



Report to the Board of Supervisors

Prepared by the Maricopa County Planning and Development Department

Board Hearing Date: April 20, 2022

Case #/Title: Z2021141 – Hidden Waters Ranch

Supervisor District: 4

Applicant/Owner: Kyle Barichello, RVI Planning & Landscape Architecture / 339th and I-10 LLC

Request: Zone change from Rural-43 PAD, R1-7 RUPD PAD, R1-6 RUPD PAD, R2 RUPD PAD to IND-2 PAD.

Site Location: Generally located south of the I-10 between 339th Ave. and 351st Ave. and north of Buckeye Rd.

Site Size: Approximately 200 acres

County Island Status: N/A

**Additional
Comments:**

The applicant is amending the Hidden Waters Ranch DMP to change the land use designation of approx. 200 acres from Small-Lot Residential to Industrial/Employment Center. This case is an associated Zone Change from various Rural and Residential zoning districts to IND-2 PAD. The existing DMP is approx. 48% designated for Industrial/Employment uses and the request seeks to create more uniform land use patterns. The site is located within the Tonopah/Arlington Area Plan designated as rural (0-1 d.u./ac.) and community retail.

Since the publishing of the report presented to the Planning and Zoning Commission staff has updated condition 'e.' to remove the impact fees that were carried over from the original rezoning of the site and to update the language of the stipulation to align with the request. Staff has received one (1) letter of opposition from a resident located with 300' of the subject site. The individual noted general opposition to any new development in the area. There are no outstanding concerns from reviewing agencies, and staff believes that the proposed Industrial zoning will not have an adverse impact on the area plan or County Comprehensive Plan.

Commission

Recommendation:

On 3/24/22, the Commission voted 7-0 to recommend **approval** of Z2021141 subject to conditions 'a' – 's':

- a. Development of the site shall be in substantial conformance with the Zoning Exhibit entitled "Hidden Waters Ranch", consisting of 6 full-size sheets, stamped received February 10, 2022, except as modified by the following conditions. Staff may determine slight refinements to remain in substantial conformance with the approved site plan. Minor and major amendments to the site plan will be determined in accordance with Chapter 3 of the Maricopa County Zoning Ordinance.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Major Zone Change Amendment application (PAD)", consisting of 17 pages, dated February 10, 2022, and stamped received February 10, 2022, except as modified by the following conditions.
- c. All transformers, back-flow prevention devices, utility boxes and all other utility related ground mounted equipment shall be painted to complement the development and shall be screened with landscape material where possible. All HVAC units shall be ground-mounted or screened with a continuous parapet for commercial projects.
- d. The following Engineering conditions shall apply:
 1. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
 2. Any development must ensure that historic drainage patterns are maintained at the up and downstream limits of development.
 3. A traffic impact study must be submitted with any future entitlement application(s) (i.e. preliminary plat or plan of development) for the purpose of determining any offsite roadway improvements.
 4. Changes to previous right-of-way dedication requirements for Section Line and Mid-Section Alignments within the development site will be further evaluated at the time of future entitlement applications.
 5. Any development must provide for at least two (2) paved points of access to existing and improved public roads.
 6. Except as modified as part of this application or stipulated herein, the Drainage, Flood Control and Transportation (MCDOT) conditions of Z2007073 shall remain in effect.

7. Applicant to notify ADOT of proposed development through the Red Letter Process, RedLetter@azdot.gov, due to proximity and proposed access to I10 and the future I11 corridor.
 8. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
- e. The following Maricopa County Department of Transportation conditions shall apply:
1. The Developer has previously provided a Traffic Impact Study (TIS) that was previously approved under the original case #Z2007073. Subsequent TIS submittals shall comply with then MCDOT requirements and indicate offsite improvements necessary to accommodate the anticipated traffic demands. The TIS shall be updated with each development phase to reflect current conditions and any changes to the development plan. Since the only existing traffic generator in the area of this development is the truck stop at the SW corner of I-10 and 339th Ave., which also abuts this development, there is still a concern of how Hidden Waters traffic (Phase 1 – 2) and the truck stop traffic will interact, especially at the 339th Ave./Roosevelt St. intersection. MCDOT will require that Hidden Waters coordinate with the truck stop concerning off-site improvements prior to any plan or plat approval. Intersection improvement plans shall also include dual left turn lanes EB to NB and a right turn lane SB to EB and all underground conduit and pullboxes for the future signal. The project must comply with all recommendations in the MCDOT approved TIS.
 2. The Developer shall provide the ultimate full or half-width of right-of-way for all public roadways. Right-of-way shall be provided as follows:
 - A) Buckeye Road: 100 Feet (Half-width)
 - B) Harrison Street: 40 Feet (Half-width); 80 Feet (Full-width)
 - C) Van Buren Street: 65 Feet (Half-width); 130 Feet (Full-width)
 - D) Roosevelt Street: Western Boundary to 341st Avenue
55 Feet (Half-width); 110 Feet (Full-width)

(THE TIS NEEDS TO DOCUMENT NON-STANDARD R/W.)
 - E) 343rd Avenue, Buckeye Road to Van Buren Street:
40 Feet (Half-width); 80 Feet (Full-width)
343rd Avenue, Van Buren Street to Northern Project Boundary:
55 Feet (Half-width); 110 Feet (Full-width)

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 - F) 339th Avenue: 100 Feet (Half-width)
 - G) 335th Avenue: 40 Feet (Half-width)

The above references interior and perimeter roads. (The project boundary is the centerline of all perimeter roadways and/or roadway alignments.) Full-width right-of-way shall be provided where the entire roadway is within the development (interior roadways). Half-width right-of-way shall be provided where "half" of the roadway is within the development (perimeter roadways). Additional right-of-way shall be dedicated at any intersections where future dual left turn lanes are possible. The widened right-of-way section shall accommodate the length of the left turn lane, including reverse curves.

The Developer shall reserve sufficient right-of-way for transportation facilities in compliance with the MAG Hassayampa Study, including sufficient right-of-way for widening of I-10.

3. The Developer shall be responsible for design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. All roadways must meet all county standards in effect at the time they are improved. (This includes, but is not limited to the "MCDOT Roadway Design Manual," including TIS infrastructure requirements and the "Drainage Policies and Standards for Maricopa County.") Half-width roadways must be designed and constructed so as to safely carry two-way traffic until the ultimate roadway is constructed. Roadway improvement plans must be approved and permitted by MCDOT. The Developer shall relocate well site(s) and/or provide additional right-of-way in the event of conflict with any transportation facilities.
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5. The Developer shall provide all-weather access to all parcels and lots, and on all arterial roadways.
6. The Developer shall provide and make available a minimum of two access points to each development phase and/or subdivision unit.
7. The Developer shall design the development to promote pedestrian, bicycle and other alternative modes of transportation to public facilities within and adjacent to the site, by means in addition to the roadway system. Crossings of arterials at other than signalized intersections may be required to be grade separated. The Development shall prepare a

comprehensive multimodal transportation and circulation plan (the "Multimodal Plan") which addresses public transit, bicycle, pedestrian, golf cart, equestrian, and other alternative uses. The Multimodal Plan must be approved before subsequent approval of any roadway improvement plans.

8. If streetlights are provided, installation shall be provided by the Developer. If streetlights are within public rights-of-way, a Street Light Improvement District (SLID) or comparable authority shall be established to provide operation and maintenance. The Developer should contact the Office of Superintendent of Streets (602-506-8797) to initiate the SLID process.
 9. The Developer shall design landscaping to comply with all county requirements and to conform to the MCDOT Roadway Design Manual. The Developer (or as assigned to the Home Owner's Association (HOA)) shall be responsible for maintenance of landscaping within public rights-of-way.
 10. The Applicant shall provide a construction traffic circulation plan. The construction traffic circulation plan must be approved by MCDOT.
 11. The Applicant shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)
 12. The Developer shall provide written documentation of ADOT's review and response with each phase. ADOT documentation shall be received before any development phasing and/or final plat approval, or at the discretion of MCDOT.
- f. All interior streets within the proposed development are to be constructed to minimum County standards.
- g. The following Drainage Review stipulations shall apply:
1. All development and engineering design shall be in conformance with the Drainage Regulation, Drainage Policies and Standards and current engineering policies, standards and best practices at the time of application for construction.
 2. Drainage review of this zone change cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with the Drainage Regulation and design policies and standards.
 3. All proposed construction within a delineated floodplain must obtain a floodplain use permit from the Flood Control District of Maricopa County.
- h. The following Flood Control District stipulations shall apply:
1. The effective floodplain and floodway limits need to be shown on both the final plat and the grading plan.

2. The electronic HEC-RAS files for the final hydraulic calculations need to be provided.
 3. Calculations for the lowest floor elevation for the lots within the floodplain are needed.
 4. The lowest floor elevation for all lots within the floodplain must be shown on the grading plan.
 5. The lowest floor elevations for all lots within the floodplain must be at least two (2) feet above the 100-year water surface elevation. If this area is to be removed by a Letter of Map Revision (LOMR), then a Conditional Letter of Map Revision (CLOMR) will be needed. A LOMR will be required prior to the final plat approval of the built infrastructure if a CLOMR was issued by FEMA.
 6. A note needs to be added to the final plat listing the lots located within the floodplain. In addition, the note needs to state that until a LOMR is approved by the Federal Emergency Management Agency (FEMA), the finished floor will need to be elevated to the regulatory flood elevation, and flood insurance will be required.
 7. No buildings will be allowed in the floodway.
- i. Prior to issuance of any permits for development of the site, the applicant/property owner shall obtain the necessary encroachment permits from the Maricopa County Department of Transportation (MCDOT) for landscaping or other improvements in the right-of-way.
 - j. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
 - k. Development of the site shall be in compliance with all applicable Maricopa County Air Quality rules and regulations.
 - l. An archeological survey shall be submitted to and approved by the Arizona State Historic Preservation Office prior to issuance of a grading permit. The applicant must contact the State office prior to initiating disturbance of the site. The applicant shall provide the Planning and Development Department with written proof of compliance with this stipulation.
 - m. Development and use of the site shall comply with requirements for fire protection measures as deemed necessary by the applicable fire department. Prior to issuance of zoning clearance or Final Plat/Plan of Development approval, the applicant shall seek review and comment from the applicable fire protection agency, and shall provide written confirmation that the site will be developed in accordance with their requirements.
 - n. Prior to zoning clearance or Final Plat approval, developer(s) and/or builder(s) shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the appropriate Fire Department servicing the site.

- o. The applicant or his successor shall obtain approval of any development plans from the Office of the Arizona State Fire Marshal prior to any construction.
- p. Amendments to the site plan and narrative report shall be processed as a revised application in accordance with Maricopa County Zoning Ordinance Article 304.9.
- q. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).
- r. Non-compliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division, Planning and Development Department, or the Flood Control District of Maricopa County may be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- s. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with stipulations.

Presented by:
Reviewed by:

Jose Castañeda, Planner
Darren Gerard, AICP, Planning Manager

Attachments:

3/24/22 P&Z Packet (55 pages)
3/24/22 PZ Handout Memo (10 pages)

Note:

3/24/21 Draft P&Z Minutes are not available as of the writing of this report, but can be provided upon request later when available.



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

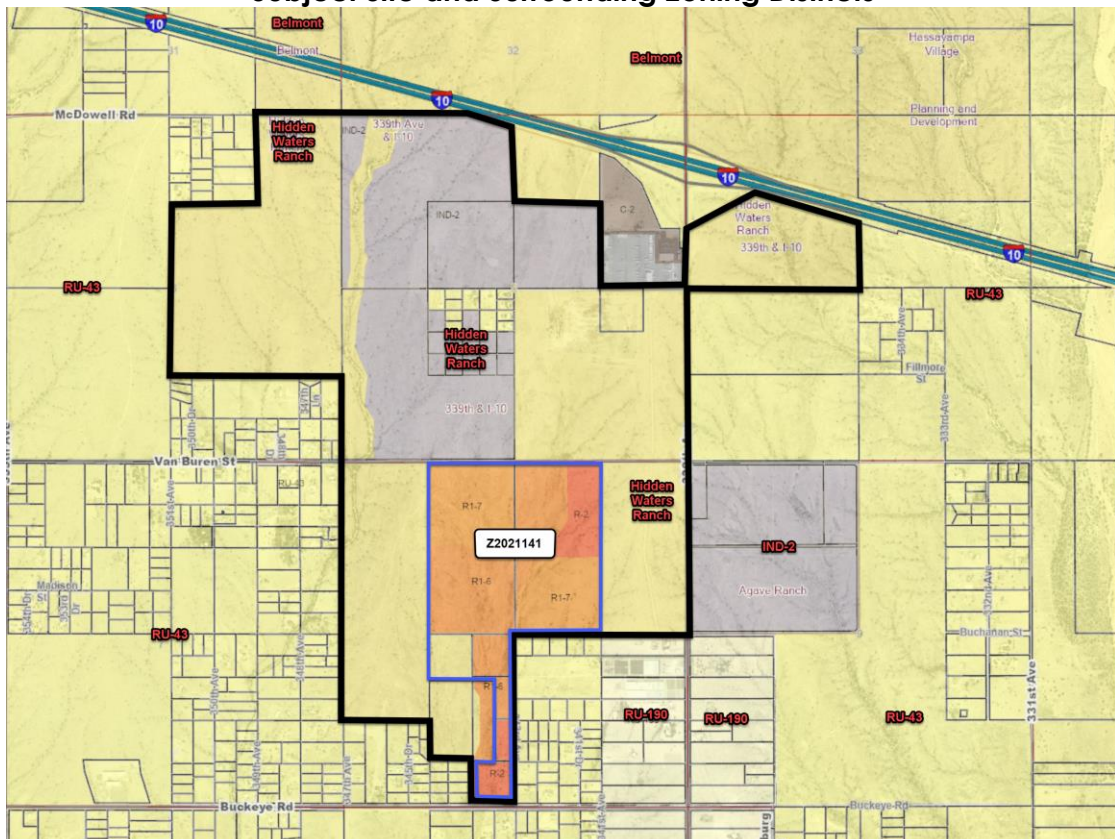
Cases:	Z2021141 - Hidden Waters Ranch
Hearing Date:	March 24, 2022
Supervisor District:	4

Applicant:	Kyle Barichello, RVI Planning & Landscape Architecture
Owners:	339 th and I 10 LLC
Request:	Zone change from Rural-43 PAD, R1-7 RUPD PAD, R1-6 RUPD PAD, R-2 RUPD PAD to IND-2 PAD
Site Location:	Generally located south of the I-10 between 339 th Ave. and 351 st Ave. and north of Buckeye Rd.
Site Size:	Approx. 200 acres
Density:	N/A
County Island:	No
County Plan:	Tonopah / Arlington Area Plan– Rural Densities (0-1)
Municipal Plan:	N/A
Municipal Comments:	None received to date
Support/Opposition:	None known
Recommendation:	Approve with conditions

Project Summary:

1. Hidden Waters Ranch is an existing Development Master Plan (DMP) of approx. 1,314 acres located south of the I-10 between 339th Ave. and 351st Ave. and north of Buckeye Rd. near the community of Tonopah. The existing DMP consists primarily of Rural-43 PAD, R1-6 PAD and IND-2 PAD zoning districts. It also should be noted that there are portions of the DMP that are State Trust Lands that will remain as Rural-43 and these areas are not a part of the subject request.
2. The remainder of the DMP that is privately owned is primarily zoned as IND-2 PAD which comprises approx. 48.5% of the DMP. The remainder of the privately owned DMP area is mostly comprised of R1-7 RUPD PAD, R1-6 RUPD PAD, R-2 RUPD PAD zoning. The existing DMP was originally approved by the Maricopa County Board of Supervisors on October 1, 2007 under DMP2006007 and subsequently amended via DMP2008006 on January 16, 2009. The underlying zoning was then approved on November 4, 2009.
3. The existing uses in the area primarily consist of undeveloped vacant land, sparse single-family residential development, a truck stop on the SWC of the I-10 and 339th Ave and the Belmont DMP located to the north of the subject site. The existing DMP is currently divided into two character areas with the area north of Van Buren to the I-10 designated for Industrial uses and primarily zoned IND-2 PAD and the south half of the DMP from Van Buren St. to Buckeye Rd. consisting of small-lot residential land use designations consisting of R1-7 RUPD PAD, R1-6 RUPD PAD, R-2 RUPD PAD zoning districts and the site is generally surrounded by properties that are zoned RU-43.

Subject Site and Surrounding Zoning Districts



4. The applicant is proposing a Zone Change Major Amendment to an approximately 200-acre portion of the Hidden Waters Ranch DMP generally located south of Van Buren St. between 339th Ave. and 351st Ave. north of Buckeye Rd. as highlighted in the exhibit above. This area is currently zoned for a mix a small lot residential uses, however the request would eliminate the residential zoning on the highlighted portion of the site. According to the applicant the amendment would bring the southern half of the DMP in alignment with the previously approved changes to the north and match the existing Industrial zoning to the north. The applicant also applied for a companion DMP Major Amendment (ref# DMP2021004) that would change the underlying DMP designation to bring it in line with the subject request.
5. The changes are shown on the site by area, and as a percentage of the total DMP. The applicant has also provided exhibits highlighting the proposed changes.
6. Land Use Legend:

Legend	Land Use Designations
SLR	Small Lot Residential (2-5 du/ac)
MDR	Medium Density Residential (5-15 du/ac)
UT	Public Facilities (WWRF, Fire Dept.)
EDU	Elementary School
MUEC	Mixed-Use Employment Center
IEC	Industrial Employment Center
CRC	Community Retail Center
D/NDOS	Dedicated Non-Developable Open Space

7. Zoning Table:

Development Unit	Land Use Category	Land Use Type	Approx. Gross Acres	Zoning District
A1	IEC	Industrial	12.9	IND-2PAD
A2	D/NDOS	Openpace	15.8	Rural-43PAD
A3	IEC	Industrial	130.8	IND-2PAD
A4	IEC	Industrial	40.1	IND-2PAD
A5	D/NDOS	OpenSpace	20.7	Rural-43PAD
A6	IEC	Industrial	99.6	IND-2PAD
A7	IEC	Industrial	39.5	IND-2PAD
A8	IEC	Industrial	40.3	IND-2PAD
A9	IEC	Industrial	25.5	IND-2PAD
A10	IEC	Industrial	19.9	IND-2PAD
A11	IEC	Industrial	34.6	IND-2PAD
A12	IEC	Industrial	80.3	IND-2PAD
A13	IEC	Industrial	9.2	IND-2PAD
A14	EDU	Industrial	14.3	IND-2PAD
A15	IEC	Industrial	16.8	IND-2PAD
A16	UT	Utilities (Exception)	28.7	IND-2PAD
A19	IEC	Industrial	24.1	IND-2PAD
AREA A TOTALS			653.5	

8. Zone Change Summary:

Zone Change Amendment Project Summary– Area A			
Gross Land Area (ac)		653.5	
Industrial Acreage		653.5	
Legend	Land Use Designation	Total AC.	% Total
IND-2PAD	Light Industrial, Employment	617	94%
Total		653.5	100%

9. Existing Zoning Exhibit



10. Proposed Zoning Exhibit



Existing On-Site and Adjacent Zoning / Land Use:

- | | | |
|-----|----------|--|
| 11. | On-site: | Rural-43 PAD, R1-7 RUPD PAD, R1- 6 RUPD PAD, R-2 RUPD PAD / Vacant |
| | North: | Van Buren St. then IND-2 PAD and Rural-43 / Vacant |
| | South: | Buckeye Rd. then Rural-43 / Single-family residence and vacant |
| | East: | Rural-43 RUPD PAD and Rural-43 / Horseshoe Trails Amended and Vacant |
| | West: | Rural-43 / Vacant |

Utilities and Services:

- | | | |
|-----|------------------|---|
| 12. | Water: | Water Utility of Greater Tonopah |
| | Wastewater: | Hassayampa Utilities Company |
| | School District: | Saddle Mountain Unified School District |
| | Fire: | Tonopah Valley Fire District |
| | Police: | Maricopa County Sheriff's Office |

Right-of-Way:

13. The following table includes existing and proposed half-width right-of-way and the future classification based upon the Maricopa County Department of Transportation (MCDOT) Major Streets and Routes Plan. It should be noted that there are no improvements to the right-of-way proposed with the subject application however the applicant will be required to coordinate with ADOT and MCDOT for any future offsite roadway improvements.

Street Name	Half-width Existing R/W	Half-width Proposed R/W	Future Classification
Van Buren St.	28'	N/A	Principal Arterial
Buckeye Rd.	34'	N/A	Parkway

Adopted Plan:

14. **Tonopah/Arlington Area Plan** (adopted September 6, 2000): The Tonopah/Arlington Area Plan designates the site as rural (0-1 du/ac.) land uses and there is a portion of the DMP along the I-10 and 339th Ave. designated as Community Retail Center. The proposed uses generally do not comply with this plan, however staff notes the existing Hidden Waters Ranch DMP (ref: DMP2008006) designated approximately 48% of the site as an Industrial/Employment Center and the requested amendment seeks to create more uniform land use designations within the existing DMP.

Public Participation Summary:

15. The applicant complied with the Maricopa County Public Participation Process with the required posting of the property and notification to the adjacent property owners within 300' of the subject site and the area of interest groups. The public participation generated two letters from the Arizona Fire & Medical Authority who indicated that they would be reaching out to the applicant to coordinate the fire and EMS needs for the project, and the Maricopa County Emergency Management noted no concerns. Additionally, staff has received two letters from the Superintendent of the Saddle Mountain Unified School District (SMUSD). SMUSD noted originally that they opposed the subject DMP amendment and proposed zone change major amendment. The opposition centered on preserving a school site that had been reserved for the SMUSD under the original DMP when the site was originally intended to be primarily medium density residential. Staff forwarded the notice of opposition to the applicant and the applicant worked with the school district to preserve the school site should it be needed. The school district subsequently withdrew their opposition and provided confirmation to staff that they had no further concerns with the proposed amendment.
16. In addition to the above public participation, the applicant and his project team held a virtual neighborhood meeting on December 13, 2021 which was attended by three residents of the area. The meeting summary was provided to staff as a part of the applicants Public Participation Plan. The meeting summary concluded with no concerns noted by the residents and it was noted that the proposed project was a potential positive for property values by one individual. Staff has not received any other letters and there is no known opposition.

Outstanding Concerns from Reviewing Agencies:

17. N/A.

Staff Analysis:

18. Staff is of the opinion that the proposed zone change is an improvement to the DMP. The amendment to rezone the existing single-family residential zoning districts where adjacent to industrial zoning improves the land use patterns of the DMP and provides a more uniform area for industrial uses that is located away from existing urban development. Staff believes the zone change will offer a substantial amount of employment uses to the area. As noted in the Proposed Zoning Exhibit earlier, the site is located to the south of the I-10 adjacent to the Belmont DMP which does offer significant residential land uses however, it does not provide for industrial uses. The proposed amendment would provide for a large employment area adjacent to potential residents of the area while the I-10 would provide a significant buffer between these uses.
19. Staff is supportive of the proposed request to rezone the approx. 200 acres to IND-2 PAD within the DMP. Staff is of the opinion that the proposed rezone is more in line than the existing zoning districts that currently would allow for small-lot development in an area that is sparsely developed and lacking in certain amenities that are congruent with the amount of residential development that is otherwise permitted on the subject site. The rezone would create consistent zoning districts throughout the DMP and facilitate the creation of a large employment center with immediate access to the I-10 that is adjacent to an area already designated as a Community Retail Center.

Recommendation:

20. Staff recommends the Commission adopt a motion recommending that the Board of Supervisors **approve** Z2021141 subject to the following conditions 'a' – 's'.
- a. Development of the site shall be in substantial conformance with the Zoning Exhibit entitled "Hidden Waters Ranch", consisting of 6 full-size sheets, stamped received February 10, 2022, except as modified by the following conditions. Staff may determine slight refinements to remain in substantial conformance with the approved site plan. Minor and major amendments to the site plan will be determined in accordance with Chapter 3 of the Maricopa County Zoning Ordinance.
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any plan or plat approval. Intersection improvement plans shall also include dual left turn lanes EB to NB and a right turn lane SB to EB and all underground conduit and pullboxes for the future signal. The project must comply with all recommendations in the MCDOT approved TIS.

2. The Developer shall make a contribution to regional transportation infrastructure. The contribution shall be \$3,281.00 per residential dwelling unit and shall be paid to MCDOT at the time individual building permits are issued, or per an alternate agreement, as approved by MCDOT.
3. The Developer shall provide the ultimate full or half-width of right-of-way for all public roadways. Right-of-way shall be provided as follows:
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5. The Developer shall be responsible for design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. All roadways must meet all county standards in effect at the time they are improved. (This includes, but is not limited to the "MCDOT Roadway Design Manual," including TIS infrastructure requirements and the "Drainage Policies and Standards for Maricopa County.") Half-width roadways must be designed and constructed so as to safely carry two-way traffic until the ultimate roadway is constructed. Roadway improvement plans must be approved and permitted by MCDOT. The Developer shall relocate well site(s) and/or provide additional right-of-way in the event of conflict with any transportation facilities.
6. The Developer shall provide all-weather access to all parcels and lots, and on all arterial roadways.
7. The Developer shall provide and make available a minimum of two access points to each development phase and/or subdivision unit.
8. The Developer shall not locate elementary or middle schools on arterial roads. (The schools may not "back up" to arterials.) Pedestrian routes to school shall be planned so if necessary, the route to school shall only cross arterials at signalized intersections.
9. The Developer shall design the development to promote pedestrian, bicycle and other alternative modes of transportation to public facilities within and adjacent to the site, by means in addition to the roadway system. Crossings of arterials at other than signalized intersections may be required to be grade separated. The Development shall prepare a comprehensive multimodal transportation and circulation plan (the "Multimodal Plan") which addresses public transit, bicycle, pedestrian, golf cart, equestrian, and other alternative uses. The Multimodal Plan must be approved before subsequent approval of any roadway improvement plans.
10. If streetlights are provided, installation shall be provided by the Developer. If streetlights are within public rights-of-way, a Street Light Improvement District (SLID) or comparable authority shall be established to provide operation and maintenance. The Developer should contact the Office of Superintendent of Streets (602-506-8797) to initiate the SLID process.

11. The Developer shall design landscaping to comply with all county requirements and to conform to the MCDOT Roadway Design Manual. The Developer (or as assigned to the Home Owner's Association (HOA)) shall be responsible for maintenance of landscaping within public rights-of-way.
 12. The Applicant shall provide a construction traffic circulation plan. The construction traffic circulation plan must be approved by MCDOT.
 13. The Applicant shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)
 14. The Developer shall provide written documentation of ADOT's review and response with each phase. ADOT documentation shall be received before any development phasing and/or final plat approval, or at the discretion of MCDOT.
- f. All interior streets within the proposed development are to be constructed to minimum County standards.
- g. The following Drainage Review stipulations shall apply:
1. All development and engineering design shall be in conformance with the Drainage Regulation, Drainage Policies and Standards and current engineering policies, standards and best practices at the time of application for construction.
 2. Drainage review of this zone change cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with the Drainage Regulation and design policies and standards.
 3. All proposed construction within a delineated floodplain must obtain a floodplain use permit from the Flood Control District of Maricopa County.
- h. The following Flood Control District stipulations shall apply:
1. The effective floodplain and floodway limits need to be shown on both the final plat and the grading plan.
 2. The electronic HEC-RAS files for the final hydraulic calculations need to be provided.
 3. Calculations for the lowest floor elevation for the lots within the floodplain are needed.
 4. The lowest floor elevation for all lots within the floodplain must be shown on the grading plan.
 5. The lowest floor elevations for all lots within the floodplain must be at least two (2) feet above the 100-year water surface elevation. If this area is to be removed by a Letter of Map Revision (LOMR), then a Conditional Letter of

Map Revision (CLOMR) will be needed. A LOMR will be required prior to the final plat approval of the built infrastructure if a CLOMR was issued by FEMA.

6. A note needs to be added to the final plat listing the lots located within the floodplain. In addition, the note needs to state that until a LOMR is approved by the Federal Emergency Management Agency (FEMA), the finished floor will need to be elevated to the regulatory flood elevation, and flood insurance will be required.
7. No buildings will be allowed in the floodway.
- i. Prior to issuance of any permits for development of the site, the applicant/property owner shall obtain the necessary encroachment permits from the Maricopa County Department of Transportation (MCDOT) for landscaping or other improvements in the right-of-way.
- j. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
- k. Development of the site shall be in compliance with all applicable Maricopa County Air Quality rules and regulations.
- l. An archeological survey shall be submitted to and approved by the Arizona State Historic Preservation Office prior to issuance of a grading permit. The applicant must contact the State office prior to initiating disturbance of the site. The applicant shall provide the Planning and Development Department with written proof of compliance with this stipulation.
- m. Development and use of the site shall comply with requirements for fire protection measures as deemed necessary by the applicable fire department. Prior to issuance of zoning clearance or Final Plat/Plan of Development approval, the applicant shall seek review and comment from the applicable fire protection agency, and shall provide written confirmation that the site will be developed in accordance with their requirements.
- n. Prior to zoning clearance or Final Plat approval, developer(s) and/or builder(s) shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the appropriate Fire Department servicing the site.
- o. The applicant or his successor shall obtain approval of any development plans from the Office of the Arizona State Fire Marshal prior to any construction.
- p. Amendments to the site plan and narrative report shall be processed as a revised application in accordance with Maricopa County Zoning Ordinance Article 304.9.
- q. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning

and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).

- r. Non-compliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division, Planning and Development Department, or the Flood Control District of Maricopa County may be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- s. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with stipulations.

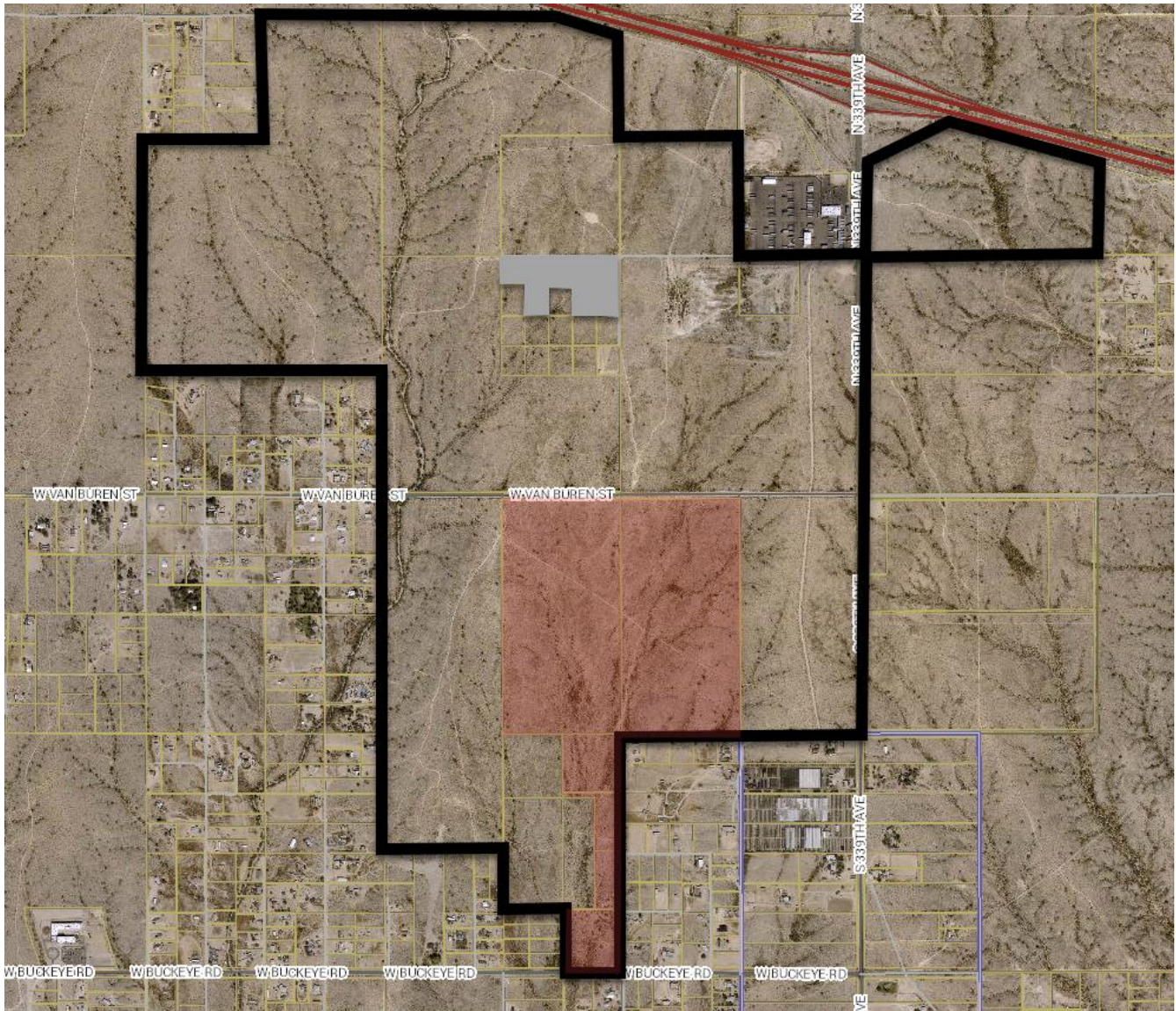
Presented by:
Reviewed by:

Jose Castañeda, Planner
Matthew Holm, AICP, Planning Supervisor

Attachments:

Case Map (1 page)
Application (1 page)
Zoning Exhibit (6 pages)
Narrative Report (17 pages)
ENG comments (3 pages)
MCDOT (4 pages)
MCESD comments (1 page)
Saddle Mountain Unified School District (4 pages)
AFMA Letter (1 page)
MCEM (2 pages)
GWR Will-Serve Letter (2 pages)

Maricopa County



Application Name: Hidden Waters Ranch	
Legal Description: T1N R5W Pt. of Secs. 4, 5, 6, 7, 8	Supervisor District No. 4
Applicant: Kyle Barichello, RVi Planning and Landscape Architecture	Applicant Phone/ Email: (480) 586-2358 / kbarichello@rviplanning.com
Case Address: T.B.D	Parcel Primary: 504-12-006P, 006S, 006Z, 007, 008, 135, 137
Acreage: approx. 200	Case Number: Z2021141



Planning & Development Department

ALL FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE.

ZONE CHANGE MAJOR AMENDMENT APPLICATION

REQUEST	
Project Name	Hidden Waters Ranch
Description of Request:	Rezoning approximately 200 acres from a mix of residential zones to IND-2 PAD, consisted with approved zoning
Existing Use of Property:	Vacant - Approved Development Master Plan Area
Existing Zoning District:	Rural-43 PAD, R1-7 RUPD PAD, R1-6 RUPD PAD, R-2 RUPD PAD
Requested Zone Change Major Amendment :	IND-2 PAD
Related Case Numbers: (List V# if site is subject to code violation)	DMP2008006, Z2007073
PROPERTY INFORMATION	
Address (if known):	NA
General Location (include nearest city/town):	South of I-10, North of Buckeye Road, between 339th ave and 351st ave
Size in Acres:	-200.1 Acres
Square Feet:	8712000
Legal Description	Section: 8 Township: 1N Range: 5W
Assessor's Parcel Number:	504-12-008 • 504-12-007 • 504-12-006Z • 504-12-006P • 504-12-135 • 504-12-137 • 504-12-006S
Subdivision Name (if applicable):	Hidden Waters ranch
OWNER'S AUTHORIZED AGENT INFORMATION	
Name:	RVI Planning + Landscape Architecture
Contact:	Kyle Barichello/Mark Reddie
Address:	120 S Ash Ave Suite 200
City:	Tempe
State:	AZ
Zip:	85281
Phone #:	(480) 586-2358
Fax #:	
Email:	kbarichello@rviplanning.com
PROPERTY OWNER INFORMATION	
Name:	339th & I-10, LLC
Contact:	Chase Emmerson
Address:	14555 N Scottsdale Road #330
City:	Scottsdale
State:	AZ
Zip:	85254
Phone #:	(480) 368-5205
Fax #:	
Email:	chase@finalplat.com
PROPERTY OWNER AND OWNER'S AGENT AUTHORIZATION	
I (property owner) 339th & I-10, LLC authorize (owner's agent) RVI Planning + Landscape Architecture to file this application on all matters relating to this request with Maricopa County. By signing this form as the property owner I hereby agree to abide by any and all conditions that may be assigned by the Maricopa County Board of Supervisors, Maricopa County Planning and Zoning Commission, or Maricopa County Planning and Development Department staff as applicable, as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.	
PROPOSITION 207 WAIVER	
The property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Maricopa County as result of the filing of this application.	
Property Owner Signature:	Date: 10/13/21
VERIFICATION OF APPLICATION INFORMATION	
I certify that the statements in this application and support material are true. Any approvals or permits granted by Maricopa County in reliance upon the truthfulness of these statements may be revoked or rescinded.	
Owner or Authorized Agent Signature:	Date: 10/13/21
CASE INACTIVITY	
Cases which are not active within six (6) months will be considered inactive and closed by staff. A letter addressing the inactivity will be sent to the owner's authorized agent or property owner with notification of the case to be closed within thirty (30) days. To pursue entitlement after the closing of the case, a new application and associated fees will need to be filed.	

Zone Change Application

HIDDEN WATERS RANCH

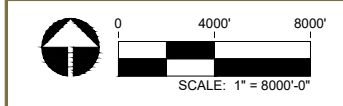
MARICOPA COUNTY, ARIZONA

FIGURE 1
Context Aerial &
Vicinity Map

Approximately Eight (8) mile radius

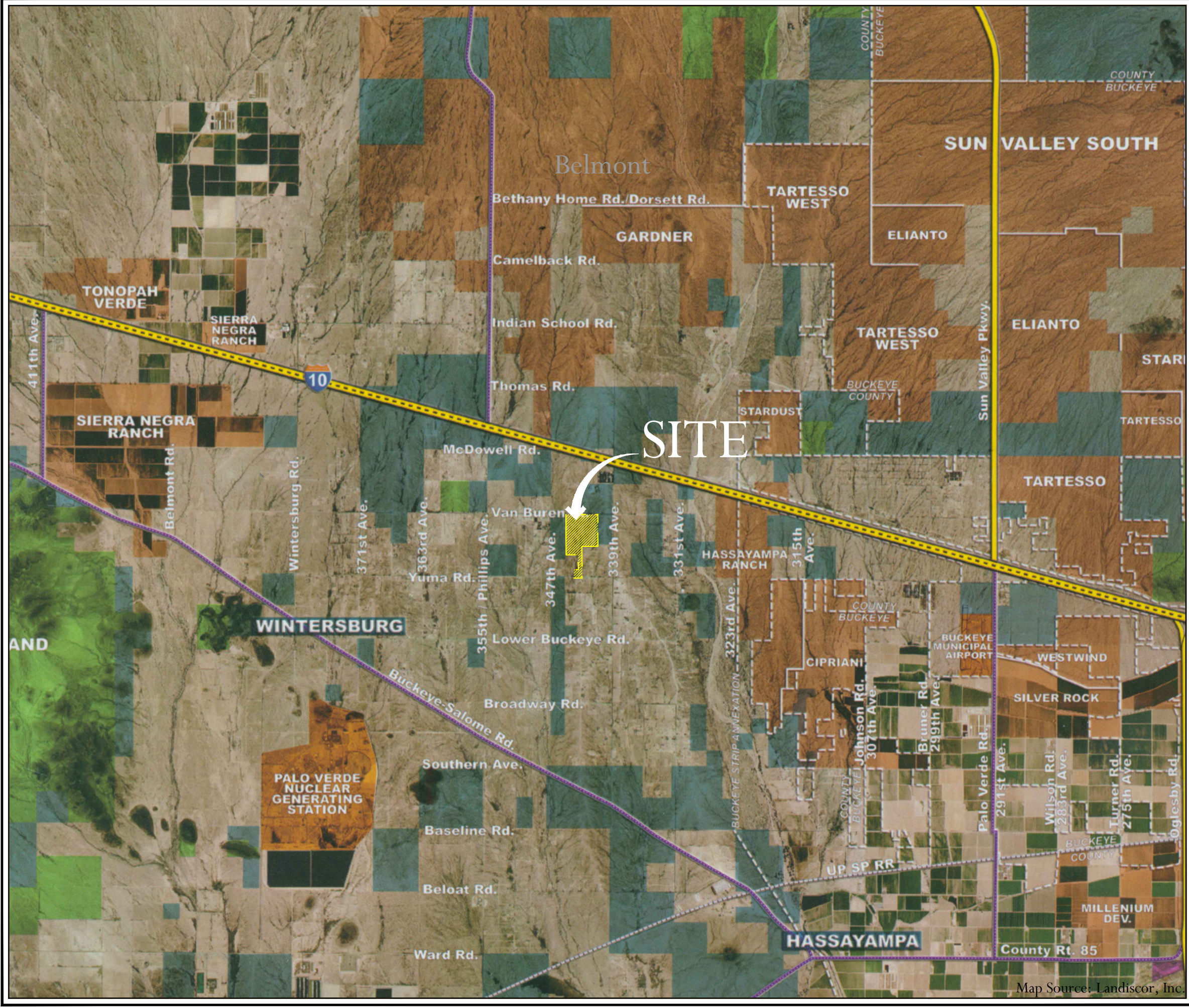
LEGEND

- State Land
- Existing/Proposed Developments
- Bureau of Land Management
- Site



AVONDALE, AZ.
2021-10-22
20000830
339TH & I-10 LLC

RVI
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com



Map Source: Landiscor, Inc.

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 2
Existing Zoning



Legend

- C-2
- IND-2
- Rural 43
- Rural 190
- R1-6
- R1-7
- R-2

HIDDEN WATERS RANCH

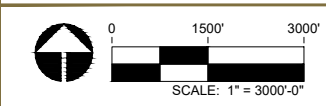
MARICOPA COUNTY, ARIZONA

FIGURE 3 Proposed Zoning

Legend

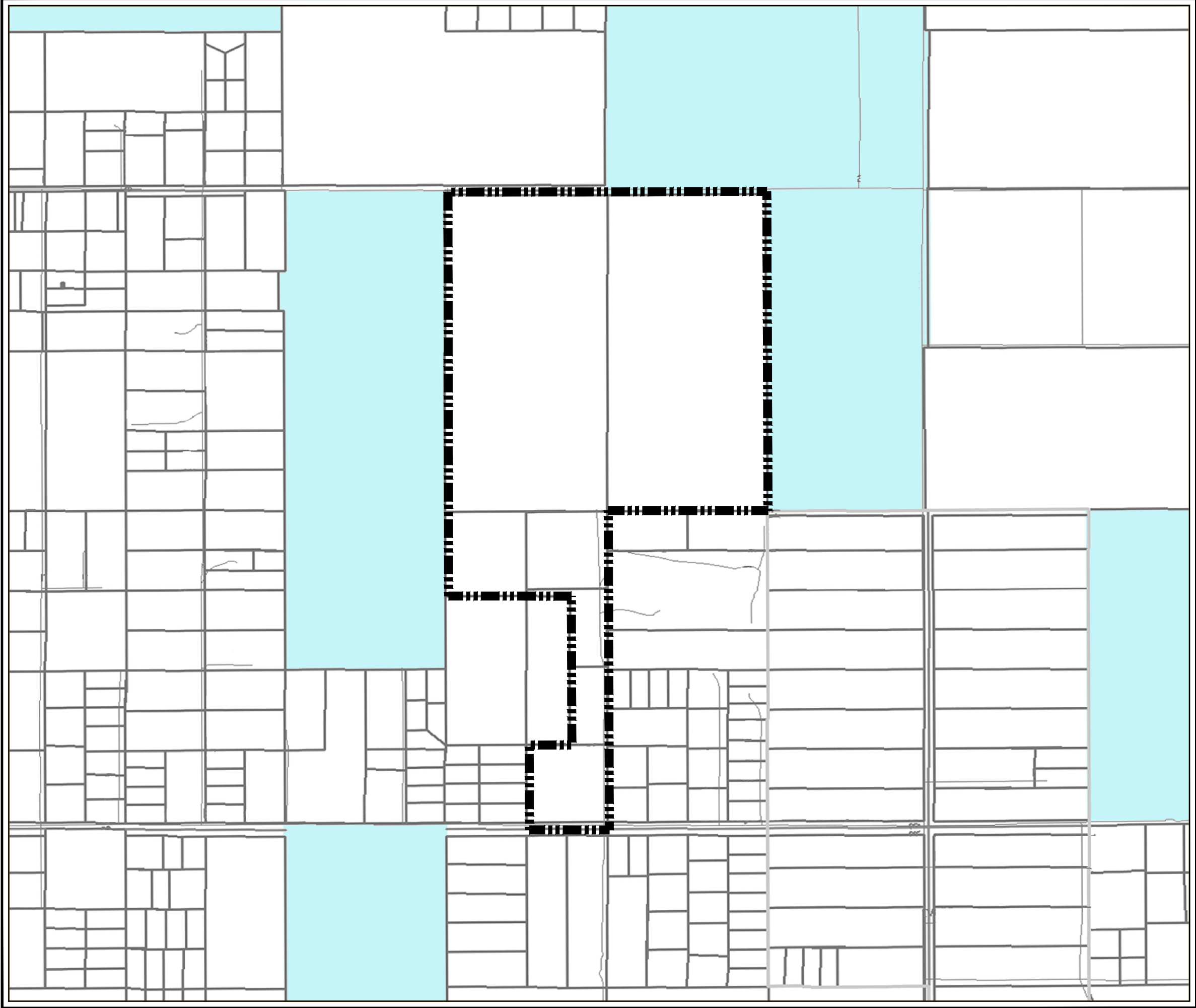
- Amended Area = 200 ac
- IND-2
- Rural 43

*Parcel A16 is per a separate application



AVONDALE, AZ.
2021-12-14
20000830
339TH & I-10 LLC

RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rvplanning.com



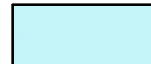
Zone Change Application

HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 4
On-Site
Property Ownership

LEGEND

-  State Land
-  Site

On Site Parcel Owners	
PARCEL#	OWNER
504-12-007	339TH AND I-10 LLC
504-12-008	
504-12-006-Z	
504-12-006-P	
504-12-135	
504-12-137	
504-12-006-S	

Note: Property ownership information was obtained from the County of Maricopa Assessor Office.

Zone Change Application

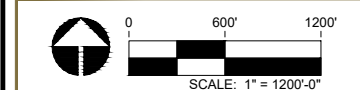
HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 5 Circulation Plan

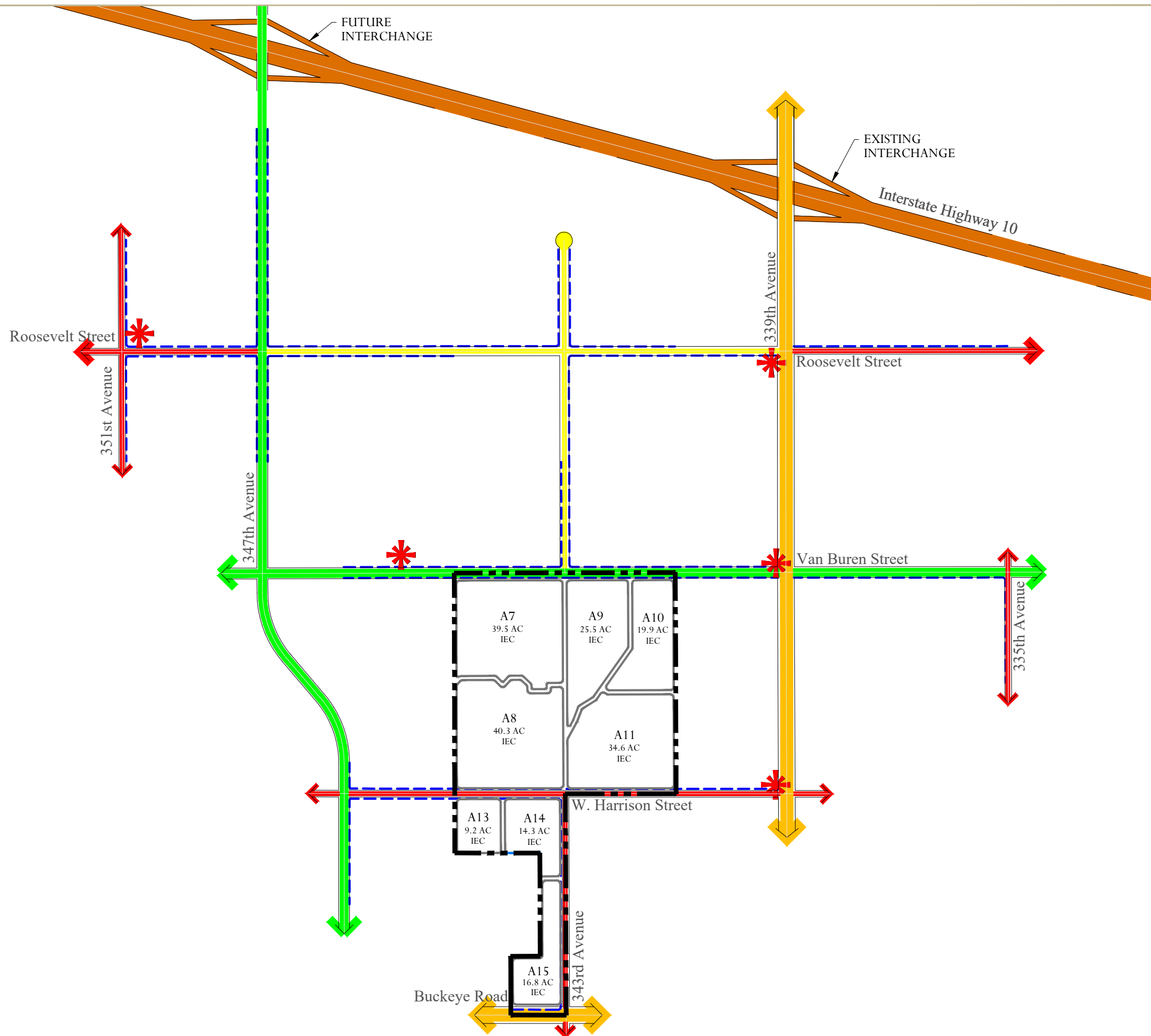
LEGEND

- Existing I-10 Freeway
- Parkway (200' ROW)
- Principal Arterial (130' ROW)
- Major Collector (110' ROW)
- Collector (80' ROW)
- Property Boundary
- Bicycle Lane
- Community Entry Monuments



AVONDALE, AZ.
2021-10-26
20000830
339TH & I-10 LLC

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Tel: 480.994.0994
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HIDDEN WATERS RANCH

MARICOPA COUNTY, ARIZONA

FIGURE 6
Regional Facilities

Approximately Five (5) mile radius

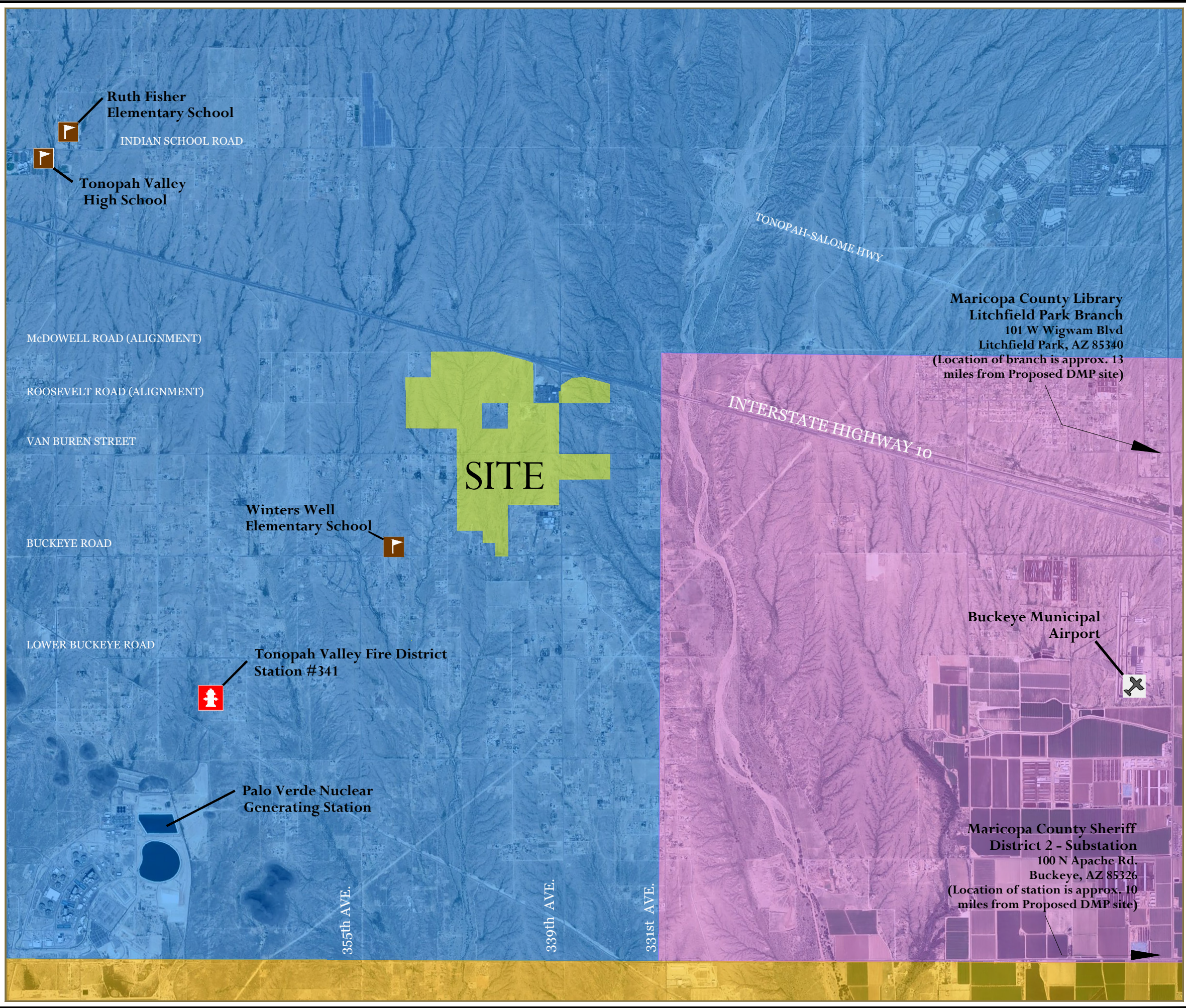
LEGEND

-  Proposed DMP Site
-  Saddle Mountain Unified School District
-  Palo Verde School District
-  Arlington Elementary School District
-  Public Airport
-  Fire Station
-  Public School



AVONDALE, AZ.
2021-10-05
20000830
339TH & I-10 LLC

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Tel: 480.994.0994
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Hidden Waters Ranch

A Master Planned Community

Major Zone Change Amendment Application (PAD)

Maricopa County, Arizona

Case #: Z2021141

Revised: February 10, 2022

Prepared By:

RVi Planning +Landscape Architecture
c/o Kyle Barichello
120 South Ash Avenue
Tempe, Arizona 85281
(480) 994-0994

Prepared for:

339th & I-10 L.L.C.
c/o Chase Emmerson
7373 N. Scottsdale Road #B210
Scottsdale, AZ 85253
(480) 368-5205

Hidden Waters Ranch

A Master Planned Community

Zone Change Amendment Application

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Hidden Waters Ranch

A Master Planned Community

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1. Context Aerial & Vicinity Map
2. Existing Zoning Plan
3. Proposed Zoning
4. Property Ownership
5. Circulation Plan
6. Regional Facilities

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1. Zoning Table
2. Residential Unit Plan of Development Comparison Table
3. Open Space Summary Table

Project Team

Property Owner/ Developer:	Chase Emmerson 339th & I-10 L.L.C. 7373 N. Scottsdale Road #B210 Scottsdale, AZ 85253 (480) 368-5205
Land Planner:	Kyle Barichello RVi Planning +Landscape Architecture 120 South Ash Avenue Tempe, Arizona 85281 (602) 994-0994
Civil Engineer:	Zach Hill, PE Kimley Horn 101 Southern Ave, Suite 131 Mesa, AZ 85210 (480) 207-2669

A. SUMMARY

The purpose of this request is for a zone change from Rural-43 PAD, R1-7 RUPD PAD, R1-6 RUPD PAD, R-2 RUPD PAD to IND-2 PAD.

The Hidden Waters Ranch Zone Change Amendment requests the change of approximately 200 gross acres of the larger 653.5 privately owned land to IND-2 to match the existing development standards within the larger Development Master Planned Area (DMP). The property is privately owned by 339th & I-10 L.L.C. The Zone Change site is located in the western Phoenix metropolitan area, south of Interstate 10, North of Buckeye Road, generally between the 341st Avenue alignment on the east and 345th Avenue alignment on the west. There is also an approximate 80-acre parcel detached from the main property located at the southeast corner of Hidden Waters Parkway and Van Buren Street. The property is currently located in unincorporated Maricopa County, Arizona. Maricopa County has included this area within the planning region of the *Tonopah/Arlington Area Plan*. See **Figure 1**, *Context Aerial & Vicinity Map* for the site's location and regional context.

B. PURPOSE OF REQUEST

The proposed property is in a dynamic growth area within the Tonopah/Arlington Area Plan built heavily around major employment and commercial users. The proposed amendment is planned to allow for a variety of industrial and employment land uses general commercial services and light industrial uses. The current market in this part of Maricopa County is strong for large, industrial users as it is primely located in the Phoenix Metro with excellent roadway access. Recently, a record of decision was sent to the Federal Highway Administration (FHWA) by the Arizona Department of Transportation (ADOT) identifying the selected I-11 corridor alignment which has been studied for the past 5 years. This future corridor is envisioned as a multi-use corridor that would improve Arizona's access to regional and international markets and is located within 10 miles of the DMP area. This alignment will provide the framework for the DMP area to become a major employment hub for the west Phoenix Metro area given its location and access to major infrastructure systems. Additionally, the Howard Hughes Corporation recently bought approximately 37,000 acres in west Phoenix known as Douglas Ranch, seeking to become the "city of the future." This project slated for approximately 300,000 residents and is located approximately 10 miles north of the subject site. These two factors further solidify the need to amend the residential to industrial to set the stage for the future employment growth in the area away from an oversaturated residential market.

Over the past year the property owners hired a site selection company to evaluate the types of users that may be interested in the current industrial zoned land within the DMP Area. However, it was discovered that due to existing constraints of the available parcels, none of the current available industrial zoned land would be suitable for many of the large 1.2+ Million Square Foot (SF) facilities seeking to develop in the Phoenix Metro area. It was concluded that the current industrial acreage and layouts were too small, but that the 200+/- acre area we are amending would have been highly desired as it provides a more buildable parcel shape without major natural constraints. This site selection study is yet another part of the justification for amending the residential zoning to industrial.

Lastly, there are limited sites throughout the Phoenix Metro that provide water and sewer solutions to capture this industrial demand sought in the Phoenix Metro area. The current site provides the capability to serve both water and sewer more favorably to industrial users versus residential development. Major infrastructure including water and sewer provided by Global Water is being installed along 339th Avenue through the DMP area with sewer following 12 months after. The project team has been in coordination with the utility provider and has obtained will serve letters to the overall DMP area based on the new proposed amendment from residential to industrial development. These letters from Global Water Resources dated January 20, 2022 have been provided with this application.

Another change within this zone change application is to the existing elementary school site designation. Per discussions with the Hassayampa Utility Company, the Saddle Mountain Unified School District (SMUSD), this site will remain reserved as an elementary school but will be reduced to 14.3-acres and zoned to IND-2. Saddle Mountain Unified School District has no objection to the rezoning of this section of the Hidden Waters Ranch development in Tonopah from residential to industrial designation per an associated DMP application. If at a future date State Land areas within the DMP are also rezoned from residential to industrial use, SMUSD may not need the school site and would be open to such discussions at the time rezoning is proposed.

In summary, many factors are providing the justification for the request to amend the current zoning of the property to be consistent with the Industrial and Employment Center land use designations as part of a concurrent application and existing industrial zoning to allow for a sustainable, quality industrial and employment focused development area that will support existing and future employment and residential growth in the area.

C. DESCRIPTION OF PROPOSAL

1. Introduction

The Hidden Waters Ranch Zone Change is consistent with the larger Hidden Waters Ranch DMP which includes primarily industrial/employment. The current existing residential designations proposed to be rezoned within the DMP area are limited to portions of those parcels solely owned by the private landowner. Currently, none of the State Land owned properties are zoned with the appropriate zoning category (currently RU-43) as outlined within the DMP and are not a part of this zone change request. The Zone Change and concurrent DMP amendment for the overall project area has been planned with the intent of incorporating many of the goals, objectives, and policies of the Tonopah/Arlington Area Plan. This includes the proposal of providing a mixture of land uses that consist of:

- Industrial and employment uses that are focused on further establishing a balanced activity center node located at the I-10 interchanges and providing employment opportunities to the residents of the community and surrounding area.
- Recreational and dedicated, non-developable open spaces that provide quality recreational opportunities and are sensitive to the existing natural conditions (i.e. floodplains, vegetation, wildlife, etc.) of the area.

The proposed rezoning seeks to replace the existing privately owned residential parcels with highly desirable industrial and employment zoning, consistent with the overall Hidden Waters Ranch DMP.

2. Property Description and Location

The area proposed within this Zone Change request is part of the Hidden Waters Ranch Development Master Plan located in the western Phoenix metropolitan area. The property falls within the jurisdiction of unincorporated Maricopa County. The property within the Zone Change request is located south of Interstate 10, North of Buckeye Road, generally between the 341st Avenue alignment on the east and 345th Avenue alignment on the west. See **Figure 1, Context Aerial & Vicinity Map** for the site's location and regional context. A graphic representation of the property area boundaries is provided in **Figure 1**.

3. Property Legal Description

The overall property consists of portions of Sections 4, 5, 6, 8 and 9 of Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The APN's as part of this request include the following:

- 504-12-008
- 504-12-007
- 504-12-006Z
- 504-12-006P
- 504-12-135
- 504-12-137
- 504-12-006S

4. Base Zoning Districts

The zoning districts requested under this Zoning Change Amendment application include IND-2 PAD only. The proposed zoning of the approximately 200-acre area per this application will be consistent with the current approved IND-2 zoning standards as approved and consistent throughout the larger DMP area.

Figure 2, Existing Zoning Plan, graphically illustrates the current approved zoning districts within the Hidden Waters Ranch property. **Figure 3, Proposed Zoning Plan** illustrates the proposed Zone Change Amendment application.

Table 1, Amended Zoning Table, lists the zoning district and land use types for each development parcel and is reflective of the removal of all residential per this zone change.

Table 1: Amended Zoning Table

Development Unit	Land Use Category	Land Use Type	Approx. Gross Acres (1)	Approx. Net Acres (2)	Maximum Density	Max. Units	Zoning District
AREA A: Private Land							
A1	IEC	Industrial	12.9	12	~	~	IND-2 PAD
A2	D/NDOS	Open Space	15.8	14	~	~	Rural-43 PAD
A3	IEC	Industrial	130.8	128	~	~	IND-2 PAD
A4	IEC	Industrial	40.1	37	~	~	IND-2 PAD
A5	D/NDOS	Open Space	20.7	18	~	~	Rural-43 PAD
A6	IEC	Industrial	99.6	95	~	~	IND-2 PAD
A7	IEC	Industrial	39.5	36	~	~	IND-2 PAD
A8	IEC	Industrial	40.3	38	~	~	IND-2 PAD
A9	IEC	Industrial	25.5	23	~	~	IND-2 PAD
A10	IEC	Industrial	19.9	19	~	~	IND-2 PAD
A11	IEC	Industrial	34.6	33	~	~	IND-2 PAD
A12	IEC	Industrial	80.3	72	~	~	IND-2 PAD
A13	IEC	Industrial	9.2	9	~	~	IND-2 PAD
A14	EDU	Industrial	14.3	14	~	~	IND-2 PAD
A15	IEC	Industrial	16.8	14.3	~	~	IND-2 PAD
A16	UT	Utilities (Exception)	28.7	28.7			IND-2 PAD
A19	IEC	Industrial	24.1	23			IND-2 PAD
AREA A TOTALS			653.5	613			

Zone Change Amendment Project Summary – Area A			
Gross Land Area (ac)		653.5	
Gross Project Density		NA	
Density minus Industrial		NA	
Industrial Acreage		653.5	
Total Unit Count		0	
Projected Population		0	
Legend	Land Use Designation	Total AC.	% Total
Rural-43 PAD	Open Space	36.5	6%
IND-2 PAD	Light Industrial, Employment	617	94%
Total		653.5	100%

Notes:

(1): All Gross and Net acres are rounded to the nearest acre. For purposes of this table, any acreage less than .49 is rounded down and any acreage equal to or greater than .50 is rounded up. This same assumption applies to all references to acreage throughout the document, and should be the basis of any stipulations related to gross or net acres.

5. Overlay Districts (PAD)

PAD Overlay

The Planned Area Development (PAD) Overlay Zoning District remains in place for the entire 653.5-acre Zone Change area as part of prior amendments and as provided within this narrative. In accordance with the Maricopa County Zoning Ordinance, the PAD overlay is designed to provide for “unified planning of large areas to achieve the mixture, variety and cohesiveness of land uses and amenities that such large-scale planning makes possible,” as well as to define the “development parameters” for the site while allowing the detailed site design to take place at a later stage in the planning process. The PAD will allow for minor boundary adjustments in the development parcel boundaries as the property undergoes detailed design to provide flexibility to accommodate the end user of each parcel. **Table 1, Zoning Table** establishes a projected number of residential units which is permitted within each development parcel.

6. Discussion of Zoning Districts

a. Residential

All previously proposed residential development will be removed per this Zone Change application. The only remaining residential designations will be the Rural-43 zoned Non-Dedicated Open Space areas as part of the DMP. No residential development is proposed throughout Area A as part of the overall DMP.

b. Industrial

Approximately 200 acres per this zone change amendment application of the larger 653.5 acres is proposed as Light Industrial utilizing the IND-2 zoning district, matching existing entitlements. The proposed industrial land use is anticipated to develop as business park, manufacturing, distribution, and other light industrial uses that will provide employment opportunities for the community and surrounding areas. The Tonopah/Arlington Area Plan identifies this area as an activity center/focal point for the region. Commercial and employment land uses are encouraged to support the future growth in the area. In conformance with the Area Plan, this project proposes significant industrial/employment zoning with excellent access to the I-10 freeway corridor and the new Hidden Waters Parkway. The proposed IND-2 parcels are located along the Roosevelt and Van Buren Street alignments providing an adequate buffer between the residential property to the south and the I-10 freeway corridor to the north. Additional industrial land uses are proposed at the southeast corner of Hidden Waters Parkway and Van Buren Street.

D. RELATIONSHIP TO SURROUNDING PROPERTIES

1. Property Ownership – Site and Surrounding Property

The property ownership pattern within the site and surrounding area is provided in **Figure 4, Property Ownership**. The subject property is owned by three private land owners. The property surrounding the site is owned by various private land owners and the State of Arizona. Much of the State Land is included in a Development Master Plan for a larger planning area, but is not included in the Zone Change request.

2. On-Site and Surrounding Land Uses

Existing land uses on site consist primarily of vacant desert land. Surrounding the property, the most notable land use is the Rip Griffin Truck Stop at the southwest corner of I-10 and Hidden Waters Parkway. South of the Rip Griffin Truck Stop is also a “borrow pit” that consists of an approximately 20-acre site that is approximately 8 feet deep. There are also various residential developments in the immediate vicinity of the property. Most notable is the cluster of homes on a quarter section on the south side of the Roosevelt alignment at the 243rd Avenue alignment. These properties are accessed by a dirt road that starts on Hidden Waters Parkway approximately one-quarter mile south of the Interstate 10 and runs east along the Roosevelt Road alignment approximately one-quarter mile to the properties. There are also scattered large lot residential properties along the west and south sides of the property.

3. On-Site and Surrounding Zoning

Generally, the adjacent properties to the north, east, south and west of the property are all zoned Rural-43. The exception to this is the truck stop that is located at the northeast corner of the property. The truck stop area and the truck wash are zoned IND-2 Light Industrial District. The convenience store and restaurant that is associated with the truck stop is located in an area that is zoned as C-2 Intermediate Commercial District. This C-2 zoning extends north to the I-10 freeway. There is also a subdivision that is located the southeast of the project. This subdivision is zoned Rural-190 Rural Zoning District. Rural-190 permits an overall project density of one unit on a lot that is a minimum of 190,000 square feet.

Figure 2, *Existing Zoning*, shows the current zoning on the property and the surrounding areas.

4. Airports and other Land Use Impacts

The Hidden Waters Ranch property is not located within a zone of influence of any of the significant Phoenix metropolitan area airports. The closest airport is the Buckeye Municipal Airport located approximately 5.5 miles to the east. The disclosure boundary is approximately $\frac{3}{4}$ miles from the project boundary putting it outside of the notification requirements that are required to be a part of local Conditions, Covenants, & Restrictions (CC&R's).

Other notable land use impacts also include the Palo Verde Nuclear Generating Station (PVNGS) located approximately 4.5 miles from the property. The Hidden Waters Ranch Community is located within the 10-mile Plume Exposure Pathway Emergency Planning Zone (EPZ) for PVNGS. Predetermined protective action plans have been put in place by the State of Arizona for this EPZ and are designed to avoid or reduce dose from potential exposure of radioactive materials. These actions include sheltering, notification, evacuation, and the use of potassium iodide where appropriate.

E. DISCUSSION OF RECENT CHANGES IN THE AREA

1. Municipal Boundaries

The Hidden Waters Ranch area falls within the planning jurisdiction of Maricopa County and is not located within any incorporated municipal boundaries. It is anticipated that this property will continue to be a part of Maricopa County when it is completed. The City of Buckeye jurisdictional limits are approximately 2 miles to the east of the project site, and its planning area ends at the Hassayampa River, one mile east of the property. **Figure 1, Context Aerial & Vicinity Map**, shows the relationship between the existing municipal boundaries and the project site.

2. Existing Land Use Plans

Maricopa County Vision 2030 Comprehensive Plan – Tonopah/Arlington Area Plan

The Hidden Waters Ranch property is located within the planning and development jurisdictional area of Maricopa County. Vision 2030 explains Maricopa County's policies and expectations for the development of unincorporated areas, but given how much area this includes it is neither possible nor practical for this plan to consider local and site-specific issues. To address this problem Maricopa County uses its Area Plan program to support local needs. In order to provide assistance and direction in the planning and development of this area, Maricopa County has prepared the *Tonopah/Arlington Area Plan* (TAAP). This plan consists of 346 square miles and includes the unincorporated communities of Tonopah, Arlington, Hassayampa, and Wintersburg. The purpose of the TAAP is to recognize the issues that face the future development of this area and to also set goals, objectives and policies that can serve as guidelines for the Planning and Zoning Commission and the Board of Supervisors.

3. Existing Development in the Area

There are a number of existing and planned residential developments within the immediate vicinity of the property. Some of the developments include:

- Belmont Development Master Plan, a large master planned development that has been approved by Maricopa County and is currently under review for a Major Amendment to the approved plan. It is located to the north of the property.
- Hassayampa Ranch, a residential development located to the northeast of the property and bordered to the east by the Hassayampa River.
- Scattered residential properties located south and west of the site.
- Howard Hughes Corporation bought approximately 37,000 acres in west Phoenix called Douglas Ranch, seeking to become the “city of the future.” This project is approximately 10 miles north of the subject site.

These and other existing and planned developments in the area are shown on **Figure 1, Context Aerial & Vicinity Map**.

F. CIRCULATION SYSTEM

1. Off-Site Regional Transportation Planning

The Hidden Waters Ranch property is currently located in an area that is covered in the Maricopa County 2040 Regional Transportation Plan updated February 26, 2020 and

within the MAG Hassayampa Valley Framework Study -Wickenburg Area (November 2010) The I-10/Hassayampa study area covers approximately 1,400 square miles bounded by State Route (SR) 303L on the east, the 459th Avenue section line on the west, the approximate SR-74 alignment on the north, and the Gila River on the south.

In regard to significant existing roadways within immediate proximity of the site, Interstate 10, which runs along the north border of the site, provides interstate and major metropolitan access to the site. Other existing roadway improvements are Hidden Waters Parkway, Van Buren Street, and Buckeye Road. All of these other roadways have been classified by the *Maricopa County Major Streets and Routes Plan: Street Classification Atlas* (Adopted April 18, 2001, updated in June 2011) and MAG Hassayampa Valley Framework Study. Per the updated plans, 339th Avenue is proposed as a Parkway, 347th Avenue as a Major Arterial, Van Buren Street as a Principal Arterial, and Buckeye Road as a Minor Arterial.

2. Existing Roads and Rights of Way

The existing roadways adjacent to Hidden Waters Ranch are Interstate 10, Hidden Waters Parkway, and Van Buren Avenue. Interstate 10 runs along the northern border of the project and is a 4-lane highway that runs east-west. This highway provides regional and interstate access to the site.

Hidden Waters Parkway is currently a two-lane roadway that runs north-south starting approximately 2 miles to the north of the property at the Tonopah-Salome Highway, running south through the project area, and terminating at approximately 4.5 miles to the south of the project area. There is a full access freeway interchange at the intersection of Hidden Waters Parkway and I-10. Van Buren Avenue is also a two-lane roadway with an east-west alignment starting at Hidden Waters Parkway, running west through the project area, and terminating at approximately 4 miles to the west of the project area at Wintersburg Road. According to the *Maricopa County Major Streets and Street Classification Atlas* (Revised June 2011) these 2 roadways have been classified as Rural Minor Arterials with a total right-of-way of +/-130 feet.

3. On-Site Circulation

The implementation of an efficient circulation system within the Hidden Waters Ranch project is imperative to the overall quality of life for future residents. The efficient and safe movement of vehicular and non-vehicular traffic within and throughout the project and adjacent to the project will further enhance the overall value of the community, promote mobility and reduce the potential for traffic conflicts. Balancing the project's land use plan with the transportation plan has been a key component in the planning of the Hidden Waters Ranch project design. The intent of the proposed circulation system is to create safe and efficient transportation opportunities for vehicular, bicycle and pedestrian user groups.

a. Vehicular

The Hidden Waters Ranch project proposes the use of a public street system with standard street cross sections that are in support of the parkway, arterial, collector and local street classification categories that have been standardized in the

Maricopa County Major Streets and Routes Plan: Street Classification Atlas, Revised June 2011

Individual development unit and subdivision access will be accommodated via a network of parkway, arterial, collector and local streets. The primary project entry point for phase one will be located near the intersection of Van Buren Street and Hidden Waters Parkway. Hidden Waters Parkway is proposed as a Parkway section; however additional access points will be necessary between the I-10 freeway and Van Buren Street to serve the mixed-use employment and commercial activity center in this area.

There are four planned or existing roadways within the vicinity of the Hidden Waters Ranch project that have been classified by the County of Maricopa in the Streets Classification Atlas. These major transportation routes are Hidden Waters Parkway, 347th Avenue, Van Buren Street, and Buckeye Road. All of these roads have been classified as arterials; however, a recent MAG study has identified Hidden Waters Parkway and Buckeye Road as future Parkway sections. As such, the Circulation Plan identifies these two roadways as Parkway sections with a 200' full street right-of-way. A list of all full street sections are provided below (note that where the project perimeter is adjacent to the roadway alignments, only half street dedications will be provided).

- | | |
|--|---|
| • Hidden Waters Parkway (339 th Ave): | 200 foot Parkway Section |
| • Buckeye Road: | 200 foot Parkway Section |
| • Van Buren Street: | 130 foot Arterial Section |
| • 347 th Avenue: | 130 foot Arterial Section |
| • Roosevelt Street: | 110 foot Major Collector |
| • 343 rd Avenue: | 110 foot Major Collector from Van Buren to north of Roosevelt and 80 foot Major Collector for all other areas |
| • Harrison Street: | 80 foot Major Collector Section |
| • 335 th Avenue: | 80 foot Major Collector Section |
| • 351 st Avenue: | 80 foot Major Collector Section |

Hidden Waters Parkway will serve as the major north-south regional transportation corridor for the area and will provide a connection to the areas that are south of the project and give access to Interstate 10. Van Buren Street will serve as the major east-west regional access for the project area, providing a connection from Hidden Waters Parkway, through the major principal arterial of Wickenburg Road, and ending at the principal arterial of Salome Highway.

b. Bicycle and Pedestrian

Figure 5, *Circulation Plan*, identifies the planned bicycle and pedestrian circulation within the Hidden Waters Ranch community. All roadways will be designed to accommodate bicycle and pedestrian circulation movements in addition to vehicular traffic movements (with the exception of the Parkway section which does

not include separate bicycle lanes). The Hidden Waters Ranch community will incorporate detached sidewalks on all arterial and collector streets to promote pedestrian safety and comfort. Arterial and collector roadways will also be designed to incorporate on-street bicycle lanes to promote the use of bicycles as a viable means of mobility throughout the Planned Community and to comply with the Maricopa County Bicycle System Plan. The on-street bicycle lanes will be designed to connect with the various multi-use trail corridors at appropriate locations to provide convenient access between the on-street bicycle lanes and the multi-use trails throughout the development.

G. COMMUNITY FACILITIES AND SERVICES

1. Existing Schools

The Hidden Waters Ranch property is located in the Saddle Mountain Unified School District #90. There are currently four schools in the Saddle Mountain USD. The elementary schools include Ruth Fisher Elementary School, located at 38201 W. Indian School Rd. (Wintersburg Rd. & Indian School Rd.), Tonopah, AZ 85354, Winters Well Elementary School, located at 35220 W. Buckeye Road, Tonopah, AZ, 85354 and the Tartesso Elementary School (scheduled to open in August 2008) located at 29677 W. Indianola Road, Buckeye, AZ 85326. The high school within the district is Tonopah Valley High School, located at 38201 W. Indian School Road, Tonopah, AZ 85354. The location of these facilities can be seen in **Figure 6, Regional Facilities Map**.

2. Proposed School

The underlying DMP previously planned a 16.6-acre elementary school facility at the SWC of Harrison Street and 339th Avenue on the privately owned land. The site will remain designated as a future school site but is being reduced by 2.3 acres in size to 14.3 acres due to negotiations of all interested parties including the Hassayampa Utility Company, SMUSD, and private property owner. The prior school site dedication will remain to account for the existing residential land preserved within the DMP. However, this school designation will be reevaluated later should the land use designation of the State Land parcels change from residential.

This zone change will change the zoning designation from residential to IND-2 to match the existing industrial planned within the DMP. Schools are permitted in IND-2 zoning and the SMUSD has agreed to this underlying zoning change.

3. Parks, Open Space & Trails

The Hidden Waters Ranch Planned Community will preserve numerous opportunities for active and passive recreation through the non-developable open space/wash corridor areas. The combination of the natural wash corridors and a proposed trail system throughout this community is one of the design features that will make this community attractive to many different lifestyle choices. With immediate access to the Hassayampa River area, opportunities for many types of recreation will be abundant in this area.

Dedicated/Non-Developable Open Space

The project proposes to preserve the significant wash corridor that exists on the western portion of the property as dedicated non-developable open space that may be used as passive recreation opportunities and/or trail connections throughout the development. The only improvements to these areas are road and/or utility crossings and the trail system along the fringe of the corridor. The implementation of wash corridor preservation will be based on detailed hydrologic analysis during the subdivision plat process.

Multi-Use Trails

The Hidden Waters Ranch development proposes a community multi-use trail system to enhance recreational opportunities, connect various recreational and community amenities, and promotes alternative means of mobility throughout the community. The existing Dickey Wash will be utilized in the multi-use trail network with the allocation of a trail along the entire length of the wash corridor, providing a north-south alignment that provides community access to the amenity of the wash. Sidewalks will be concrete and will be provided on all public streets throughout the development.

The phasing of the trails will follow the general phasing of the project as a whole, with trails being built in conjunction with each adjacent development parcel. Additionally, the sidewalks for all local streets will be determined at the time of plat and will be built as the individual subdivisions are constructed for each development parcel.

H. PUBLIC UTILITIES AND SERVICES

1. Water Service District

Water will be provided by the Water Utility of Greater Tonopah (WUGT) and will be supplied through groundwater wells. The project team has been in coordination with the utility provider and has obtained will serve letters for the proposed industrial development within the DMP area. These letters from Global Water Resources dated January 20, 2022 have been provided with this application.

2. Wastewater Service District

Hassayampa Utilities Company (HUC), a wholly-owned subsidiary of Global Water Resources (GWR), will provide wastewater service for the property. HUC will design and construct a new wastewater reclamation facility (WRF) to serve the property and surrounding developments. The project team has been in coordination with the utility provider and has obtained will serve letters for the proposed industrial development within the DMP area. These letters from Global Water Resources dated January 20, 2022 have been provided with this application.

3. Electric

The Hidden Waters Ranch project is within the Arizona Public Service (APS) electrical service area.

4. Telephone

Telephone service to the Hidden Waters Ranch project may be provided by Qwest Communications and/or Cox Cable digital phone service.

5. Cable Television

Cable television service to the Hidden Waters Ranch project can be provided by Cox Communications Company. Various satellite television companies can also serve the property.

6. Natural Gas

Southwest Gas will provide natural gas service to the project.

7. Refuse Collection Districts

A refuse collection district does not currently serve the Hidden Waters Ranch property. A contract with a private collection service will be provided for refuse collection services.

8. Fire Service

The project area is located within the Tonopah Valley Fire District, which covers approximately 330 square miles. The current operating station for the Tonopah Valley Fire District is located at 36511 West Salome Highway, Tonopah, AZ 85354, approximately 8 miles from the Hidden Waters Parkway and I-10 Interchange. The station is manned 7 days a week, 24 hours a day with 2 firefighters/EMT's. There are also 15 volunteer firefighters.

In order to provide appropriate response times for this development, a new fire station site is proposed on Roosevelt Street between Hidden Waters Parkway and 343rd Avenue on the State Land portion of the DMP. This station has been located to provide acceptable response time for the entire development as well as various surrounding properties. Although not included in this zone change request, the fire station is part of the overall master plan for the project.

9. Law Enforcement Services District

The Hidden Waters Ranch property is currently within the jurisdiction of the Maricopa County Sheriff's Department. As such, the Maricopa County Sheriff's Department will continue to provide law enforcement services to the property. Specifically, the property is located in District 2, which provides services to the rural areas of Buckeye, Laveen, Mobile, Rainbow Valley, Tonopah, and the town of Gila Bend, all communities within the southwest quadrant of Maricopa County. The southwest quadrant encompasses an area totaling 5,200 square miles.

The main station for District 2 is located at 920 E. Van Buren Avenue, Avondale, AZ 85323, with two substations located at 100 N. Apache Boulevard, Buckeye, AZ 85326 and 303 W. Pima Street, Gila Bend, AZ 85337. The approximate location of the nearest substation is identified in **Figure 6, Regional Facilities Map**. A development agreement between the property owner and the Maricopa County

Sheriff's Department will be executed prior to Final Plat approval to ensure adequate resources are available to provide an appropriate level of service to the project.

10. Library Services

The nearest regional library services to the property is provided by the Maricopa County Library Services District. The closest county library is located in Litchfield Park at 101 W. Wigwam Blvd. The Litchfield Park Branch Library serves the west valley Tri-City area of Litchfield Park, Avondale and Goodyear.

There is also a public city library located at 310 N. 6th Street in Buckeye, AZ. These library services are provided by the City of Buckeye.

I. OTHER INFORMATION HELPFUL IN EVALUATING THE REQUEST

Prior to this zone change request, the applicant submitted a major amendment to the approved Hidden Waters Ranch Development Master Plan for a larger 1,314 acre master plan. This DMP Amendment will provide the framework and criteria for the proposed Zone Change application, as the proposed 653.5 acres are part of the DMP Amendment changing all previously designated residential development to Industrial and Employment Center (IEC) land use designation.

In addition to the information provided with this zone change application, additional detailed information regarding the Hidden Waters Ranch project is provided with the DMP Amendment for the property. This includes details related to the property's site analysis, master plan components such as land uses, circulation, drainage, landscape, utilities, and property management issues. This additional information may be useful as supplemental information when reviewing this zone change request.



Maricopa County

Planning & Development Department
Engineering Plan Review

Robert Fedorka, P.E.
Planning & Development
301 W. Jefferson Ave., Suite 170
Phoenix, Arizona 85003
Phone: (602) 506-7151
Fax: (602) 506-8762
www.maricopa.gov/planning
Email address:
Bob.Fedorka@Maricopa.gov

Date: December 6, 2021

Memo To: Darren Gerard, AICP, Planning Manager, Department of Planning & Development

Attn: Jose Castaneda, Planner, Planning & Development Services

From: Robert Fedorka, P.E., Engineering Supervisor, Planning & Development Services

cc: Michael Norris, P.E., Engineering Manager, Planning & Development

Subject: DMP2021004 & Z2021141
DMP Amendment &
Zone Change for Hidden Waters Ranch Without a Plan of Development (E1 Memo)

Job Site Address: Generally East & West along the 343rd Ave. Alignment
between Buckeye Road and Van Buren Street

APN(s): 504-12-008 & Several Others

This application is to modify conditions of a previously approved Development Master Plan (DMP); specify zoning for future development areas; and does not include a Plan of Development.

PND engineering plan review (DPR, FCD and PND Transportation) has reviewed the 1st submittal of the subject applications routed for review on November 23, 2021 (DMP) and November 10, 2021 (Zone Change) and has no objections subject to the following conditions:

DMP2021004

1. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
2. Any development must ensure that historic drainage patterns are maintained at the up and downstream limits of development.

3. A traffic impact study must be submitted with any future entitlement application(s) (i.e. preliminary plat or plan of development) for the purpose of determining any offsite roadway improvements.
4. Changes to previous right-of-way dedication requirements for Section Line and Mid-Section Alignments within the development site will be further evaluated at the time of future entitlement applications.
5. Any development must provide for at least two (2) paved points of access to existing and improved public roads.
6. Except as modified as part of this application or stipulated herein, the Drainage, Flood Control and Transportation (MCDOT) conditions of DMP2008006 shall remain in effect.
7. Applicant to notify ADOT of proposed development through the Red Letter Process, RedLetter@azdot.gov, due to proximity and proposed access to I10 and the future I11 corridor.
8. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.

Z2021141

1. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
2. Any development must ensure that historic drainage patterns are maintained at the up and downstream limits of development.
3. A traffic impact study must be submitted with any future entitlement application(s) (i.e. preliminary plat or plan of development) for the purpose of determining any offsite roadway improvements.
4. Changes to previous right-of-way dedication requirements for Section Line and Mid-Section Alignments within the development site will be further evaluated at the time of future entitlement applications.
5. Any development must provide for at least two (2) paved points of access to existing and improved public roads.

-
6. Except as modified as part of this application or stipulated herein, the Drainage, Flood Control and Transportation (MCDOT) conditions of Z2007073 shall remain in effect.
 7. Applicant to notify ADOT of proposed development through the Red Letter Process, RedLetter@azdot.gov, due to proximity and proposed access to I10 and the future I11 corridor.
 8. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.

Please contact me if you have any questions or require any additional information.

From: [Lynndsay O'Neill \(DOT\)](#)
To: [Bob Fedorka \(PND\)](#)
Subject: RE: PND Planning Case - Z2021141 Hidden Waters
Date: Monday, December 6, 2021 8:34:32 AM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)

Hi Bob,

We do not have any concerns with you removing c.8. We are not sure where it would have originated from as there is no mention in the RDM.

Thanks,

Lynndsay O'Neill, AICP, CFM

Senior Planner

Engineering Division

O: 602.506.1766

[Maricopa County Department of Transportation](#)

2901 W. Durango Street • Phoenix, AZ 85009

lynndsay.oneill@maricopa.gov

mcdot_horz_cmyk



From: Bob Fedorka (PND) <Bob.Fedorka@Maricopa.Gov>
Sent: Wednesday, December 1, 2021 12:40 PM
To: Lynndsay O'Neill (DOT) <Lynndsay.O'Neill@maricopa.Gov>
Subject: RE: PND Planning Case - Z2021141 Hidden Waters

Thx Lynndsay –

The other related case is DMP2008006 – that's where the 343rd Ave. change is noted.

I've also added a condition to the current case requiring a TIS for each phase of development.

Best Regards,

Bob Fedorka, PE

Engineering Supervisor

[Planning & Development](#)

602-506-7151

Bob.Fedorka@maricopa.gov

P&D is now 100% digital. Find information on our new permit process [here](#)

From: Lynndsay O'Neill (DOT) <Lynndsay.ONeill@maricopa.Gov>

Sent: Wednesday, December 1, 2021 12:16 PM

To: Bob Fedorka (PND) <Bob.Fedorka@Maricopa.Gov>

Subject: RE: PND Planning Case - Z2021141 Hidden Waters

Hi Bob,

I would be comfortable with that condition. I am currently looking into c.8.

In addition we should have our full TAC review over later today or tomorrow morning.

Thanks,

Lynndsay O'Neill, AICP, CFM

Senior Planner

Engineering Division

O: 602.506.1766

[Maricopa County Department of Transportation](#)

2901 W. Durango Street ▪ Phoenix, AZ 85009

lynndsay.oneill@maricopa.gov

mcdot_horz_cmyk



From: Bob Fedorka (PND) <Bob.Fedorka@Maricopa.Gov>

Sent: Wednesday, December 1, 2021 12:13 PM

To: Lynndsay O'Neill (DOT) <Lynndsay.ONeill@maricopa.Gov>

Subject: FW: PND Planning Case - Z2021141 Hidden Waters

Lynndsay –

One more thing – they want to change the condition for dedication along 343rd Ave. to be from Buckeye to Harrison (originally Buckeye to Van Buren).

I think we should just add a condition like this to the current case – I've defined future entitlements as Plans of Development of Preliminary Plats.

1. Changes to previous right-of-way dedication requirements for Section Line and Mid-Section Alignments within the development site will be further

evaluated at the time of future entitlement applications.

Best Regards,

Bob Fedorka, PE

Engineering Supervisor

[Planning & Development](#)

602-506-7151

Bob.Fedorka@maricopa.gov

P&D is now 100% digital. Find information on our new permit process [here](#)

From: Bob Fedorka (PND)

Sent: Wednesday, December 1, 2021 11:19 AM

To: Lynndsay O'Neill (DOT) <Lynndsay.ONeill@maricopa.Gov>

Cc: Jason Mahkovtz (DOT) <Jason.Mahkovtz@Maricopa.Gov>

Subject: PND Planning Case - Z2021141 Hidden Waters

Hi Lynndsay –

We have a zone change case in for review to change some residential areas to industrial. Z2021141 includes revisions to conditions of a previous case Z2007073.

Two changes affect MCDOT –

Eliminate c.2 that requires a \$3,281/RDU contribution for regional transportation infrastructure; and

Eliminate c.8 that prohibits middle or high schools along arterial roadways.

I'm sure removal of c.2 is OK since the County no longer requires impact fees.

Can you let me know if c.8 is OK to eliminate.

Thx.

TAC is 12/7

Best Regards,



Bob Fedorka, PE

Engineering Supervisor

[Maricopa County Planning & Development Department](#)

301 W. Jefferson Street, Suite 170, Phoenix, AZ 85003

Desk: 602-506-7151 | Cell: 602-689-2116

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P&D is now 100% digital. Find information on our new permit process [here](#).



Maricopa County

Environmental Services Department

Water and Waste Management
Division
Subdivision Infrastructure &
Planning Program
1001 N. Central Avenue #150
Phoenix, Arizona 85004
Phone: (602) 506-1058
Fax: (602) 506-5813
TDD 602 506 6704

DATE: November 11, 2021

TO : Jose Castaneda, Planning & Development Dept.
Planner

FROM: Souren Naradikian, P.E.
Senior Civil Engineer

SUBJECT: Major Zone Change Amendment Application. Z2021141

The Maricopa County Environmental Services Department (MCESD) has reviewed documents received from the Maricopa County Planning and Development Department for the above referenced project. This project is a request for to discuss amending an existing DMP and Zoning Case named Hidden Waters Ranch at APN # 504-11-025. Due to the shift in market conditions and the lack of availability of 100-year assured water supply in the area for residential development, the owner of the private lands as part of the DMP is seeking to modify the land uses and zoning of the multiple privately owned parcels within the DMP. The associated pre-application request seeks to evaluate the following items preceding future formal DMP and PAD Rezoning amendment application requests to Maricopa County, MCESD has concerns, water ATC must be approved prior to Final plat approval. Sewer ATC must be approved prior to Final plat approval.

Based on the above, MCESD **raised no objection** to these projects to the Planning & Development Department in Accela Automation on November 11, 2021 and can allow them to proceed at this time subject to the following stipulations:

Stipulations: None

It should be noted that this document does not approve the referenced project. Comments are provided only as advisory to Maricopa County Planning and Development Department to assist staff to prepare a staff report. Other Maricopa County agencies may have additional requirements. Final review and approval will be made through Planning and Development Department procedures. Applicant may need to submit separate applications to the Maricopa County Environmental Services Department for approval of proposed facilities regulated by the Department. Review of any such application will be based on regulations in force at the time of application.

From: [Paul Tighe](#)
To: [Jose Castaneda \(PND\)](#)
Subject: Re: DMP2021004 - Hidden Water Ranch AND Z2021141 - Hidden Waters Ranch notification
Date: Friday, February 4, 2022 3:46:29 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello. I am aware of their request and have no objection or comments. Thank you.

Dr. Paul Tighe

Superintendent



38201 West Indian School Road

Tonopah, AZ 85354

623-474-5111

www.smusd90.org

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On Fri, Feb 4, 2022 at 3:36 PM Jose Castaneda (PND) <Jose.Castaneda@maricopa.gov> wrote:

Greetings,

Maricopa County Planning and Development has received the subject DMP Amendment resubmittal with associated Rezone application. You have been identified as a stakeholder in the area of the subject application. You or your authorized representative are invited to submit written recommendations/comments for the subject application which may be discussed with the applicant.

Please feel free to contact me with any questions or comments you may have related to this case.

Best Regards,



Jose Castañeda

Planner

[Maricopa County Planning & Development Department](#)

301 W. Jefferson St., Suite 170,
Phoenix, AZ 85003

Desk: 602-506-8358 | Fax: 602-506-3282

Jose.Castaneda@Maricopa.Gov

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From: [Paul Tighe](#)
To: [Jose Castaneda \(PND\)](#)
Cc: kharichello@rviplanning.com
Subject: Re: DMP2021004 and Z2021141 Hidden Waters Ranch
Date: Thursday, December 23, 2021 7:22:10 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello. I had a preliminary conversation with the developer recently. We do have some concerns about the loss of the school site as there will still be over 800 residential units (in the same development, east and west of the industrial area, if approved) and we do not have capacity at existing schools in that area nor do we have another school site in that area. While this may not be something the developer needs to address, it is nonetheless a concern for us.

Thank you for contacting me. Happy Holidays!

Dr. Paul Tighe

Superintendent



38201 West Indian School Road

Tonopah, AZ 85354

623-474-5111

www.smusd90.org

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On Wed, Dec 22, 2021 at 12:57 PM Jose Castaneda (PND) <Jose.Castaneda@maricopa.gov> wrote:

Hello,

I am the Planner assigned to the subject request that seeks to rezone a portion of the Hidden Waters Ranch Development Master Plan to Industrial. The original conditions of the HWR stipulated 16.6 acres within the development for a school site as at the time the majority of

the HWR was anticipated to develop as residential. The subject application seeks to eliminate much of the residential land use designations for the HWR.

I would like a clarification from Saddle Mountain as to if there would be any concerns from you in the reduction and or elimination of the schools site? I am of the opinion that a school site remaining within an area that may become industrial is an incompatible land use, however I do need to know the school districts position on the school site being reduced or eliminated before we proceed to changing the land use designation for this site. Please feel free to reach out to me if you have any questions.

Best Regards,



Jose Castañeda

Planner

[Maricopa County Planning & Development
Department](#)

301 W. Jefferson St., Suite 170, Phoenix, AZ 85003

Desk: 602-506-8358 | Fax: 602-506-3282

Jose.Castaneda@Maricopa.Gov

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From: [Kane Nixon](#)
To: [Jose Castaneda \(PND\)](#)
Cc: [Eric Kriwer](#)
Subject: DMP2021004 Hidden Water Ranch - Z2021141 Hidden Waters Ranch
Date: Monday, February 7, 2022 8:28:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning Jose,

I am emailing you regarding the project listed as: **DMP2021004 Hidden Water Ranch - Z2021141 Hidden Waters Ranch.**

Would you please change the responsible Fire Agency to the Arizona Fire and Medical Authority? The Arizona Fire & Medical Authority is the responsible fire agency and AHJ for Tonopah. I have included Deputy Chief Eric Kriwer in this email as he is the Fire Marshal for the Authority. I will be reaching out to the developer directly to begin communicating about the fire and EMS needs for the project.

Would you please add Chief Kriwer and me to all planning or project communications moving forward?

Thank you,

Kane Nixon, Ed.D., NR-P, TLO

Deputy Chief

Logistics & Planning

ARIZONA FIRE & MEDICAL AUTHORITY

18818 N. Spanish Garden Drive, Sun City West, AZ 85375

 Tel 623-544-5400 |  Cell 623-388-1180 |  Fax 623-544-5455 | knixon@afma.az.gov

Office hours: Monday through Thursday, 7:00 am – 5:00 pm Closed Fridays



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To ensure compliance with Arizona's open meeting laws, members of the North County, South County and/or Arizona Fire & Medical Authority's Board of Directors who have received this message may reply directly to the sender but must not correspond with or send a copy of their reply regarding this message to any other members of their respective Board(s). Recipients of this message who are not Board members must not forward this message to any of the North County, South County or AFMA Board Members.

From: [Richard Peel \(EMG\)](#)
To: [Jose Castaneda \(PND\)](#)
Cc: [Robert Rowley \(EMG\)](#); [Bruce Monson \(EMG\)](#)
Subject: RE: DMP2021004 - Hidden Water Ranch AND Z2021141 - Hidden Waters Ranch notification
Date: Monday, February 7, 2022 8:39:29 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Jose,

We have reviewed the application and have no ideas from Emergency Management.

Thank you,

Rich Peel

Operations Supervisor

Maricopa County Emergency Management

5630 E. McDowell Rd Phoenix, AZ 85008

richard.peel@maricopa.gov

O: 602.273.1411 | C: 602.725.6879



From: Jose Castaneda (PND) <Jose.Castaneda@maricopa.gov>

Sent: Friday, February 4, 2022 3:36 PM

To: Valley View Newspaper <dhenning@westvalleyview.com>; Tonopah Valley Community Council <tvcc.events@gmail.com>; Robert Rowley (EMG) <ROBERT.ROWLEY@Maricopa.Gov>; Palo Verde Emergency Planning <Todd.Williams@aps.com>; Tonopah Valley Association <dmheisler1@aol.com>; Tonopah Valley Fire District <ronsatt@ev1.net>; Maricopa Association of Governments <swilken@azmag.gov>; Maricopa Association of Governments <VWolfley@azmag.gov>; ADOT Right of Way Project Management <redletter@azdot.gov>; Bruce Monson (EMG) <Bruce.Monson@Maricopa.Gov>; Buckeye Valley Fire District <admin@bvf.d.gov>; Buckeye Valley Fire District <Jon.Lacy@bvf.d.gov>; Buckeye Valley Fire District <Jon.Lacy@bvf.d.gov>; Palo Verde Emergency Planning <Charlotte.Shields@aps.com>; Landquest Holdings <rongrossltd@cox.net>; Saddle Mountain Unified School District <paul.tighe@smusd90.org>; APS <travis.icard@aps.com>; Richard Peel (EMG) <Richard.Peel@Maricopa.Gov>; Madison Wisler (EMG) <Madison.Wisler@Maricopa.Gov>; Buckeye Valley Fire District <Mark.burdick@bvf.d.gov>; Buckeye Valley Fire District <Mark.burdick@bvf.d.gov>; City of Buckeye <thogan@buckeyeaz.gov>; ADOT Southwest Engineering District <gramirez@azdot.gov>; ADOT Southwest Engineering District - Red Letter <redletter@azdot.gov>; Maricopa Association of Governments <kcotner@azmag.gov>; ADOT

<redletter@azdot.gov>

Subject: DMP2021004 - Hidden Water Ranch AND Z2021141 - Hidden Waters Ranch notification

Greetings,

Maricopa County Planning and Development has received the subject DMP Amendment resubmittal with associated Rezone application. You have been identified as a stakeholder in the area of the subject application. You or your authorized representative are invited to submit written recommendations/comments for the subject application which may be discussed with the applicant.

Please feel free to contact me with any questions or comments you may have related to this case.

Best Regards,



Jose Castañeda

Planner

[Maricopa County Planning & Development Department](#)

301 W. Jefferson St., Suite 170, Phoenix, AZ 85003

Desk: 602-506-8358 | Fax: 602-506-3282

Jose.Castaneda@Maricopa.Gov

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VIA EMAIL: chase@finalplat.com

January 20, 2022

Chase Emmerson
Emmerson Holdings, LLC.
7373 N. Scottsdale Road, #B210
Scottsdale, AZ 85253
480.368.5205

Re: 339th Avenue & I-10: APN#S 504-12-008, 504-12-007, 504-12-006P, 504-12-006Z, 504-12-135, 504-12-137, and 504-12-006S - Will Serve letter

Dear Chase;

Global Water – Hassayampa Utilities Company, Inc. and Global Water – Greater Tonopah Water Company, Inc. (the “Utilities”) have received and reviewed your request for water and wastewater service to the property including **APN#S 504-12-008, 504-12-007, 504-12-006P, 504-12-006Z, 504-12-135, 504-12-137, and 504-12-006S** (the “Property”). The Property is located at approximately 339th Avenue & South of I-10 in the City of Tonopah, Arizona. The Utilities have determined that the Property is located within the boundaries of their service area as defined by the Arizona Corporation Commission’s Certificate of Convenience and Necessity. The Property is also subject to the terms of an Infrastructure Coordination and Financing Agreement (“ICFA”) recorded as Fee No. 2008-0679693 in the Office of the Pinal County Recorder. Therefore, the Utilities will provide water and wastewater service to the Property, subject to the following terms and conditions:

1. If any on-site infrastructure necessary to serve the Property is to be dedicated to the Utilities, line extension agreements (“LXA”) are required. The fee associated with each line extension agreement is equal to 10% of the estimated cost of the infrastructure to be transferred to the Utility, or \$7,500.00, whichever is greater.

Prior to establishing service in any parcel, the Bill of Sale for the parcels must be completed. The terms of the LXAs describe the Bill of Sale process for water service infrastructure and wastewater service infrastructure. Please also refer to the attached checklist for use in gathering the documents needed for that process.

As per the terms of the LXAs, plan review and approval are required, and design shall be in accordance with the Utilities Design and Construction Standards. These standards are available at www.gwresources.com under the Construction Resources tab.

2. The Property is subject to the terms of an Infrastructure Coordination and Financing Agreement (ICFA), recorded as document numbers 2008-0679693. The applicable fees will be due. A copy of the ICFA is attached for your reference and an invoice for the ICFA fees due will be forthcoming.
3. A meter and service line connection application and associated fees must be paid for each meter prior to installation. A copy of the application, which includes a fee schedule, is available at www.gwresources.com under the Construction Resources tab.

4. Water and wastewater utility service is subject to the provisions of any regulations, statutes, orders and/or directives from any entity with regulatory/statutory authority over the Utility and the conditions under which it may provide utility service to the Property.

We look forward to working with you in the development and implementation of your project.

Sincerely,

A handwritten signature in cursive script that reads "Emily Campbell".

Emily Campbell
Development Services Program Manager
*Enclosures as noted



Planning and Development Department

DATE: March 24, 2022

TO: Planning and Zoning Commission

FROM: Jose Castañeda, Planner

SUBJECT: **DMP2021004 – Hidden Waters Ranch**
Z2021141– Hidden Waters Ranch
Agenda Items: #2, 3

Since the publishing of the staff report for the above cases staff has received one (1) letter of opposition from a resident in the area. The nature of the opposition centers on the resident being opposed to any new development in the area. According to the opposition letter, the resident does not want to see any new commercial or residential development in this area.

The resident provided comments in Spanish. The following excerpt of the letter has been translated to English:

“Good afternoon Jose. I am Karla Selene Dominguez, one of the people affected by the construction that they plan to do. I do not agree that said property located at 339th Ave. and 351st Ave. and north of Buckeye Rd. be converted into a residential or commercial property. The neighbors and I bought those properties to be away from civilization and to be able to have animals and peace of mind. We are already far enough from the city for them to force us to go further by bringing their constructions to the corner of our properties.”

Further, staff offers an amendment to condition ‘e.’ to remove an impact fee that was carried over from the previous zoning case and renumerate the subsequent conditions. Staff has confirmed with P&D Engineering that the impact fee is no longer necessary and has provided comment to update the condition as shown below.

Shown below are the additional conditions in leg-edit format with new language underlined and bolded and language to be eliminated in strikethrough:

- e. The following Maricopa County Department of Transportation conditions shall apply:
 - 1. The Developer has previously provided a Traffic Impact Study (TIS) **that was previously approved under the original case #Z2007073**. ~~The TIS has been approved. The Phase~~ **Subsequent** TIS **submittals** shall comply with **then** MCDOT requirements and **indicate** ~~the~~ offsite improvements necessary to accommodate the anticipated traffic demands. The TIS shall be updated

with each development phase to reflect current conditions and any changes to the development plan. Since the only existing traffic generator in the area of this development is the truck stop at the SW corner of I-10 and 339th Ave., which also abuts this development, there is still a concern of how Hidden Waters traffic (Phase 1 – 2) and the truck stop traffic will interact, especially at the 339th Ave./Roosevelt St. intersection. MCDOT will require that Hidden Waters coordinate with the truck stop concerning off-site improvements prior to any plan or plat approval. Intersection improvement plans shall also include dual left turn lanes EB to NB and a right turn lane SB to EB and all underground conduit and pullboxes for the future signal. The project must comply with all recommendations in the MCDOT approved TIS.

~~2. The Developer shall make a contribution to regional transportation infrastructure. The contribution shall be \$3,281.00 per residential dwelling unit and shall be paid to MCDOT at the time individual building permits are issued, or per an alternate agreement, as approved by MCDOT.~~

2. The Developer shall provide the ultimate full or half-width of right-of-way for all public roadways. Right-of-way shall be provided as follows:

- A) Buckeye Road: 100 Feet (Half-width)
- B) Harrison Street: 40 Feet (Half-width); 80 Feet (Full-width)
- C) Van Buren Street: 65 Feet (Half-width); 130 Feet (Full-width)
- D) Roosevelt Street: Western Boundary to 341st Avenue
55 Feet (Half-width); 110 Feet (Full-width)

(THE TIS NEEDS TO DOCUMENT NON-STANDARD R/W.)

- E) 343rd Avenue, Buckeye Road to Van Buren Street:
40 Feet (Half-width); 80 Feet (Full-width)
343rd Avenue, Van Buren Street to Northern Project Boundary:
55 Feet (Half-width); 110 Feet (Full-width)

(THE TIS NEEDS TO DOCUMENT NON-STANDARD R/W.)

- F) 339th Avenue: 100 Feet (Half-width)
- G) 335th Avenue: 40 Feet (Half-width)

The above references interior and perimeter roads. (The project boundary is the centerline of all perimeter roadways and/or roadway alignments.) Full-width right-of-way shall be provided where the entire roadway is within the development (interior roadways). Half-width right-of-way shall be provided where “half” of the roadway is within the development (perimeter roadways). Additional right-of-way shall be dedicated at any intersections where future dual left turn lanes are possible. The widened right-of-way section shall accommodate the length of the left turn lane, including reverse curves.

The Developer shall reserve sufficient right-of-way for transportation facilities in compliance with the MAG Hassayampa Study, including sufficient right-of-way for widening of I-10.

3. The Developer shall be responsible for design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. All roadways must meet all county standards in effect at the time they are improved. (This includes, but is not limited to the "MCDOT Roadway Design Manual," including TIS infrastructure requirements and the "Drainage Policies and Standards for Maricopa County.") Half-width roadways must be designed and constructed so as to safely carry two-way traffic until the ultimate roadway is constructed. Roadway improvement plans must be approved and permitted by MCDOT. The Developer shall relocate well site(s) and/or provide additional right-of-way in the event of conflict with any transportation facilities.
4. The Developer shall be responsible for design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. All roadways must meet all county standards in effect at the time they are improved. (This includes, but is not limited to the "MCDOT Roadway Design Manual," including TIS infrastructure requirements and the "Drainage Policies and Standards for Maricopa County.") Half-width roadways must be designed and constructed so as to safely carry two-way traffic until the ultimate roadway is constructed. Roadway improvement plans must be approved and permitted by MCDOT. The Developer shall relocate well site(s) and/or provide additional right-of-way in the event of conflict with any transportation facilities.
5. The Developer shall provide all-weather access to all parcels and lots, and on all arterial roadways.
6. The Developer shall provide and make available a minimum of two access points to each development phase and/or subdivision unit.
- ~~7. The Developer shall not locate elementary or middle schools on arterial roads. (The schools may not "back up" to arterials.) Pedestrian routes to school shall be planned so if necessary, the route to school shall only cross arterials at signalized intersections.~~
7. The Developer shall design the development to promote pedestrian, bicycle and other alternative modes of transportation to public facilities within and adjacent to the site, by means in addition to the roadway system. Crossings of arterials at other than signalized intersections may be required to be grade separated. The Development shall prepare a comprehensive multimodal transportation and circulation plan (the

“Multimodal Plan”) which addresses public transit, bicycle, pedestrian, golf cart, equestrian, and other alternative uses. The Multimodal Plan must be approved before subsequent approval of any roadway improvement plans.

- 8.** If streetlights are provided, installation shall be provided by the Developer. If streetlights are within public rights-of-way, a Street Light Improvement District (SLID) or comparable authority shall be established to provide operation and maintenance. The Developer should contact the Office of Superintendent of Streets (602-506-8797) to initiate the SLID process.
- 9.** The Developer shall design landscaping to comply with all county requirements and to conform to the MCDOT Roadway Design Manual. The Developer (or as assigned to the Home Owner’s Association (HOA)) shall be responsible for maintenance of landscaping within public rights-of-way.
- 10.** The Applicant shall provide a construction traffic circulation plan. The construction traffic circulation plan must be approved by MCDOT.
- 11.** The Applicant shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)
- 12.** The Developer shall provide written documentation of ADOT’s review and response with each phase. ADOT documentation shall be received before any development phasing and/or final plat approval, or at the discretion of MCDOT.

Staff offers the following condition in final format:

- e. The following Maricopa County Department of Transportation conditions shall apply:
 1. The Developer has previously provided a Traffic Impact Study (TIS) that was previously approved under the original case #Z2007073. Subsequent TIS submittals shall comply with then MCDOT requirements and indicate offsite improvements necessary to accommodate the anticipated traffic demands. The TIS shall be updated with each development phase to reflect current conditions and any changes to the development plan. Since the only existing traffic generator in the area of this development is the truck stop at the SW corner of I-10 and 339th Ave., which also abuts this development, there is still a concern of how Hidden Waters traffic (Phase 1 – 2) and the truck stop traffic will interact, especially at the 339th Ave./Roosevelt St. intersection. MCDOT will require that Hidden Waters coordinate with the truck stop concerning off-site improvements prior to any plan or plat approval. Intersection improvement plans shall also include dual left turn lanes EB to NB and a right turn lane SB to EB and all underground conduit and pullboxes for the future signal. The project must comply with all recommendations in the MCDOT approved TIS.

2. The Developer shall provide the ultimate full or half-width of right-of-way for all public roadways. Right-of-way shall be provided as follows:

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11. The Applicant shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)

12. The Developer shall provide written documentation of ADOT's review and response with each phase. ADOT documentation shall be received before any development phasing and/or final plat approval, or at the discretion of MCDOT.

Attachments: 3-18-22 E-mail – Letter of Opposition (2 pages)
 3-23-22 Email – Engineering Letter (1 page)

From: [Karla Gastelum](#)
To: [Jose Castaneda \(PND\)](#)
Subject: Re: CASE #; DMP2021004 and Z2021141 - Hidden Water/s Ranch.
Date: Friday, March 18, 2022 1:57:29 PM

Buenas tardes José.
34239 w harrison st Tonopah arizona.
4802570612

El El vie, mar. 18, 2022 a la(s) 12:13 p. m., Jose Castaneda (PND)
<Jose.Castaneda@maricopa.gov> escribió:

Buenos días Karla,

Si quiere me puede dar su dirección para que pueda anotar la localización de la oposición a este caso? Igualmente si quiere dar un numero de Teléfono. Si quiere que la ponga en contacto con los que son responsables por el proyecto pueden ellos contestar cualquier pregunta que tenga.

Gracias,

Jose Castañeda

Planner

[Planning & Development](#)

Desk: 602-506-8358

Jose.Castaneda@Maricopa.Gov

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From: Karla Gastelum <karlagastelum76@gmail.com>
Sent: Thursday, March 17, 2022 3:07 PM
To: Jose Castaneda (PND) <Jose.Castaneda@maricopa.gov>
Subject: CASE #; DMP2021004 and Z2021141 - Hidden Water/s Ranch.

Buenas tardes José. Soy Karla Selene Dominguez una de las personas afectadas por la

construcción que planean hacer.

No estoy de acuerdo en que se combierta dicha propiedad ubicada en 339 th ave y 351 st ave y norte de Buckeye rd en residencial ó comercial.

los vecinos y yo compramos esas propiedades para estar lejos de la civilización y poder tener animales y tranquilidad. Ya estamos bastante lejos de la ciudad para que nos quieran obligar a irnos mas lejos trayendo sus construcciones a la esquina de nuestras propiedades.

From: [Bob Fedorka \(PND\)](#)
To: [Jose Castaneda \(PND\)](#)
Subject: RE: Z2021141 - Hidden Waters Ranch
Date: Wednesday, March 23, 2022 9:52:08 AM
Attachments: [Z2021141 - Handout.docx](#)
[image003.png](#)
[image004.png](#)

See attached redlines – Condition e.7 can also be deleted.

Best Regards,

Bob Fedorka, PE
Engineering Supervisor
[Planning & Development](#)
602-506-7151
Bob.Fedorka@maricopa.gov

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From: Jose Castaneda (PND) <Jose.Castaneda@maricopa.gov>
Sent: Wednesday, March 23, 2022 9:40 AM
To: Bob Fedorka (PND) <Bob.Fedorka@Maricopa.Gov>
Subject: Z2021141 - Hidden Waters Ranch

Hi Bob,

I am eliminating the impact fee from condition 'e.' since I have to present the changes I wanted to make sure the remaining condition 'e.' is still good to go as presented.



Jose Castañeda
Planner

[Maricopa County Planning & Development Department](#)
301 W. Jefferson St., Suite 170, Phoenix, AZ 85003
Desk: 602-506-8358 | Fax: 602-506-3282
Jose.Castaneda@Maricopa.Gov

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