



PZ-PD-007-15

PZ-008-15

PZ-PD-008-15

8/10/16

Community Development Department

# Circle G at the San Tans



PINAL COUNTY  
*wide open opportunity*

- Proposal:
  - PZ-PD-007-15: removal of 320.7± acres from existing San Tan Heights PAD (PZ-PD-037-99)
  - PZ-008-15: rezone of 320.7± acres from CR-1 /PAD to R-7/PAD, R-9/PAD, R-12/PAD and MD/PAD
  - PZ-PD-008-15: PAD overlay to plan and develop 461 lot Circle G at the San tans development
    - 320.7± acre parcel
    - No letters in support or opposition
- Location:
  - Located approximately .5 miles west of Thompson Road on the south side of Phillips Road in the San Tan Valley area
- Applicant:
  - Landmark Land Investments, LLC
- Agent
  - Iplan Consulting

# County Map

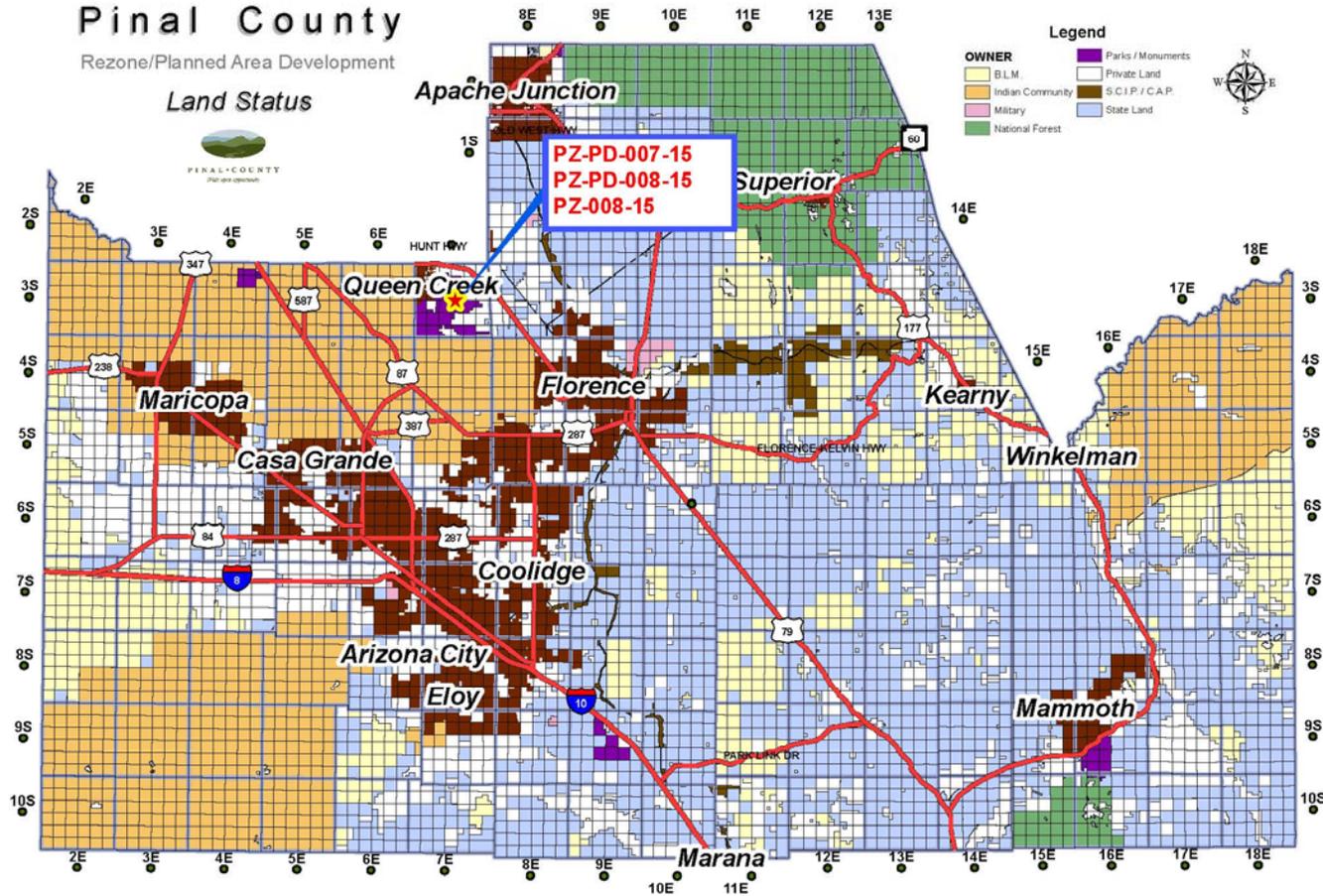


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## Pinal County

Rezone/Planned Area Development

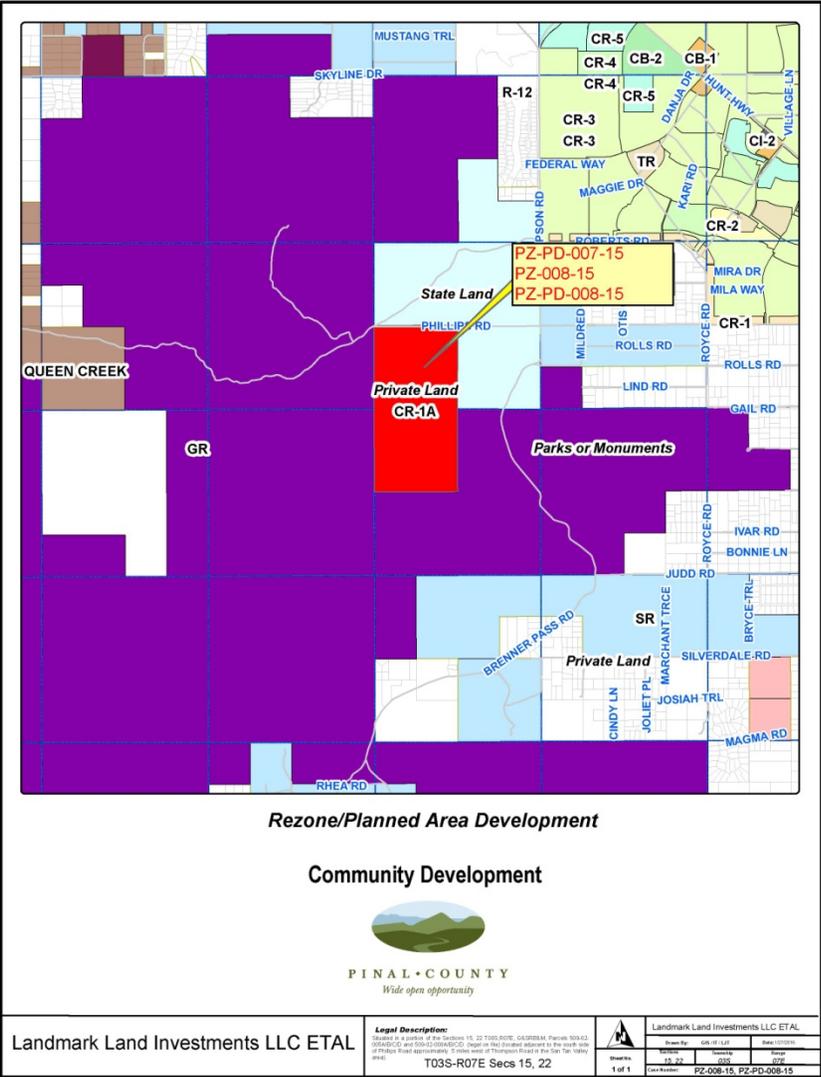
### Land Status



# Area Map



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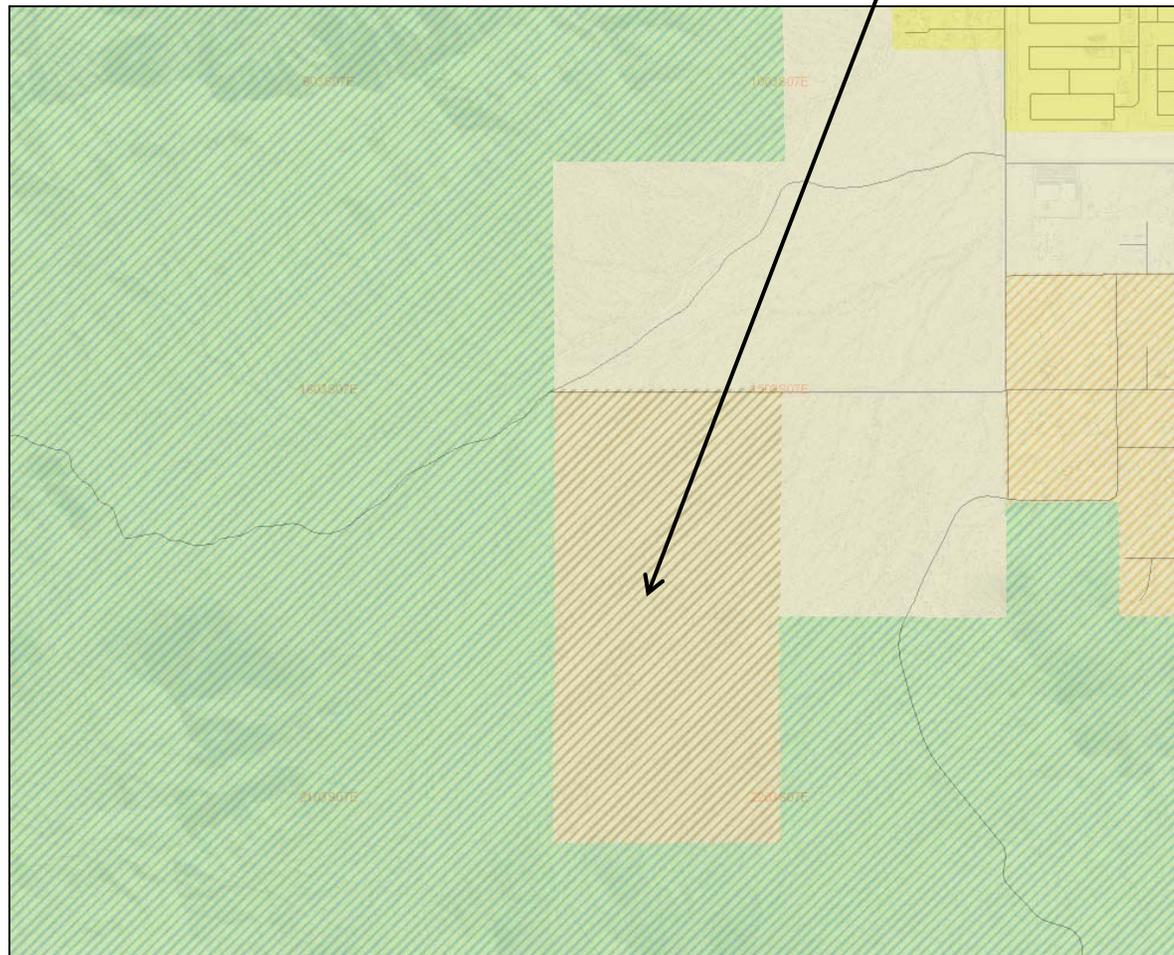


# Comprehensive Plan



PINAL COUNTY  
*wide open opportunity*

Low Density Residential

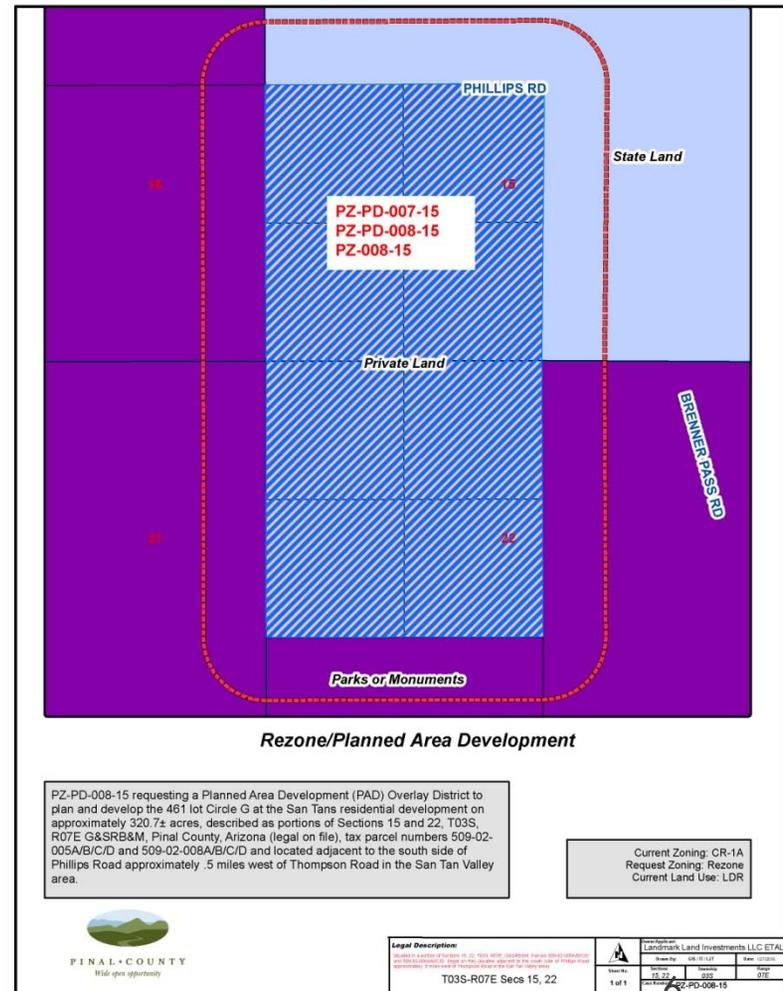


# Existing Zoning



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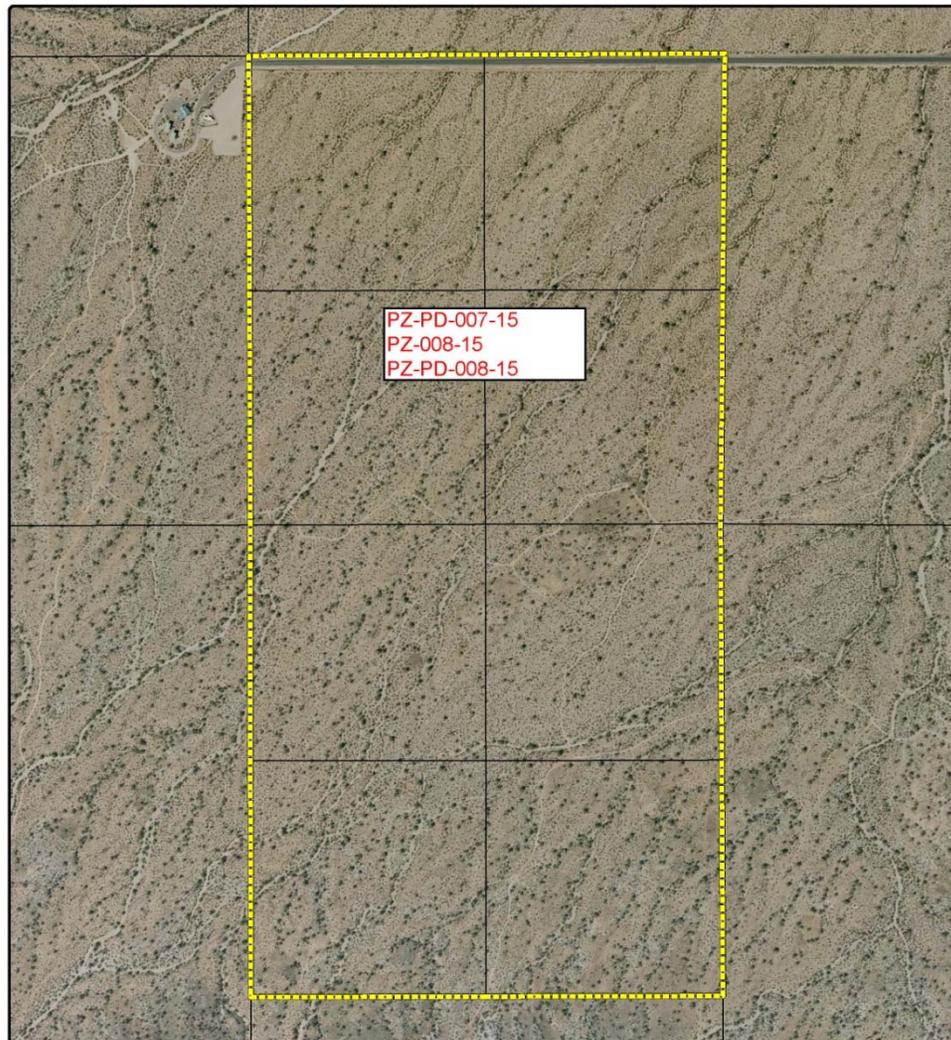
## □ CR-1 A (Single Residence Zone)



# Aerial Photo



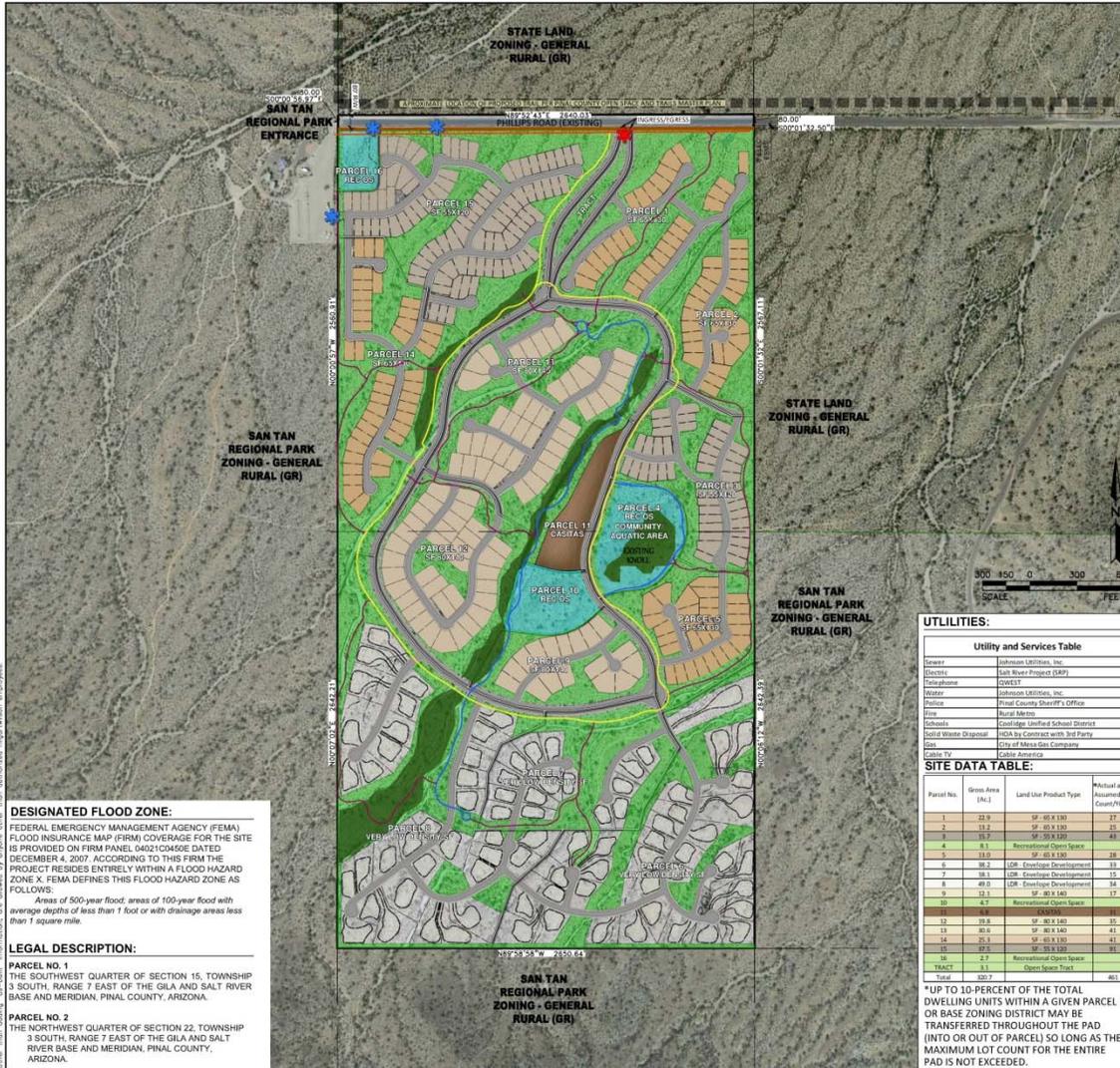
PINAL COUNTY  
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# Site Plan



PINAL COUNTY  
wide open opportunity



Original information shown on this plan document was in the case property of HilgartWilson. No alterations to these plans, drawings, information, data, or any other information shown on this plan document were made by HilgartWilson.

**DESIGNATED FLOOD ZONE:**  
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) COVERAGE FOR THE SITE IS PROVIDED ON FIRM PANEL 060210405E DATED DECEMBER 4, 2007. ACCORDING TO THIS FIRM THE PROJECT RESIDES ENTIRELY WITHIN A FLOOD HAZARD ZONE X. FEMA DEFINES THIS FLOOD HAZARD ZONE AS FOLLOWS:  
 Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.

**LEGAL DESCRIPTION:**  
**PARCEL NO. 1**  
 THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.  
**PARCEL NO. 2**  
 THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**UTILITIES:**

Utility and Services Table	
San sewer	Johnson W/Trails, Inc.
Electric	San Juan Energy (SJE)
Telephone	QWEST
Water	Johnson W/Trails, Inc.
Police	Pinal County Sheriff's Office
Fire	Rural Metro
Schools	Coalinga Unified School District
Solid Waste Disposal	WCA in Contract with 3rd Party
Gas	City of Mesa Gas Company

**SITE DATA TABLE:**

Parcel No.	Gross Area (Ac.)	Land Use Product Type	Actual and Assumed Lot Count/Tract
1	25.8	SF, 80 X 130	27
2	15.2	SF, 65 X 130	25
3	19.7	SF, 50 X 130	23
4	6.1	Recreational Open Space	1
5	13.0	SF, 65 X 130	18
6	38.3	UD, Enclave Development	33
7	19.3	UD, Enclave Development	15
8	48.0	UD, Enclave Development	34
9	12.1	SF, 65 X 130	17
10	4.7	Recreational Open Space	1
11	10.0	UD, Enclave Development	10
12	19.8	SF, 80 X 140	15
13	30.0	SF, 80 X 140	41
14	21.8	SF, 65 X 130	41
15	17.5	SF, 65 X 130	31
16	2.7	Recreational Open Space	1
TRACT	3.1	Open Space Tract	461

UP TO 10 PERCENT OF THE TOTAL DWELLING UNITS WITHIN A GIVEN PARCEL OR BASE ZONING DISTRICT MAY BE TRANSFERRED THROUGHOUT THE PAD INTO OR OUT OF PARCEL SO LONG AS THE MAXIMUM LOT COUNT FOR THE ENTIRE PAD IS NOT EXCEEDED.



**PROJECT LOCATION:**  
 1/2 MILE WEST OF PHILLIPS RD AND THOMPSON RD  
 SAN TAN VALLEY, AZ

**REQUEST:**  
 ZONE CHANGE FROM CR-1A PAD TO MD, R-7, R-9, R-12 PAD

**ENGINEER:**  
 HILGARTWILSON  
 2141 E HIGHLAND AVE., SUITE 250  
 PHOENIX, AZ 85016  
 PH: (602) 730-3818  
 FAX: (602) 368-2436  
 CONTACT: TONI BONAR, AICP

**LANDOWNER / DEVELOPER:**  
 CIRCLE G  
 2152 S. VINEYARD, SUITE 105  
 MESA, AZ 85210  
 PH: (480) 832-7272  
 FAX: (480) 632-7550  
 CONTACT: JASON BARNEY

**PLANNER / APPLICANT:**  
 IPLAN CONSULTING  
 PH: (480) 227-9850  
 FAX: (480) 807-8335  
 CONTACT: GREG DAVIS

- LEGEND:**
- PAD BOUNDARY
  - PARCEL BOUNDARY
  - SF-LOW DENSITY
  - SF-65X130
  - SF-65X120
  - VILLAS
  - CONSERVATION OPEN SPACE
  - RECREATION OPEN SPACE (INCLUDES TRAIL CORRIDORS)
  - OTHER DEVELOPED OPEN SPACE
  - JD WASHES
  - MULTI-USE TRAIL
  - PEDESTRIAN TRAIL
  - PEDESTRIAN DESERT TRAIL
  - REGIONAL EQUESTRIAN TRAIL
  - PRIMARY INGRESS/EGRESS
  - POTENTIAL SECONDARY EMERGENCY ACCESS ALTERNATIVE

**SITE SUMMARY TABLE:**  
 GROSS ACREAGE: 320.73± ACRES  
 NET ACREAGE: 315.89± ACRES  
 EXISTING ZONING: CR-1A PAD  
 EXISTING LAND USE: VERY LOW DENSITY RESIDENTIAL  
 PROPOSED ZONING: MD, R-7, R-9, R-12 PAD  
 PROPOSED LAND USE: SINGLE FAMILY ATTACHED RESIDENTIAL, SINGLE FAMILY DETACHED RESIDENTIAL AND RECREATIONAL OPEN SPACE

**LAND USE TABLE:**  
 TOTAL GROSS ACREAGE: 320.73 ACRES  
 TOTAL RECREATION OPEN SPACE: 29.8 ACRES  
 TOTAL CONSERVATION OPEN SPACE: 14.9 ACRES  
 TOTAL OTHER DEVELOPED OPEN SPACE: 84.1 ACRES  
 TOTAL OPEN SPACE: 122.8 ACRES  
 TOTAL DWELLING UNITS PERMITTED UNDER BASE ZONING DISTRICT: 461  
 OVERALL DENSITY: 1.4 DU/AC

**NOTE:**  
 RECREATIONAL FACILITIES, OPEN AREAS, REFUSE DISPOSAL WILL BE OWNED, CONTROLLED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR A 3RD PARTY BY CONTRACT. PRIVATE STREETS, IF ANY, WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND PUBLIC STREETS BY PINAL COUNTY. PRIVATE UTILITY SYSTEMS ARE NOT ANTICIPATED.  
 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.

REV: \_\_\_\_\_

**HILGARTWILSON**  
 ENGINEER PLAN SURVEY & MAPS  
 2141 E. HIGHLAND AVE. STE. 250 PHOENIX, AZ 85016  
 P: 602.730.3818 F: 602.368.2436  
 www.hilgartwilson.com

**PLANNED AREA DEVELOPMENT PLAN FOR CIRCLE G AT THE SAN TANS SITE PLAN - WITHOUT TOPO**

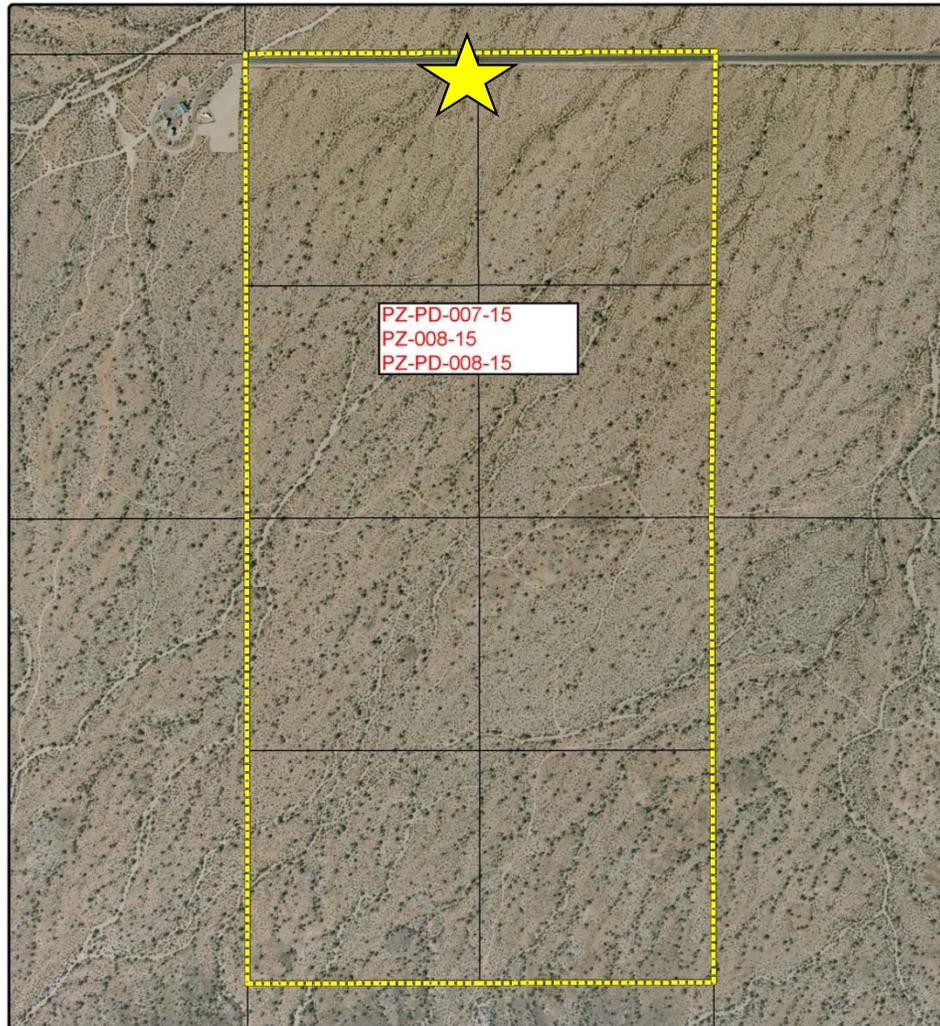
HILGARTWILSON  
 PROJ. NO.: 1284.001  
 DATE: JAN 2016  
 SCALE: 1"=200'(24X36)  
 DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 APPROVED: DP/7B

DWG. NO. 2  
 SHT. 2 OF 10

# Photo Location



PINAL COUNTY  
*wide open opportunity*



# Looking North



PINAL COUNTY  
*wide open opportunity*



# Looking South



PINAL COUNTY  
*wide open opportunity*



# Looking East



PINAL COUNTY  
*wide open opportunity*



# Looking West



PINAL • COUNTY  
*wide open opportunity*



# Circle G at the San Tans



## □ Planning Commission Recommendations

### □ PZ-PD-007-15

- Approval (unanimous) with one stipulation

### □ PZ-008-15

- Approval (unanimous) with two stipulations

### □ PZ-PD-008-15

- Approval (unanimous) with 16 stipulations