

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2022-PZ-022-21

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTY LOCATED ON THE SOUTH SIDE OF HUNT HIGHWAY AT STONE CREEK DRIVE AND SOUTH OF THE WAL-MART SHOPPING CENTER IN UNINCORPORATED PINAL COUNTY FROM GENERAL RURAL (GR) ZONE TO MULTIPLE RESIDENCE (MR) ZONE 28.8± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-022-21**; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING ITS PUBLICATION

WHEREAS, the Pinal County Board of Supervisors (“Board”) is authorized pursuant to Arizona Revised Statutes § 11-814 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on June 6, 2021, the Pinal County Community Development Department (“Department”) received an application from Hancock Communities, landowner, Sean B. Lake, Pew & Lake, PLC, agent of certain property site, Hunt Highway borders the Property’s northeast boundary followed by vacant land. Vacant land borders the west boundary, then Gary Road. and legally described in the attached Exhibit A (the “Property”) to rezone the Property from GR (General Rural Zone) to MR (Multiple Residence Zoning District), (Case No. **PZ-022-21**); and

WHEREAS, on May 19, 2022, the Pinal County Planning and Zoning Commission (“Commission”) held a public hearing on Case No. **PZ-022-21**, giving no less than 15 day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed Amendment; and

WHEREAS, following the public hearing, the Commission voted 5-1-1 in favor of forwarding a recommendation of approval to the Board with 1 Stipulation of approval set forth in the attached Exhibit B (the “Stipulation”); and

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The rezoning of the property legally described and depicted in the attached Exhibit A from GR (General Rural Zone) to MR (Multiple Residence Zoning District) is hereby approved subject to 1 Stipulation of Approval set forth in the attached Exhibit B.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 12th day of October, 2022, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT A

Hancock Communities

PZ-PA-013-21, PZ-022-21 & PZ-PD-022-21



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May 25, 2021

Project # 050949-01-001

LEGAL DESCRIPTION HUNT HIGHWAY SOUTH

THAT PORTION OF GLO LOT 1 IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

THENCE NORTH 89°46'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 135.59 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 2022.44 FEET TO THE SOUTH LINE OF SAID GLO LOT 1;

THENCE SOUTH 89°46'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1591.57 FEET TO THE SOUTHWEST CORNER OF SAID GLO LOT 1;

THENCE NORTH 03°25'55" WEST, ALONG THE WEST LINE OF SAID GLO LOT 1, A DISTANCE OF 1324.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,141,952 SQ.FT. OR 26.2156 ACRES, MORE OR LESS.



EXHIBIT B

HANCOCK COMMUNITIES

PZ-022-21

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.