



PINAL • COUNTY
wide open opportunity

PZ-PA-004-15

10/28/15

Community Development Department

PZ-PA-004-15



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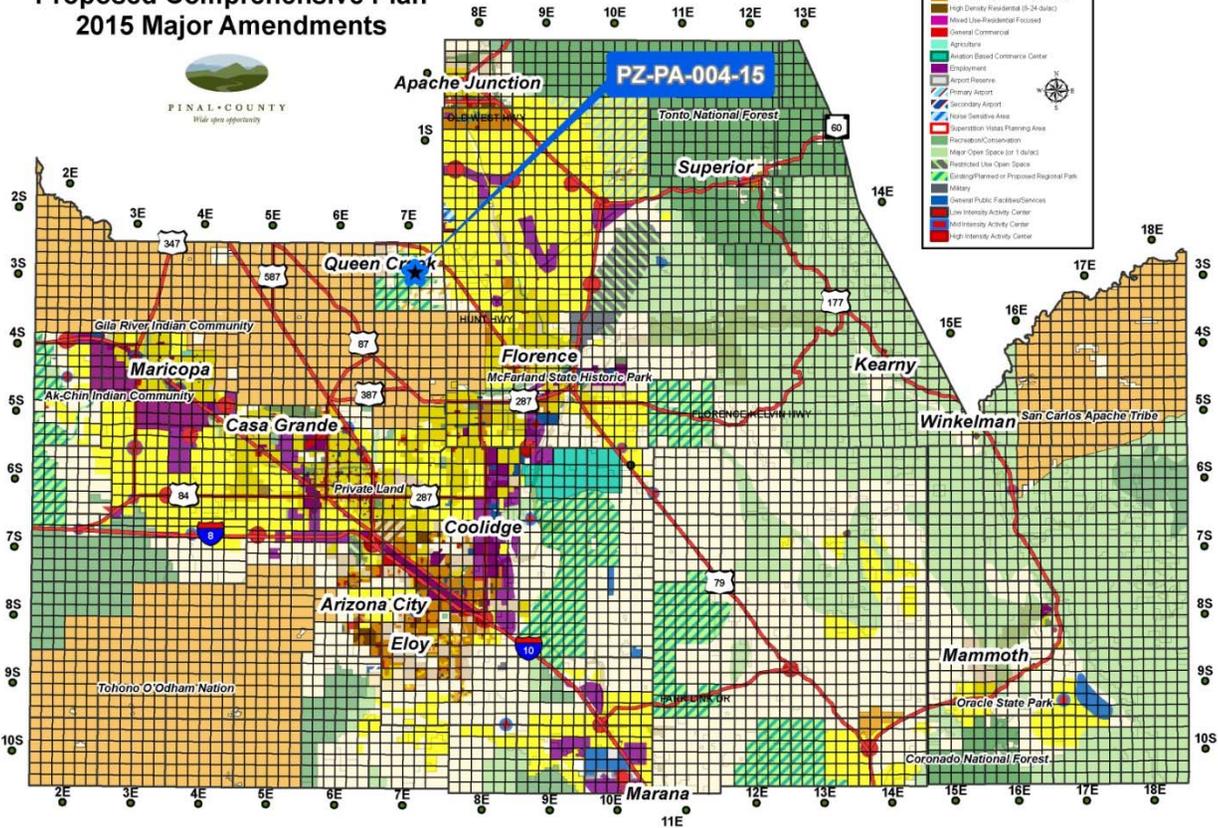
- Proposal:
 - ▣ Change in the Comprehensive Plan designation from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac).
 - ▣ 320± acres
- Location:
 - ▣ South side of Phillips Road approximately .5 mile west of Thompson Road. Adjacent to San Tan Mountain Regional Park
- Applicant:
 - ▣ San Tan 320, LLC.

County Map

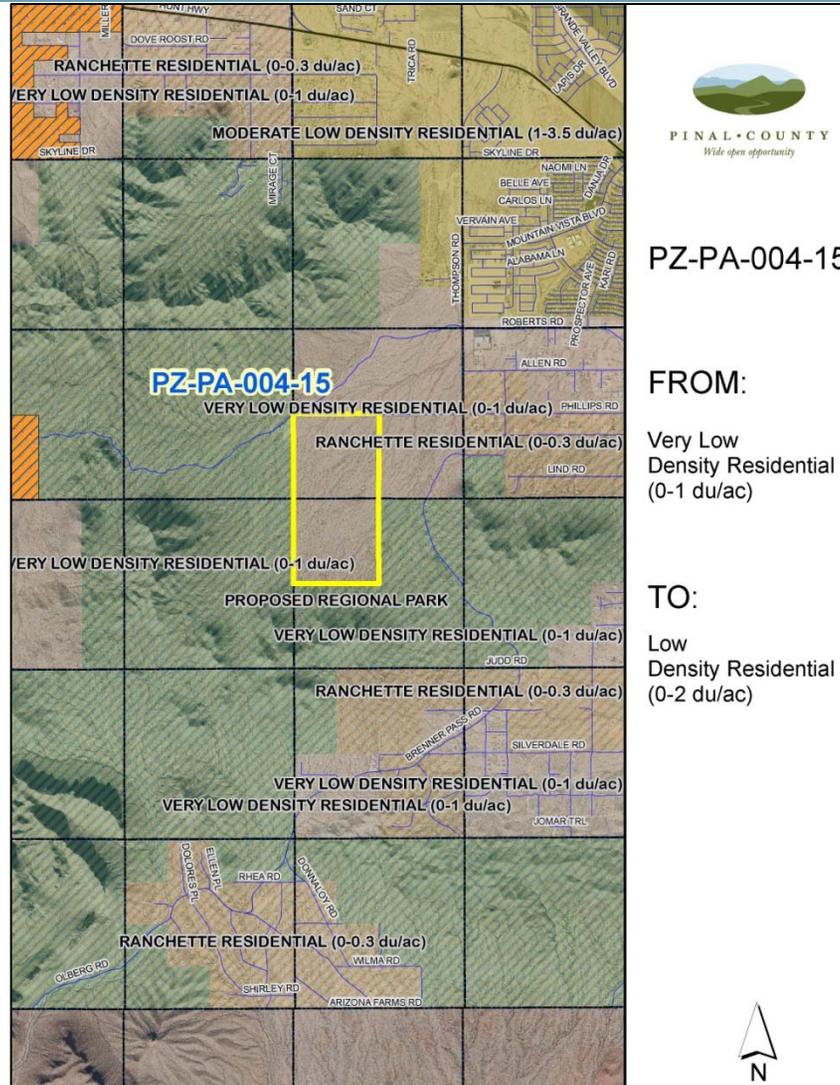


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Proposed Comprehensive Plan 2015 Major Amendments

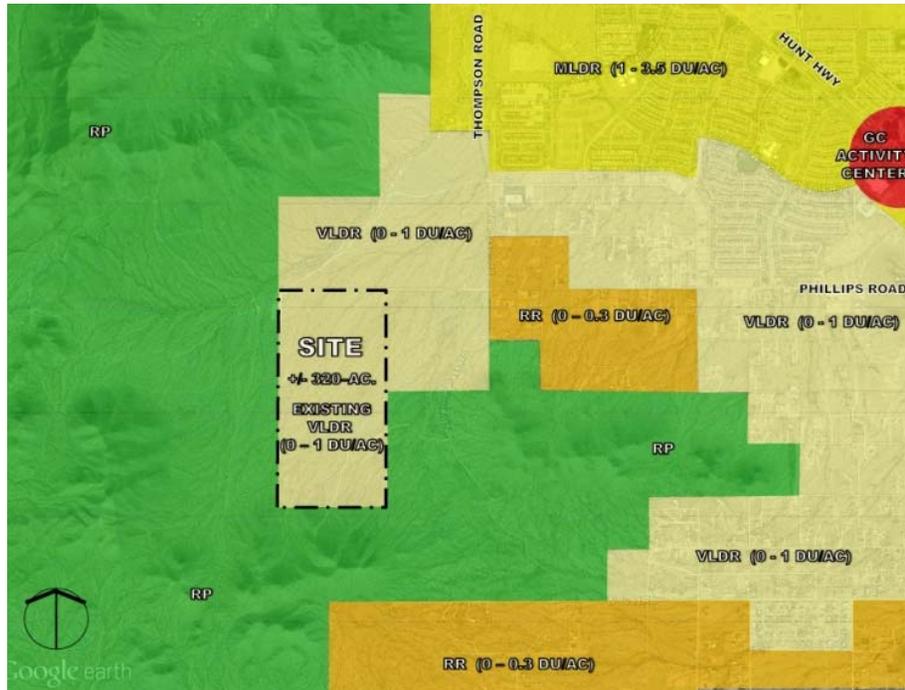


Project Location

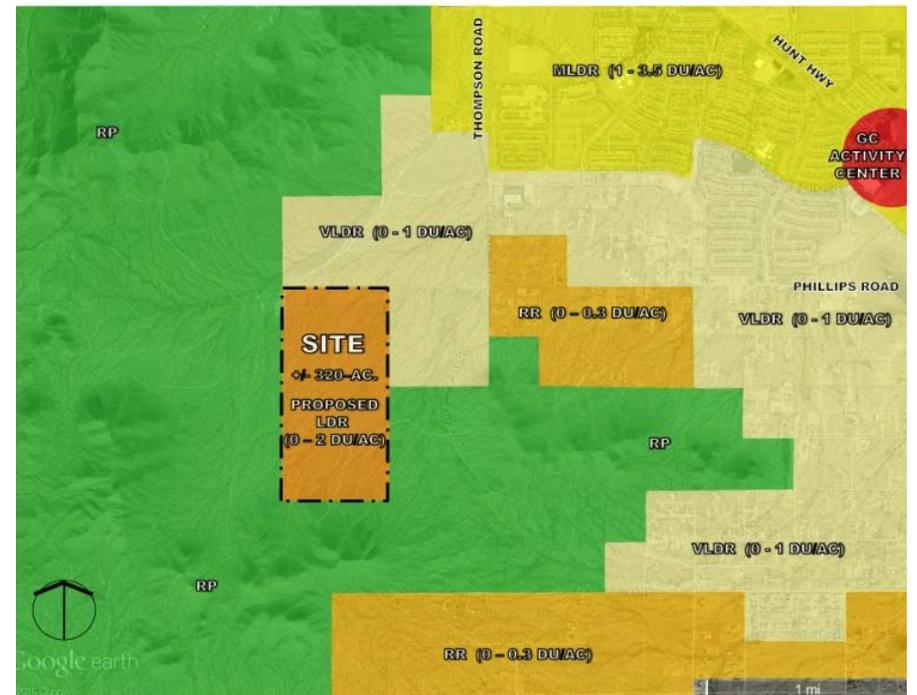


Applicant Proposal

Existing



Proposed



Aerial Photo



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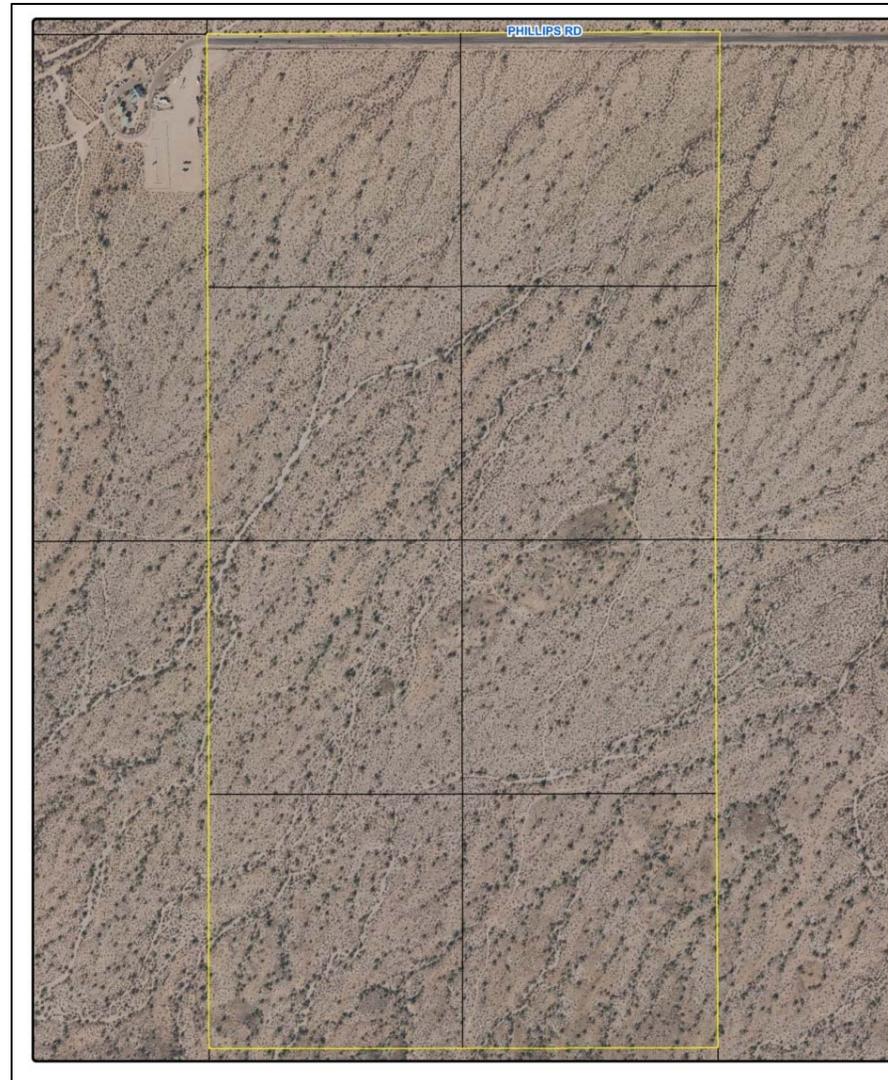
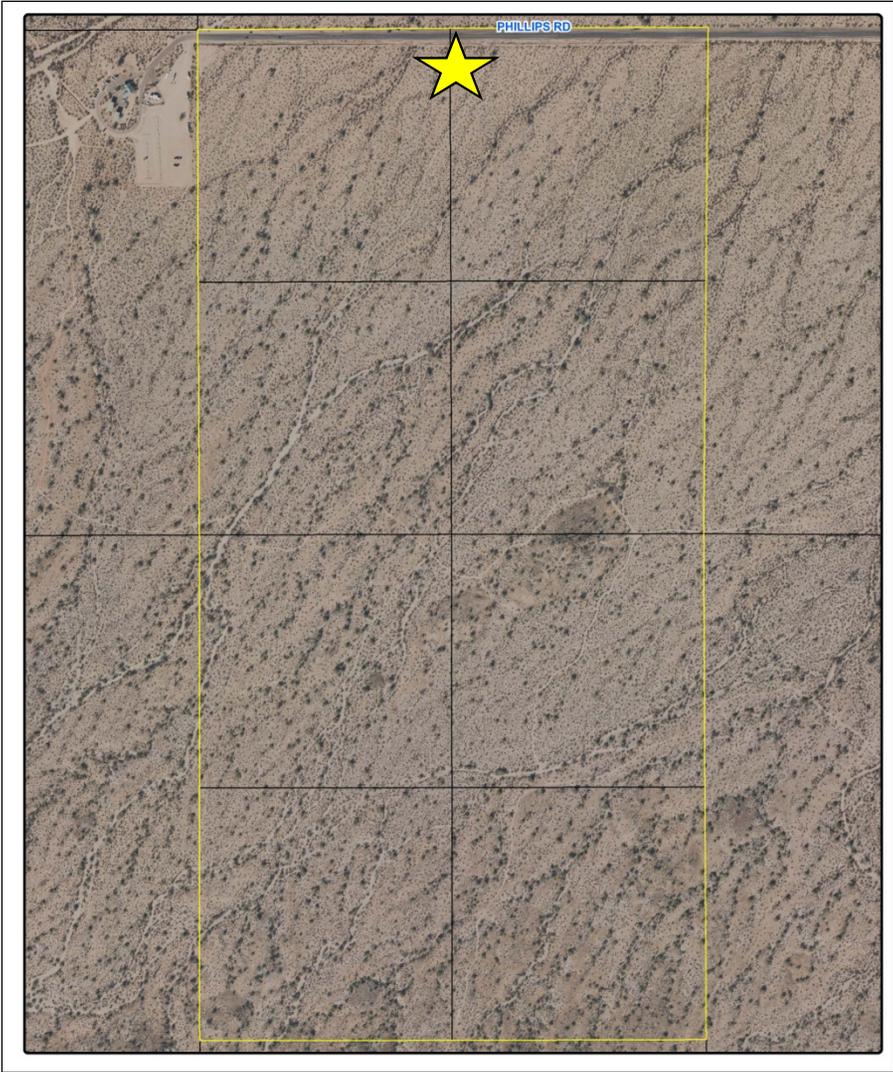


Photo Location



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Looking North



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Looking East



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Looking South



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Looking West

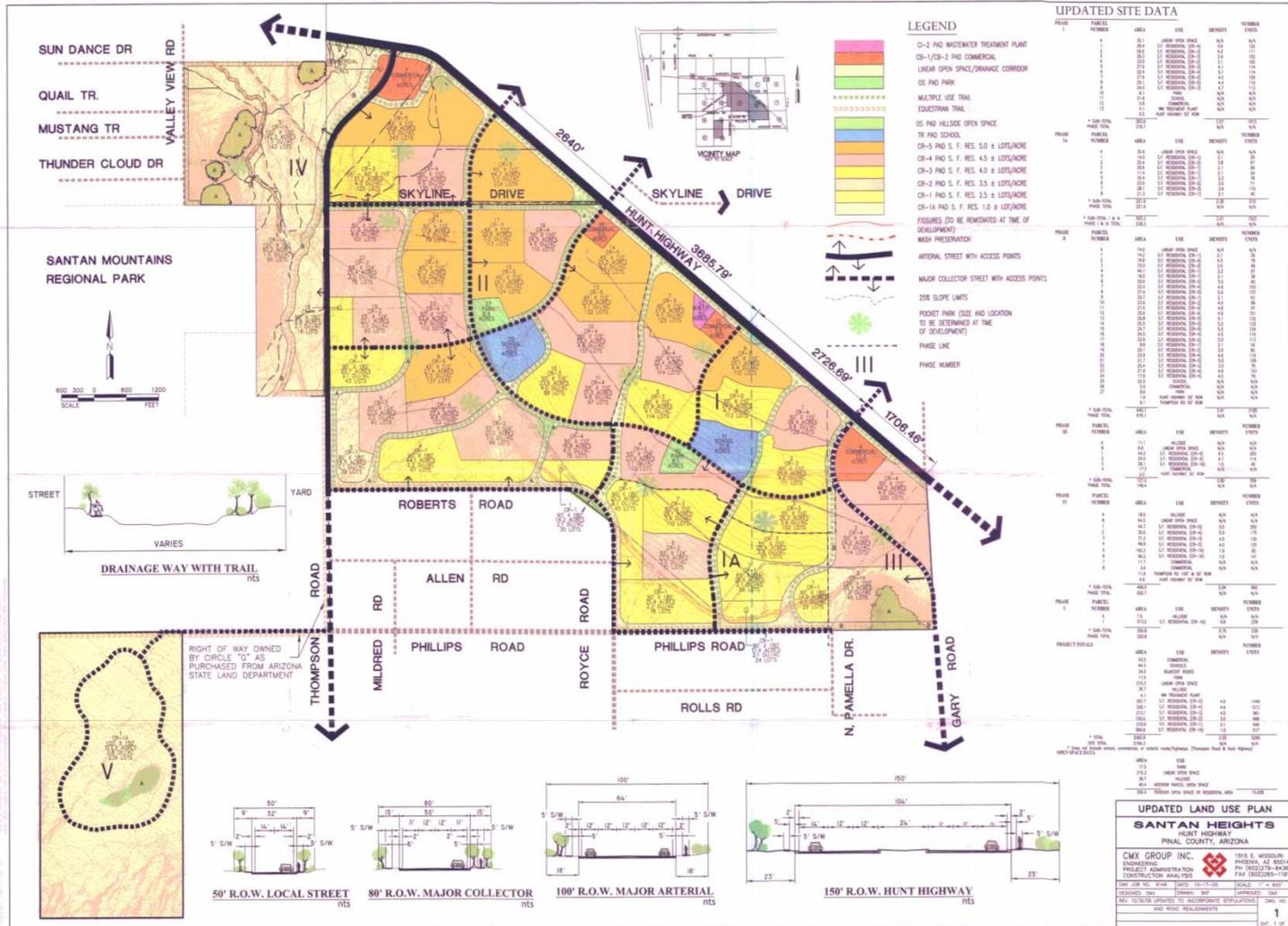


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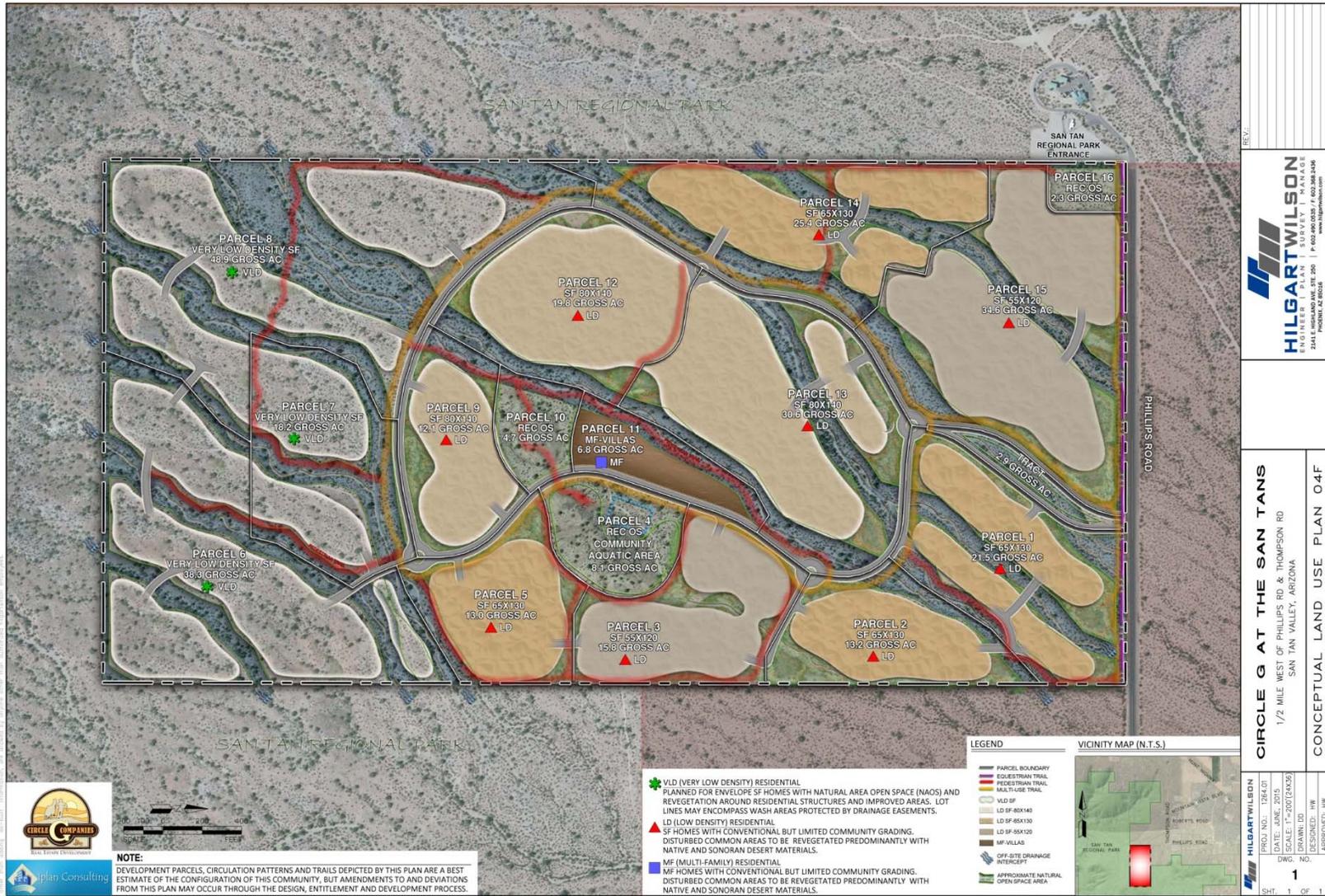


Current Site Plan

PZ-PD-037-99



Conceptual Site Plan



Suburban Residential Planning Guidelines

- Intent is to provide a rural lifestyle with options for compatible suburban development
- Consider compatibility and relationship to existing and proposed neighborhoods
 - ▣ Integration of open space, parks, trails, recreational amenities and high quality improved open space
- Development impact on the transportation system
 - ▣ Doubling the potential density has the potential to adversely affect the surrounding network
 - ▣ TIA with zoning submittal
- Impact on San Tan Mountain Regional Park
 - ▣ 2.3 acre parcel adjacent to the park provides potential interface

Recommendations



- Citizen Advisory Committee
 - ▣ Voted unanimously (8-0) to recommend approval.

- Planning and Zoning Commission
 - ▣ Voted unanimously (9-0) to recommend approval

- Staff Recommendation
 - ▣ Staff recommends approval of this request