

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

ORDINANCE NO. 2022-PZ-PD-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 (TAX PARCEL: 210-18-226), PROVIDING FOR THE **HANCOCK COMMUNITIES PLANNED AREA DEVELOPMENT OVERLAY** ON 28.8± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-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 approve the Hancock Communities Planned Area Development (PAD) Overlay in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on January 19, 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”) for Hancock Homes Planned Area Development Overlay (the “PAD”), (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-PD-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 forwarding a recommendation of approval to the Board with 15 Stipulations of approval set forth in the attached Exhibit B (the “Stipulations”); and

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

Section 1: An amendment to the PAD overlay shall be applied to the property legally described and depicted in the attached Exhibit A, and is hereby approved subject to 15 Stipulations 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-PD-022-21

1. A 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 reseedling 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.