

Village at San Tan

Minor Amendment to San Tan Valley Area Plan

Case #PZ-PA-020-21

Project Narrative

Presented by:

ROSE LAW GROUP_{pc}
RICH • CARTER • FISHER

Jordan Rose
7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-505-3939

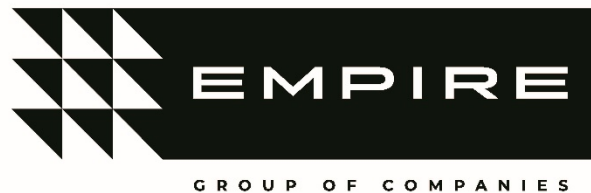
jrose@roselawgroup.com

Jennifer Hall
480-505-3938

jhall@roselawgroup.com

1ST SUBMITTAL: June 25, 2021
2ND SUBMITTAL: September 13, 2021

On behalf of:



Shelby JM Duplessis, PE, LEED AP
President of Land Development
6617 N Scottsdale Road Suite 101
Scottsdale, AZ 85250
(480) 546-7906

Project Information

Location: Southeast corner of the intersection of Gantzel/Ironwood Road and Hashknife Draw/Algarve Road in San Tan Valley, Pinal County.

Property Size: APN 210-06-001K (approximately 36 acres)

San Tan Valley Special Area Plan

- Existing Land Use Designation – Community Center and Suburban Neighborhood
- Proposed Land Use Designation – Community Center

Purpose of Request

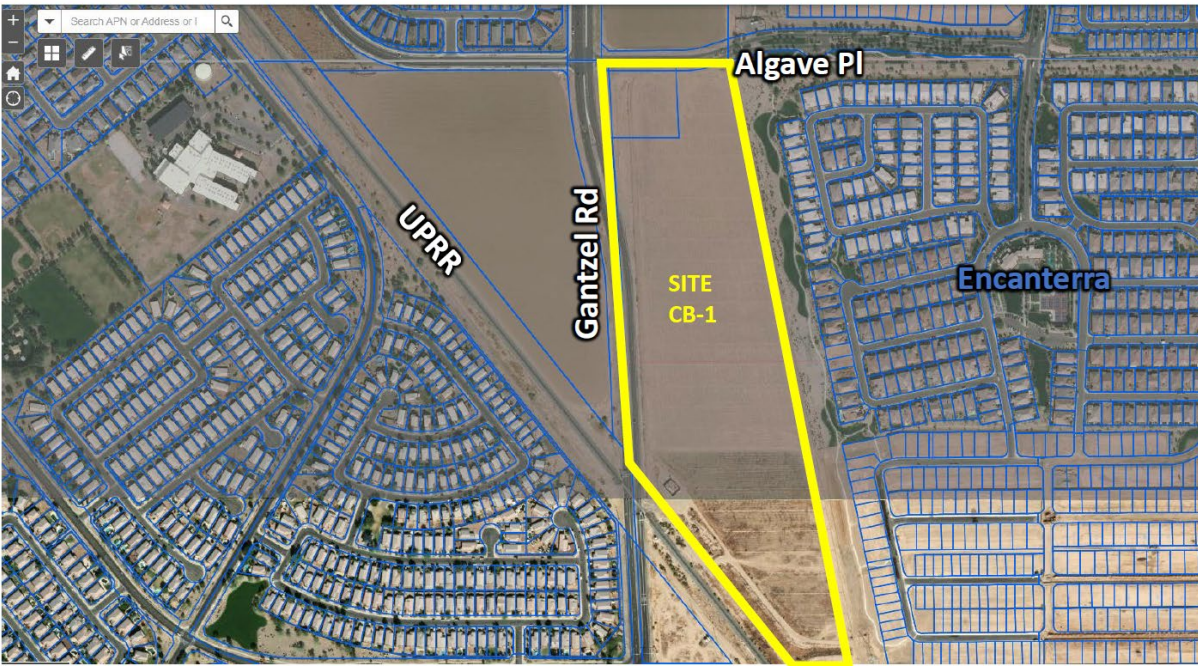
This application is requesting a minor amendment to the existing San Tan Valley Area Plan in order to establish one land use designation on the subject property. Currently, the 36-acre project site is designated as Community Center with a sliver of Suburban Neighborhood along the eastern boundary. Typically, parcels of land only have one land use designation, so the Applicant is certain that this dual designation was simply a mapping error following a North/South straight line rather than the parcel legal description boundary leaving a small narrow unusable triangular sliver designated as Suburban Neighborhood trapped between commercial uses and the big WAPA power line easement.

Furthermore, the entire site is currently hard zoned CB-1 General Commercial which complies with the Community Center designation. This application will correct the mapping error by designating the entire parcel as Community Center and remove the erroneous Suburban Neighborhood sliver (on page 40 of the San Tan Valley Special Area Plan) that spilled over from the Encanterra Community to the east.

The proposed request will make way for a compatible mix of uses on the prominent corner in San Tan Valley. If approved, the site will be entitled to allow the future development of neighborhood commercial retail on the northern portion of the property as planned today combined with the proposed single level residential community for lease on the southern 29 acres to be known as “Village at San Tan.”

As mentioned, the entire parcel is approximately 36 gross acres of privately-owned vacant land on the east side of Gantzel/Ironwood Road just south of Hashknife Draw/Algarve Road and north of the Rittenhouse/Railroad intersection. The sole purpose of this request is to clean up the dual land use designation on the property and allow for the southern portion of the site to be rezoned by Empire Management, LLC (“Empire” or “EMC”) to develop a 240-unit single family luxury community for lease. Empire is also submitting the corresponding Rezoning application concurrently with this minor amendment. The entire northern portion of the property will remain the existing CB-1 zoning to allow future commercial uses as approved today.

Site Vicinity Map



Applicant Background

Founded in the early 1970's by Richard J. Felker, Empire has grown into one of the leading real estate developers in the greater Phoenix metropolitan market. Over the ensuing decades, Empire has developed over 100 projects valued at over \$1 Billion. Those projects have included more than 2,000 apartment units, 800 condominium units, 6,000 single family lots, 2,000 single family rental conversions and more than a dozen retail/commercial/office projects. Most recently, EMC has received approval to develop single family rental communities similar to the proposed request and is under construction in Phoenix and West Valley communities including Goodyear, Glendale and Peoria. Arizona's real estate market has recently seen a real demand for exactly this type of housing option.

Description of Proposal

The San Tan Area Plan is being amended to remove the Suburban Neighborhood category from the site and allow the Community Center category to solely regulate future development of the property. The Community Center category allows for residential density of 8-16 dwelling units per acre along with the following uses:

- Community Commercial
- Single Family – attached
- Multi-Family – stand alone
- Parks
- Public Facilities

The Community Center category will allow the southern portion of the property to be rezoned to Multi-residential (MR) with a Planned Area Development overlay. The overall development strategically combines neighborhood commercial uses on the northern portion of the parcel with an adjacent residential community to be developed on the southern 29 acres. This combination of uses will promote walkability between the two uses. The new community, “Village at San Tan” offers for lease, single family (and single story) units with private outdoor patio spaces. The proposed gated community provides a strongly desired housing option, in a professionally managed community with luxury amenities with no maintenance responsibilities. EMC’s promotional marketing for this type of community focuses on “Living Simplified.” This community will offer 1, 2, and 3-bedroom configurations with floor plans ranging from 680 square feet to 1,282 square feet. The 2-bedroom and 3-bedroom homes within the community will be detached, and the 1-bedroom homes will be organized in a duplex-style configuration. See attached Conceptual Site Plan.

Every home in the community will be single-story in a modern, open floor plan design with vaulted ceilings, abundant natural light, and a private outdoor patio and backyard area. The homes will be arranged along open space greenbelt walkways that will provide connectivity between the units as well as between the many amenities located throughout the community. Noteworthy, Village of San Tan generously offers nearly 9 acres or over 40% common open space.

The development will be designed with a “neighborhood community” theme, where residents can enjoy a friendly neighborhood environment. The homes are arranged in architectural clusters to encourage interaction, while also maintaining personal privacy. This style includes a variety of pitched roofs that create a more residential aesthetic than flat roofs. Finally, Village at San Tan distinguishes itself from other similar communities by offering a high quality of life through the amount and quality of amenities such as resort-style community pool, barbeque areas, lush green dog park, multiple community open areas hosting both recreational and passive activities, community clubhouse with full kitchen, a fitness studio, and many gathering areas for community and/or private events. Most importantly, the community’s professional management team will be responsible for all maintenance of landscaping including private backyard patios so residents can focus on the enjoyment of resort style amenities without any responsibility of maintenance and upkeep.

The rezoning application also being submitted concurrently with this request will amend the zoning on the southern 29 acres from CB-1 to MR PAD with a proposed residential density of 11.53 dwelling units per acre which is compatible with the Community Center designation.

Surrounding Uses

The proposed site is surrounded by both developed and undeveloped properties. The surrounding area is planned for future growth and the approval of this project will bring additional rooftops which will trigger commercial retail uses in the project vicinity.

North – currently vacant land zoned CB-2

South – Union Pacific Railroad with CB-1 zoning

East – 125 ft WAPA Easement and Encanterra Residential Community PAD with combination of CR-3 and CR-5
West – currently vacant land zoned CB-2

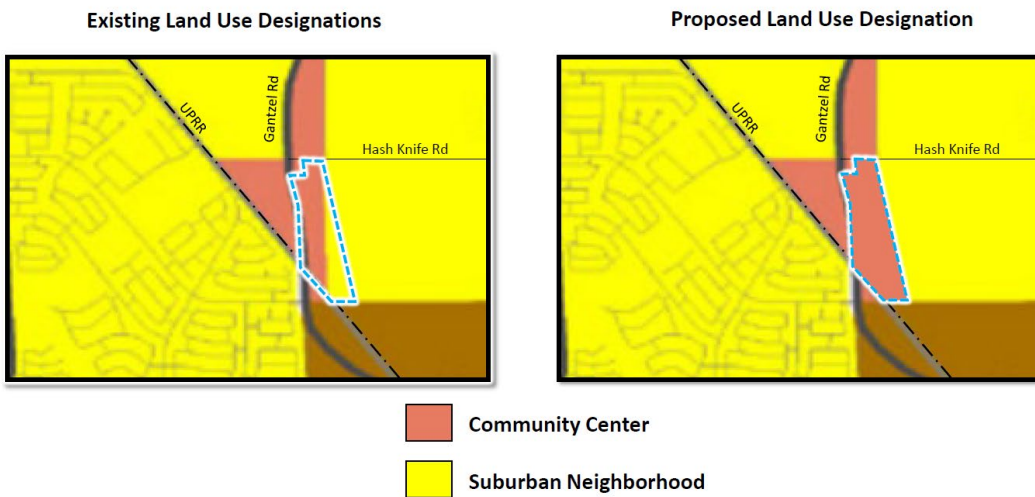
San Tan Valley Special Area Plan

In 2018 Pinal County adopted the San Tan Valley (“STV”) Special Area Plan to serve as the primary policy to guide future growth and development within the San Tan Valley designated area. Similar to the County’s Comprehensive Plan, the STV Plan assigned future land use designations as well as zoning districts to parcels of land. Land use designations are usually assigned to an individual parcel, so it is typically uncommon for a parcel of land to have more than one designation. Furthermore, when the San Tan Area Plan was created it simply replaced the existing Comprehensive Plan land use designations with similar designations. The intent of applying the new San Tan Valley land use categories was not to change existing approvals on properties but to assign compatible designations. However, in this case, the project site which is currently one parcel has 2 different land use designations: “Community Center” and “Suburban Neighborhood.” The site is currently zoned CB-1, and the entire parcel should have been designated as Community Center when the STV Area Plan was adopted. This application is to simply clean up the land use designation on the property by removing the Suburban Neighborhood so that the entire parcel will remain Community Center.

Multi-residential with a density of 8-16 dwelling units per acre is a compatible use in the Community Center designation as a support to the future neighborhood commercial corner. The proposed residential community has a density of 11.53 dwelling units per acre which complies with the development density allowed under the STV Area Plan.

Comprehensive Plan Amendment

Pinal County San Tan Valley Special Area Plan Amendment



Recent Changes that support this Request

The site was zoned CB-1 when the County approved Case #PZ-PD-005-06 and the entire 36 acre parcel was planned for neighborhood commercial type uses which was reasonable at that time. However, fifteen years have passed, and the property is still sitting vacant. There is simply no desire for that amount of commercial at this corner. The need for big box commercial has been squashed by the ease and convenience of Amazon and online shopping. Pushing a button on your computer while sitting on the couch in your pajamas is much more appealing to shoppers than actually going to a store. As mentioned, the northern portion of the parcel will remain for commercial use in the future; however, there is just no market for 36 acres of commercial at this location. Furthermore, the parcel on the west side of Gantzel Road is also vacant commercial land and the parcel on the north side of Hashknife/Algarve Road is also vacant commercial property. The application will simply reduce (not eliminate) the amount of commercial at this intersection to a more realistic amount.

On the other hand, Arizona's housing market is currently extremely strong as more and more people are flocking to the state from around the country. In fact, there has even been a shortage of housing products which has caused frenzy bidding wars that conclude with sale prices way over asking prices. The reasonable cost of living and beautiful weather now combined with the ability to work from home as a result of the Covid-19 pandemic continues to draw people from out of state to the area. This proposal will provide 240 units for lease to this growing area of the County. The Applicant is hopeful that the development of more homes at this intersection will trigger the commercial development within the area.

Why is this request needed and necessary at this time?

As previously mentioned, the need and desire to develop the entire 36 acres as commercial is no longer feasible as evidenced by the parcel sitting vacant and surrounded by other vacant commercial property today. We believe that the latest boom in the housing market triggers the need to review the future land use designation and make the necessary amendment to clean it up and allow development to ensue.

According to the STV Area Plan, the housing stock in San Tan Valley is "dramatically skewed with detached single family homes accounting for 99.5% of all units, leaving only 0.5% dedicated to multi-family units, such as duplexes, town homes and apartments." It goes on to say, "examining the characteristics of San Tan Valley's housing stock is central to the task of embracing existing neighborhoods, while preparing for the diverse needs of future residents" (San Tan Valley Special Area Plan - page 15). The proposed Village of San Tan community brings a different housing option to today's extremely strong housing market. This community provides the comfort and feel of a home but without all the maintenance and responsibilities.

Compliance with Pinal County’s Vision Components

This Application seeks a change that *is consistent* with the Sense of Community vision component as set forth in the Pinal County Comprehensive Plan.

This Application *is consistent* with the Plan’s Mobility and Connectivity vision component.

This Application *is consistent* with the Economic Sustainability vision component.

This Application *is consistent* with the Open Spaces and Places vision component.

This Application *is consistent* with the Environmental Stewardship vision component.

This Application *is consistent* with the Healthy, Happy Residents vision component.

This Application *is consistent* with the Quality Educational Opportunities vision component.

Conformance with Comprehensive Plan’s Key Concepts

A portion of the site is already designated as “Community Center” which allows for residential density ranging from 8-16 du/acre. The proposed project conforms with the key concepts identified for future growth within the San Tan Valley Area Plan and will be a welcomed addition to this intersection.

The proposed Amendment to the Plan *is consistent* with the Employment Area Planning Guidelines. The request will simply remove an extra land use designation that was erroneously placed on the parcel and allow the property to remain entirely as Community Center. The project will bring additional residents/future employees/future consumers within walking distance to the already zoned neighborhood commercial at this important intersection in San Tan Valley.

This Application *is clearly consistent* with Economic Development element of the Plan. This project will bring new residents who will live, work and play in San Tan Valley.

The Application does not negatively impact agricultural, equestrian or rural lifestyles. This property has been planned for future development as Community Commercial which allows multi-family residential. There will be no negative impact whatsoever to agricultural or rural lifestyles nearby.

This Application will follow all requirements of the County’s Open Space Master Plan.

This Application will address any environmentally sensitive areas it may impact. In fact, there is a Railroad, gas line and transmission easement along the southern boundary of the property which will all remain as is.

This Application will comply with all required water availability and quality standards, if necessary.

Conclusion

The San Tan Valley's Special Area Plan currently designates the majority of the property as "Community Center" which allows for neighborhood commercial, single-family attached, and multi-family residential uses. As discussed, the San Tan Valley Area Plan mistakenly added another land use designation to the property which needs to be removed in order to spur development. The property has sat vacant zoned commercial for over 15 years with little to no interest from commercial developers. This amendment is critical to allow development on this site. Allowing this property to be developed under the existing category of Community Center will trigger a compatible mix of uses to co-exist.

Approval of this request will fix a simple mapping error and allow the entire parcel to develop under a single land use category. The northern portion of the property at the intersection of Gantzel Road and Algarve Road will eventually develop as currently approved neighborhood commercial while the southern 29 acres will be rezoned to allow for an extremely popular housing product – single story residences for lease.

The proposed Village at San Tan community is planned at 11.53 dwelling units per acre which is an acceptable density for this location; thus, a minor amendment to the STV Area Plan to remove a sliver of Suburban Neighborhood designation along the eastern boundary is reasonable and justified.

Additionally, the housing market has seen significant changes over the past 15 years. Young professionals and Empty Nesters are looking for resort style living with zero maintenance. This trending type of community will bring a much-desired housing option to the San Tan Valley and Pinal County and warrants the County's approval.



Pinal County San Tan Valley Special Area Plan Amendment (PZ-PA-020-21)

Existing Land Use Designations



Proposed Land Use Designation



-  Community Center
-  Suburban Neighborhood

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, TO WHICH THE WEST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 02 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 2,678.69 FEET;

THENCE ALONG THE WEST SECTION LINE OF SAID SECTION 5, SOUTH 02 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 340.61 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST SECTION LINE NORTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 300.31 FEET;

THENCE NORTH 02 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 293.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST ALGARVE PLACE;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 89 DEGREES 50 MINUTES 20 SECONDS EAST, A DISTANCE OF 39.43 TO A CURVE TO THE LEFT WITH A RADIUS THAT BEARS NORTH 00 DEGREES 09 MINUTES 33 SECONDS WEST AND HAVING A RADIUS OF 346.00 FEET THROUGH A CENTRAL ANGLE OF 17 DEGREES 24 MINUTES 26 SECONDS, AN ARC DISTANCE OF 105.12 FEET;

THENCE NORTH 72 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 112.83 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 00 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF 92.92 FEET;

THENCE SOUTH 11 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 2635.96 FEET TO A POINT ON THE MID- SECTION LINE OF SAID SECTION 5;

THENCE ALONG SAID MID-SECTION LINE SOUTH 89 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 275.36 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 38 DEGREES 54 MINUTES 11 SECONDS WEST, A DISTANCE OF 1,167.29 FEET TO A POINT ON WEST SECTION LINE OF SAID SECTION 5;

THENCE ALONG SAID WESTERLY SECTION LINE, NORTH 02 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 1,422.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.237 ACRES, MORE OR LESS