



P I N A L • C O U N T Y  
*wide open opportunity*

Greg Stanley  
County Manager

June 25, 2015

**PUBLIC NOTICE:**

Re: 2015 Pinal County Major Comprehensive Plan 60 Day Review

Enclosed are the proposed 2015 Major Amendments to the Pinal County Comprehensive Plan. State Law prescribes a 60 day review period for all Major Amendments to County Comprehensive Plans.

This year, the 60 day period will run between June 26, 2015 and August 25, 2015. Information regarding this year cases can also be found at <http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/CompPlan.aspx>. To participate in the process, please have your comments to us by 4:30 pm, August 25, 2015. Thank you in advance for your attention, and we hope to hear from you with any questions or comments you may have.

**2015 Major Comprehensive Plan Cases:**

- PZ-PA-001-15 (Healthy Happy Residents)
- PZ-PA-002-15 (Green Energy)
- PZ-PA-003-15 (Medical Marijuana)
- PZ-PA-004-15 (Circle G at the San Tans)

Comments may be submitted to:

Dedrick Denton  
Pinal County Community Development Department  
31 North Pinal Street, Building F  
Florence, AZ 85132

E-Mail Address: [dedrick.denton@pinalcountyaz.gov](mailto:dedrick.denton@pinalcountyaz.gov)

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

**PZ-PA-001-15**

**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

(all applications **must** be typed or written in ink)

1. The legal description of the property: N/A Countywide  
\_\_\_\_\_  
\_\_\_\_\_
2. Parcel Number(s): County wide text amendment Total Acreage: \_\_\_\_\_
3. Current Land Use Designation: N/A  
\_\_\_\_\_
4. Requested Land Use Designation: N/A  
\_\_\_\_\_
5. Date of Concept Review: 5/26/15 Concept Review Number: Z-PA-025-15  
\_\_\_\_\_
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): T add a subsection titled Healthy Places, discussing the co-location of farmers markets and community gardens  
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7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_  
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8. Explain why the proposed amendment is needed and necessary at this time. This section will address the availability of healthy foods in the community and a growing trend to support local and healthy food sources. Pinal County residents can benefit from more widely available food sources such as farmers markets, community gardens and urban agriculture.  
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RECEIPT #: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Pinal County PO Box 2973, Florence, AZ 85132 520-866-6447

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Name of Landowner (Applicant)	Address	Phone Number
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 ashlee.macdonald@pinalcountyaaz.gov

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Signature of Landowner (Applicant)	E-Mail Address
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Name of Agent	Address	Phone Number
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Signature of Agent	E-Mail Address
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**The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.**

# Healthy Places

## Introduction

Our built environment can offer opportunities to improve public health and increase active living. Communities designed in a manner that supports physical activity and healthy food systems encourage residents to make healthy choices.

A healthy lifestyle includes healthy eating. Providing access to healthy foods is a critical component in the development of the built environment, it is a real estate amenity, community builder and project differentiator.

**Purpose** Farmers markets and community gardens can promote the agricultural history of Pinal County and capitalize on the growing popularity of farm-to-table food. By supporting and encouraging urban agriculture Pinal County can begin to address the growing trend to build healthy communities.

**Relationship to Pinal County's Vision** Healthy Places impacts two very important Vision components.

Sense of Community Farmers markets, community gardens, and other forms of urban agriculture tie the emerging urban development to Pinal County's historic agricultural and rural character. They create gathering places that foster a sense of place within each community.

Healthy, Happy Residents Providing accessibility to healthy food sources will directly impact the local community and encourages residents to interact with the natural environment in a way that furthers the happy healthy resident vision.

## Goals, Objectives and Policies

In order to make it easier for property owners to use the Goals, Objectives and Policies in the Plan and then incorporate them into their development proposals or amendments, the Policies have been placed into two separate categories. The two categories are:

- Public Responsibilities
- Private and Public Shared Responsibilities

Private development applicants should be aware of Public and Private Shared Responsibilities throughout the development process and should focus their Comprehensive Plan applications as specified in the implementation section of the Comprehensive Plan, or other relevant documents that set criteria for other applications.

**Public Responsibilities** are primarily incumbent on the County to implement through its policy development and planning.

**Private and Public Shared Responsibilities**, all entities, private and public, share the responsibilities of implementing these Policies.

**8.5 Goal:** Pinal County and its residents have access to healthy foods.

**8.5.1 Objective:** Support the availability of healthy foods.

**Policies:**

8.5.1.1 Support sustainable local food systems including farmer's markets, community supported agriculture, and urban agriculture.

8.5.1.2 Support fresh food stands and community gardens to supplement the availability of healthy food.

8.5.1.3 Amend zoning regulations to allow the collocation of farmers markets on school sites and in recreation areas within Planned Area Developments.

**Public Responsibilities**, those that are primarily incumbent on the County to implement through its policy development and planning, appear *italicized*.

**Private and Public Shared Responsibilities**, all entities, private and public, share the responsibility of implementing these Policies and these policies appear in **plain text**.

**PZ-PA-002-15**

**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

(all applications **must** be typed or written in ink)

1. The legal description of the property: N/A, Text Amendment; County Wide  
\_\_\_\_\_  
\_\_\_\_\_
  
2. Parcel Number(s): N/A Total Acreage: N/A
  
3. Current Land Use Designation: N/A
  
4. Requested Land Use Designation: Green Energy Production Designation
  
5. Date of Concept Review: 5-26-15 Concept Review Number: Z-PA-026-15
  
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): \_\_\_\_\_  
Photo-voltaic power plants are a unique land use. As written today the Comprehensive plan allows the location of power plants in "Employment" & "General Public Services and facilities". This new designation will allow the placement of PV power plants without the other incompatible land uses found in the "Employment or "General Public Services and Facilities designations.  
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7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_  
Enhancements to PV power generation technology, plus the desire to inadvertently locate incompatible land uses adjacent to one another  
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8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_  
Encourage the careful planning and location of utility grade PV power plants in the County  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIPT #: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: PB-PA-002-15





PINAL • COUNTY  
*wide open opportunity*

TO: Major Comprehensive Plan Amendment "60 day review agencies"

CASE NO.: **PZ-PA-002-15 (Green Energy Production)**

CASE COORDINATOR: Steve Abraham, AICP

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*Executive Summary:*

*This is a staff initiated Major Comprehensive Plan text Amendment to create a new Green Energy Production category and amendment to the Non-major amendment criteria to allow re-designation requests to the Green Energy designation to be processed as non –major amendments up to 640 acres.*

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Attached please find relevant pages of the Pinal County Comprehensive plan that are being affected by this proposed change, text that is underlined is new proposed text.

Date Prepared: 06/24/2015 - sja  
Revised:

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

- ✓ Provide appropriate amenities in relationship to the natural infrastructure (e.g., benches and trash receptacles in parks).
- ✓ Where appropriate, recreational activities should be explored throughout the County, including off-road vehicle parks and other active recreational opportunities to reduce environmental degradation of other areas.

## Additional Land Use Designations

The following are additional land use designations indicated on the Pinal County Land Use Plan (3-4).

**Military** represents the Florence Military Reservation, Silver Bell Army Heliport (SBAH) and other ancillary facilities.

**General Public Facilities/Services** includes large public and quasi-public facilities that require significant space such as power plants, landfills, solid waste transfer stations, wastewater facilities, water campuses, and concentrations of public buildings.

**Page-Trowbridge Landfill** is owned by the University of Arizona and was used for disposal of radioactive and hazardous waste produced from University research activities. The facility closed in 1986 and is now in Post-Closure status with ADEQ.

**Native American Community** indicates a sovereign nation, operating under its own tribal government laws.

**Green Energy Production** indicates areas that are designated specifically for the location of large scale photovoltaic solar panel power generation facilities.

Comprehensive Plan amendment or for a non-major amendment as set forth in Chapter 3 of this Plan.

- ✓ Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment as set forth in Chapter 3 of this Plan.
- ✓ Changes to the Land Use Plan of the Comprehensive Plan, for approved PADs that exist at the time of the effective date of this Comprehensive Plan, that are needed to meet the standards of the Multimodal Circulation Element or RSRSM Access Management Manual for street locations, if amendments to the Land Use Plan of the Comprehensive Plan are required.
- ✓ Any proposed realignment of an Enhanced Parkway, Parkway or Principal arterial if it meets any of these criteria:
  - The realignment is less than one half mile in total length excluding the proposed development site.
  - The realignment is greater than one half but less than two miles in total length, excluding the proposed development site, provided the realignment request is submitted in conjunction with a rezoning proposal for a development that:
    - Creates a minimum of 150 permanent full time jobs within the first twelve months of completion of construction
    - Produces more than \$2,000,000 in gross annual payroll; and creates a multiplier effect of at least 1:1; and represents an increase in property value for construction of a new or expanded facility
    - Proposes a minimum of seven million dollars in capital investment

**Multiplier Effect** describes how a company that hires one person, known as the direct hire, will start a chain reaction that generates hiring, known as indirect hires, by other companies to support that one direct employee. The ratio shown is direct hires to indirect hires.

- Must average a \$48,000 employee annual wage

The Pinal County Economic Development Manager, or other person authorized by the County Manager will determine which projects meet these criteria. The authorized person will forward a memorandum to the Planning and Development Director stating his findings
- ✓ Proposed realignments of roadways with a classification lower than Principal Arterial do not require Comprehensive Plan amendments
- ✓ Any proposed realignment of a Regional Trail between half a mile and less than a mile and a half in either direction.
- ✓ Requests to the Green Energy Production designation up 640 acres

Administrative amendments are changes to the Pinal County Comprehensive Plan that meet the criteria listed below. The following constitute an administrative amendment:

- ✓ Any proposed realignment of a Regional Trail interior to a Planned Area Development that maintains its connections along the original trail alignment when entering and exiting the development.
- ✓ Any proposed realignment of a Regional Trail due to natural feature constraints such as but not limited to a wash, fissure or reserved habitat.

Major, non-major and administrative Comprehensive Plan amendments must address the following amendment approval criteria.

1. The identified site is appropriate for the proposed use.

**PZ-PA-003-15**

**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

(all applications **must** be typed or written in ink)

1. The legal description of the property: N/A, Text Amendment; County Wide  
\_\_\_\_\_  
\_\_\_\_\_
2. Parcel Number(s): N/A Total Acreage: N/A
3. Current Land Use Designation: \_\_\_\_\_
4. Requested Land Use Designation: Outdoor Medical Marijuana Cultivation Polices
5. Date of Concept Review: 5/24 Concept Review Number: Z-PA-027-15
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): \_\_\_\_\_  
Pinal County staff is proposing a series of policies and new land use categories aimed at addressing the land use classification of Outdoor Medical Marijuana Cultivation facilities.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_  
The Pinal County Board of Supervisors adopted a zoning regulations amendment allowing Outdoor Cultivation facilities to be located in a GR zone with an SUP. The BOS directed staff to amend the Comprehensive plan to consider them either employment uses and/or more analogous to agriculture uses
8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_  
The Comprehensive plan currently does not address outdoor cultivation of medical marijuana, The closest analogous use classification is employment. Clarification and the specification of this unique land use appears to be warranted.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIPT #: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: PZ-PA-003-15

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

*Pinal County Staff initiated*

Name of Landowner (Applicant)	Address	Phone Number
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Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

<i>Steve Abraham</i> Name of Agent	Address	Phone Number
---------------------------------------	---------	--------------

<i>[Signature]</i> Signature of Agent	E-Mail Address
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**The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.**



overall project. Specific areas in the project may have higher densities.

**Medium Density Residential** (3.5-8 du/ac) includes suburban-type development that includes attached and detached residential development.

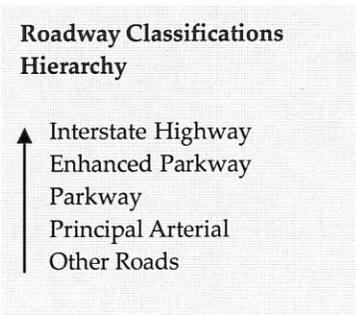
**Urban Residential**

**High Density Residential** (8-24 du/ac) provides areas for apartments and condominium complexes ranging from 8 to 24 gross dwelling units per acre. A full range of urban services and infrastructure is required, including an adequate street network.

**Mixed Use – Residential Focused** (8-24 du/ac) provide areas for apartments and condominium projects as well as a mix of commercial and employment activities. This category also allows residential uses to be placed above commercial and employment activities.

**Alternative Land Uses for Moderate Low Density Residential**

A large portion of the planning area is designated as Moderate Low Density Residential. Therefore, to provide flexibility and promote mixed use concepts that will result in sustainable developments, alternative land uses may be allowed if certain guidelines are met. Within this land use, Medium and High Density Residential, Commercial, and Employment (office and light industrial and medical marijuana cultivation) developments are all permitted to some extent without a Comprehensive Plan amendment. The following guide outlines how alternative land uses can be achieved within the Moderate Low Density Residential land use designation. The acreages shown for the various intersection types are designated to show the maximum for the entire intersection.



**Land use transition** is defined as a gradual change in land use intensities to ensure compatibility.

### **Medium Density Residential Uses**

Up to 25 acres

- Allowed at the intersection of two proposed or existing principle arterials or higher roadway classification (see *Roadway Classification Hierarchy*), or
- Allowed as part of a 150 acre or larger master planned community

25 to 50 acres

- Allowed at the intersection of a proposed or existing principle arterial and a proposed or existing parkway or higher roadway classification, or
- Allowed as part of a 250 acre or larger master planned community

50 to 100 acres

- Allowed at the intersection of two proposed or existing parkways or higher roadway classification, or
- Allowed as part of a 400 acre or larger master planned community

100 acres and above

- Allowed at the intersection of two proposed or existing enhanced parkways or higher roadway classification, or
- Allowed as part of a 500 acre or larger master planned community

All other proposals for Medium Density Residential within the Moderate Low Density Residential land use category will use the criteria in *Chapter 10: Implementation* to determine which type of amendment will be required.

development and with direct access to a principle arterial or higher roadway classification

- Allowed as part of a 500 acre or larger master planned community with a land use transition to adjacent properties

50 to 100 acres

- Allowed within ½ mile of a railroad, within 2 miles of a proposed or existing high capacity roadway interchange or higher roadway classification, at least 1 mile from platted or existing single family residential development and with direct access to a principle arterial or higher roadway classification, or
- Allowed within ½ mile of a proposed or existing high capacity roadway interchange or higher roadway classification, at least 1 mile from platted or existing single family residential development and with direct access to a principle arterial or higher roadway classification
- Allowed as part of a 750 acre or larger master planned community with a land use transition to adjacent properties

All others proposals for Employment (light industrial) within the Moderate Low Density Residential land use category will use the criteria in *Chapter 10: Implementation* to determine which type of amendment will be required.

**Employment Uses (medical marijuana off-site cultivation)**

- Allowed in connection with land used for general agricultural purposes exempted under ARS § 11-812(A)(2) comprising 160 acres or more and with direct access to a proposed or existing principle arterial or higher roadway classification, or
- Allowed at a freeway interchange at least ¼ mile from an existing or platted single family residential development

All other proposals for Employment Uses (medical marijuana off-site cultivation) within the Moderate Low Density Residential land use category will use the criteria in Chapter 10: Implementation to determine which type of amendment will be required.

Heavy Industrial uses are not allowed within the Moderate Low Density land use category but are encouraged to locate in the employment designated areas throughout the County and municipalities.

## Planning Guidelines

The following “Planning Guidelines” are intended to provide direction and guidance to potential landowners or developers, staff and elected or appointed officials in developing or reviewing a residential project. Strong, healthy residential neighborhoods are important to Pinal County’s quality of life and long-term vitality. The County’s character is reflected in its neighborhoods and the Comprehensive Plan encourages residential variety and diversity.

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### General Planning Guidelines for Residential Categories

- ✓ Encourage new development that is compatible with existing adjacent neighborhoods.
- ✓ Design new neighborhoods to be safe, well-maintained and attractive places to live.
- ✓ Residential development should include natural open space where appropriate as well as high quality improved open space.
- ✓ Compatibility and transition of residential land use intensity is important.
- ✓ Consider residential neighborhood enhancements where neighborhoods may be impacted by freeways or parkways such as noise walls, landscaping or other types of buffering.

### Rural Residential Planning Guidelines

- ✓ Rural residential may be oriented toward lifestyles such as equestrian, agriculture, or keeping animals.
- ✓ Rural residential may occur in areas where terrain or environmental characteristics do not allow smaller lot product.
- ✓ Consider providing linkages from rural residential areas to adjacent public lands if appropriate.

- Proximity to affordable housing.
- Proximity to business amenities such as services, hotel accommodations, meeting room space, and restaurants.
- Quality of life factors (education, housing availability and affordability, recreation, open space, cultural resources, healthcare, crime, etc.) are critical.

Retail commercial development is intended to be located throughout the County to support residential development and create jobs. Most of the current commercial development occurring within unincorporated Pinal County is “neighborhood commercial.” However, a full range of commercial development is encouraged.

### **Commerce-Related Definitions (Commercial and Employment)**

**General Commercial** provides locations for commercial development included in adopted municipal general plans. The Pinal County Comprehensive Plan does not make any changes to these locations. This category allows uses in unincorporated areas.

**Neighborhood Commercial** is defined as less than 20 acres and is not shown on the Land Use Plan, but may be included in all land use designations if it addresses the Comprehensive Plan planning guidelines. Neighborhood commercial includes commercial goods and services and typically serves a surrounding residential population.

**Community Commercial** is intended to be mid-scale (approximately 20 to 40 acres) of retail, service, and professional office.

**Regional Commercial** is intended to be large-scale (over 40 acre) retail centers that draw from a large regional

market area. These centers might include malls, power centers, big box retail centers, and auto dealerships.

**Agriculture** includes areas where agri-business activities are permitted, including traditional farming and ranching operations.

**Farm Accessory** involves non-traditional farming and ranching operations including agri-tourism, agri-business and medical marijuana off-site cultivation on land used for general agricultural purposes exempted under ARS § 11-812(A)(2) comprising 160 acres or more.

**Employment** is defined as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution. Power plants and medical marijuana off-site cultivation are also included in this category.

**Aviation-Based Commerce Center** is a facility served by passenger service and air freight providers; it should be buffered from incompatible uses and may have surrounding employment-related uses that take advantage of aviation services and allow for expansion of airport operations and facilities. Commercial uses that support the employment may also be allowed.

**Mining/Extraction** identifies those areas where mineral resources have been identified or are likely to be identified in the future. The intent of this designation is to protect the mineral resources by minimizing conflicts with surrounding land uses. This designation recognizes the rights of exploration, mining, and processing of mineral resources. Copper mining is currently occurring around Superior and Kearny. All mining operations conducted by whatever techniques and technologies employed are required to comply with all applicable federal, state, and local laws providing for the protection of environmental resources.

### **Community Commercial Planning Guidelines**

- ✓ Provide good transportation access to community commercial that typically serves a three to eight mile radius market area.
- ✓ Community commercial should have direct access to parkway, principal arterial or above that can handle the projected travel demand.
- ✓ Community commercial should incorporate and/or have easy access to transit corridors and transit centers.
- ✓ Community commercial development should minimize negative impacts of on-site activities to adjacent uses.
- ✓ Mitigate negative visual impacts arising from the scale, bulk, and mass of large commercial buildings and centers.
- ✓ Promote building designs and construction practices that are sustainable and adapted to Central Arizona's climate.

### **Regional Commercial Planning Guidelines**

- ✓ Regional commercial may include supportive land uses such as (but not limited to) hotels, theaters, and restaurants.
- ✓ Regional commercial typically serves a large market area of eight to 12 mile radius.
- ✓ Regional commercial is located on parkways or above to ensure good accessibility and encourage support of multimodal transportation. Ideally, regional commercial is located at the intersection of major high capacity corridors (systems interchanges), with a full circulation system of arterial and collector streets linking it to the nearest service interchanges.
- ✓ Regional commercial centers may also include supportive professional office employment and business parks.
- ✓ Regional commercial should incorporate or have easy access to transit corridors and transit centers.

- ✓ Regional commercial development should minimize negative impacts of on-site activities to adjacent uses.
- ✓ Mitigate negative visual impacts arising from the scale, bulk, and mass of large commercial buildings and centers.
- ✓ Promote building designs and construction practices that are sustainable and adapted to central Arizona's climate.

#### **Agriculture Planning Guidelines**

- ✓ Buffers should minimize the impact on agriculture and equestrian areas from surrounding land uses.
- ✓ Encourage appropriate setbacks, and place structures that do not negatively impact the continuation of adjacent agriculture or equestrian uses.
- ✓ Approve appropriate development adjacent to Native American communities' agricultural operations to maintain the long-term continuation of farming in Pinal County.
- ✓ Develop a connected, County-wide trail system that encourages the continuation of an equestrian lifestyle.
- ✓ Agricultural-related business and alternative crop production are encouraged. Solar and wind energy generation and other renewable energy production are compatible with the farming heritage.
- ✓ Outdoor storage and heavy industrial equipment may be appropriate in certain areas and will be evaluated as part of the development review process.

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#### **Farm Accessory Planning Guidelines**

- ✓ Buffers should minimize the impact on agriculture and equestrian areas from surrounding land uses.
- ✓ Encourage appropriate setbacks, and place structures that do not negatively impact the continuation of adjacent agriculture or equestrian uses.
- ✓ Approve appropriate development adjacent to Native American communities' agricultural operations to maintain the long-term continuation of farming in Pinal County.

- ✓ Develop a connected, County-wide trail system that encourages the continuation of an equestrian lifestyle.
- ✓ Agricultural-related business and alternative crop production are encouraged including the cultivation of medical marijuana when co-located on farms of 160 acres or more. Solar and wind energy generation and other renewable energy production are compatible with the farming heritage.
- ✓ Outdoor storage and heavy industrial equipment may be appropriate in certain areas and will be evaluated as part of the development review process.

### **Employment Planning Guidelines**

- ✓ Maintain land designated for employment to place Pinal County in a position to take advantage of future economic development opportunities.
- ✓ Encourage quality design particularly in highly visible locations, and ensure appropriate buffers when transitioning land uses (e.g. business park use to residential)
- ✓ Employment designated land uses should be located where access to major transportation corridors exist or can be provided.
- ✓ High intensity employment is encouraged in campus or urbanized areas that are adjacent to collector or arterial roadways with access to transit and an integrated pedestrian environment where possible.
- ✓ Building heights should be evaluated during the review process in relationship to the location and surrounding land uses and fire suppression. Where appropriate, building height transitions and step-down in height could be provided to enhance compatibility.
- ✓ Retail and services as well as civic uses could be included in high intensity employment campus areas but not as the primary land use.

**PZ-PA-004-15**

**Project Narrative  
Major Comprehensive Plan Amendment**

**CIRCLE G  
AT THE  
SAN TANS**

**Submitted to:  
PINAL COUNTY  
PLANNING & DEVELOPMENT DEPARTMENT  
31 North Pinal Street, Building F  
Florence, Arizona 85132**

**Submitted on Behalf of:  
SAN TAN 320, LLC  
2152 S Vineyard Lane, Suite 105  
Mesa, Arizona 85210**

**Applicant:  
IPLAN CONSULTING | GREG DAVIS  
3317 S. Higley Road, Suite 114-622  
Gilbert, AZ 85297**

Prepared: June 2015

## DEVELOPMENT ADVISORS

Iplan Consulting



**IPLAN CONSULTING**

Greg Davis  
3317 S. Higley Road,  
Suite 114-622  
Gilbert, AZ 85297  
V: 480-227-9850

E: [Greg@iplanconsulting.com](mailto:Greg@iplanconsulting.com)

Iplan Consulting



**IPLAN CONSULTING**

Mario Mangiamele, AICP  
3317 S. Higley Road,  
Suite 114-622  
Gilbert, AZ 85297  
V: 480-313-8144

E: [Mario@iplanconsulting.com](mailto:Mario@iplanconsulting.com)



**HILGARTWILSON, LLC**

Darrell Wilson  
2141 E. Highland Avenue,  
Suite 250  
Phoenix, AZ 85204  
V: 602-490-0535

E: [dwilson@hilgartwilson.com](mailto:dwilson@hilgartwilson.com)

**CIRCLE G AT THE SAN TANS  
MAJOR COMPREHENSIVE PLAN AMENDMENT | PROJECT NARRATIVE**

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## **A. PURPOSE AND INTENT**

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### **A.1 REQUEST:**

Iplan Consulting, on behalf of San Tan 320, LLC, is pleased to submit for your consideration a major Comprehensive Plan Amendment application concerning an approximate 320.73-acre property generally located 0.5-miles west of the southwest corner of North Thompson Road and West Phillips Road. The property is further identified as Pinal County Assessor parcel numbers: 509-02-005A/B/C/D and 509-02-008A/B/C/D. The vacant property is currently located within the San Tan Heights PAD, is zoned CR-1A; PAD, and maintains a Comprehensive Plan land use classification of Very Low Density Residential (0-1 du/ac).

More specifically, this narrative complements a request to amend the 2009 Pinal County Comprehensive Plan, as amended on January 20, 2014, for approximately 320-acres by changing the Land Use Plan classification from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac). It is anticipated that a corresponding request to rezone the property will be submitted during the course of the major Comprehensive Plan Amendment process.

### **A.2 PROJECT GOALS:**

The primary goals of this major Comprehensive Plan Amendment are to:

- Preserve the rural character and equestrian lifestyle of neighboring properties.
- Maintain primary wash areas, topography and significant amounts of natural vegetation to conserve and minimize disruption to the natural ecosystem of the area.
- Facilitate high quality, context specific development that is unique to the area and County as a whole.

The overall intent of the Comprehensive Plan Amendment is to ensure compatibility with surrounding properties through transformation of the land use classification that facilitates high quality, context specific development, while also fostering goals, objectives, policies and guidelines of the Pinal County Comprehensive Plan.

### **A.3 THEME:**

Preliminary design concepts for Circle G at the San Tans centers on the principles of conservation, integration and sustainability. Conservation of the existing, unique Sonoran desert vegetation along with preservation of primary wash areas traversing the site, from the southwest to the northeast, is paramount to the neighborhood design. Specific implementation of the on-lot development standards and unique architectural design theme character as part of the forthcoming rezoning request will ensure that the special character of the area is maintained, while also preserving views of the surrounding desert and mountain tops for the area residents. Sustainability of the

proposed neighborhood will be achieved through reduced street widths to reduce runoff and heat gain, and reduced lighting standards to exceed the Dark Sky lighting provisions.

This overall design concept will provide for a unique and high quality living environment that respects the natural features of the site while also providing for compatible community form.

## **B. LAND USE**

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### **B.1 COMPREHENSIVE PLAN - LAND USE PLAN AMENDMENT:**

The primary component of this request is a major Comprehensive Plan Amendment to the 2009 Pinal County Comprehensive Plan for approximately 320-acres, changing the land use classification of the property from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac) to support environmentally responsible development and use of the property.

Although the existing Very Low Density Residential land use classification is consistent with policies of the Pinal County Comprehensive Plan, use of this specific property for traditional development of 1-acre and larger residential lots is not necessarily conducive for implementing the Comprehensive Plan's overall vision to promote environmental stewardship and conservation of natural resources.

We propose that the successful execution of the Comprehensive Plan's vision does, however, necessitate a slight increase in residential density to successfully promote preservation of the primary natural wash areas, topography, and flora and fauna. Preservation of the area's natural ecosystem is best achieved by the clustering of development to minimize disruption to these natural features, as these efforts demand that approximately 40-percent of the property to be conserved as open space. Balancing these significant conservation efforts with the desire to create a high quality and sustainable development, reclassification of the property to Low Density Residential (0-2 du/ac) is essential to ensure the overall Comprehensive Plan vision is attained.

### **B.2 CONCEPTUAL LAND PLAN:**

An integral part of the Comprehensive Plan Amendment requests is the Conceptual Land Plan that demonstrates how the request will be implemented and if the requested land use classification is appropriate. The Conceptual Land Plan for Circle G at the San Tans illustrates a concerted effort by the development team to integrate the unique and sensitive character of the Sonoran desert to help maintain a stable regional environment. Integration of the desert environment is to be achieved through preservation of the primary natural wash corridors to adequately accommodate drainage needs, sustain habitat for native flora and fauna, maintain wildlife corridors, and ultimately enhance passive open space systems for the project. Further integration and protection of the desert environment will be provided for through salvage and re-vegetation efforts, specifically for the specimen cacti and desert trees.

Providing for a unique mix of residential densities to accommodate a range of housing and lifestyle options, the current Conceptual Land Plan illustrates a residential neighborhood that will offer single family lots ranging from 6,500 square feet (sq. ft.) to over an acre in area. A small enclave of privately owned condominiums is also included to meet the needs of the individuals who desire to live in such a beautiful desert environment but who do not want the maintenance of a private yard. All combined, the Conceptual Land Plan proposes a gross project density of less than 1.5 dwelling units per acre (du/ac) which we believe is a small increase considering the preservation that will result. Lot locations and orientation, combined with the proposed open space areas and vehicular circulation patterns are being carefully designed to respect and preserve the natural features of the site.

Sustainable and environmentally sensitive landscape design will be implemented by designing existing mature cacti and trees to remain in place, or for salvage and re-vegetation where feasible, and complimenting the existing landscaping with additional native, desert appropriate shrubs, cacti, and trees, to create a distinctive aesthetic that is unique to the area and sensitive to the surrounding community. Unique site amenity programming may include a variety of active and passive recreational opportunities to accommodate residents of different age groups.

### **C. RELATIONSHIP TO SURROUNDING PROPERTIES**

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The subject property is bound by similarly undeveloped properties adjacent to all geographic boundaries with the exception of the San Tan Regional Park entrance and associated parking areas, operated by Maricopa County, located at the northwest corner of the property.

The Pinal County Comprehensive Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in Table C-101: Existing Land Use Summary – Circle G at the San Tans:

**TABLE C-101: EXISTING LAND USE SUMMARY – CIRCLE G AT THE SAN TANS:**

<b>DIRECTION</b>	<b>COMPREHENSIVE PLAN LAND USE CATEGORY</b>	<b>EXISTING ZONING</b>	<b>EXISTING USE</b>
<b><i>On-Site</i></b>	Very Low Density Residential (0-1 du/ac)	CR-1A; PAD	Vacant
<b><i>North</i></b>	Very Low Density Residential (0-1 du/ac)	GR	Vacant (State Land)
<b><i>South</i></b>	Existing/Planned or Proposed Regional Park	GR	San Tan Regional Park
<b><i>East</i></b>	Existing/Planned or Proposed Regional Park	GR	San Tan Regional Park
	Very Low Density Residential (0-1 du/ac)	GR	Vacant (State Land)

**TABLE C-101: EXISTING LAND USE SUMMARY – CIRCLE G AT THE SAN TANS:**

<b>DIRECTION</b>	<b>COMPREHENSIVE PLAN LAND USE CATEGORY</b>	<b>EXISTING ZONING</b>	<b>EXISTING USE</b>
<i>West</i>	Existing/Planned or Proposed Regional Park	GR	San Tan Regional Park

## **D. LOCATION AND ACCESSIBILITY**

---

The site is situated within the northwestern portion of Pinal County and is served by an existing vehicular circulation system. Hunt Highway, a ‘Regionally Significant Route’, is located approximately 2.5-miles north and 3-miles east of the property. The property is directly accessed off the contiguous collector level street – Phillips Road, which roadway provides a direct connection to the existing arterial level street – Thompson Road.

Although the property remains in the preliminary planning phases, design of the anticipated development will provide for at least one primary point of vehicular ingress/egress at the north boundary of the project area off Phillips Road. This access point is anticipated to be designed as a separated parkway at the entrance to provide for the required two points of vehicular access. We anticipate the forthcoming Traffic Analysis Report will demonstrate that the existing vehicular circulation system will serve adequate to address anticipated vehicular flows, as well as required public service and safety access for the project.

## **E. CONFORMANCE WITH COMPREHENSIVE PLAN VISION COMPONENTS**

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As set forth in the Pinal County Comprehensive Plan, the primary purpose of the requested Low Density Residential (0-2 du/ac) land use classification is to include areas that allow up to two dwelling units per acre. The intent is to provide a low intensity lifestyle with options for compatible suburban development. Suitability is determined by topography, location, existing land use patterns and natural and man-made constraints.

We believe the requested Comprehensive Plan amendment to reclassify the property complies with County's Comprehensive Plan vision while also maintaining compatibility with existing development patterns in the area. The bullet point list below summarizes conformance with the overall vision established by the Comprehensive Plan. This list is not meant to be an exhaustive list, rather a summary of several notable features of conformance with the vision, goals, objectives, policies, and planning guidelines outlined in Appendix A: Comprehensive Plan Compliance Checklist – Part 1 of the Comprehensive Plan:

Maintains consistency with the *Sense of Community* vision component by:

- Protecting the rural land use characteristics of the area by promoting a balance between conservation of the natural environment and development, including significant preservation of open space.

- Facilitating cluster development to include a variety of distinctive housing types, sizes and designs to provide housing opportunities for a variety of income levels and lifestyles.
- Seeking modification of County street standards to protect existing topographic features such as washes, boulders, and rock out-croppings, and established native vegetation that should not be moved or salvaged.

Maintains consistency with the ***Mobility and Connectivity*** vision component by:

- Installing desert appropriate landscaping and shade producing trees along the multi-use trails for enhancement of human comfort.
- Encouraging access by alternate modes of transportation through thoughtful internalization of multi-use trails within the site.
- Maintaining and enhancing existing multi-use trails adjacent to the property, which connect the area residents to the San Tan Regional Park.
- Expanding telecommunications infrastructure to effectively enhance communication options for the community.

Maintains consistency with the ***Economic Sustainability*** vision component by:

- Fostering efficient development in a location where adequate infrastructure is easily accessible.
- Providing the framework to promote a unique blend of housing for a range of lifestyles thus further promoting and strengthening retail and service businesses in the area.
- Providing for a unique mix of residential densities to accommodate a range of housing and lifestyle options that should promote population retention.

Maintains consistency with the ***Open Spaces and Places*** vision component by:

- Improving the quality, quantity and design of open space in a residential development.
- Preserving the natural environs of the property, which is THE KEY FOCUS of this project. We recognize the beauty and importance of this area and are specifically designing our project to not only protect that unique quality, but to promote its conservation. As such, we have reserved over 40-percent of the property for open space.
- Planning a connected system of open space areas that protect and conserve natural, physical and social resources.
- Preserving, protecting, and conserving the existing natural drainage system of the area.

Maintains consistency with the ***Environmental Stewardship*** vision component by:

- Mitigating flooding hazards through minimization of impervious surfaces and maintenance of primary natural wash areas.
- Preventing spread of invasive species through careful selection of indigenous landscape materials.
- Protecting dark skies through incorporation of lighting timers for specified recreational amenities.
- Preserving views of the surrounding desert and mountain tops for the neighboring properties by maintaining adequate perimeter buffers, responsible building heights, and through appropriate use of materials and colors that will blend with the natural environs.
- Reducing demand for water resources through very limited use of turf and careful selection of a low water use, desert appropriate landscape palette for both the Community open spaces and private lots (via CCRs)..
- Reducing effects of heat gain through the reduction of paved surfaces to only those necessary.

Maintains consistency with the ***Health, Happy Residents*** vision component by:

- Promoting a mix of quality housing opportunities to support economic development efforts.
- Promoting public health through incorporation of pedestrian and multi-use trails within and adjacent to the site.
- Promoting compact residential development patterns.
- Providing quality residential development in a well-designed neighborhood that should serve as a benchmark for future environmental sensitive properties.

Maintains consistency with the ***Quality Education Opportunities*** vision component by:

- The property is currently part of the San Tan Heights PAD and therefore students generated by this project have already been planned for. Nevertheless, we are continuing outreach efforts with the Coolidge Unified School District to ensure their needs are appropriately addressed.

The following bullet point list summarizes conformance with the Pinal County Comprehensive Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics. This list is also not meant to be an exhaustive list, rather a summary of several notable features of conformance with Appendix A: Comprehensive Plan Compliance Checklist – Part 2:

Maintains consistency with the ***Land Use Designation*** shown on the graphics:

- While the project land use is to remain residential, the specific density classification is not as indicated on the Land Use and Economic Development graphic. The impetus of this request is to reclassify the property from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac).

Maintains consistency with the ***Mixed Use Activity Center Concept***:

- Project land uses are not shown within a Mixed Use Activity Center.

Maintains consistency with the ***Planning Guidelines described in the Land Use element*** by:

- Promoting use of the property that is compatible with existing adjacent land use patterns.
- Increasing the level of quality of existing open space systems for the community.
- Encouraging superior neighborhood design through incorporation of pedestrian oriented connections.

Maintains consistency with the ***Economic Development*** element by:

- Providing the framework to promote a unique blend of housing and lifestyles for a range of income levels thus further promoting a more diverse labor pool while also strengthening demand for retail and service businesses in the community.

Maintains consistency with the ***Viable Agriculture, Equestrian and Rural Lifestyle*** element by:

- Promoting preservation of the primary natural wash areas, topography, and flora and fauna of the property. Preservation of the area's natural ecosystem requires clustering of development to minimize disruption to the property's natural features, as these efforts demand that approximately 40-percent of the property to be conserved as open space.
- Although the lots within the project will not accommodate equestrian uses, we recognize the importance of horse trails in the community thus are installing an equestrian trail along our Phillips Road frontage. Furthermore, we are reserving a two-acre parcel at the very northwest corner of the project for a future undefined equestrian use that could very likely tie into the San Tan Regional Park as it is adjacent to its entrance.

Maintains consistency with the *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places* Chapter by:

- Promoting public health and a higher quality of life for the area by providing additional active and passive recreational opportunities, while conserving views to the San Tan Mountain Regional Park.
- Including a variety of multi-use, multi-surfaced trails throughout the development.

Maintains consistency with the *Natural and Cultural Resource Conservation* Chapter by:

- Conserving the primary natural wash features to adequately accommodate drainage needs, sustain habitat for native flora and fauna, and ultimately enhance passive open space systems.
- Integrating and protecting the desert environment through maintaining in place and in some cases, salvaging existing cacti and trees.

Maintains necessary and existing infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services by:

- Ensuring that adequate public facilities are in place prior to development. The property was initially planned for single family residential use as part of the San Tan Heights PAD master plan and has been included in all infrastructure and utility planning thus adequate public facilities should already be in place. This slight density change will not have an impact on public services in the area.

## **APPENDICES**

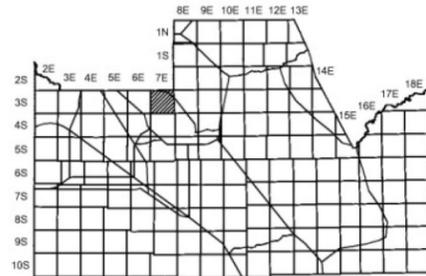
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- Appendix A: Pinal County Assessor Parcel Exhibit
- Appendix B: Regional Context Exhibit
- Appendix C: Comprehensive Plan Land Use Plan Exhibit – Existing Land Use
- Appendix D: Comprehensive Plan Land Use Plan Exhibit – Proposed Land Use
- Appendix E: Topographic Survey Exhibit
- Appendix F: Conceptual Land Use Plan Exhibit

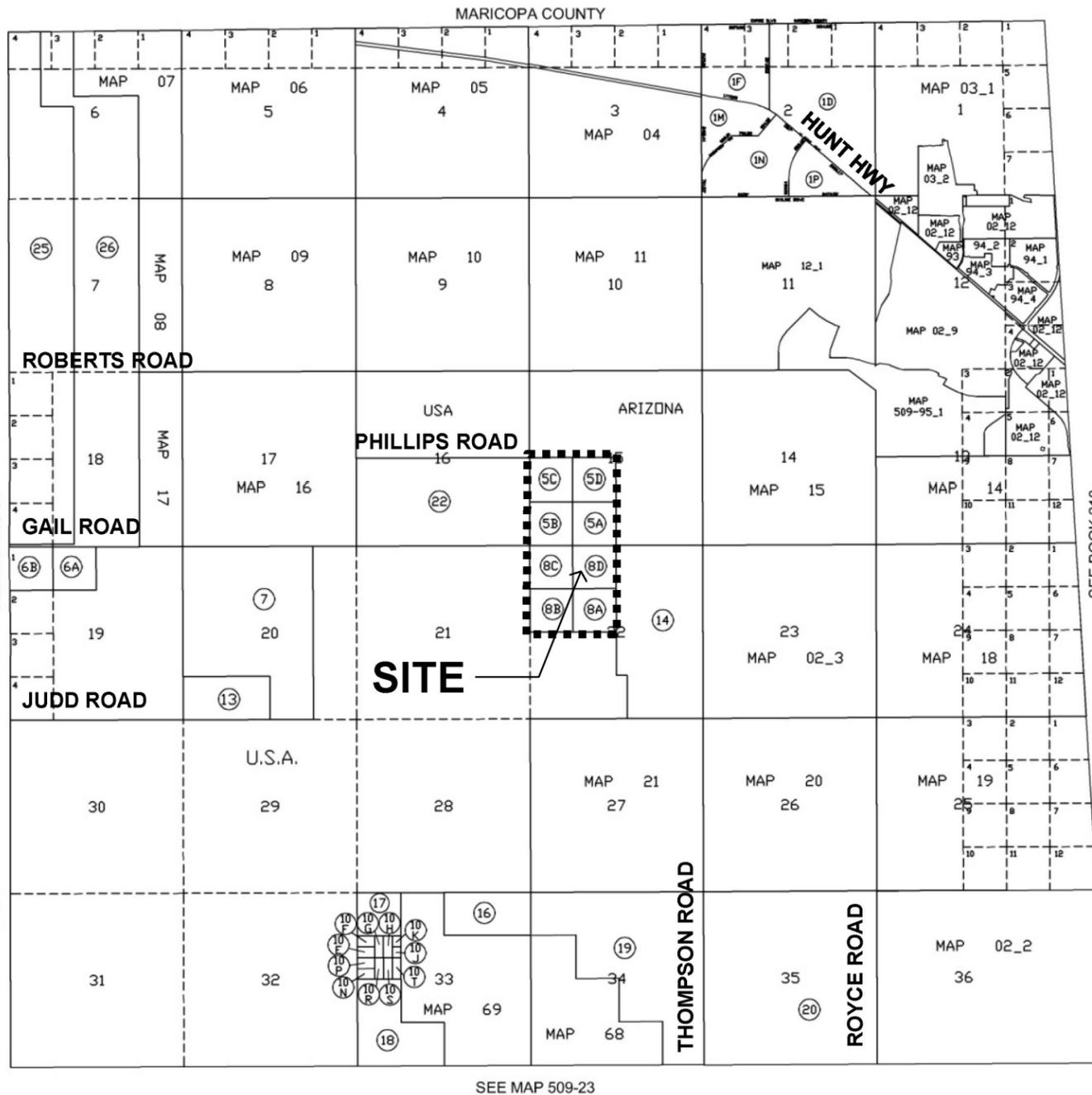
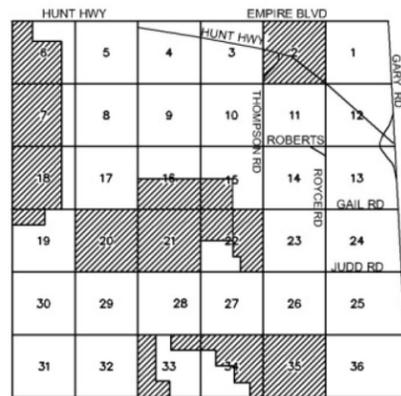
APPENDIX A: CIRCLE G AT THE SAN TANS | PINAL COUNTY ASSESSOR PARCEL EXHIBIT

TN.3S RG.7E

LOCATION MAP



VICINITY MAP



509-02\_1

BONANZA HIGHLANDS AMD  
BK 2 (SUR) - PG 192

AREA CODE  
4401

SPECIAL DISTRICTS  
12666  
16604

THIS MAP IS FOR TAX PURPOSES ONLY.  
THIS OFFICE WILL NOT ASSUME LIABILITY FOR  
REPRESENTATION, MEASUREMENTS OR ACREAGE.

SURVEYS & SUBDIVISION PLATS ARE ON FILE  
AT THE PINAL COUNTY RECORDERS OFFICE.



SCALE: 1" = 3300'

01-24-2006

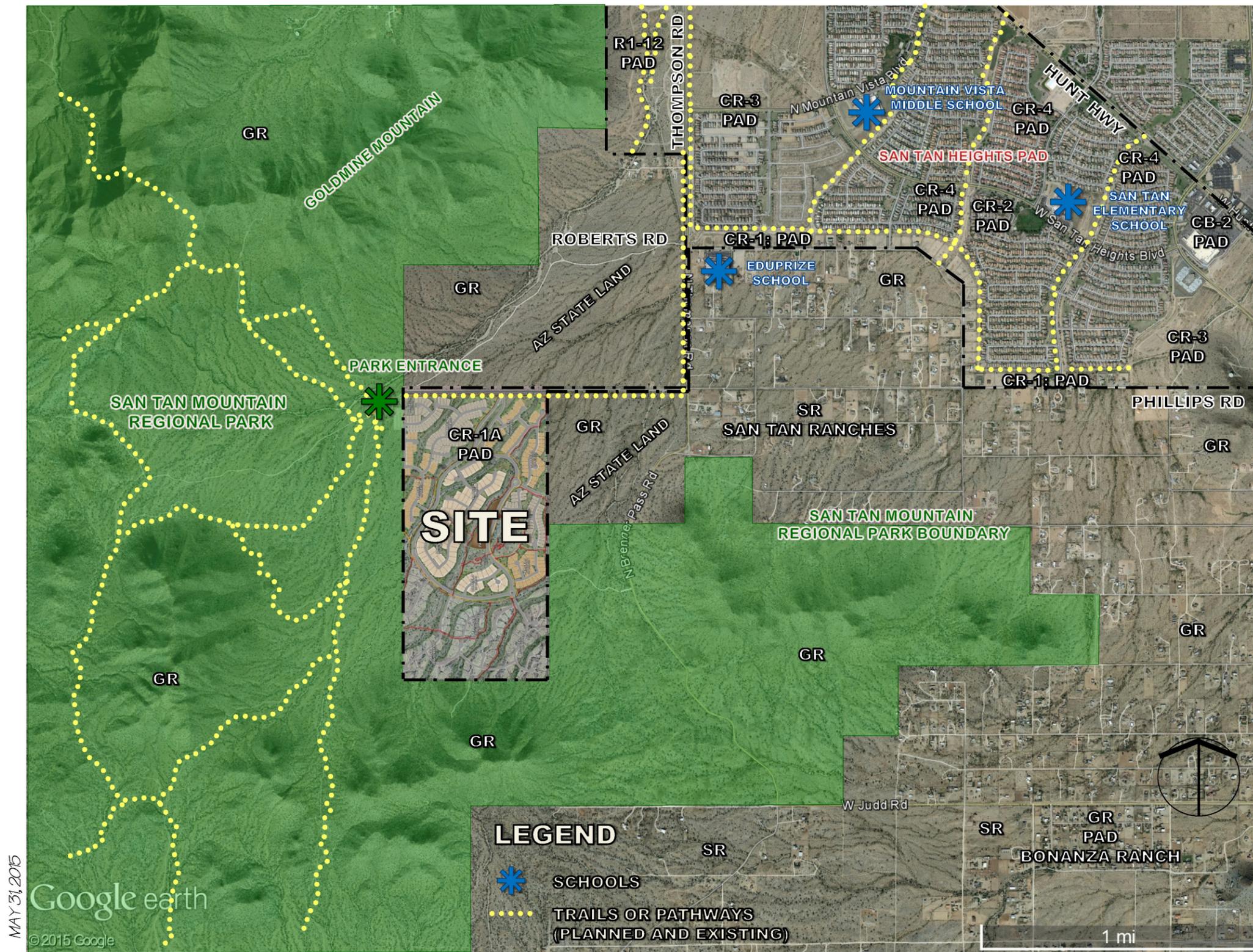
PINAL COUNTY  
ASSESSORS MAP



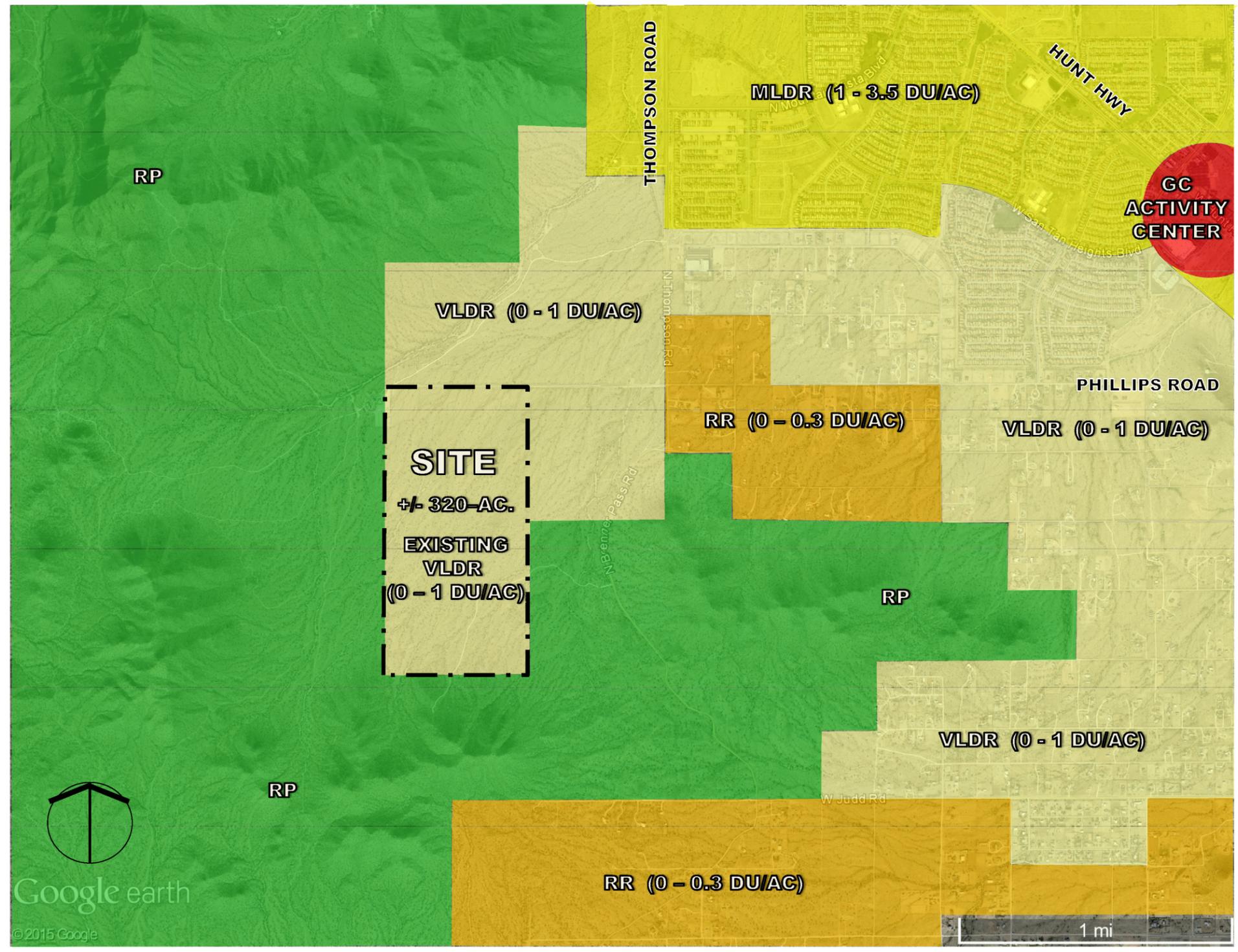
CIRCLE G AT THE SAN TANS  
PINAL COUNTY ASSESSOR PARCEL MAP  
PINAL COUNTY, ARIZONA

MAY 31, 2015

APPENDIX B: CIRCLE G AT THE SAN TANS | REGIONAL CONTEXT EXHIBIT



CIRCLE G AT THE SAN TANS  
 CONTEXT EXHIBIT  
 PINAL COUNTY, ARIZONA



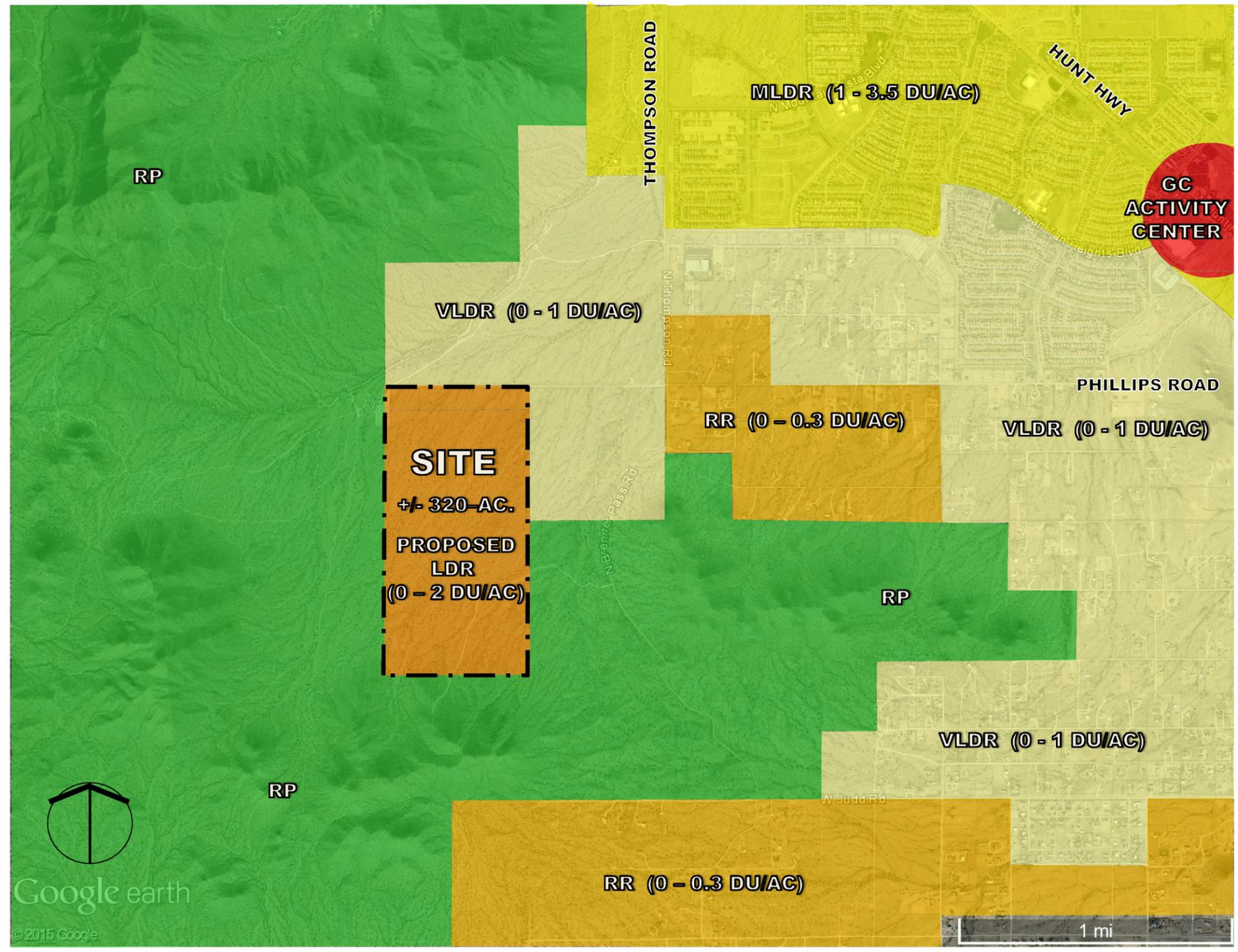
MAY 27, 2015

**LEGEND**

	RR - RANCHETTE RESIDENTIAL (0 - 0.3 DU/AC)		RP - REGIONAL PARK
	VLDR - VERY LOW DENSITY RESIDENTIAL (0 - 1 DU/AC)		GC - GENERAL COMMERCIAL
	MLDR - MODERATE LOW DENSITY RESIDENTIAL (1 - 3.5 DU/AC)		



CIRCLE G AT THE SAN TANS  
 COMPREHENSIVE PLAN EXHIBIT  
 EXISTING LAND USE PLAN  
 PINAL COUNTY, ARIZONA



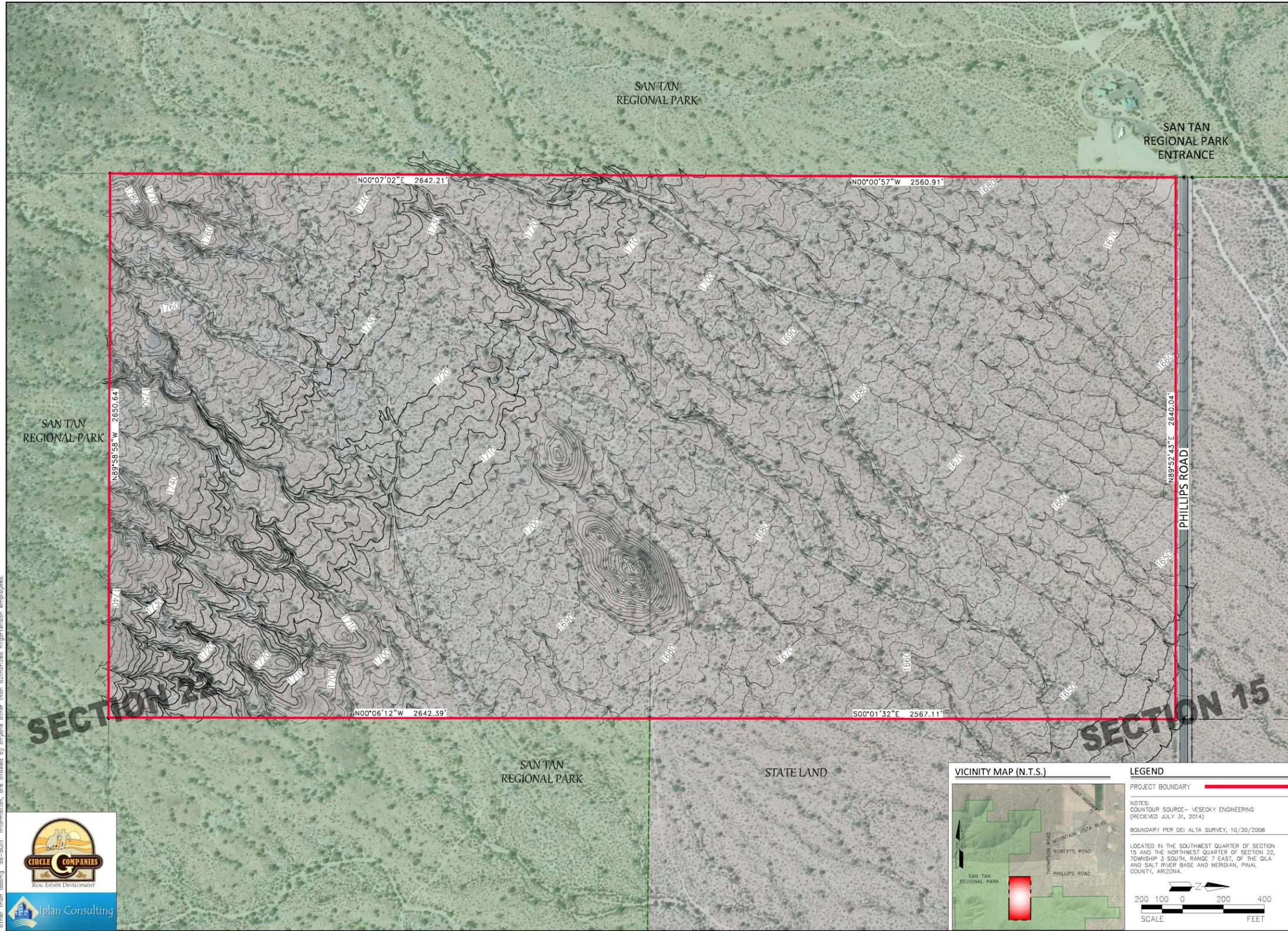
MAY 27, 2015

- LEGEND**
- RR - RANGHETTE RESIDENTIAL (0 - 0.3 DU/AC)
  - VLDR - VERY LOW DENSITY RESIDENTIAL (0 - 1 DU/AC)
  - LDR - LOW DENSITY RESIDENTIAL (0 - 2 DU/AC)
  - MLDR - MODERATE LOW DENSITY RESIDENTIAL (1 - 3.5 DU/AC)
  - RP - REGIONAL PARK
  - GC - GENERAL COMMERCIAL

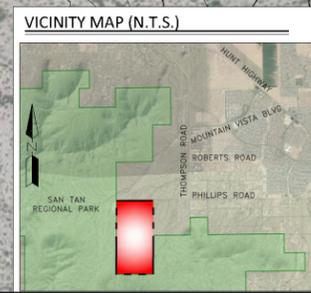


**CIRCLE G AT THE SAN TANS**  
 COMPREHENSIVE PLAN EXHIBIT  
 PROPOSED LAND USE PLAN  
 PINAL COUNTY, ARIZONA

APPENDIX E: CIRCLE G AT THE SAN TANS | TOPOGRAPHIC SURVEY EXHIBIT



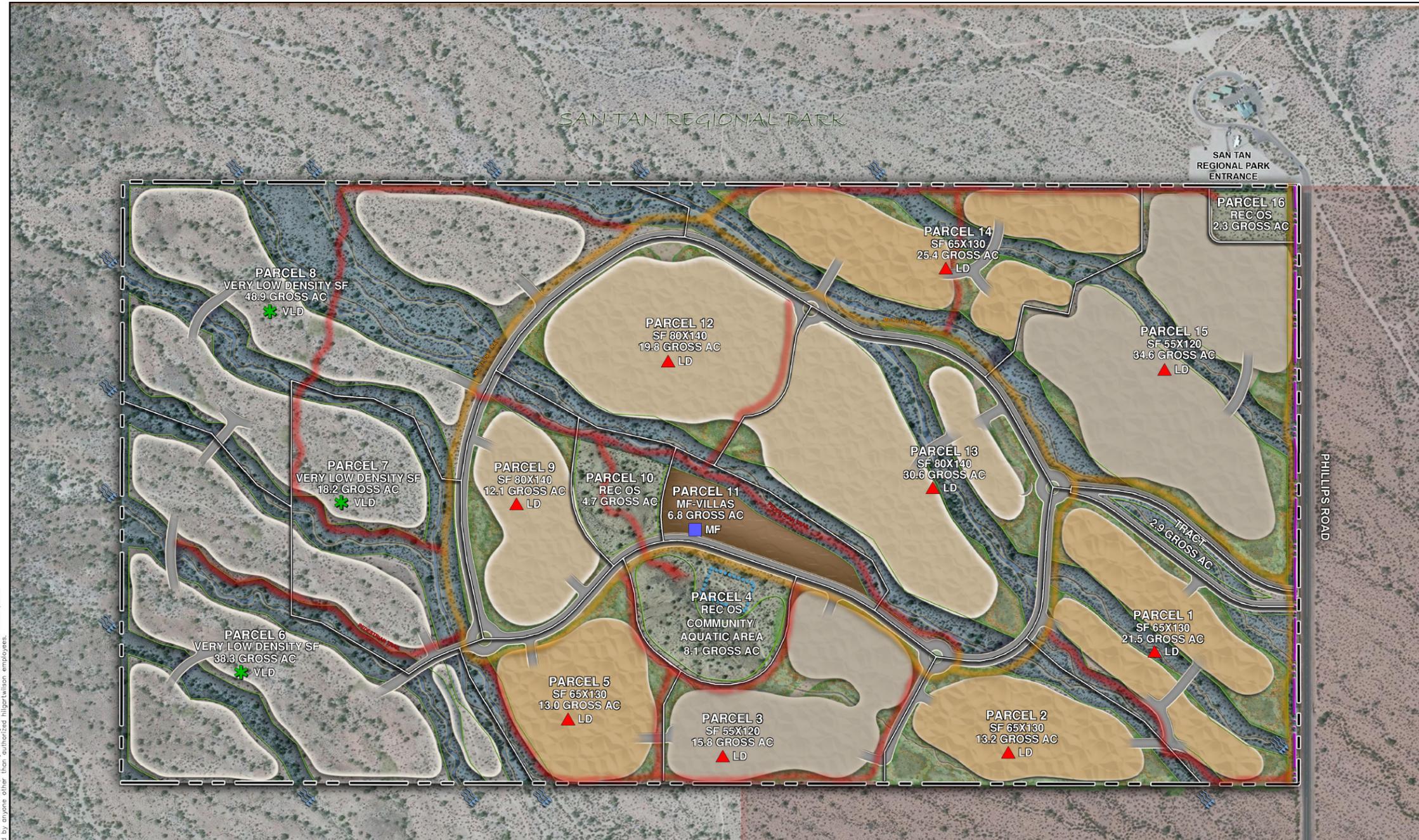
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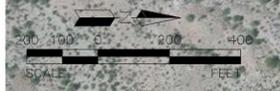
LEGEND	
PROJECT BOUNDARY	
NOTES:	
COUNTOUR SOURCE- VESECKY ENGINEERING (RECEIVED JULY 31, 2014)	
BOUNDARY PER DEI ALTA SURVEY, 10/30/2006	
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.	
SCALE: 1"=200'	

<p><b>HILGARTWILSON</b> ENGINEER   PLANNING   SURVEY   MANAGE 2141 E. HIGHLAND AVE. STE. 250   P: 602.490.0335 / F: 602.388.2438 PHOENIX, AZ 85018   www.hilgartwilson.com</p>	
<p><b>CIRCLE G AT THE SAN TANS</b> 1/2 MILE WEST OF PHILLIPS RD &amp; THOMPSON RD SAN TAN VALLEY, ARIZONA</p>	
<p><b>TOPOGRAPHIC SURVEY</b></p>	
<p>PROJ. NO.: 1264.01 DATE: JUNE, 2015 SCALE: 1"=200'(24x36) DRAWN: DD DESIGNED: HW APPROVED: HW</p>	<p>SHT. 1 OF 1</p>

APPENDIX F: CIRCLE G AT THE SAN TANS | CONCEPTUAL LAND USE PLAN EXHIBIT



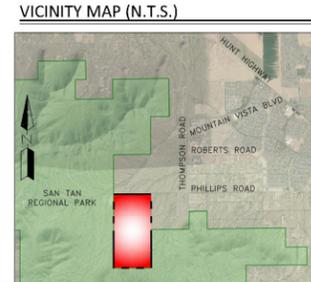
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**NOTE:**  
DEVELOPMENT PARCELS, CIRCULATION PATTERNS AND TRAILS DEPICTED BY THIS PLAN ARE A BEST ESTIMATE OF THE CONFIGURATION OF THIS COMMUNITY, BUT AMENDMENTS TO AND DEVIATIONS FROM THIS PLAN MAY OCCUR THROUGH THE DESIGN, ENTITLEMENT AND DEVELOPMENT PROCESS.

- ✱ **VLD (VERY LOW DENSITY) RESIDENTIAL**  
PLANNED FOR ENVELOPE SF HOMES WITH NATURAL AREA OPEN SPACE (NAOS) AND REVEGETATION AROUND RESIDENTIAL STRUCTURES AND IMPROVED AREAS. LOT LINES MAY ENCOMPASS WASH AREAS PROTECTED BY DRAINAGE EASEMENTS.
- ▲ **LD (LOW DENSITY) RESIDENTIAL**  
SF HOMES WITH CONVENTIONAL BUT LIMITED COMMUNITY GRADING. DISTURBED COMMON AREAS TO BE REVEGETATED PREDOMINANTLY WITH NATIVE AND SONORAN DESERT MATERIALS.
- **MF (MULTI-FAMILY) RESIDENTIAL**  
MF HOMES WITH CONVENTIONAL BUT LIMITED COMMUNITY GRADING. DISTURBED COMMON AREAS TO BE REVEGETATED PREDOMINANTLY WITH NATIVE AND SONORAN DESERT MATERIALS.

- LEGEND**
- PARCEL BOUNDARY
  - EQUESTRIAN TRAIL
  - PEDESTRIAN TRAIL
  - MULTI-USE TRAIL
  - VLD SF
  - LD SF-80X140
  - LD SF-65X130
  - LD SF-55X120
  - MF-VILLAS
  - OFF-SITE DRAINAGE INTERCEPT
  - APPROXIMATE NATURAL OPEN SPACE AREA



REV.:	
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**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2444 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016  
P: 602.496.0835 | F: 602.388.4436  
www.hilgartwilson.com

--

**CIRCLE G AT THE SAN TANS**  
1/2 MILE WEST OF PHILLIPS RD & THOMPSON RD  
SAN TAN VALLEY, ARIZONA

PROJ. NO.:	1264.01
DATE:	JUNE, 2015
SCALE:	1"=200'(24X36)
DRAWN BY:	LD
DESIGNED BY:	HW
APPROVED BY:	HW
DWG. NO.:	1
SHT.	1 OF 1

CONCEPTUAL LAND USE PLAN 04F

**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN  
UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

(all applications **must** be typed or written in ink)

1. The legal description of the property: Please see attached legal description.  
\_\_\_\_\_  
\_\_\_\_\_
  
2. Parcel Number(s): 509-02-005A/B/C/D & 509-02-008A/B/C/D Total Acreage: 320.73
3. Current Land Use Designation: Residential 0-1 DU/acre
4. Requested Land Use Designation: Residential 1-2 DU/acre
5. Date of Concept Review: 5-26-15 Concept Review Number: Z-PA-029-15
  
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): To facilitate a Master Plan development consisting of a mix of single family dwelling unit types resulting in a projected density of less than 1.5 DU/acre/ This amount of density is needed to offset the efforts proposed to maintain and protect the natural and fragile habitat extant on the majority of the site.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
7. Discuss any recent changes in the area that would support your application. As a result of continued development within San Tan Heights, along with plans for the Borgata project to develop, it has become evident that it is time to entitle and design the development of this property in a manner that protects and preserves the natural setting.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
8. Explain why the proposed amendment is needed and necessary at this time. Growth is reaching this area and the adjacent State Lands will likely come to market soon. This project will act as a template for establishing the quality and preservation expected for development in this area.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIPT #: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

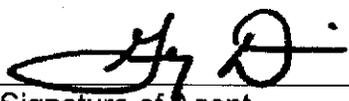
THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

San Tan 320 LLC	2152 S. Vineyard Ln. Mesa, AZ 85210	480-632-7272
Name of Landowner (Applicant)	Address	Phone Number

	info@circleg.com
Signature of Landowner (Applicant)	E-Mail Address

Greg Davis Iplan Consulting	3317 S. Higley Rd. #114-622 Gilbert, AZ 85297	480-227-9850
Name of Agent	Address	Phone Number

	Greg@iplanconsulting.com
Signature of Agent	E-Mail Address

**The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.**