

MEETING DATE: OCTOBER 12, 2022

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-013-21, PZ-022-21 & PZ-PD-022-21 (HANCOCK HOMES PAD)**

CASE COORDINATOR: GILBERT OLGIN

Executive Summary: *Hancock Communities, landowner, Sean B. Lake applicant, requesting a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for development standards for a multiple dwelling residential development.*

If This Request is Approved:

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

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends Approval of a Non-Major Comprehensive Plan Amendment (PZ-PA-013-21), Zone Change (PZ-022-21) and Planned Area Development (PAD) overlay (PZ-PD-022-21), with attached stipulations.

LEGAL DESCRIPTION: A portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PA-013-21-PUBLIC HEARING/ACTION:** Hancock Communities, landowner, Sean B. Lake applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 28.8± acres from Suburban Neighborhood land use designation to Urban Transitional land use designation to allow a higher density development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.
2. **PZ-022-21-PUBLIC HEARING/ACTION:** Hancock Communities, landowner, Sean B. Lake, applicant, requesting a rezoning of 28.8± acres from General Rural GR zoning to Multiple Residence MR zoning to allow a higher density development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.; and
3. **PZ-PD-022-21-PUBLIC HEARING/ACTION:** Hancock Communities, landowner, Sean B. Lake, applicant, requesting of the Hancock Homes PAD Overlay Zoning District, on 28.8± acres, to allow for development standards for a multiple dwelling residential development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the

south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.

Tax Parcel: 210-18-822

LOCATION: Located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.

SIZE: 28.8± acres

Should the Board find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this minor comprehensive plan amendment, rezone and PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Board Approve a Minor Comprehensive Plan Amendment, Rezoning and PAD amendment request under Planning Cases PZ-PA-013-21, PZ-022-21 & PZ-PD-022-21.

RECOMMENDATION: (PZ-PA-013-21): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), move to approve this request with no stipulations.

RECOMMENDATION: (PZ-022-21): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), move to approve this request, with 1 stipulation:

1. Approval of this zone change (PZ-022-21) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

RECOMMENDATION: (PZ-PD-022-21): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Board approve PZ-PD-022-21 with the attached 15 stipulations:

1. The stipulations enumerated herein pertain to the area described in case PZ-022-21 & PZ-PD-022-21;
2. Approval of this PAD (PZ-PD-022-21) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. Hancock Communities Planned Area Development (PAD) Overlay District (PZ-PD-022-21) is to be developed as shown by the site plan/development plan dated May 28, 2022, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-022-21;
5. Applicant will provide the points of ingress and egress and will remove the emergency access only (if applicable).

6. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
7. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
8. Developer/owner will be required to provide a reseeding with a native seed mix, shall be required in all exposed and unused areas with the property, more specifically, along the 50' gas easement area.
9. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
10. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
11. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
12. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
13. Half street right-of-way dedication and half street road improvements will be required for HUNT HIGHWAY. The required minimum half street right-of-way is 75' for HUNT HIGHWAY. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for Hunt Hwy shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
14. All right-of-way dedication shall be free and unencumbered; and
15. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

Date Prepared: 9/27/2022 GO

Revised: 9/27/2022 GO

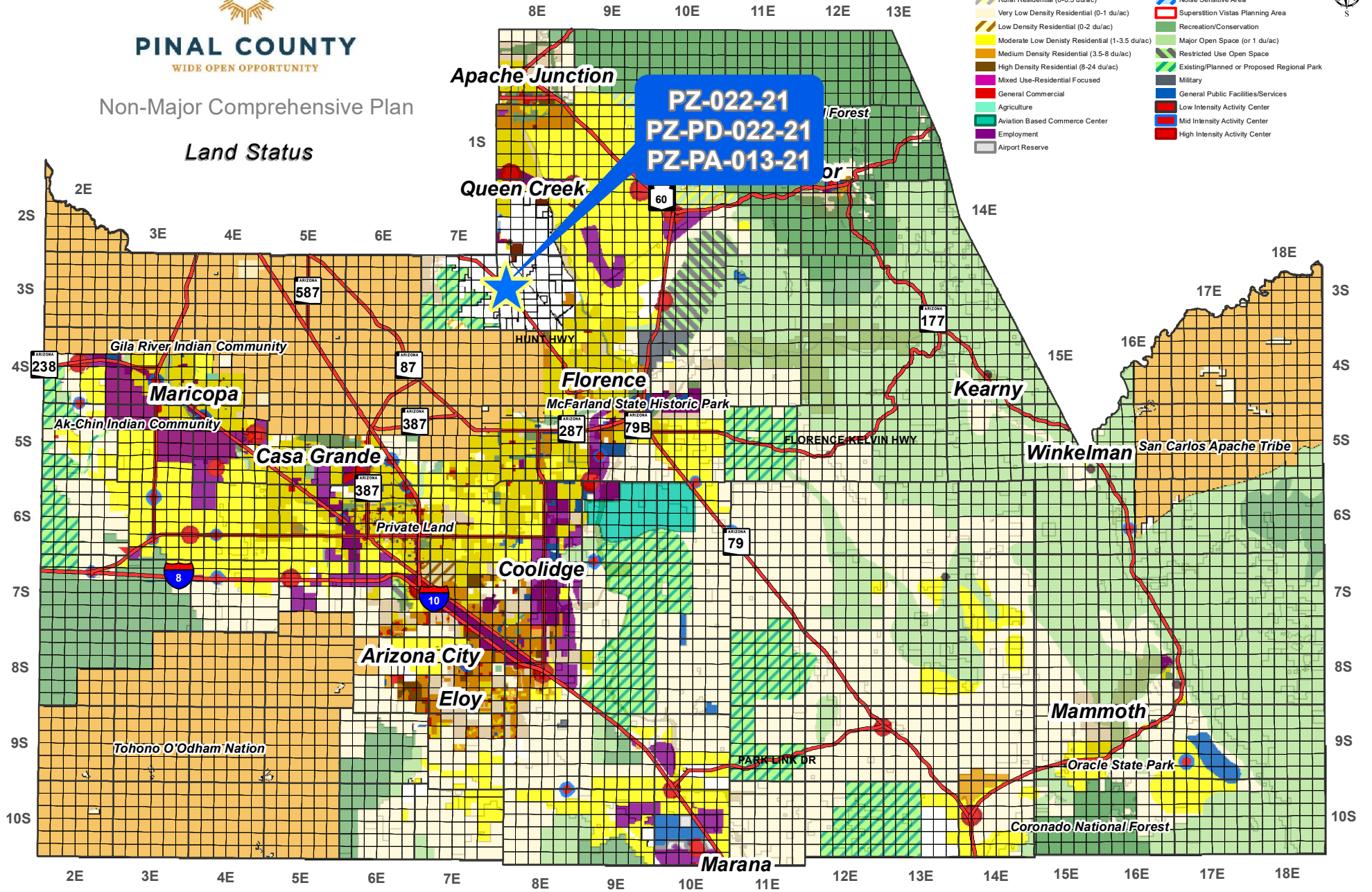


PINAL COUNTY

WIDE OPEN OPPORTUNITY

Non-Major Comprehensive Plan

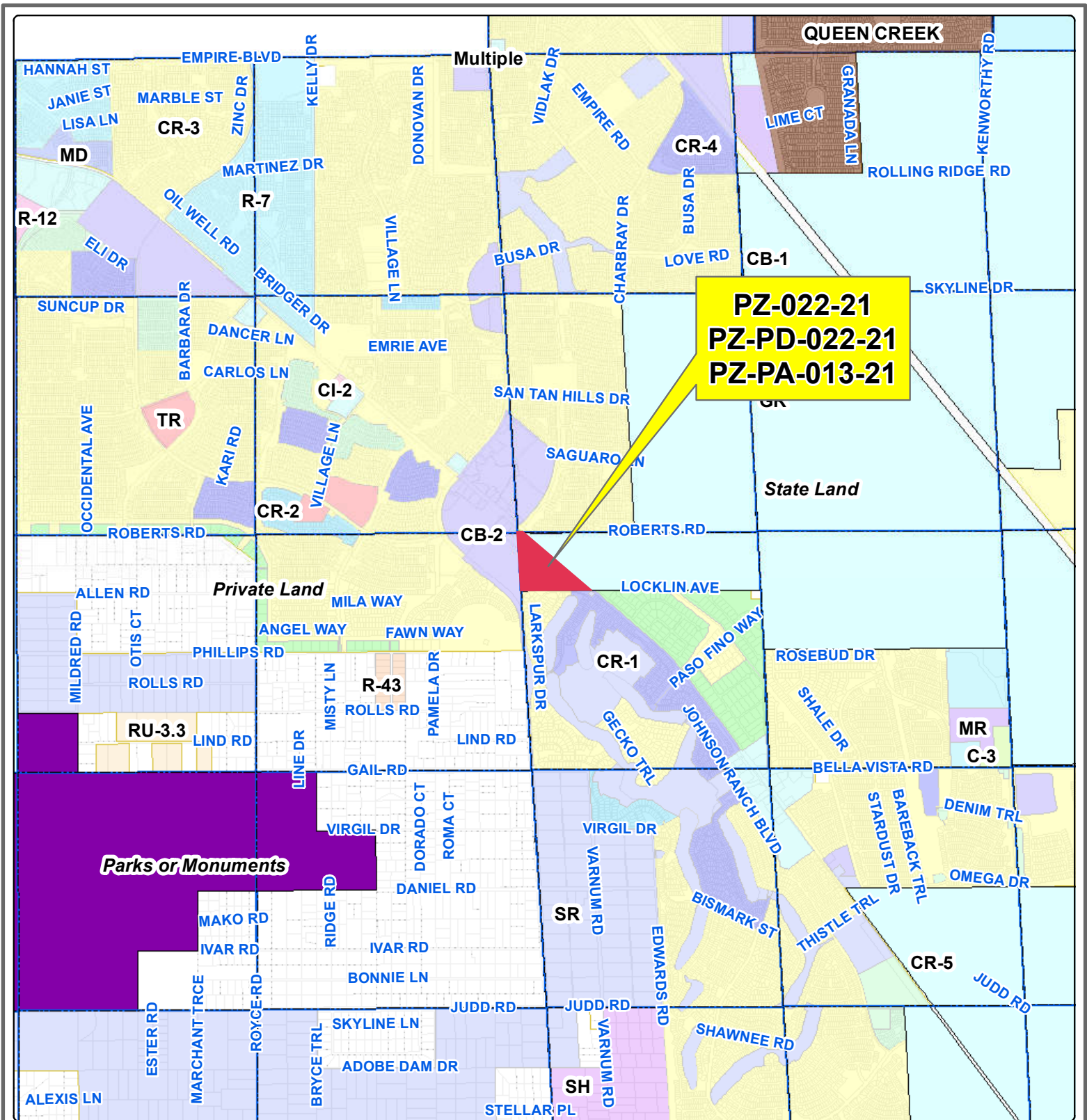
Land Status



Legend

- Ranchette Residential (0-0.3 du/ac)
- Major Open Space SVPA (or 1du/ac)
- Rural Residential (0-0.5 du/ac)
- Very Low Density Residential (0-1 du/ac)
- Low Density Residential (0-2 du/ac)
- Moderate Low Density Residential (1-3.5 du/ac)
- Medium Density Residential (3.5-8 du/ac)
- High Density Residential (8-24 du/ac)
- Mixed Use-Residential Focused
- General Commercial
- Agriculture
- Aviation Based Commerce Center
- Employment
- Airport Reserve
- Primary Airport
- Secondary Airport
- Noise Sensitive Area
- Superstition Vistas Planning Area
- Recreation/Conservation
- Major Open Space (or 1 du/ac)
- Restricted Use Open Space
- Existing/Planned or Proposed Regional Park
- Military
- General Public Facilities/Services
- Low Intensity Activity Center
- Mid Intensity Activity Center
- High Intensity Activity Center





Rezone/Community Development



Legal Description:

A portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.



Owner/Applicant: HANCOCK COMMUNITIES
SEAN B. LAKE

Drawn By: GIS / IT / LJT Date: 04/26/2022

Sheet No. 1 of 1

Section 18 Township 03S Range 08E

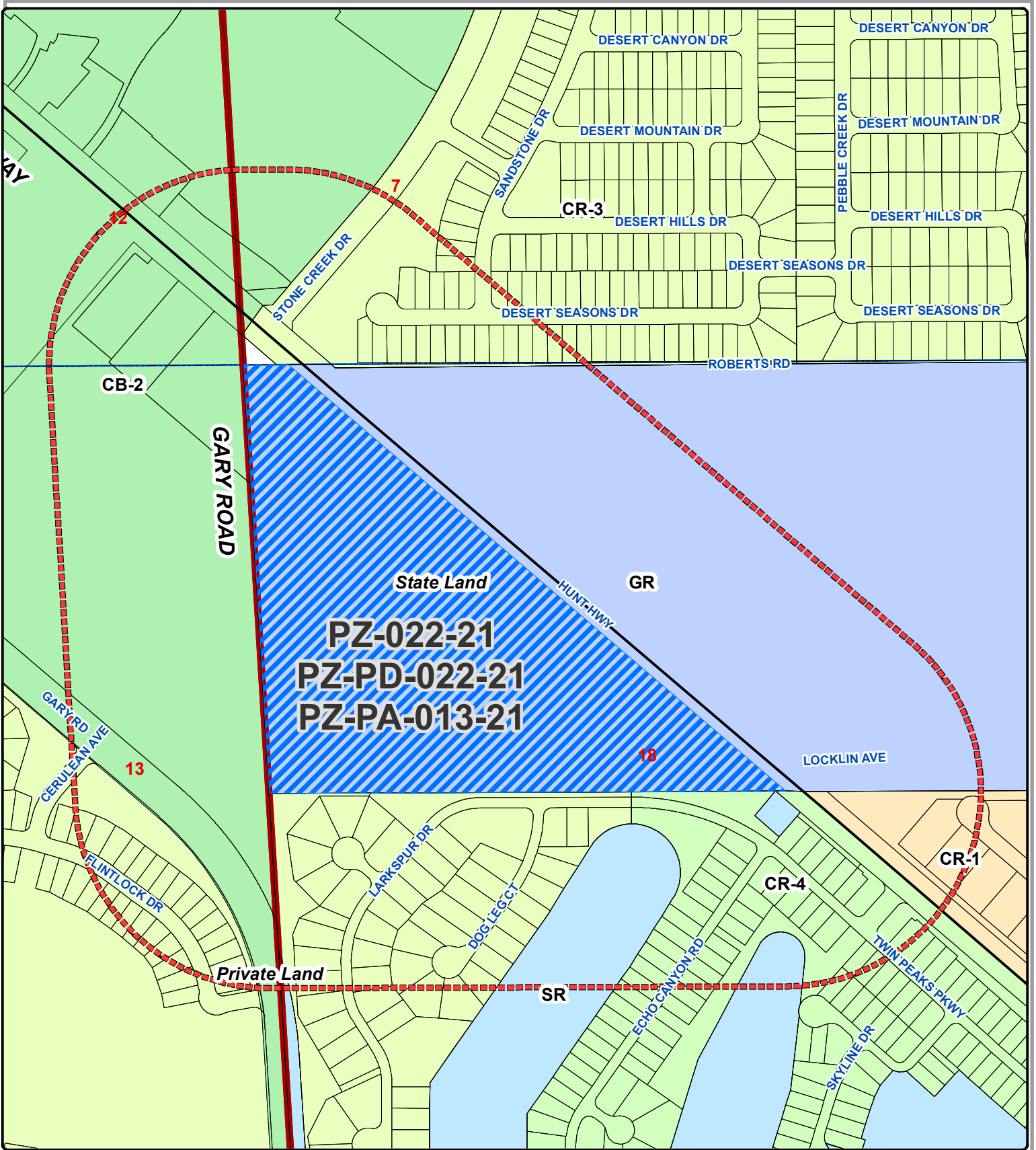
Case Number: PZ-022-21, PZ-PD-022-21, PZ-PA-013-21



Rezone/Community Development



**PZ-022-21
PZ-PD-022-21
PZ-PA-013-21**



Rezone

Hancock Communities Sean B. Lake		
GIS/IT - LJT		04/26/2022
Section 18	Township 03S	Range 08E
PZ-022-21, PZ-PD-022-21, PZ-PA-013-21		

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T03S-R08E Sec 18



Sheet No.
1 of 1



Current Zoning: GR
Current Land Use: SUBURBAN
NEIGHBORHOOD

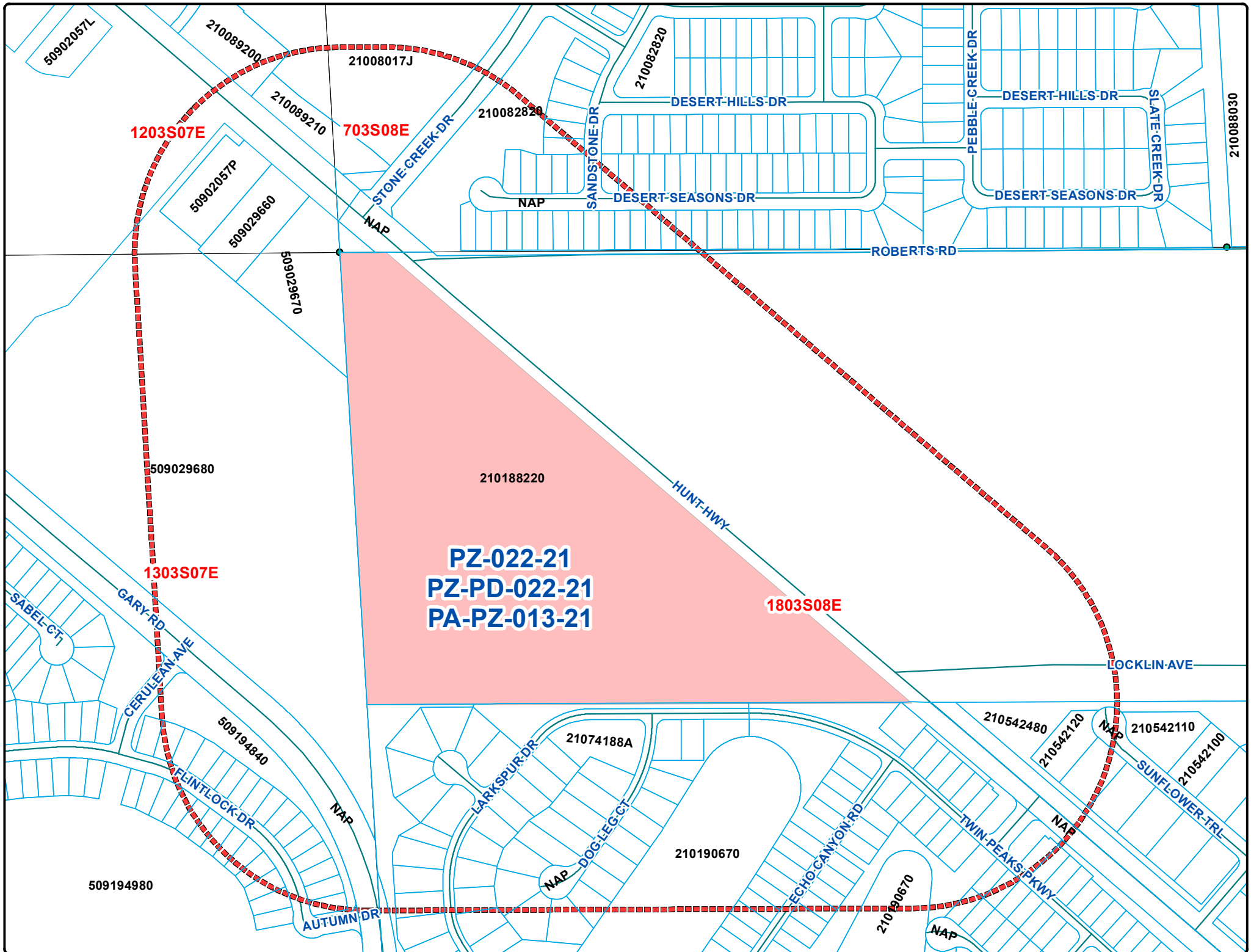


PZ-022-21
PZ-PD-022-21
PZ-PA-013-21

FROM:
SUBURBAN
NEIGHBORHOOD

TO:
URBAN
TRANSITIONAL





PZ-022-21
PZ-PD-022-21
PA-PZ-013-21

1203S07E

703S08E

1803S08E

1303S07E

210188220

HUNT HWY

LOCKLIN AVE

GARY RD

CERULEAN AVE

FLINTLOCK DR

AUTUMN DR

LARKSPUR DR

DOGLEG CT

ECHO CANYON RD

TWIN PEAKS PKWY

SUNFLOWER TRL

DESERT HILLS DR

DESERT SEASONS DR

DESERT HILLS DR

DESERT SEASONS DR

ROBERTS RD

STONE CREEK DR

SANDSTONE DR

PEBBLE CREEK DR

SLATE CREEK DR

210088030

50902057L

210089200

210089210

21008017J

210082820

210082820

50902057P

509029660

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509029680

SABEL CT

509194840

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21074188A

210190670

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210542120

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MEETING DATE: MAY 19, 2022

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

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Tax Parcel: 210-18-822

LOCATION: Located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.

SIZE: 28.8± acres

COMPREHENSIVE PLAN: Hancock Homes Multi-Family is located within Pinal County’s San Tan Valley Special Area Plan, which is a companion policy document to the Pinal County Comprehensive Plan. Proposed multi-family project is currently designated as “Suburban Neighborhood” under the San Tan Valley Special Area Plan.

EXISTING ZONING AND LAND USE: The subject is currently zoned as General Rural (GR) Zone and is vacant land.

SURROUNDING ZONING AND LAND USE:

- North: Single Residence (CR-3) Zone - Subdivision
- South: Single Residence (CR-3) Zone - Subdivision
- East: General Rural (GR) Zone – Vacant Land
- West: General Commercial (CB-2) Zone - Vacant Land

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): April 12, 2021
- Agency Mail out: April 25, 2022
- Newspaper Advertising: April 27, 2022
- Site posting, Applicant: April 24, 2022

FINDINGS/SITE DATA:

History:

The property in its entirety is 28.8 ± acres was recently purchased by Hancock Communities from Arizona State Land department at a recent land auction. The subject site was zoned GR in 1962 by the County Ordinance. This application will rezone the southern 28.8 acres of the site in anticipation of a lot split and will trigger multi-residential development to jump start the future commercial on this corner.

Flood Zone X:

The Project site is located entirely within Zone X which is described by FEMA as “The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood”. Currently the site drains to the northeast along the berm of an irrigation ditch controlled by New Magma Irrigation and Drainage District. The irrigation ditch is located parallel and along the south side of West Hunt Highway. West Hunt Highway is a paved roadway with split flows, the flows to the west are collected in an irrigation ditch adjacent and on the south side of the road, and the east flows into a farm field adjacent to the roadway. Off-site flows from the residential subdivision south of the site drains toward the southeast corner of the site and eventually drains north along the edge of the NMIDD irrigation ditch. All the storm water discharge from the property eventually collect in an area immediately north of the site and is conveyed in box culverts across West Hunt Highway to a retention basin of the single-family residential subdivision.

*ANALYSIS:**Use*

Proposed is a multi-family hybrid gated development with attached and detached rental homes totaling approximately 228 units at a density of approximately 7.9 du/acre. Single-story building heights are proposed that create enhanced compatibility to the abutting neighborhood to the south. The mix of units include different floorplan options for 1-bedroom to 3-bedroom units with elevations for both attached and detached homes.

Access:

The project's primary entrance is on Hunt Highway, which according to analysis by an independent traffic engineer, has capacity to serve this project. The primary entry is a median-divided, landscaped access with a grand portico entry structure that makes a definitive statement of the project's quality residential character. A private entry drive with a landscaped center median leads to internal private drives that loop throughout the site and gates. The layout of the onsite driveways offers efficient vehicular access to homes and space for utility easements. A secondary access connecting to Hunt Highway is included in the preliminary plan, which will comply with applicable fire safety standards near the southeast corner of the Property. Also, as requested by the County, a secondary access location is provided at the west property boundary for connection to Gary Road. Onsite driveways and parking comply with Pinal County standards.

Comprehensive Plan

The Property is currently designated in the Pinal County Comprehensive Plan as "Suburban Neighborhood", the proposed land use designation being "Urban Transitional".

Staff notes that this place type includes various housing types that establish a smooth transition from lower to higher intensity residential development; while also accommodating a cross section of incomes, life styles, and life cycles. Although smaller lot detached and attached homes are predominant, limited civic uses (such as places of worship, recreation facilities, or schools) are also provided along with all urban services.

Per the STV Area Plan, the housing stock in San Tan Valley is "dramatically skewed with detached single family homes accounting for 99.5% of all units, leaving only 0.5% dedicated to multi-family units, such as duplexes, town homes and apartments." Furthermore, "examining the characteristics of San Tan Valley's housing stock is central to the task of embracing existing neighborhoods, while preparing for the diverse needs of future residents". The proposed Hancock Hybrid homes brings a different housing option/type to the housing market.

Multi-residential with a density of 4-10 dwelling units per acre is a compatible use in the Urban Transitional designation and helps support to the future commercial area within proximity. The proposed residential community has a density of 7.92 dwelling units per acre which complies with the development density recommended under the San Tan Valley Area Plan.

Rezone & PAD

The applicant requests a rezone from GR to MR PAD. The project complies with the PAD overlay's intent to implement the Comprehensive Plan goals by encouraging:

*"Imaginative and innovative planning of neighborhoods, the provision of open space and recreational amenities, permitting flexibility in the development standards, and the availability of a variety of housing opportunities."
(Pinal County Development Services Code, Section 2.176.020).*

This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, Preliminary Landscape Plan, and conceptual imagery are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the community themes and character. The elements of the PAD will create a unique and innovative development that will foster many of the goals and objectives outlined in the Comprehensive Plan and create compatible community with surrounding subdivisions.

The requested PAD overlay will facilitate certain necessary deviations from the MR development standards. Requested deviations from the development standards include minimum lot size, front yard setbacks, rear yard setbacks and side yard setbacks.

Development Standards

Section 2.285.040 outlines the Development Standards for MR zoning district. Below are the MR standards along with the proposed PAD standards for Hancock Homes:

Zoning Standard	Pinal County Required	Proposed
Max. Building Height (ft.)	36	Homes: 18' Entry Portico: 30'
Min. area per dwelling (SF/unit)	1,750	5,200
Min. distance between multi-family buildings (ft.)	20	<u>10</u>
Min. Building Setbacks: (ft.)		
<ul style="list-style-type: none"> • Front (street) • Side (south) • Side (west) • Rear (corner) 	25' 10' 10' 25'	25' 25' 20' 25'
Common Open Space	18%	33.5%*

* Total common open space does not include the 11% additional private open space

Justification for Modified Development Standard

Building Separation

Proposed is a minimum 10-foot building separation, which is an essential element of the development’s multi-faceted open space plan and its efficient and cohesive design. This zoning standard was designed to reduce the bulky appearance of large apartment buildings placed close to one another. In this case, the buildings are small, single-family homes with connecting pathways and open space areas in between. Individual buildings will be clustered and oriented toward pedestrian and open space pathways, and they will comply with all applicable building code requirements.

The proposed standard is comparable to single family homes on lots with 5-foot side setbacks like a typical residential subdivision comparable to others in the vicinity. Separating the homes further would be a disadvantage as this plan has a holistic and cohesive appearance. The scale of the homes, one-story limitation, and open space plan that exceeds standards mitigates any perceived impacts on the surrounding properties.

Between the buildings, sidewalks will be laid out with landscaping, shading, and a pattern of shared common area spaces. Parking shade canopies may be closer than 10 feet per building code requirements as they are open accessory structures. In sum, this modification is justified by the buildings’ smaller scale, reduced impact on the surrounding properties, and the generous open space areas that increase the benefits of light, space, and views to and from the Property than under conventional zoning.

Private parking will be distributed evenly throughout the site to avoid larger parking fields. Located at or near each unit, the parking plan minimizes travel distances to the homes. Proposed parking standards will be met with

the private garages, most of which will be attached, space in front of the garages like a single family home and remaining at parking stalls nearby. Where approximately 441 spaces are required, approximately 551 are provided. 254 of those parking spaces are planned as covered spaces.

SCHOOLS:

The developer will work with Florence Unified School District No. 1 to ensure that adequate educational facilities are provided for the community.

UTILITIES AND SERVICES:

Utility	Agency	Contact
Water	Epcor	623-445-2402
Sewer	Epcor	623-445-2402
Irrigation	New Magma Irrigation & Drainage District	480-921-4080
Electric	Salt River Project	602-236-3039
Gas	Mesa-Magma Service Area	480-644-4273
Telecommunications	Cox Communications	Constructionsupport@cox.com
Telecommunications	CenturyLink	623-312-6665
Public Safety	Pinal County Sheriff’s Office	520-866-5111
Fire / Medical	TBD, e.g., Rural Metro	480-627-6200
Schools	Pinal County School District	520-866-6565
Solid Waste	Private Service, Right Away Disposal	480-983-9100

RECREATIONAL OPEN SPACE:

A total of approximately 33.5% acres of open space has been proposed, or 45% with the private open space, which 86% more than required for both multi-family and also exceeds standards for single-family developments. The development plan will incorporate a hierarchy of open space with both common and private open space features that combine to make an attractive living environment for the residents.

List of Amenities:

- 1 Resort-style pool amenity with a spa (min. 1,000 SF pool)
- Landscape concrete pathway in the perimeter landscaping on Hunt Highway that
- Loops and connects into the project.
- Pool deck seating and shade
- Dog Park Fitness Center
- Play equipment
- Ramada
- BBQ amenities
- Lawns and play fields
- Gathering areas with seating and shade trees and structures

Staff notes Open Space and Recreation Plan is provided for further detail.

Items for Commission Consideration:

- Multi-family housing stock is lacking in San Tan Area with a population as high as 100, 000 residents.

- Multi-Family and Commercial projects do generate large volumes of traffic and noise which will impact the roadways and the communities nearby.
- Staff has received many letters of concern and opposition.
- The proposed project will only build one-story type units.
- Three point of ingress/egress have been proposed.
- The applicant has made many modifications to the original project design to help with Public concern and co-exist with surrounding communities.

PUBLIC PARTICIPATION

Staff notes in regards to public participation, a solicitation for comments and questions period was offered by the applicant prior to the formal submittal for this project. Letters were sent out to all property owners within 1,200 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process.

Two neighborhood meetings were held, and the applicant held meetings with the representatives of the Solera at Johnson Ranch HOA. The applicant offered to hold extra meetings with the HOA and extended the opportunity to create a committee to collaborate on the issues important to the Solera community. They did not accept the offer for meetings and collaboration over many months. Nonetheless, to address neighborhood comments, the applicant modified the plans by:

- Reducing density below 8 units/acre,
- Adding a 3rd vehicular access to Gary Road where only 2 are required,
- Increasing open space above standards,
- Removed homes near the three adjacent homes in Solera at Johnson Ranch, and
- Increased the building setback to 25 feet, comparable to a single-family home. The density was reduced to below the density threshold in the Area Plan land use category, but still a comprehensive plan amendment was requested to the next category up to respond to neighborhood comments and provide the category that Staff found would best fit this proposal. These and other enhancements indicate how the applicant has responded to the neighborhood feedback.

As of 5/12/2022, several letters of concern and opposition has been received and added to this report for Commission and Board review.

The Pinal County Department of Public Works reviewed the proposal and had no comments.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Minor Comprehensive Plan Amendment (PZ-PA-013-21), Rezone (PZ-022-21) and PAD amendment (PZ-PD-022-21). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

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

- a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- c. NEIGHBORHOOD IMPACT
- d. FLOOD CONTROL

- e. TRAFFIC IMPACT
- f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Hancock Communities, landowner, Sean B. Lake, applicant, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Minor Comprehensive Plan Amendment, Rezone and Planned Area Development.
2. To date, no public comments have been received.
3. The property has legal access.
4. The subject property is currently proposing “Urban Transitional” and would make this application compatible per the San Tan Valley Special Area Plan.
5. Granting of the PAD will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-20-21 to the Board of Supervisors with a favorable recommendation with no attached stipulations.

STAFF RECOMMENDATION (PZ-PA-013-21): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, with no stipulations.

STAFF RECOMMEND MOTION (PZ-PA-013-21): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with no stipulations.

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

STAFF RECOMMEND MOTION (PZ-022-21): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 1 stipulation as listed in the staff report:

1. *Approval of this zone change (PZ-022-21) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.*

STAFF RECOMMENDATION (PZ-PD-022-21): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-018-20 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-022-21): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 15 stipulations as listed in the staff report:*

1. The stipulations enumerated herein pertain to the area described in case PZ-022-21 & PZ-PD-022-21;
2. Approval of this PAD (PZ-PD-022-21) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. Villages at San Tan Planned Area Development (PAD) Overlay District (PZ-PD-022-21) is to be developed as shown by the site plan/development plan dated May 28, 2022, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-022-21;
5. Applicant will provide the points of ingress and egress and will remove the emergency access only(if applicable).
6. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
7. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
8. Developer/owner will be required to provide a reseeding with a native seed mix, shall be required in all exposed and unused areas with the property, more specifically, along the 50' gas easement area.
9. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
10. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
11. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
12. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
13. Half street right-of-way dedication and half street road improvements will be required for HUNT HIGHWAY. The required minimum half street right-of-way is 55' for HUNT HIGHWAY. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for Hunt Hwy shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
14. All right-of-way dedication shall be free and unencumbered; and
15. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

Date Prepared: 5/12/2022 GO
Revised: 5/13/2021 GO

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **12th DAY OF OCTOBER, 2022** OF THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA FOR A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

PZ-PA-013-21-PUBLIC HEARING/ACTION: Hancock Communities, landowner, Sean B. Lake applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 28.8± acres from **Suburban Neighborhood** land use designation to **Urban Transitional** land use designation to allow a higher density development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, 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 FOR THE P&Z COMMISSION AT:

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

DATED on the **16th** day of **September, 2022**, 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

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING, WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PO BOX 2973 (85 N. FLORENCE, FIRST FLOOR), AND FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON OCTOBER 7, 2022

Contact for this matter: Gilbert Olgin, Senior Planner,

E-mail Address: Gilbert.Olgin@pinal.gov

Phone # (520) 866-6452 Fax # (520) 866-6530

PUBLISHED ONCE:

Pinal Central Dispatch

Arizona Republic

**CASA GRANDE VALLEY
NEWSPAPERS INC**

200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period 09/2022		2 Advertiser/Client Name PEW & LAKE, PLC	
23 Total Amount Due 90.89		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 09/21/22	6 Billed Account Number 15829	7 Advertiser/Client Number CHRIS. 15829

8 Billed Account Name and Address PEW & LAKE, PLC 1744 S VAL VISTA DR SUITE 217 MESA AZ 85204		Amount Paid: Comments: Ad #: 151506
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Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
09/29/22	151506 PWEK AZTPT	PZ-PA-013-21 NOTICE OF PUBLIC HEARI 09/29 CGIT CGPC AZ TPT TAX	1.0X15.38 15.50	1 89.28 1.61	89.28	90.89



PAID

9-21-22

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 90.89
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CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 151506	25 Billing Period 09/2022	6 Billed Account Number 15829	7 Advertiser/Client Number 15829	2 Advertiser/Client Name PEW & LAKE, PLC
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STATE OF ARIZONA

COUNTY OF PINAL

} SS.

Affidavit of Publication

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 12th DAY OF OCTOBER, 2022 OF THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA: PZ-PA-013-21-PUBLIC HEARING/ACTION: Hancock Communities, landowner, Sean B. Lake applicant, requesting a Non-Major Comprehensive Plan Amendment to re-designate 28.8± acres from Suburban Neighborhood land use designation to Urban Transitional land use designation to allow a higher density development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County. PZ-022-21-PUBLIC HEARING/ACTION: Hancock Communities, landowner, Sean B. Lake, applicant, requesting a rezoning of 28.8± acres from General Rural GR zoning to Multiple Residence MR zoning to allow a higher density development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the WalMart shopping center in San Tan Valley, Pinal County. PZ-PD-022-21-PUBLIC HEARING/ACTION: Hancock Communities, landowner, Sean B. Lake, applicant, requesting of the Hancock Homes PAD Overlay Zoning District, on 28.8± acres, to allow for development standards for a multiple dwelling residential development, a portion of the Northwest Quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: a portion of 210-18-822, located on the south side of Hunt Highway at Stone Creek Drive, which is south of the Wal-Mart shopping center in San Tan Valley, Pinal County.

Community Development Dept.
By: /s/Brent Billingsley
Brent Billingsley, Community Development Director
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NO LATER THAN 4:00 PM ON OCTOBER 7, 2022
Contact for this matter: Gilbert Ogin, Senior Planner,
E-mail Address: Gilbert.Ogin@pinal.gov
Phone # (520) 866-6452
Fax # (520) 866-6530
No. of publications: 1; date of publication: Sep. 29, 2022.

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:

09/29/2022

PINAL CENTRAL DISPATCH

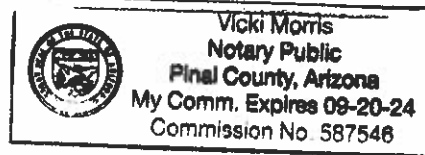
By Kara K. Cooper
agent and/or publisher of the Pinal Central Dispatch

Sworn to before me this 30th

day of Sept. A.D., 2022

Vicki Morris

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



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 FOR THE P&Z COMMISSION AT:

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DATED on the 16th day of September, 2022, Pinal County

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

PEW & LAKE PLC
1744 S. VAL VISTA DR., STE 217
MESA, AZ 85204

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 12th DAY OF OCTOBER, 2022 OF THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

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DATED on the 16th day of September, 2022, Pinal County Community Development Dept.

By:
Brent Billingsley, Community Development Director

Order # 0005422932 # of Affidavits 1

P.O #

Published Date(s):

09/24/22

STATE OF WISCONSIN }
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates indicated.

Sworn to before me this

29 TH day of
SEPTEMBER 2022

Notary Public

My Commission expires: 8-21-26

NICOLE JACOBS
Notary Public
State of Wisconsin

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NO LATER THAN 4:00 PM ON OCTOBER 7, 2022

Contact for this matter: Gilbert Olgin,
Senior Planner,
E-mail Address: Gilbert.Olgin@pinal.gov

Phone # (520) 866-6452

Fax # (520) 866-6530

Published: Sept. 24, 2022

CASA GRANDE VALLEY NEWSPAPERS INC.
200 W. 2ND ST.
CASA GRANDE AZ 85122
(520)836-7461
Fax (520)836-2944

ORDER CONFIRMATION

Salesperson: CHRISTINA RODRIGUEZ Printed at 09/21/22 15:51 by crodr

Acct #: 15829 Ad #: 151506 Status: New

PEW & LAKE, PLC
1744 S VAL VISTA DR SUITE 217
MESA AZ 85204

Start: 09/29/2022 Stop: 09/29/2022
Times Ord: 1 Times Run: ***
LGL 1.00 X 15.38 Words: 598
Total LGL 15.50
Class: 925 PUBLIC NOTICES
Rate: P WEEK Cost: 90.89
Affidavits: 1
Ad Descrpt: PZ-PA-013-21
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #:
Created: crodr 09/21/22 15:28
Last Changed: crodr 09/21/22 15:51

Contact:
Phone: (480)461-4670
Fax#:
Email: cheryl.long@pewandlake.com
Agency:

PUB ZONE EDT TP RUN DATES
CGIT A 96 S 09/29
CGPC A 96 S 09/29

PAYMENTS:
-- 09/21/2022 90.89 VI *****3601 01161D[483669026]

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

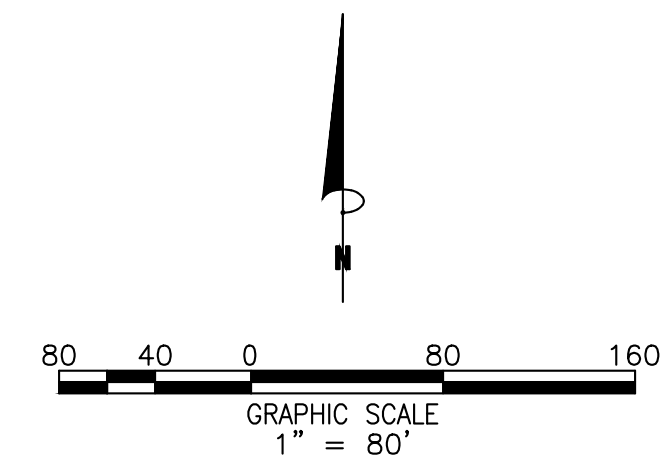
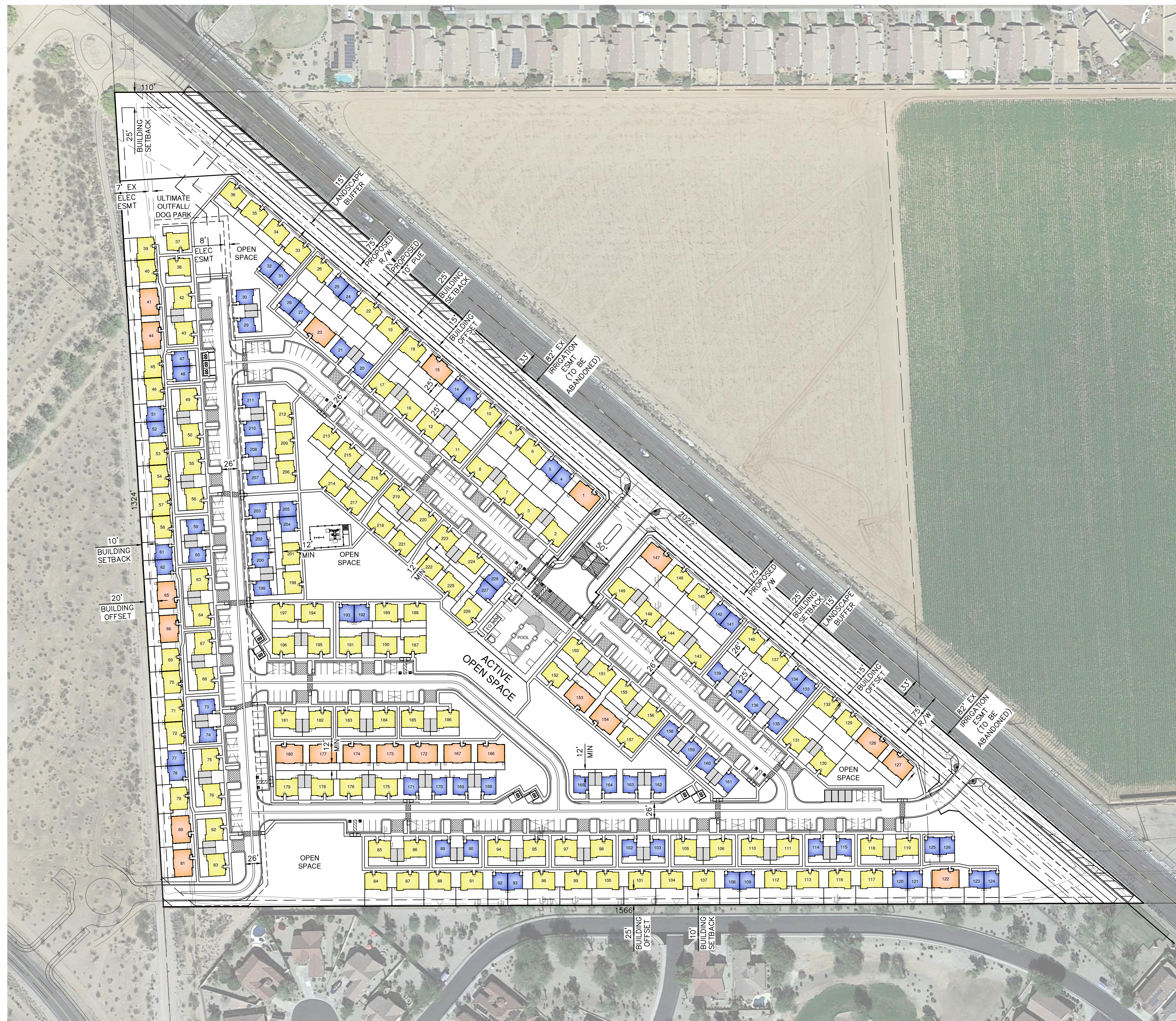
Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

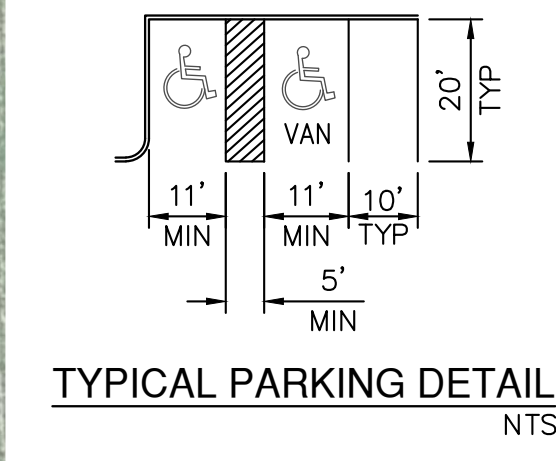
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Community Development Dept.
By: /s/Brent Billingsley
Brent Billingsley, Community Development Director
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No. of publications: 1; date of publication: Sep. 29, 2022.



LEGEND

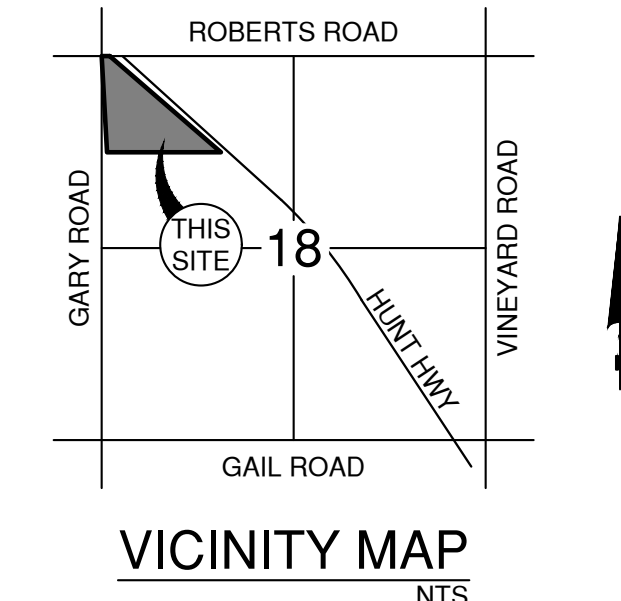
- HANDICAP PARKING
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- GARAGES
- RESERVED PARKING
- PROPOSED NEW MAGMA IRRIGATION AND DRAINAGE DISTRICT EASEMENT



TYPICAL PARKING DETAIL
NTS



TYPICAL BUILDING SPACING
NTS



VICINITY MAP
NTS

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF HUNT HIGHWAY.

OWNER

VAN TUYL COMPANIES
14747 N. NORTHSIDE BLVD,
SUITE 111-431
SCOTTSDALE, AZ 85260
CONTACT: CHRIS HAINES

DEVELOPER

HANCOCK COMMUNITIES, LLC
4040 E. CAMELBACK RD, SUITE 215
PHOENIX, AZ 85018
CONTACT: GREG HANCOCK

CIVIL

BOWMAN CONSULTING GROUP
1295 W. WASHINGTON ST.
SUITE 108
TEMPE, AZ 85281
CONTACT: BRUCE LARSON, PE
EMAIL: BLARSON@BOWMANCONSULTING.COM

UNITS AND PARKING				
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	38	33%	1.5	57
1 BEDROOM W/GARAGE	38		1.5	57
2 BEDROOM	66		2.0	132
2 BEDROOM W/GARAGE	64	57%	2.0	128
3 BEDROOM	22	10%	2.0	44
TOTALS	228	100%		418
VISITOR PARKING (1/10)				
				23
TOTAL PARKING REQUIRED				441
TOTAL PARKING PROVIDED				551
ATTACHED GARAGES				102
DRIVEWAY				102
RESERVED UNCOVERED PARKING				82
DETACHED GARAGES				4
PARKING REQUIRED FOR NON-GARAGE UNITS				257
PARKING PROVIDED FOR NON-GARAGE UNITS				267
NOTE: TOTAL PARKING PROVIDED INCLUDES GARAGES				
BUILDING HEIGHT: 15'6"				
C/L LENGTH: 5,202 LF				
TRASH ENCLOSURES PROVIDED 9				

SITE DATA

GROSS ACRES	28.78
NET ACRES	26.23
PAD NET AREA	28.78
USABLE NET	22.12
PAD NET DU/AC	7.92
NET DU/AC	8.69
USABLE DU/AC	10.31

Bowman
CONSULTING

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HANCOCK - HUNT HIGHWAY SOUTH

PINAL COUNTY
SAN TAN VALLEY, AZ

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION		
DAB DESIGN	DAB DRAWN	BPL CHKD	

JOB No. 050949-01-001

DATE : 9/9/2022

1
SHEET 1 OF 1

HANCOCK
COMMUNITIES