



PINAL • COUNTY
wide open opportunity

PZ-PD-016-14

4/08/15

Community Development Department

PZ-PD-016-14

□ Proposal:

- Approval of an amendment to the San Tan Heights PAD (PZ-PD-037-99) to allow development of community facilities and recreational amenities
- 17.6± acres in the CR-1 and CR-3 PAD zones

□ Location:

- Northeast corner of Thompson Road and Roberts Road

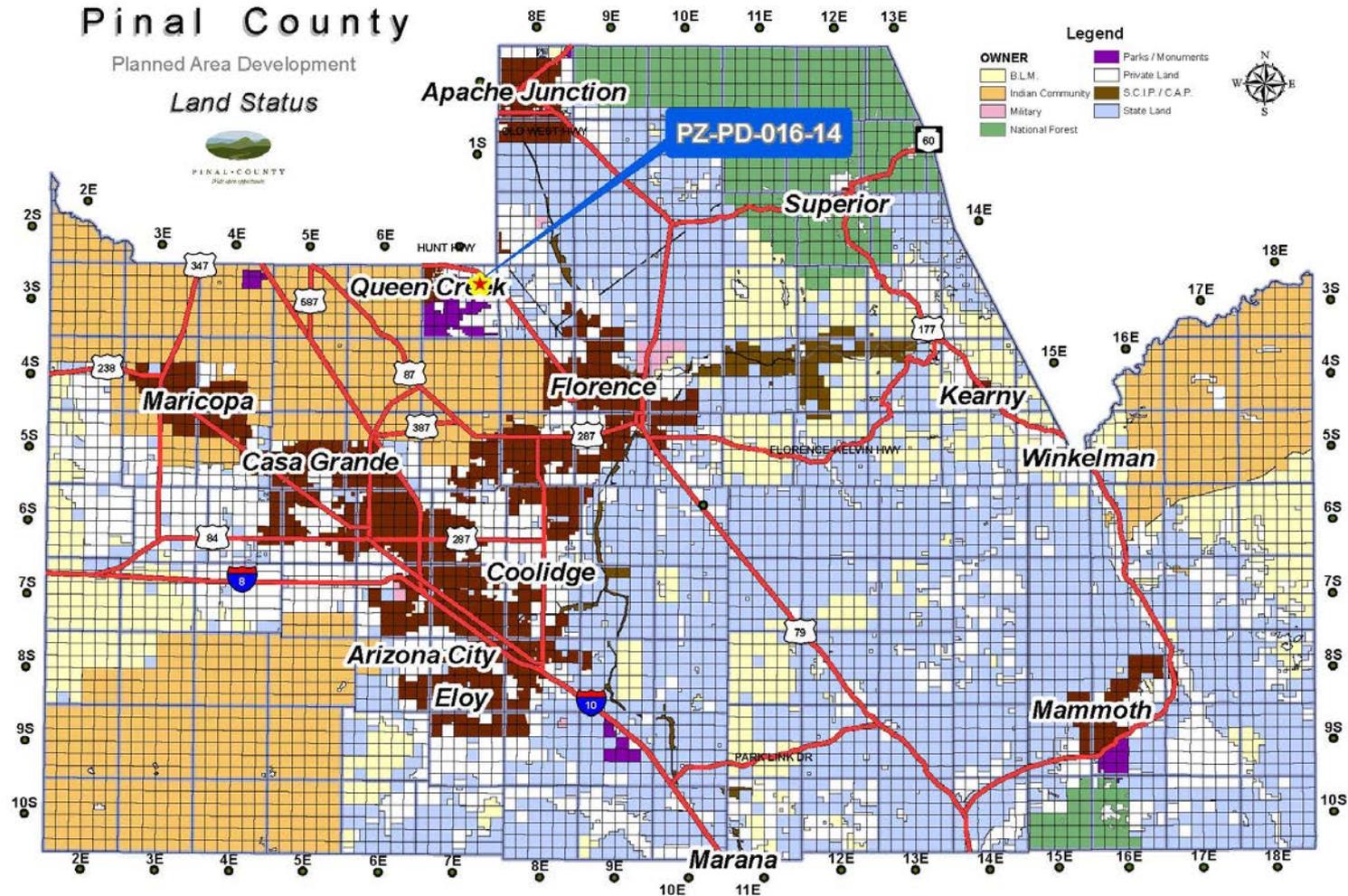
□ Applicant:

- San Tan Valley Homeowners Association
- Iplan Consulting, agent

County Map



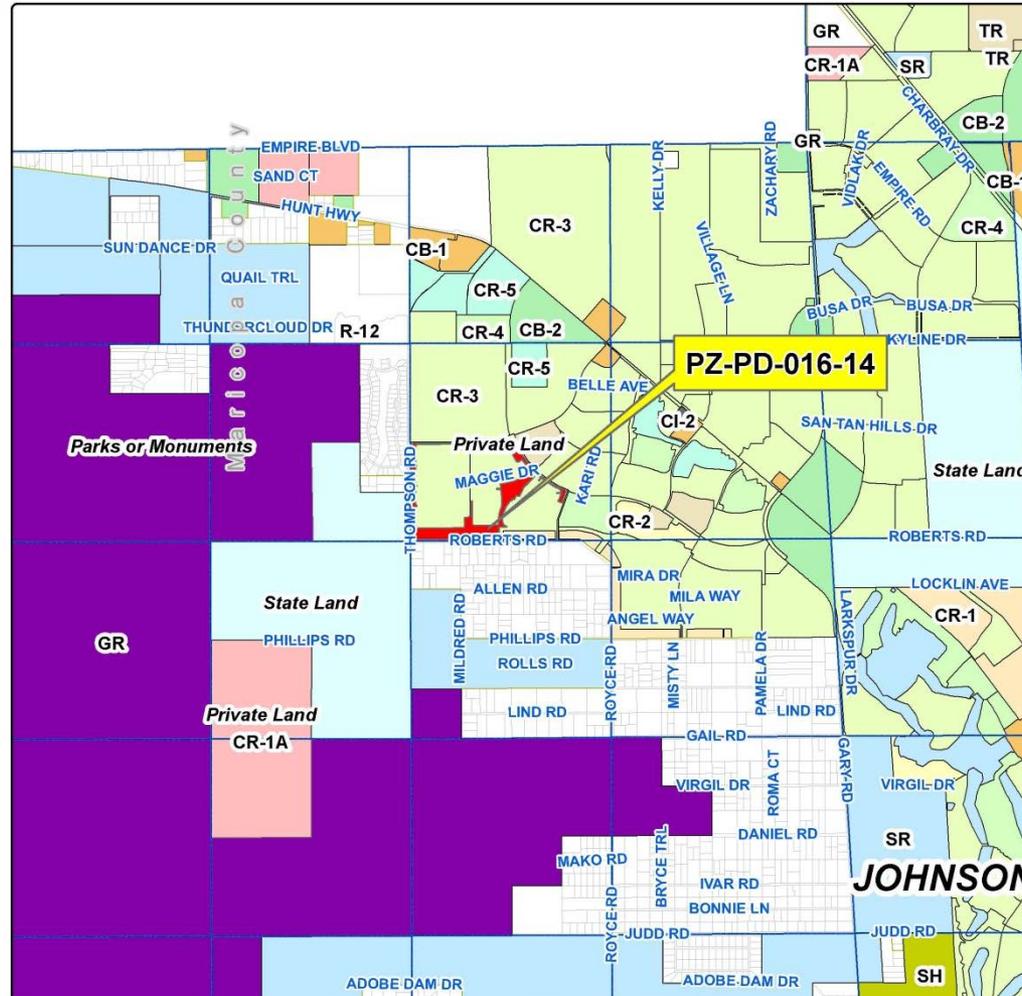
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Area Map



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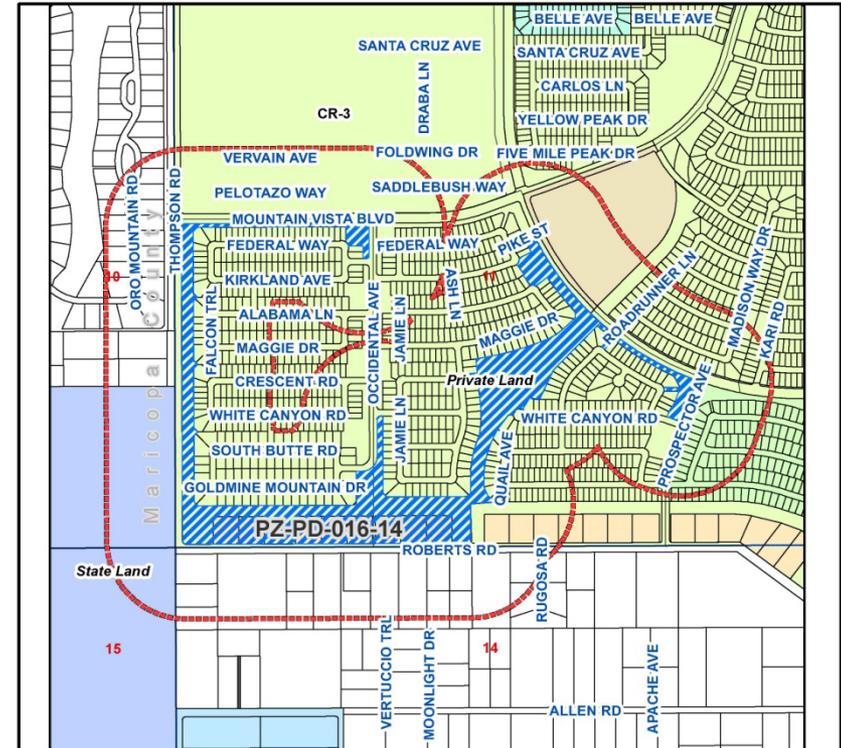


Existing Zoning



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- CR-1 and CR-3/PAD
- Single Residence Zones



Planned Area Development

PZ-PD-016-14: requested by San Tan Heights Homeowners Association, landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the San Tan Heights (PAD) Overlay District (PZ-PD-037-99) to allow development of community facilities and recreational amenities in the CR-1 and CR-3 zones; situated in a portion of the SW ¼ of Section 11, T03S, R07E G&SRB&M, tax parcels 516-01-645 through 516-01-652 and 516-01-653A (legal on file) (located on the NEC of Thompson Road and Roberts Road in the San Tan Valley area).

Current Zoning: CR-1, CR-3
Request Zoning: PAD
Current Land Use: MLDR, VLDR



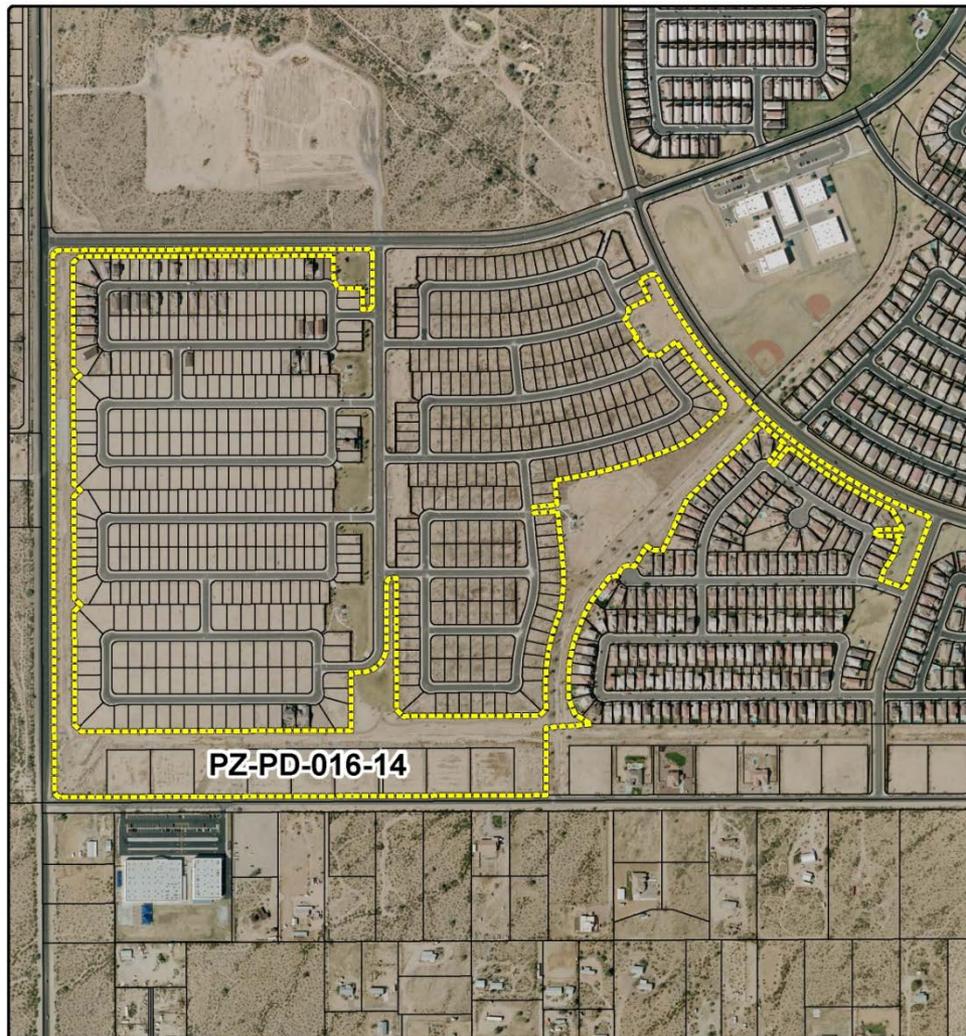
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Legal Description: 1/4 of a portion of Section 11, T03S, R07E, G&SRB&M, tax parcels 516-01-645 through 516-01-652 and 516-01-653A (legal on file) (located on the NEC of Thompson Road and Roberts Road).	Owner/Agent: Iplan Consulting	Multiple Owners: Yes
Map No.: T03S-R07E Sec 11	Sheet No.: 1 of 1	Date: 10/18/11
Scale: AS SHOWN	City: San Tan Valley	County: Maricopa
Case Number: PZ-PD-016-14	Page: 1 of 1	Case: PZ-PD-016-14

Aerial Photo



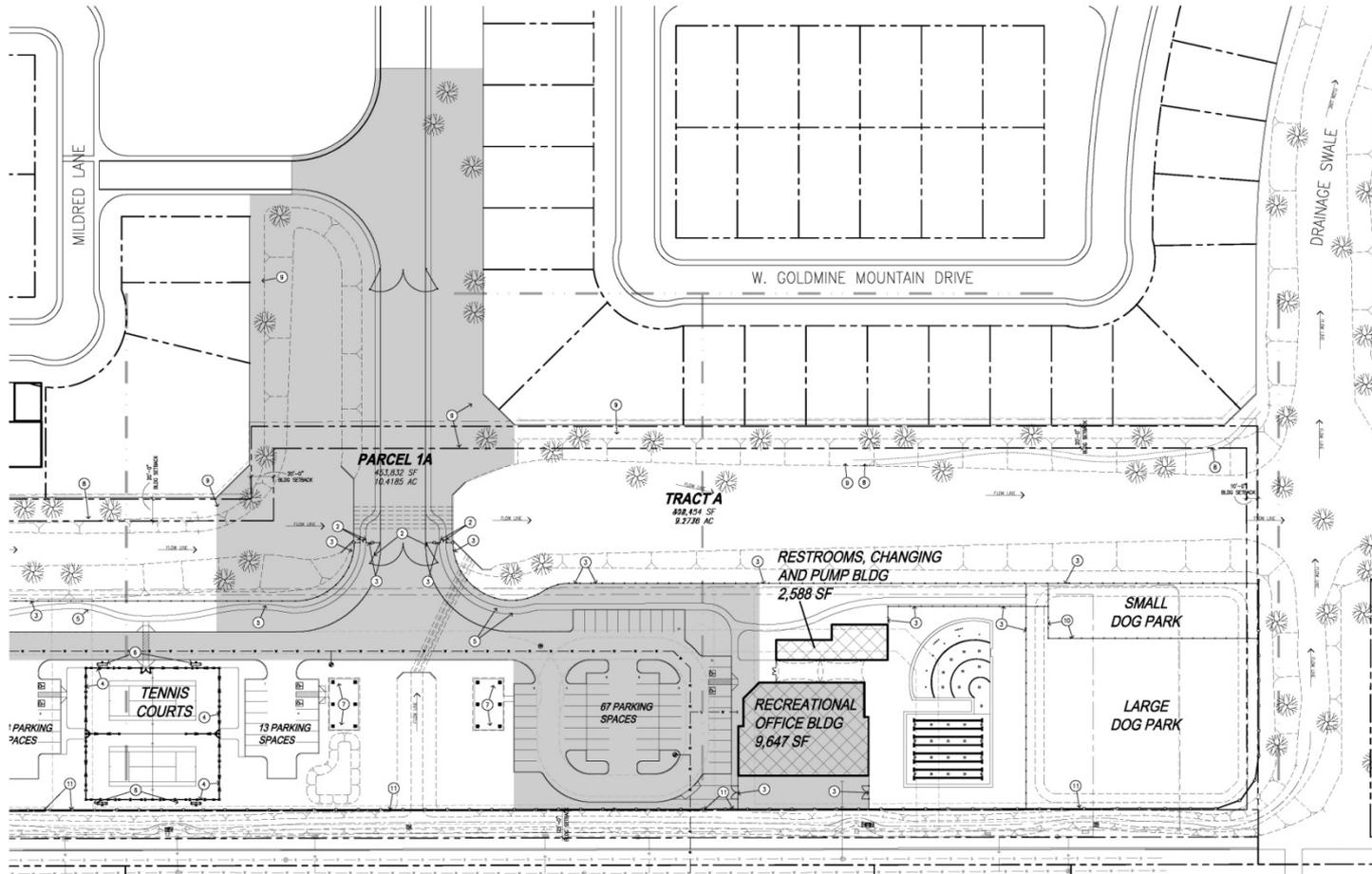
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Development Plan (East)



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



DATE: 10/15/13
SHEET NO.: 1024
SCALE: 1" = 40'-0"

DEV. PLAN

HDA ARCHITECTS, LLC
409 N. Gilbert Road, Suite C-200, Gilbert, AZ 85294
TEL: (480) 859-8500 FAX: (480) 859-8606

PLANNED AREA DEVELOPMENT FOR SAN TAN HEIGHTS HOA COMMUNITY FACILITY

HDA ARCHITECTS, LLC
Sheet No.
DP04

OWNER / DEVELOPER - SAN TAN HEIGHTS HOME OWNERS ASSOCIATION
270 EAST HUNT HIGHWAY SUITE 16 #137
SAN TAN VALLEY, AZ 85143

APPLICANT - HDA ARCHITECTS, LLC - PAUL HODIAL
HODIAL ENGINEERING - BREWSTER STEPHENSON

PLANS PREPARED BY - HDA ARCHITECTS, LLC - PAUL HODIAL
HODIAL ENGINEERING - BREWSTER STEPHENSON

EXISTING ZONING - PUD, OR-1, CR-3
RESTRICTED ZONING - PUD, OR-1, CR-3

HODIAL'S REGIONAL DEVELOPMENT DIVISION HAS REVIEWED DEVELOPMENT AS PROJECTED IN REGIONAL FINAL REPORT, DECEMBER 2008 @ HUNT HIGHWAY APPROXIMATELY 1 MILE NORTH OF SITE.

PLANNED AREA DEVELOPMENT FOR
SAN TAN HEIGHTS HOA COMMUNITY FACILITY



SCALE: 1" = 40'-0"



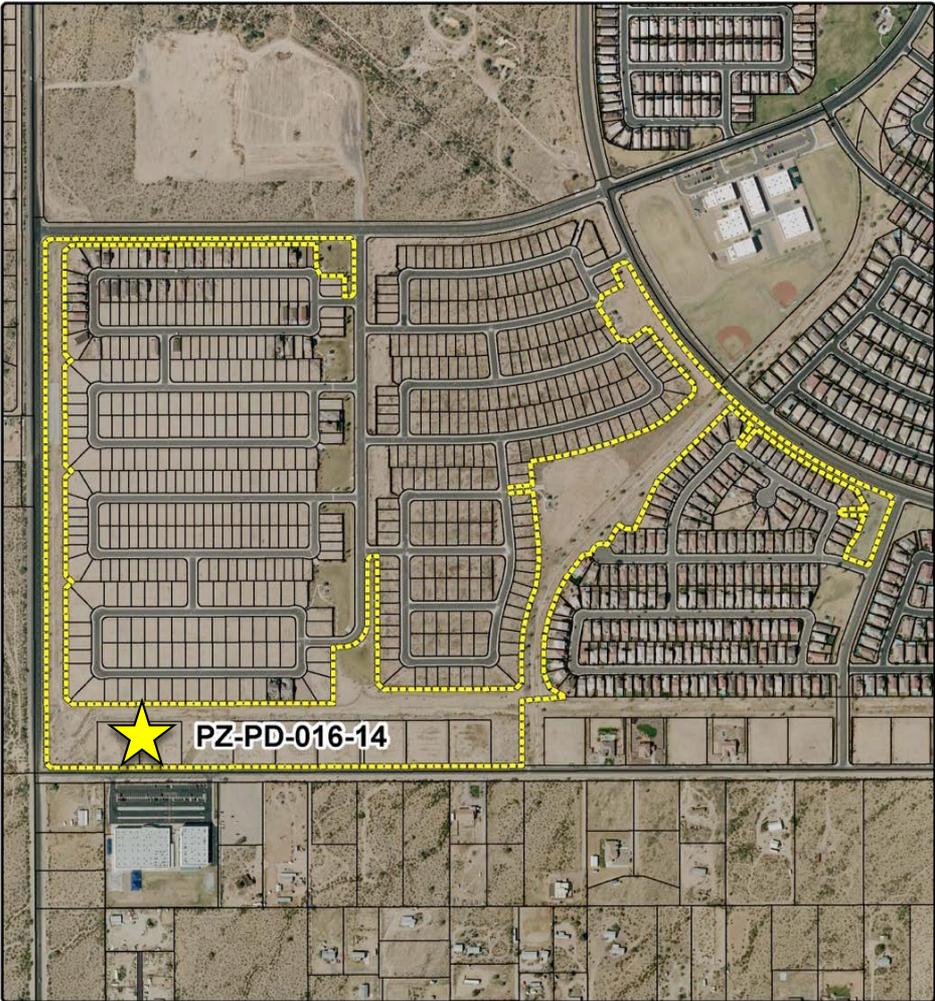
1. 6'-0" HIGH CMU WALL.
2. 6'-0" HIGH ORNAMENTAL STEEL GATE.
3. 6'-0" HIGH ORNAMENTAL STEEL FENCE.
4. 12'-0" HIGH CHAINLINK FENCE.
5. 4" CONCRETE SIDEWALK ON PREPARED SUBGRADE.
6. STONE CURB LIGHTING.
7. EXISTING TRAIL.
8. EXISTING TRAIL.
9. PROPOSED TRAIL.
10. 6'-0" HIGH CHAINLINK FENCE.
11. 6'-0" HIGH ORNAMENTAL STEEL AND MASONRY WALL.
12. 6'-0" HIGH MASONRY WALL.
13. 6'-0" HIGH ORNAMENTAL STEEL GATE.

File No.: 13-015 (000) Date: 10/15/13
Drawing No.: 13-015-001
Scale: 1" = 40'-0"
Date: 10/15/13

Photo Location



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Looking North



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Looking South



PINAL COUNTY
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Looking East



PINAL • COUNTY
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Looking West



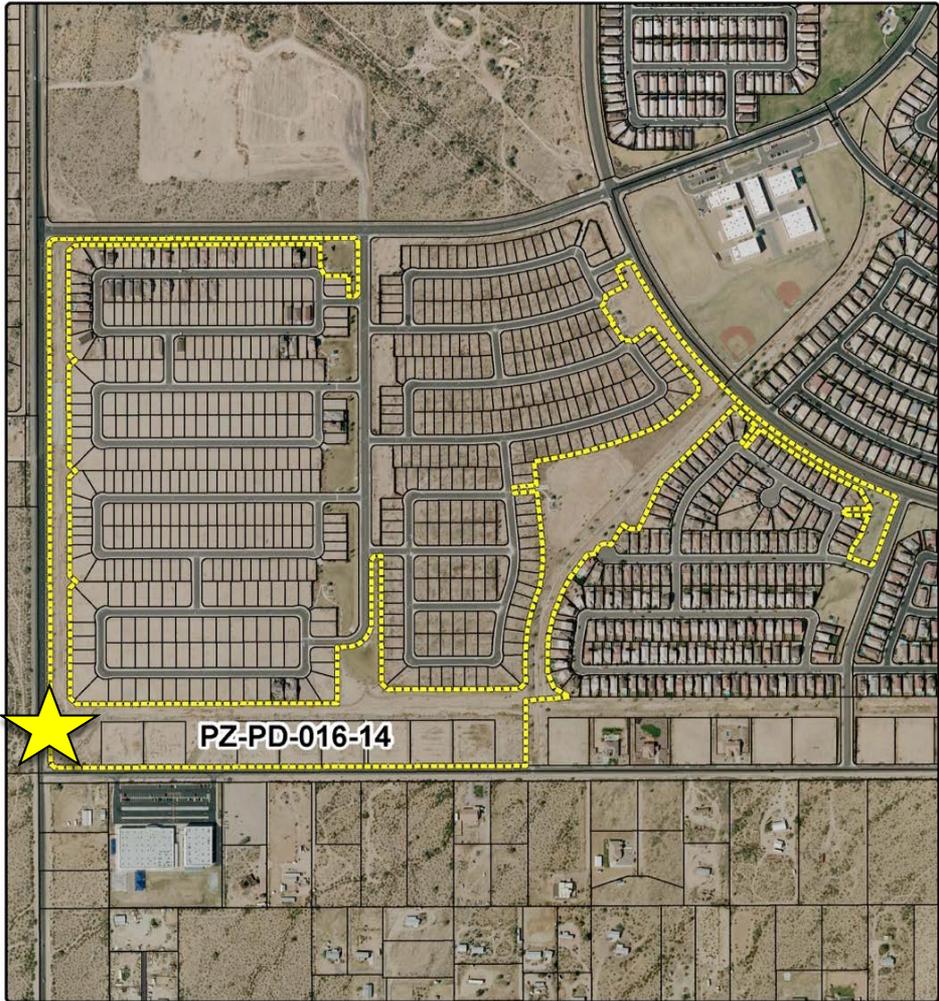
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Photo Location



PINAL COUNTY
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Looking North



PINAL • COUNTY
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Looking South



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Looking East



PINAL • COUNTY
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Looking West



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PZ-PD-016-14

- Letters and Comments to date
 - ▣ Opposition
 - 52 (letters/emails/petition signatures)
 - 21 within 300' protest area
 - ▣ Support
 - 29 (letters/emails)

Commission Recommendation

- Denial (5-4)
- If the Board chooses to approve, there are 15 stipulations associated with this case