

# Village at San Tan

## Rezoning Request with PAD Overlay Cases #PZ-015-21 and PZ-PD-025-21

### Project Narrative

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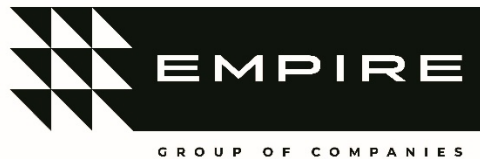
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# Village at San Tan Narrative

## Project Information

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

Property Size: southern 29 acres of APN: 210-06-001K; see legal description

Proposed Density: 240 units / 11.53 du/ac

## Zoning

- Existing Zoning: CB-1
- Proposed Zoning: MR (Multi-residential) with Planned Area Development (PAD) Overlay

## Purpose of Request

The proposed application will amend the zoning on the southern 29 acres of the project site in order to stir development at this intersection in San Tan Valley. The property in its entirety is 36 acres located on the southeast corner of a prominent intersection of Gantzel Road and Hashknife Drive otherwise known as Algarve Place near the Encanterra community. In fact, this subject parcel was zoned CB-1 with the approval of Case #PZ-PD-005-06. However, the site has sat vacant, zoned commercial for the past 15 years. This application will rezone the southern 29 acres of the site in anticipation of a lot split and will trigger multi-residential development to jump start the future commercial on this corner. As evidenced historically, commercial always follows rooftops.

The site is ideal for the proposed change as it is surrounded by vacant CB-1 and CB-2 commercial zoning that has yet to develop. 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. The recent COVID-19 pandemic has further diminished the need for physical shopping stores and created a world of shopping online, so nobody has to leave their home. 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 on the hard corner will remain for commercial use in the future; however, there is just no market for 36 acres of commercial at this location.

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 new homes for lease to this growing area of the County.

The proposed residential community will be known as “Village at San Tan” and is planned to be 240 single level homes for lease in a gated community that is professionally managed with resort style amenities with an overall density of 11.53 dwelling units per acre. Recent housing market trends have shown that target home buyers are more interested in leasing a home with all kinds of amenities but no responsibilities or maintenance. Village at San Tan offers future buyers a stress-free luxury alternative by choice and not by necessity.

This project narrative is requesting the desired zone change from CB-1 to Multiple Residences (MR) zoning district in addition to the PAD overlay for the southern 29 acres. The legal description for the proposed MR site is submitted with this application.

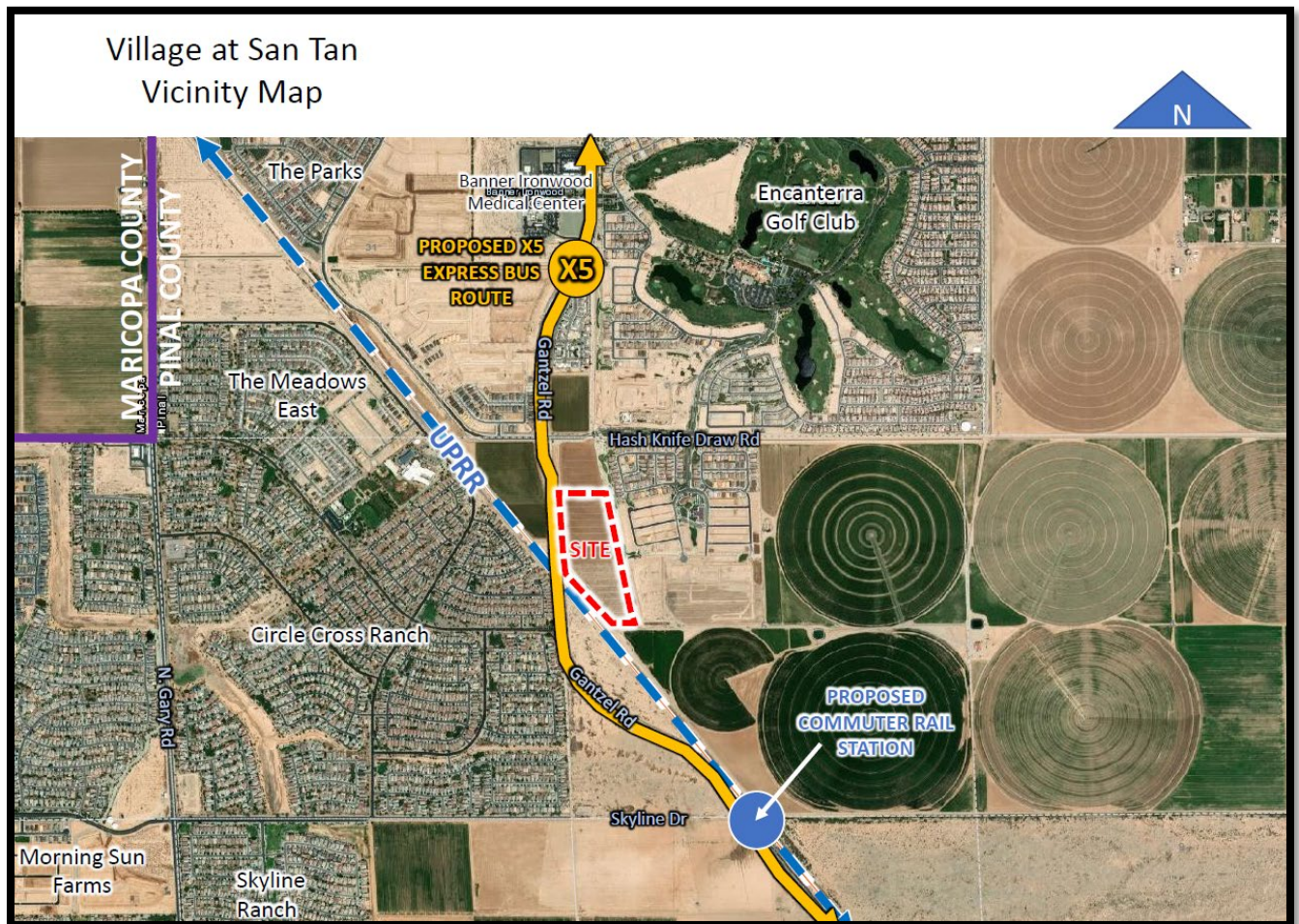
*Subject Site Parcel Map (29 acres)*



## Applicant Background

Founded in the early 1970's by Richard J. Felker, Empire Multifamily Communities ("Empire" or "EMC") has grown into one of the leading real estate developers in the greater Phoenix metropolitan market. Over the ensuing decades, EMC 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 been successfully developing single family rental communities similar to the proposed request around the Valley. Most of their communities are getting ready to open in Phoenix and West Valley communities including Goodyear, Glendale, and Peoria and currently being constructed in Phoenix, Avondale, Tolleson, and Queen Creek. Arizona's real estate market has recently seen a real demand for exactly this type of housing option and Empire is proud to bring their development to Pinal County, specifically San Tan Valley.

*Site Vicinity Map*



## Description of Proposal

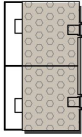



The overall development strategically combines approved neighborhood commercial uses on the hard corner of Gantzel Roads and Algarve Place with the proposed residential adjacent to the south. This type of development is quite compatible with the surrounding area as it is located on Gantzel Road and surrounded by future commercial and other residential zoning. The location for this proposed multi-residential community is ideal and is proven to promote walkability between the commercial and residential uses.

The new community “Village at San Tan” will offer 240 leasable single family (and single story) units with private outdoor patio spaces with an overall density of 11.53 dwelling units per acre. 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” – all the amenities you can think of without the stress or responsibility of maintenance.

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.

Table A – Site Detail Summary

### DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

|   |  |
|---|--|
| <p>TOTAL SITE AREA: ≈ 29.03 ACRES (GROSS)<br/>         ≈ 27.22 ACRES (NET)<br/>         ≈ 20.80 ACRES (DEVELOPABLE)<br/>         (EXCLUDES EASEMENTS)</p> <p>UNITS: 240 (11.53 DU/ACRE OF DEVELOPABLE AREA)</p> <ul style="list-style-type: none"> <li>- 1 BEDROOM UNITS: 74 (31%)</li> <li>- 2 BEDROOM UNITS: 136 (56.5%)</li> <li>- 3 BEDROOM UNITS: 30 (12.5%)</li> </ul> <p>PARKING SPACE REQUIRED: 468 SPACES</p> <ul style="list-style-type: none"> <li>- 1.5/1BR + 2/2BR + 2/3BR = 444 SPACES</li> <li>- 1 PER 10 DWELLING UNITS = 24 SPACES</li> </ul> <p>PARKING SPACE PROVIDED: 495 (2.06 / UNIT)</p> <ul style="list-style-type: none"> <li>- 40 GARAGE UNITS (40 STORAGE)</li> <li>- 455 SURFACE PARKING SPACES<br/>             (MIN. 240 COVERED SPACES)</li> </ul> <p>- ACCESSIBLE: 7 SPACES<br/>         LOCATIONS TO BE DETERMINED.<br/>         MAY BE COVERED/UNCOVERED.</p> <p>LOT COVERAGE: DEV. AREA = 936,766 SQ.FT.</p> <ul style="list-style-type: none"> <li>- PAVING: 213,966 SQ.FT = 23%</li> <li>- BUILDING: 247,244 SQ.FT = 26.5%</li> <li>- COMMON O.S.: 388,256 SQ.FT = 41.5%</li> <li>- PRIVATE O.S.: 87,300 SQ.FT = 9%</li> </ul> | <p>LEGEND</p> <div style="text-align: center;">  <p>1 BEDROOM UNIT</p> </div> <div style="text-align: center;">  <p>2 BEDROOM UNIT</p> </div> <div style="text-align: center;">  <p>3 BEDROOM UNIT</p> </div> <div style="text-align: center;">  <p>GARAGES</p> </div> |
|---|--|

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 which is discussed more thoroughly in the Open Space & Recreation Plan (“OSRP”) submitted with this application. The proposed plan exceeds the 7% usable open space required by Pinal County. Almost all of the open space areas are activated in some way. Some of the active open space areas include yoga area, recreational games such as cornhole, dog park, hammock area, resort style pool, clubhouse and a walking path with a potential frisbee golf course that runs along the southern boundary dependent upon approval of SRP.

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.

### **Site Circulation**

The primary entrance for Village at San Tan will be gated and designed with a sense of arrival directly from Gantzel Road which is planned as a major arterial road. A secondary access point provided through the northern parcel will be exit only and will connect to Gantzel Road. It will connect into the future neighborhood commercial that is planned to be developed immediately north of this community. Both access points will comply with Pinal County Public Works requirements. Attached with this formal application is a site-specific professional traffic analysis prepared by Y2K Engineering. The exit only will also be utilized as an emergency vehicle access point.

EMC is providing 27 ft. extra wide private streets for interior circulation within the community and designed with special consideration that all Village amenities and open areas are easily accessed by both vehicles and by pedestrians. EMC’s goal is to create a sense of flow whether one is walking or driving through this community.

Pedestrian connections are plentiful throughout the community as they are extremely important to link future residents with the multitude of amenities. Lush, landscaped walkways with trees and ADA friendly ramps connect this entire neighborhood from north to south and east to west which will be maintained by the community’s professional management team.

### **Parking and Design for Village at San Tan**

Parking for residents and guests will be provided throughout the community and connected by private drives for convenient access to each residential unit. The proposed parking plan creates a sense of community by focusing the residential units on landscaped common courtyard areas rather than solely on parking. Parking throughout the community includes uncovered, covered, garage and accessible spaces. Noteworthy, the proposed plan provides 495 parking spaces which exceeds the parking spaces required for this type of community by nearly 30 spaces as regulated by Pinal County's Development Services Code ("PCDSC"). Covered parking stalls located near the leasable homes will be assigned to every unit and garages will also be available for future residents of Village of San Tan. All other spaces are open for guests and visitors.

### **Drainage**

The property is currently fallow agricultural land that borders the Union Pacific Railroad ("UPRR") line to the south. EMC's development team includes a highly seasoned engineering staff who have provided the necessary analysis during the design layout of this site. Drainage flows on this property generally from northeast to the southwest corner. Adequate retention areas have been strategically designed throughout the community generally within the open space where stormwater will be stored in underground tanks and be dissipated by drywells. This method of stormwater capture will enable all open space to be usable even shortly after a storm event. This property will be activated with a multi-use trail and possibly a frisbee golf course with pedestrian gates to and from the new community. A preliminary drainage report has been submitted with this application and will comply with all of the requirements and regulations outlined by Pinal County Public Works.

### **Architecture**

The proposed community's design concept is meant to improve the quality of life for this particular housing option by providing a mix of floor plans and home sizes that are well integrated and compatible with the surrounding area. This community offers detached single-story homes in addition to the attached duplexes to provide variety and sense of choice to its target market. EMC provides a high-end quality product in order to meet the desires and expectations of future renters as evidenced in other similar communities throughout the state. Village at San Tan will add another housing option for future residents interested in moving to this desirable area of Pinal County.

As mentioned, Village at San Tan has been carefully designed with a "neighborhood community" theme and the homes have been arranged in architectural clusters to encourage interaction, while also maintaining personal privacy. The design of each home is in a "desert bungalow" style. Each home is single story in scale and is colorized in various desert tones that are seen elsewhere in the area. Extra care was also taken to ensure that each home has a deep, shaded entry along with tree canopies to protect from the hot desert sun. The garage structures will match the homes in architectural style and colorization and will provide additional storage area which is always a bonus.



## **Community Amenities**

Village at San Tan provides an abundance of recreational amenities for the residents of all ages that range from minor gathering areas to multi-use trail to resort style pool, gas fire pits, dog park, community clubhouse, and fitness center. Please see the full list of potential amenities for this community below:

### **List of Amenities:**

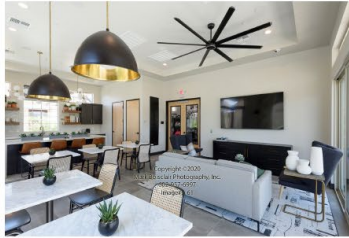
- Gated Community
- Professional Management Staff on call
- Security Team
- Landscaping and Property Maintenance (on call “handy man”)
- Large, one-story floor plans accommodating up to 3 bedrooms
- Clubhouse – Includes Lounge and full Kitchen (private party reservation)
- Fitness Center
- Resort Style Pool and Jacuzzi
- Smart-Home Technology package
- Private landscaped backyards
- Pet Friendly community – In-home pet doors
- Lush Dog Park with real grass
- Reserved Covered Parking
- Rentable Garages available
- Rentable Storage Units available
- Package Concierge
- Outdoor Lawn Gaming Area
- Tranquil Yoga Area
- Hammock Lounging Area
- BBQ
- Shaded Dining Areas
- Gas Fire Pits
- Covered Car Care Station
- Pet Salon Station – 50” Stainless steel grooming bathtub with walk-in ramp
- Trash Compactor/Valet trash pick up

## Sample Community Amenities

### Village at San Tan - Sample Community Amenities



Resort style pool



Clubhouse with full kitchen



Dog Park



Fitness Center



Gas Fire Pits



Entry Signage

## Surrounding Uses

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

North – currently vacant land zoned CB-1

South – Union Pacific Railroad and vacant CB-1

East – WAPA Easement and Encanterra Residential Community PAD with CR-3 and CR-5

West – currently vacant land zoned CB-2

## Public Utilities

Below please find the list of public utility providers that are willing and able to provide service to the proposed project.

Water – Town of Queen Creek

Solid Waste – Waste Management

Sewer – Epcor

Electric/Gas - SRP

Cable – Centurylink or Cox

Police – Pinal County Sheriff

Fire – Rural Metro

## **Schools**

Village at San Tan is located within the boundaries of J. O. Combs Unified School District. Very few families typically reside within this type of gated luxury community. Target renters are either “Empty Nesters” or young professionals who want to lease a home without the stress and maintenance of owning a home. EMC will reach out to the School District to discuss the project in more detail.

## **Public Services**

Police protection, fire & emergency medical services will be provided by the Pinal County Sheriff and Rural Metro.

## **Compliance with Access Management Manual**

The project is in compliance with the Pinal County Access Management Manual – Regionally Significant Routes for Safety and Mobility (“RSRSM”). Gantzel Road is identified as Regionally Significant Route with a major arterial designation and appropriate dedications will be provided as a result of this PAD approval.

## **Ownership and Control**

Village at San Tan will be owned and professionally managed by EMC. Open space common areas, all amenities, walkways, landscaping, and private patios will all be maintained by the professional management company. All interior streets will also be maintained by the management company.

## **Timing of Development**

The Applicant, Empire, fully intends to break ground on the Village of San Tan community as soon as all the necessary approvals and permits have been granted. It is desired that this community will begin leasing homes by the end of 2023.

## **Recreation and Open Space**

Village at San Tan provides an abundance of recreational activities for future residents of all ages ranging from community gatherings areas to fitness studio/clubhouse to splashing in the resort style pool. As you will see on the proposed site plan, there is 41.5% of common open space provided (8% activated community open space and 9% private rear patios) along with the long list of community amenities as previously mentioned in this narrative. The community was designed with a neighborhood theme of friendly interaction and seamless connectivity. There are walkways and pedestrian paths that connect each home to the various activity areas throughout the community. Further, there are pedestrian gates along the southern boundary of the community that connect future residents to a multi-use trail and potential frisbee golf course on the exterior of the community. The exterior multi-use trail will consist of decomposed granite and will connect into the detached sidewalk proposed along Gantzel Road. There is also a pedestrian gate on the northern boundary to connect and promote walkability to/from the future neighborhood commercial uses. Please see the attached Open Space and Recreation Plan.

Significant effort has been given to the design and programming of the Village at San Tan in order to entice future residents. As seen by other Village communities developed by EMC, the emphasis on “Living Simplified” comes from providing residents with an abundance of amenities without the responsibility or maintenance for those amenities. Simply live your best life without spending time and frustration with routine maintenance and upkeep.

### **Types of Landscaping**

Desert vegetation including trees and shrubs and colorful ground cover will be utilized in all the open space areas and throughout the community to provide necessary shade during the hot summer months as well as enhancing the overall aesthetics. Trees will also be used to buffer street frontages and surrounding residential lots to the east. Village at San Tan has been thoughtfully designed to provide a plethora of amenities and open space recreation areas for future residents. The Landscape Plan will include a diverse plant palette that features lush looking, low water use plant materials.

The detailed Landscape Plan identifies the desired plant palette, general planting areas and number of plantings. Decomposed granite will also be utilized as inorganic ground cover in all areas not identified as turf.

### **Fences, Walls, and Screening**

The main entrance to Village at San Tan from Gantzel Road will be enhanced with landscaping and signage in order to provide a sense of arrival. Again, as experienced with other Village communities, EMC understands the importance of making the best first impression possible for future residents as well as their guests. Additionally, there will be a few pedestrian gates located around the community. One gate will be provided by the egress only adjacent to the future commercial to promote walkability between the uses. Two other gates will be provided along the southern boundary to allow residents to utilize the multi-use trail and/or the potential frisbee golf course located on the exterior of the community. There are no access points planned along the eastern boundary of the property that is adjacent to the Encanterra community. In fact, there is 125-foot wide WAPA transmission line easement that runs along the western boundary of Encanterra that will serve as an additional and significant open space buffer between the communities. Please see attached Wall Detail Plan included with this application.

### **Total Number of Dwelling Units**

Village at San Tan will have a maximum total number of 240 single-story, single-family dwelling units, comprised of both detached and attached homes that make up this multi-residence community.

### **Maximum Residential Density**

The maximum residential density proposed for Village at San Tan is 11.53 dwelling units per acre which is well within the density allowed under by the San Tan Valley Area Plan land use designation, Community Center. Community Center allows for residential density of 8-16 dwelling units per acre. Further, the proposed density will create an appropriate buffer between Encanterra community and Gantzel Road.

## Proposed Zoning

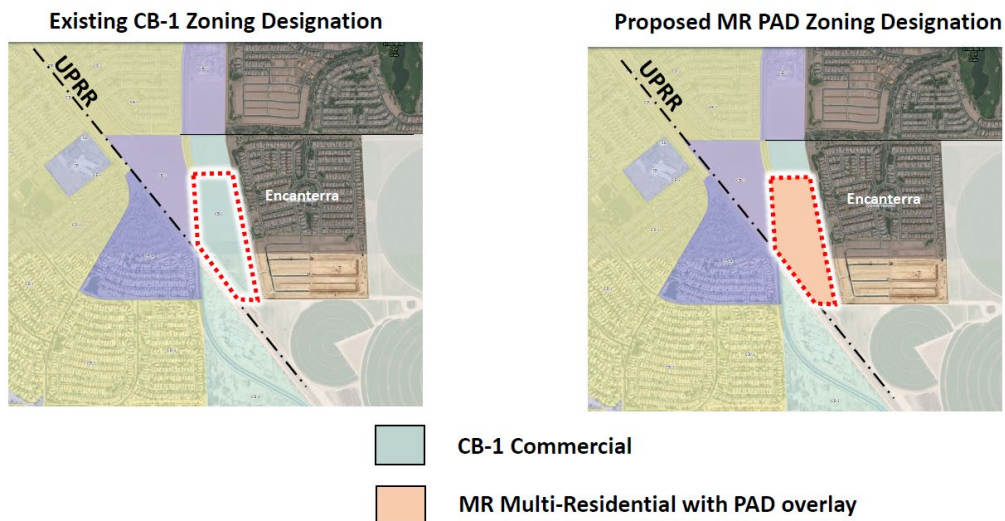
The zoning amendment area is 29 acres and currently zoned CB-1 for neighborhood commercial use. A legal description of the site is included with this request. This application is requesting to rezone the 29-acre site to Multi-Residential (MR) zoning district with a PAD overlay. The northern acres will remain CB-1 for future development and are not a part of this zoning request. Pinal County allows for PAD overlays in order to provide unique communities with flexibility in development standards. The proposed single level homes for lease are relatively a new trendy housing product in Arizona’s extremely hot market. This type of community is very popular with both the younger generation as well as the Empty Nesters. Village at San Tan offers the comforts of a single-family residence with luxury amenities but without the maintenance and responsibilities – “Living Simplified.” However, because this type of product is relatively new to Arizona and Pinal County, flexibility is required with certain development standards.

## PAD Overlay

The requested PAD overlay will facilitate certain necessary deviations from the MR development standards, as outlined in Section 2.285.40 of the Pinal County Development Services Code and shown below in Table B. Requested deviations from the development standards include minimum lot size, front yard setbacks, rear yard setbacks and side yard setbacks. These proposed development standards are in line with the current market for this type of leasable community and will allow EMC to build a product that meets the needs and desires of future residents.

### *Zoning Amendment*

#### Village at San Tan Zoning Amendment Exhibit



**Development Standards**

Section 2.285.040 outlines the Development Standards for MR zoning district. Below please see MR standards along with the proposed PAD standards for Village at San Tan.

*Table B – Amended Development Standards*

| Development Standards                   | MR Standards | PAD Standards     |
|---|--------------|-------------------|
| Minimum lot area                        | 7000 sf      | NA - Not platting |
| Minimum land area per du                | 1750 sf      | 912 sf*           |
| Minimum lot width                       | 50 ft        | 28 ft*            |
| Minimum side setback                    | 10 ft        | 15 ft             |
| Minimum rear setback                    | 25 ft        | 15 ft             |
| Minimum distance between main buildings | 20 ft        | 10 ft             |
| Maximum building heights                | 36 ft        | 20 ft             |

(\* square footage is denoted the smallest unit area including the rear patio space. All units are for lease and will not be platted; therefore, the table above references the smallest footprint available which is a single bedroom unit.)

**Permitted Uses**

Sections 2.285.020 and 2.285.030 outline the Development Standards for MR zoning district. Below please permitted and special uses for the proposed PAD overlay for Village at San Tan.

*Table C – Permitted Uses*

|                 |   |
|-----------------|---|
| Permitted Uses: | All uses allowed under MR zoning district as regulated by Pinal County Development Services Code, Section 2.285.020 |
| Special Uses:   | All uses allowed under MR zoning district as regulated by Pinal County Development Services Code, Section 2.285.030 |

**PAD Criteria for Consideration**

This request for PAD overlay complies with all of the approval criteria outlined in Section 2.176.070 in the Pinal County Development Services Code (“PCDSC”) and warrants County approval.

*Criteria for Consideration*

1. The proposed development is consistent with the goals, objectives and policies of the comprehensive plan and the requirements of this chapter.

This proposed for lease community is absolutely consistent with the goals and objectives outlined in the San Tan Valley Special Area Plan (“STV SAP”). The majority of the site is currently designated Community Center which allows residential density of 8-16 dwelling units per acre. The Applicant is currently processing a minor amendment to the STV SAP to clean up a dual designation erroneously placed on the parcel and allow the site to be entirely designated as Community Center.

2. The arrangement of all uses and improvements reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent property.

Village at San Tan is proposed to be developed on the southern portion of the site abutting the Union Pacific Railroad tracks. This arrangement will allow for future commercial to develop on the hard corner of Gantzel Road and Hashknife/Algarve Road. There is currently vacant commercial property along the west side of Gantzel Road and north of Hashknife/Algarve Roads. This PAD request will reduce the amount of future commercial in this location to a more reasonable amount. It will also bring 240 rooftops which will spur the demand for commercial to develop at this intersection.

3. The development is compatible with the uses of adjacent properties.

Village at San Tan is most definitely compatible with the adjacent uses as it will serve as an appropriately zoned buffer between Encanterra community and Gantzel Road which is a major arterial road classification.

4. Transportation improvements and open space areas are arranged on the site to provide connections throughout the planned neighborhoods.

The proposed site layout promotes the seamless flow of connectivity within the project as well as with the surrounding community. Pedestrian gates along the northern boundary will promote walkability between the residential community and future commercial development immediately north. Also, this PAD is offering a 1,440 ft meandering multi-use trail on the exterior of the community within the SRP electrical easement. This trail will connect into the detached sidewalk that will run north/south along Gantzel Road on the western boundary of the project. The Applicant is also proposing to develop a frisbee golf course along the multi-use trail that will be available to the surrounding community.

5. There are adequate facilities planned for water, sewer, stormwater and streets.

This project has adequate water, sewer and stormwater services.

6. The project location, design and size are such that the development will be well integrated with the surroundings, is planned and developed with the intention to harmonize with any existing or proposed development in the adjacent neighborhood. If the proposed development departs from the character of surrounding uses, the location and design of the development will adequately reduce the impact of the development so that it will not be detrimental to adjacent properties.

Village at San Tan will bring a trendy new housing product to this portion of San Tan Valley which will complement the area. The Applicant has a proven track record of developing and building luxury gated communities with resort style amenities as proposed in this application.

7. The proposed streets and thoroughfares are suitable and adequate to serve the proposed uses and the anticipated traffic has been accommodated through the use of appropriately designed streets and the responsibility for maintenance of such streets has been shown.

This application includes a Traffic Impact Analysis which concluded that the proposed residential will create less impact than the currently approved commercial on this site. The Applicant acknowledges Gantzel Road as a Regionally Significant Roadway and will abide by County requirements for dedications and improvements.

8. Every structure containing residential, office, commercial or industrial uses has direct access to a public street or court, walkway or other common area dedicated to public use or owned and maintained as common ground.

The proposed community provides an abundance of paths and walkways to connect all of the residential units to the common open space areas. The connecting pedestrian paths were carefully designed to create a real sense of community within the project.

9. Open space is provided as required in this chapter.

This PAD exceeds the minimum required 7% usable open space and provides 8% activated recreational space for community enjoyment in addition to the 9% of private rear patio space.

10. Where applicable, whether the proposed development complies with the Regionally Significant Routes for Safety and Mobility, Final Report, December 2008, and the Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008.

Gantzel Road is considered a Regionally Significant Route and this PAD will provide necessary improvements and dedications as required by Pinal County.

## **San Tan Valley Special Area Plan**

In 2018 Pinal County adopted the San Tan Valley Special Area Plan to serve as the primary policy to guide future growth and development within the San Tan Valley (“STV”) designated area. Similar to the County’s Comprehensive Plan, the STV Plan assigns land use designations or categories to parcels of land to provide a “road map” for development. As a rule, the zoning of property must comply with the designated Comprehensive Plan or STV Plan category.

Since this property is located within the boundaries of San Tan Valley, the STV Area Plan superseded the County’s Comprehensive Plan and the STV Area Plan land use designations apply.

This application is being submitted subsequently with a minor amendment to the STV Area Plan (Case #PZ-PA-020-21) in order to clean up a line error and remove a second land use category,

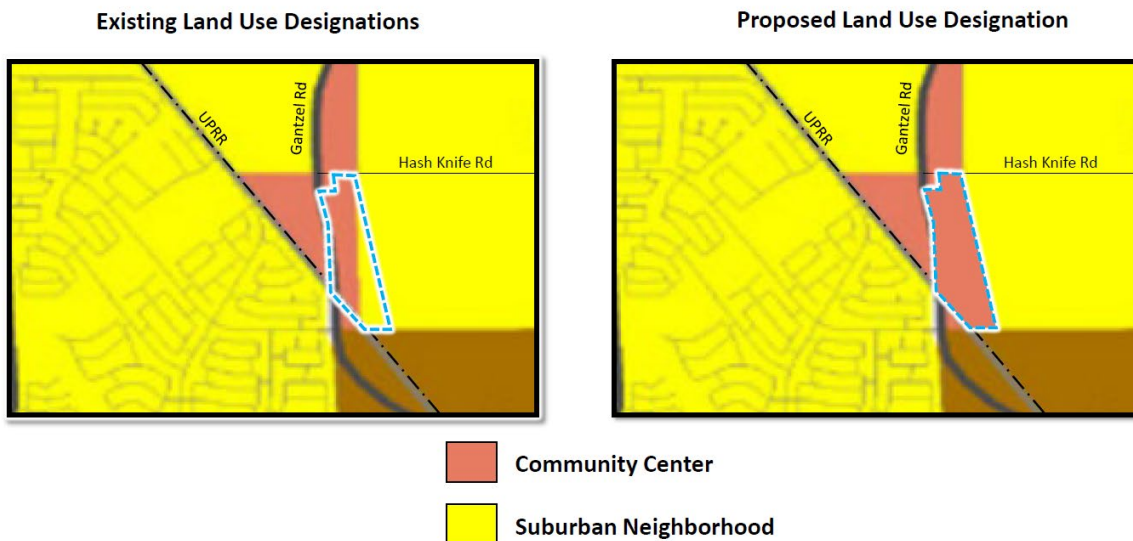


“Suburban Neighborhood” that was mistakenly assigned to this property. Once the amendment is approved the site will be entirely designated as “Community Center” by STV Area Plan.

The request to change the zoning district on the southern 29 acres from CB-1 to Multi-Residential (“MR”) with a PAD overlay is compatible with the STV Area Plan designation as “Community Center”. Multi-residential with a density of 8-16 dwelling units per acre is permitted under the Community Center designation as a support for the neighborhood commercial to be developed on the hard corner. The proposed residential community has a density of 11.53 dwelling units per acre which complies with the development density allowed per the STV Area Plan which warrants approval.

### *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.

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.

### **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 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 San Tan Valley 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.

### **How will traffic be handled?**

The proposed multi-residential community will generate less traffic than the commercial uses approved on the property today. There will be less vehicle trips per day with the desired zone change as well as no daily truck traffic. Commercial uses would require large truck loading and unloading docks to be located in the rear of the retail buildings which essentially would abut the Encanterra community. The proposed Village at San Tan eliminates the need for commercial loading docks and provides a more compatible neighbor to the Encanterra residents.

Attached with this application is a Traffic Impact Analysis prepared specifically for this project by Y2K Engineering Firm. Our team will work with Pinal County Public Works to ensure all traffic generated from this project will be accommodated in the appropriate manner. Again, the proposed multi-residential community will bring much less traffic than the previously approved commercial use.

### **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 8-16 dwelling units per acre. The proposed Village at San Tan

community is planned at 11.53 dwelling units per acre which is an acceptable density for this location.

As discussed repeatedly throughout this narrative, this site was zoned CB-1 fifteen years ago and has sat vacant and dormant since then. Arizona has seen many significant changes in both commercial and residential uses over the years. Big box commercial centers have become less popular as shoppers rely more and more on online shopping versus brick and mortar. Approving this rezoning request will amend the zoning on the southern 29 acres of this site to allow for a highly desired residential community while leaving the much smaller northern portion to develop as future commercial. Arizona is currently experiencing a significant housing boom. Young professionals and Empty Nesters are looking for resort style living with zero maintenance. This trending type of leasable community will bring a much-desired housing option to the San Tan Valley and Pinal County and most certainly warrants the County's approval.

# Village at San Tan Zoning Amendment Exhibit (PZ-015-21 and PZ-PD-025-21)

## Existing CB-1 Zoning Designation



## Proposed MR PAD Zoning Designation



**CB-1 Commercial**



**MR Multi-Residential with PAD overlay**

May 14, 2021

EMPIRE VILLAGE AT SAN TAN  
PROPOSED GROSS SALE PARCEL  
BOUNDARY

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 04 seconds East, a distance of 2679.26 feet;

Thence along the West section line of said Section 5, South 02°57'04" East, a distance of 715.42 feet to the Point of Beginning;

Thence North 89°41'57" East, departing said West line, a distance of 649.09 feet;

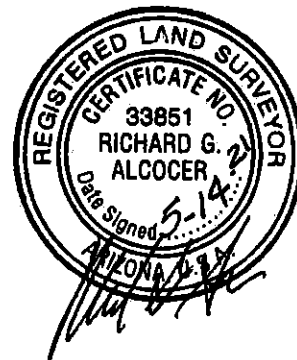
Thence South 11°55'49" East, a distance of 1998.93 feet to a point on the mid-section line of said Section 5;

Thence along said mid-section line, South 89°28'14" West, a distance of 275.23 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°54'00" West, a distance of 1167.51 feet;

Thence North 02°57'04" West, a distance of 1047.67 feet to the Point of Beginning.

Containing 1,264,475 Square Feet or 29.028 Acres, more or less.



EMPIRE VILLAGE AT SAN TAN  
PROPOSED GROSS SALE PROPERTY  
01-03680-01

S02°57'03.9943" E 715.42

BOUNDARY

N89°41'56.6966" E 649.09

S11°55'49.1114" E 1998.93

S89°28'13.5804" W 275.23

N38°53'59.9943" W 1167.51

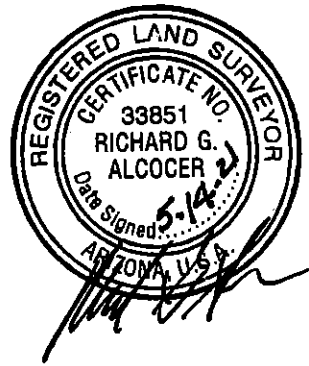
N02°57'03.9943" W 1047.67  
to

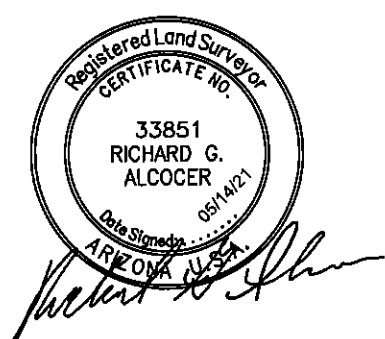
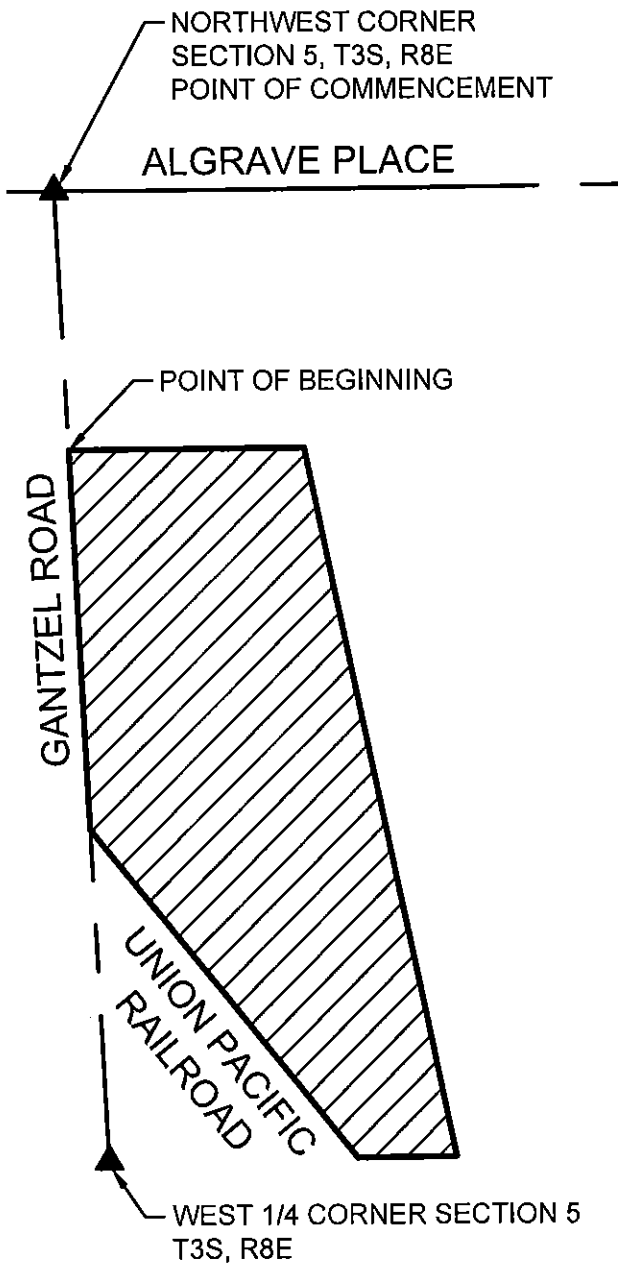
Area = 1264474.56 29.028 AC


Closing course: 83°38'14.6620" 0.007157

Misclosure: 1/717,909

North Error: 0.000793  
East Error: 0.007113





|   |                                   |   |
|---|-----------------------------------|---|
| SCALE 1" = 500'<br>EXHIBIT  | <b>EMPIRE VILLAGE AT SAN TAN</b>  | <br>CELEBRATING 60 YEARS |
| 4550 North 12th Street<br>Phoenix, Arizona 85014<br>Phone 602-264-6831<br><a href="http://www.cvlci.com">http://www.cvlci.com</a> | <b>PROPOSED GROSS SALE PARCEL</b> | 1 OF 1  |