



NOTICE OF PUBLIC HEARING

A Public Hearing will be held by the Pinal County Planning & Zoning Commission on the **17th** day of **September, 2015** at **9:00 a.m.** at the Pinal County Complex 31 North Pinal Street, in the Emergency Operations Center (EOC) room, Building F, Florence, Arizona, to consider the following requests for major amendments to the 2009 Pinal County Comprehensive Plan.

PZ-PA-001-15: A request by the Community Development Department for a major amendment of the Pinal County Comprehensive Plan to amend the text of **Chapter 8: Healthy Happy Residents**; to add a subsection titled *Healthy Places* that will include new Goals, Objectives and Policies that will address the availability of healthy food, and community supported agriculture.

PZ-PA-002-15: A request by the Community Development Department for a major amendment of the Pinal County Comprehensive Plan to amend the text **Chapter 3: Sense of Community** to add *Green Energy Production* as a new land use designation under "Additional Land Use Designations"; and amend the text of **Chapter 10: Implementation** to allow requests to the "*Green Energy Production*" designation as non-major amendments up to 640 acres.

PZ-PA-004-15: A request by San Tan 320, LLC. to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from **Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac)** on approximately 320.73± acres, situated in a portion of Sections 15 and 22, T03S, R07E located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. and on the internet at <http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/Home.aspx>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

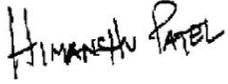
A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, P.O. BOX 2973, FLORENCE, AZ 85132 NO LATER THAN 5:00 P.M. ON September 7th, 2015. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose the request
- 4) A brief statement of reasons for supporting or opposing the request
- 5) Whether or not you wish to appear and be heard at the hearing.

Contact for these matters is: Dedrick Denton: Phone (520) 866-6294 & Fax (520) 866-6435

DATED THIS 19th DAY OF **AUGUST, 2015.**

Pinal County Community Development

By: 

Community Development Director

[Anything below this line is NOT for publication.]

PUBLISHED ONCE: Florence Reminder
Tri-Valley Dispatch
Casa Grande Dispatch
Eloy Enterprise
Coolidge Examiner
Arizona City Independent
Apache Junction News
Superior Sun
San Manuel Miner
Copper Basin

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

7. Discuss any recent changes in the area that would support your application. _____

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.

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

| | | |
|-------------------------------|---------|--------------|
| Name of Landowner (Applicant) | Address | Phone Number |
|-------------------------------|---------|--------------|

 ashlee.macdonald@pinalcountyz.gov

| | |
|------------------------------------|----------------|
| Signature of Landowner (Applicant) | E-Mail Address |
|------------------------------------|----------------|

| | | |
|---------------|---------|--------------|
| Name of Agent | Address | Phone Number |
|---------------|---------|--------------|

| | |
|--------------------|----------------|
| 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.

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: 2-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.

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

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: P2-PA-002-15

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 W. HATED

| | | |
|-------------------------------|---------|--------------|
| Name of Landowner (Applicant) | Address | Phone Number |
|-------------------------------|---------|--------------|

| | |
|------------------------------------|----------------|
| Signature of Landowner (Applicant) | E-Mail Address |
|------------------------------------|----------------|

Steve Abraham

| | | |
|---------------|---------|--------------|
| Name of Agent | Address | Phone Number |
|---------------|---------|--------------|

[Handwritten Signature]

| | |
|--------------------|----------------|
| 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.

- ✓ 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

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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.

- 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.

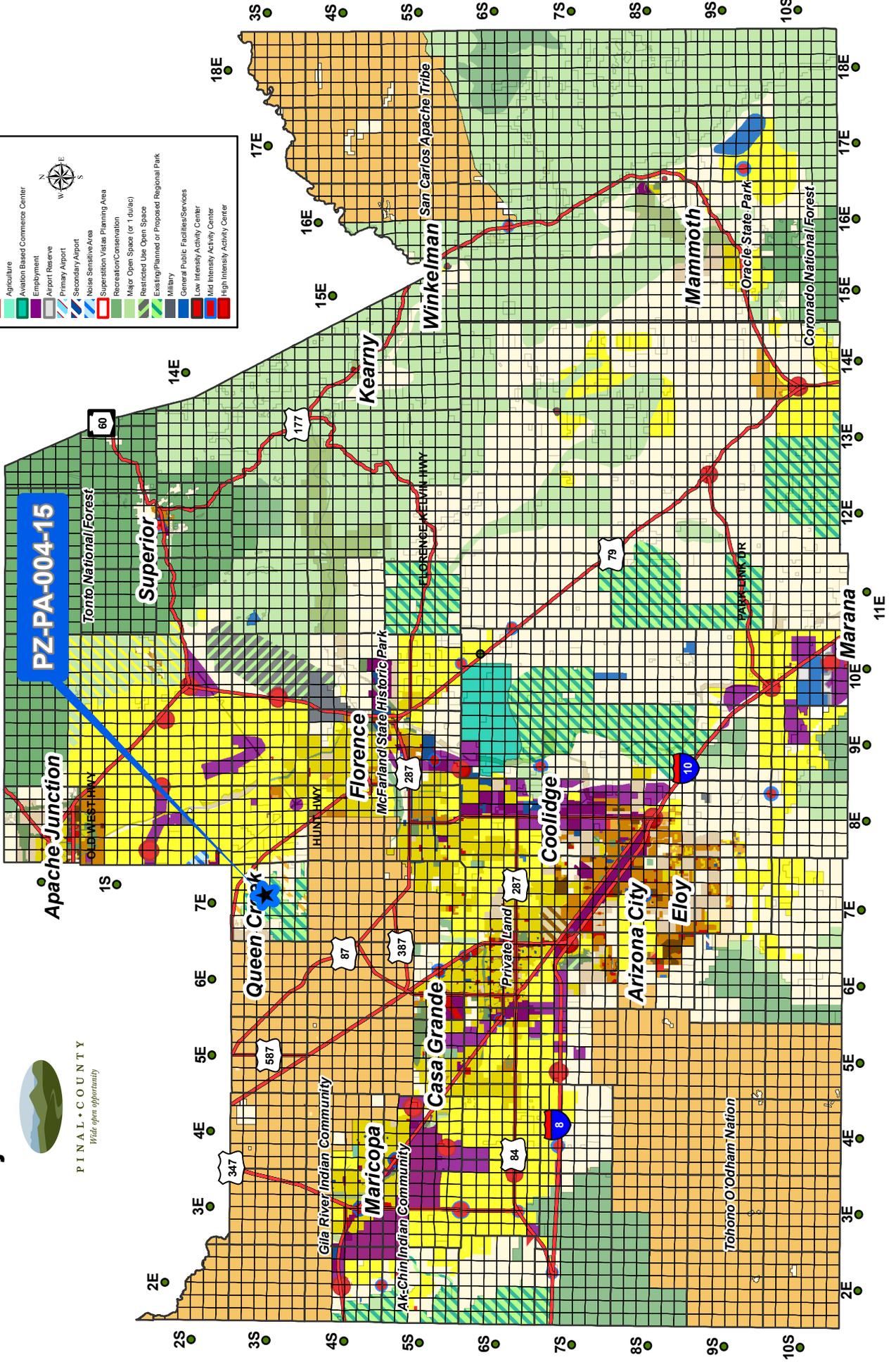
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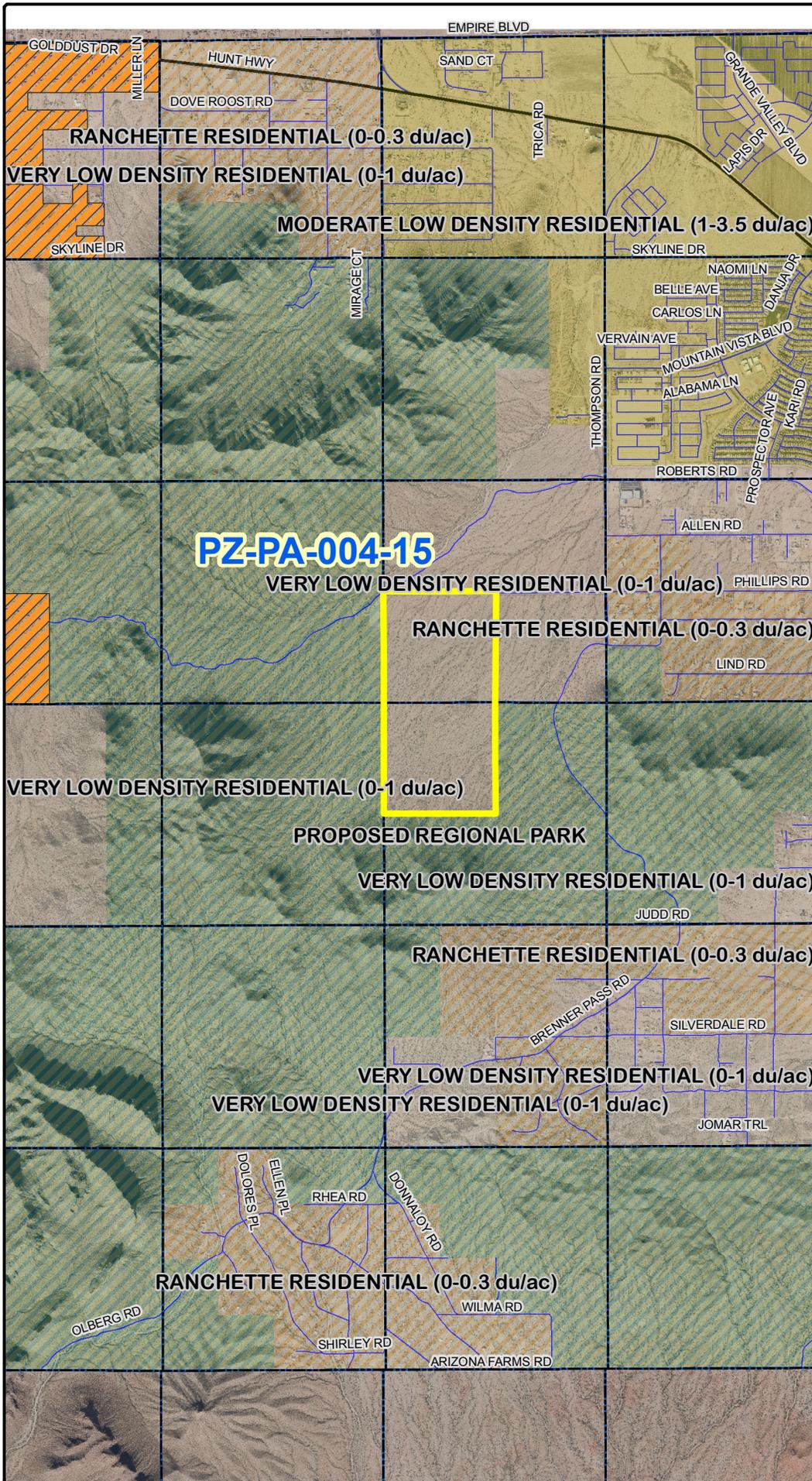
Proposed Comprehensive Plan 2015 Major Amendments



Legend

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





PINAL COUNTY
Wide open opportunity

PZ-PA-004-15

FROM:

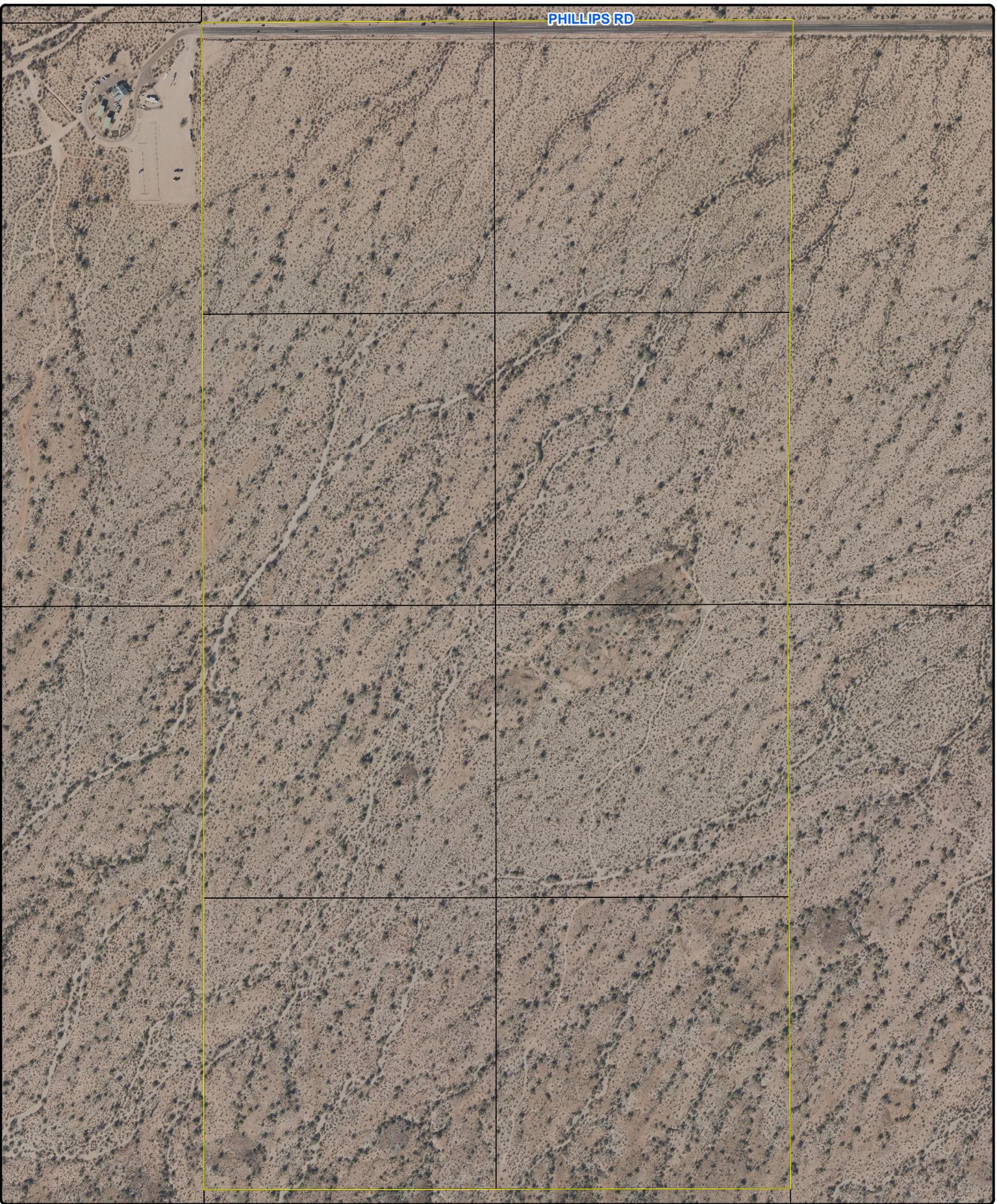
Very Low
Density Residential
(0-1 du/ac)

TO:

Low
Density Residential
(0-2 du/ac)



PHILLIPS RD



PZ-PA-004-15



NORTH

**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



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Iplan Consulting



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HILGARTWILSON, LLC

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Phoenix, AZ 85204
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E: dwilson@hilgartwilson.com

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

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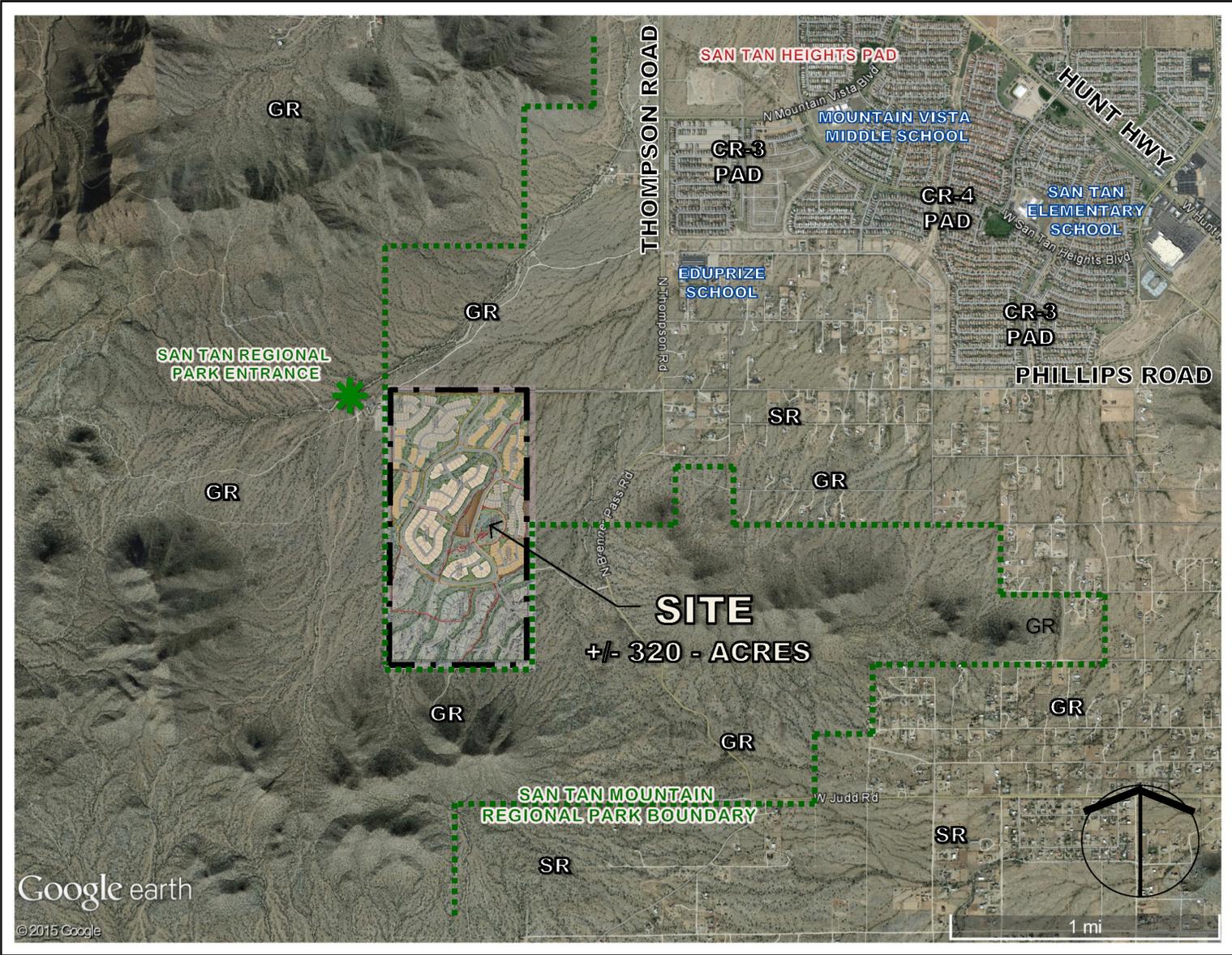
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SITE AERIAL PHOTO



Map Source: Google Maps, 2015

A. PURPOSE AND INTENT

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

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

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:

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

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

| DIRECTION | COMPREHENSIVE PLAN LAND USE CATEGORY | EXISTING ZONING | EXISTING USE |
|------------------|---|------------------------|-----------------------|
| <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

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.

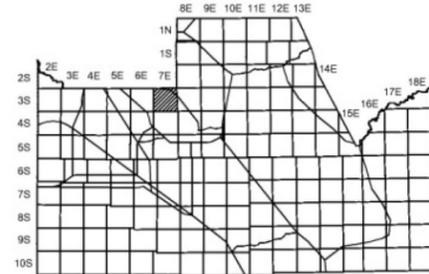
APPENDICES

- 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

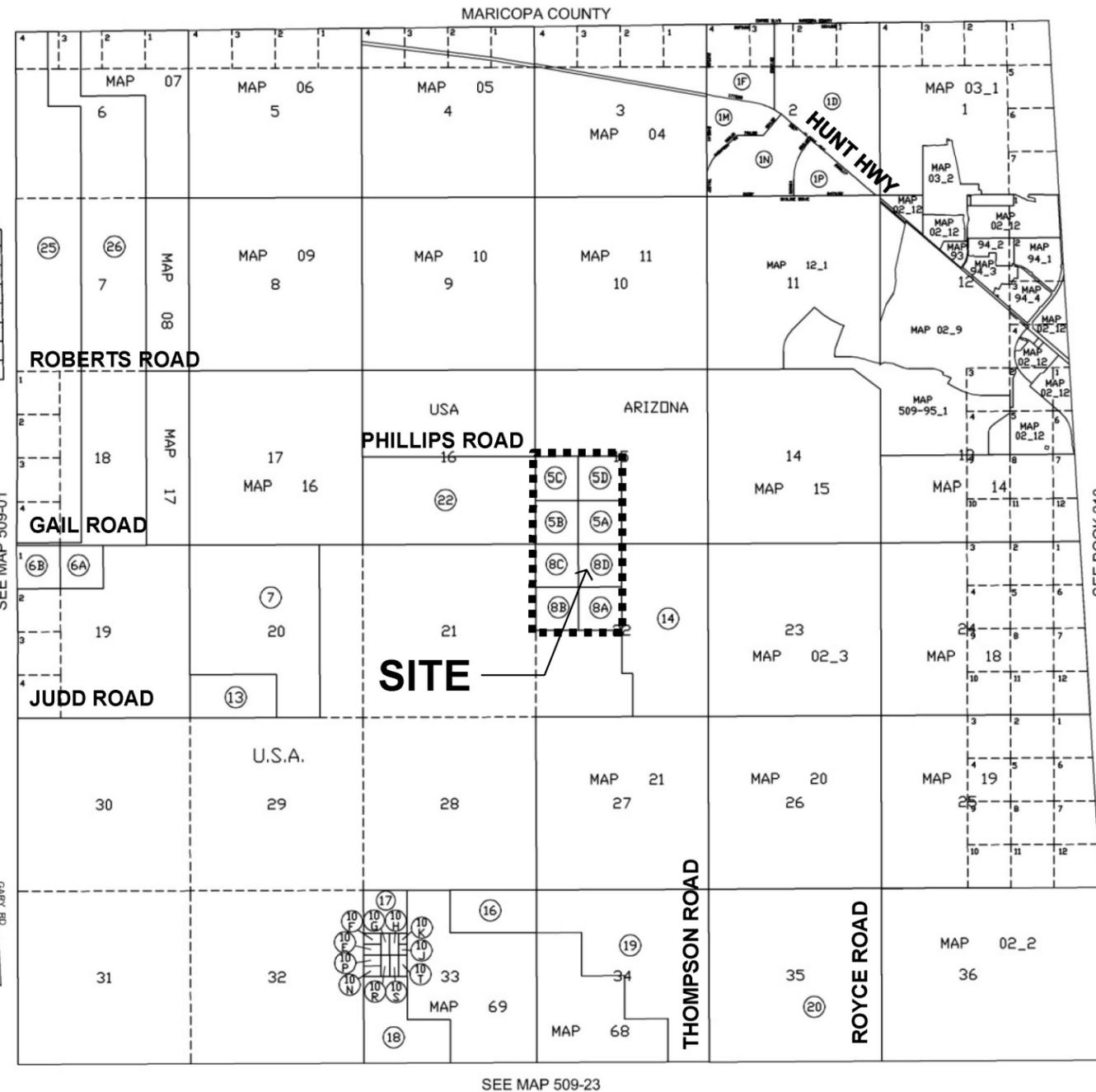
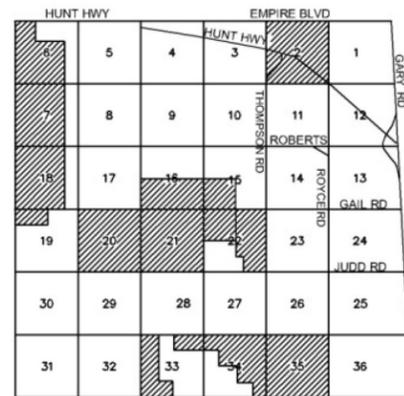
APPENDIX A: CIRCLE G AT THE SAN TANS | PINAL COUNTY ASSESSOR PARCEL EXHIBIT

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

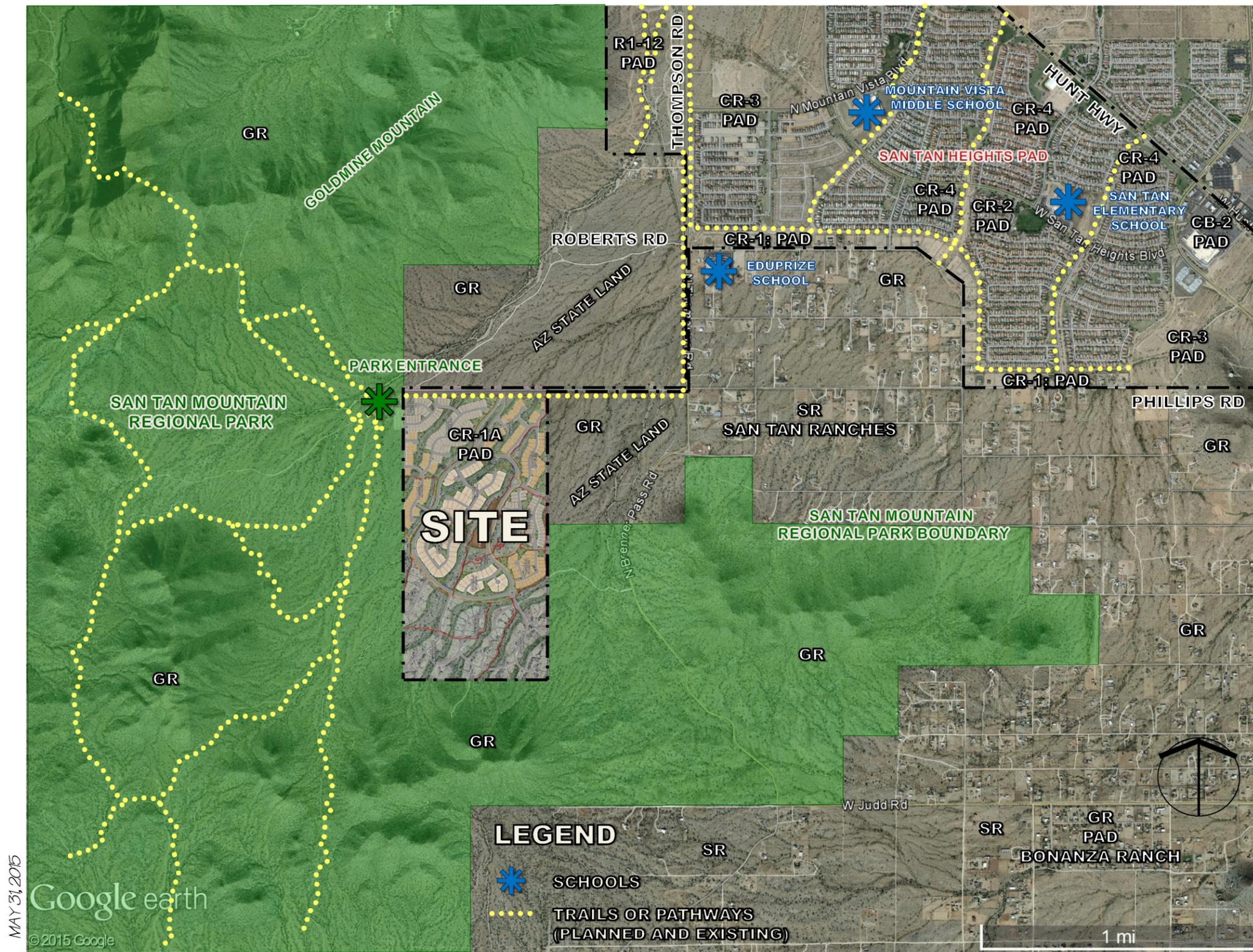
PINAL COUNTY
ASSESSORS MAP



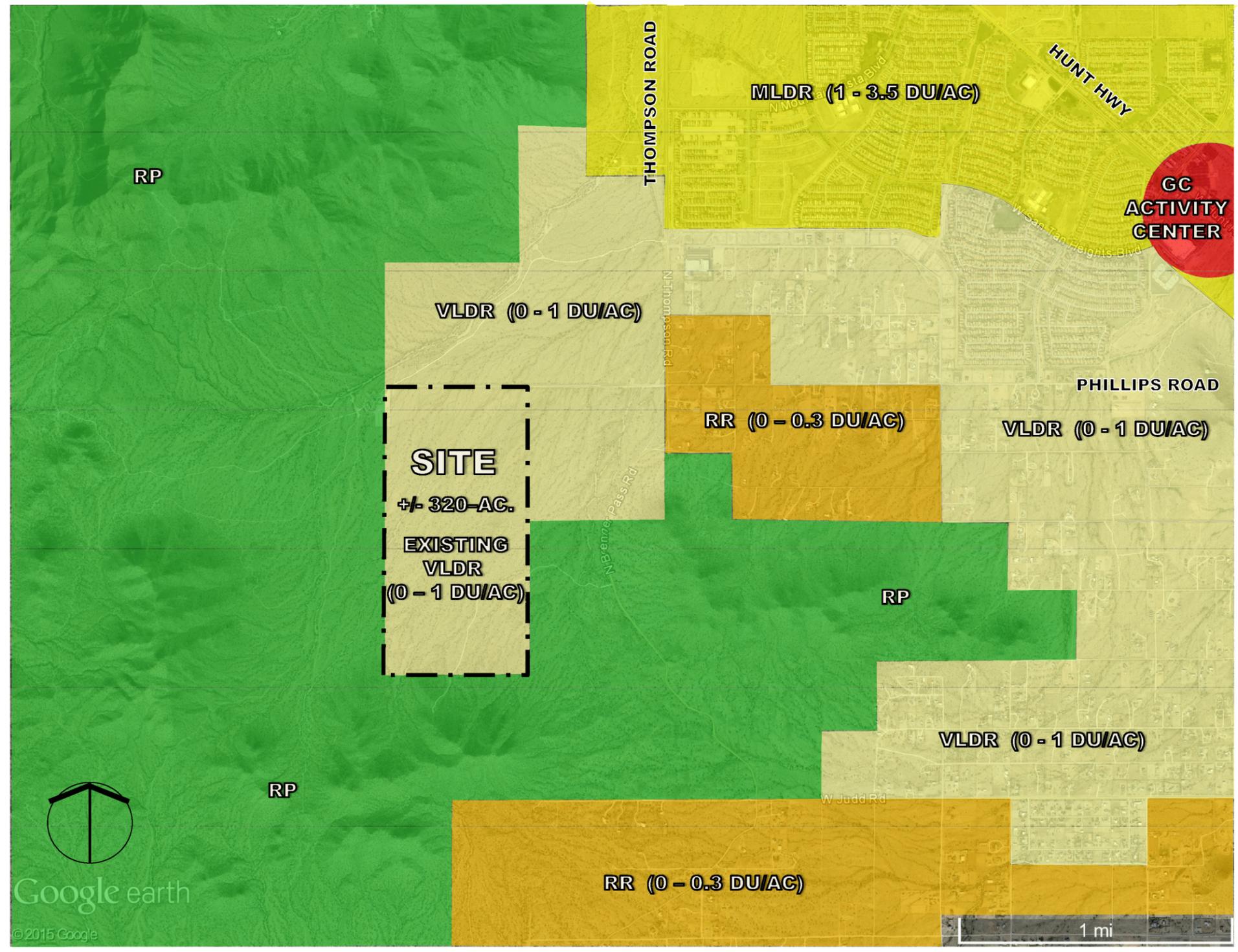
CIRCLE G AT THE SAN TANS
PINAL COUNTY ASSESSOR PARCEL MAP
PINAL COUNTY, ARIZONA

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



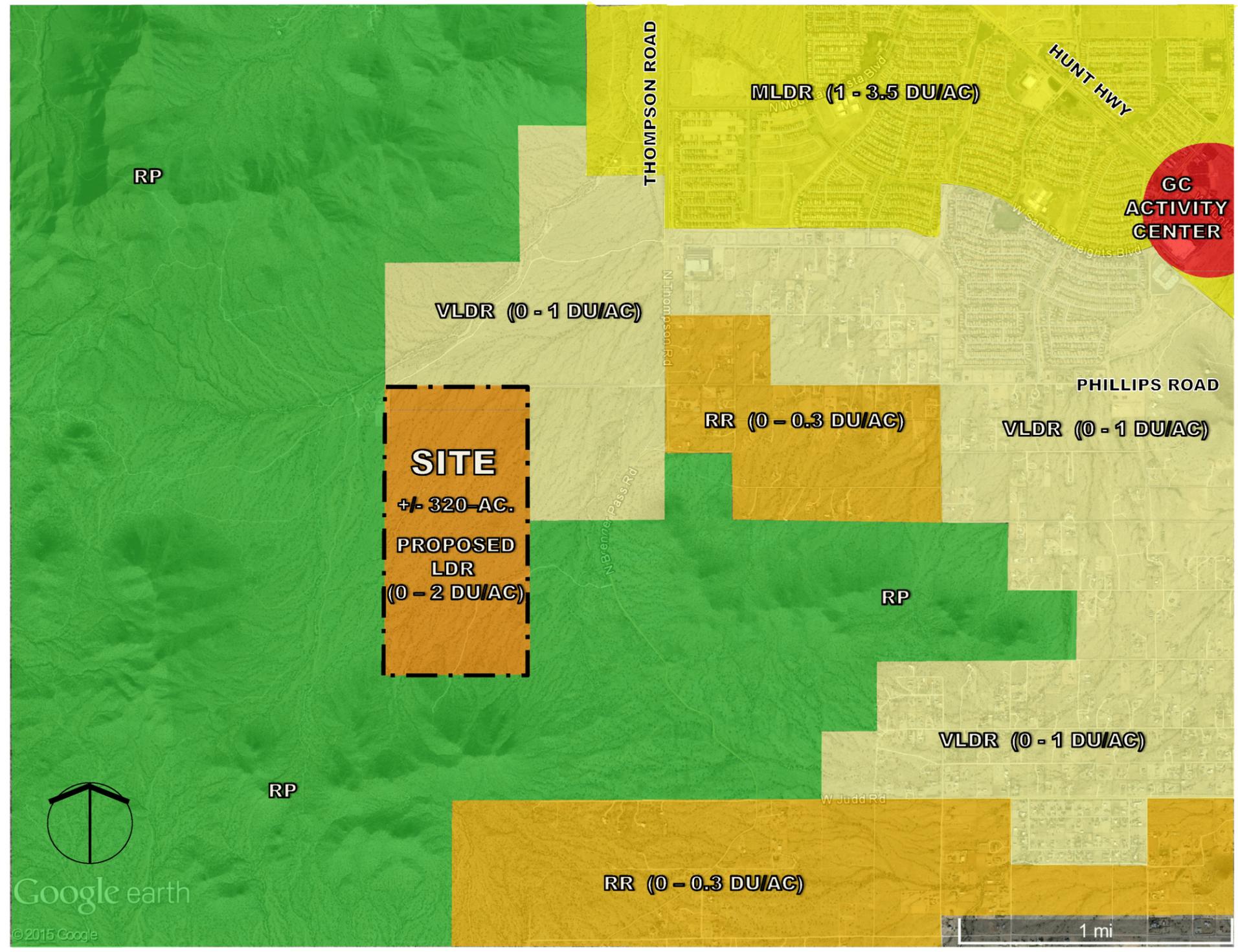
MAY 27, 2015

LEGEND

| | | | |
|---|---|---|-------------------------|
|  | RR - RANGHETTE 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





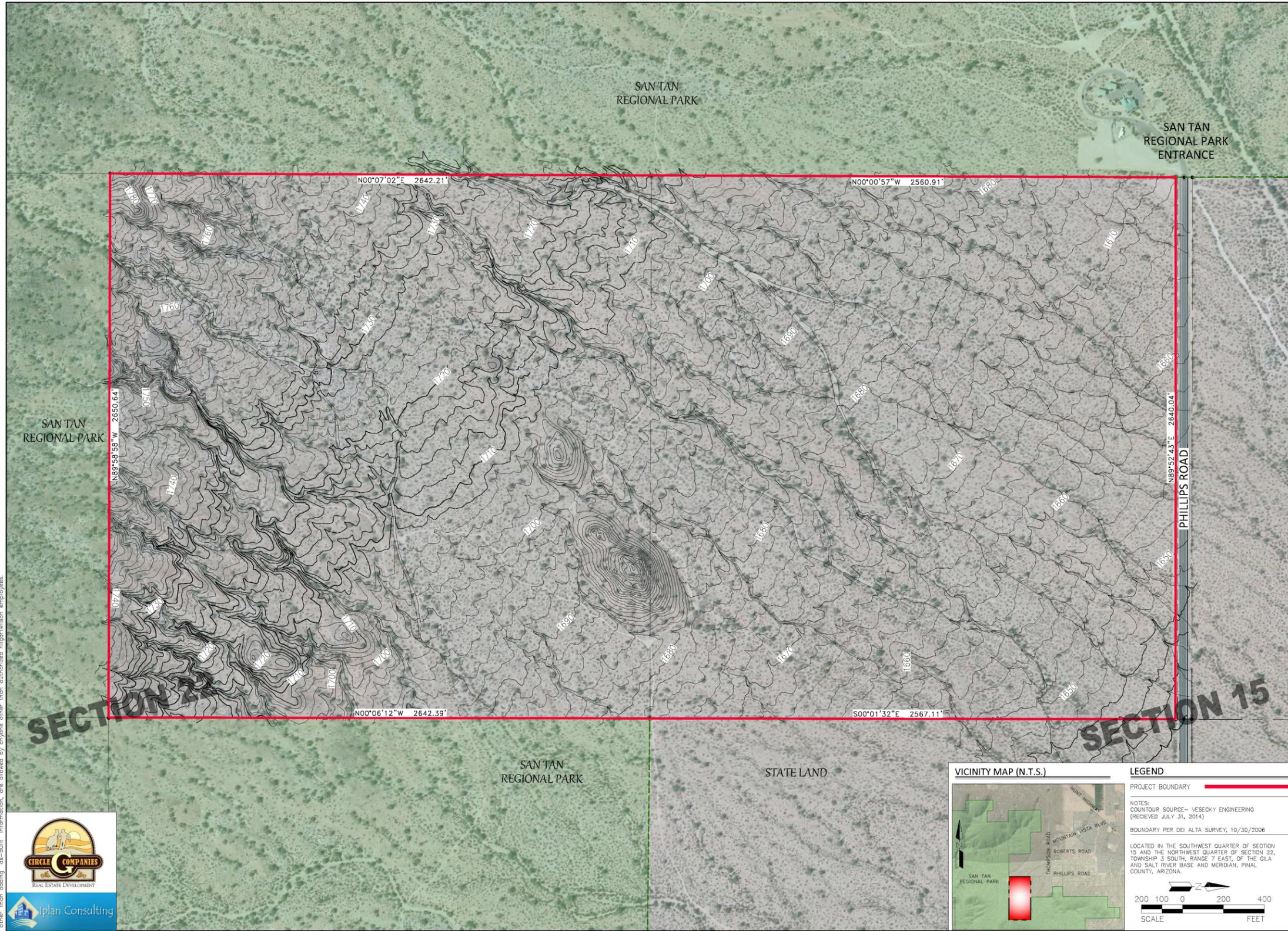
MAY 27, 2015

- 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

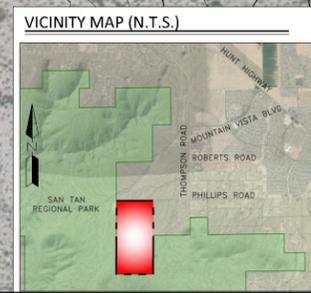


CIRCLE G AT THE SAN TANS
 COMPREHENSIVE PLAN EXHIBIT
 PROPOSED LAND USE PLAN
 PINAL COUNTY, ARIZONA

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>HILGARTWILSON 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>CIRCLE G AT THE SAN TANS 1/2 MILE WEST OF PHILLIPS RD & THOMPSON RD SAN TAN VALLEY, ARIZONA</p> | |
| <p>TOPOGRAPHIC SURVEY</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> |

**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.

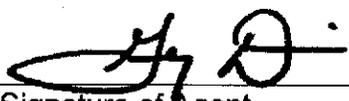
THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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.