E S P I R I T U L O C I

The Spirit of the Place

26 July 2019

Re: Falcon Valley Area Plan major comprehensive plan amendment for SaddleBrooke Ranch (Case Number: PZ-PA-009-19)

Dear Sirs,

We are working with Pinal County and Robson Ranch to clean up old planning documents and references before we begin zoning work this fall for future phases of SaddleBrooke Ranch. This work includes a major comprehensive plan amendment to remove SaddleBrooke Ranch from an outdated 1988 area plan called, "Falcon Valley Area Plan." This action will not affect any existing zoning in SaddleBrooke Ranch. Since this is an area plan, it supersedes the County's more relevant Comprehensive Plan even though it is twenty-one years older. In the future however, we would like new zoning to have to comply with the County's much more robust 2009 Comprehensive Plan. As such we are asking to remove SaddleBrooke Ranch from the 1988 Falcon Valley Area Plan. The attached graphics depict the original plan and our request to be exempted. We apologize for their small size, but we are amending old, large, hand drawn graphics. Full size prints will be available at the open house for easier viewing.

By State Law, major comprehensive plan amendments like this one can only be processed by the County once a year. We are following that process and the required time line and hosting an Open House for residents and neighbors on Thursday, August 15th, 2019 from 4-6 p.m. The meeting will be located in the SaddleBrooke Ranch, Ranch House Ballroom at 31143 South Amenity Drive, Oracle, Arizona 85623. Please attend if you would like more information about this process or our request.

4645 N 32ND ST SUITE A250
PHOENIX ARIZONA 85018

WWW.ESPIRITULOCI.COM
PHONE 480.481.9100

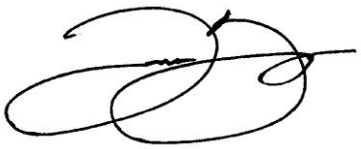
More information and the schedule of hearings can be found on the County's website at: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/CompPlan.aspx

Our County Planner for this project is: Gilbert Olgin - Gilbert.Olgin@pinalcountyaz.gov

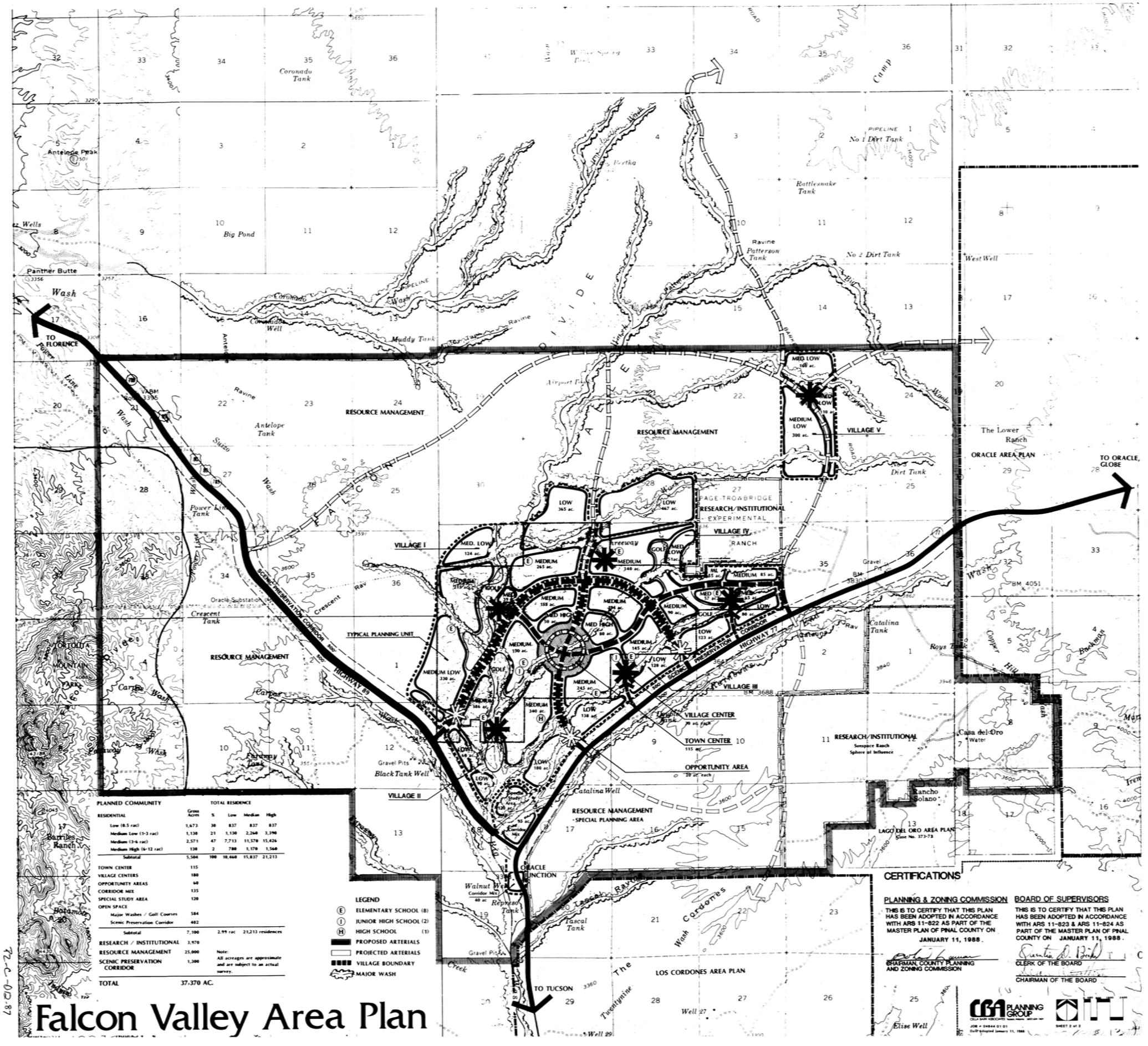
We are the applicant for this project: Espiritu Loci Incorporated, Trevor Barger – trevor@espirituloci.com

We look forward to meeting you on the 15th of August.

Sincerely,



Trevor Barger, FAICP CUD
CEO


TO FLORENCE
TO ORACLE, GLOBE
TO TUCSON
RESOURCE MANAGEMENT
RESOURCE MANAGEMENT
RESOURCE MANAGEMENT
-SPECIAL PLANNING AREA
RESEARCH/INSTITUTIONAL
EXPERIMENTAL
PAGE-TROWBRIDGE
RESEARCH/INSTITUTIONAL
Sunspace Ranch
Sphere of Influence
VILLAGE I
VILLAGE II
VILLAGE III
VILLAGE IV
VILLAGE V
VILLAGE CENTER
TOWN CENTER
OPPORTUNITY AREA
TYPICAL PLANNING UNIT
SCENIC PRESERVATION CORRIDOR
HIGHWAY 77
HIGHWAY 79
ORACLE AREA PLAN
LAGO DEL ORO AREA PLAN
Case No. 373-73
LOS CORDONES AREA PLAN
The Lower Ranch
RANCH
Rancho Solano
Casa del Oro
Water
Oracle Substation
Gravel Pits
Antelope Peak
Panther Butte
Big Pond
Coronado Tank
Coronado Well
Muddy Tank
Antelope Tank
Crescent Tank
Power Line Tank
Parkway Tank
Black Tank Well
Catalina Well
Walnut Well
Represa Tank
Tascal Tank
Rattlesnake Tank
Patterson Tank
No 1 Dirt Tank
No 2 Dirt Tank
West Well
Dirt Tank
Catalina Tank
Roys Tank
Well 27
Well 29
Elise Well
Oracle Junction
Barrier Ranch
Carpenter Wash
Cañada del Oro Wash
Antelope Wash
Suzzo Wash
Cordones Wash
Copper Hill Wash
Ravine
Pipeline
Power Line
Airport Drive
Freeway
Golf
Corridor Mix
Scenic Preservation Corridor
Gravel Pit
Gravel Pits
BM 3536
BM 3688
BM 4051
MED. LOW 165 ac.
MEDIUM LOW 300 ac.
MED. HIGH 150 ac.
LOW 365 ac.
LOW 467 ac.
MED. LOW 124 ac.
MEDIUM 265 ac.
MEDIUM 340 ac.
MEDIUM 155 ac.
MED HIGH 90 ac.
MED HIGH 80 ac.
MEDIUM 394 ac.
MEDIUM 90 ac.
MEDIUM 85 ac.
MED 57 ac.
MED 83 ac.
LOW 80 ac.
LOW 123 ac.
MEDIUM 145 ac.
LOW 120 ac.
MEDIUM 243 ac.
LOW 138 ac.
MEDIUM 340 ac.
LOW 180 ac.
MEDIUM 586 ac.
LOW 90 ac.
MEDIUM LOW 330 ac.
MEDIUM 130 ac.
LOW 95 ac.
MEDIUM 317 ac.
MEDIUM 155 ac.
MED. LOW 124 ac.
LOW 90 ac.
LOW 100 ac.
LOW 138 ac.
LOW 120 ac.
MEDIUM 90 ac.
MEDIUM 394 ac.
MEDIUM 85 ac.
MED 57 ac.
MED 83 ac.
LOW 80 ac.
LOW 123 ac.
MEDIUM 145 ac.
MEDIUM 243 ac.
MEDIUM 340 ac.
MEDIUM 586

Amended Falcon Valley Area Plan

Area Excluded

RESOURCE MANAGEMENT

RESEARCH/INSTITUTIONAL

VILLAGE I

VILLAGE II

VILLAGE III

VILLAGE IV

VILLAGE V

VILLAGE CENTER

OPPORTUNITY AREA

TYPICAL PLANNING UNIT

RESOURCE MANAGEMENT - SPECIAL PLANNING AREA

PLANNED COMMUNITY	Gross Acres	TOTAL RESIDENCE			
RESIDENTIAL		S	Low	Medium	High
Low (0.5 rac)	1,673	30	837	837	837
Medium Low (1-3 rac)	1,130	23	1,130	2,260	3,390
Medium (3-6 rac)	2,571	47	7,713	11,570	15,426
Medium High (6-12 rac)	130	2	786	1,178	1,560
Subtotal	5,504	100	10,466	15,832	21,213
TOWN CENTER	115				
VILLAGE CENTERS	180				
OPPORTUNITY AREAS	68				
CORRIDOR MIX	333				
SPECIAL STUDY AREA	120				
OPEN SPACE					
Major Washes / Golf Courses	584				
Scenic Preservation Corridor	482				
Subtotal	7,100		2.99 rac	21,213 residences	
RESEARCH / INSTITUTIONAL	3,970				
RESOURCE MANAGEMENT	23,000				
SCENIC PRESERVATION CORRIDOR	1,300				
TOTAL	37,370 AC.				

Note: All acreages are approximate and are subject to an actual survey.

LEGEND
- (E) ELEMENTARY SCHOOL (8)
- (J) JUNIOR HIGH SCHOOL (2)
- (H) HIGH SCHOOL (1)
- PROPOSED ARTERIALS
- PROJECTED ARTERIALS
- VILLAGE BOUNDARY
- MAJOR WASH

CERTIFICATIONS

PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN ADOPTED IN ACCORDANCE WITH ARS 11-822 AS PART OF THE MASTER PLAN OF PINAL COUNTY ON JANUARY 11, 1988.

CHAIRMAN, COUNTY PLANNING AND ZONING COMMISSION

BOARD OF SUPERVISORS

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN ADOPTED IN ACCORDANCE WITH ARS 11-823 & ARS 11-824 AS PART OF THE MASTER PLAN OF PINAL COUNTY ON JANUARY 11, 1988.

CLERK OF THE BOARD

CHAIRMAN OF THE BOARD

CBA PLANNING GROUP

Amended: _____ (Date)

PROPOSED

72-C-087

Gregory Stanley
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

2019
Pinal County
Comprehensive Plan Major Amendment Process Schedule

Tuesday, April 30:	**Deadline to submit Comprehensive Plan pre-application form**
Tuesday, May 28:	Deadline for applicants to complete pre-application meeting with staff
Wednesday, May 29:	Work Session with Board of Supervisors *(county initiated items only)*
Friday, May 31:	**Deadline for application submittal (4:30 pm)**
Friday, June 14:	Applications mailed to agencies for 60 day review
Thursday, July 18:	Work Session with Planning and Zoning Commission
Wednesday, August 14:	Work Session with Board of Supervisors
Wednesday, August 14:	Deadline for 60 day review responses
Thursday, September 5:	Citizen Advisory Committee reviews requests and makes recommendations to the Planning and Zoning Commission
Thursday, September 19:	**Public Hearing of the Planning and Zoning Commission to review requests and make recommendations to the Board of Supervisors**
October TBD:	**Public Hearing of the Board of Supervisors to approve, deny or continue requests**
November TBD:	Public Hearing of the Planning and Zoning Commission if changes were made by the Board of Supervisors
December- TBD:	Public Hearing of the Board of Supervisors to approve or deny requests

COMMUNITY DEVELOPMENT
Planning Division

31 North Pinal Street, Building F, PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

FAQ's

What is a Comprehensive Plan Major Amendment?

A Major Amendment is defined by the Arizona State statues as a "substantial alteration of the County's land use mixture or balance as established in the County's existing Comprehensive Plan Land Use element for that area of the County." The criteria for determining if a proposed amendment is considered a Major Amendment can be found in Chapter 10: Implementation of the Pinal County Comprehensive Plan.

What is a Comprehensive Plan Major Amendment Process?

The Comprehensive Plan Major Amendment Process is an opportunity for landowners to apply for changes to the Comprehensive Plan for their properties, or for Counties to update the Comprehensive Plan to have it match new County policies or ordinances. The process also provides an opportunity for landowners/residents, agencies and surrounding jurisdictions to comment on the proposed changes to the Comprehensive Plan through the Public Hearings held before the Planning and Zoning Commission and the Board of Supervisors.

Why is the Major Amendment Process Done Once a Year?

Major amendments typically involve larger pieces of land or more dramatic changes in use. The State of Arizona mandates that Major Comprehensive Plan Amendments occur once a year, and must be completed in the year they were started.

How Can Citizens Participate in the Major Amendment Process?

Citizens may participate in the Major Amendment Process by attending any one of the Public Hearings shown in the Major Amendment Schedule shown above. Citizens may also submit a written statement to the County regarding a particular amendment (be sure to contact County staff for submittal deadlines).

Is it Possible that the Process Shown Here Could Change?

Yes, if you want to attend meetings or hearings regarding the Comprehensive Plan Major Amendment Process please check the County Website for any changes that may occur.

How Can I Make Comments or Ask Specific Questions?

Please contact: DSPublicRecordsRequest@pinalcountyaz.gov