



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross

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

**ORDINANCE NO. 2022-PZ-PD-054-21**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING AN AMENDMENT TO A PAD OVERLAY (PZ-PD-016-03) FOR CERTAIN PROPERTY LOCATED ON THE NORTH WEST INTERSECTION OF PAPAGO ROAD AND GREEN ROAD, IN PINAL COUNTY (TAX PARCELS: 510-48-009D, 510-48-009F, 510-48-009J, 510-48-009K, 510-48-0350 AND MULTIPLE APN'S INCLUDED UNDER THE FINAL PLATS FOR AMARILLO CREEK UNIT 1- PARCELS 1 THROUGH 5 (PARCEL LIST ON FILE)), PROVIDING FOR AN AMENDED PAD OVERLAY ON 635.49± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-054-21**; 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 an Amendment to a Planned Area Development (PZ-PD-016-03), in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on October 21, 2021, the Pinal County Community Development Department ("Department") received an application from FB5 LLC, Entitlements LLC, Meridian 80 LLC, Tres Points LLC, Seth Keeler, W Holdings, agent, ABLA, Andy Baron, agent/representative, of property located on the north-west intersection of Papago Road and Green Road in Maricopa Area, in Pinal County (tax parcels: 510-48-009D, 510-48-009F, 510-48-009J, 510-48-009K, 510-48-0350, 510-48-009H and multiple APN's included under the approved final plats for Amarillo Creek Unit 1- Parcels 1 through 5, (parcel list on file), and legally described in the attached Exhibit A (the "Properties")) for an amendment to a Planned Area Development Overlay (the "PAD") (PZ-PD-016-03), (Case No. **PZ-PD-054-21**); and

WHEREAS, on May 19, 2022, the Pinal County Planning and Zoning Commission ("Commission") held a public hearing on Case No. **PZ-PD-054-21**, 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 7 to 0 in favor of forwarding a recommendation of approval to the Board with 20 Stipulations of Approval set forth in the attached Exhibit B (the "Stipulations"); and

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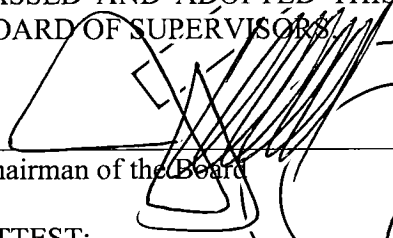
NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

**Section 1:** An amendment to the PAD overlay shall be applied to the property legally described and depicted in the attached Exhibit A, and is hereby approved subject to 20 Stipulations of Approval 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.

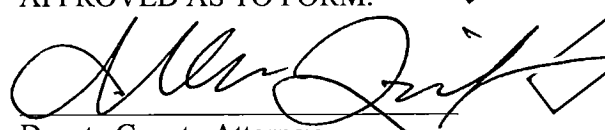
PASSED AND ADOPTED THIS 6TH DAY OF JULY, 2022, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

  
Chairman of the Board

ATTEST:

  
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

  
Deputy County Attorney



**EXHIBIT A  
TO  
ORDINANCE NO. 2022-PZ-PD-054-21**

**LEGAL DESCRIPTION  
AMARILLO CREEK PAD AMENDMENT**

**(TAX PARCELS: 510-48-009D, 510-48-009F, 510-48-009J, 510-48-009K, 510-48-0350, 510-48-009H and Multiple APN's included under the approved final plats for Amarillo Creek Unit 1- Parcels 1 through 5, (parcel list on file))**

All of Section 17, Township 5 South, and Range 3 east of the Gila and Salt River Meridian, Pinal County, Arizona, except as follows:

**Beginning** at the GLO Brass Cap marking the Northeast Corner of said Section 17, from which the 1/2" Iron Bar marking the East Quarter Corner of said Section 17 bears South 00°00'21" East, a distance of 2,694.20 feet;

Thence South 00°00'21" East, along the East line of the Northeast Quarter of said Section 17, a distance of 1,295.00 feet to a point on a line which is parallel with and 1294.99 feet Southerly, as measured at right angles, from the North line of said Section 17;

Thence South 89°47'24" West, along said parallel line, a distance of 1,015.00 feet to a point on a line which is parallel with and 1014.99 feet Westerly, as measured at right angles, from the East line of said Section 17;

Thence North 00°00'21" West, along said parallel line, a distance of 1,295.00 feet to a point on the North line of the Northeast Quarter of said Section 17;

Thence North 89°47'24" East, along the North line, a distance of 1,015.00 feet to the **Point of Beginning**.

Containing **635.49** Acres, more or less.

**EXHIBIT B  
TO  
ORDINANCE NO. 2022-PZ-PD-054-21**

**[Stipulations of Approval]**

1. The stipulations enumerated herein pertain to the amendment area described in case PZ-054-21/PZ-PD-054-21; in other areas of the existing PAD all stipulations of Case PZ-PD-016-03 are still in full force and effect;
2. Approval of this PAD (PZ-PD-054-21) 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;
3. Amarillo Creek PAD (PZ-PD-054-21) is to be developed in general conformance with the site plan/development plan submitted on May 5, 2022, 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;
4. 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-054-21;
5. The property is to be developed with an approved Amarillo Creek PAD Planned Area Development (PAD) (PZ-PD-054-21), in accordance with the applicable criteria set forth in Chapter 2.176 of the PCSDC and the applicant's submittal documents;
6. All uses for General Commercial Zoning District (C-3) zoning district will be in accordance to the applicable criteria set forth in Chapter 2.325:010 except Heliport;
7. Automotive Service Bays in C-3 zone, including carwash bays shall be oriented away from street view;
8. Front setbacks for Single residence zoning district (R-7) will be 20'00 to the front edge of the garage;
9. 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;
10. Dust registration is required if 0.1 acres or more land is disturbed.
11. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

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12. 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 Tentative Plat being scheduled for the Planning & Zoning Commission;
13. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
14. 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;
15. Should the review of the Traffic Impact Analysis/Statement determine that additional infrastructure improvements are required for Amarillo Valley Rd, Papago Rd, and/or Green Rd and those additional improvements require the dedication of additional right-of-way, it is the applicant's responsibility for that dedication of right-of-way;
16. 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;
17. 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;
18. All right-of-way dedication shall be free and unencumbered;
19. 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.
20. The 30' 00 Regional Trail Corridor along Peters and Nall Road alignment will be developed by the applicant in accordance with the Pinal County Open Space and Recreation Design guidelines manual and after construction, the trail would be dedicated to the County in a form acceptable by the Community Development Director with an easement provided to allow for the HOA maintenance of the trail if needed.