

SAN TAN HEIGHTS

PAD AMENDMENT

NEC THOMPSON & ROBERTS ROADS

SAN TAN HEIGHTS

PZ-PD-016-14

Pinal County

April 08, 2015



2,184.3 - ACRES
(3.4 sq. mi.)
5,328 - DUs

SAN TAN HEIGHTS PAD BOUNDARY

MOUNTAIN VISTA MIDDLE SCHOOL

SAN TAN HEIGHTS ELEMENTARY

LINEAR OPEN SPACE LINKAGES (TYP)

SITE

LEGEND

-  FUTURE PARK AREAS
-  TRAILS OR PATHWAYS (PLANNED AND EXISTING)





SAN TAN HEIGHTS PAD BOUNDARY

SAN TAN HEIGHTS PAD BOUNDARY

ROBERTS ROAD

THOMPSON ROAD

SITE
+/- 17.6 - ACRES



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SAN TAN HEIGHTS PAD BOUNDARY

W Crescent Rd

W White Canyon Rd

PARCEL C-11
CR-3

AVE

PARCEL C-12
CR-3

W South Butte Rd

CR-3

CR-1

SAN TAN HEIGHTS PAD BOUNDARY

W Roberts Rd

ROBERTS ROAD

THOMPSON ROAD

GR

EDUPRIZE
SCHOOL

GR

GR

SITE

+/- 17.6 - ACRES

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Google Earth

Background

- 2000: PAD approved by Pinal County.
- 2009: San Tan Heights HOA acquired +/- 17.6-acre project site.
 - Commercial uses considered at that time for HOA revenue purposes.
- 2010: Questionnaire sent to property owners (+/-2,700) to determine desirable use of property.
 - Aquatics center, multi-purpose room & exercise stations top desired amenities.
 - Survey Results illustrated on Site Plan.
- 2012: 2nd Facility Survey/questionnaire sent to property owners (all 3,742 owners of record) to confirm desirable use of property.
 - 684 responses received (18%).
 - Aquatics center, outdoor Ramadas/BBQs/picnic areas & outdoor amphitheater top desired amenities.
 - Survey Results used to finalize Site Plan.
- 2013: Project approved in open community election.
- 04-2014: Land Development Committee chartered.



Background

- Developed portions of the community (+/- 2,184-ac. / 5,336 DU's) now include:
 - 2 larger community parks.
 - +12 smaller neighborhood parks.
 - 2 lakes and + 6-miles of trails networking throughout the community.
- Initial land use entitlements and subsequent amendments did not accommodate for any type of community facilities to serve its residents.
- By way of Comparison – Johnson Ranch (+/- 2,000-ac.) – these amenities are in addition to existing golf course, club house and fishing lake:
 - 6,100 Dwelling Units.
 - 3 community recreation / swimming pool areas.
 - 23 pocket parks with active & passive amenities.
 - Lighted tennis courts; basketball courts; volleyball courts; softball & soccer fields.
 - Picnic pavilions & Ramadas.
 - Trails.



Project Overview

- Land Use / Site Design:
 - Meets/exceeds all County policies and requirements.
 - Phase I: Temporary and permanent HOA offices / multi-purpose building and screened storage area for landscape maintenance implements.
 - Future Phases: Amphitheater, dog park, aquatics center, skate park, tennis courts.
- Public Services – Site will continue to be served by:
 - Water / Sewer: Johnson Utilities
 - Electricity: S.R.P.
 - Gas: City of Mesa
 - Telecom.: Cox / CenturyLink / Mediacom
 - Public Safety: Pinal County Sheriff / Rural Metro Fire
- Neighborhood Impact:
 - Redesigned to address public concerns regarding traffic and views.
- Flood Control:
 - Improvements to site will address, if not improve existing drainage issues.
- Traffic Impact:
 - Internal vehicular access via collector level roadway.
 - Sufficient on-site parking.



Project Overview

- Compatibility with Comprehensive Plan:
 - Fosters overall vision of Comprehensive Plan and maintains consistency with the following vision elements:
 - Sense of Community: Desirable land use transition; mix of uses.
 - Mobility and Connectivity: Promotes alternate modes of transportation to site – internalization of access of Occidental.
 - Economic Sustainability: Fosters efficient development where infrastructure exist.
 - Open Spaces and Places: Supplementing recreation opportunities.
 - Environmental Stewardship: Mitigating flood hazards; fostering ‘Dark Sky’ philosophy..
- Benefit to Pinal County:
 - Any perceived disadvantages are outweighed by multitude of potentially realized advantages inherent with on-site operation facilities, additional community gathering and recreational places.
 - Conversion of 8 vacant lots will assist to enhance long term livability of and add value to community as a whole.



Project Overview

- Proposed Development Standards:

**TABLE 23.201: AMENDED LOT DEVELOPMENT STANDARDS | SETBACKS, BUILDING HEIGHT,
LOT COVERAGE – SAN TAN HEIGHTS HOA FACILITY | PARCEL C-13**

<i>STANDARD</i>	<i>CR-1 (PROPOSED – PARCEL C-13)</i>	<i>CR-1 (EXISTING; PAD)</i>	<i>CR-3 (PROPOSED – PARCEL C-13)</i>	<i>CR-3 (EXISTING; PAD)</i>
Minimum Lot Area (sq. ft.):	16,000	16,000	7,000	7,000
Minimum Lot Width (ft.):	90	90	60	60
Maximum Height (ft.)	36	30	36	30
Minimum Building Setbacks (ft.)				
Front:	20	20	20	20
Side:	10	10	8	8
Side (Street):	15	15	8	8
Rear:	25	25	25	25
Buildable Area (Maximum Lot Coverage (%)):	None	None	40	40

SAN TAN HEIGHTS COMMUNITY CENTER
 SAN TAN HEIGHTS HOME OWNERS' ASSOCIATION
 ROBERTS AND THOMPSON ROAD
 SAN TAN VALLEY, AZ



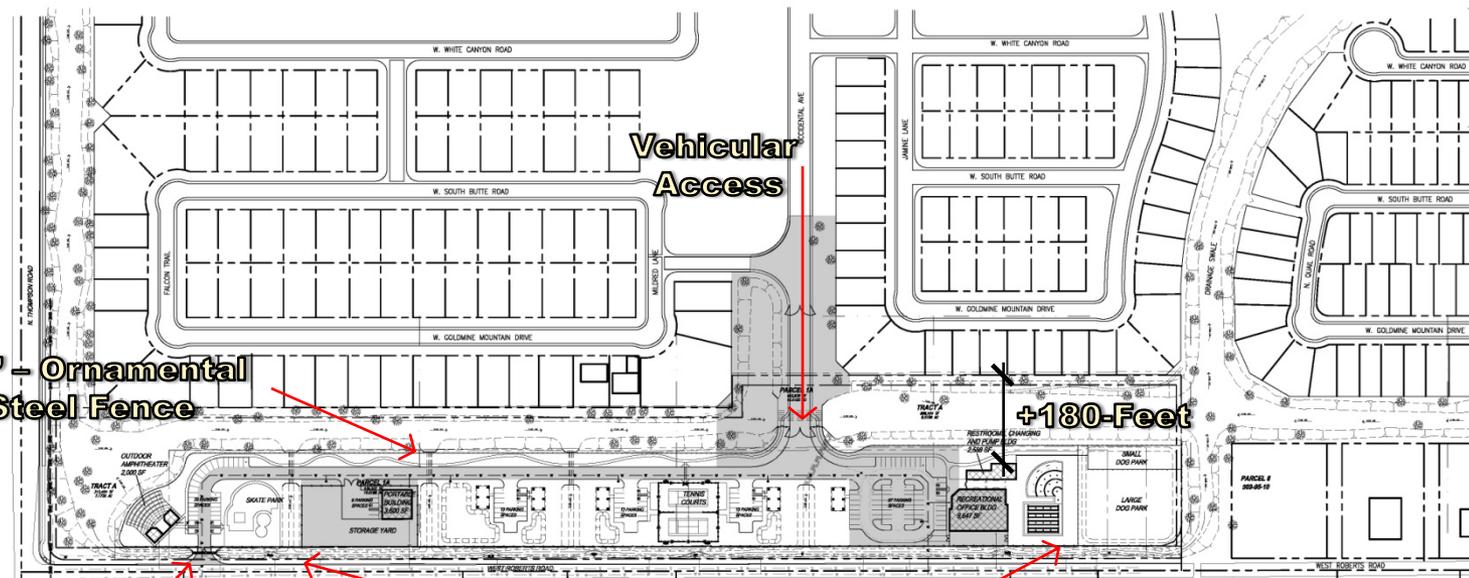
Job No. 1004
 Sheet No. 02
 Date 1-2-2010
 Revised

DEV. PLAN

HDA ARCHITECTS, L.L.C.
 459 N. Gilbert Road, Suite C-300, Gilbert, AZ 85234
 TEL: (480) 539 8800 FAX: (480) 539 8606

HDA ARCHITECTS, L.L.C.
 HDA ARCHITECTS, L.L.C.

Sheet No:
DP02



8'-0" - Ornamental Steel Fence

+180-Feet

8'-0" - Ornamental Steel / Solid CMU Fence

Limited Egress / Emergency Access Only

TOTAL GROSS ACREAGE	17.58 ACRES	765,845 SF
STREETS & PARKING	2.84 ACRES	123,810 SF
RECREATIONAL AMENITIES	1.00 ACRES	43,580 SF
HOA COMMUNITY BUILDING	0.20 ACRES	8,600 SF
MAINT' YARD/BUILDING	0.95 ACRES	24,384 SF
TOTAL NET USAGE	1.78 ACRES	78,554 SF
TOTAL OPEN SPACE	12.74 ACRES	555,029 SF

SIZE UTILITIES:
 WATER: CITY OF WESA
 GAS: SRP
 ELECTRICITY: CENTURY LINK (PHONE/INTERNET)
 POLICE/SECURITY: PINAL COUNTY SHERIFF'S OFFICE (PCSO)
 FIRE: RURAL METRO
 SCHOOLS: COLLEGE UNIFIED SCHOOL DISTRICT
 - SAN TAN ELEMENTARY SCHOOL
 - MOUNTAIN VIEW MIDDLE SCHOOL
 - SAN TAN HIGH SCHOOL
 DWYTER SCHOOL
 - EDUPRIZE K-8

JOHNSON UTILITIES
 CITY OF WESA
 SRP
 CENTURY LINK (PHONE/INTERNET)
 PINAL COUNTY SHERIFF'S OFFICE (PCSO)
 RURAL METRO
 COLLEGE UNIFIED SCHOOL DISTRICT
 - SAN TAN ELEMENTARY SCHOOL
 - MOUNTAIN VIEW MIDDLE SCHOOL
 - SAN TAN HIGH SCHOOL
 DWYTER SCHOOL
 - EDUPRIZE K-8
 REPUBLIC SERVICES



OWNER / DEVELOPER = SAN TAN HEIGHTS HOME OWNERS' ASSOCIATION
 270 EAST HUNT HIGHWAY SUITE 18 #137
 SAN TAN VALLEY, AZ 85143

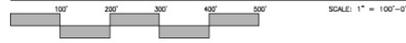
APPLICANT: IFPLAN CONSULTING - PAUL MANGUMBLE

PLANS PREPARED BY: HDA ARCHITECTS L.L.C. - PAUL HOLLAR
 HUBBARD ENGINEERING - BRENT STEFFENHAGEN

EXISTING ZONING: PUD, CR-1, CR-3
 REQUESTED ZONING: PUD, CR-1, CR-3

NEAREST REGIONAL SIGNIFICANT ROUTES TO PROPOSED DEVELOPMENT AS PROJECTED IN RFRSA FINAL REPORT, DECEMBER 2008 IS HUNT HIGHWAY
 APPROXIMATELY 1 MILE NORTH OF SITE.

**PLANNED AREA DEVELOPMENT FOR
 SAN TAN HEIGHTS HOA COMMUNITY FACILITY**



OWNER: SAN TAN HEIGHTS HOME OWNERS' ASSOCIATION
 OWNER WILL CONTROL AND MAINTAIN ALL LANDSCAPING, RECREATIONAL FACILITIES, OPEN AREAS, REFUSE DISPOSAL, STREETS AND PRIVATE UTILITY SYSTEMS.

LEGAL DESCRIPTION OF SITE: TRACT A AND LOTS 1 THROUGH 8, SAN TAN HEIGHTS PARCEL, C-13, ACCORDING TO CABINET G, SLIDE 22 AND CERTIFICATE OF CORRECTION RECORDED IN FILE NO. 2006-14589, RECORDS OF PINAL COUNTY, ARIZONA.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.3% ANNUAL CHANCE FLOODPLAIN

NATURE OF PROJECT:
 PHASE 1: 5.18 ACRES: MODULAR OFFICE, MAINTENANCE YARD, OCCIDENTAL AVE. EXTENSION, AND ROBERTS ROAD DRAINAGE IMPROVEMENTS.
 PHASE 2: 4.53 ACRES: FUTURE COMMUNITY USES (OLYMPICS CENTER, CLUB HOUSE, OFFICES)

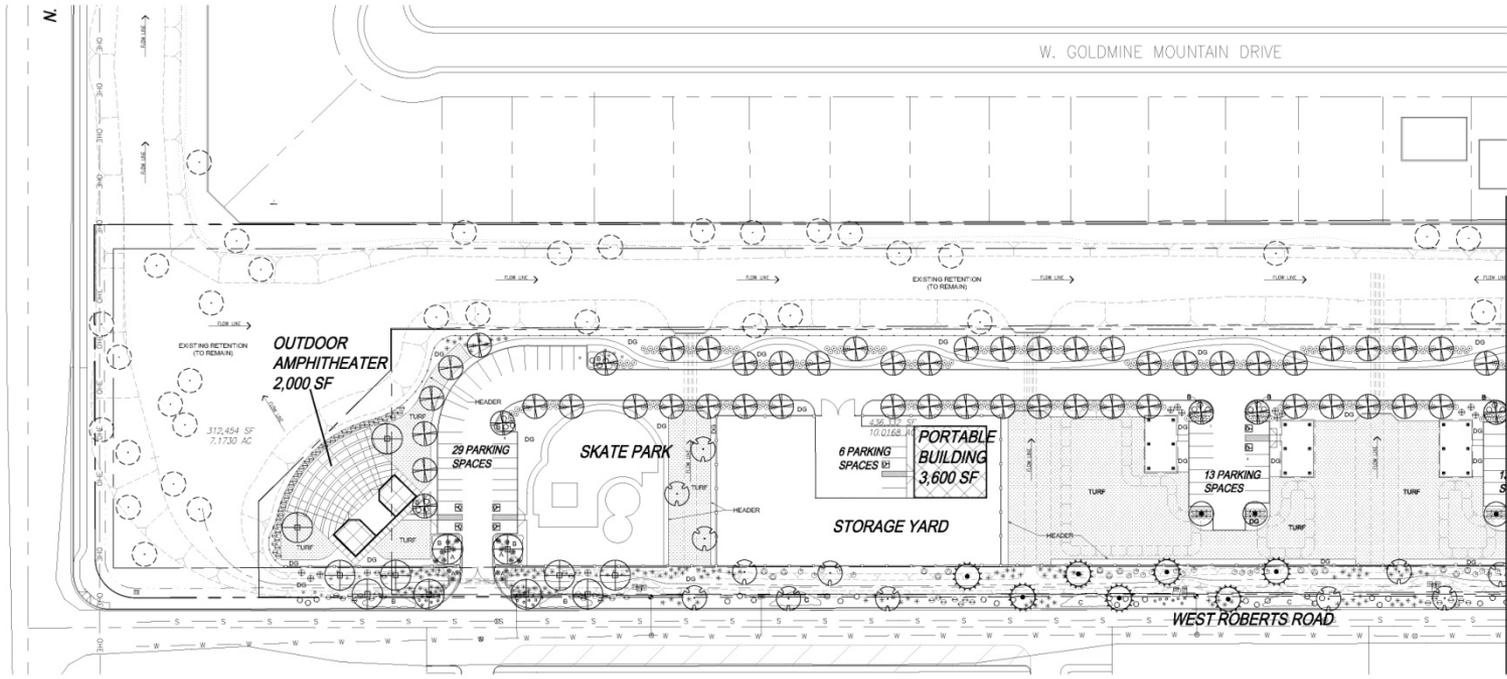
Standards	CR-1		CR-3	
	(Proposed-Parcel C-13)	(Existing, PUD)	(Proposed-Parcel C-13)	(Existing, PUD)
Min. Lot Area (sq. ft.):	16,000	16,000	7,000	7,000
Min. Lot Width (ft):	90	90	60	60
Max. Height (ft):	36	30	36	30
Min. Building Setbacks (ft):				
Front:	20	20	20	20
Side:	10	10	8	8
Side Street:	15	15	8	8
Rear:	25	25	25	25
Buildable Area (Max Lot Coverage (%)):	None	None	40	40
Min. Parking (spaces)	1/250	2/D.U.	1/250	2/D.U.

Plot Scale: 1"=20'-0" (0.640m) - Drawing Scale: 1/1000
 Date: 1/2/2010 10:57:41 AM
 User: Paul Hollar
 User: Paul Hollar
 User: Paul Hollar



OVERALL SITE PLAN





MATCHLINE SEE SHEET L-2

PROPOSED PLANT LIST

SYMBOL	TREE	SIZE/COMMENTS	SHRUBS	SIZE/COMMENTS
(Circle with cross)	EXISTING TREE TO REMAIN	N/A	AGAVE SPECIES AS SELECTED	5 GAL, 33 QTY
(Circle with dot)	PROSPERITY AZZI	24" BOX, LOW BREAKING	JUSTICIA CALIFORNICA	5 GAL, 72 QTY
(Circle with horizontal lines)	AZI HYBRID MESQUITE	25 QTY	OLYMPIA	5 GAL, 230 QTY
(Circle with vertical lines)	PROSPERITY VELUTINA NATIVE MESQUITE	15 GAL, LOW BREAKING 20 QTY	MULLENBERGIA SPIDA NASHVILLE GRASS	5 GAL, 230 QTY
(Circle with diagonal lines)	FRANKLIN FAN TEX FAN TEX ASH	24" BOX, LOW BREAKING 12 QTY	TEUCOMA VIRIDIS JUBILEE ORANGE & LILAC TEUCOMA	5 GAL, 14 QTY
(Circle with horizontal lines)	FRANKLIN FAN TEX FAN TEX ASH	15 GAL, LOW BREAKING 40 QTY	RUELLIA PENINSULARIS BANANILLA	5 GAL, 180 QTY
(Circle with vertical lines)	DALBERGIA SIBBOO DALBERGIA	15 GAL, LOW BREAKING 34 QTY	LEUCOPHYLLUM LANGMANIAE TRIO BRAYO SAGE	5 GAL, 425 QTY
(Circle with diagonal lines)			SAMBRODIA CHINDENSIS JOJOBA	5 GAL, 17 QTY
(Circle with horizontal lines)			CAESALPINA MEXICANA MEDICINAL BIRD OF PARADISE	5 GAL, 47 QTY
(Circle with vertical lines)			HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 100 QTY
(Circle with diagonal lines)			GROUNDCOVER	
(Circle with cross)			ERICACERIA LAURIFOLIA TURKOPHETE BURN	1 GAL EA, 62 QTY
(Circle with dot)			AMERSONIA DELTOIDEA ENIGMA FERNOCIA 70% BURSAGE/ SPURBUTTLE BUSH MIX	1 GAL EA, 29 QTY
(Circle with horizontal lines)			LANTANA NEW BOLD NEW GRASS LANTANA	1 GAL @ 3" O.C. 345 QTY
(Circle with vertical lines)			ROSMARINUS 14 CARPET MANTONING CARPET ROSEMARY	1 GAL @ 3" O.C. 345 QTY
(Circle with diagonal lines)			ACACIA DESERT CARPET DESERT CARPET ACACIA	1 GAL @ 3" O.C. 182 QTY
(Circle with horizontal lines)			DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING HOA	2" THICK TYP
(Circle with vertical lines)			180-IRON HYBRID SOO	500

PARTIAL CONCEPTUAL PLANTING PLAN WEST HALF



- GENERAL NOTES**
- ALL PLANTING NEEDS TO BE AT TOP DRESSING OF DECOMPOSED GRANITE. SIZE & COLOR TO MATCH EXISTING. IF STOCK TOP APPLIED OVER PRE-CEMENT PORTLAND SPECIES, 2" APPLICATION MIN.
 - ALL HEADS TO BE CONCRETE. CRUATIA CLUMP OR EQUAL.
 - ALL TREES IN TURF AREAS ARE TO HAVE ARROW DAMPS.
 - ALL TURF TO BE MID-IRON HYBRID SOO.



G.K. FLANAGAN ASSOCIATES
 4525 N. 46th Street
 TUCSON, AZ 85712
 520.322.5847
 520.322.5850 fax

SAN TAN HEIGHTS COMMUNITY CENTER
 A SAN TAN HEIGHTS ASSOCIATION
 PROJECT BY
 ROBERTS AND THOMPSON ROAD
 SAN TAN VALLEY, AZ



DATE: 01/27/2015
 DRAWN BY: JH
 CHECKED BY: JH
 DATE: 01/27/15
 APPROVED:

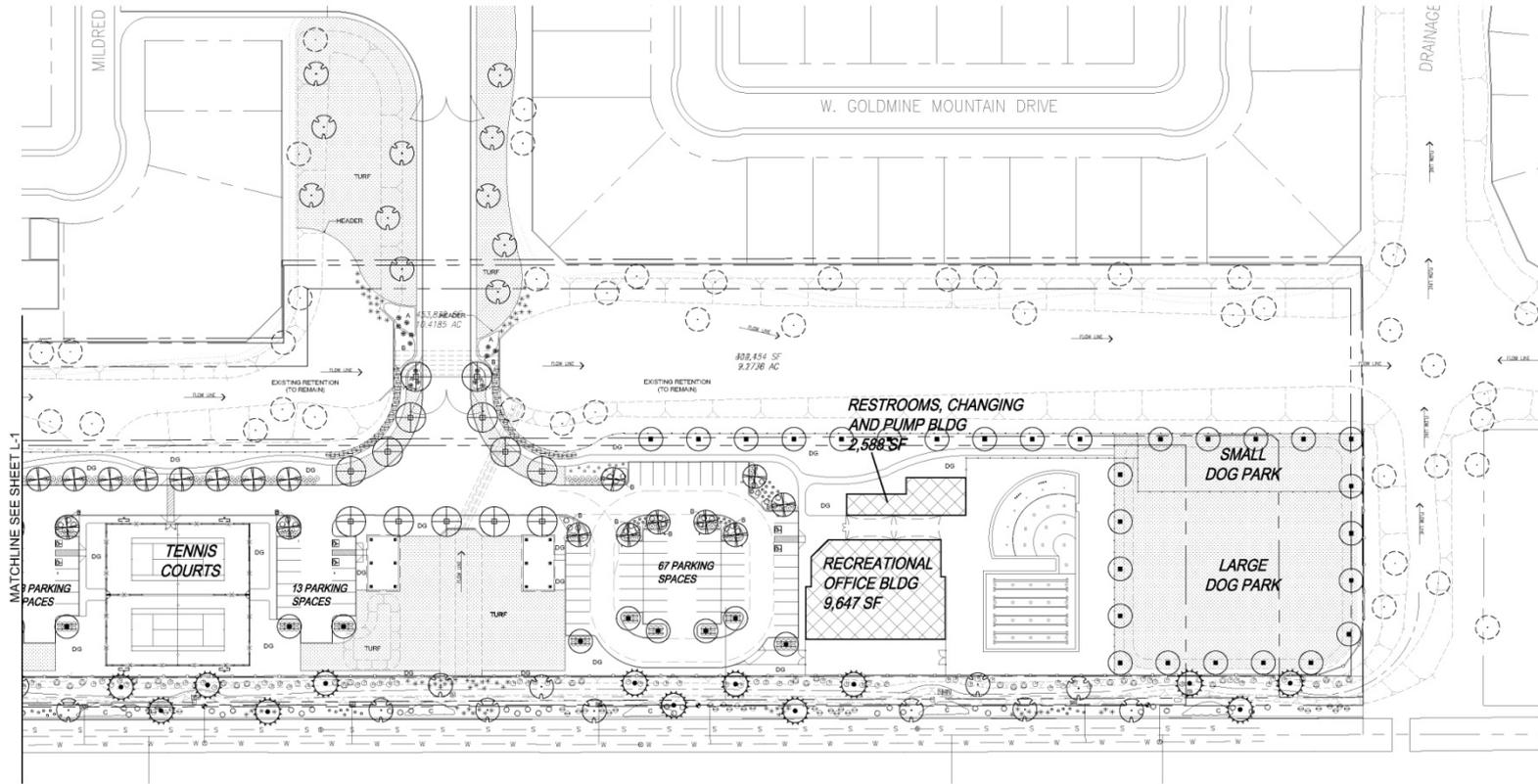
DEV PLAN

HDA ARCHITECTS, L.L.C.
 699 N. Gilbert Road, Suite C-200, GILBERT, AZ 85031
 TEL: (480) 252-8800 FAX: (480) 252-8805
 10000 W. GREENWAY AVENUE, SUITE 100
 WEST VALLEY, AZ 85142
CONCEPTUAL PLANTING PLAN WEST HALF



Sheet No. **T-1**

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PROPOSED PLANT LIST

TREES	SIZE/COMMENTS	SHRUBS	SIZE/COMMENTS	GROUNDCOVER	SIZE/COMMENTS
EXISTING TREE TO REMAIN	N/A	AGAVE SPECIES AS SELECTED	5 GAL 33 QTY	ERICARPERA LARICIFOLIA TURPENTINE BUSH	1 GAL EA, 62 QTY
PROSPERIS AZT	24" BOX, LOW BREAKING	JUSTICIA CALIFORNICA CALIFORNIA	5 GAL 72 QTY	AMERISOLA DELTOIDEA ENGLISH FERNBUSH	1 GAL EA, 28 QTY
AZT HYBRID MESQUITE	24" BOX, LOW BREAKING	MULLENBERGIA RIGIDA NASHVILLE GRASS	5 GAL 200 QTY	70% BURSAGE/ SPURGITTE BUSH MIX	1 GAL @ 7" O.C. 245 QTY
PROSPERIS VELUTINA NATIVE MESQUITE	15 GAL, LOW BREAKING	TEUCOMA VIRGATA JUBILEE ORANGE & BLUE TEUCOMA	5 GAL 14 QTY	LANIATA NEW BOLD NEW GRASS LANIATA	1 GAL @ 7" O.C. 245 QTY
FRANKLIN FAN TEX FAN TEX ASH	24" BOX, LOW BREAKING	RUELLIA PENINSULARIS BAN BAN RUELIA	5 GAL 180 QTY	ROSMARINUS H. CARPET MANTINGTON CARPET ROSEMARY	5 GAL @ 7" O.C. 180 QTY
FRANKLIN FAN TEX FAN TEX ASH	15 GAL, LOW BREAKING	LEUCOPHYLLUM LANGMANIANE TRIO BRAYO SAGE	5 GAL 425 QTY	ACACIA DESSERT CARPET DESERT CARPET ACACIA	1 GAL @ 7" O.C. 180 QTY
DALBERGIA SIBSDO DALBERGIA	15 GAL, LOW BREAKING	SAMBONDISA CHINDENSIS JOJOBA	5 GAL 17 QTY	DECCOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING HOA	2" THICK TYP
		CAESALPINA MEXICANA MEXICANA BIRD OF PARADISE	5 GAL 47 QTY	TURF	140 IRON HYBRID 500 500
		HESPERALOE PARVIFLORA RED YUCCA	5 GAL 100 QTY		

**PARTIAL CONCEPTUAL PLANTING PLAN
EAST HALF**



- GENERAL NOTES**
1. ALL PLANTING NEEDS TO BE AT TOP DRESSING OF DECOMPOSED GRANITE. SIZE & COLOR TO MATCH EXISTING. IF SOIL TOP APPLIED OVER PRE-CREMENT PERFORM SPEC. & APPLICATIONS M.M.
 2. ALL HEADS TO BE CONCRETE, CRUATITE CLUMP OR EQUAL.
 3. ALL TREES IN LUMP HEADS ARE TO HAVE ANCHOR DAMPERS.
 4. ALL TURF TO BE MID-IRON HYBRID SOG.



SAN TAN HEIGHTS COMMUNITY CENTER
 A PROJECT OF THE SAN TAN HEIGHTS ASSOCIATION
 1000 W. ROBERTS AND THOMPSON ROAD
 SAN TAN VALLEY, AZ

APPROVED: 01/27/2011
 Title: Project Engineer
 Name: HDA
 Date: 01/27/11
 Address:

DEV PLAN

HDA ARCHITECTS, LLC.
 699 N. Gilbert Road, Suite C-200, GILBERT, AZ 85031
 TEL: (480) 252-5800 FAX: (480) 252-5805
 WWW.HDAARCHITECTS.COM

CONCEPTUAL PLANTING PLAN

Sheet No.
L-2

4625 N. 46th Street
 PHOENIX, AZ 85018
 602.972.8897
 602.972.8898 fax

HDA Date: 1/27/11 09:53 AM Checked: 1/11
 Drawing by: P-HDA/HDA SAN TAN HEIGHTS COMMUNITY CENTER
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Public Participation

- 2 Facility Surveys:
 - Greater than 18% response (2nd survey - 684 responses). Only 3% (21) of respondents did not support project.
- 2 Rezoning Neighborhood Meetings.
 - + 50 in attendance – 3,348 notified (03/2011):
 - + 119 in attendance - 3,279 notified (10/2014):
- + 19 HOA Board Meetings.
- + 8 HOA – Land Development Committee (LDC) Meetings.
- HOA Survey & formal vote (2013)
 - 408 responses (278 = yes; 130 = no)
- LDC held open meeting to discuss financials of project (12/2014):
 - + 80 in attendance.
- Public Hearing Notification (P&Z & BOS).
 - P&Z: Staff indicated 28 letters of support & 51 letters of opposition received. Opposition = Less than 1% of owners.
- Public Hearings (P&Z & BOS).



Key Community Concerns

- Assessment Increase:
 - Board has published – Assessments will not increase as a result of proposal.
- Lighting Impacts:
 - Project will meet or exceed Code requirements and ‘Dark Sky’ lighting principles.
- Minimal Public Outreach:
 - + 30 open meetings, facility surveys and several email blast.
 - Extensive public outreach conducted.
- Views Impacted:
 - Limited to 36-feet / 1-story (amphitheater only).
 - Site Plan redesigned in response to concerns.
- Noise Impact:
 - Limited hours of operation.
- Traffic:
 - Primary vehicle access from interior of community – off unloaded collector level street.
 - Site Plan redesigned in response to concerns.
- Transitional Land Use:
 - Community Facility, ancillary recreational amenities and open space areas serves as a greater transition/buffer than residential lots.

Planning & Zoning Commission Concerns

- Amenities – Types & Quantities:
 - Site Plan illustrates top desired amenities by residents.
 - Required to illustrate greatest use intensity.
- Drainage / Flooding:
 - Design will comply with all Pinal County requirements.
 - Improvements to site will address, if not improve existing drainage issues.
 - Design will account for and accommodate previously approved drainage concepts.
 - Design will verify offsite flow quantities to ensure proposed drainage facilities are adequately sized to safely convey runoff through the property.
 - Staff has approved preliminary concepts.
- Mountain Vista Middle School Re-Use:
 - Change of occupancy type would require building modifications.
 - Short term leases.
 - Not part of PAD amendment request.

Closing Thoughts

- Supported by majority of community.
- Furthers vision of Comprehensive Plan.
- Extensive public outreach.
- No adverse impacts to public health, safety & welfare.
- Compatible & transitional land use; Promotes orderly growth & development.
- Enhances long term community livability – building community and fostering social interaction.

Amphitheater Examples



Amphitheater Examples

