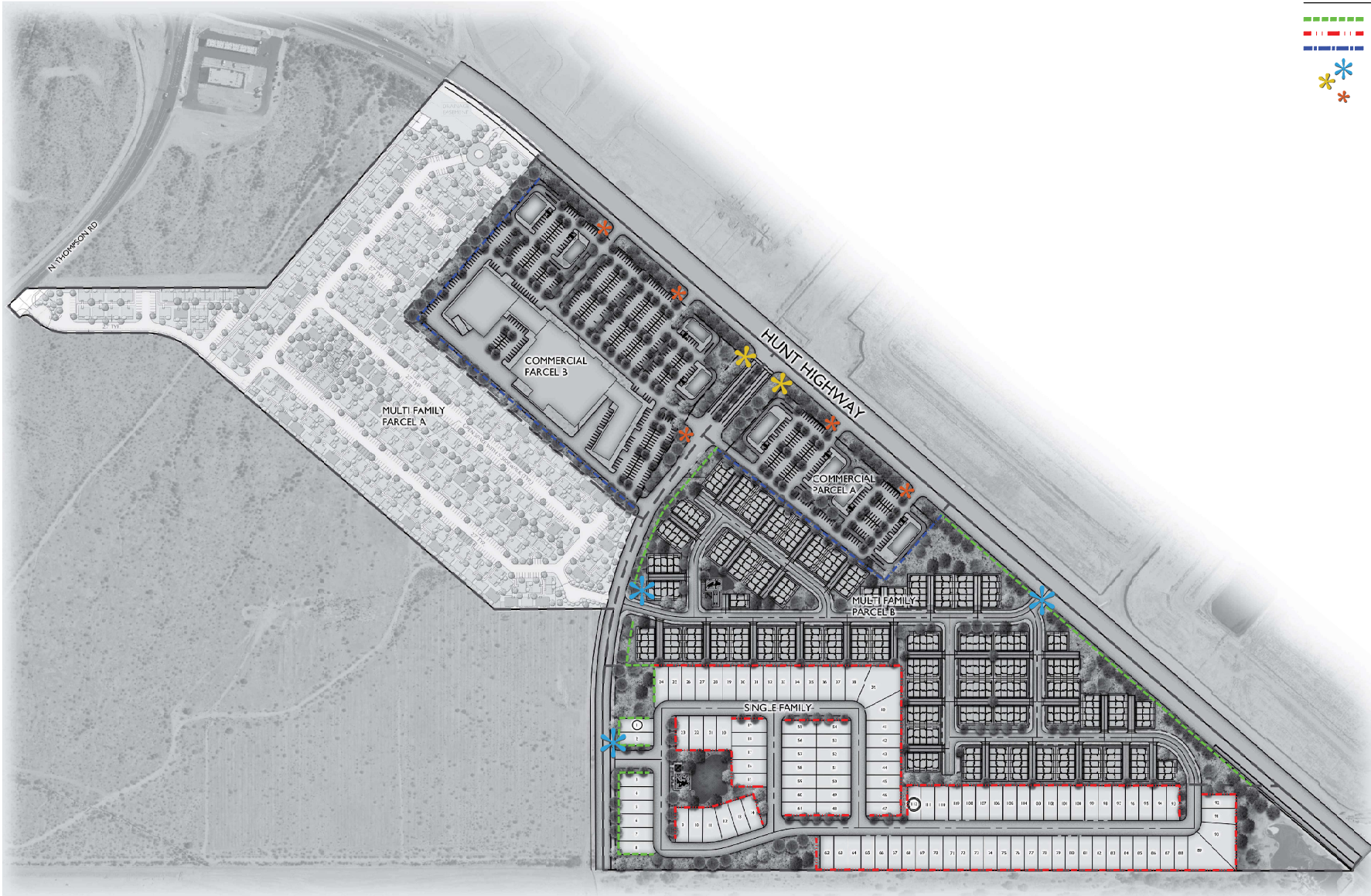
PEDESTRIAN CIRCULATION LEGEND

	INTERIOR CONCRETE SIDEWALKS
	EXTERIOR CONCRETE SIDEWALKS
	A.D.A. RAMPS
	COMMUNITY MAILBOX CLUSTER
	4' WIDE - IRON FENCE PEDESTRIAN GATE
	COMMERCIAL CONNECTION POINT

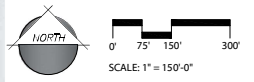


Conceptual Pedestrian Circulation Plan





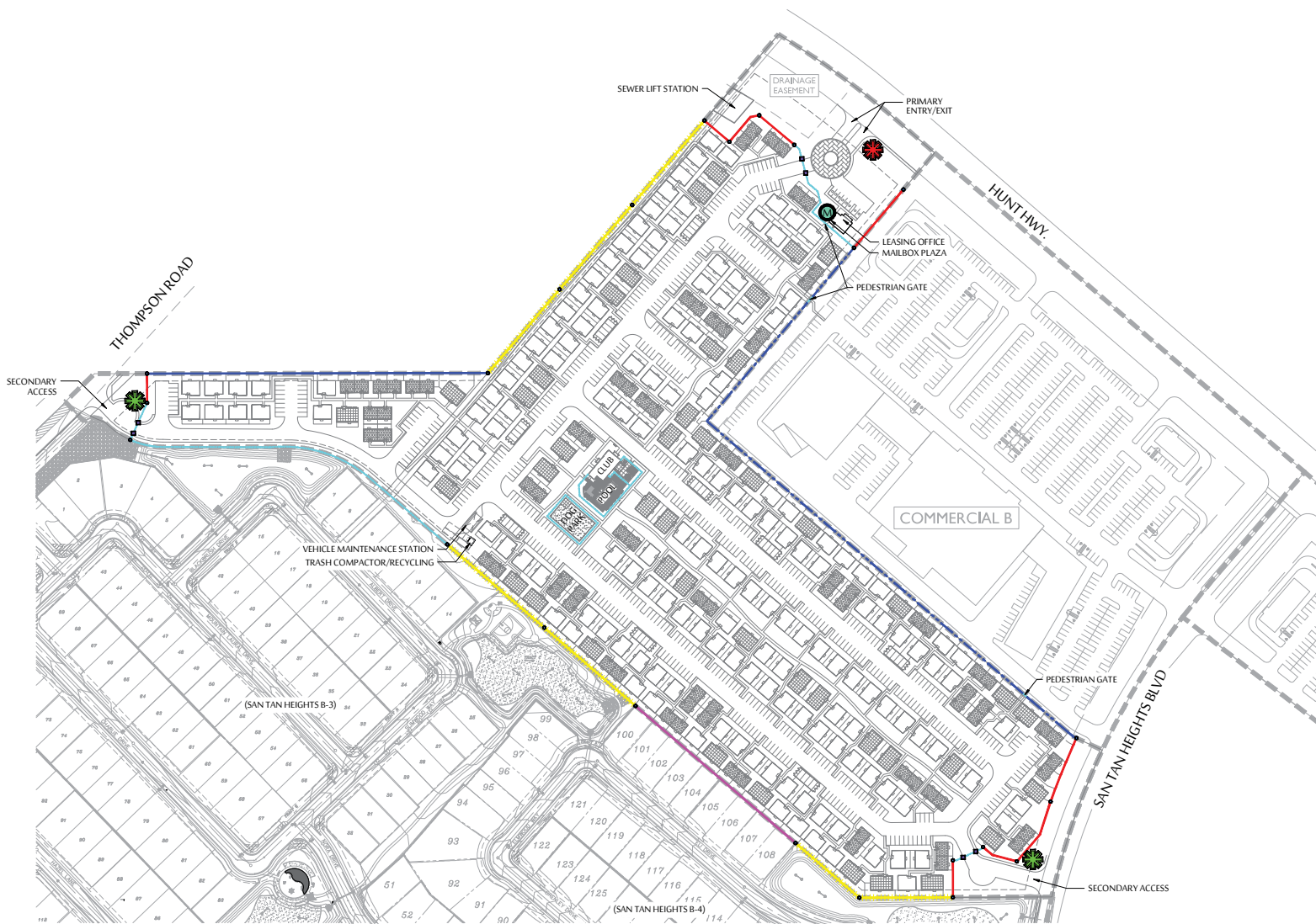
WALLS LEGEND	
SYMBOL	ITEM
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	BUILDER WALL
	RESIDENTIAL MONUMENT
	PRIMARY COMMERCIAL MONUMENT
	SECONDARY COMMERCIAL MONUMENT



Conceptual Wall and Entry Monumentation Plan

L-4.01
09.17.2021





WALL PLAN LEGEND

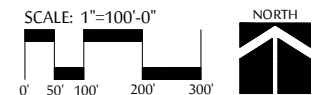
	6' HT. CMU BLOCK THEME WALL
	6' HT. FULL VIEW FENCE
	6' HT. PARTIAL VIEW FENCE
	6' HT BUILDER WALL - ALL UNIT REAR YARD ENCLOSURE WALLS NOT IDENTIFIED TO BE 4" FENCE BLOCK BUILDER WALL
	EXISTING CMU WALL
	PROJECT THEME COLUMNS
	ENHANCED THEME MONUMENTS
	PRIMARY ENTRANCE SIGN MONUMENT
	SECONDARY ENTRANCE SIGN MONUMENT
	COMMUNITY MAILBOX CLUSTER

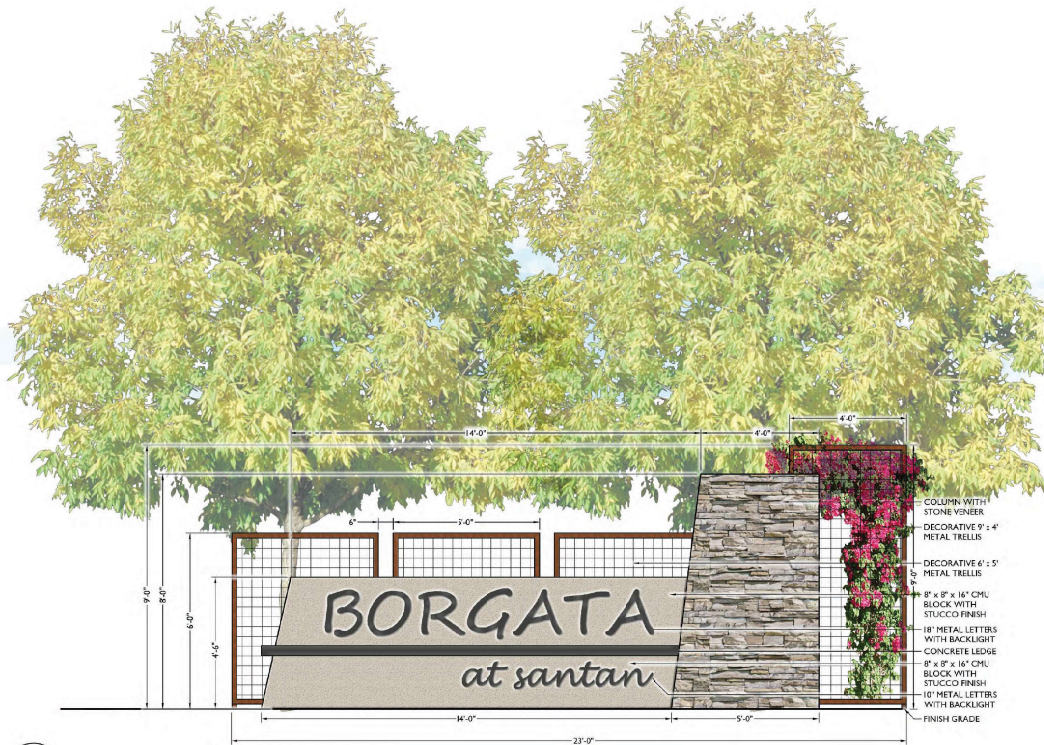
NOTES:

1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.
2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SIGHT VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.
3. THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SIGHT VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.
4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.
5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

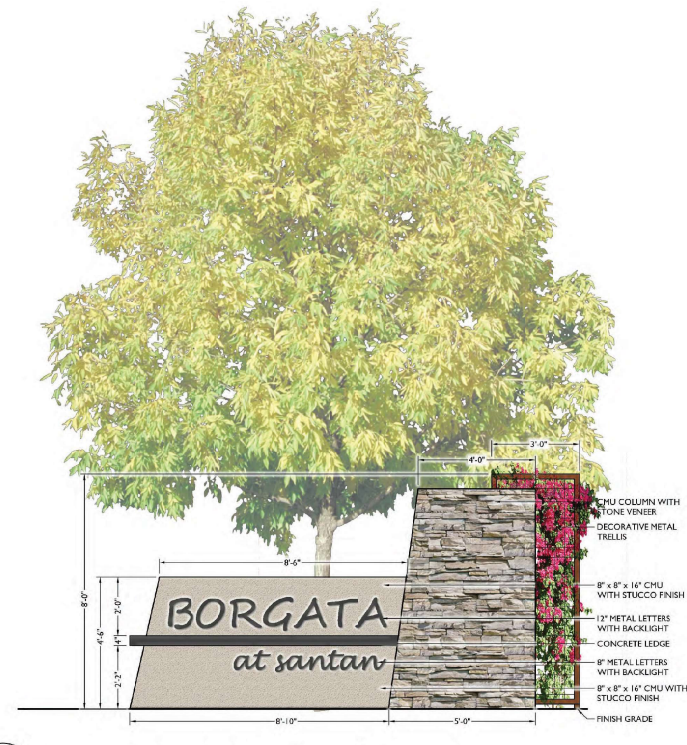


Conceptual Wall and Entry Monumentation Plan

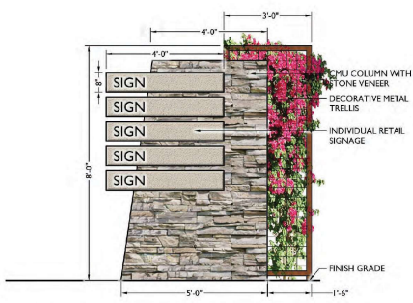




1 RESIDENTIAL ENTRY MONUMENT
Scale: 1/2" = 1'-0"



2 PRIMARY COMMERCIAL MONUMENT
Scale: 1/2" = 1'-0"



3 SECONDARY COMMERCIAL MONUMENT
Scale: 1/2" = 1'-0"

Conceptual Wall and Entry Monumentation Elevations

L-2.01
09.17.2021





1 PRIMARY WALL
Scale: 1/2" = 1'-0"

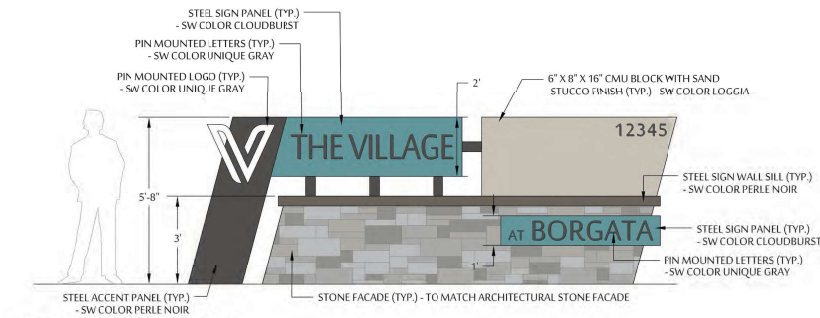


2 SECONDARY WALL
Scale: 1/2" = 1'-0"

Conceptual Wall and Entry Monumentation Elevations

L-5.01
09.17.2021

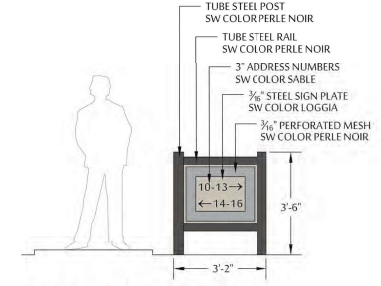




SIGN MONUMENT ELEVATION



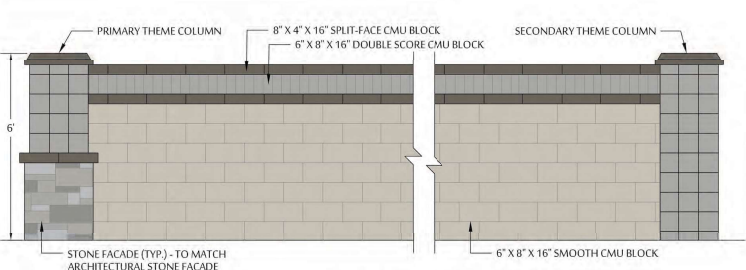
ENHANCED THEME MONUMENTS



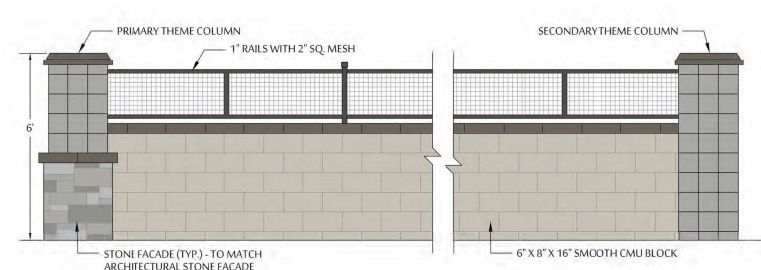
INTERIOR DIRECTIONAL SIGNS



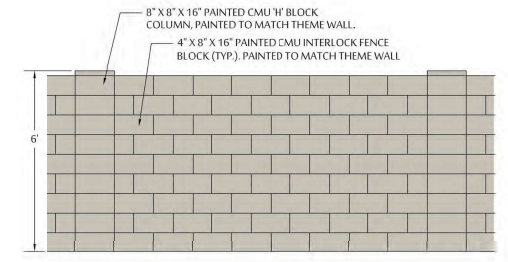
VEHICULAR ENTRANCE GATES & FULL VIEW FENCE ELEVATION



PRIMARY THEME WALL, THEME COLUMNS & SECONDARY THEME COLUMNS



PARTIAL VIEW FENCE ELEVATION



REAR YARD ENCLOSURE WALLS



Conceptual Wall and Entry Monumentation Elevations

COLORS AND MATERIALS NOTE:
 ALL FINAL COLORS AND MATERIALS WILL BE COORDINATED WITH THE OVERALL ARCHITECTURAL THEME OF THE COMMUNITY TO PROVIDE AN AESTHETICALLY CONSISTENT PALETTE ACROSS THE ENTIRE PROJECT.

Project Narrative
Planned Area Development Amendment
Planned Area Development | Rezone
PZ-PD-040-21 | PZ-040-21

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:
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Prepared: September 2021
Revised: January 2022
2nd Revision: March 2022

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s i x
architecture + planning

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1. PURPOSE OF REQUEST

Iplan Consulting, on behalf of Borgata Ventures, LLC and SkyHi Holdings, LLC, is pleased to submit for your consideration requests for a Planned Area Development (PAD) Amendment, a new PAD and Rezone applications concerning an approximate 99.7-acre property 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: 509-02-926 and 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 Project Narrative complements simultaneous requests to amend the existing San Tan Heights PAD by removing the approximate 99.7-acre property from the PAD; and, for a new PAD Overlay Zoning District and corresponding Rezone 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 as more particularly described in this narrative. 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 (*reference Table 4.101: Land Use Data Comparison*).

The new PAD will help substantiate the development intention to create a mixed-use project that is sustainable and economically viable, which is something the current entitlement does not accomplish.

2. BACKGROUND

This site was initially approved by the Pinal County Board of Supervisors, on March 15, 2000, for single family residential development as part of the San Tan Heights PAD. The site encompasses what is currently 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 PAD amendment to San Tan Heights PAD 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.

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, PAD zoning is proposed. This new PAD fosters 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, as well as establishing carefully crafted site development regulations to protect surrounding properties.

An integral part of the PAD Amendment, PAD and Rezone requests is the PAD Development Plan that visually demonstrates how the requests will be implemented and if the requested zoning designations are appropriate. The Borgata at San Tan Development Plan illustrates a concerted effort by property ownership and the development team to responsibly integrate approximately 22.9-acres of viable commercial uses, along with 663 housing units, into the unique and sensitive character of the 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. 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 not support single family detached homes, thus the corresponding request to change the land use classification of the approximate 24.6-acre parcel to Urban Transitional.

As illustrating in the corresponding Development Plan exhibit, 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.

Vehicular Circulation: Extension of the internal and public collector level road, San Tan Heights Boulevard, will be a two-lane 80-foot wide roadway section. In keeping with community character significant landscape areas along with detached sidewalks will be included with corresponding collector level roadway improvements. Public local level streets, consisting of 50-foot public right-of-way, will connect to San Tan Heights Boulevard to serve for appropriate vehicular and pedestrian access to the single family detached neighborhood; whereas, the commercial, single family attached and multi-family neighborhoods will be served by a private roadway system. As part of the Site Plan and Tentative Plat processes, turning movements will be finalized for the entrances into each parcel, and where necessary, the collector level road section may be widened to provide the appropriate turn lanes, if required. Individual parcels may or may not be gated.

Architectural Character: Primary goal of the architectural design character for both commercial and residential structures is to ensure context appropriate design and compatibility by respecting and achieving harmony with architectural motifs of the surrounding built form; while also

fostering introduction of forms and styles that will enhance the design character and streetscape for the community. Architectural building elevations for both land uses are expected to illustrate appropriate building massing and scale, proportions, varying rooflines, style appropriate detailing, façade articulation, colors and durable materials to ensure compatibility with existing and adjacent architectural character while also respecting the function of the project.

Building design materials may include a combination of stucco, masonry, stone veneer accents, concrete roof tiles, aluminum glazing and glass. Other carefully selected and style appropriate materials may be used to further implement the desired motif through the use of texture variation and fenestration detail. Multiple and complementary color palettes focusing on subtle and warm color tones will complement the overall building designs.

All ancillary commercial structures should feature the same quality and durable materials, along with matching color application.

Signage: Promoting appropriate way-finding and use/neighborhood identification, commercial and residential signage should be an integral design element of the project area. Signage shall conform to the type, location, size and illumination provisions set forth in Chapter 2.145 – Signs, Billboards, Name Plates and Other Outdoor Advertising of the PCDS.

Lighting: Both commercial and residential on-site lighting will be designed to achieve a careful balance between the needs to minimize light pollution for the protection of nighttime views and protection of adjacent properties, while also considering crime prevention philosophies. As such, all freestanding and wall mounted lighting are to be fully shielded, whereas commercial parking lot, wall mounted and under canopy lighting fixture locations should be carefully designed to ensure pedestrian, open space and parking areas provide sufficient lighting for public safety while also minimizing glare to future residents and adjacent properties. All exterior lighting will meet or exceed provisions set forth in Chapter 2.195. – Outdoor Lighting of the PCDS.

The overall design concept will foster a unique living and working environment while providing for context sensitive and compatible community form. Phased development of the property will be complemented by the installation of adequate vehicular circulation and parking areas, wet and dry utilities, site and right-of-way landscaping, exterior street and site lighting, and necessary retention areas.

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4. PROJECT SUMMARY TABLES

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 PAD.

TABLE 4.101: LAND USE DATA COMPARISON

<i>CATEGORY</i>	<i>EXISTING 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 by 99.7-acres.
Land Use (acres):			
Commercial	301.2	201.5	Decrease land use by 99.7-acres.
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	1,161	1,161	--
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>			

The following table identifies general quantitative data for the project area:

TABLE 4.102: QUANTITATIVE DEVELOPMENT TABLE

DESCRIPTION				ACREAGE (AC.) (+/-)	PERCENTAGE OF GROSS AREA
Total Area (gross):				99.7	100
Total Area of all Intended Uses (net of 80-foot San Tan Heights Blvd. right-of-way):				96.8	96.8
Residential Land Use:				76.8	76.8
Open Space (residential only):				22.2	29
Total Areas of Recreation Open Space:				6.9	31 (% of total open space area)
Total Other Developed Open Space:				15.3	69 (% of total open space area)
DESCRIPTION (ZONING PARCELS)	YIELD (LOTS)	DENSITY (PROPOSED)	DENSITY (ALLOWED)	ACREAGE (AC.) (+/-)	PERCENTAGE OF GROSS AREA
Parcel A – Multi-Family (MR):	287	10.4	8 - 16	27.5	27.6
Parcel A – Single Family (R-7):	113	4.6	4 – 10	24.6	24.7
Parcel B – Single Family (MR):	263	10.6	8 - 16	24.7	24.8
Commercial Parcel A (C-3):	--	--	--	6.7	6.7
Commercial Parcel B (C-3):	--	--	--	16.2	16.2
Total	663	8.6	--	99.7	100%

- (1) Up to 10-percent of the total dwelling units within a given parcel or base zoning district may be transferred throughout the PAD (into or out of a parcel) so long as the maximum lot count for the entire PAD is not exceeded.
- (2) Individual parcels may contain less than the PCDS required 18% open space area insofar as open space location and area is in general conformance with the PAD and OSRAP for the property.

4.2 AMENDED DEVELOPMENT STANDARDS TABLE:

Inclusion of Residential and Commercial Development Standards within the Borgata at the San Tan PAD protects not only the adjacent property owners, but also the future owners and residents within the boundaries of the PAD. These standards permit greater flexibility in the development of a higher quality living environment, as well as foster public health, safety and welfare of Pinal County citizens. The standards contained herein pertain to lot areas, setbacks, height, lot coverage and vehicular parking. They also promote an appropriate transition and compatible land use relationships with the adjacent properties. The following table is a comparison of the development standards proposed to those identified as minimum requirements in PCDSC. Deviations from the PCDSC standards are indicated in **bold** typeface.

TABLE 4.201: DEVELOPMENT STANDARDS

STANDARD	PARCELA MULTI-FAMILY	PARCELA MULTI-FAMILY	PARCEL B SINGLE FAMILY ATTACHED	PARCEL B SINGLE FAMILY ATTACHED	PARCEL C SINGLE FAMILY DETACHED	PARCEL C SINGLE FAMILY DETACHED	PARCELA & B COMMERCIAL	PARCELA & B COMMERCIAL
	(MR) (PROPOSED)	(MR) (PCDSC)	(MR) (PROPOSED)	(MR) (PCDSC)	(R-7) (PROPOSED)	(R-7) (PCDSC)	(C-3) (PROPOSED)	(C-3) (PCDSC)
Minimum Lot Area (sq. ft.):	7,000	7,000	1,500	3,500	5,000	7,000	--	--
Minimum Land Area per D.U. (sq. ft.):	1,750	1,750	--	--	--	--	--	--
Minimum Lot Width (ft.):	50	50	24	25	45	50	--	--
Maximum Height (ft.):	36	36	30	30	30	30	40	40
Minimum Building Setbacks (ft.)								
Front:	25	25	5	20	20	20	20	20
Front (Front Facing Garage):	--	--	--	--	20	20	--	--
Side:	10	10	0/0	0/10	5	10	0	0
Side (Commercial adjacent to Residential Use):	--	--	--	--	--	--	15	25
Minimum Distance between Main Buildings:	10	20	10	20	--	--	--	--
Rear (Dwelling Unit):	10	25	10	25	20	25	--	--
Rear (Covered Patio):	--	--	--	--	15	--	--	--
Rear:	--	--	--	--	--	--	25	25
Buildable Area (Maximum Lot Coverage (%)):	None	None	None	None	None	None	None	None
Open Space (Minimum)*	18	18	18	18	18	18	--	--
Landscape Setbacks	--	--	--	--	--	--	Per PCDSC 2.325.040	Per PCDSC 2.325.040
Signage	Per PCDSC 2.145	Per PCDSC 2.145	Per PCDSC 2.145	Per PCDSC 2.145	Per PCDSC 2.145	Per PCDSC 2.145	Per PCDSC 2.145	Per PCDSC 2.145
Parking (Vehicular Spaces):	--	--	2 / DU	2 / DU	2 / DU	2 / DU	Per PCDSC 2.140	Per PCDSC 2.140
1 Bedroom	1.5	1.5	--	--	--	--	--	--
2 Bedroom	2	2	--	--	--	--	--	--
3 Bedroom	2	2	--	--	--	--	--	--
Guest (per 10 units)	1	1	--	--	--	--	--	--

* Individual parcels may contain less than 18% open space area insofar as open space location and area is in general conformance with the PAD and OSRAP for the overall Borgata at San Tan project area.

4.3 RESIDENTIAL DENSITY PER PLANNING UNIT:

The following table identifies the proposed maximum density for each planning unit of the PAD project area. These densities are determined based on the conceptual number of lots identified in Table 6.102 Quantitative Development Table; while also considering an allowance for up to 10-percent of the total dwelling units within a given parcel or base zoning district may be transferred throughout the PAD (into or out of a parcel) so long as the maximum lot count for the entire PAD is not exceeded:

TABLE 4.301: MAXIMUM RESIDENTIAL DENSITY OF EACH PLANNING UNIT

PLANNING UNIT	MAXIMUM DENSITY (DU/AC)
Parcel A - Multi-Family:	12.0
Parcel A - Single Family:	5.1
Parcel B - Single Family:	12.0

4.4 LAND USES:

Land uses for Borgata at San Tan PAD shall be governed by the Permitted, Special and Accessory Uses described in the Pinal County Development Services Code (PCDSC), dated October 26, 2021; as restated below:

COMMERCIAL PARCELS – C-3 GENERAL COMMERCIAL ZONING DISTRICT:

Uses Permitted: The following uses and their accessory buildings and uses are permitted subject to all regulations of this PAD, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations:

- A. Amusements such as billiard or pool hall, bowling alley, theaters, gymnasium, arcade, shooting gallery, skating rink, archery range, miniature golf or practice driving or putting range, games of skill or science, swimming pool, or tennis court.
- B. Assisted living facility.
- C. Automotive repair, garages, welding shops, machine shops, outdoor storage or sales.
- D. Bar, cocktail lounge, night club, or tavern, not within a restaurant, dance floor permitted.
- E. Builders' supplies including sales of lumber.
- F. Child care center.
- G. Church, subject to the requirements set forth in PCDSC 2.150.220.
- H. College and arts, business, technical, and trade schools.
- I. Community service agency, library or museum.

- J. Government structures, fire district stations, sheriff's facilities, and their accessory uses.
- K. Health club or fitness center.
- L. Hospital, health care facility or urgent care facility.
- M. Light manufacturing or assembling incidental to retail sales by business engaged in manufacturing, processing, assembling, treatment, installation and repair of products.
- N. Motel or hotel with accessory uses, including restaurant, incidental retail sales and services, personal services and recreational facilities.
- O. Offices.
- P. Parks.
- Q. Private club or lodge, fraternal and service organizations (nonprofit).
- R. Private schools.
- S. Restaurant. This allows the following:
 - 1. Indoor and outdoor food service with or without alcoholic beverage service at the table;
 - 2. Indoor and outdoor live entertainment; and
 - 3. Drive-through food service for food and nonalcoholic beverages only.
- T. Restaurant, including a cocktail lounge or bar; dance floor permitted.
- U. Retail sales establishments.
- V. Sale, rental or display of automobiles, airplanes, boats, trucks, recreational vehicles, travel trailers, motor homes, manufactured homes, motorcycles and accessories, agricultural supplies and machinery.
- W. Service establishments.
- X. Self-storage facility.
 - 1. All access to the facility shall be from arterial or collector streets;
 - 2. All access lanes within the facility shall be of paved or concrete surface;
 - 3. There shall be a landscaped buffer setback with a minimum six-foot or maximum eight-foot decorative masonry wall;
 - 4. There shall be no razor or barbed wire; and
 - 5. The light source of any outdoor security lighting shall not be visible from adjoining residential properties.
- Y. Veterinary hospitals or kennels, provided no building or structure housing animals is within 40 feet of any site boundary abutting property in a rural or residential zone.
- Z. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.
- AA. One dwelling unit, conventional construction, as an accessory to an established use.

- BB. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

Special Uses Permitted: The following uses and their accessory buildings and uses are permitted subject to all regulations of this PAD; and, subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations. Special uses that are not listed are prohibited.

- A. Heliport.
- B. Light manufacturing and assembly of products from previously prepared materials.
- C. Medical marijuana dispensary.
- D. Medical marijuana dispensary off-site cultivation location.
- E. Medical marijuana food establishment.
- F. Wholesale activities.
- G. Warehouse.
- H. Wireless communications facility.
- I. Heavy truck parking, staging and point of operation for trucking operations and their accessory equipment.

RESIDENTIAL PARCELS – MR MULTIPLE RESIDENCE ZONING DISTRICT:

Uses Permitted: The following uses and their accessory buildings and uses are permitted subject to all regulations of this PAD, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations:

- A. Multiple dwelling for any number of families.
- B. Single-family attached.
- C. Assisted living center.
- D. Church, subject to the requirements set forth in PCDSC 2.150.220.
- E. Government structures, fire district stations, sheriff's facilities and their accessory uses.
- F. Group home, subject to the requirements set forth in PCDSC 2.150.200.
- G. Home occupation, subject to the requirements set forth in PCDSC 2.150.260.
- H. Parks.
- I. Public schools.
- J. Solar energy device, subject to the requirements set forth in chapter 2.210 PCDSC.
- K. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.

- L. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

Special Uses Permitted: The following uses and their accessory buildings and uses are permitted subject to all regulations of this PAD; and, subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations. Special uses that are not listed are prohibited.

- A. Child care.
- B. Clubs, lodges, and assembly halls.
- C. Golf course, subject to the requirements set forth in PCDSC 2.150.230.
- D. Private schools.
- E. Wireless communication facility.

RESIDENTIAL PARCELS – R-7 SINGLE RESIDENCE ZONING DISTRICT:

Uses Permitted: The following uses and their accessory buildings and uses are permitted subject to all regulations of this PAD, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations:

- A. One dwelling, conventional construction.
- B. Child care (no more than five children for whom compensation is received).
- C. Church, subject to the requirements set forth in PCDSC 2.150.220.
- D. Government structures, fire district stations, sheriff's facilities and their accessory uses.
- E. Group home, subject to the requirements set forth in PCDSC 2.150.200.
- F. Guest house/casita, subject to the requirements set forth in PCDSC 2.150.240.
- G. Home occupation, subject to the requirements set forth in PCDSC 2.150.260.
- H. Parks.
- I. Public schools.
- J. Solar energy device, subject to the requirements set forth in chapter 2.210 PCDSC.
- K. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.
- L. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

Special Uses Permitted: The following uses and their accessory buildings and uses are permitted subject to all regulations of this PAD; and, subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010, including, but not limited to, Chapter

2.150 PCDSC; parking, signage, and lighting regulations. Special uses that are not listed are prohibited.

- A. Beauty salon or barbershop.
- B. Child care (more than five children for whom compensation is received).
- C. Clubs, lodges, and assembly halls.
- D. Golf course, subject to the requirements set forth in PCDSC 2.150.230.
- E. Group home of 11 or more residents or assisted living center.
- F. Private school.
- G. Wireless communication facility.

5. RELATIONSHIP TO SURROUNDING PROPERTIES

The property is bound on the north by Hunt Highway, a regionally significant route, while the developing Preserve at San Tan and Promenade residential subdivisions are situated further north – across Hunt Highway. Hunt Highway is also situated contiguous to the eastern property boundary, while the developing Promenade single family subdivision is located further east – 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 southwest of the property.

The Pinal County Comprehensive Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in Table 5.101: Existing Land Use Summary:

TABLE 5.101: 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>	Suburban Neighborhood	CR-3, R-7; PAD	Single Family Residential
<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)

6. SCHOOLS

Florence Unified School District (FUSD) continues to serve elementary, middle and high school functions for future children who will reside within Borgata at San Tan. The nearest elementary

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school, San Tan Heights Elementary (K-8), is located approximately 1-mile southeast and within San Tan Heights; while San Tan Foothills High School is located approximately 4-miles southeast of the project area. Additionally, Eduprize charter school, which accommodates grades K-8, is located approximately 1-mile south of the project area.

The proposed PAD amendment, new PAD and corresponding Rezone should not impose any adverse impacts on schools as the property is currently part of the San Tan Heights PAD and therefore students generated by this project have already been planned for. Nevertheless, outreach efforts will be conducted with the Florence Unified School District to ensure their needs are appropriately addressed.

7. PUBLIC SERVICES | UTILITIES

Fire – Rural/Metro: Fire safety protection will be provided by Rural/Metro Fire Station #841, located off Hunt Highway approximately 3.75-miles from Borgata at San Tan; or, from Rural/Metro Fire Station #842, located approximately 3-miles northeast of the project area. Additionally, the closest Town of Queen Creek Fire Station is located approximately 4-miles northwest of the project area, off Sossaman Road. Onsite fire suppression will be provided by hydrants located along the project’s roadways and as required by Pinal County’s standards. Exact hydrant locations will be identified as part of the Tentative Plat or Site Plan process.

Police – Pinal County Sherriff: Police protection will be provided through the Pinal County Sherriff’s Office, which maintains two substations within Region A. One substation is located at the intersection of Hunt Highway and Arizona Farms Road, approximately 7-miles southeast of the project. The second substation is located off N. Schnepf Road and E. Bella Vista Road, which is located approximately 5-miles southeast of the project.

Further, proposed zoning change of the property should not warrant any additional fire stations or sheriff’s facilities for the area.

Water - EPCOR: Existing 12-inch water lines are located adjacent to the project within both West Hunt Highway and North Thompson Road, which lines will be used to tie into proposed infrastructure to adequately serve onsite water needs for the project.

Existing, offsite water infrastructure and capacity should prove adequate to service the proposed project. Detailed analysis of the water system will be performed as part of the Site Plan or Tentative Plat processes to ensure adequate infrastructure sizing for the project.

Sewer - EPCOR: An existing 8-inch sanitary sewer force main is located adjacent to the project area within West Hunt Highway, which force main stems from the existing lift station at the northwest corner of the project area. Additionally, a 12-inch sanitary sewer main and 10-inch gravity sewer line run along the western project boundary. Preliminary design identifies the 12-inch sewer main will be used to tie in to the proposed project sewer lines.

Existing, off-site sanitary sewer infrastructure and capacity, as well as wastewater treatment plant capacity, should prove adequate to service the proposed use. Detailed analysis of the wastewater system will be performed as part of the Site Plan or Tentative Plat process to ensure adequate sanitary sewer service to the project.

Electricity - Salt River Project: The project lies within the SRP electrical service area. Coordination for electrical service will be conducted as part of the Site Plan or Tentative Plat process.

Gas - City of Mesa: City of Mesa is the natural gas provider for the overall community. Existing natural gas distribution lines are located in Thompson Road. Further coordination will be conducted with Mesa gas to determine viability of providing natural gas service to the project.

Telecommunications – Cox Communication; Century Link; Mediacom: At least three telecommunications utilities currently provide service to the San Tan Heights community. Nearby communication lines will be extended to service needs of this project.

Fire - Rural Metro: Rural Metro currently provides emergency services for this area.

Police - Pinal County Sheriff's Office (PCSO): PCSO provides all patrol and public safety response services to this property.

Solid Waste: Solid waste disposal will be provided via contract with a private hauler.

8. LOCATION AND ACCESSIBILITY – REGIONALLY SIGNIFICANT ROUTES

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 second access point which traverses through the proposed single family attached parcel – 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.

9. COMMUNITY SERVICES

Numerous public parks and other community facilities are located within approximately 5-miles of Borgata at San Tan such as Founder's Park and Horseshoe Park and Equestrian Center in Queen Creek, with the most significant being San Tan Mountain Regional Park located southwest of the project boundary.

Community libraries, such as the Johnson Community Library and Queen Creek Library are also located within an approximate 5-mile radius of the property, while Banner Ironwood Medical Center is located 5-miles to the northeast.

Additionally, other service type uses are located within the area including religious institutions and educational facilities, while additional community services such as a performing arts theatre

are located approximately 5-miles northwest of the project area and within the downtown Queen Creek area.

This request should not impose additional burdens on existing community facilities within the area.

10. OWNERSHIP AND CONTROL

Offsite and adjacent public roadways and utilities will continue to be maintained by Pinal County and the corresponding utility provider, respectively. Ownership and maintenance of common areas and private onsite improvements will be dedicated to a new Property's Owners Association, Homeowners Association (HOA), or similar.

11. TIMING OF DEVELOPMENT

Physical development of Borgata at San Tan is dependent upon market conditions; however, it's anticipated the project will have several stages of construction due to the size and varying types of proposed land uses. Regardless, any project phasing will be systematically designed to ensure each phase provides for adequate vehicular circulation, appropriate drainage and retention, as well as ample landscape and open space. Phasing will also be required to account for efficient progression of infrastructure extension between phases.

Development of any future phases may occur in part or concurrently.

12. CONFORMANCE WITH COMPREHENSIVE PLAN

As set forth in the Pinal County Comprehensive Plan, as supplemented by the STV SAP, the primary purpose of the Community Center land use classification is to incorporate every day shopping, eating or entertainment needs; and, multi-family residential to support the commercial uses. Further, a corresponding non-major Comprehensive Plan amendment has been submitted concurrently with this rezoning application to change an approximate 24.6-acre portion of the project area from Community Center to Urban Transitional for the sole primary purpose of integrating an appropriate land use to buffer the existing San Tan Heights residents from the proposed higher density residential and commercial uses. The STV SAP vision for 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 – 11 DU/Ac.

We believe the PAD amendment, a new PAD and Rezone requests complies with the County's Comprehensive Plan vision, as amended, while also maintaining compatibility with existing development patterns in the area. The bullet point list below 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 provide 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 that should promote 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 (via CCRs).
- 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 parks.

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. The project area should not adversely impact public services in the area.

13. RECREATIONAL AMENITIES

The developed open space at Borgata at San Tan consists of a balance of both active and passive recreation areas. Open space amenities will be designed and developed in accordance with the guidelines of the Open Space and Recreation Manual (OSRAM) in mind and with the timing requirements set forth in Pinal County Development Services Code 2.176.160(A). All open space areas will be owned and maintained by a Homeowner’s Association, or similar. As outlined in the corresponding Borgata at San Tan Open Space and Recreation Plan (OSRAP), the following guidelines have been implemented in the developed open space areas:

- Natural and historic drainage patterns in the area will be maintained.
- Storm water retention areas will be designed to appear as natural as possible with meandering edges, gradual grade changes, and varying side slopes.
- Storm water retention areas have been located in visible and accessible areas throughout the community.
- Non-vegetative and vegetative ground covers, trees and shrubs in open space areas and along street frontages will be installed in conformance with the size, quantity, coverage and placement guidance of the OSRAM.
- Enhanced landscape areas have been provided on both sides of the main collector street at the entrance to the community in order to create a sense of arrival and community.

13.1 COMMERCIAL PARCELS:

Commercial parcels in Borgata at San Tan have not been fully designed yet but will feature landscaping around the perimeter of the sites, in the parking areas, and as building foundation treatments. The larger commercial parcel will include pedestrian amenities such as wide sidewalks, pedestrian crossings, and sitting areas. Passive open space areas along the shared boundary with the residential neighborhoods will provide for both retention and appropriate buffering.

13.2 RESIDENTIAL PARCELS:

The residential portion of Borgata at San Tan is a family-oriented community and the community’s recreation areas have been programmed accordingly. Incorporation of place-making design principles into the open space framework inspires and fosters residents to be part of their community and to connect with others while enjoying the unique lifestyle the project offers.

A variety of recreational amenities will cater to adults and children alike and are intended to promote organized activities as well as encourage free play. As such, the Borgata at San Tan project has three distinct neighborhoods and each one has their own approach to providing recreational opportunities for its residents. Below is a breakdown of each neighborhood’s approach.

EXHIBIT B: NEIGHBORHOOD PARCEL EXHIBIT



Parcel A (multi-family) is 27.5-acres in area and currently offers 11.8-acres of open space, equating to approximately 44% of the parcel area. Open space is distributed as recreational open space (3.0-acres - 11.3%) and passive open space (8.8-acres - 32.7%). Anticipated parcel amenities include a community clubhouse with fitness gym, a resort style swimming pool with spa, a large sundeck, an outdoor fire fit with seating, a turf area for lawn games, and a dog park.

Parcel B (single family attached) is 24.7-acres in area and currently offers 5.9 acres of open space which equates to 24% of the parcel area. Recreation/active open space comprises approximately 2.8-acres and anticipates amenities that may include a resort style swimming pool, a swimming pool building, a pool ramada, covered tot lot area, recreational amenity parking (vehicle), and turf areas for field sports. There is about 3.1-acres of passive open space areas in this neighborhood that serve aesthetic and buffering (from the commercial parcel) purposes, which commercial buffer will also contain a connected pedestrian trail within an approximate 10-foot wide corridor.

Parcel C (single family) is 24.6-acres in area and includes approximately 4.6-acres of open space equating to approximately 19% of the parcel area. Open space is distributed as approximately 1.1-acres recreational/active and 3.5-acres as passive spaces. The active open space area includes a centralized neighborhood park providing for a tot lot playground, ramada with seating, two BBQ grills, and large turf area for yard games and field sports. The passive open space includes the fissure mitigation area along the south boundary, which may be capped with a paved pedestrian trail.

Open space design and recreation programming will be finalized and submitted for County approval as part of the Tentative Plat process. As detailed in the corresponding OSRAP for the project, proposed open space is in conformance with the Pinal County Open Space and Recreation Area Guideline Manual, dated January 18, 2012.

14. FENCES, WALLS AND SCREENING

A minimum of five wall designs for the commercial and residential parcels combined, will provide variety in texture and design while maintaining an overall unified design theme. Primary theme walls, composed of a variety of durable split face, double score and smooth-face CMU block, will be used along Hunt Highway and San Tan Heights Boulevard to create visual interest as one journeys by and through the community. Primary theme walls will be accented with trees, shrubs, and groundcover to provide visual interest and relief.

Secondary theme walls, consisting of split face and smooth-face CMU block, are to be located in specified areas where lots back or side onto open space areas. Decorative full view and partial view fencing may also be provided for lots backing to open space, common areas, to enclose swimming pools, and where appropriate based on final site layouts. Full view fencing will be constructed using painted tubular steel, wrought iron, or similar; while partial view fencing design and materials will include a combination solid CMU topped with tubular steel picket post, wire mesh, or similar.

More simplistic builder walls are anticipated to be used at common property lines, to separate private open space areas, enclose rear yards, and to separate and screen the commercial from the residential uses. Any on lot privacy walls should be erected prior to the owner of any lot taking possession of a residence and lot.

Complementary and decorative vehicular and pedestrian access gates may also be provided at appropriate locations to control access points for the neighborhoods.

Design, colors and materials of all fencing will complement that already existing within the San Tan Heights community. Preliminary design features and approximate locations of all wall and fence types are included as part of the corresponding OSRAP.

15. MAINTENANCE OF STREETS AND COMMON AREAS

Onsite and adjacent public roadways will be maintained by Pinal County whereas the common areas and onsite private improvements will be dedicated to a Homeowners Association, or similar, concerning ownership and maintenance in perpetuity.

16. NUMBER OF DWELLING UNITS

There is a total of 663 dwelling units proposed for this project, providing for an approximate density of 8.6 DU/ac.

According to information contained within the County's project files for the San Tan Heights PAD, there is an estimated 4,784 single family homes/lots planned within the PAD that provides for an overall density of approximately 4.1 DU/ac.

On March 15, 2000, the Pinal County Board of Supervisors 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 fifth and last known PAD amendment to San Tan Heights (PZ-PD-006-10) included the subject parcel, which amendment further reduced the overall dwelling unit count to approximately 4,784 dwelling units.

17. TOTAL NUMBER OF PARKING SPACES FOR RECREATIONAL FACILITIES

Promoting a walkable community, final location of open space amenities and corresponding vehicular parking is currently being programmed to ensure accessible pedestrian access throughout all project parcels. As illustrated on the Development Plan, preliminary design does however provide for approximately 10 vehicular parking spaces adjacent to the dog park, community clubhouse and swimming pool area within Multi-Family Parcel A; and, 18 parking spaces adjacent to the swimming pool amenity area within Single Family Parcel B. Although these spaces may also serve as guest parking areas, proposed parking quantities combined with available on street parking should prove sufficient.

Sufficient parking spaces will be installed with each phase of development.

18. TYPE OF LANDSCAPING

Responsible design focuses on understanding the regional climatic and resource conditions. As part of site development, an important goal is to create a sustainable and environmentally sensitive landscape design while also providing a level of lushness that is complimentary to suburban family lifestyles. With implementation of this goal, the project will reduce the amount of impact on valuable resources by utilizing drought tolerant and low water use trees and shrubs.

Streetscape landscaping assists in establishing the property's character from public view and from adjacent properties, as well as buffering residential dwelling units from the adjacent major collector level street. An appropriate mix of low water use trees, shrubs, accent plants and groundcover materials are provided between street curb and the private property lines to create an attractive and naturalistic environment while also providing shade for pedestrians and wildlife. Existing and undulating landforms in conjunction with appropriate use of vegetation enhances visual character.

Common open space areas provide sufficient opportunities for semi-public gathering places, active and passive recreational opportunities, neighborhood connectivity, and storm water

retention. Integration of these spaces are to include limited turf areas for recreational purposes; active and passive recreational amenities to foster development of healthy communities and to encourage genuine interaction between the residents and creates a greater sense of connectedness. Landscape in these areas is systematically designed so that the plant material has opportunities to use the storm water runoff to supplement the irrigation system and provide groundwater recharge while also enhancing the desired organic appearance of the community.

The overriding intent is to provide a naturalistic appearance native to the Sonoran Desert with a distinctive aesthetic that is unique to the Borgata at San Tan PAD and sensitive to the surrounding community. Additionally, sustaining existing and installing additional native flora should contribute to the propagation of wildlife populations. Landscape material quantities and sizes are set forth in the exhibits contained within the corresponding OSRAP, and will meet or exceed all size and quantity provisions set forth in the PCDSC.

19. PRELIMINARY HYDROLOGIC DATA

19.1 EXISTING CONDITIONS:

Although the site is part of an alluvial plain for the San Tan mountains, the project area only slopes to the northeast at approximately 1-2% and is generally flat. There is an area of historic water collection and resulting fissures along the south boundary which are addressed in a different section. Runoff into the project site and the upstream drainage areas is all eventually conveyed to the Sonoqui Wash which is about one mile to the north. Sonoqui Wash is one of the primary watercourses that drains the surrounding portions of southeastern Maricopa County and northwestern Pinal County.

The property is generally void of any significant plant material, so much so that a native plant inventory and salvage plan is not being proposed as it would be a fruitless effort. The site features a few areas of desert plants such as creosote, yucca, and cholla. Unfortunately, these areas are infested with weeds and debris from years of trespassing and dumping. It is our intent to mass grade the site and install new, healthy desert friendly plant materials and associated irrigation.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) coverage for the site is provided on FIRM panel 04021C0475E dated December 4, 2007. According to this FIRM the Project resides entirely within a flood hazard Zone X. FEMA defines this flood hazard zone as follows:

Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.

19.2 EARTH FISSURES:

There is a known and documented area of fissures along the south - southeast boundary of the project. To appropriately mitigate this area, a detailed fissure evaluation and report has been contracted by property ownership. This report will include several mitigation methods which we intend to fully implement to ensure the project does not exacerbate the existing fissures, or create new opportunities for fissures to form.

19.3 PROPOSED STORMWATER MANAGEMENT:

EPS Group has completed an existing conditions hydrologic evaluation of the watershed affecting the Project. 100-year design flow rates have been determined at the upstream and downstream limits of the site. Based on these discharges and the topographic mapping that is available for the property, EPS has directed our land planning efforts to ensure appropriate stormwater drainage is accommodated for. A Preliminary Drainage Report has been submitted concurrent with this subject Rezone request.

20. PUBLIC PARTICIPATION

One neighborhood meeting was conducted on July 01, 2021 concerning both this PAD amendment, new PAD, Rezone and corresponding non-major Comprehensive Plan amendment requests. Per the County’s Citizen Review provisions, all property owners of record within the San Tan Heights PAD, and those within 1,200-feet of the project area, were notified, via first class mail, of the meeting. A Citizen Participation report, including meeting summary, property owner list, notification exhibits, sign-in sheets and meeting notification has been provided concurrent with this request.

This citizen participation effort adheres to provisions required by Pinal County and any provisions set forth in Arizona Revised Statutes.

Property ownership and the development advisor team is committed to continuing public outreach efforts throughout the entitlement process for the project.

21. TABLES

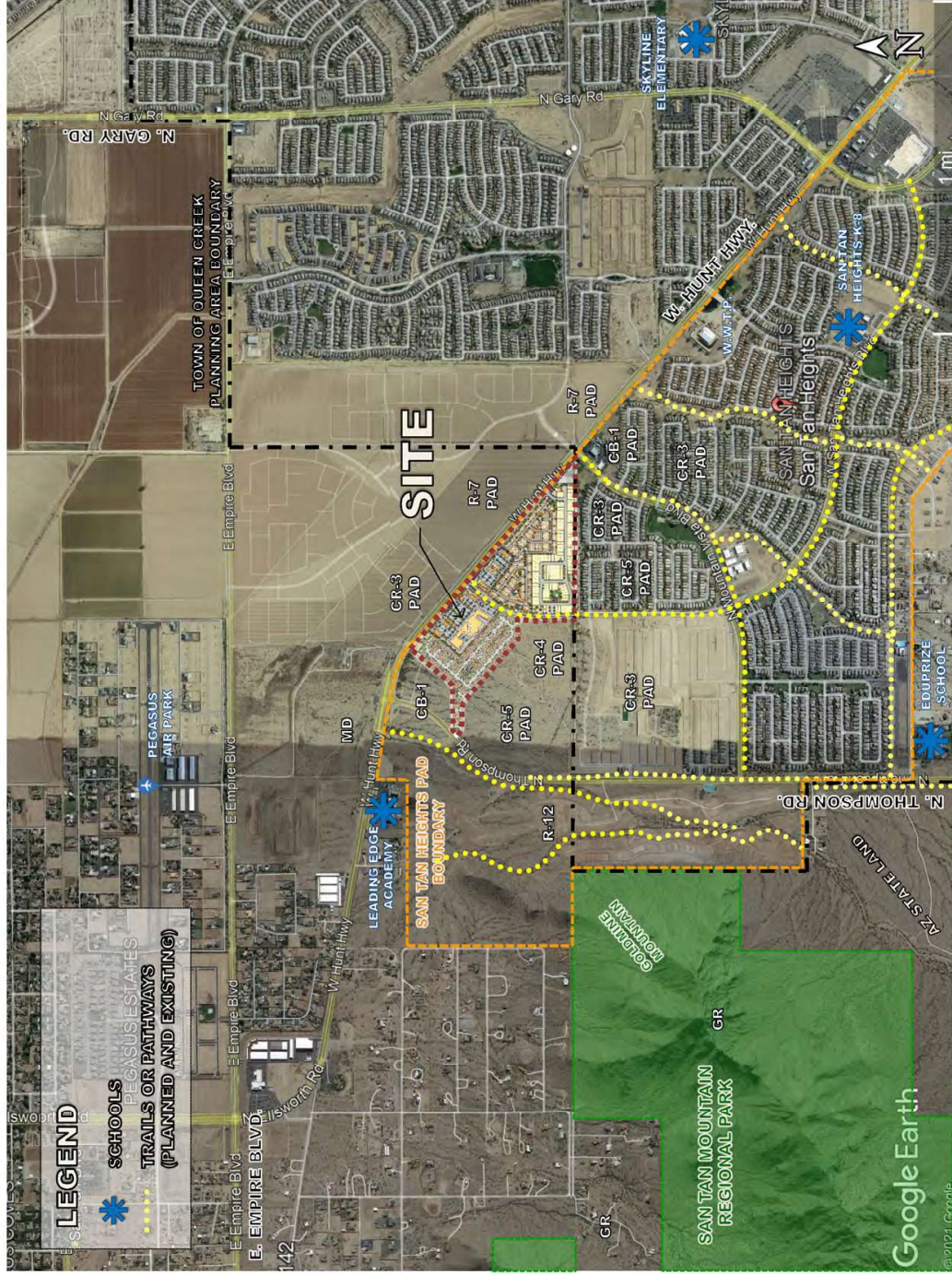
21.1 UTILITIES | SERVICES:

Anticipated utility and services providers are listed below in Table 21.101: Utilities and Services:

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.

EXHIBIT D: BORGATA AT SAN TAN | REGIONAL CONTEXT MAP



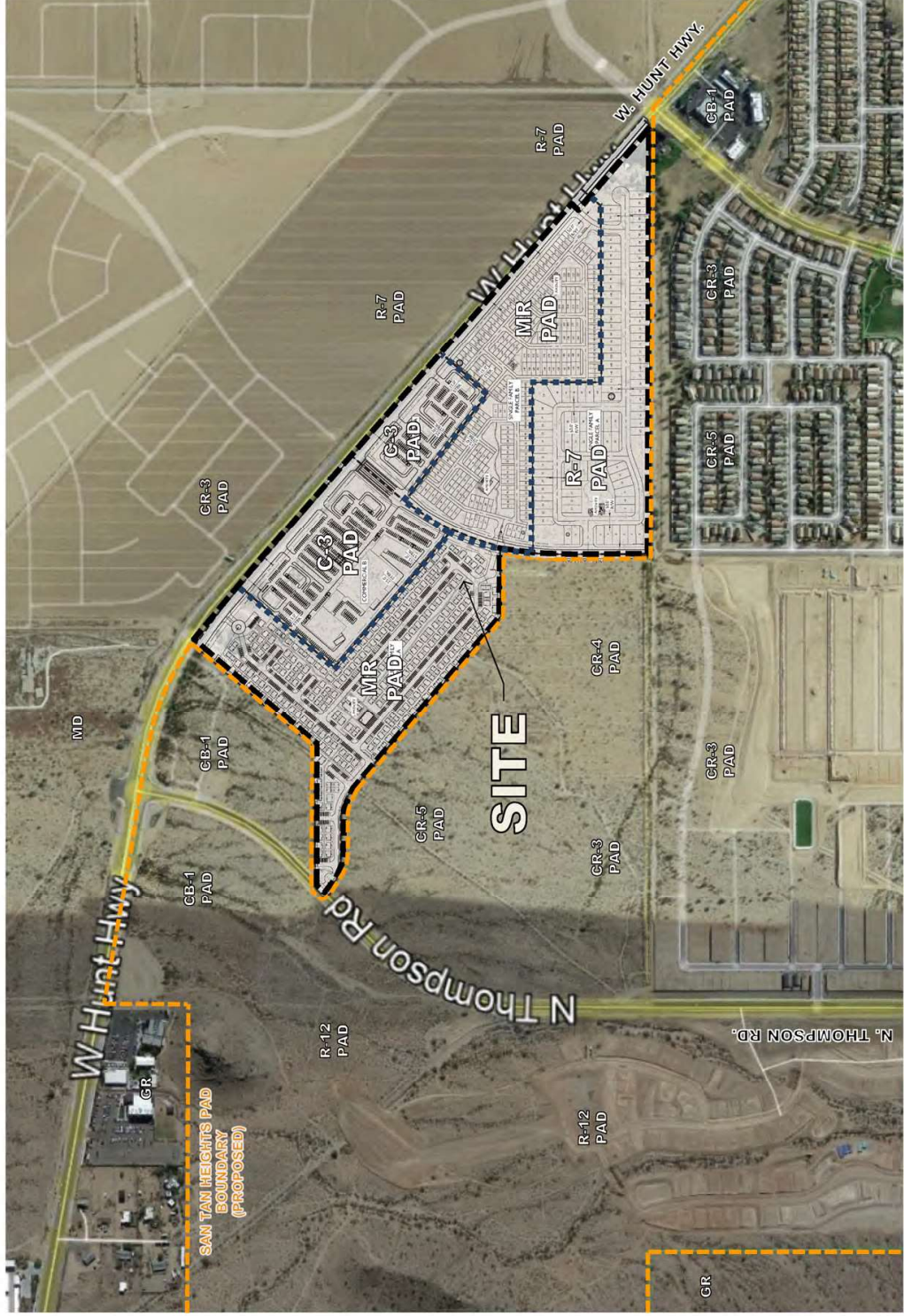
BORGATA AT SAN TAN CONTEXT EXHIBIT PINAL COUNTY, ARIZONA

EXHIBIT E: BORGATA AT SAN TAN | EXISTING ZONING EXHIBIT



BORGATA AT SAN TAN
EXISTING ZONING EXHIBIT
PINAL COUNTY, ARIZONA

EXHIBIT F: BORGATA AT SAN TAN | PROPOSED ZONING EXHIBIT



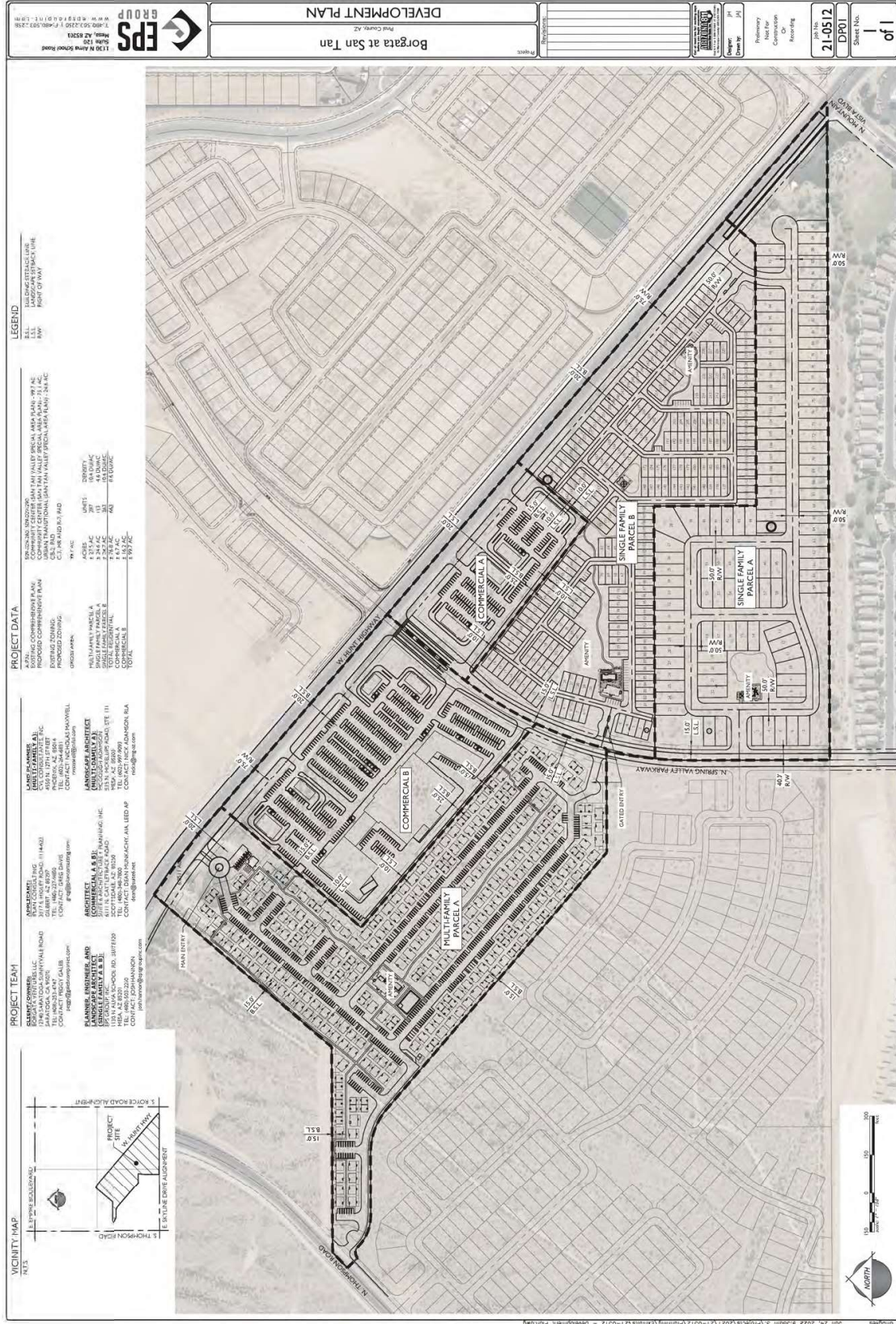
BASE MAP SOURCE: GOOGLE EARTH, 2021

JANUARY 16, 2022



BORGATA AT SAN TAN
 PROPOSED ZONING EXHIBIT
 PINAL COUNTY, ARIZONA

EXHIBIT G: BORGATA AT SAN TAN | PAD CONCEPTUAL DEVELOPMENT PLAN

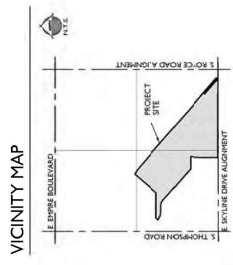


21-0512 - Borgata at San Tan

EXHIBIT H: BORGATA AT SAN TAN | ILLUSTRATIVE MASTER PLAN



- KEYNOTES**
- 1 NEIGHBORHOOD PARK (SEE L3-101)
 - 2 NEIGHBORHOOD PARK (SEE L3-102)
 - 3 ENTRY MONUMENT (SEE L3-103)



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
🌳	Acacia saligna	Wattle Acacia	30' Dia
🌳	Chrysopsis cordata 'Sunburst'	Thornless Cassia	30' Dia
🌳	Chrysanthera aurea 'Gold Digger'	Chrysanthera	30' Dia
🌳	Ficus ventricosa 'Pine Drum'	Chickadee	24' Dia
🌳	Fraxinus velutina 'The Wood'	White Ash	24' Dia
🌳	Parsonsia s 'Queen's Mantle'	Queen's Mantle	24' Dia
🌳	Photinia 'Red Jewel'	Red Jewel	24' Dia
🌳	Quercus agrifolia 'Starlight'	Starlight	24' Dia
🌳	Quercus agrifolia 'Live Oak'	Live Oak	24' Dia
🌳	Ulmus parviflora	European Elm	24' Dia

SHRUBS/CASCADENTS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
🌿	Argemone lutea	Yellow Poppy	5 Gal
🌿	Calliandra villosa	Red Star of Persia	5 Gal
🌿	Calliandra villosa 'Lime-Jade'	Lime-Jade	5 Gal
🌿	Calliandra villosa 'Yellow-Gold'	Yellow-Gold	5 Gal
🌿	Calliandra villosa 'Yellow-Gold'	Yellow-Gold	5 Gal
🌿	Calliandra villosa 'Yellow-Gold'	Yellow-Gold	5 Gal
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🌿	Calliandra villosa 'Yellow-Gold'	Yellow-Gold	5 Gal
🌿	Calliandra villosa 'Yellow-Gold'	Yellow-Gold	5 Gal

GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
🌿	Chlorophytum complanatum	Spider Plant	5 Gal
🌿	Liriodendron chinensis	Chinese Tulip Tree	5 Gal
🌿	Sparganium angustifolium	Sparganium	5 Gal
🌿	Sparganium angustifolium	Sparganium	5 Gal
🌿	Sparganium angustifolium	Sparganium	5 Gal
🌿	Sparganium angustifolium	Sparganium	5 Gal
🌿	Sparganium angustifolium	Sparganium	5 Gal
🌿	Sparganium angustifolium	Sparganium	5 Gal
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🌿	Sparganium angustifolium	Sparganium	5 Gal
🌿	Sparganium angustifolium	Sparganium	5 Gal
🌿	Sparganium angustifolium	Sparganium	5 Gal
🌿	Sparganium angustifolium	Sparganium	5 Gal

TURF

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
🌱	Thymus	Thyme	5 Gal



L-1.01
01.14.2022

Final County, AZ Illustrative Master Plan

Borgata at San Tan

21-0512

NOTICE OF ACTION MEETING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF **APRIL, 2022**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AMENDMENT, A MINOR COMPREHENSIVE PLAN AMENDMENT, A REZONING, AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** IN PINAL COUNTY, ARIZONA.

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 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.

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ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE AT:

<http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS 21st DAY OF **MARCH 2022**, by Pinal County Community Development Dept.

By: 
Lester Chow, Deputy Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N FLORENCE ST)
FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON APRIL 18th, 2022.

Contact for this matter: Evan Evangelopoulos, e-mail address: evan.evangelopoulos@pinal.gov
Phone #: (520) 866-6642 Fax: (520) 866-6435

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

STATE OF ARIZONA
 COUNTY OF PINAL

} ss.

Affidavit of Publication

NOTICE OF ACTION MEETING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF APRIL, 2022, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AMENDMENT, A MINOR COMPREHENSIVE PLAN AMENDMENT, A REZONING, AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN PINAL COUNTY, ARIZONA. 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 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

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 Contact for this matter: Evan Evangelopoulos, e-mail address: evan.evangelopoulos@pinal.gov
 Phone #: (520) 866-6642 Fax: (520) 866-6435
 No. of publications: 1; date of publication: Mar. 31, 2022.

Ruth A. Kramer, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Pinal Central Dispatch, a newspaper section published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issues. The publications thereof having been on the following dates:

03/31/2022

PINAL CENTRAL DISPATCH

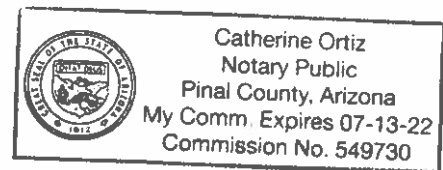
By [Signature]
 agent and/or publisher of the Pinal Central Dispatch

Sworn to before me this 15th

day of April A.D., 2022

[Signature]

Notary Public in and for the County
 of Pinal, State of Arizona

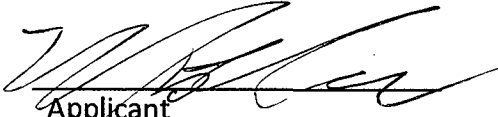


AFFIDAVIT OF Mailing of Notice of Hearing*

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

I, Mario Mangiamele, Applicant for case _____ (Case number), personally caused 4,630 mailer(s) to be mailed by first class post regarding the public hearing associated with case see above on 04-05-2022 (Date), on a form prescribed by the planning division at least 28 days before the (15 days) Planning and Zoning Commission Public Hearing, regarding the proposed _____ (Type of application), in unincorporated Pinal County. Non-Major Comprehensive Plan amendment, Planned Area Development, Planned Area development amendment and Rezone

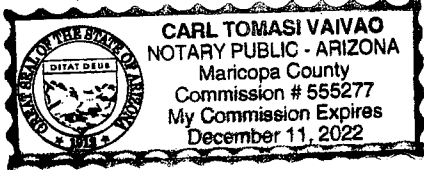
The notice(s) and mailing lists were mailed as attached.


Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)
MARICOPA

Subscribed and sworn to me by Mario Mangiamele this 11th day of April, 2022


Notary Public
My Commission Expires: 12/11/2022



* as directed by your staff Coordinator
* please attach the mailer and the list addresses

NOTICE OF ACTION MEETING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF APRIL, 2022, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AMENDMENT, A MINOR COMPREHENSIVE PLAN AMENDMENT, A REZONING, AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN PINAL COUNTY, ARIZONA.

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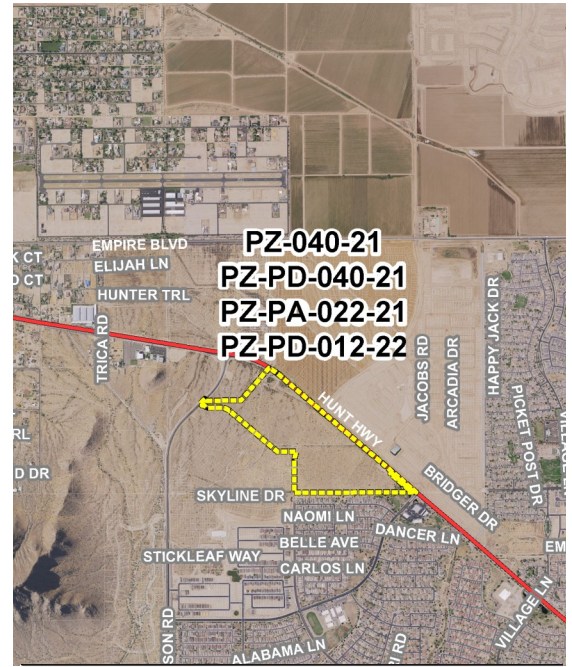
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Evan Evangelopoulos,
e-mail address: evan.evangelopoulos@pinal.gov
Phone #: (520) 866-6642 **Fax:** (520) 866-6435



Rezoning/Community Development



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

NOTICE OF ACTION MEETING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF APRIL, 2022, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AMENDMENT, A MINOR COMPREHENSIVE PLAN AMENDMENT, A REZONING, AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN PINAL COUNTY, ARIZONA.

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 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.

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Information regarding the case can be found online at:

<http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

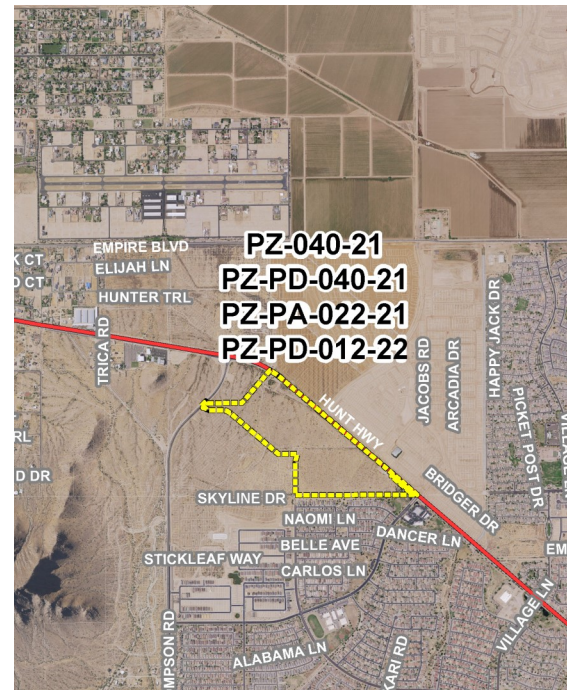
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- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Contact for this matter:
Evan Evangelopoulos,
e-mail address: evan.evangelopoulos@pinal.gov
Phone #: (520) 866-6642 **Fax:** (520) 866-6435



Rezoning/Community Development



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

PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 2973 (31 N PINAL ST., BLDG F)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING

PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 2973 (31 N PINAL ST., BLDG F)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

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


I, Mario Mangiamiele, Applicant for case _____ (Case number), personally caused four sign(s) to be posted in a visible place on or near the proposed project site on March 23, 2022 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed _____ (Type of application), in unincorporated Pinal County Non-Major Comprehensive Plan amendment, Planned Area Development, Planned Area development amendment and Rezone

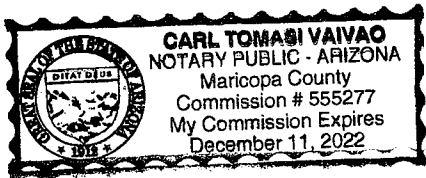
The notice(s) was posted as indicated on the attached map and photograph.


Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)
) MARICOPA

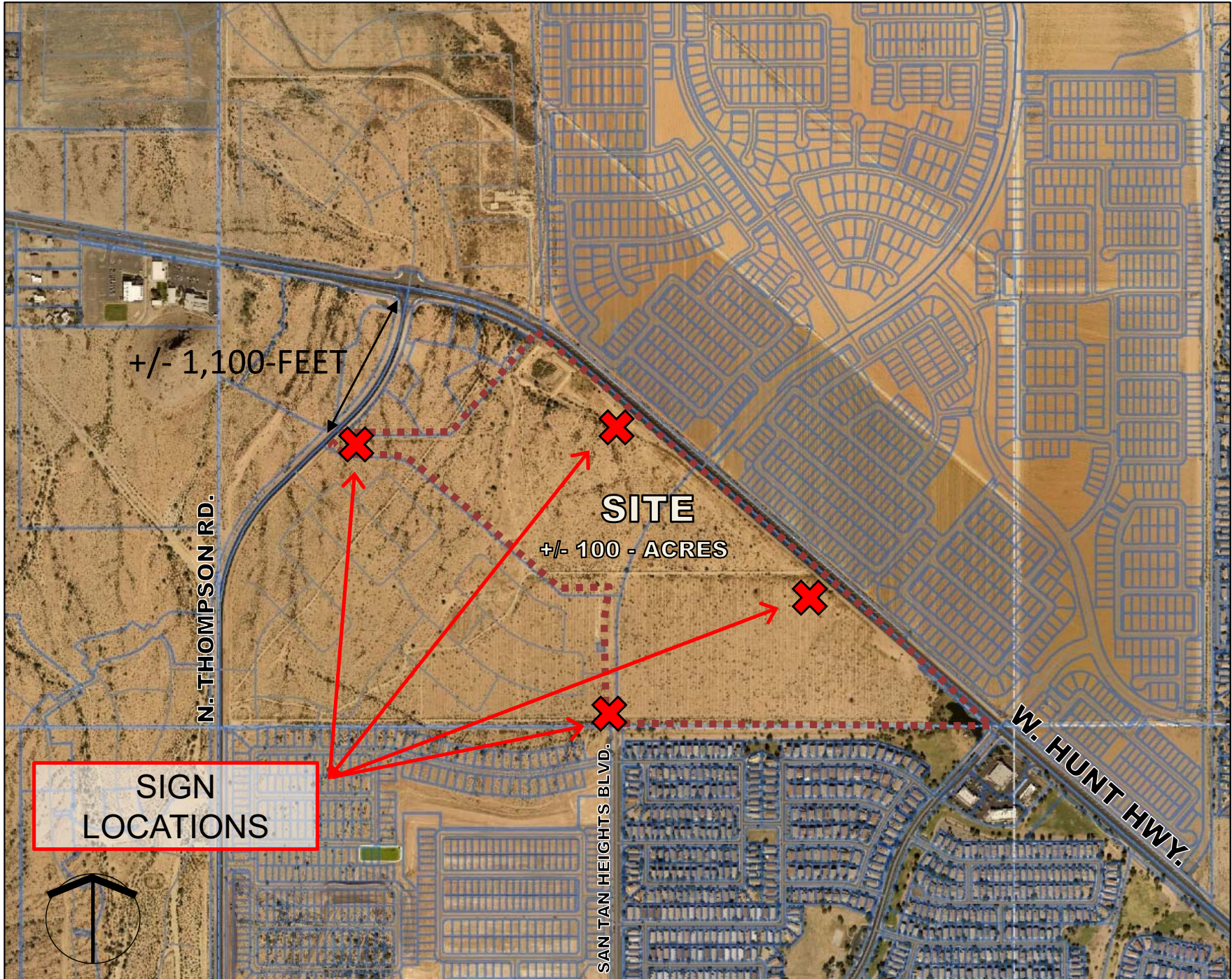
Subscribed and sworn to me by MARIO Mangiamiele this 11 day of April, 2022.


Notary Public
My Commission Expires: 12/11/2022



* as directed by your staff Coordinator

BORGATA at SAN TAN | PUBLIC HEARING SIGN POSTING LOCATION EXHIBIT



PINAL COUNTY

Public Hearings

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

Existing Comprehensive Plan (CPA) and Zoning Designation:

Community Center / CB-2 PAD.

Proposed CPA and Zoning Designation:

Urban Transitional / C-3 PAD, MR PAD, R-7 PAD to allow commercial, multiple residence, and single family residence development

Acreage: CPA - 24.6 / Zoning -100 (Approx.)

Applicant Name: Greg Davis / Iplan Consulting

Applicant Number: (480) 227-9850

Case Information Available at Pinal County Planning and Development
(520) 866-6442 or www.pinalcountyz.gov

**Public Hearing
Information**



PINAL COUNTY

Public Hearings

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

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**Public Hearing
Information**



PINAL COUNTY

Public Hearings

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**Public Hearing
Information**



PINAL COUNTY

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**Case Information Available at Pinal County Planning and Development
(520) 866-6442 or www.pinalcountyz.gov**

**Public Hearing
Information**

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 4/4/2020.

COMMUNITY DEVELOPMENT DEPARTMENT

BY:  Evan Evangelopoulos, Planner
[Signature] [Print name and title]

DATED: 4/4/2020

NOTICE OF ACTION MEETING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF **APRIL, 2022**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AMENDMENT, A MINOR COMPREHENSIVE PLAN AMENDMENT, A REZONING, AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** IN PINAL COUNTY, ARIZONA.

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ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE AT:
<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS 21st DAY OF **MARCH 2022**, by Pinal County Community Development Dept.

By:  _____
Lester Chow, Deputy Community Development Director

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WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

PO BOX 2973 (85 N FLORENCE ST)
FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON APRIL 18th, 2022.

Contact for this matter: Evan Evangelopoulos, e-mail address: evan.evangelopoulos@pinal.gov
Phone #: (520) 866-6642 Fax: (520) 866-6435

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

STATE OF ARIZONA
COUNTY OF PINAL

} SS.

Affidavit of Publication

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Pinal Central Dispatch, a newspaper section published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

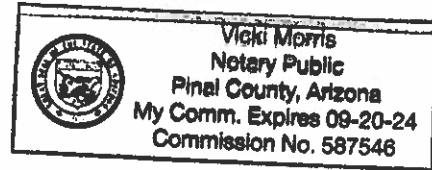
05/12/2022

PINAL CENTRAL DISPATCH

By Kara K. Cooper
agent and/or publisher of the Pinal Central Dispatch

Sworn to before me this 12th
day of May A.D., 2022
Dicki Morris

Notary Public in and for the County
Of Pinal, State of Arizona



NOTICE OF ACTION MEETING BY THE BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 8th DAY OF JUNE, 2022, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AMENDMENT, A MINOR COMPREHENSIVE PLAN AMENDMENT, A REZONING, AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN PINAL COUNTY, ARIZONA. 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

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PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N FLORENCE ST)

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DATED THIS 4th DAY OF MAY 2022, by Pinal County Community Development Dept.

By: 
Brent Billingsley, Community Development Director

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Contact for this matter: Evan Evangelopoulos, e-mail address: evan.evangelopoulos@pinal.gov
Phone #: (520) 866-6642 Fax: (520) 866-6435


[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 05/23/2022.

COMMUNITY DEVELOPMENT DEPARTMENT

BY:  Evan Evangelopoulos, Planner
[Signature] [Print name and title]

DATED: 05/23/2022

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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.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE AT:
<http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED THIS 4th DAY OF MAY 2022, by Pinal County Community Development Dept.

By: 
Brent Billingsley, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N FLORENCE ST)
FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON JUNE 1st, 2022.

Contact for this matter: Evan Evangelopoulos, e-mail address: evan.evangelopoulos@pinal.gov
Phone #: (520) 866-6642 Fax: (520) 866-6435

[Anything below this line is not for publication.]

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