

**NARRATIVE REPORT
FOR
GOLDMINE MOUNTAIN ESTATES - A PLANNED AREA DEVELOPMENT
PINAL COUNTY, ARIZONA**

DEVELOPER:

**BORGATA DEVELOPMENT, LLC
1819 E. Southern Avenue, Suite A-10
Mesa, Arizona 85210**

ENGINEER:

**S. DANIEL COEN, P.E., RLS
COEN ENGINEERING
879 N. Plaza Drive, Suite 101 "F"
Apache Junction, Arizona 85220**

GOLDMINE MOUNTAIN ESTATES - A MASTER PLANNED COMMUNITY

PROPOSED DEVELOPMENT PLAN

INTRODUCTION

The "Goldmine Mountain Estates P.A.D." project presents a unique opportunity for development of 105 acres of private, undeveloped land, while both preserving existing desert vegetation and enhancing the natural open space through the development process. The project will entail development of 67 new single family, custom homesites on a 105 acre tract, including a 16 acre desert park consisting of a portion of Goldmine Mountain bordering on the San Tan Mountains Regional Park, and an existing desert arroyo, with riparian desert vegetation, augmented where appropriate, maintained undisturbed as enhanced natural open space. The Goldmine Mountain Estates project will create and maintain, where appropriate, linkage and natural pathways between open space areas in order to support the existing wildlife habitat.

All development will be guided by a comprehensive landscape plan, including a description of the proposed efforts to preserve and retain existing vegetation, salvage and augmentation of existing plant materials, and the proposed plant list for landscaping and revegetation of areas disturbed by construction. The landscape plan will also describe the manner in which vegetation that has to be relocated, will be transplanted, maintained, and replanted on-site, to the extent possible, as part of the development concept.

The Goldmine Mountain Estates project utilizes the concept of "clustered development" to preserve approximately 15.2% of the development's desert environment. This has been accomplished through the preservation of a 16 acre natural area, open space park tract.

The proposed development will have a density of 0.79 dwelling units per acre and will be developed as a single family residential subdivision reflecting an architectural character and landscape concept compatible with a "southwestern" Sonoran desert design theme. Strict CC&R's and architectural guidelines will call for stucco walls and tile roofs, with appropriate "desert" color palette. The Goldmine Mountain Estates project will utilize deed restrictions and strict homeowners association by-laws as means to minimize the use of turf as a ground cover and to encourage the use of desert/low water consuming landscape (Xeriscape) design themes within the community, appropriate to the area.

LOCATION

The Goldmine Mountain Estates project is located with the jurisdiction of Pinal County, Arizona. The legal description of the site to be developed is:

- (1) East Half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter, except the South 495 feet thereof, of Section 5, of Township 3 South, Range 7 East of the Gila and Salt River Baseline and Meridian, Pinal County, Arizona.

This 105 acre development is located approximately 4 miles South of Queen Creek, Arizona, immediately adjacent to the San Tan Mountain Regional Park. Access to the property is from Empire Road/Hunt Highway, South along Wagon Wheel Road. The area surrounding the development to the Southeast and South is all owned by the Maricopa County Parks System and consists of undeveloped desert/mountain parklands. The areas to the North and West of the proposed development are developed subdivision lands or proposed subdivision lands lying within the Town Limits of the Town of Queen Creek, Arizona. To the North lies the 124 acre Gold Mine Mountain subdivision, with 114 residential lots ranging in size from 3/4 acre to 1 acre, which was recently approved by the Town of Queen Creek.

DESCRIPTION

Goldmine Mountain Estates consists of one of the few large, undeveloped private parcels left in the extreme northern area of Pinal County. Partially surrounded by the Regional Park, and with its close proximity to the Johnson Ranch, Queen Creek, and the Southeast Valley -- one of the fastest growing areas in the nation -- this parcel provides an ideal opportunity for a successful land development project. The property consists of two undeveloped parcels. The southern 80 acre parcel is zoned "GR", General Rural. The balance of the site is held in a "GR" general rural zoning classification. The plan calls for ~~the rezoning of the property to the GR-1A~~ ^{"GR" General Rural} as the underlying zoning district, with the Planned Area Development Overlay Zone (PAD) to accommodate its development as a custom home subdivision with open space.

MASTER PLAN

The Goldmine Mountain Estates project may be developed in phases under an approved master development plan. Phase I would include development of the utility and street infrastructure, including development of the water distribution system, extension of electric, telephone, and CATV to the site, and the development of the entry roadway and an appropriate number of residential units to allow for a model complex and initial sales program. Additional phases would be brought on-line as sales progress, or optionally, the entire master development plan could be constructed in a single phased development.

UTILITIES

Salt River Project is the electrical supplier for Goldmine Mountain Estates, and will be supplying power from existing lines along Wagon Wheel Road. Qwest Communications is the telephone company. CATV can be either a community system owned by the developer or can be franchised out to a cable provider. Natural gas

service is available to the site from Southwest Gas. The Goldmine Mountain Estates project does lie within the Phoenix Active Management Area, and within the limits of the service area for the Queen Creek Water Company. Therefore, the Queen Creek Water Company will require the developer to construct the water distribution system to serve the needs of the subdivision, and turn over the ownership and operation of the water distribution system to the water company. Since the property is located immediately west of the existing storage tanks owned by Queen Creek Water Company, the water supply needs can be met for the subdivision with a minimum of line extensions. Individual septic systems will be utilized on the Goldmine Mountain Estates project for treatment and disposal of the wastewater from the subdivision lots.

DEVELOPMENT IMPROVEMENTS

The improvements on-site will include mass grading of the lots, streets and roadways to final grade, construction of the water distribution system, utility services, street paving, drainage facilities, and amenities, including park tract improvements.

MAINTENANCE OF STREETS AND COMMON AREAS

The roadways will be designed and constructed in accordance with Pinal County standards and will be publicly maintained County roadways. All landscaping along the boulevards and parkways, although publicly owned, will be maintained by the individual lot owners within the subdivision. The private neighborhood desert park and amenities will be privately owned and maintained by the Goldmine Mountain Estates Homeowners Association, after approval and acceptance.

QUANTITATIVE DEVELOPMENT DATA TABLE

Total Gross Acreage of Site:	104.993 Acres
Total Area of Public Streets:	7.092 Acres
Total Area of Open Space:	15.989 Acres
Total Net Area:	84.386 Acres
Percentage of Open Space:	15.22%
Total Number of Dwelling Units:	67 Units
Average Lot Area per Dwelling Unit:	44,457 Sq. Ft./D.U. (1.02 Ac)
Overall Density Proposed:	0.79 D.U./Ac

MODEL HOME COMPLEXES AND TEMPORARY CONSTRUCTION OFFICES

The Goldmine Mountain Estates project will be a custom home development. We plan to develop in one phase of construction. Since it is uncertain exactly where the model complex and temporary construction trailer/offices will be, the developer would like to reserve the right to place the model complex on an "as-needed" basis, coordinating the location with the Pinal County Development Services Department.

UNIT DESIGN, SETBACKS, AND DEVELOPMENT RESTRICTIONS

Goldmine Mountain Estates project will be a custom home subdivision. Lots within the development will be a minimum of one (1) acre (43,560 square feet) in area. Building setbacks will conform to the underlying GR General Rural zoning requirements of Pinal County's Zoning Ordinance, thirty (30') feet front setbacks, ten (10') feet side setback (15' side on street siding lots) and forty (40') rear setbacks.

A strict set of Conditions, Covenants, and Deed Restrictions will govern the development of the Goldmine Mountain Estates project, including the provisions for the Homeowners Association, Architectural Review Committee, and design guidelines for the development. These, along with the HOA Rules and Regulations and Bylaws, will be the governing tools for the review of building plans and other development guidelines for the Goldmine Mountain Estates project.

STAFF REPORT SUMMARY - BOS

MEETING DATE: August 15, 2001

CASE NO.: PZ-PD-018-01

APPLICANT: Borgata Development LLC, c/o Kyle Hiatt, 1819E. Southern B-10, Mesa, Arizona 85204

REPRESENTATIVE/ENGINEER: S. Daniel Coen, Coen Engineering, 879 N. Plaza Drive, Ste. 101, Bldg. F, Apache Junction, Arizona 85220

LOCATION: The subject property is located adjacent to Wagon Wheel Road, Wild Horse Drive and Dove Roost Lane in the south Queen Creek area.

REQUESTED ACTION & PURPOSE: The applicant is requesting approval of a Planned Area Development (PAD) Overlay District in the (GR) General Rural Zone, to plan and develop the 105± acre property as the 67 lot, residential custom home Goldmine Mountain Estates Master Planned Community.

STAFF SUMMARY AND RECOMMENDATION TO THE COMMISSION:

All submittals, evidence presented, written documentation, public testimony and staff report(s) are considered part of the record in this planning case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the **ATTACHED STAFF REPORT**, staff recommends that the Commission forward **PZ-PD-018-01** to the Board of Supervisors with a favorable recommendation with stipulations.

COMMISSION ACTION/RECOMMENDATION:

The Commission voted **UNANIMOUSLY** to recommend **APPROVAL** of **PZ-PD-018-01** based upon the record as presented with the **EIGHTEEN (18) STIPULATIONS ATTACHED**.

Case No. PZ-PD-018-01
Stipulations

- 1) The applicant/owner/developer, at the time of Goldmine Mountain Estates residential subdivision development, shall secure and submit all required applications, plans, supporting documentation submittals, approvals and permits from the applicable and appropriate Federal, State, and County regulatory agencies;
- 2) the (GR) General Rural zoned property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-018-01), in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance, the Pinal County Subdivision Ordinance and the applicant's submittal documents;
- 3) prior to final subdivision approval (initial plat), the applicant/owner shall provide a Traffic Impact Analysis satisfactory to the requirements of the Public Works Department;
- 4) prior to final subdivision approval (initial plat), the applicant/owner shall provide a Geotechnical Report satisfactory to the requirements of the Public Works Department;
- 5) prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide a Master Drainage Study completed by an Arizona Registered Professional Engineer to the Pinal County Public Works Department for review and approval to ensure compliance with the County Drainage Regulations;
- 6) prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide written verification from Coolidge Unified School District #21 that applicable school concerns/issues have been resolved to the satisfaction of the school district;
- 7) **AT THE TIME OF PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT APPROVAL BY THE BOARD OF SUPERVISORS THE APPLICANT/OWNER VOLUNTEERS TO PAY \$27.00/LOT FOR THE PROPOSED 67 RESIDENTIAL LOTS, TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE SUPERSTITION VALLEY SUBREGIONAL TRANSPORTATION STUDY, EXHIBIT 21, FEE SCHEDULE - REDUCED FEE, AS IT PERTAINS TO THIS PAD OVERLAY DISTRICT APPROVAL;**
- 8) prior to final subdivision approval (initial plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable;
- 9) prior to final subdivision approval (initial plat), the applicant/owner shall provide written verification from the Rural Metro Fire Department, that applicable fire service concerns/issues have been resolved to the satisfaction of the fire department;
- 10) the applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Goldmine Mountain Estates Master Planned Residential Community remains in open space;

- 11) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
- 12) require sidewalks on both sides of collector streets and on at least one side of all other streets;
- 13) the street cross-sections and required street improvements are not approved with Board of Supervisors approval of the PAD, approval of the street cross-sections and required street improvements will be finalized with the Tentative Plat;
- 14) granting of this Planned Area Development (PAD) Overlay District request will require, at the time of application for development (Goldmine Mountain Estates tentative plat), that the applicant submit and secure from the applicable and appropriate Federal, State and County regulatory agencies, all required applications, plans, permits, supporting documentation and approvals including, but not limited to, PAD overlay district approval, subdivision plat, planning clearance, building, grading, paving, drainage, landscaping, walls/fencing, signage, lighting, sanitation, water supply, public/private utilities, retention/detention, access, road dedication, Traffic Impact Analysis, Geotechnical Report, air quality, and fire suppression;
- 15) in order to minimize hillside disturbance and encourage preservation of the natural character and aesthetic value of the desert within the development, and to allow the developer/owner the flexibility necessary to produce a unique environmentally sensitive project to preserve rural values and lifestyles of the area, the following conditions are agreed to:
 - a) There will be a diversity of building types and building elevations.
 - b) There will be an "environmentally sensitive" subdued entry feature for the development.
 - c) It is anticipated that there will be no street lights in this development. If street lighting is required, it will be accomplished through small, indirect, "bollard-style" light standards.
 - d) Local street standards may be modified, as approved by the County Engineer, to encourage better adjustment to the topography of the area to protect existing topographic features such as washes, boulders and rock outcroppings, and established native vegetation which cannot be moved or salvaged.
 - e) The building envelope shall occupy not more than 40% of the total lot area. There shall be a minimum ten (10') foot setback from any property line for the building envelope that shall be cordoned off in the field prior to any grading or construction, with the areas outside of the cordoned building envelope remaining in a natural state, both during and after construction. Disturbed areas will be re-vegetated.
 - f) Walls or fences on individual lots within the development shall be low walls or open fences (pipe, rail, iron, stonework, etc.) Except immediately around the home or pool area, where a wall or privacy fence six (6') feet high may be built within the building envelope.

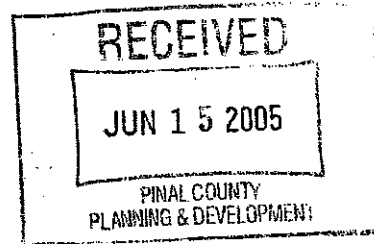
- g) Generally, the retained washes and new drainage channels shall maintain a "natural" desert character, with little or no disturbance, with the exception of driveways, roadways, and utility crossings.
 - h) No development above the 15% slope (contour) and ridge line.
 - i) Prepare/provide plant list for re-vegetation within the building envelope. ^{INDIGENOUS} ~~the building envelope.~~ ^{AS LISTED IN THE SAN JUAN GENERAL PLAN} ~~GENERAL PLAN~~
 - j) Implementation of all the conditions mentioned above shall be accomplished according to the interpretation of the developer/landowner, with Pinal County staff approval;
- 16) prior to final subdivision approval (initial plat) the applicant/owner shall comply with the conditions as set forth in the Memorandum from the Pinal County Public Works Department to the Pinal County Planning & Zoning Commission, dated July 5, 2001;
- 17) the property is to be subdivided with two separate plats; and
- 18) should the requested PAD subdivision development not commence within 18 months of the Pinal County Board of Supervisors approval of this PAD Overlay District, the Board may schedule a public hearing to grant an extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.

Omega Management Services, Inc.

LAND DEVELOPMENT MANAGEMENT CONSULTANTS

June 7, 2005

Mr. Jerry Stabley
Planning Manager
Planning Department
Pinal County
P O Box 2973
Florence, AZ 85232



Re: Hunt Highway and Thompson Road Intersection

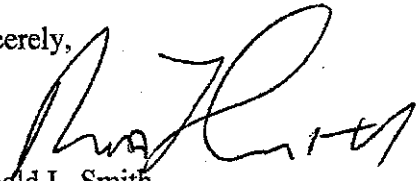
Dear Mr. Stabley:

LVA has requested a copy of the San Tan Heights Master Plan from Miller Holdings, Inc. It is my understanding that the owners of the portion of the San Tan Heights Master Plan property located west of Thompson Road (Borgota) wish to rezone the southwest corner of Hunt Highway and Thompson Road for commercial. While Miller Holdings, Inc. is not necessarily opposed to the proposed rezoning, we do have a concern as to what affect there may be on this intersection with the increased concentration of traffic that would occur from the retail activities. The original San Tan Heights Master Plan had contemplated a traffic signal at the intersection of Hunt Highway and Thompson Road, however the light was subsequently moved to Skyline and Hunt Highway because Pinal County felt traffic would be better served at that location because Skyline was a possible future northward connection to Meridian Road which would make this intersection of a regional significance.

Our concern with the proposed concentrated retail activity at Hunt Highway and Thompson road is that this intersection is already undergoing a safety problem, according to statements from residents who drive on Hunt Highway or Thompson Road. Therefore, our question and concern remains, what impact will the additional concentration of traffic have and is Pinal County requiring the owners of the Borgota property west of Thompson Road take steps to mitigate potential problems?

We would appreciate any feedback you may have regarding the traffic safety concern we have noted.

Sincerely,



Ronald L. Smith
President

TO: PINAL COUNTY BOARD OF SUPERVISORS

MEETING DATE: August 15, 2001

CASE NO.: PZ-PD-018-01

LEGAL DESCRIPTION: A 105± acre property situated in the E½ Section 5, T3S, R7E, G&SRB&M (south Queen creek area)

TAX PARCEL #: On file

APPLICANT: Borgata Development LLC, c/o Kyle Hiatt, 1819E. Southern B-10, Mesa, Arizona 85204

STATUS OF APPLICANT: Landowner

REPRESENTATIVE/ENGINEER: S. Daniel Coen, Coen Engineering, 879 N. Plaza Drive, Ste. 101, Bldg. F, Apache Junction, Arizona 85220

REQUESTED ACTION & PURPOSE: The applicant is requesting approval of a Planned Area Development (PAD) Overlay District in the (GR) General Rural Zone, to plan and develop the 105± acre property as the 67 lot, residential custom home Goldmine Mountain Estates Master Planned Community.

LOCATION: The subject property is located adjacent to Wagon Wheel Road, Wild Horse Drive and Dove Roost Lane in the south Queen Creek area.

SIZE: 105± acre property

EXISTING ZONING AND LAND USE: GR; Vacant

SURROUNDING ZONING AND LAND USE:

North:	Town of Queen Creek
South:	GR; BLM & Maricopa County, San Tan Regional Park
East:	GR & SR; 1 SFR, BLM & Maricopa County & San Tan Regional Park
West:	SR; 1 MH, 2 SFR, Town of Queen Creek & Vacant

FINDINGS:

Site Data:

Floodzone: "C" Area of minimal flooding.

Fire Protection: Rural Metro Fire Department

Utilities: Available to the site

Access: Primary access to the property is proposed from Wagon Wheel Road and Dove Roost Lane which are currently County maintained gravel roads.

HISTORY: The subject property is zoned (GR) General Rural Zone, has never been rezoned and is vacant land. The subject property is bordered on the west, in part, and the north by recent annexation into the Town of Queen Creek. The property was granted tentative plat approval as a GR subdivision in 1994 under Planning Case S-008-94 and was withdrawn by a previous applicant.

ANALYSIS: The applicant is requesting approval of a Planned Area Development (PAD) Overlay District, in the existing (GR) General Rural Zone to plan and develop the 105.0± acre property, as the 67 lot, residential custom home Goldmine Mountain Estates Master Planned Community.

THE APPLICANT PROVIDED INFORMATION CONCERNING THIS PLANNED AREA DEVELOPMENT, WHICH IS ATTACHED TO THE CORRESPONDENCE SECTION OF THIS STAFF REPORT.

To date, no written comments in favor and one (1) comment in opposition (Parcel 70 on plan map) has been received from those property owners notified within 300 feet of the subject property.

The subject property is located within the Foothill designation of the Comprehensive Plan for Area 1, and the proposed GR/PAD conforms to the residential densities of that designation.

THE PINAL COUNTY DEPARTMENT PUBLIC WORKS PROVIDED COMMENTS, WHICH ARE ATTACHED TO THE CORRESPONDENCE SECTION OF THIS STAFF REPORT.

The Pinal County Air Quality Control District provided the following comments, in part:

Based on review of the materials you have provided, it appears that this proposed development will have only dirt road access.

For the reasons set forth in my memorandum of December 16, 1999, I object On behalf of Pinal County Air Quality to the proposed request, unless and until paved arterial access will be available to service this proposed development.

THE MARICOPA COUNTY PARKS & RECREATION DEPARTMENT PROVIDED COMMENTS, WHICH ARE ATTACHED TO THE CORRESPONDENCE SECTION OF THIS STAFF REPORT.

THE TOWN OF QUEEN GREEK PROVIDED COMMENTS, WHICH ARE ATTACHED TO THE CORRESPONDENCE SECTION OF THIS STAFF REPORT.

At the public hearing the Commission needs to be satisfied that the health, safety and welfare of the County, and adjacent properties will not be negatively impacted

by this (GR) General Rural Planned Area Development (PAD) Overlay District, to plan and develop the property as the 67 lot residential custom home Goldmine Mountain Estates Master Planned Community. Furthermore, the Commission must determine that this Planned Area Development Overlay District request will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Comprehensive Plan for Area 1.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) DENSITY, LOT SIZE, PERIMETER WALLS, SIGNAGE, LANDSCAPING, SETBACKS & LAND USE**
- B) PUBLIC SERVICES - SEWER, WATER, DRAINAGE, SCHOOLS, FIRE & POLICE PROTECTION**
- C) NEIGHBORHOOD IMPACT - LOCAL PUBLIC MEETING(S)**
- D) OPEN SPACE**
- E) ADJACENT OFF-SITE IMPROVEMENTS FOR ROADS**
- F) PRESERVATION OF THE NATURAL DESERT**
- G) CONTAMINATION OF GROUND WATER**
- H) NATURAL DRAINAGE**
- I) TRAFFIC, DUST AND AIR POLLUTION**
- J) IMPACT ON WILDLIFE**
- K) ARCHAEOLOGICAL IMPACT**
- L) GEOTECHNICAL IMPACT**
- M) PROPERTY VALUES**
- N) BENEFITS TO PINAL COUNTY**

STAFF SUMMARY: The applicant, Borgata Development LLC, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the findings on page 1 of this staff report:

1. This land use request is for approval of a Planned Area Development (PAD) Overlay District, in the (GR) General Rural Zone, to allow the property to be planned and developed as the 105.0± acre, 67 lot, residential custom home Goldmine Mountain Estates Master Planned Residential Community.
2. The subject property is zoned (GR) General Rural and is vacant desert land.
3. The subject property is located within the Foothill designation of the Pinal County Comprehensive Plan for Area 1.
4. The subject property, in 1994, under Planning Case S-008-94 was granted tentative approval for a 51 lot GR subdivision, which was subsequently withdrawn by a previous applicant.

5. **THE SUBJECT PROPERTY IS LOCATED WITHIN THE SUPERSTITION VALLEY SUBREGIONAL TRANSPORTATION STUDY, WHICH ADDRESSES REGIONAL ROAD IMPROVEMENTS.**
6. Minimum lot size for the proposed Goldmine Mountain Estates residential subdivision will be one (1) acre.
7. All parcels will be served by individual on-site septic systems.
8. Water will be provided by Queen Creek Water Company.
9. The applicant/owner will need to provide a Preliminary Master Drainage and Stormwater Management Plan for the subject property, at tentative plat submittal.
10. The existing and proposed perimeter/interior streets will be built to Pinal County pavement standards.
11. The value of the adjacent property should not be adversely affected by this proposed Master Planned Residential Community.
12. Every lot proposed will have access to a public/private street.
13. Each proposed lot will be serviced by planned utility facilities and services.
14. Traffic Impact Analysis will be required by the Public Works Department to determine compliance with Pinal County roadway standards, layout, design, and dedication.
15. To date, no comments in favor and one (1) comment in opposition (Parcel 70 on plan map) has been received from those property owners notified within 300' of the subject property.
16. The 105.0± acre property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-018-01) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the proposed development is to be compatible and consistent with the Comprehensive Plan for Area 1.
17. Goldmine Mountain Estates Master Planned Residential Community shall be planned and developed in accordance with the applicable rules, regulations and standards of Pinal County.
18. Granting of the Planned Area Development (PAD) Overlay District request will require, at the time of application for development (Goldmine Mountain Estates preliminary plat), that the applicant/owner submit and secure from the applicable and appropriate Federal, State and County regulatory agencies, all applications, plans, permits, supporting documentation submittals and approvals including but not limited to PAD overlay district, subdivision plat, planning clearance, building, grading, paving, drainage, landscaping, walls/fencing, signage, lighting, sanitation, water supply, public/private utilities, retention/detention, access, road dedication, Traffic Impact Analysis, Geotechnical Report, air quality and fire suppression.

STAFF RECOMMENDATION: Should the Commission find, based upon the testimony and evidence presented at the public hearing, that this Planned Area Development (PAD) Overlay District request is **NEEDED AND NECESSARY AT THIS LOCATION AND TIME, WILL NOT NEGATIVELY IMPACT ADJACENT PROPERTIES AND WILL PROMOTE THE ORDERLY GROWTH AND DEVELOPMENT OF THE COUNTY AND CONFORMS**

TO THE DENSITY REQUIREMENTS OF THE FOOTHILL DESIGNATION OF THE COMPREHENSIVE PLAN FOR AREA 1, then staff recommends that the Commission forward PZ-PD-018-01 to the Board of Supervisors with a favorable recommendation with the following stipulations:

- 1) The applicant/owner/developer, at the time of Goldmine Mountain Estates residential subdivision development, shall secure and submit all required applications, plans, supporting documentation submittals, approvals and permits from the applicable and appropriate Federal, State, and County regulatory agencies;
- 2) the (GR) General Rural zoned property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-018-01), in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance, the Pinal County Subdivision Ordinance and the applicant's submittal documents;
- 3) prior to final subdivision approval (initial plat), the applicant/owner shall provide a Traffic Impact Analysis satisfactory to the requirements of the Public Works Department;
- 4) prior to final subdivision approval (initial plat), the applicant/owner shall provide a Geotechnical Report satisfactory to the requirements of the Public Works Department;
- 5) prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide a Master Drainage Study completed by an Arizona Registered Professional Engineer to the Pinal County Public Works Department for review and approval to ensure compliance with the County Drainage Regulations;
- 6) prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide written verification from Coolidge Unified School District #21 that applicable school concerns/issues have been resolved to the satisfaction of the school district;
- 7) **AT THE TIME OF PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT APPROVAL BY THE BOARD OF SUPERVISORS THE APPLICANT/OWNER VOLUNTEERS TO PAY \$27.00/LOT FOR THE PROPOSED 67 RESIDENTIAL LOTS, TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE SUPERSTITION VALLEY SUBREGIONAL TRANSPORTATION STUDY, EXHIBIT 21, FEE SCHEDULE - REDUCED FEE, AS IT PERTAINS TO THIS PAD OVERLAY DISTRICT APPROVAL;**
- 8) prior to final subdivision approval (initial plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable;
- 9) prior to final subdivision approval (initial plat), the applicant/owner shall provide written verification from the Rural Metro Fire Department, that applicable fire service concerns/issues have been resolved to the satisfaction of the fire department;

- 10) the applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Goldmine Mountain Estates Master Planned Residential Community remains in open space;
- 11) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
- 12) require sidewalks on both sides of collector streets and on at least one side of all other streets;
- 13) the street cross-sections and required street improvements are not approved with Board of Supervisors approval of the PAD, approval of the street cross-sections and required street improvements will be finalized with the Tentative Plat;
- 14) granting of this Planned Area Development (PAD) Overlay District request will require, at the time of application for development (Goldmine Mountain Estates tentative plat), that the applicant submit and secure from the applicable and appropriate Federal, State and County regulatory agencies, all required applications, plans, permits, supporting documentation and approvals including, but not limited to, PAD overlay district approval, subdivision plat, planning clearance, building, grading, paving, drainage, landscaping, walls/fencing, signage, lighting, sanitation, water supply, public/private utilities, retention/detention, access, road dedication, Traffic Impact Analysis, Geotechnical Report, air quality, and fire suppression;
- 15) in order to minimize hillside disturbance and encourage preservation of the natural character and aesthetic value of the desert within the development, and to allow the developer/owner the flexibility necessary to produce a unique environmentally sensitive project to preserve rural values and lifestyles of the area, the following conditions are agreed to:
 - a) There will be a diversity of building types and building elevations.
 - b) There will be an "environmentally sensitive" subdued entry feature for the development.
 - c) It is anticipated that there will be no street lights in this development. If street lighting is required, it will be accomplished through small, indirect, "bollard-style" light standards.
 - d) Local street standards may be modified, as approved by the County Engineer, to encourage better adjustment to the topography of the area to protect existing topographic features such as washes, boulders and rock outcroppings, and established native vegetation which cannot be moved or salvaged.
 - e) The building envelope shall occupy not more than 40% of the total lot area. There shall be a minimum ten (10') foot setback from any property line for the building envelope that shall be cordoned off in the field prior to any grading or construction, with the areas outside of the cordoned building envelope remaining in a natural state, both during and after construction. Disturbed areas will be re-vegetated.
 - f) Walls or fences on individual lots within the development shall be low walls or open fences (pipe, rail, iron, stonework, etc.) Except immediately around the home or pool area, where a wall or privacy

- fence six (6') feet high may be built within the building envelope.
- g) Generally, the retained washes and new drainage channels shall maintain a "natural" desert character, with little or no disturbance, with the exception of driveways, roadways, and utility crossings.
 - h) No development above the 15% slope (contour) and ridge line.
 - i) Prepare/provide plant list for re-vegetation within the building envelope.
 - j) Implementation of all the conditions mentioned above shall be accomplished according to the interpretation of the developer/landowner, with Pinal County staff approval; and
- 16) should the requested PAD subdivision development not commence within 18 months of the Pinal County Board of Supervisors approval of this PAD Overlay District, the Board may schedule a public hearing to grant an extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.

COMMISSION ACTION: After considerable discussion with the applicant's representative, staff and the Commission, together with evidence and no public testimony presented at the hearing, the Commission voted **UNANIMOUSLY** to forward **PZ-PD-018-01** to the Board of Supervisors with a favorable recommendation with staff's sixteen (16) recommended stipulations, as modified. At the public hearing the Commission added the following stipulations:

- prior to final subdivision approval (initial plat) the applicant/owner shall comply with the conditions as set forth in the Memorandum from the Pinal County Public Works Department to the Pinal County Planning & Zoning Commission, dated July 5, 2001.
- the property is to be subdivided with two separate plats.

DATE PREPARED: 07/09/01 - rc
REVISED: 7/25/01 - jl