

San Tan 3
Commercial

PZ-046-23 / PZ-PD-001-23



Vicinity Map

UPFRONT
Planning & Entitlements, LLC



Context Map

UPFRONT
Planning & Entitlements, LLC

Case No.: PZ-046-23 / PZ-PD-001-23

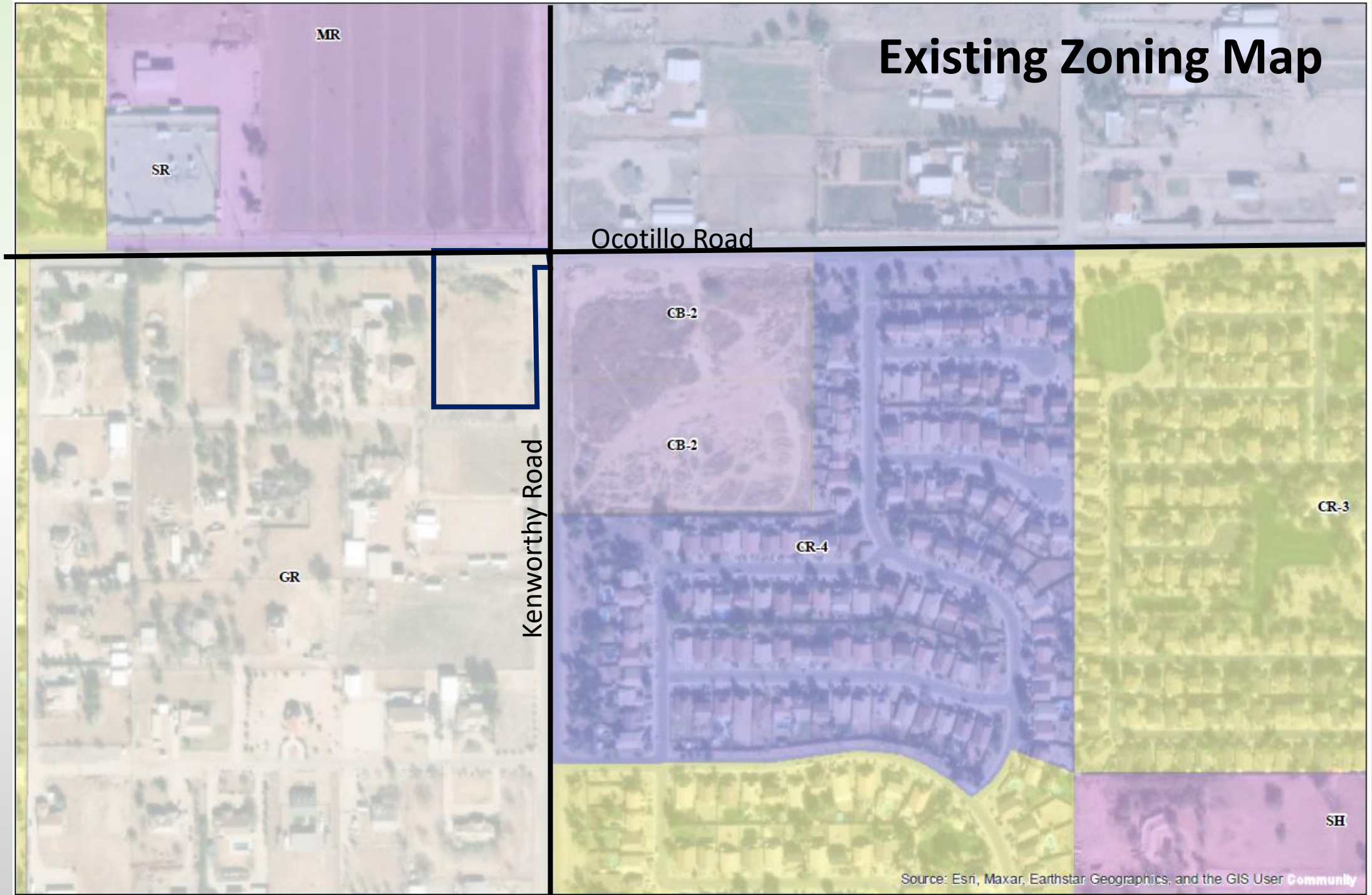
Proposal: This request is for rezone from GR (General Rural) to C-3 Commercial PAD to allow an indoor batting cage facility with low intensity commercial uses on 2.65 acres.

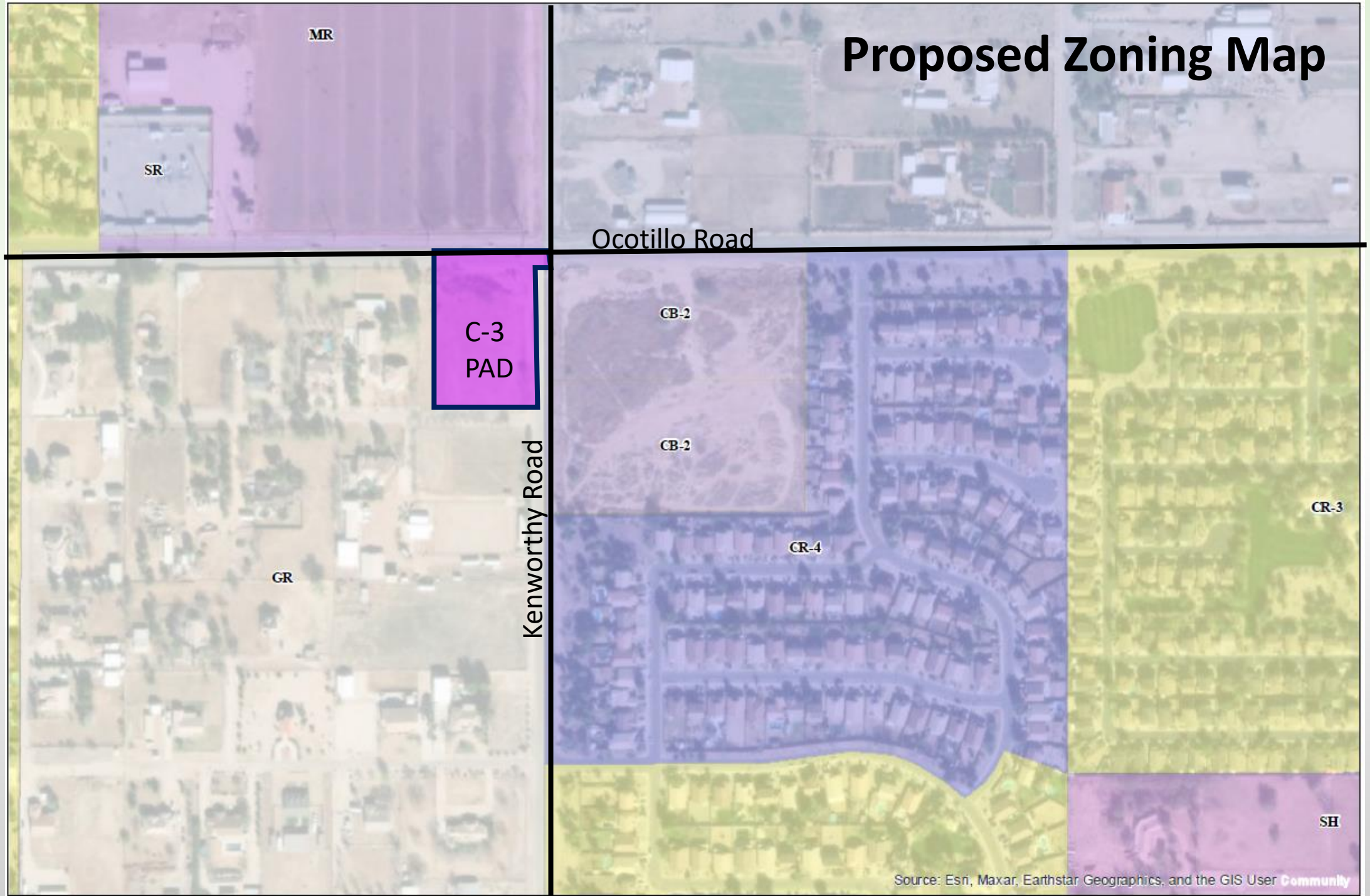
Site Layout:

- Entrances only from Ocotillo Road and Kenworthy Roads.
- Retention along Kenworthy and Ocotillo to accommodate drainage flows.
- 3 separate buildings proposed for batting cages and retail uses.
- Landscaping provided around site and interior to the site in parking areas and around buildings.
- Permitted Use list table restricts non compatible uses.

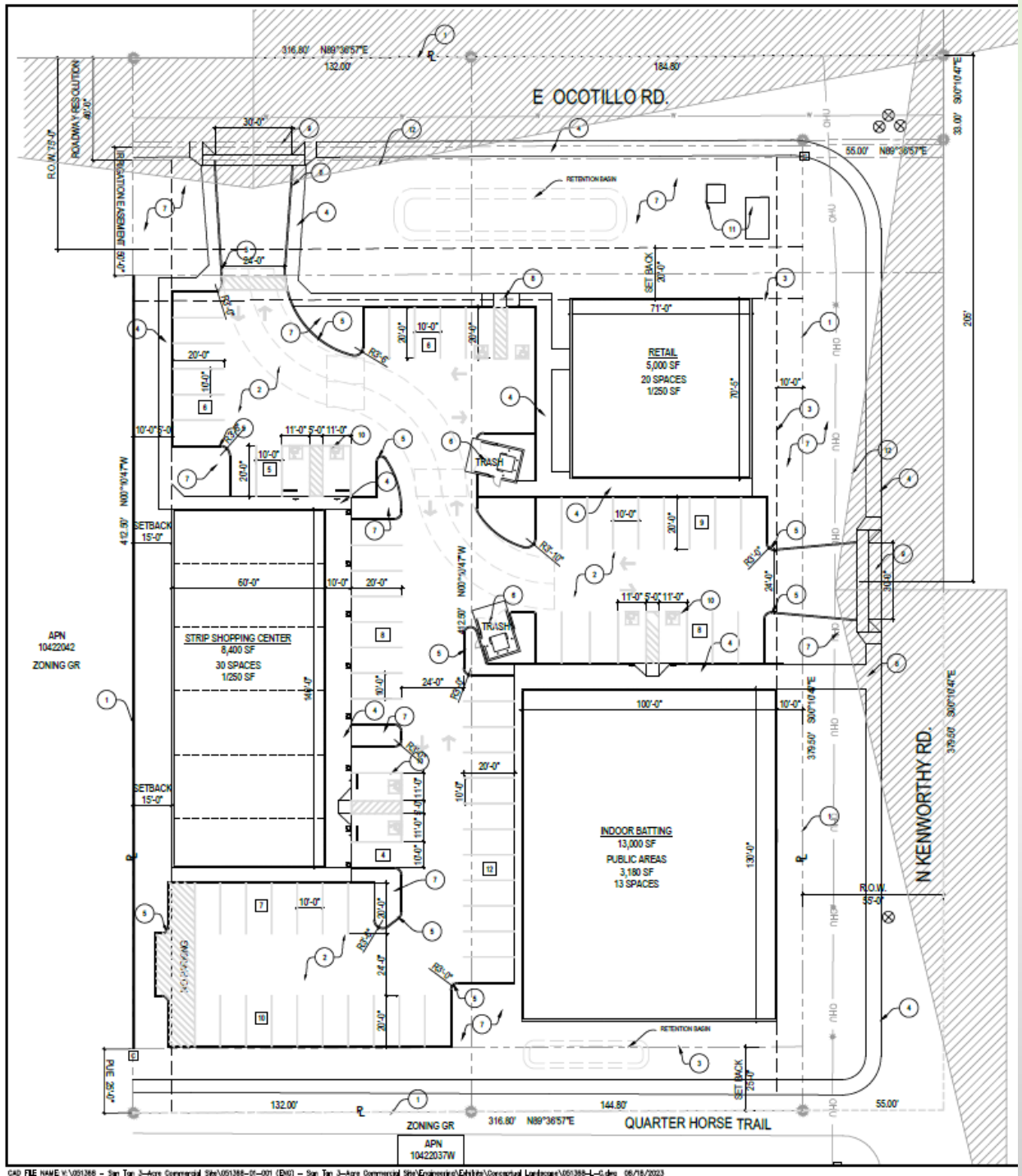
Development Standards	C-3 Development Standards	Proposed C-3 Development Standard
Front Yard	20-feet	**10-feet**
Side Yard	0 feet 25 feet for rural/ residential 7 feet for detached accessory dwellings	0 feet **10 feet for rural/ residential** 7 feet for detached accessory dwellings
Rear Yard Setback	25 feet	25 feet
Lot Coverage	NA	NA
Maximum Height	40-feet	40-feet
Wall Heght	Minimum six-foot wall between this zone and a rural or residential zone; minimum ten-foot landscape strip between the wall and any use in this zone, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees next to any existing homes.	Minimum six-foot wall between this zone and a rural or residential zone; minimum ten-foot landscape strip between the wall and any use in this zone, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees next to any existing homes.
Mimimum distance between main buildings:	None; 14 feet between detached accessory building and commercial	None; 14 feet between detached accessory building and commercial
Detached accessory buildings • Min distance to Main building	 7-feet 15-feet	 7- feet 15-feet
• Min distance to front lot line • Min distance to side lot line • Min distance to reat lot line • Maximmum height • Maximum lot coverage	0-feet/ 15- feet abutting rural or residential 4-feet 20’ within required rear yard / 35’ within the buildable area 40% of the min rear yard and any additional space within the buildable area	0-feet/ 15- feet abutting rural or residential 4-feet 20’ within required rear yard / 35’ within the buildable area 40% of the min rear yard and any additional space within the buildable area

Existing Zoning Map

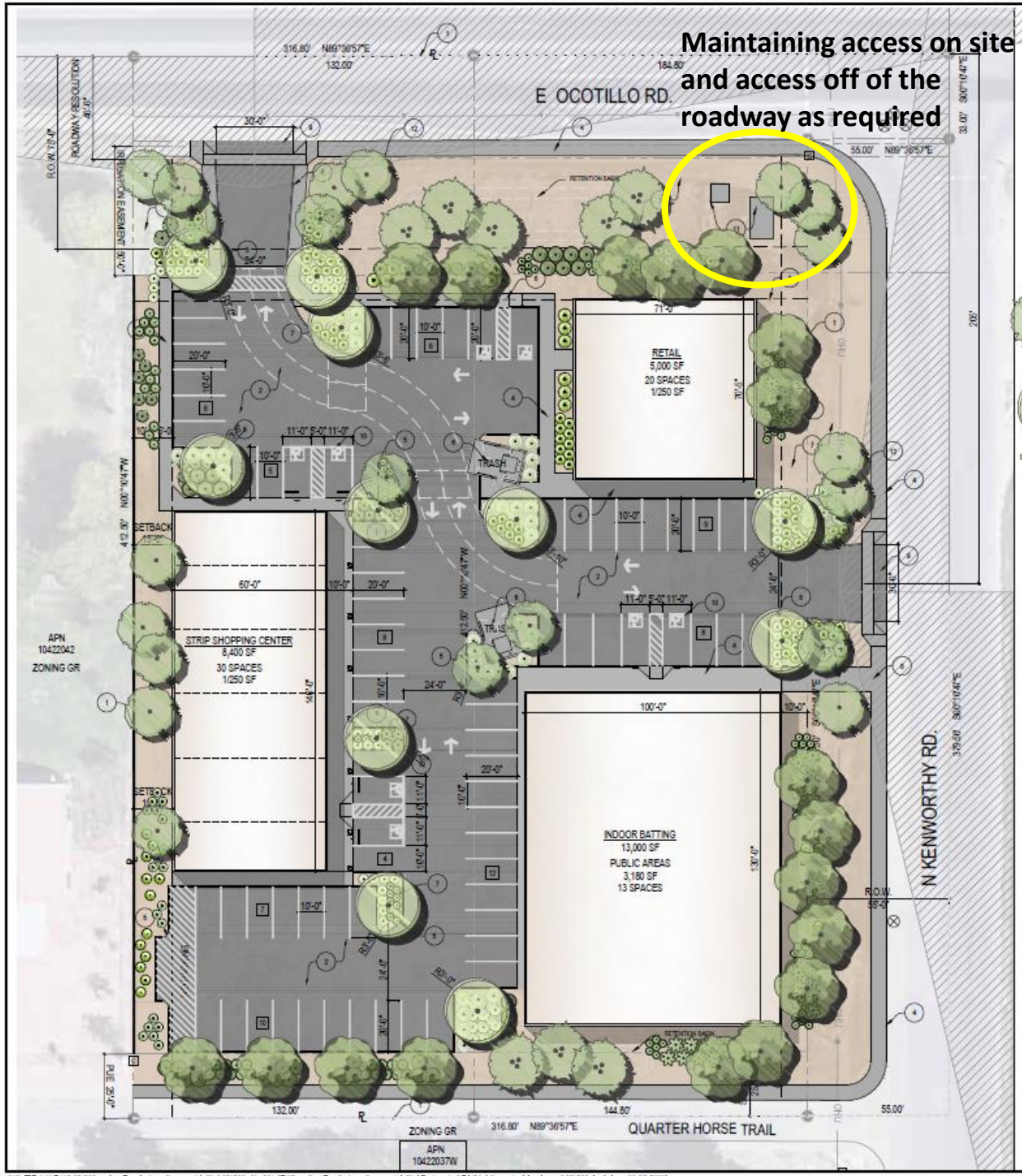



Proposed Zoning Map
MR
SR
Ocotillo Road
C-3
PAD
CB-2
CB-2
Kenworthy Road
GR
CR-4
CR-3
SH
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Site Plan



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Maintaining access on site and access off of the roadway as required

NOTES:
a. SIGNS ARE APPROVED BY SEPARATE PERMIT
b. DUMPSTER AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC
c. WALLS OVER 7' HIGH APPROVED BY SEPARATE PERMIT
d. PARKING WILL BE PAVED
e. PARKING WILL BE WITHIN 600 FEET OF BUILDING
f. LIGHTING FOR FUTURE BUILDINGS/PADS/ADDITIONS NOT SHOWN IN CURRENT PROPOSAL WILL REQUIRE A NEW LIGHT PERMIT AND PHOTOMETRIC PLANS
g. FIRE APPARATUS ACCESS AND FIRE LANES SHALL BY PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507 AND APPENDIX D
h. FIRE PROTECTION WATER SUPPLY/HYDRANT LOCATIONS SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507 33/12 AND APPENDIX C

CONCEPTUAL PLANT PALLETE

TREES

- Prosopis glandulosa 'AZT' AZT Thornless Honey Mesquite — 24" Box
- Chilopsis linearis 'AZT Desert Amethyst' Desert Amethyst Desert Willow — 24" Box
- Fraxinus velutina 'Arizona' Arizona Velvet Ash — 24" Box
- Pistacia chinensis 'Red Push' Red Push Chinese Pistache — 24" Box

SHURBS / ACCENTS / GROUNDCOVER

- Eremophila maculata 'Valentine' / Valentine Spotted Emu Bush — 5 gal.
- Callaindra x Maricopa Red' / Maricopa Red Fairy Duster — 5 gal.
- Lantana camara 'Radiation' / Radiation Lantana — 5 gal.
- Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells — 5 gal.
- Verbena goodingii / Scented Verbena — 5 gal.
- Hesperaloe funifera / Giant Hesperaloe — 5 gal.
- Hesperaloe parviflora / Red Yucca — 5 gal.
- Pedilanthus bracteatus / Slipper — 5 gal.

ZONING CB-2

SCALE: 1" = 20'-0"

6 SITE PLAN

NORTH

PROJECT LOCATION: NEW RETAIL DEVELOPMENT E OCOTILLO RD & N KENWORTHY RD PINAL COUNTY, ARIZONA 85150

PROJECT NARRATIVE: SHOPPING CENTER , RESTAURANT AND INDOOR BATTING

UTILITIES: WATER - QUEEN CREEK WATER; SEWER - SAN TAN VALLEY; ELECTRIC - SRP; GAS - SOUTHWEST GAS

HEALTH DEPARTMENT: PINAL COUNTY HEALTH DEPARTMENT 888-660-0033

ZONING: GR

PROPOSED ZONING: C-3 PAD

PROPERTY DESCRIPTION: A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 02 SOUTH, RANGE 08 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, THENCE WEST A DISTANCE OF 184.80 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH A

ASSESSOR PARCEL #: APN 104-22-041A & 104-22-041B

SITE AREA COVERAGE: SITE - 115,499 S.F. OR 2.65 AC. NET @ 50% =57,749.5 S.F. RETAIL - 5,000 S.F. BATTING CAGE - 3,180 S.F. SHOPPING CENTER 8,400 S.F. 12,080 S.F. 10.45% LOT COVERAGE

SITE ACREAGE (SITE SQUARE FOOTAGE)/SOURCE: NET: 2.65 ACRES (115,499 S.F.)

NEW BUILDING DATA:
- BUILDING NORTH "NEW RETAIL" NEW 1-STORY COMMERCIAL BUILDING. (5,000 S.F.) 26'-0" HEIGHT
- BUILDING WEST "SHOPPING CENTER" NEW RETAIL BUILDING (8,400 S.F.) 26'-0" HEIGHT
- BUILDING SOUTH "BATTING CAGE" NEW BUILDING (13,000 S.F.) 26'-0" HEIGHT

NEW BUILDINGS GROSS FLOOR AREA - 12,080 SQUARE FEET

NUMBER OF FLOORS/STORIES - ONE STORY

MAX. HEIGHT - 40 FEET ALLOWABLE

MAX. HEIGHT 26'-0" PROVIDED

LANDSCAPE CALCULATIONS:
LOT SIZE ..... 115,499 S.F.
LANDSCAPE AREA ..... 34,205 S.F. 29.61%
PARKING LOT AREA ..... 32,773.69 S.F.

IMPERVIOUS SURFACE EXISTING ..... 199.59 S.F.
IMPERVIOUS SURFACE PROPOSED ..... 32,773.69 S.F.

FLOOD ZONE - X

PARKING CALCULATIONS:
"RETAIL" ..... 5,000 S.F. @ 250 = 30 SPACES
"BATTING CAGE" ..... 3,180 S.F. @ 250 = (12.72) 13 SPACES
"SHOPPING CENTER" ..... 8,400 S.F. @ 250= 30 SPACES
TOTAL REQUIRED 83 SPACES
PROVIDED 75 SPACES

3 SITE PROJECT DATA

- BOUNDARY LINE
- MONUMENT LINE
- BUILDING SETBACK LINE
- WATER SERVICE LINE
- SEWER LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- CARPORT LINE
- SEWER CLEAN OUT
- WATER METER WATER
- SERVICE OUTLET
- GAS METER

2 SITE PLAN LEGEND

1. PROPERTY LINE
2. NEW ASPHALT PAVING
3. SETBACK LINE
4. NEW CONCRETE SIDEWALK
5. NEW CONCRETE CURB
6. NEW TRASH ENCLOSURE (PHOENIX STANDARD DETAIL)
7. NEW LANDSCAPING AREA
8. ADA ACCESSIBLE ROUTE
9. CONCRETE SITE ACCESS
10. NEW ADA PARKING SPACES
11. IRRIGATION CONCRETE CONTROL BOX
12. SIGHT VISIBILITY TRIANGLES

5 SITE PLAN KEYNOTES

Bowman

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Tucson, Arizona 85741
Phone: (520) 408-5500
Fax: (520) 690-0678
www.bowman.com
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PRELIMINARY LANDSCAPE PLAN
NEW RETAIL DEVELOPMENT
E. OCOTILLO DR. & N. KENWORTHY RD.
PINAL COUNTY, ARIZONA 85296
APN: 10422041

051268-01-001
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
TJ DESIGN	RD DRAWN
TJ CHKD	

SCALE: H V:
JOB No. 051268-01-001
DATE : 08/15/20

SHEET 01 OF 01


N Kenworthy Rd
New Heights Studio
Rd
Ocotillo Rd
E Ocotillo Rd
Ocotillo Rd
E Ocotillo Rd
Ocotillo Rd
E Ocotillo R
N Kenworthy Rd
E Quarter Horse Trail
E Quarter Horse Trail
N Kenworthy Rd
N Kenworth
Google

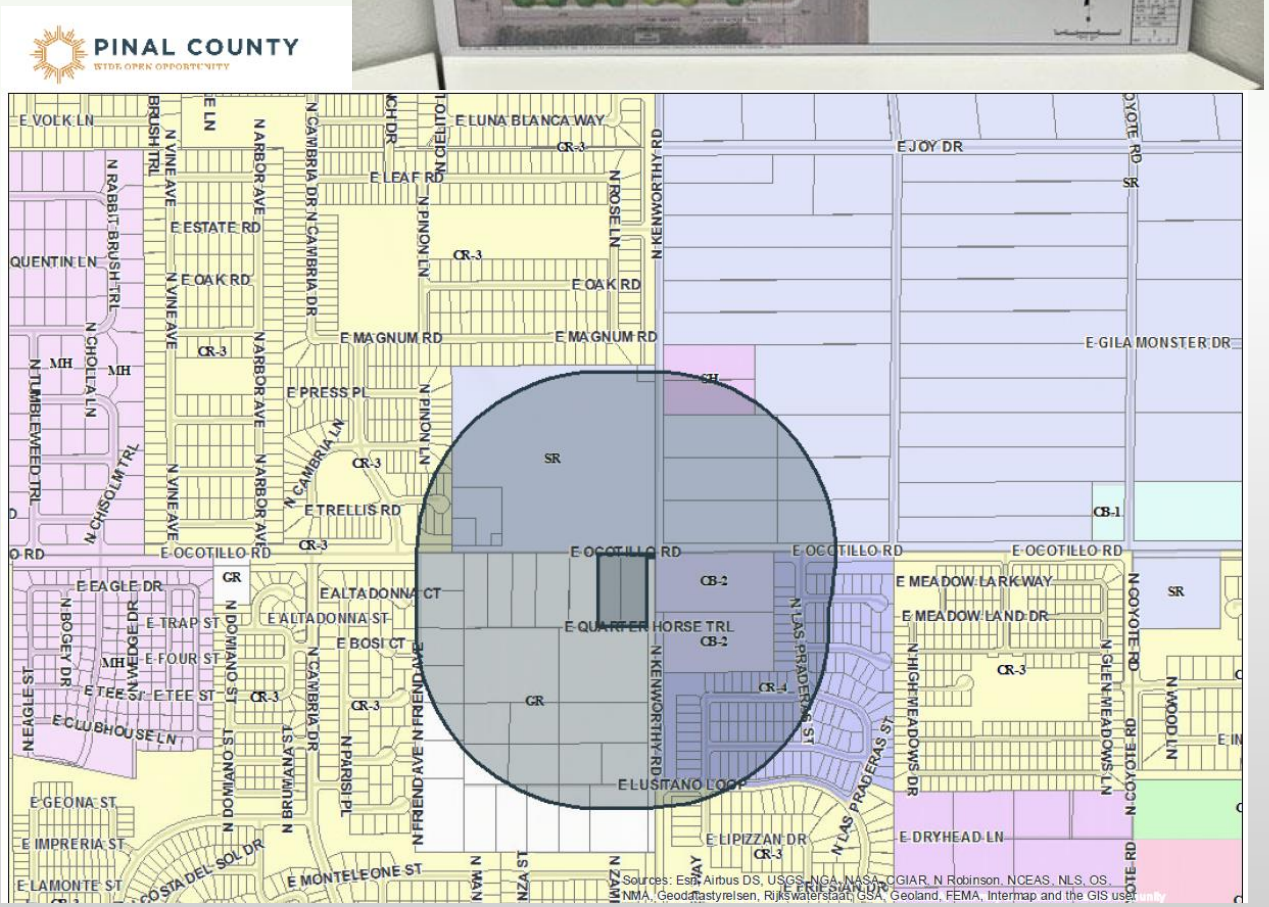
- 1 Neighborhood Meeting Held (1,200 ft buffer notice):
  - November 2, 2022 in person (13+ attendees)
- 11 letters of support
-



Pecan 3 Commercial
Neighborhood Meeting Sign-In Sheet

Tuesday, November 15, 2022; 5:30 pm
Simonton Elementary Multi-Purpose Room: 40300 N Simonton Blvd, San Tan Valley, AZ 85140

NAME	ADDRESS	PHONE	EMAIL
Amber Knapp	1811 S Alma School Rd #283, Mesa, AZ 85210		Amber@upfrontplanning.com
Jessica Sarkissian	1811 S. Alma School Rd #283, Mesa, AZ 85210	480-221-6150	Jessica@upfrontplanning.com
Pete Acquisto		505-235-8070	minisilver@aol.com
Dave Hanson	1649 E Paint Horse Pl 85140	480-226-6746	
DD Dimarco	1547 Dobie	45-794-0042	
Alex Botsford	3371 N Goldmine Mine Cir		
Travis Barnby	1714 E Quarter Horse Trl	480 694 8040	
Kimberly Barnby	1714 E. Quarter Horse Trail 85140	480 694 8040	
Angelo de la Rosa	1620 E Quarter Horse trail	602 573 6103	
Jill Germaine	1535 E Paint Horse Pl	602-885-1748	jagermaine3@gmail.com
Richard Germaine	1535 E Paint Horse Pl	602 418 1410	
Mike Summers	1611 E Quarterhouse Trl	602-828-2076	
Eastman	Moon Shadow	253-266-8563	AEastxx@aol.com - Banjoed@aol.com
BRIAN MATHUS	1526 E QUARTER HORSE TRAIL SAN TAN VALLEY AZ	480 229 7171	CBMATHUS@GMAIL
Courtney Mathis	1526 E Quarter Horse Trl, AZ 85140	480 329 7241	Cbmathis@Cox.net
Denis McNamara	43528 N JACKRABBIT Rd	480 797 8549	dcmac1977@gmail.com




Ocotillo Rd
E Ocotillo Rd
Ocotillo Rd
E Ocotillo Rd
Ocotillo Rd
SITE
E Quarter Horse Trail
Context Map
UPFRONT
Planning & Entitlements, LLC


SIMONTON


SIMONTON

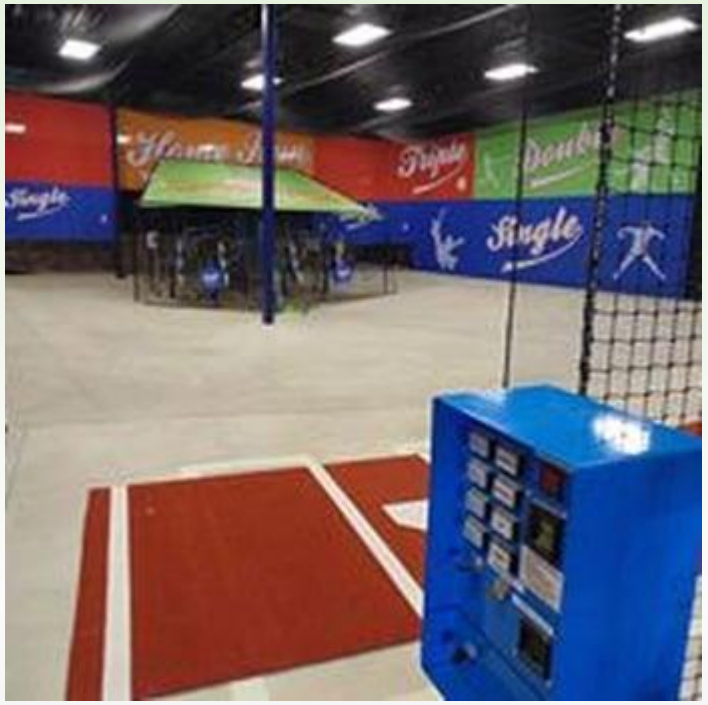

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Updated Permitted Use List

11. The following listed uses are permitted for development within this PAD: A. Amusements such as billiard or pool hall, bowling alley, theaters, gymnasium, arcade, shooting gallery, skating rink, archery range, miniature golf or practice driving or putting range, indoor batting cages, games of skill or science, swimming pool, or tennis court. B. Assisted living facility. C. Builders' supplies including sale of lumber. D. Child care center. E. Church, subject to requirements set forth in PCDSC 2.150.220. F. College and arts, business, technical, and trade schools. G. Community service agency, library or museum. H. Government structures, fire district stations, sheriff's facilities, and their accessory uses. K. Health club or fitness center. L. Hospital, health care facility or urgent care facility. M. Light manufacturing or assembling incidental to retail sales by business engaged in manufacturing, processing, assembling, treatment, installation and repair of products. N. Offices. O. Parks. P. Private club or lodge, fraternal and service organizations (nonprofit). Q. Private Schools. R. Restaurants allowing the following: 1. Indoor food service with or without alcoholic beverage service at the table; and 2. Indoor live entertainment. S. Retail sales establishments. T. Service establishments. U. Veterinary hospitals or kennels, provided no building or structure housing animals is within 40 feet of any site boundary abutting property in a rural or residential zone. All other uses not listed are prohibited.


E. OCOTILLO RD.
RETAIL
5,000 SF
20 SPACES
1/250 SF
STRIP SHOPPING CENTER
8,400 SF
30 SPACES
1/250 SF
INDOOR BATTING
13,000 SF
PUBLIC AREAS
3,180 SF
13 SPACES
TRASH
RETENTION BASIN
SETBACK
APN
10422042
ZONING GR
N KENWORTHY RD.
QUARTER HORSE TRAIL

Questions?



- Extra Innings = @ 33,000 sq. ft.
- Proposed = 13,000 sq. ft.

  39% of the size.

- Batting cages typical are 12’ tall.



