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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 05/29/2020 1134
FEE: \$0.00
PAGES: 7
FEE NUMBER: 2020-050640

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2020-PZ-PD-005-19

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR CERTAIN PROPERTIES LOCATED SOUTH-EAST CORNER OF GANTZEL ROAD AND BELLA VISTA ROAD IN THE SAN TAN VALLEY AREA (PORTIONS OF TAX PARCEL: 210-21-0030) FROM GR (GENERAL RURAL ZONE) TO R-7 (SINGLE FAMILY RESIDENCE ZONING DISTRICT)/PAD TO ALLOW FOR DETACHED SINGLE RESIDENTIAL UNITS WITH A PAD OVERLAY IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-005-19**; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING ITS PUBLICATION

WHEREAS, the Pinal County Board of Supervisors ("Board") is authorized pursuant to Pinal County Development Services Code Chapter 2.176 to approve a Planned Area Development in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on July 2nd, 2019, the Pinal County Community Development Department ("Department") received an application from Jorge Villasenor, applicant, Forrest Max Koepnick, Forrest Max Koepnick Survivor's Trust, landowner of certain property situated in the SE Quarter of Section 21, T3S, R8E, G&SRB&M (legal on-file, tax parcels 210-21-0030, (located south-east corner of intersection of Gantzel Road and Bella Vista Road in the San Tan Valley area) known as Bella Vista Trails; and legally described in the attached Exhibit A (the "Property") for a Planned Area Development Overlay (the "PAD") to allow for 379 units of Detached single family residences (Case No. **PZ-PD-005-19**); and

WHEREAS, on April 16th, 2020, the Pinal County Planning and Zoning Commission ("Commission") held a public hearing on Case No. **PZ-PD-005-19**, giving no less than 15 day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed Amendment; and

WHEREAS, following the public hearing, the Commission voted 10 to 0 in favor forwarding a recommendation of approval to the Board with 15 Stipulations of Approval as set forth in the attached in Exhibit B (the "Stipulations"); and

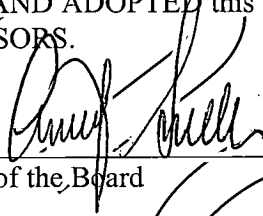
NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The rezoning of the properties legally described and depicted in the attached Exhibit A from GR to R-7, and is hereby approved subject to 15 Stipulations of Approval as set forth in the attached Exhibit B.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

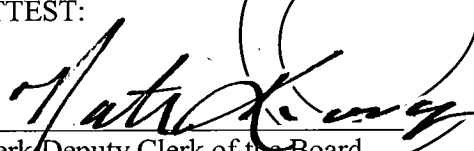
Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 27th day of May, 2020, by the PINAL COUNTY BOARD OF SUPERVISORS.



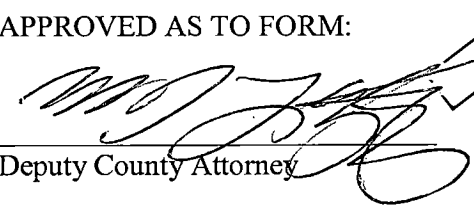
Chairman of the Board

ATTEST:



Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

PINAL COUNTY SUPERVISORS

**EXHIBIT A
TO
ORDINANCE NO. 2020-PZ-PD-005-19**

**BELLA VISTA TRAILS REZONE
LEGAL DESCRIPTION**

APN: 210-21-0030



**LEGAL DESCRIPTION
BELLA VISTA TRAILS
PINAL COUNTY**

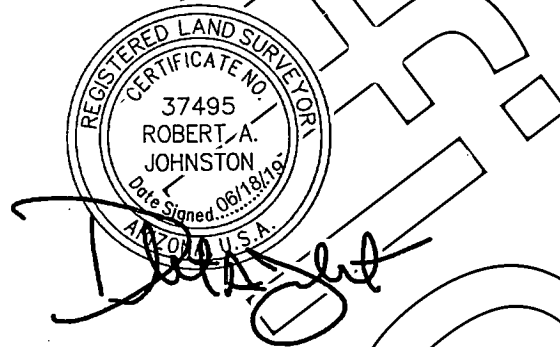
Job-No. 18-473

June 18, 2019

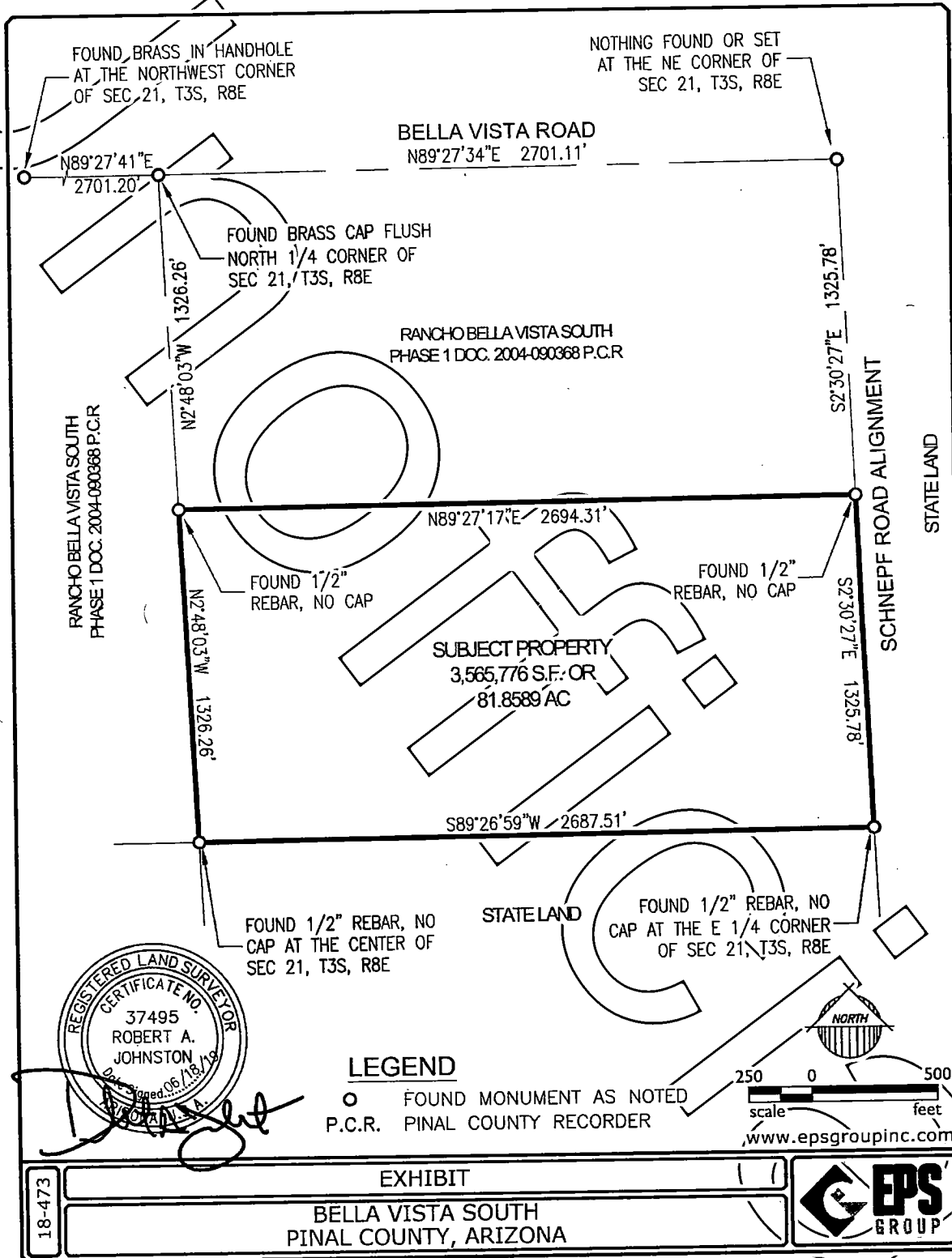
THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP THREE (3) SOUTH, RANGE EIGHT (8) EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 3,565,776
SQUARE FEET (81.8589 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY
EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY
SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY
OR ANY LAND DIVISION RESTRICTIONS.



EPS Group, Inc. x 2045 S. Vineyard, Suite 101xMesa, AZ 85210 Tel: (480) 503-2250 x
Fax (480) 503-2258



**EXHIBIT B
TO
ORDINANCE NO. 2020-PZ-PD-005-19**

[Stipulations of Approval]

See following page(s)

1. Approval of this PAD (PZ-PD-005-19) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation supporting documentation and approvals including but not limited to zone change approval, PAD overlay district, site plan, walls/fencing, signage, lighting, and landscaping plans, as applicable;
2. Bella Vista Trails PAD (PZ-PD-005-19) is to be developed in general conformance with the site plan/development plan submitted on July 2, 2019, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-005-19;
4. the property is to be developed with an approved Bella Vista Trails Planned Area Development (PAD) (PZ-PD-005-19), in accordance with the applicable criteria set forth in Chapter 2.176 of the PCSDC and the applicant's submittal documents;
5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
6. Dust registration is required if 0.1 acres or more land is disturbed.
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots;
9. Developers/Owners of the Bella Vista Trails PAD residential subdivision will required two (2) access points for the Bella Vista Trails PAD along the Tourmaline Drive.
10. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Final Plat and/or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic

Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the first Final Plat and/or Site Plan approval;

11. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
12. Half-street right-of-way dedication and road improvements will be required along TOURMALINE DRIVE (western boundary). All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
13. All right-of-way dedication shall be free and unencumbered;
14. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.
15. The applicant/property owner shall dedicate two 60' wide ingress/egress easements on the Final Plat to allow for future connection to the adjacent State Trust land; one near the northeast corner of the property connecting the planned local street and the eastern property boundary, and the other at the south end of the property connecting the planned local street and the southern property boundary. The exact location of these easements shall be determined by applicant/property owner and the County Engineer prior to Tentative Plat approval.