PINAL • COUNTY
wide open opportunity

PZ-PA-004-15

8/12/15

Community Development Department

PZ-PA-004-15

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- Proposal:
  - Change in the Comprehensive Plan designation from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac).
  - 320± acres
- Location:
  - South side of Phillips Road approximately .5 mile west of Thompson Road. Adjacent to San Tan Mountain Regional Park
- Applicant:
  - San Tan 320, LLC.

County Map

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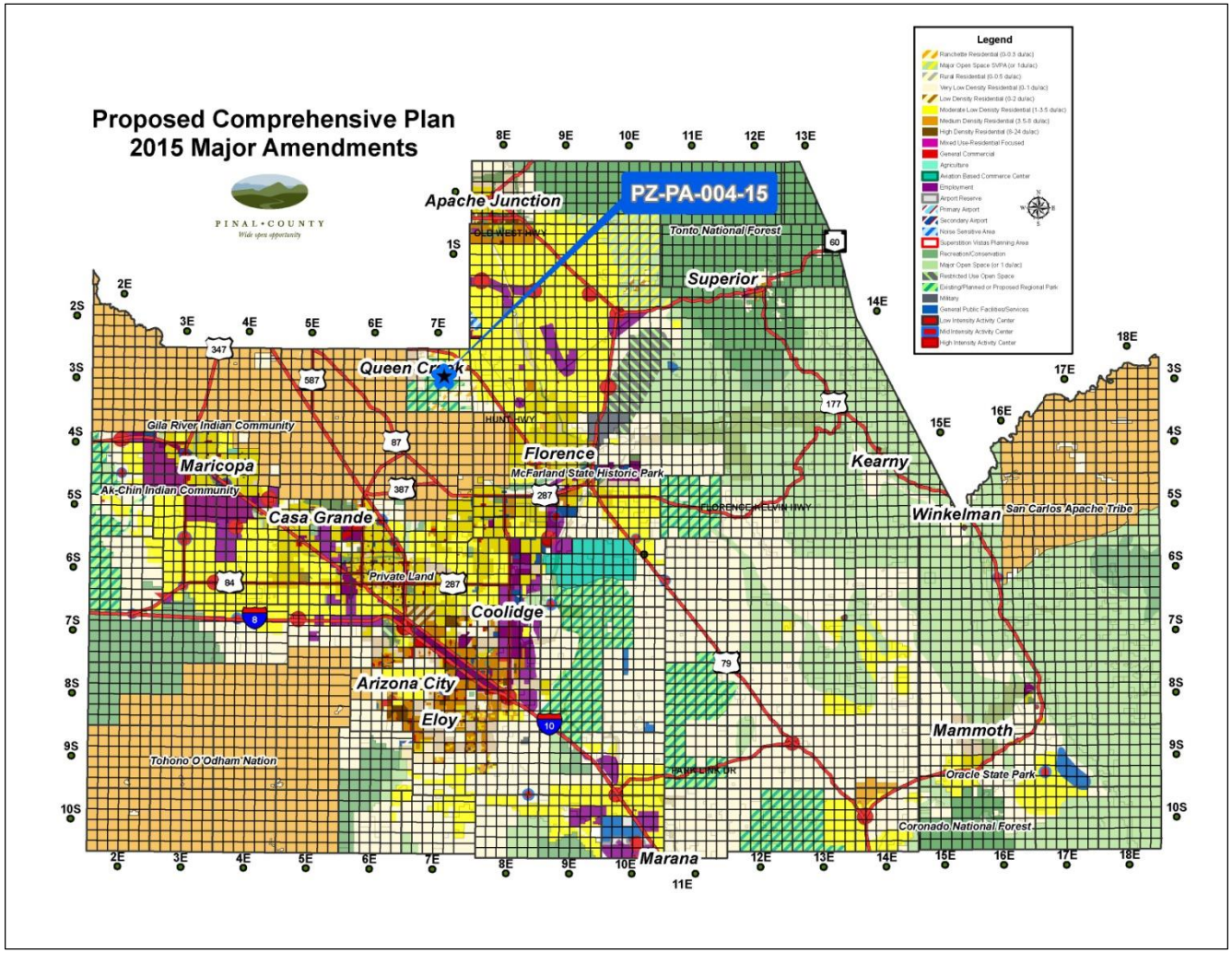
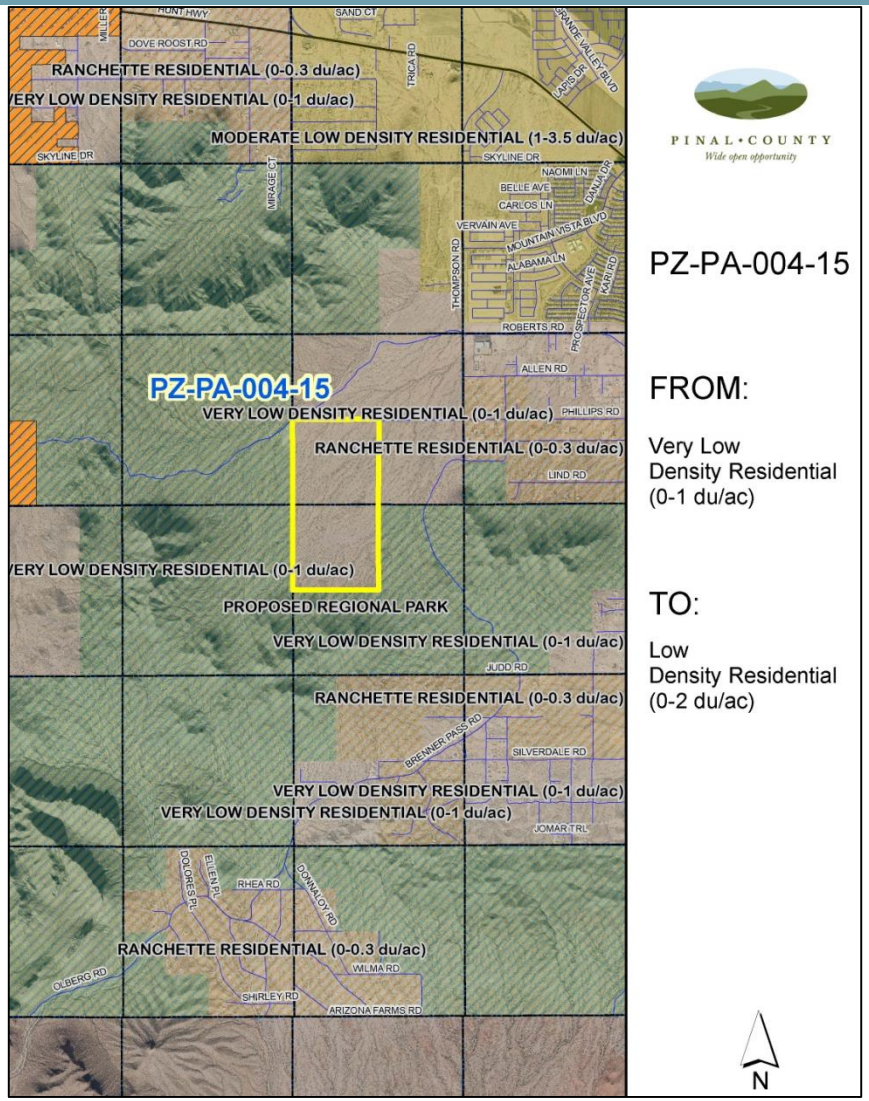
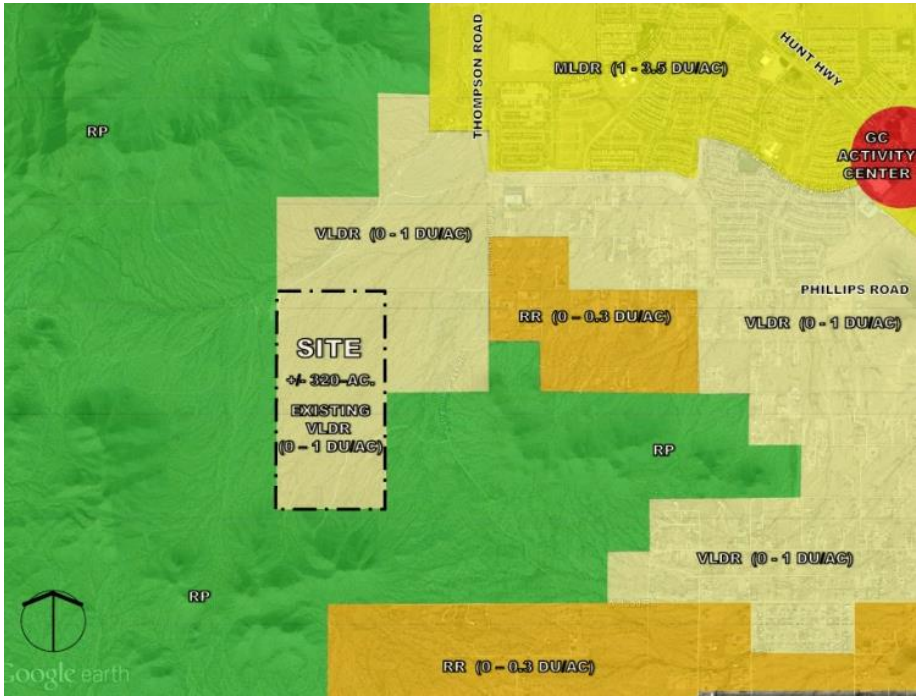


Project Location

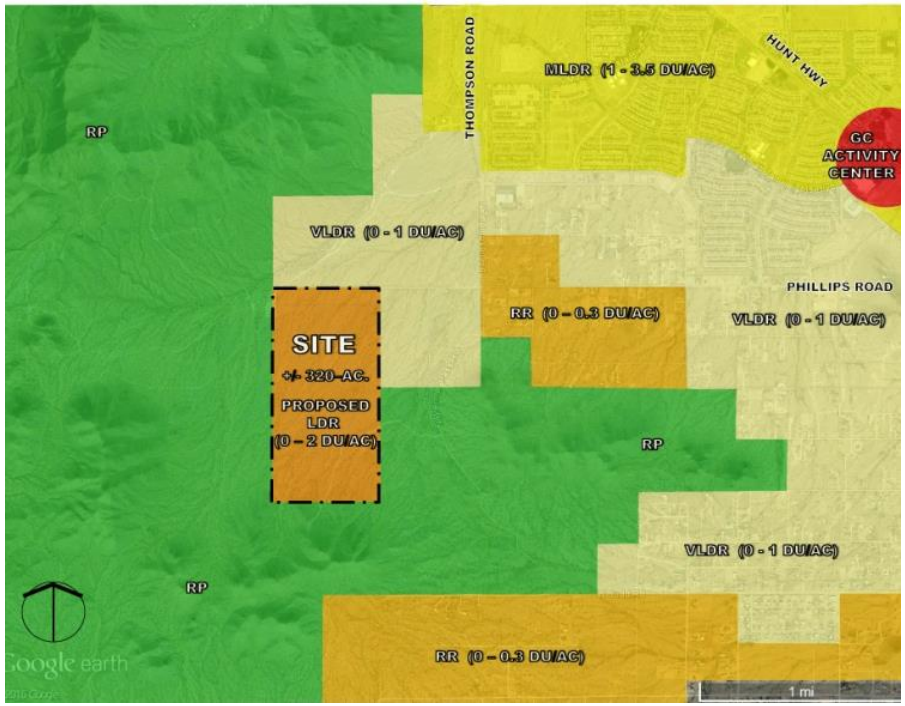


Applicant Proposal

Existing



Proposed



Aerial Photo

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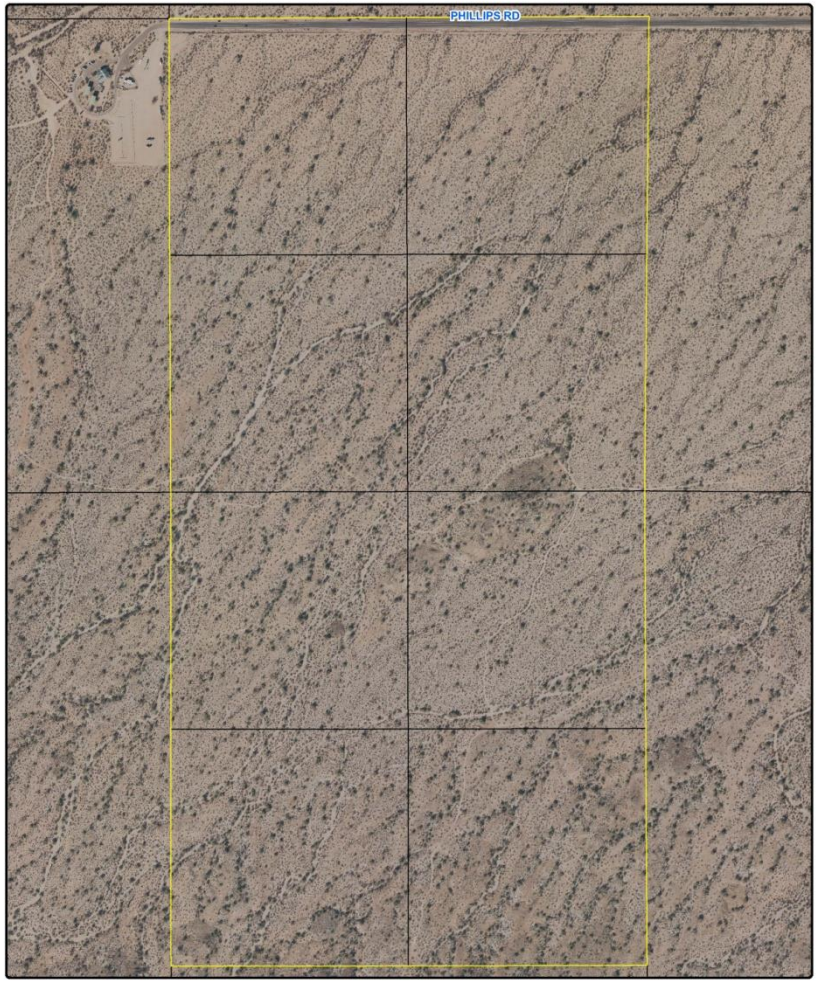
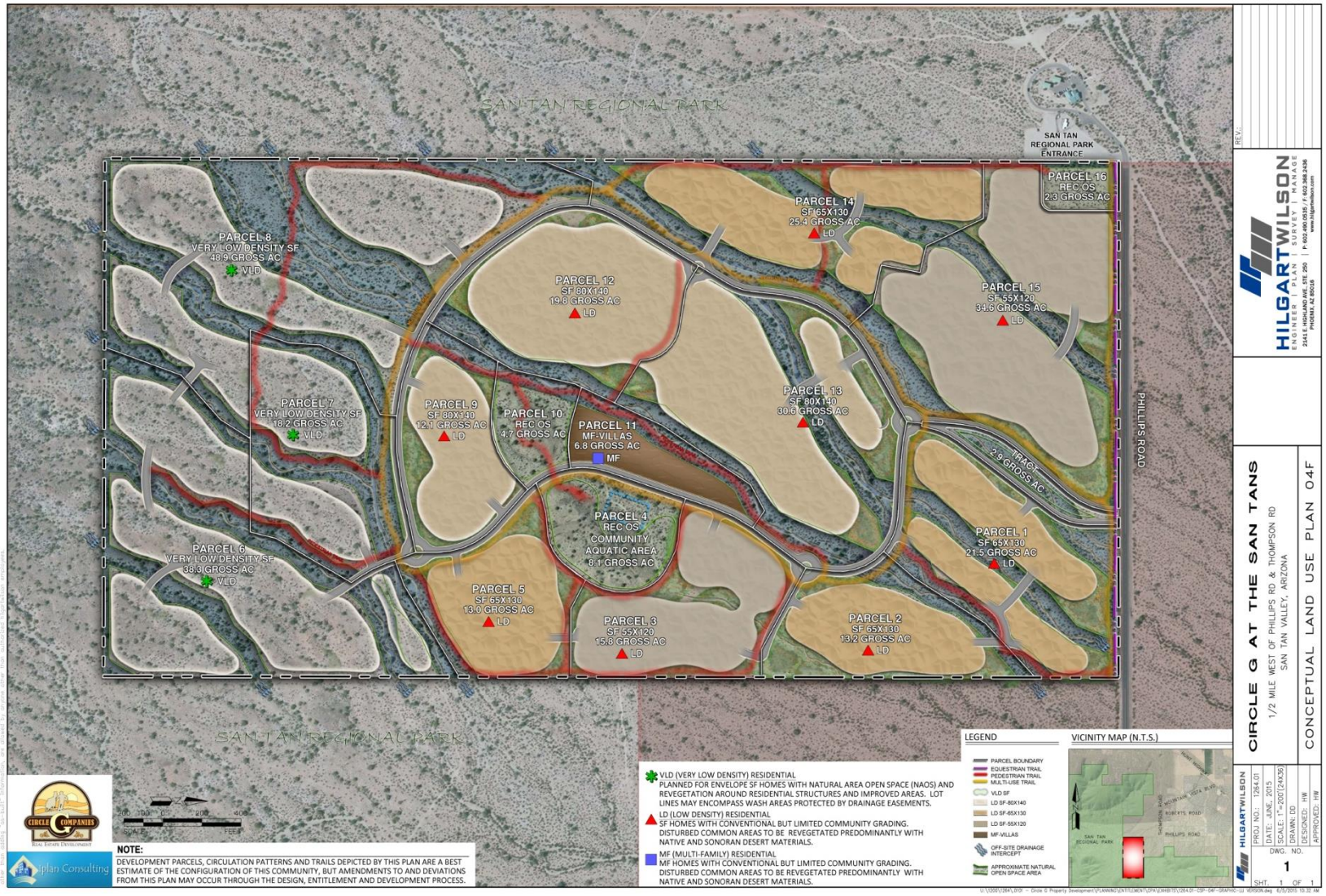


PZ-PA-004-15

NORTH

Conceptual Site Plan



Suburban Residential Planning Guidelines

- Intent is to provide a rural lifestyle with options for compatible suburban development
- Consider compatibility and relationship to existing and proposed neighborhoods
- Integration of open space, parks, trails, recreational amenities and high quality improved open space
- Development impact on the transportation system

Discussion

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- Impact on San Tan Mountain Regional Park
  - 2.3 acre recreational open space parcel adjacent to park.
  - Pedestrian and multi-use trails throughout, equestrian trail along Phillips Road
- Variety of housing types