

Borgata / SkyHi Property

Borgata at San Tan

Iplan Consulting



Borgata / SkyHi Property

Site Area

Approximately 100 acres

Land Use Classification

Community Commercial

Land Use Designation

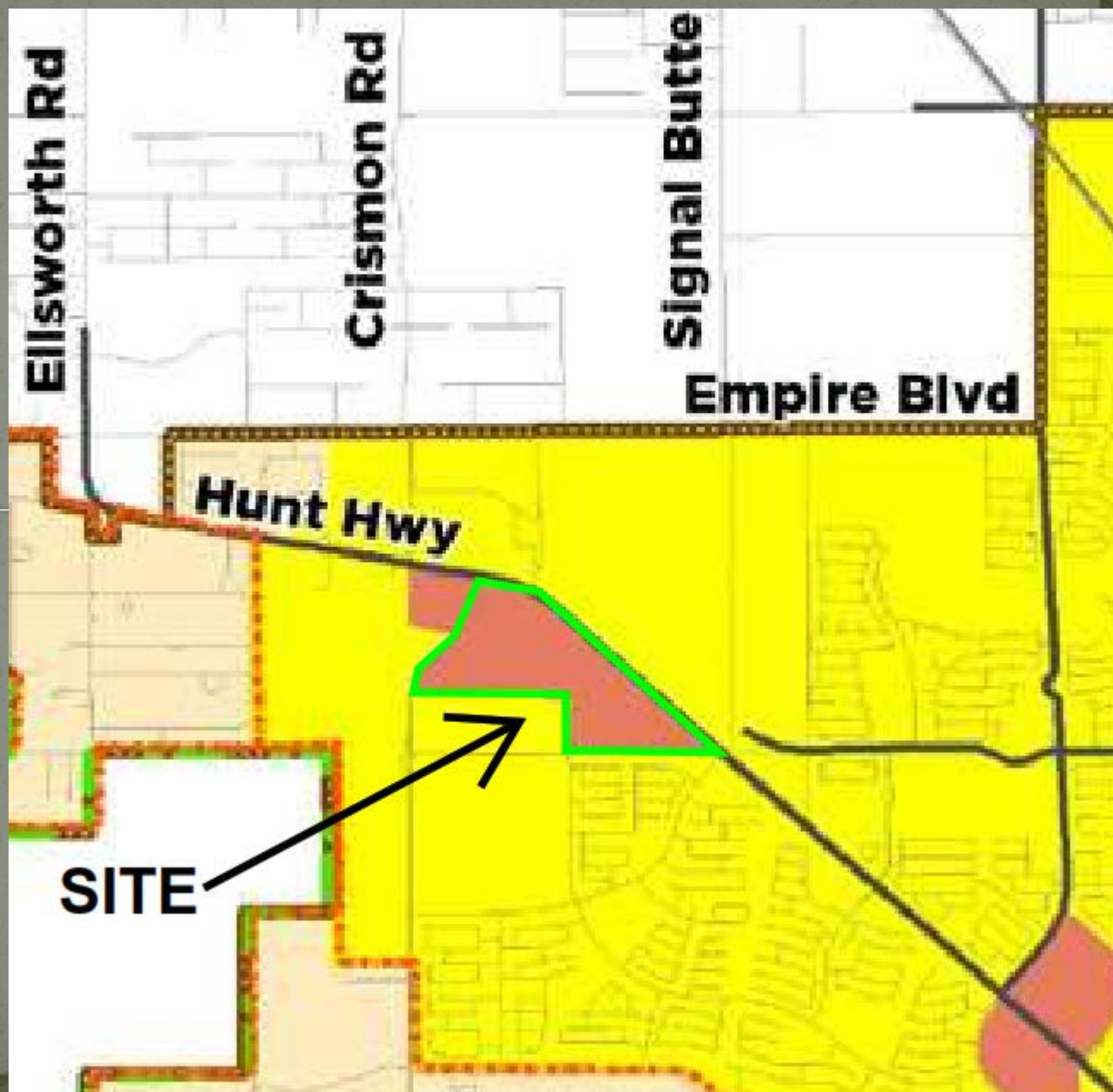
CB-2 & CR-5



San Tan Valley Plan / Comprehensive Plan Land Use Map

Community Commercial
Land Classification
Allows:

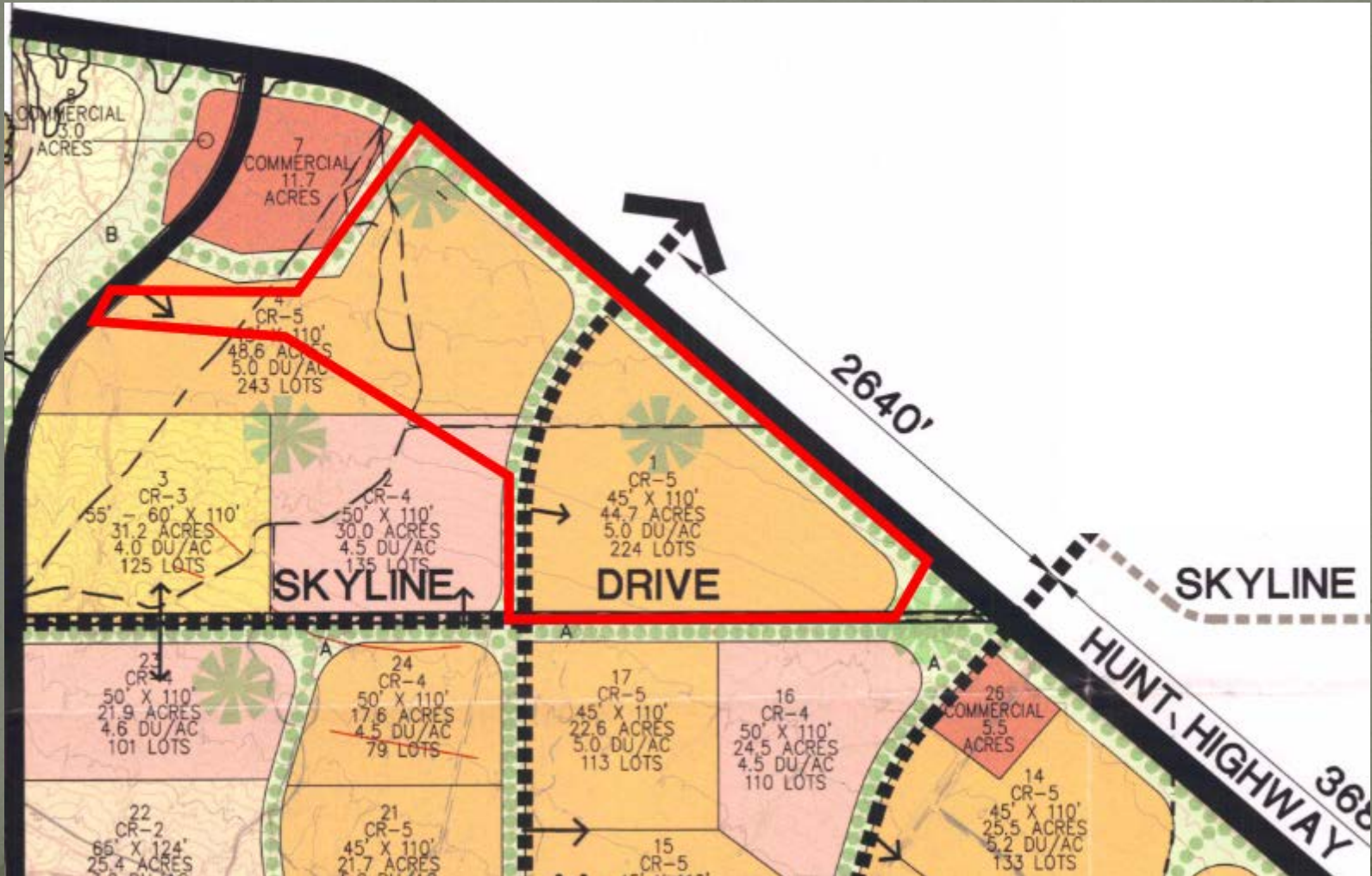
- Commercial
- Multi-Family
- Single Family Attached
- Does NOT allow
Single Family Detached



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Entitlement History:

- Site was zoned Residential in the original STH PAD (ca. 2000).



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Entitlement History:

- Rezoned to Commercial in 2007-8 to accommodate a large resort concept.
- Resort concept fizzled and owners have been marketing for large commercial uses for 13 years with little interest expect for mini-storage and auto-related uses (e.g. auto repair, car wash, etc.) which the landowner does not want. Concluded 100 acres of Commercial is too much.
- Phoenix Commercial Advisors Site Assessment study concludes only 10-15 acres of commercial is viable due to:
 - Lack of regional transportation.
 - Lack of residential density/income.
 - Exponential online retail growth.
 - Unprecedented government health protocol mandates.

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Entitlement History:

- Ownership started working with commercial brokers and land planners to plan property to be more marketable for commercial.
 - Determined that 20-25 acres of commercial is viable with walkable higher density residential uses.
-
- This land use change proposal was made.

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PROJECT DATA

A.P.N.: 509-029-260, 509-029-290
 EXISTING COMPREHENSIVE PLAN: COMMUNITY CENTER (SAN TAN VALLEY SPECIAL AREA PLAN) - 99.7 AC
 PROPOSED COMPREHENSIVE PLAN: COMMUNITY CENTER (SAN TAN VALLEY SPECIAL AREA PLAN) - 75.1 AC;
 URBAN TRANSITIONAL (SAN TAN VALLEY SPECIAL AREA PLAN) - 24.6 AC
 EXISTING ZONING: CB-2, PAD
 PROPOSED ZONING: C-3, MR AND R-7, PAD

GROSS AREA: 99.7 AC

	ACRES	UNITS	DENSITY
MULTI-FAMILY PARCEL A	± 27.5 AC	287	10.4 DU/AC
SINGLE FAMILY PARCEL A	± 24.6 AC	113	4.6 DU/AC
SINGLE FAMILY PARCEL B	± 24.7 AC	263	10.6 DU/AC
TOTAL RESIDENTIAL	± 76.8 AC	663	8.6 DU/AC
COMMERCIAL A	± 6.7 AC		
COMMERCIAL B	± 16.2 AC		
TOTAL	± 99.7 AC		



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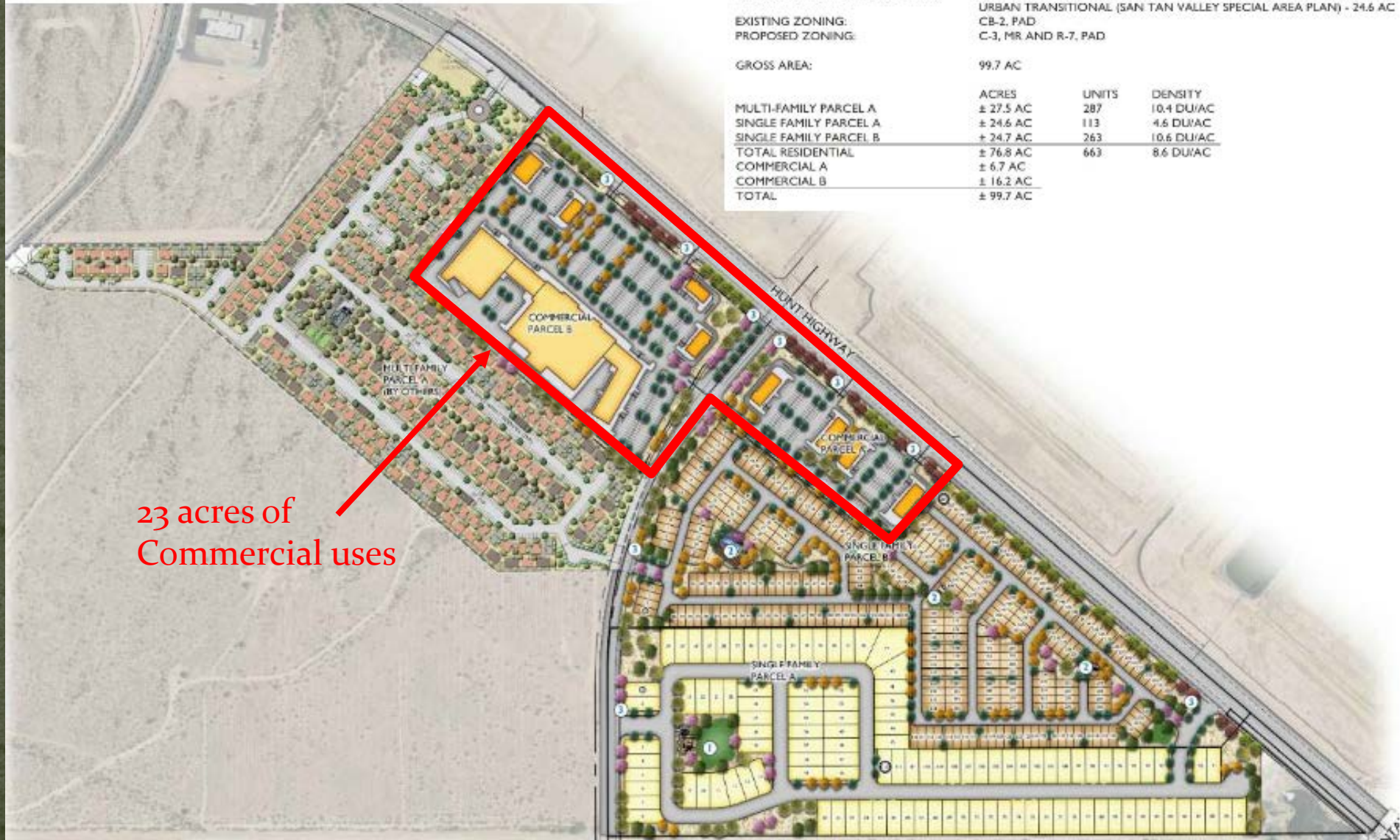
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23 acres of
Commercial uses

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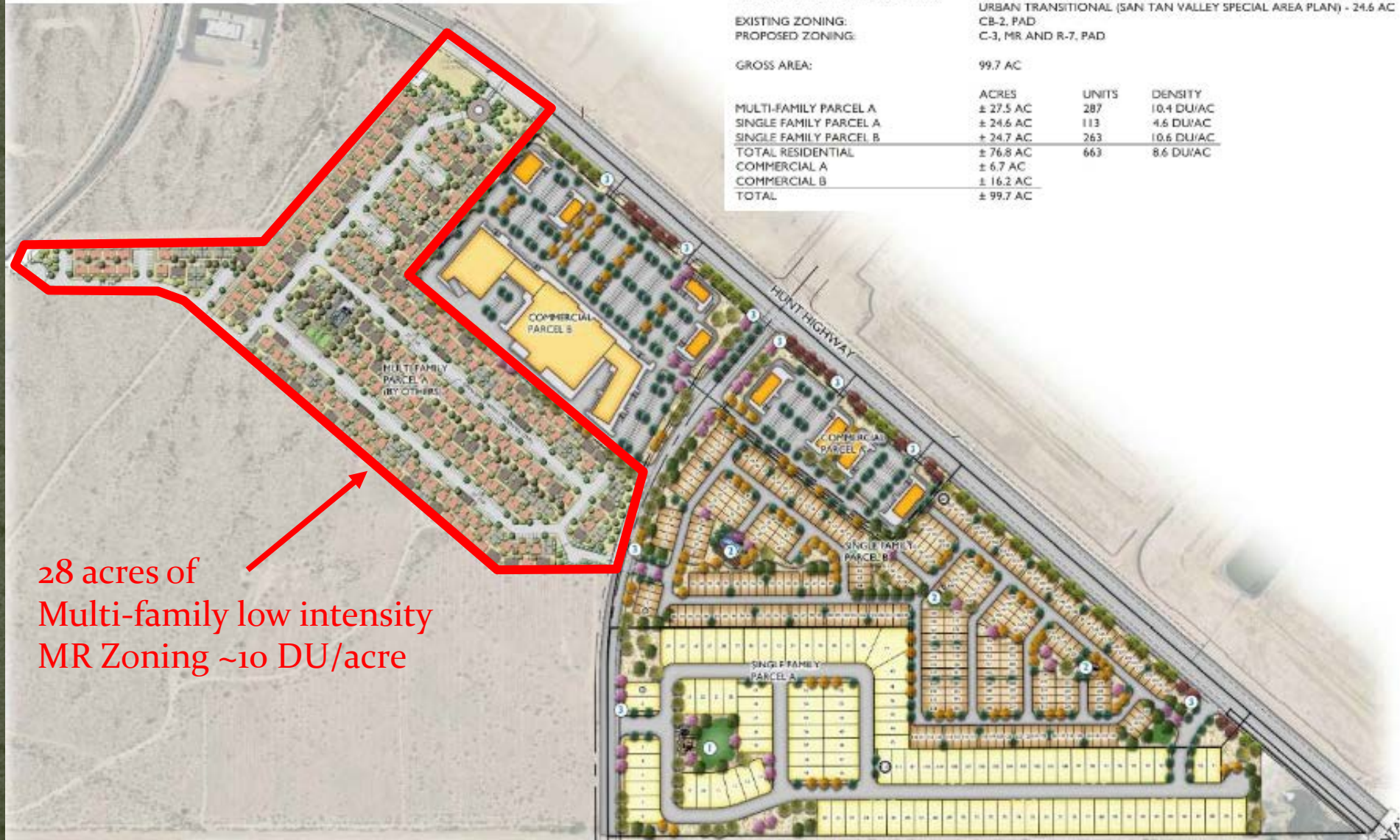
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28 acres of
Multi-family low intensity
MR Zoning ~10 DU/acre

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25 acres of
Single family attached
MR Zoning ~10 DU/acre

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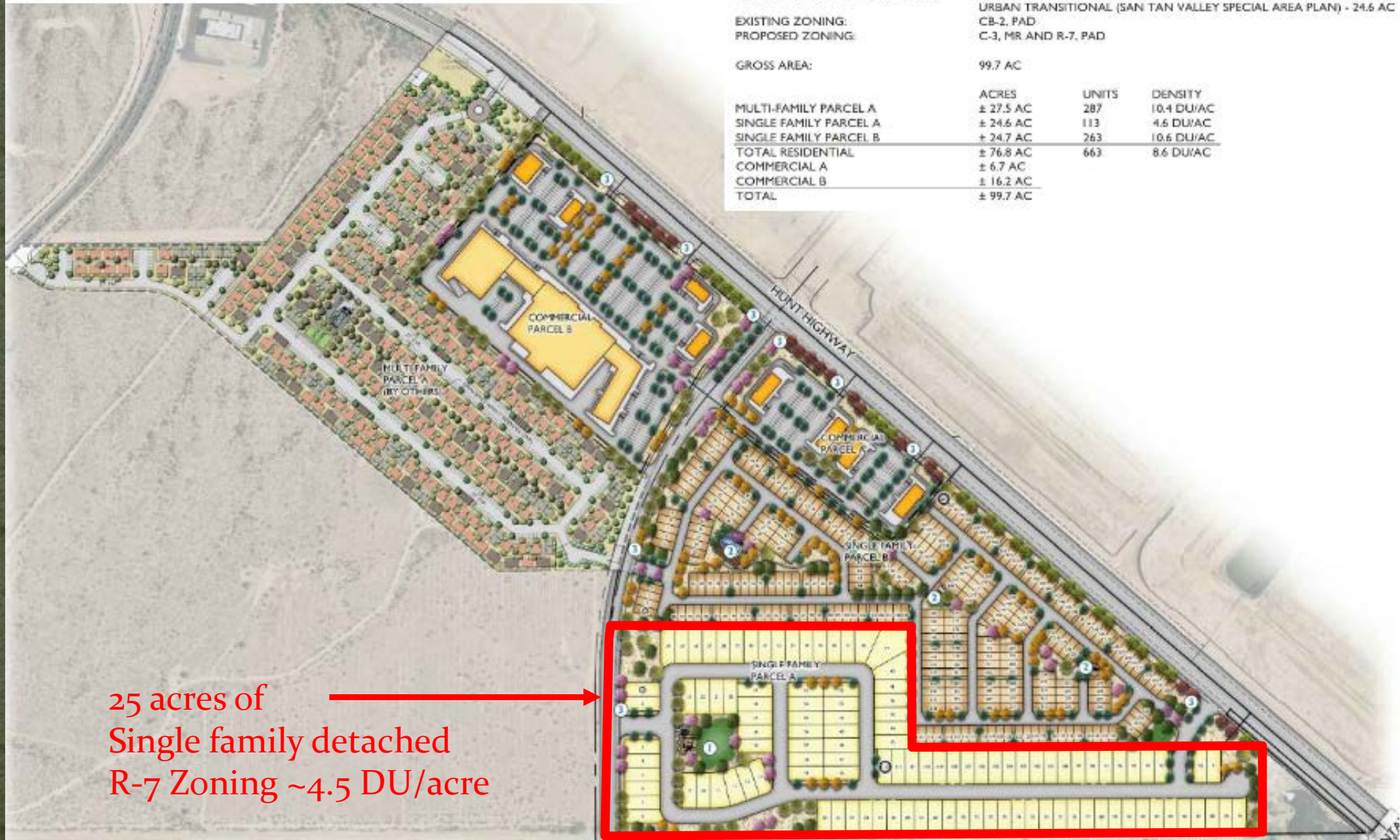
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25 acres of
Single family detached
R-7 Zoning ~4.5 DU/acre

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Proposal:

- **Minor Comprehensive Plan Amendment (CPA)**
 - **Only needed for the Single Family Detached product.**

- **PAD Amendment #1**
 - **Remove 100 acres from existing STH PAD.**

 - **PAD Amendment #2**
 - **Adopt proposed development plan and standards.**

- **Rezoning**
 - **Adopt zoning districts of C-2, MR, and R-7.**

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Neighborhood Outreach:

- Neighborhood Meeting: July 2021 – 20 attendees
- Email Group Updates: 40 members
- NOPH Mailing: 4,738 addresses
- Four NOPH signs
- Newspaper Advertisement

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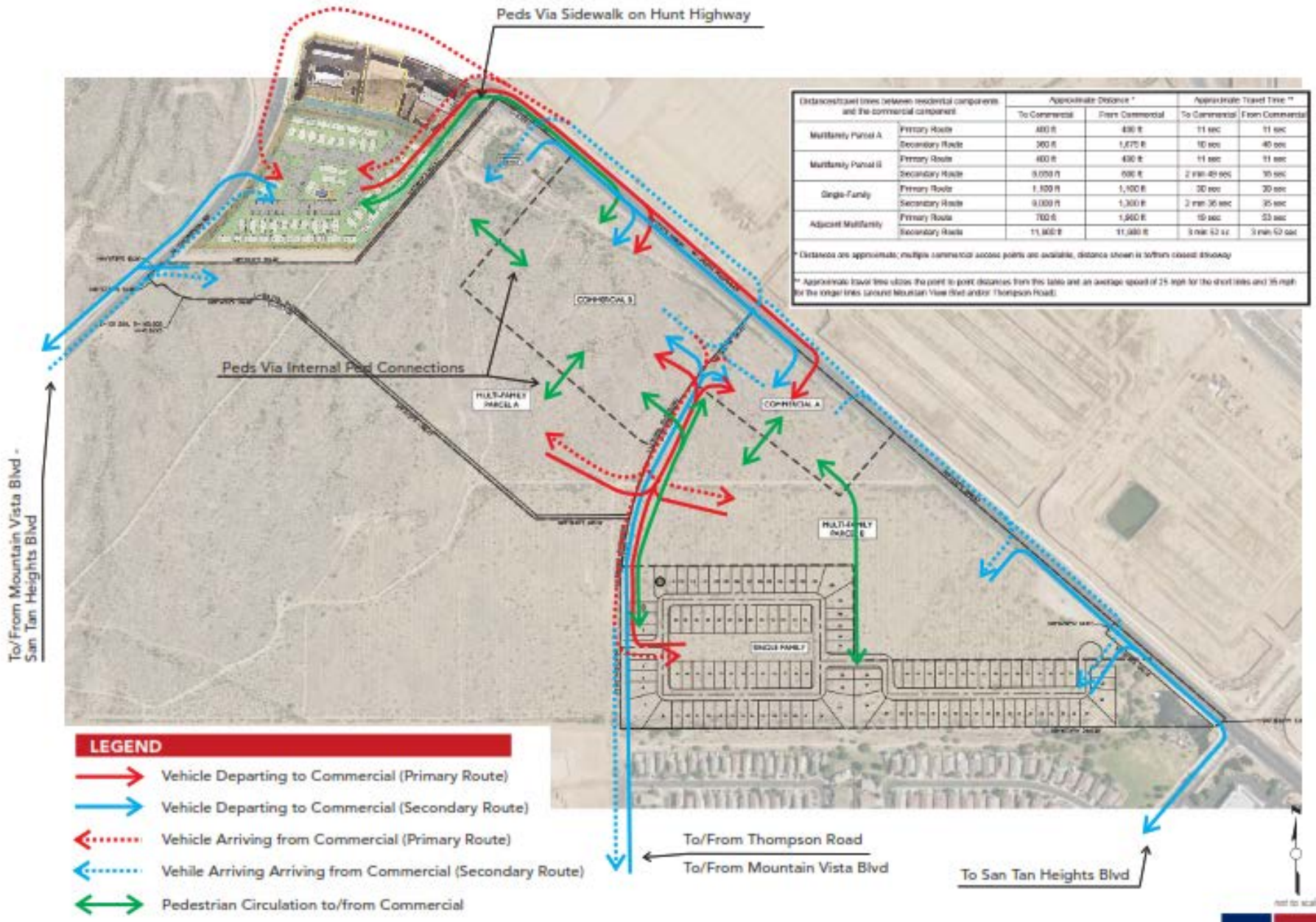
Concerns received to date:

Connectivity:

Both County Staff and existing residents want direct connectivity to Hunt Highway and future retail.

- Direct pedestrian and vehicular connections to both retail sites.
- Extension of San Tan Heights Blvd. to Hunt Highway with Signalization.

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Concerns received to date:

Traffic:

This is a known issue in all of San Tan Valley.

- Project paid into STV fund back in 2000 and traffic was accounted for.

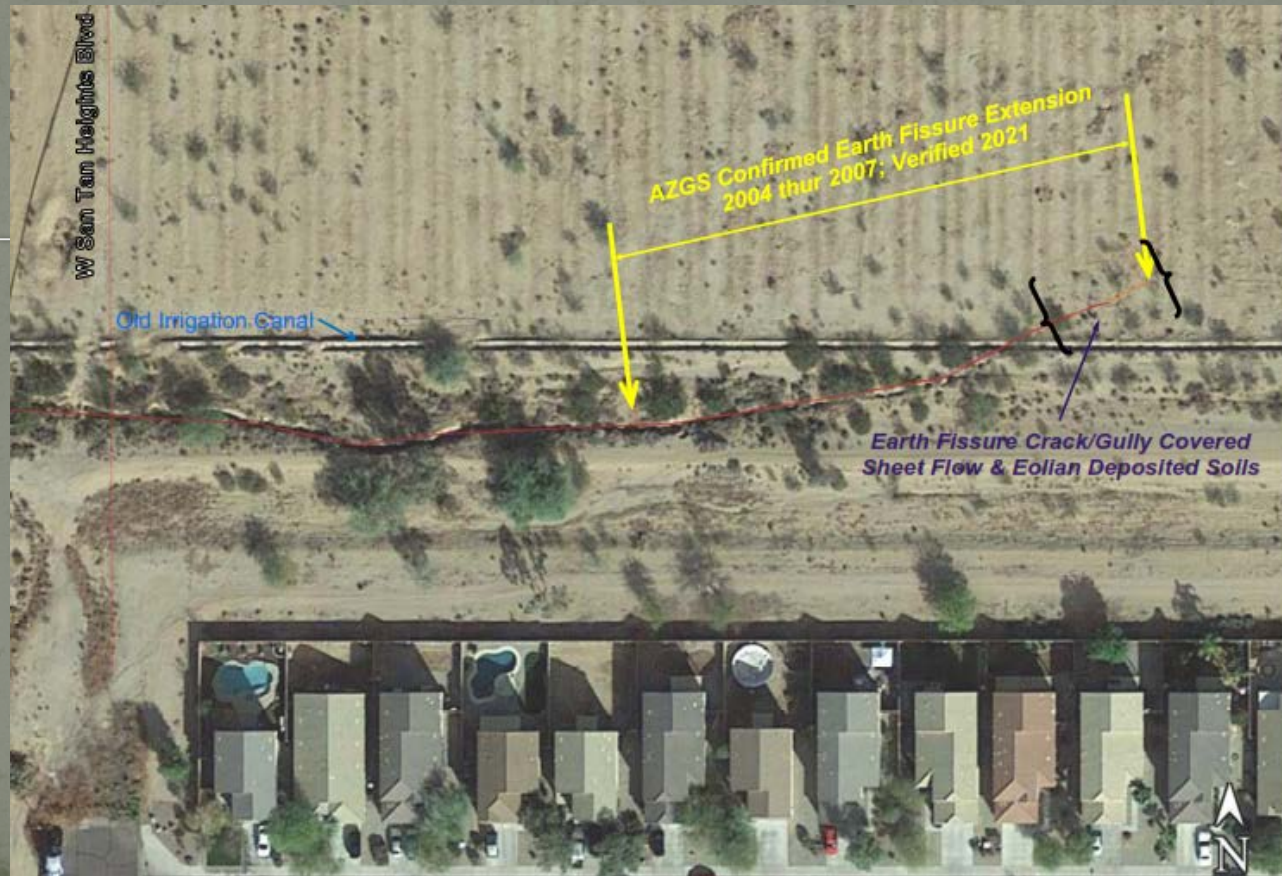
- This “down zoning” will reduce potential traffic by 30% or more.
- Improvements include R/W for a third lane for to Hunt Hwy and dedicated decel/turn lane.
- Regional solutions are underway including Ironwood expansion, East Parkway, and the future N/S Freeway.

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Concerns received to date:

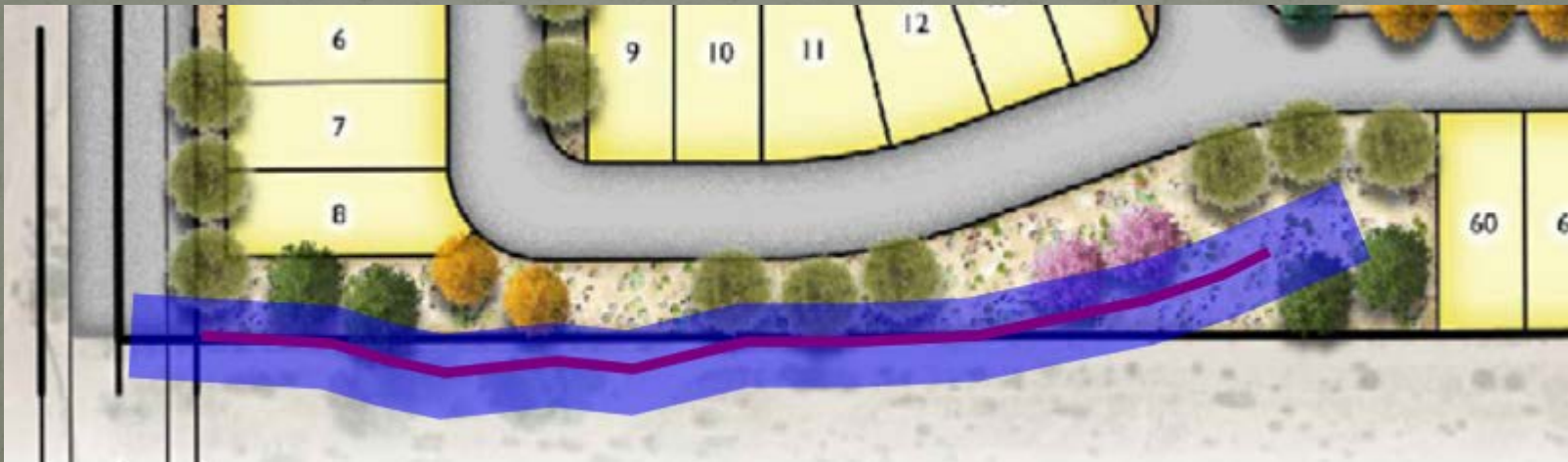
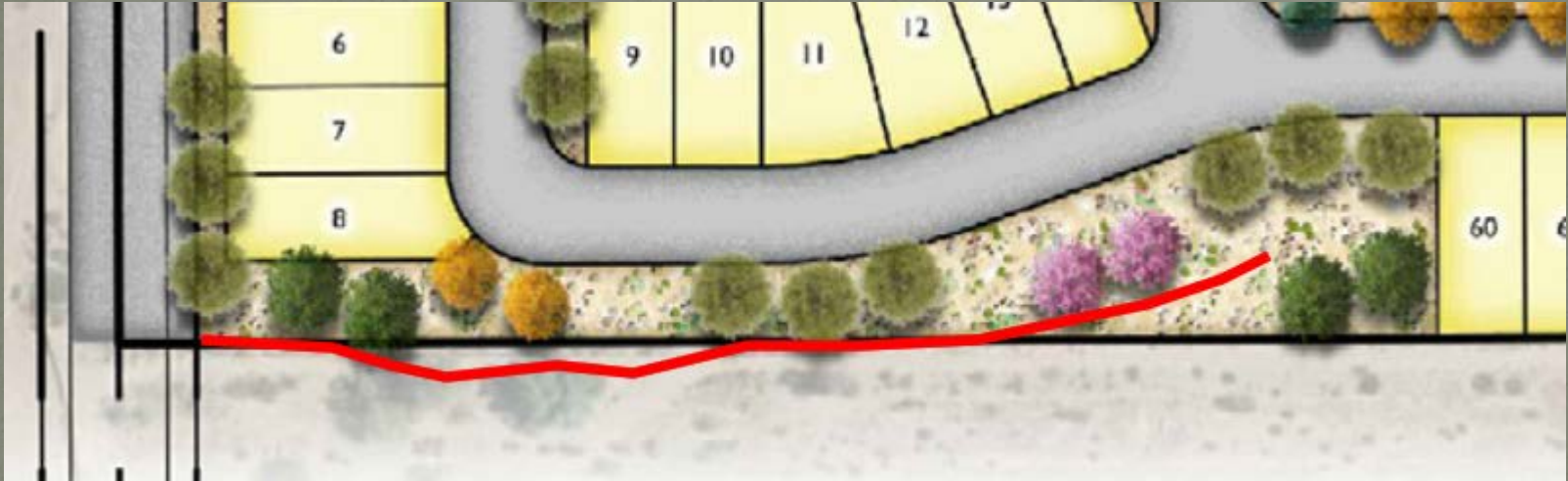
Fissures:

Neighbors made us aware of fissure on-site. Studies done and mitigation is planned.



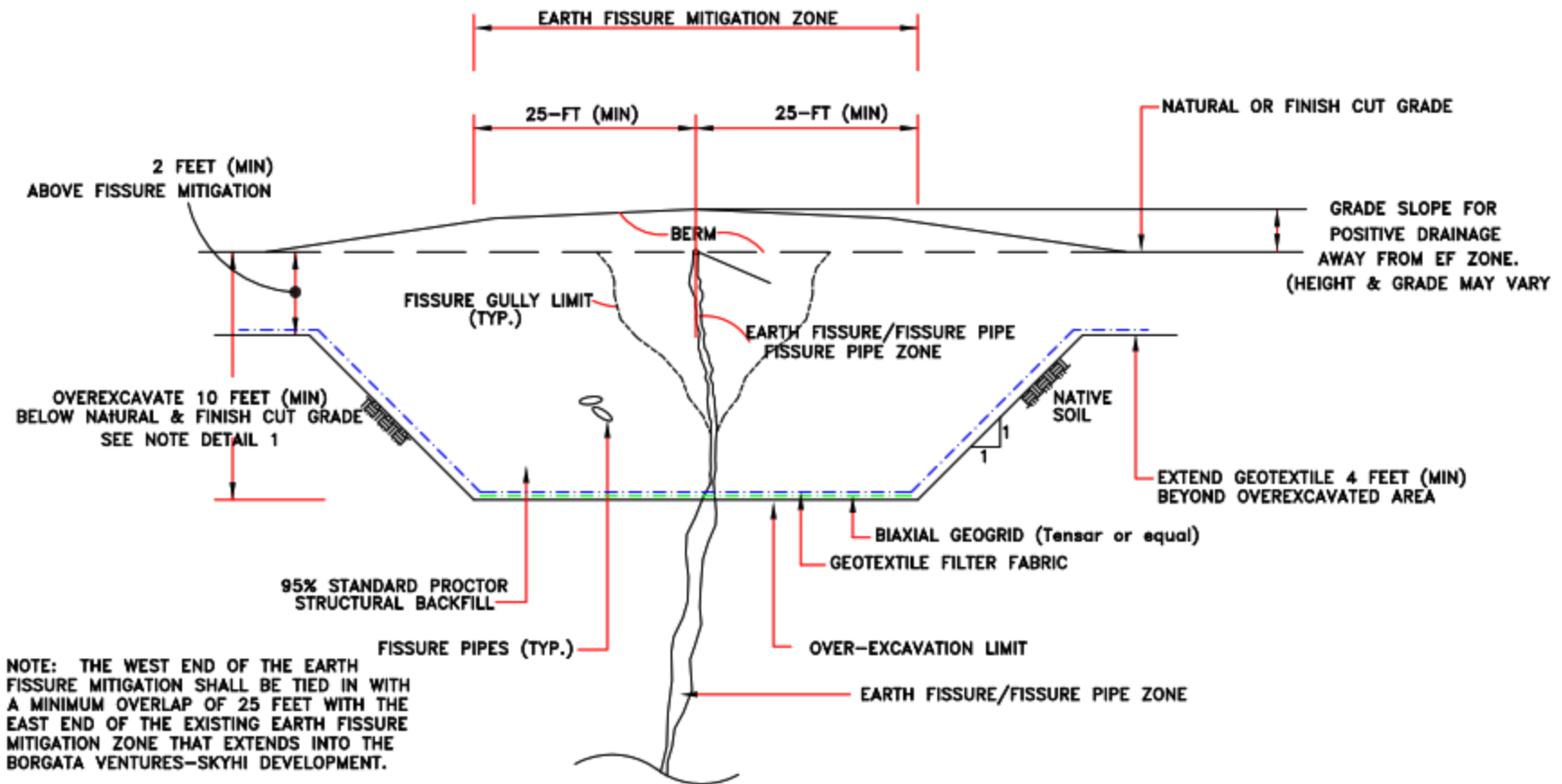
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Concerns received to date:



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Concerns received to date:



1 MITIGATION TRENCH W/ ELEVATED BERM:
OPEN SPACE / GREENBELT ZONE (Not To Scale)

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Concerns received to date:

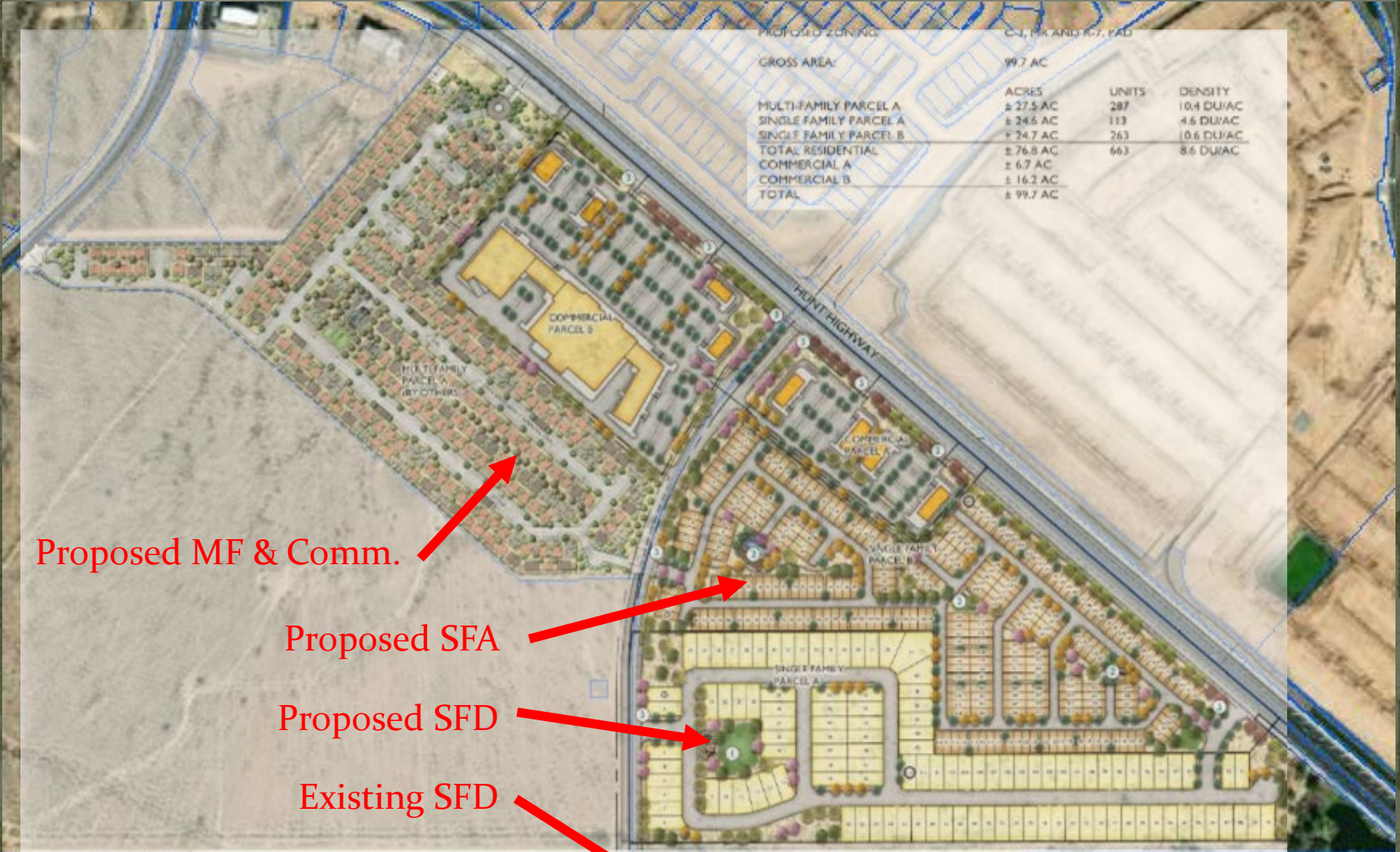
Land Use Compatibility:

The parcel to the south is an EXISTING single family detached neighborhood.

- We are transitioning the land use intensities with SFD adjacent, then SFA, then Multi-Family and Commercial.



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Proposed MF & Comm.

Proposed SFA

Proposed SFD

Existing SFD

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Concerns received to date:

STH HOA impact:

Concern about further strain on existing HOA with new neighborhoods.

-
- New neighborhoods have separate HOA and will not be a part of the STH HOA.

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Summary:

- The proposal is a viable mix of land uses that are much more sustainable today.
 - The proposal includes much needed housing options that address a range of affordability and lifestyle needs.
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- The proposal maintains much needed commercial services.
 - The proposal helps connectivity and circulation for the area.
 - The proposal does all these things in a manner that is compatible with adjacent development.

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Questions

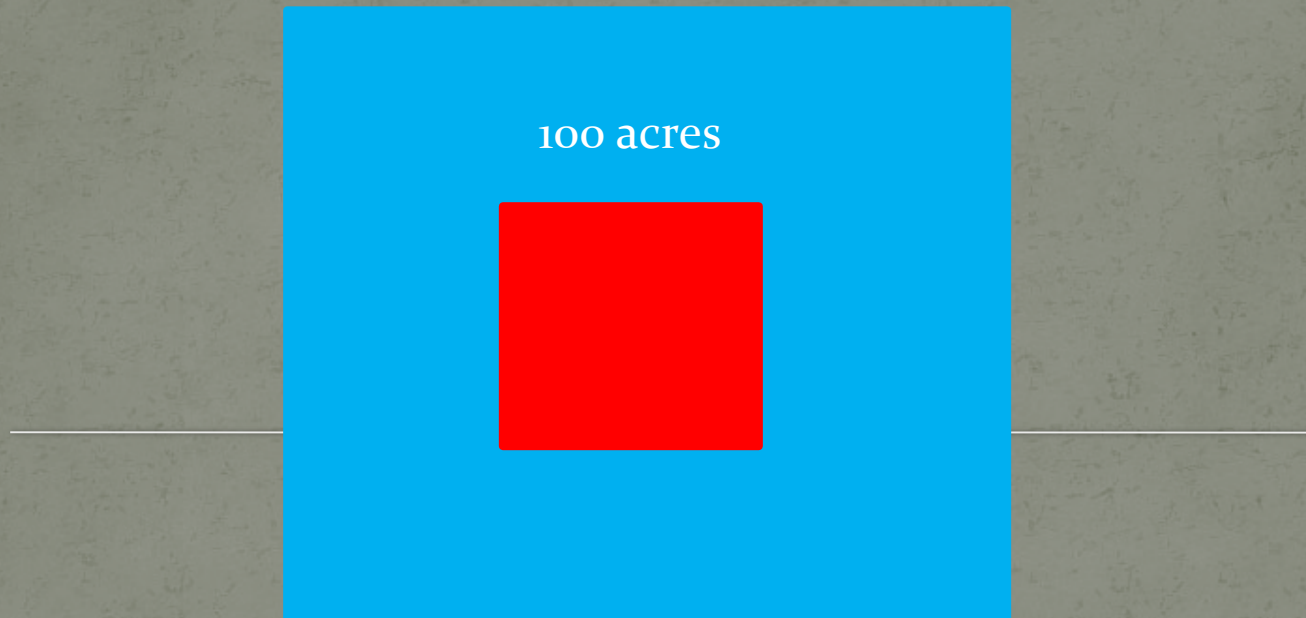
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San Tan Village Mall Site



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Town of Gilbert



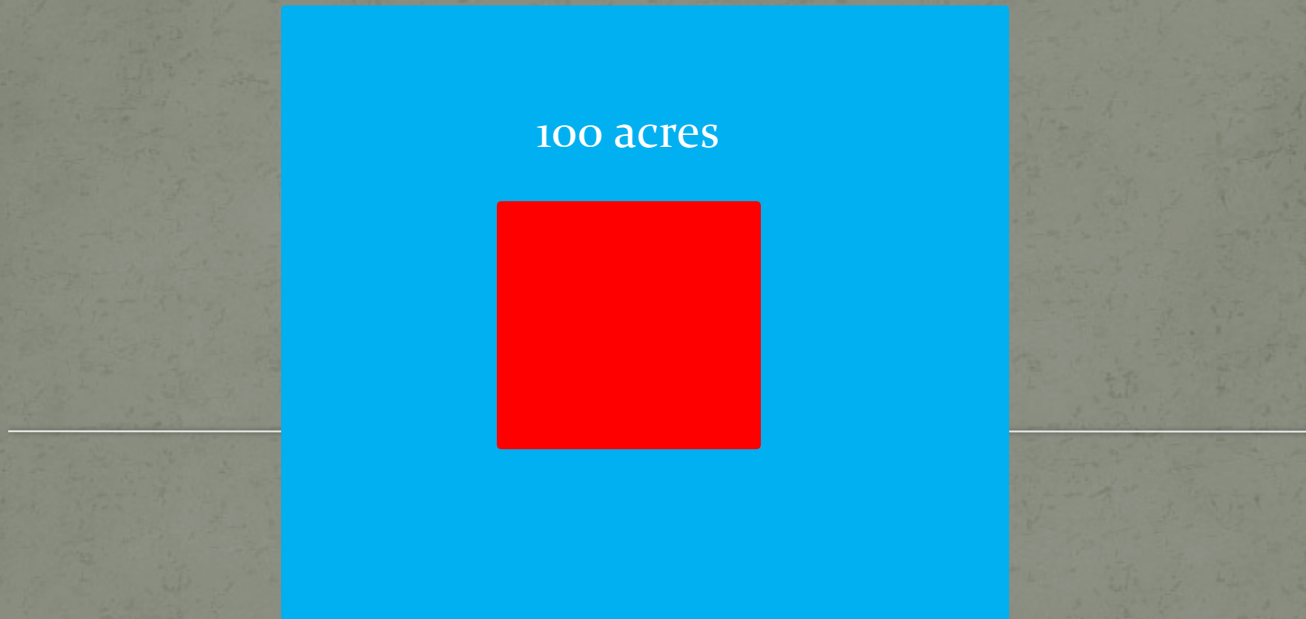
4 DU/acre = 400 units.

Average income of \$90,000 – Avg. household costs of \$60,000 = \$30,000 disposable

400 units x \$30,000 disposable income = \$12,000,000

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Town of Queen Creek



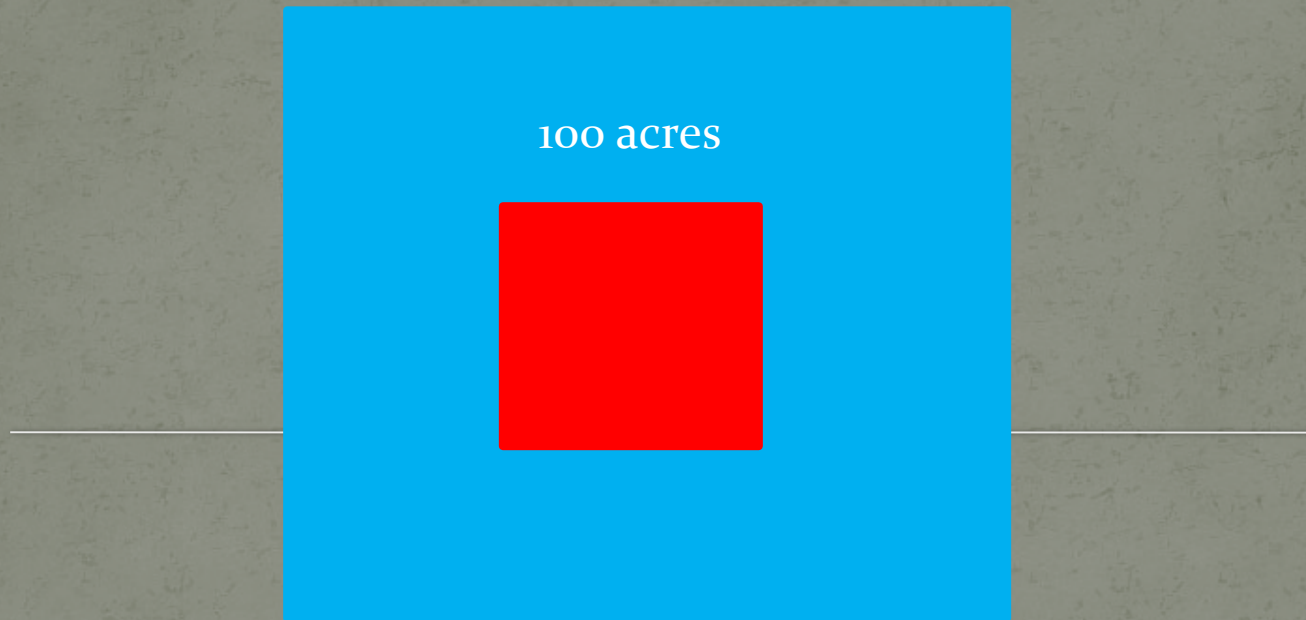
4 DU/acre = 400 units.

Average income of \$70,000 – Avg. household costs of \$50,000 = \$20,000 disposable

400 units x \$20,000 disposable income = \$8,000,000

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San Tan Valley



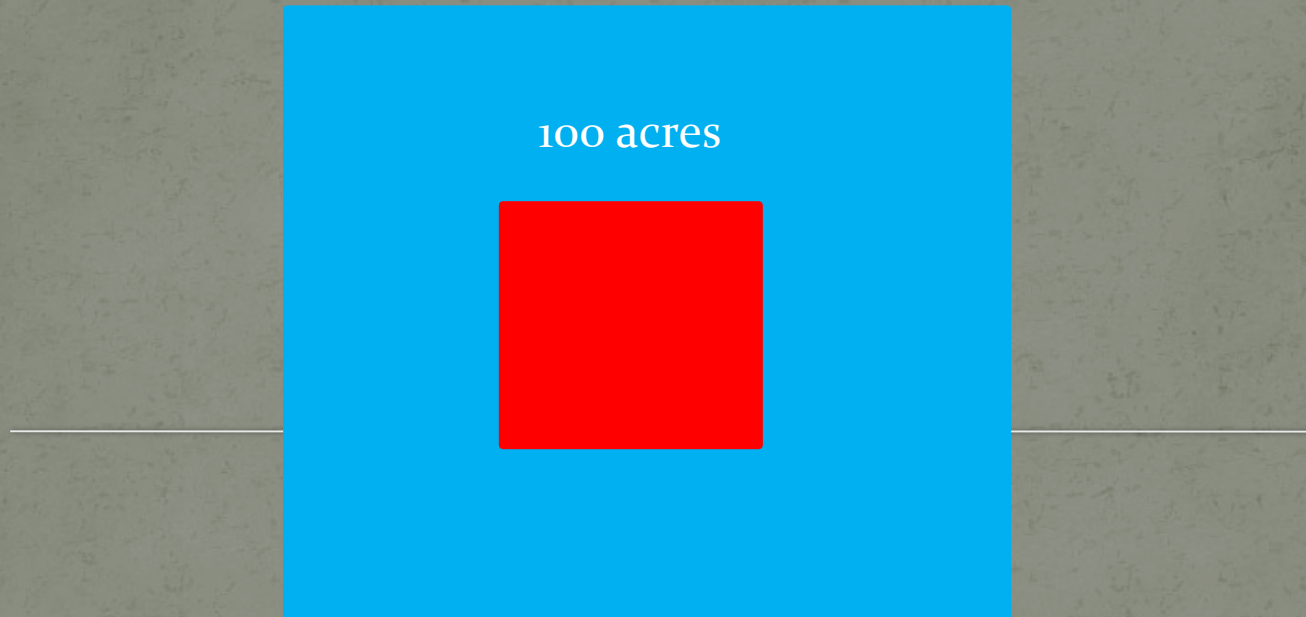
4 DU/acre = 400 units.

Average income of \$50,000 – Avg. household costs of \$40,000 = \$10,000 disposable

400 units x \$10,000 disposable income = \$4,000,000

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San Tan Valley



8 DU/acre = 800 units.

Average income of \$60,000 – Avg. household costs of \$50,000 = \$10,000 disposable

800 units x \$10,000 disposable income = \$8,000,000