

- Access B – is a planned full access driveway located along the north side of Clayton Road. This driveway will be for employees only. Under the current condition of Burris Road, this access does meet Pinal County guidelines to allow full access to the employee vehicles. If Burris Road is to be built to an Arterial roadway, access management at this location should be re-evaluated.

The proposed development site plans are provided in Figure 4.

### TRIP GENERATION

Traffic Impact Analyses typically default to using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition* to generate trips based on a land use that most resembles the proposed development in the absence of explicit data provided by either the client or local jurisdiction. In this case of this development, the client provided CivTech with AM and PM peak hour trips expected for the proposed development. CivTech has included both a trip generation based on the ITE Trip Generation Manual and a trip generation based on data provided by the client to compare and justify a diversion from the ITE Trip Generation Manual.

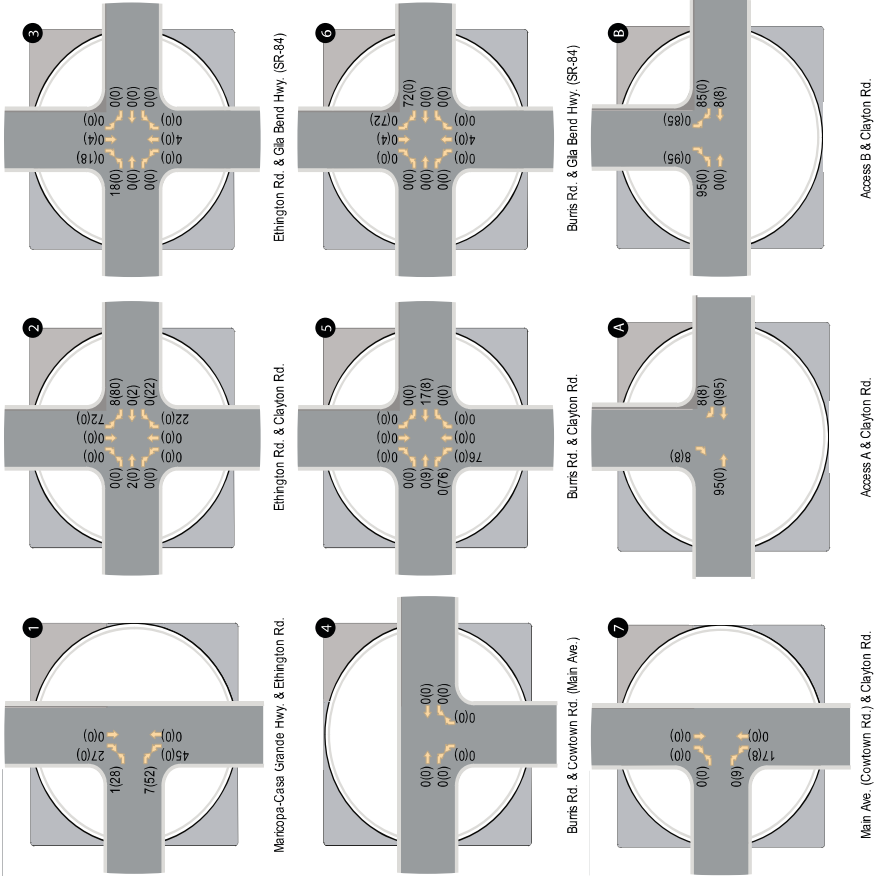
The potential trip generation for the proposed development was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition* and *Trip Generation Handbook, 3<sup>rd</sup> Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

The anticipated ITE trip generation is summarized in **Table 3**. Detailed ITE trip generation calculations are provided in **Appendix D**.

**Table 3 – ITE Trip Generation**

Land Use	ITE Code	ITE Land Use Name	Quantity Units <sup>+</sup>	AM Distribution		PM Distribution				
				In	Out	In	Out			
<b>Project Discovery</b>										
Manufacturing	140	Manufacturing	93.687 Acres	90%	10%	43%	57%			
Land Use	ADT		AM Peak Hour			PM Peak Hour				
	Avg. Rate*	Total	Avg. Rate*	In	Out	Total	Avg. Rate*	In	Out	Total
<b>Project Discovery</b>										
Manufacturing	30.97	2,902	4.01	338	38	376	4.54	183	242	425
Truck Trips		(580)		(68)	(7)	(75)		(37)	(48)	(85)
<b>Total "External" Trips</b>		<b>2,902</b>		<b>338</b>	<b>38</b>	<b>376</b>		<b>183</b>	<b>242</b>	<b>425</b>
<b>CALCULATIONS</b>										
Land Use [Units]	Daily			AM Peak Hour			PM Peak Hour			
Manufacturing [93.687 Acres]	FC: T=29.63*X+125.78 [30.97]			FC: T=3.84*X+16.16 [4.01]			WA: T=X*4.54 [4.54]			

The proposed development is anticipated to generate 2,902 weekday daily trips, 376 trips during the AM peak hour (338 in/38 out), and 425 trips during the PM peak hour (183 in/242 out).



**LEGEND**  
 XXXXX) AM (PM) Peak Hour Traffic Volumes

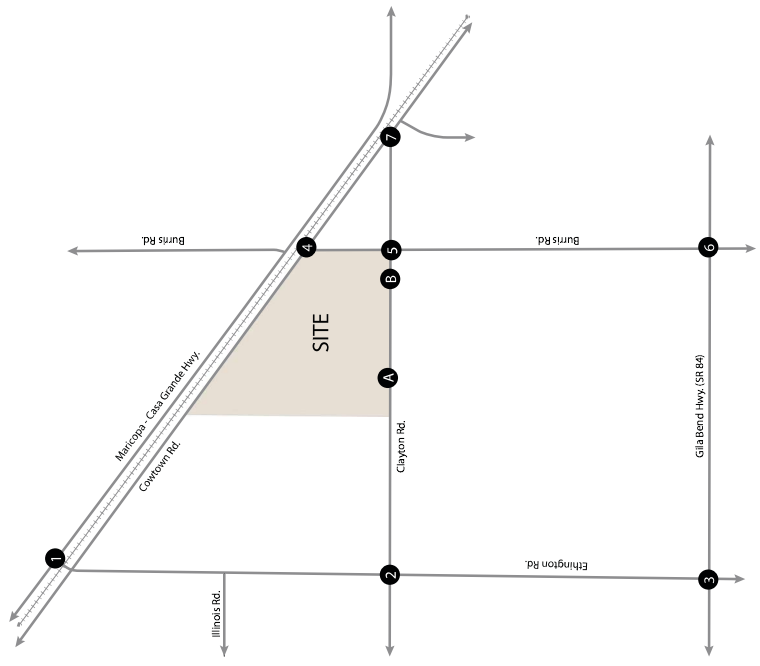
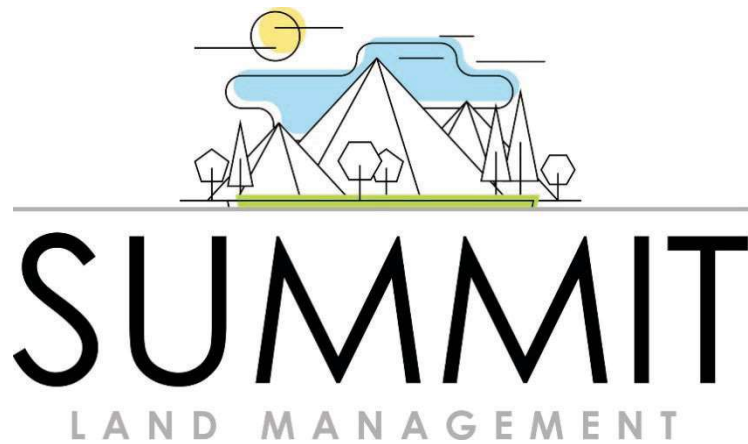


Figure 6: Site Generated Traffic Volumes

## Attachment B

Traffic Counts for Hourly Factors



**Intersection Turning Movement**  
Prepared by:



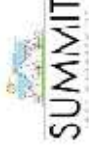
**FIELD DATA SERVICES OF ARIZONA, INC.**  
520.316.6745



N-S STREET: Pinal Ave                      DATE: 08/17/22                      LOCATION: Casa Grande  
E-W STREET: McCartney Rd              DAY: WEDNESDAY                      PROJECT# 22-1470-003

LANES:	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL
	NL 1	NT 3	NR 1	SL 1	ST 3	SR 1	EL 1	ET 1	ER 1	WL 1	WT 1	WR 1	
12:00 AM	0	12	1	2	18	0	0	0	0	6	0	1	40
12:15 AM	0	13	3	1	28	0	0	0	0	2	0	2	49
12:30 AM	0	18	2	0	18	0	0	0	0	4	0	2	44
12:45 AM	1	14	1	1	27	0	0	0	0	2	0	5	51
1:00 AM	0	12	2	0	24	0	0	0	0	4	0	0	42
1:15 AM	0	12	2	2	15	0	0	0	0	0	0	1	32
1:30 AM	0	10	3	1	14	0	0	0	0	0	0	1	29
1:45 AM	0	18	2	1	18	0	0	0	1	5	0	2	47
2:00 AM	0	27	1	1	17	0	0	1	0	2	0	1	50
2:15 AM	0	25	1	1	21	0	0	0	0	3	0	2	53
2:30 AM	0	24	5	1	26	0	0	0	0	0	0	4	60
2:45 AM	0	28	4	2	23	0	0	0	0	4	0	1	62
3:00 AM	0	35	5	0	22	0	0	0	1	0	0	4	67
3:15 AM	0	38	2	2	28	0	0	0	0	1	0	4	75
3:30 AM	0	50	2	1	42	0	0	0	0	3	0	11	109
3:45 AM	0	70	5	1	39	0	0	0	0	8	0	13	136
4:00 AM	0	96	7	6	77	0	0	0	0	6	0	12	204
4:15 AM	0	116	8	4	129	0	0	0	1	15	0	12	285
4:30 AM	0	121	9	5	120	1	0	0	0	22	0	14	292
4:45 AM	0	98	10	3	122	0	0	0	0	14	0	13	260
5:00 AM	0	123	7	2	116	1	0	1	0	17	1	9	277
5:15 AM	0	115	7	7	151	1	0	2	0	14	0	22	319
5:30 AM	0	152	15	13	125	0	0	1	0	23	0	34	363
5:45 AM	1	125	16	14	115	0	2	0	0	20	0	32	325
6:00 AM	0	161	19	16	105	0	1	0	0	23	1	17	343
6:15 AM	0	137	14	16	137	0	0	1	0	29	0	22	356
6:30 AM	2	144	21	22	159	0	4	1	0	33	0	32	418
6:45 AM	0	161	13	27	208	1	4	0	0	34	0	25	473
7:00 AM	1	173	23	43	178	0	0	2	0	47	2	22	491
7:15 AM	0	220	34	42	269	0	3	1	0	64	2	31	666
7:30 AM	2	236	53	41	276	1	2	1	0	77	2	46	737
7:45 AM	1	244	57	33	168	1	7	5	2	112	0	64	694
8:00 AM	1	184	53	20	141	2	6	6	2	82	3	61	561
8:15 AM	2	170	24	14	133	3	4	2	1	79	0	32	464
8:30 AM	0	144	18	20	139	2	7	0	0	42	0	23	395
8:45 AM	0	132	27	21	128	4	2	0	1	50	2	28	395
9:00 AM	0	137	29	17	137	2	6	1	1	39	1	34	404
9:15 AM	1	162	23	26	119	1	10	1	0	42	3	24	412
9:30 AM	2	144	21	31	139	1	8	0	0	45	1	22	414
9:45 AM	0	171	20	26	128	3	1	3	2	48	2	26	430
10:00 AM	1	151	24	24	113	4	12	2	0	54	4	30	419
10:15 AM	2	164	23	18	127	0	6	5	0	49	3	23	420
10:30 AM	1	124	17	24	126	0	12	4	0	44	3	33	388
10:45 AM	2	152	33	20	144	2	4	4	1	57	1	23	443
11:00 AM	0	154	24	16	125	4	8	3	1	49	4	31	419
11:15 AM	1	150	30	28	121	2	5	5	1	48	3	31	425
11:30 AM	0	158	37	25	149	3	12	3	3	48	1	28	467
11:45 AM	4	152	31	27	120	3	6	6	0	63	1	30	443
12:00 PM	2	115	25	22	93	4	7	4	0	35	0	22	329
12:15 PM	1	156	27	27	134	5	5	4	0	52	0	29	440
12:30 PM	3	150	25	23	163	7	9	5	3	67	2	34	491
12:45 PM	0	169	23	23	123	4	11	5	1	61	5	43	468
1:00 PM	0	194	24	23	122	3	10	6	1	54	1	37	475
1:15 PM	0	169	28	22	151	0	2	4	0	59	4	43	482
1:30 PM	2	172	14	28	160	2	10	2	1	50	4	28	473
1:45 PM	0	155	20	31	157	4	7	3	0	41	6	22	446
2:00 PM	1	185	30	24	167	5	11	5	1	47	5	34	515
2:15 PM	1	193	30	32	181	3	7	2	4	62	5	33	553
2:30 PM	1	180	41	50	216	9	5	5	2	49	2	32	592
2:45 PM	0	202	33	46	195	8	8	5	1	64	8	31	601
3:00 PM	6	213	48	23	180	4	11	4	5	56	2	41	593
3:15 PM	0	305	41	35	159	8	8	1	0	89	4	53	703
3:30 PM	1	273	48	32	222	1	10	5	0	73	3	54	722
3:45 PM	4	244	56	54	193	9	15	2	1	58	3	41	680
4:00 PM	0	215	36	34	243	6	11	2	2	100	6	46	701
4:15 PM	0	243	33	45	200	4	14	8	0	82	5	58	692
4:30 PM	2	231	33	42	205	7	15	5	0	64	2	40	646
4:45 PM	0	219	31	38	193	2	12	4	1	72	4	36	612
5:00 PM	1	238	41	42	206	8	13	5	0	89	6	43	692
5:15 PM	2	207	28	43	203	7	16	7	2	73	9	42	639
5:30 PM	1	187	24	43	189	4	7	7	1	76	3	39	581
5:45 PM	2	189	31	41	167	1	6	3	1	62	2	48	553
6:00 PM	0	152	27	28	142	4	11	5	0	58	5	49	481
6:15 PM	1	157	29	23	124	6	10	7	0	66	2	55	480
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6:45 PM	0	118	27	22	78	2	8	3	1	49	3	34	345
7:00 PM	1	117	24	14	94	0	7	3	0	43	3	16	322
7:15 PM	1	110	18	15	93	5	6	0	0	33	0	33	314
7:30 PM	1	101	16	14	112	4	5	1	0	38	1	21	314
7:45 PM	1	109	16	25	93	4	6	1	0	37	1	26	319
8:00 PM	1	85	20	20	66	2	8	1	0	30	2	25	260
8:15 PM	0	63	14	15	75	2	8	4	0	33	1	21	236
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8:45 PM	0	60	9	21	56	1	4	1	1	32	0	14	199
9:00 PM	0	53	12	6	48	2	6	2	0	28	1	28	186
9:15 PM	0	42	12	9	44	0	0	0	0	14	1	20	142
9:30 PM	0	45	7	10	42	0	4	0	1	12	0	10	131
9:45 PM	0	40	4	9	44	0	0	1	0	14	0	13	125
10:00 PM	0	29	7	7	39	0	2	0	0	15	0	10	109
10:15 PM	0	36	2	6	52	2	3	2	0	20	0	9	132
10:30 PM	0	37	6	6	43	0	0	0	0	23	0	7	122
10:45 PM	0	32	5	4	36	0	0	0	0	12	0	4	93
11:00 PM	0	27	7	3	27	0	0	0	0	8	0	11	83
11:15 PM	0	20	3	3	26	0	0	0	0	6	0	2	60
11:30 PM	0	18	2	2	19	0	0	1	0	7	0	3	52
11:45 PM	1	18	7	3	16	0	0	0	0	3	0	0	48

SUN COMMUNITIES VILLAGO VILLAGE



PINAL AVENUE and MCCARTNEY ROAD - WEDNESDAY - 8/17/2022

EXISTING 24-HOUR TURNING MOVEMENT COUNTS

BEGIN TIME	MCCARTNEY ROAD EASTBOUND			MCCARTNEY ROAD WESTBOUND			PINAL AVENUE NORTHBOUND			PINAL AVENUE SOUTHBOUND			ALL TOTAL	
	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT		TOTAL
	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL		TOTAL
12:00 AM	0	0	0	14	0	10	1	57	7	4	91	0	95	184
1:00 AM	0	0	1	9	0	4	0	52	9	4	71	0	75	150
2:00 AM	0	1	0	9	0	8	0	104	11	5	87	0	92	225
3:00 AM	0	0	1	12	0	32	0	193	14	4	131	0	135	387
4:00 AM	0	0	1	57	0	51	0	431	34	18	448	1	467	1,041
5:00 AM	2	4	0	74	1	97	1	515	45	36	507	2	545	1,284
6:00 AM	9	2	0	119	1	96	2	603	67	81	609	1	691	1,590
7:00 AM	12	9	2	300	6	163	4	873	167	159	891	2	1,052	2,588
8:00 AM	19	8	4	253	5	144	3	630	122	75	541	11	627	1,815
9:00 AM	25	5	3	174	7	106	3	614	93	100	523	7	630	1,660
10:00 AM	34	15	1	204	11	109	6	591	97	86	510	6	602	1,670
11:00 AM	31	17	5	208	9	120	5	614	122	96	515	12	623	1,754
12:00 PM	32	18	4	215	7	128	6	590	100	95	513	20	628	1,728
1:00 PM	29	15	2	204	15	130	2	690	86	104	590	9	703	1,876
2:00 PM	31	17	8	222	20	130	3	760	134	152	759	25	936	2,261
3:00 PM	44	12	6	276	12	189	11	1,035	193	144	754	22	920	2,698
4:00 PM	52	19	3	318	17	180	2	908	133	159	841	19	1,019	2,651
5:00 PM	42	22	4	300	20	172	6	821	124	169	765	20	954	2,465
6:00 PM	38	20	1	233	13	163	2	556	104	99	449	19	567	1,697
7:00 PM	24	5	0	151	5	96	4	437	74	68	392	13	473	1,269
8:00 PM	21	9	1	124	4	74	1	264	60	68	261	7	336	894
9:00 PM	10	3	1	68	2	71	0	180	35	34	178	2	214	584
10:00 PM	5	2	0	70	0	30	0	134	20	23	170	2	195	456
11:00 PM	0	1	0	24	0	16	1	83	19	11	88	0	99	243
DAY	460	204	48	3,638	155	2,319	63	11,735	1,870	1,794	10,684	200	12,678	33,170

NATINA PRODUCTS LLC  
1555 N V I P BLVD  
CASA GRANDE, AZ 85122

MANTEROLA RANCHES LLC  
PO BOX 11227  
CASA GRANDE, AZ 85130

LONGMIRE MICHAEL W FAM TR...  
PO BOX 759  
WILLCOX, AZ 85644

BRADY ERNEST EUGENE  
20640 W CLAYTON RD  
CASA GRANDE, AZ 85193

NATINA PRODUCTS LLC  
1555 N V I P BLVD  
CASA GRANDE, AZ 85122

HERNANDEZ CONRAD ANTHO...  
20675 W CLAYTON RD  
CASA GRANDE, AZ 85193

BURRIS INVESTMENT GROUP ...  
2263 N TREKELL RD LOT 186  
CASA GRANDE, AZ 85122

MARTINEZ JOEL R  
2238 W CATALINA DR  
PHOENIX, AZ 85015

CHANG CHUN (ARIZONA) LLC  
10475 PERRY HWY, STE 200  
WEXFORD, PA 15090

FLAVELL JOHN  
1345 N BURRIS RD  
CASA GRANDE, AZ 85193

BRADY & BRADY PROPERTIES ...  
25604 S 154TH ST  
GILBERT, AZ 85298

HERNANDEZ CONRAD A  
1753 N ST FRANCIS PL  
CASA GRANDE, AZ 85122

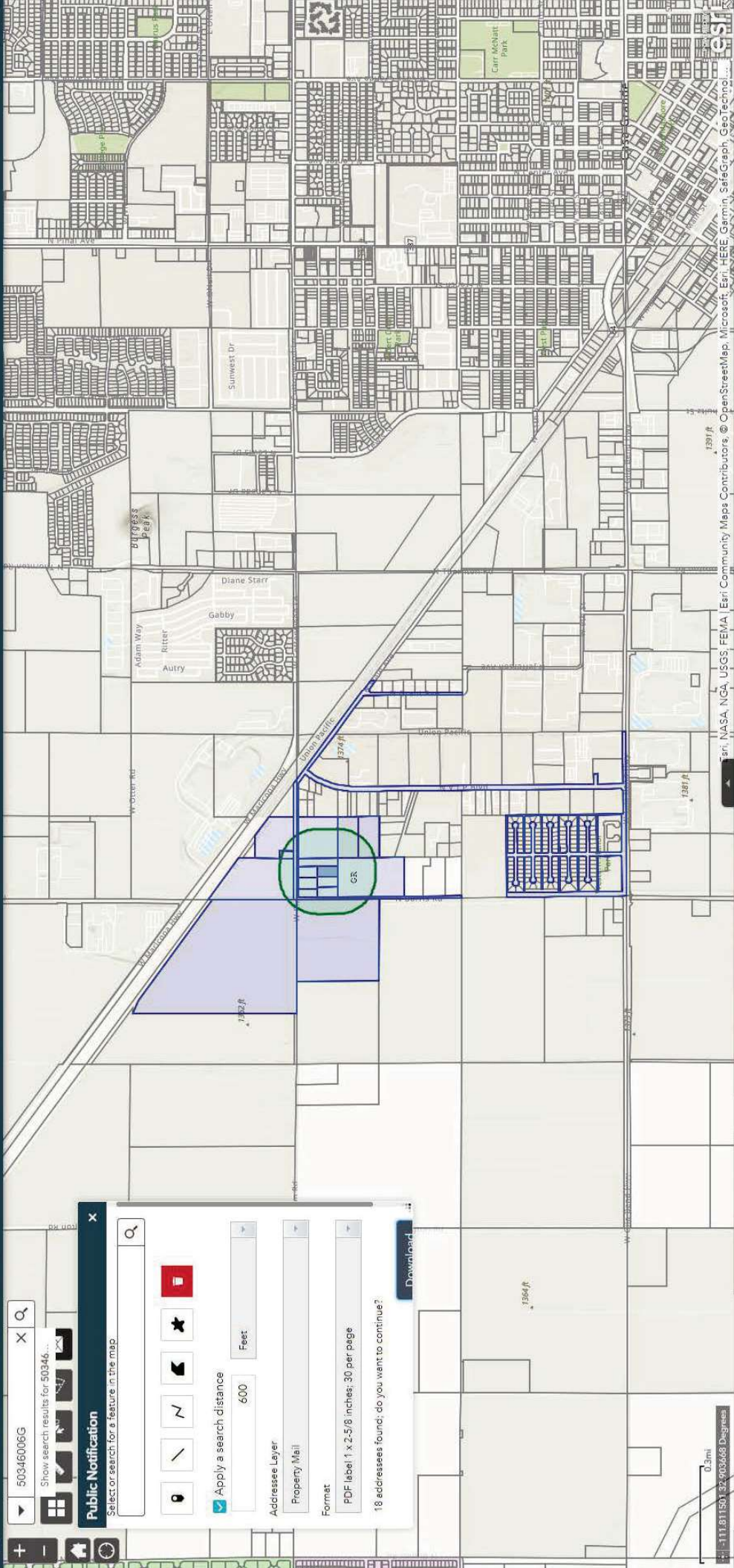
BRADY JAMES DEAN LIV TRUS...  
1616 E DIEGO DR  
CASA GRANDE, AZ 85122

LARA JOSE FRANCISCO ORDU...  
2011 N 56TH AVE  
PHOENIX, AZ 85035

TR HOLDINGS LLC  
PO BOX 11190  
CASA GRANDE, AZ 85130

HERNANDEZ CONRAD A & LAU...  
20675 W CLAYTON RD  
CASA GRANDE, AZ 85193





50346006G X Q

Show search results for 50346...

**Public Notification**  
Select or search for a feature in the map

Apply a search distance  
600 Feet

Addressee Layer  
Property Mail

Format  
PDF label 1 x 2.5/8 inches; 30 per page

18 addressees found; do you want to continue?

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## Appendix A: Comprehensive Plan Compliance Checklist

### **Purpose:**

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

### **Intent:**

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

### **Determination:**

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

### **Organization:**

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

### **How Is the Checklist Used?**

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.



- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

### **Who Should Use the Checklist?**

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

# PART ONE

## Consistency with Pinal County’s Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

**Pinal County Vision** The County recognizes the importance of the region’s strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

**Sense of Community**—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County’s rural character is important to residents; ensuring that the threads of Pinal County’s history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County’s identity.

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

This rezoning seeks a change that is consistent with the Sense of Community vision component as set forth in the Pinal County Comprehensive Plan (the “Plan”). The Property is ideally situated near an industrial hub in Casa Grande, just north of Hwy 84 and near minimally impacted industrial sites such as the Frito Lay Manufacturing and the Kohler Manufacturing Plant. This entire area has something special to offer with not only its diverse land uses but also with its raw southwestern beauty. The addition of a historic wedding and special event venue to this area will continue to make this area unique from other regions and will most definitely showcase the area’s commercial potential.

**Mobility and Connectivity**—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County’s native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area’s quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

Please explain:

This Application is consistent with the Plan’s Mobility and Connectivity vision component. The proposed venue is conveniently located and accessible off of Hwy 84 which is a well trafficked transportation corridor. Due to the nature of the business, Hernandez Pecan Farm will not generate traffic on a daily basis but only on days of actual events. The applicants have consistently been able to meet their parking needs with spaces provided on-site.

**Economic Sustainability**—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents’ needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County’s conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

This Application is consistent with the Economic Sustainability vision component. The applicants are happy to bring additional local jobs to the area. It is their intent to utilize local vendors and caterers to provide services for their events. Hernandez Pecan Farms will bring revenue to Pinal County through sales tax from food and beverage sales. Furthermore, the Hernandez family lives in Pinal County with the intent to establish their family’s legacy in Pinal County and encourage long-term economic viability.

**Open Spaces and Places**—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region’s immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

Is consistent with the **Open Spaces and Places** vision component

Please explain:

This Application is consistent with the Open Spaces and Places vision component. The Property will be developed in accordance with the County’s open space requirements. The applicants are proposing to operate their wedding and event venue on this property solely because of its location. The breath-taking view of the western sunset through the pecan trees and serene rural character are the main promotional features of this venue; thus, the applicants will be respectful and sensitive to natural washes and natural terrain.

**Environmental Stewardship**—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County’s natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

Is consistent with the **Environmental Stewardship** vision component

Please explain:

This Application is consistent with the Environmental Stewardship vision component. As previously stated, the serene pecan farm and rural character are the main promotional features of this venue; thus, the applicants will be as respectful and sensitive to natural terrain. The design of Hernandez Pecan Farm takes the natural terrain well into account, making it an asset of the wedding venue.

**Healthy, Happy Residents**—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County’s clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

This Application is consistent with the Healthy, Happy Residents vision component. Bringing an additional employment opportunity to Pinal County cuts down on the need for residents to drive great distances to work. Keeping jobs in Pinal County keeps residents happy. Conrad and Bea Hernandez plan on utilizing local vendors and caterers for their events. Additionally, as residents of Pinal County they have only the best intentions for this property and will do everything in their power to be sensitive and courteous to the surrounding property owners and neighbors. The line of communication with surrounding property owners will be successfully opened at the Open House, with the Hernandez’s meeting with other longstanding local residents to ensure Hernandez Pecan Farm’s is designed to the best interest of the community.

**Quality Educational Opportunities**—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

This Application is consistent with the Quality Educational Opportunities vision component. Providing diverse job opportunities for graduates of Pinal County schools helps further this vision component.

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## PART TWO

Consistency with the Plan’s Key Concepts illustrated on Land Use, Economic, and Circulation graphics

### Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

Because the Property is being used for hospitality and commercial uses, the rezoning of this property to C-3 is in compliance with the Comprehensive Plan.

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### Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

As previously mentioned, the site is currently designated as Mid Intensity Activity Center (“MIAC”). Chapter 3: Sense of Community defines MIAC as a mix of “commercial, tourism and hospitality uses, medical, and medium to high density residential”. As a result, the rezoning of this property to C-3 is in compliance with the Comprehensive Plan.

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The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

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**Consistency with the Planning Guidelines described in the Land Use element**

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

Under the Mid Intensity Activity Center Development, the inner part of the core is suggested to be a medium intensity core zone, with a transition zone on the outskirts. The proposed rezoning is consistent with the Planning Guidelines.

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**Quality Employment Opportunities County-wide**

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

This Application is clearly consistent with the Economic Development element of the Plan. This one-of-a-kind local wedding venue will bring jobs to local vendors, caterers and various event staff as well as provide a more diverse economy to the County.

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**Viable Agriculture, Equestrian and Rural Lifestyle**

Historically, agriculture has played an important role in Pinal County’s economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

The Application does not negatively impact agricultural, equestrian, or rural lifestyles as evidenced by other nearby similar uses.

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**System of Connected Trails and Preservation of Open Space**

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter
- Includes additional information about how the development addresses the open space Vision and goals

Please explain:

This Application will follow any and all requirements of the County’s Open Space Master Plan.

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**Natural and Cultural Resource Conservation**

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

This Application will address any environmentally sensitive areas it may impact.

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**Water Resources, Public Facilities/Services, and Infrastructure Support**

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County’s ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

This Application will comply with all required water availability and quality standards.

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