



PINAL COUNTY

WIDE OPEN OPPORTUNITY

MEETING DATE: FEBRUARY 15, 2024

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-012-23, PZ-049-23 (BRADY 28)**

CASE COORDINATOR: LAREE MASON

Executive Summary:

Brady 28 requesting approval of a non-major comprehensive plan amendment and a rezone to designate 27.92± acres from Mid-Intensity Activity Center to Employment and rezone from GR (General Rural) to I-2 (Light Industrial), to allow for the development of an industrial complex; situated in the Casa Grande vicinity, Pinal County, Arizona.

If This Request is Approved:

The applicant will seek to prepare the subject site for industrial development.

Staff Recommendation:

No recommendation.

LEGAL DESCRIPTION: Section 13, Township 06 South, Range 05 East of the Gila and Salt River Base and Meridian

TAX PARCELS: 503-34-002A, 503-34-004A, 503-34-002B, 503-34-0030

LANDOWNER/APPLICANT: Brady and Brady Properties LLC, Brady James Dean Living Trust, & Marietta Brady, owners, Jessica Sarkissian, agent/applicant

REQUESTED ACTION & PURPOSE:

PZ-PA-012-23 — PUBLIC HEARING/ACTION: Brady and Brady Properties LLC, Brady James Dean Living Trust, and Marietta Brady, owners, Jessica Sarkissian — agent/applicant, requesting an approval of a non-major comprehensive plan amendment to designate 27.92± acres from **Mid Intensity Activity Center to Employment**, situated in Section 13, Township 06 South, Range 05 East of the Gila and Salt River Base and Meridian; Tax parcels: 503-34-002A, 503-34-002B, 503-34-003, 503-34-004A, (legal on file), located 0.75 miles west of North Thornton Road along West Maricopa Casa Grande Highway in the Casa Grande vicinity, in Pinal County.

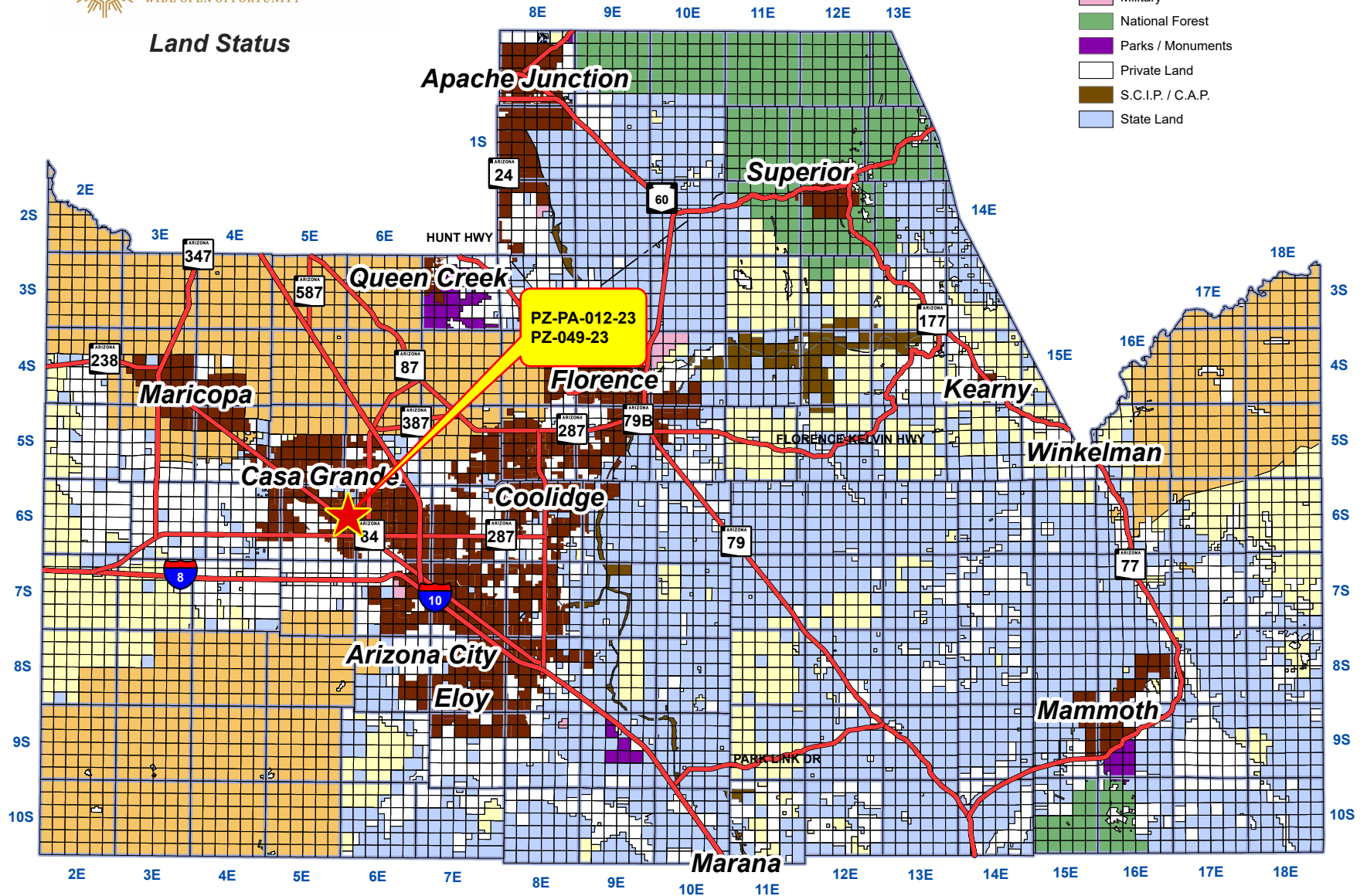


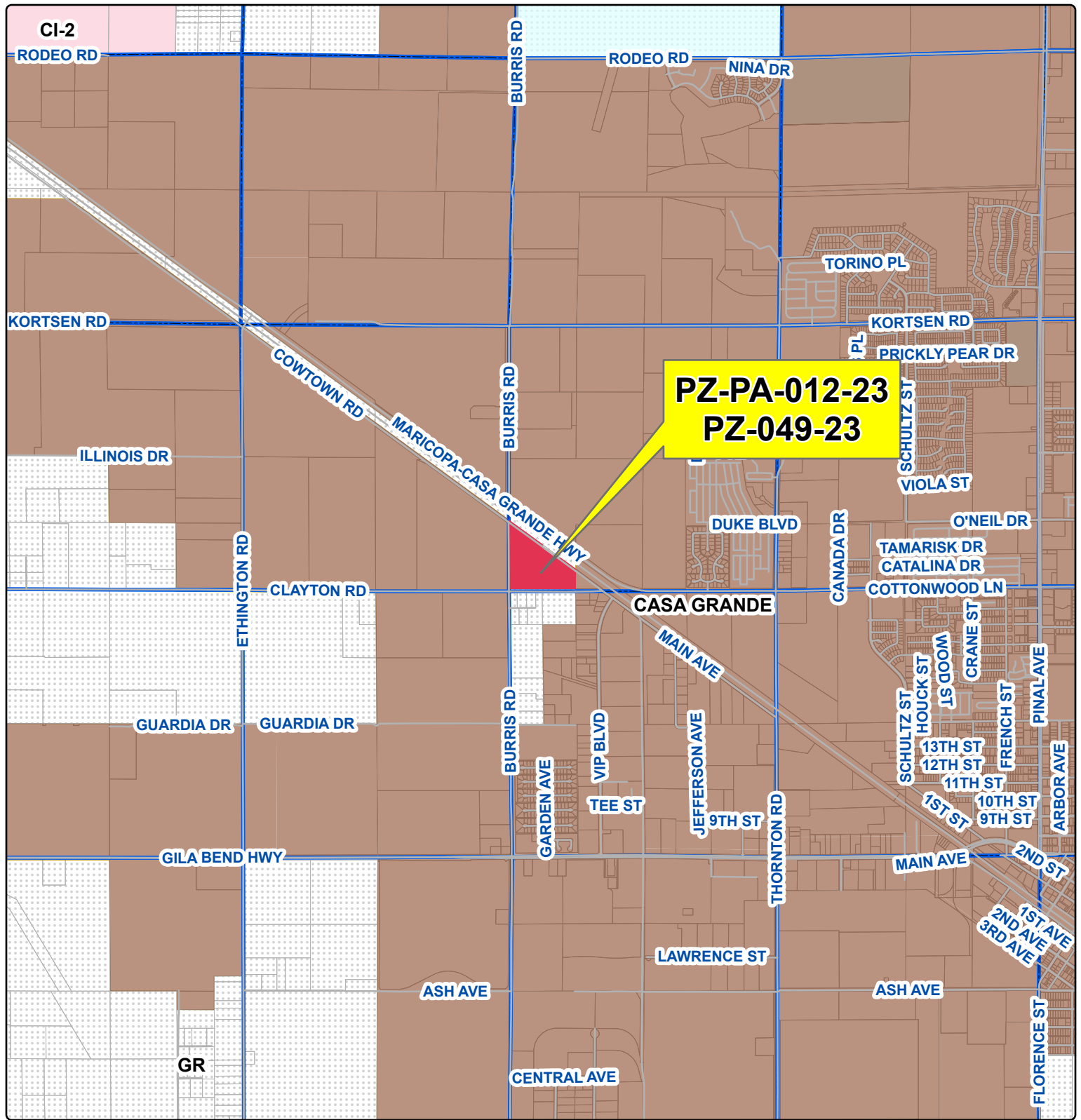
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





Community Development

Legal Description:

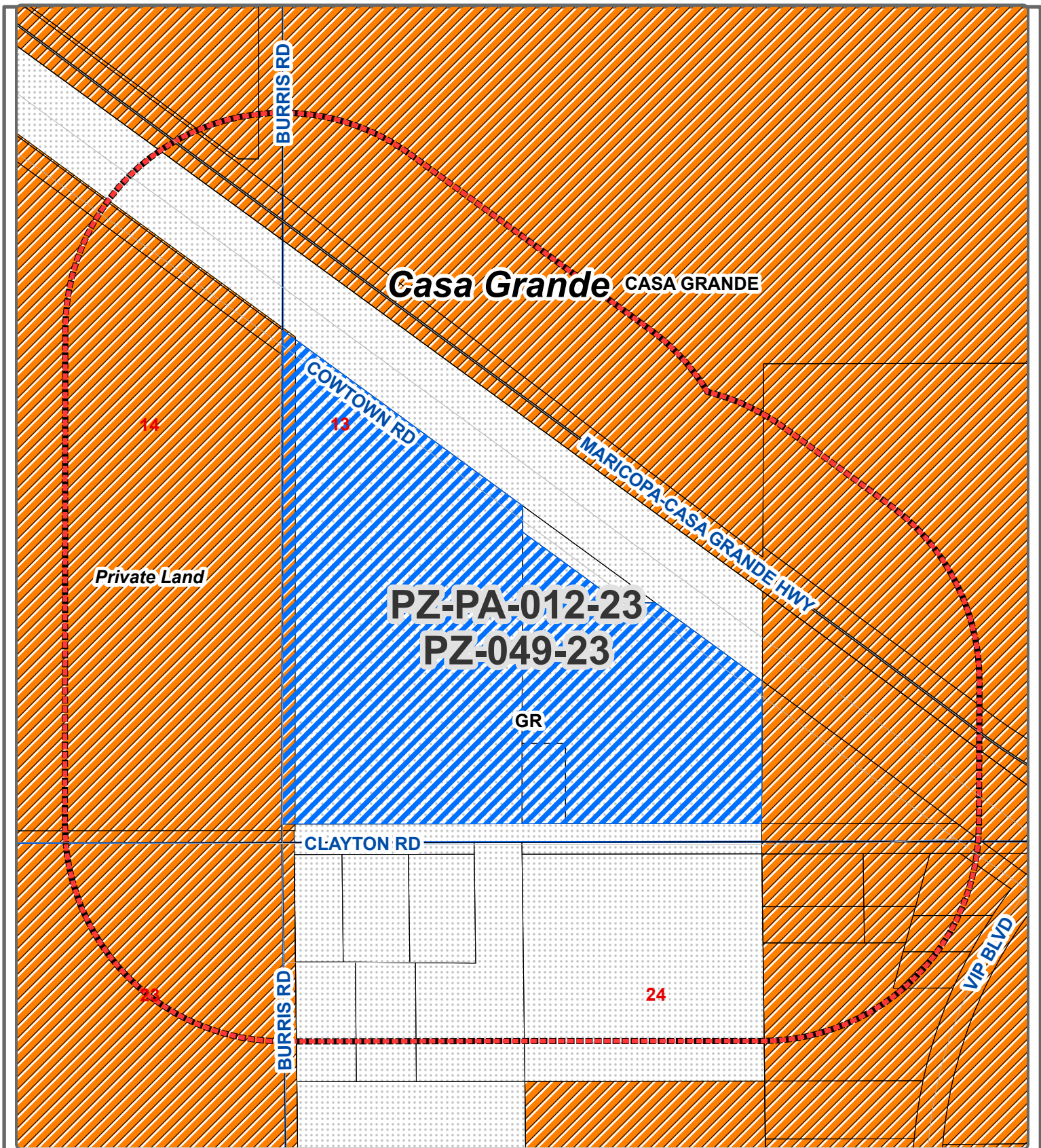
Situated situated in Section 13, Township 06 South, Ranger 05 East of the Gila and Salt River Base and Meridian; Tax parcels: 503-34-002A, 503-34-002B, 503-34-003, 503-34-004A, (legal on file), located 0.75 miles west of North Thornton Road along West Maricopa Casa Grande Highway in the Casa Grande vicinity, in Pinal County.

SEC 13, TWN 06S, RNG 05E



Sheet No.
 1 of 1

Owner/Applicant: BRADY & BRADY PROPS, BRADY JAMES DEAN LIV TR & MARIETTA BRADY JESSICA SARKISSIAN		
Drawn By: GIS / IT / LJT	Date: 01/18/2024	
Section 13	Township 06S	Range 05E
Case Number: PZ-PA-012-23, PZ-049-23		



Community Development

Brady & Brady Props, Brady James Dean Liv Tr & Marietta Brady Jessica Sarkissian		
GIS/IT - LJT	01/18/2024	
Section 13	Township 06S	Range 05E
PZ-PA-012-23, PZ-049-23		

Legal Description:

Situated situated in Section 13, Township 06 South, Range 05 East of the Gila and Salt River Base and Meridian; Tax parcels: 503-34-002A, 503-34-002B, 503-34-003, 503-34-004A, (legal on file), located 0.75 miles west of North Thornton Road along West Maricopa Casa Grande Highway in the Casa Grande vicinity, in Pinal County.

SEC 13, TWN 06S, RNG 05E



Sheet No.
1 of 1



Current Zoning: GR
Request Zoning: Rezone
Current Land Use: MID INTENSITY
ACTIVITY CENTER



Community Development

PZ-049-23 — PUBLIC HEARING/ACTION: Brady and Brady Properties LLC, Brady James Dean Living Trust, and Marietta Brady, owners, Jessica Sarkissian — agent/applicant, requesting an approval of a rezone of 27.92± acres from **GR (General Rural)** to **I-2 (Light Industrial and Warehouse)** to allow the development of an industrial complex; situated in Section 13, Township 06 South, Range 05 East of the Gila and Salt River Base and Meridian; Tax parcels: 503-34-002A, 503-34-002B, 503-34-0030, 503-34-004A, (legal on file), located 0.75 miles west of North Thornton Road along West Maricopa Casa Grande Highway in the Casa Grande vicinity, in Pinal County.

LOCATION: Approximately 0.75 miles west of Thornton Road off of Maricopa-Casa Grande Highway.

SIZE: 27.92-acres

COMPREHENSIVE PLAN: Mid-Intensity Activity Center

EXISTING ZONING: GR (General Rural)

SURROUNDING ZONING AND LAND USE:

North: City of Casa Grande Jurisdiction	Industrial
South: General Rural	Residential
East: City of Casa Grande Jurisdiction	Industrial
West: City of Casa Grande Jurisdiction	Industrial

PUBLIC PARTICIPATION:

Neighborhood Meeting:	October 18, 2023
Neighborhood and Agency Mail out:	September 27, 2023
Newspaper Advertising:	January 25, 2024
Site Posting: Applicant:	January 23, 2024
Site Posting: County:	January 25, 2024

FINDINGS:

Flood zone:	"X" is an area of minimal flood hazard.
Access:	The site is accessed from West Clayton Road off of West Maricopa-Casa Grande Highway.

HISTORY: In 1962, the County introduced the General Rural zoning district. Historically, no land entitlements have been proposed and the whole of the 27.92-acres has remained zoned GR since 1962.

ANALYSIS:

Comprehensive Plan

The subject site is designated Mid-Intensity Activity Center. This designation is characterized as mixed use existing near adequate transportation corridors where traffic demands can be met. In Chapter 10: Implementation of the Comprehensive Plan, all amendments are tasked with conveying an overall improvement to Pinal County. While this proposal seeks to amend the plan to align with the Employment category to the east, north and south; the subject site is not directly adjacent to the Employment designation. Policy 5.3.2.2 of the comprehensive plan encourages cooperation with private development to secure critical

infrastructure in order to establish economically competitive sites. Any change to the plan requires that the requesting party exhibit how the shared vision and goals, objectives, policies, and planning guidelines of the plan will be met. Policy 3.7.1.1 states, "Collaborate with municipalities and private landowners on a West Pinal Growth Area plan that knits together all of the public and private efforts and infrastructure development." This plan amendment request seeks re-designation minus the ability for staff to carefully evaluate development plans to present to the commission.

Surrounding Land Use

The subject site is a county island within the City of Casa Grande planning area. The Casa Grande General Plan designates the area as Manufacturing/Industry with I-1 (Garden & Light Industrial), UR (Urban Ranch), and I-2 (General Industrial) zoning districts. The subject area is the location of the Pinal County Technology Park, at 1,064± acres, currently hosting companies such as Lucid, Nikola, Kohler, Frito Lay, Abbott Laboratories, Hexcel, and Cargill Incorporated.

Site Plan

The site plan provided depicts the railroad line, existing easements and structures. Absent a development plan, it is unknown how the 27± acres will be configured and conceptualized for industrial development.

Rezone

The subject acreage is zoned GR (General Rural). The rezone request seeks the I-2 (Light Industrial and Warehouse) zoning district. Permitted uses in the I-2 zone include manufacturing, as well as heavier impact uses such as bulk stations for flammables. Given the permitted uses in the I-2 zoning district, this report defers to the commission for a recommendation.

At the time of this report, staff has received two letters in support of the proposed amendment and rezone.

STAFF SUMMARY: Staff provides the following findings together with the information on Page 1 of this staff report.

1. The Commission is requested to determine if the proposed amendment creates a more comprehensive development for the site as part of a larger development program for the Pinal County Comprehensive Plan.
2. The Commission is requested to determine if the accompanying rezone request conforms to the intensities that are within the range of the identified land uses.
3. Two letters in support have been received by the City of Casa Grande and Land Advisors Organization.

STAFF RECOMMENDATION (PZ-PA-012-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff has no recommendation for this request.

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan Amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and

policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-012-23 to the Board of Supervisors with a favorable recommendation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

To Approve: I move the Planning and Zoning Commission forward a recommendation of approval of Case PZ-PA-012-23.

To Deny: I move the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PA-012-23 to the Board of Supervisors

*no proposed stipulations

STAFF RECOMMENDATION (PZ-049-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff has no recommendation for this request.

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Rezone is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-049-23 to the Board of Supervisors with a favorable recommendation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

To Approve: I move the Planning and Zoning Commission forward a recommendation of approval of Case PZ-049-23 with its 10 stipulations.

To Deny: I move the Planning and Zoning Commission forward a recommendation of denial of Case PZ-049-23 to the Board of Supervisors.

STIPULATIONS:

1. The approval of this rezone is contingent upon the Board of Supervisors approval of the minor comprehensive plan amendment (PZ-PA-012-23);
2. Approval of this zone change (PZ-049-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. Half-street right-of-way dedication will be required for BURRIS ROAD. The required minimum half street right-of-way is Seventy-Five Feet (75') for BURRIS ROAD along the development's frontage. Any additional right-of-way needed for any required infrastructure improvements, such as

deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for BURRIS ROAD shall be the responsibility of the applicant;

4. Half-street right-of-way dedication will be required for CLAYTON ROAD. The required minimum half street right-of-way is Fifty-Five Feet (55') for CLAYTON ROAD along the development's frontage. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for CLAYTON ROAD shall be the responsibility of the applicant;
5. BURRIS ROAD has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
6. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;
7. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
8. All right-of-way dedication shall be free and unencumbered;
9. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and
10. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan and/or tentative plat submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan and/or final plat approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer.



PROCEDURE AND APPLICATION FOR A ZONE CHANGE IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other affected County agencies. - (The Pre-application review is a separate application prior to applying for a rezone).*
2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.166.050 (E)] of the PCDSC. Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
3. Submit a **Zone Change Application** with the required supporting documentation using the attached forms.**
4. Submit the following fees made payable to Pinal County in accordance with Section [2.166.050] of the PCDSC:
 - a. 0-499 mail-outs: \$4,478.00
 - b. 500 or more mail-outs: \$4,880.00
 - d. Public Works Fees: TIA Review : \$750.00; Drainage Review: \$750.00 (*Fees are due at application submittal and at subsequent reviews)
 - e. Advertising and postage fees shall be paid by the applicant
5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).
6. Attend **Board of Supervisors Public Hearing** for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your **pre-application meeting request** can be found here:
<http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATIONS/Zone%20Change%20Pre-App.pdf>

** ***Your application must be submitted digitally following the naming format at the end of the application form via the online submittal site at: <https://citizenaccess.pinalcountyz.gov/CitizenAccess/>.***
Please call or email the Planning Division for more information.

*** **A Zone Change is not effective until 31 days after approval by the Board of Supervisors**

COMMUNITY DEVELOPMENT
Planning Division



APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Evan Evangelopoulos
2. Date of Pre-application Review: 10/11/2022 Pre-Application Review No.: Z-PA- 153 - 22
3. Current Zoning (Please provide Acreage Breakdown): CG
4. Requested Zoning (Please provide Acreage Breakdown): CI-2
5. Parcel Number(s): 503-34-002A, 003, 004A, 002B
6. Parcel Size(s): 27.92
7. The existing use of the property is as follows: vacant/ farmland/ residential
8. The exact use proposed under this request: industrial
9. What is the Comprehensive Plan Designation for the subject property: currently, Medium Density Activity
10. Is the property located within three (3) miles of an incorporated community? ☒ YES ☐ NO
11. Is an annexation into a municipality currently in progress? ☒ YES ☐ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☒ NO
If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. The surrounding properties to the north, west and east are developing as industrial uses.

14. Explain why the proposed development is needed and necessary at this time. The family is selling the farm as the site is being surrounded by industrial development

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: Currently site uses a well and septic / will be determined in the future by the final developer

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: TBD, however preliminary report shows 277 daily trips with 22 in the morning peak and 15 in the evening peak.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: TBD during site plan and development

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
n/a

5. What type of landscaping are you proposing to screen this use from your neighbors?
n/a

6. What type of signage are you proposing for the activity? Where will the signs be located?
signage to be proposed during site plan phase

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: possible manufacturing or production would follow thin line with the surrounding existing industrial uses.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: the zoning which is coming into the area with the Casa Grande development is of a higher intense use and this project hopes to be in line with that standard and uses

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?
☐ YES ☒ NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☒ YES ☐ NO

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: see attached
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the _____ day of September, 2023, at the office of _____ and is accurate and complete to the best of my knowledge.
(Source of Information)

On this _____ day of September, 2023, before me personally appeared Jessica Sarkissian
(Name of signor)

Signature _____ Date _____

State of Arizona
_____)ss.

(SEAL)


County of Maricopa

My Commission Expires _____

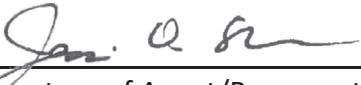
Signature of Notary Public _____

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Stacy Brady	25604 S. 154th Street, Gilbert, AZ 85298
Name of Applicant	Address


	stacy@summitprocesssystems.com	480-205-4094
Signature of Applicant	E-Mail Address	Phone Number

Jessica Sarkissian; Upfront Planning & Entitlements, LLC	1811 S. Alma School Rd #283, Mesa, AZ 85210
Name of Agent/Representative	Address

	Jessica@upfrontplanning.com	480-221-6150
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Stacy Brady	25604 S. 154th Street, Gilbert, AZ 85298
Name of Landowner	Address

	stacy@summitprocesssystems.com	480-205-4094
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Stacy Brady

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 27.92 acres located at
see attached, and further identified

[Insert Address of Property]

as assessor parcel number 503-34-002A, 002B, 003, 004A, 004B and legally described as follows:

[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Upfront Planning & Entitlements, LLC

[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]

25604 S. 154th St. Gilbert, AZ 85298
[Address]

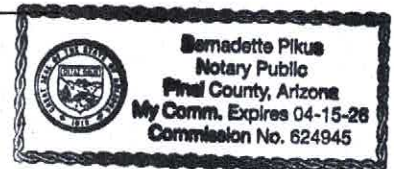
Dated: 8/30/2023

STATE OF Arizona
COUNTY OF Pinal) ss.

[Signature]

[Address]

Dated: _____



The foregoing instrument was acknowledged before me this 30 day of Aug ²⁰²³ by Stacy Brady
[Insert Name of Signor(s)]

My commission expires 04-15-26

Bernadette Pikus
Printed Name of Notary

Bernadette Pikus
Signature of Notary Public

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Brady & Brady Properties LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 1.59± GROSS ACRES acres located at
SEE ATTACHED _____, and further identified

[Insert Address of Property]

As assessor parcel number 503-34-004A and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Upfront Planning & Entitlements, LLC AND Stacy Brady

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]
25604 S. 154th St. Gilbert, AZ 85290
[Address]

[Signature]
25604 S. 154th St. Gilbert, AZ 85290
[Address]

Dated: 8/30/23

Dated: 8/30/2023

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

(SEAL)

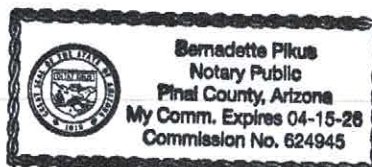
The foregoing instrument was acknowledged before me, this 30 day Aug., 2023
by Stacy Brady & Tyrone Brady

My Commission Expires 04-15-26

Signature of Notary Public _____

Bernadette Pikus
Printed Name of Notary

Bernadette Pikus
Signature of Notary



AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Brady & Brady Properties LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 8.37± GROSS ACRES acres located at
SEE ATTACHED _____, and further identified

[Insert Address of Property]

As assessor parcel number 503-34-002A and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Upfront Planning & Entitlements, LLC AND Stacy Brady

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.]

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]

[Signature]

5104 S. 154th Gilbert, AZ 85604 5104 S. 154th Gilbert, AZ 85298

[Address]

[Address]

Dated: 8/30/23

Dated: 8/30/2023

STATE OF ARIZONA)
) ss.
COUNTY OF Pinal)

(SEAL)

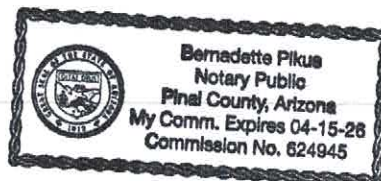
The foregoing instrument was acknowledged before me, this 30 day Aug, 2023
by Stacy Brady & Tyrone Brady

My Commission Expires 04-15-26

Signature of Notary Public _____

Bernadette Pikus
Printed Name of Notary

Bernadette Pikus
Signature of Notary



AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

James Dean Brady Living Trust

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 17.35± GROSS ACRES acres located at
SEE ATTACHED, and further identified

[Insert Address of Property]

As assessor parcel number 503-34-003 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Upfront Planning & Entitlements, LLC AND Stacy Brady

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

Sandra Hooper
[Signature]

[Signature]

1616 E. Diego Dr. Casa Grande,
[Address]

AZ [Address]

Dated: 8/30/23

Dated: _____

STATE OF Arizona)

COUNTY OF Pinal) ss.

(SEAL)

The foregoing instrument was acknowledged before me, this 30 day Aug, 2023
by Sandra Hooper

My Commission Expires 04-15-26

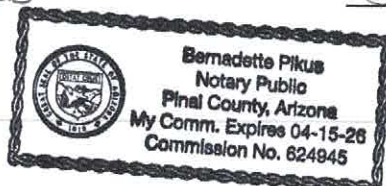
Signature of Notary Public _____

Bernadette Pikus

Printed Name of Notary

Bernadette Pikus

Signature of Notary



AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Ernest Eugene and Marietta Brady

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 0.61± GROSS ACRES acres located at
SEE ATTACHED _____, and further identified

[Insert Address of Property]

As assessor parcel number 503-34-002B and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Upfront Planning & Entitlements, LLC AND Stacy Brady

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.]

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

Marietta Brady
[Signature]
20640 W Clayton Rd.
[Address] Casa Grande AZ.

[Signature]

[Address]

Dated: 8-30-23

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

(SEAL)

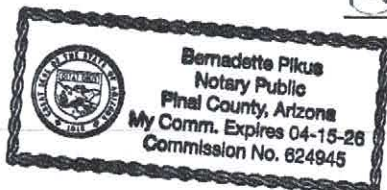
The foregoing instrument was acknowledged before me, this 30 day Aug, 2023
by Marietta Brady

My Commission Expires 04-15-26

Signature of Notary Public _____

Bernadette Pukus
Printed Name of Notary

Bernadette Pukus
Signature of Notary



Application Checklist:

A. Check the appropriate item:

- ☒ This Zone Change is being submitted without a PAD request
- ☐ This Zone Change is being submitted in conjunction with a PAD request.

The applicant must complete a PAD application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting:

- ☐ Notify all property owners within 1200’ (feet)
- ☐ Hold the meeting within five (5) miles of the subject property
- ☐ Hold the meeting between 5:00 pm – 9:00 pm
- ☒ Include with the application the following: draft meeting items prepared for approval once project number assigned
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified - *(Use page 5 of this application)*
 - Minutes of the meeting
 - Attendance sign-in sheet with names & addresses

C. Submit a completed “Agency Authorization” form *(if applicable)*.

D. Submit a written **Narrative** concerning the proposed development *(if not submitting in conjunction with a RAD Application)* to include:

- ☒ 1. Title Page
- ☒ 2. Purpose of Request
- ☐ 3. Description of Proposal
 - a. Nature of the Project including Proposed Land Use
 - b. Conformance to adopted Comprehensive Plan
 - c. Answers to the questions from the **Supporting Information** sheet
 - d. Location & Accessibility
 - e. Utilities & Services
 - f. Neighborhood Meeting Information
 - g. Appendix, as applicable

E. **Submit a Site Plan** (*if not submitting in conjunction with a PAD Application*). The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

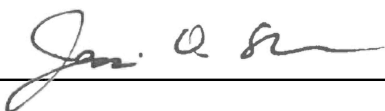
- ☒ 1. Legal Description of total site.
- ☒ 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ☒ 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ☒ 4. Location of all Existing & Proposed Structures & Buildings
- ☒ 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ☒ 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ☒ 7. All Points of Ingress & Egress.
- ☒ 8. Location & Types of Existing & Proposed Landscaping.
- ☒ 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ☒ 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. **Submit** the following information regarding **Water Supply**:

- ☒ 1. Identify the water service provider
- ☐ 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ☐ 3. Provide information about water supply and source, including renewable and non-groundwater supplies
- ☐ 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
 - Depth to bedrock & Depth to groundwater
 - Known fissures or land subsidence in the area
 - Known wells in the area, available information on status and water levels
 - Summary of data-gathering efforts and sources of information

- G. Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.
- H. Submit** a **Drainage report** and a **TIA report**. *(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).*
- I. Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
- J. Submit** a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well *(A Tax Assessor Parcel Map is Acceptable)*. - *(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).*
- K. Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here:
<http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf>
- L. Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.
- M. Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at:
<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>. *
- a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection
- * Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*
- N. Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 10 & 11 of this application for illustrative details).* **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees)*
- O. Signature** at the end of the "**Checklist**" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Signature 

9/15/2023

Date

PARCEL NUMBER 1.

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF THE MARICOPA-CASA GRANDE HIGHWAY AND THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, AND THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF THE MARICOPA-CASA GRANDE HIGHWAY AND THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THAT PORTION DESCRIBED IN JOINT TENANCY DEED RECORDED NOVEMBER 02, 1989 IN DOCKET 1638, PAGE 983, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 89°58'12" EAST, A DISTANCE OF 649.50 FEET;

THENCE NORTH 04°04'12" EAST, A DISTANCE OF 33.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE, NORTH 04°04'12" EAST, A DISTANCE OF 221.04 FEET;

THENCE NORTH 89°58'12" EAST, A DISTANCE OF 120.69 FEET;

THENCE SOUTH 04°04'12" WEST, A DISTANCE OF 221.04 FEET;

THENCE SOUTH 89°58'12" WEST, A DISTANCE OF 120.69 FEET, TO THE TRUE POINT OF BEGINNING; AND

EXCEPT ANY PORTION DESCRIBED IN RESOLUTION RECORDED NOVEMBER 17, 2021 AS 2021-145973
OF OFFICIAL RECORDS.

A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 6 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89°58'12" EAST, A DISTANCE OF 649.50 FEET;

THENCE NORTH 04°04'12" EAST, A DISTANCE OF 33.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE, NORTH 04°04'12" EAST, A DISTANCE OF 221.04 FEET;

THENCE NORTH 89°58'12" EAST, A DISTANCE OF 120.69 FEET;

THENCE SOUTH 04°04'12" WEST, A DISTANCE OF 221.04 FEET;

THENCE SOUTH 89°58'12" WEST, A DISTANCE OF 120.69 FEET, TO
THE TRUE POINT OF BEGINNING.

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4 SW 1/4 SW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E), GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT NORTH 00 DEGREES 06 MINUTES EAST 660 FEET FROM THE SECTION CORNER
FOR SECTIONS 13, 14, 23 AND 24, TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E), GILA AND
SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE NORTH 0 DEGREES 6 MINUTES EAST 722 FEET TO THE CENTER LINE OF THE CASA GRANDE-MARICOPA ROAD;

THENCE SOUTH 53 DEGREES 50 MINUTES EAST FOLLOWING SAID CENTER LINE OF SAID ROAD 417 FEET;

THENCE SOUTH 0 DEGREES 6 MINUTES WEST 480 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES WEST 331.15 FEET TO THE POINT OF COMMENCING, BEING SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION (13), TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E), GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

ALSO TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 13 & 24, TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E) 331.15 FEET EAST OF THE SECTION CORNER FOR SECTIONS 13, 14, 23 AND 24, TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E), GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE NORTH 0 DEGREES 14 MINUTES EAST 1140 FEET TO THE CENTER LINE OF THE CASA GRANDE-MARICOPA HIGHWAY;

THENCE SOUTH 53 DEGREES 50 MINUTES EAST FOLLOWING THE CENTER LINE OF SAID HIGHWAY 405 FEET;

THENCE SOUTH 0 DEGREES 14 MINUTES WEST 900 FEET TO THE SECTION LINE BETWEEN SECTIONS 13 AND 24, TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E);

THENCE WEST FOLLOWING SAID SECTION LINE 33.15 FEET TO THE POINT OF COMMENCING, BEING SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION (13), TOWNSHIP SIX SOUTH (T6S), RANGE FIVE EAST (R5E), GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

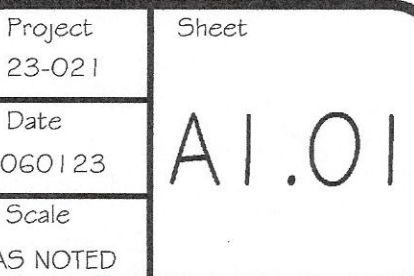
EXCEPT THE SOUTH 33 FEET THEREOF AS GRANTED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 24, 2021 AS 2021-149834, OF OFFICIAL RECORDS; AND

EXCEPT ANY PORTION DESCRIBED IN RESOLUTION RECORDED NOVEMBER 17, 2021 AS 2021-145973
OF OFFICIAL RECORDS.

APN #503-34-0030
APN #503-34-002A
APN #503-34-002B
APN #503-34-004A

GOSS AREA: (INCLUDES ROW OF CLAYTON & BURRIS ROADS)
1,214,851 S.F.
27.889 AC.

ZONING: AGRICULTURE





**MINOR COMPREHENSIVE PLAN AMENEDMENT
NARRATIVE FOR**

BRADY 28

± 27.92 ACRES

NORTH OF CLAYTON ROAD AND EAST OF BURRIS ROAD

CASE #:

Submitted to:
Pinal County Planning & Development
85 N Florence St.
Florence, AZ 85132

Prepared by:
Upfront Planning & Entitlements, LLC
Ph: (480) 221-6150
Email: Jessica@upfrontplanning.com

September 2023



1. REQUEST

Upfront Planning & Entitlements, LLC is pleased to submit for your consideration a pre-application for a minor Comprehensive Plan Amendment on approximately \pm 27.92 gross acres located just north of Clayton Road and east of Burris Road.

The property is on the west side of the Maricopa-Casa Grande Highway and the Union Pacific Railroad and is identified as Pinal Assessor Parcel Numbers **503-34-002A, 002B, 003, 004A** (the "Property"). The property is located within unincorporated Pinal County (the "County") and its land use classification is currently Activity Center. The property owner requests a minor Comprehensive Plan amendment to Employment to allow similar business and industrial uses as the surrounding developments to this parcel.

2. BACKGROUND

Over the years, the surrounding property have slowly been annexed into the City of Casa Grande and developed with industrial and business park developments. The surrounding properties annexed into the City of Casa Grande are zoned for I-1 Garden & Light Industrial, I-2 General Industrial Zone, and UR Urban Ranch, with industrial park developments just to the south and east with further industrial developments coming online to the west.

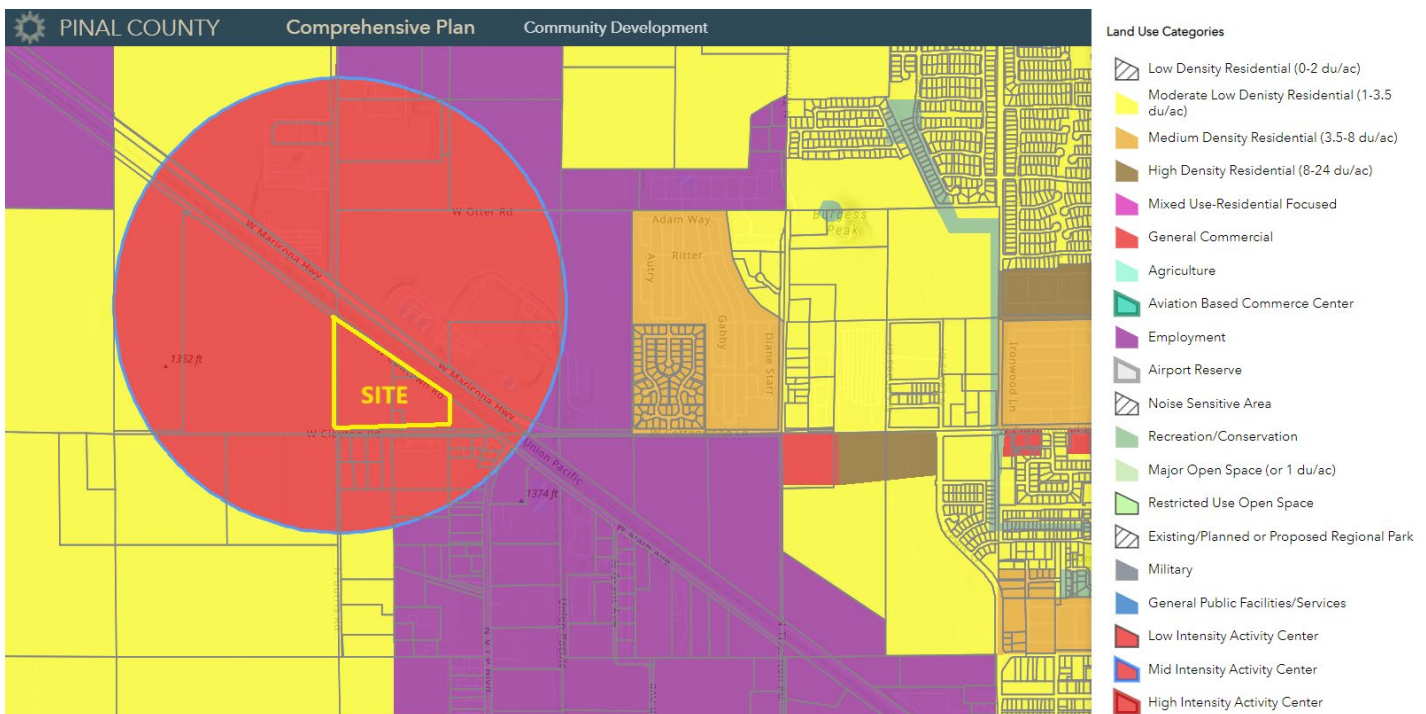
Pinal County Minor Comprehensive Plan Amendment

The property is also near the Maricopa-Casa Grande Highway and the Union Pacific Railroad bordered with UPRR easement for a future railroad spur. Recently industrial use has been developing along the Union Pacific Railroad. Directly to the north and east are industrial and office business parks annexed into the City of Casa Grande. With the nearby industrial developments, including the recent approval of a Chemical Plant adjacent directly west on 84 acres along with another manufacturing company owning over 215 acres adjacent west in close proximity to the Maricopa-Casa Grande Highway, this site is no longer conducive to the GR General Rural Zone development. This owner seeks to make the property more in line with the surrounding properties in line with the ongoing development they see occurring in the area. With the nearby industrial developments, recent approval of chemical plant development and proximity to the Maricopa-Casa Grande Highway, this area is better suited for employment designation on the Comprehensive Plan.

3. CONSISTENT WITH THE PINAL COUNTY COMPREHENSIVE PLAN LAND USE MAP

The property owner requests a minor Comprehensive Plan amendment from Mid Intensity Activity Center to Employment allowing the property to develop associated and compatible uses for the industrial park complexes along the minor arterial roadway. Surrounding the site on the Comprehensive Land Use Map to the north, east and south is already the Land Use category of Employment further allowing cohesive planning in along this corridor. Employment in this site would broaden economic opportunity.

The request to amend the Pinal County Comprehensive Plan conforms to the goals and policies established in the Pinal County Vision Components. The proposed Brady 25 minor Comprehensive Plan Amendment is in conformance with the Pinal County Vision for a vibrant, healthy and economically sustainable region by broadening Economic Sustainability, and inaugurate Healthy, Happy Residents within the community with employment. Sanctioning this sector for economic viability by being in the Employment Land Use Category is in conformance with the planning and design elements established for this site under the current land use designation in the Comprehensive Plan as you can see below.



Pinal County
Minor Comprehensive Plan Amendment

The Project Site Property has a Land Use Category classified as *Mid Intensity Activity* and the proposal will amend the site to *Employment*. The proposed amendment request conforms to the surrounding Land Use Categories to the north, east and south of the property.

The exact location of any new buildings will be proposed during the development process plan through Pinal County.

Consistency with Pinal Counties Goals and Strategies

Vibrant, Healthy and Economically Sustainable Region

This request is ensure the Comprehensive Plan message of a vibrant, healthy and economically suitable region is upheld. As stated in the Plan growth patterns and forms have long-term social, environmental and economic consequences and smart growth is guiding that growth in ways that result in vibrant communities, strong economies and healthy environments. These many parcels are an opportunity for the growth to be what has been envisioned and detailed in the Comprehensive plan by amending the sites to reflect Employment.

Healthy, Happy Residents

This request emulates the outline of this goal by allowing economic sustainability to occur by amending the Comprehensive Plan to show Employment here. Long term this allows for residents to be employed and access quality healthcare and healthy lifestyle choices as a priority. The vision is just that, and with this sector allowing residents an economic opportunity to uphold this vision.

Economic Sustainability

This request directly correlates with the vision described in the Comprehensive Plan by expanding opportunities for residents to live, work, learn and play in close proximity in all parts of Pinal County promoting long-term economic viability. This request for an amendment to the Comprehensive Plan to Employment will allow for employment opportunities.

4. RELATIONSHIP TO SURROUNDING PROPERTIES

The property is comprised of ± 27.92 gross acres located in Section 13, Township 06 South and Range 05 East. Currently the property sites are vacant agriculture land aside from a few residential properties that the owner's family resides in. The surrounding parcels of the property consists of a mix of Light Industrial and General Industrial in the City of Casa Grande and UR Urban Ranch and GR General Rural within Pinal County. The parcel directly north is the Frito Lay manufacturing factory zoned I-1 Garden and Light Industrial in the City of Casa Grande. The parcel to the east is zoned UR Urban Ranch and is a residential dwelling. The parcels to the west adjacent to the property are zoned I-2 General Industrial within the City of Casa Grande and is under development with an existing industrial building on the site. Across Clayton Road to the south is zoned GR, General Rural in Pinal County and has the Hernandez Pecan Farm some residential dwellings within unincorporated Pinal County.

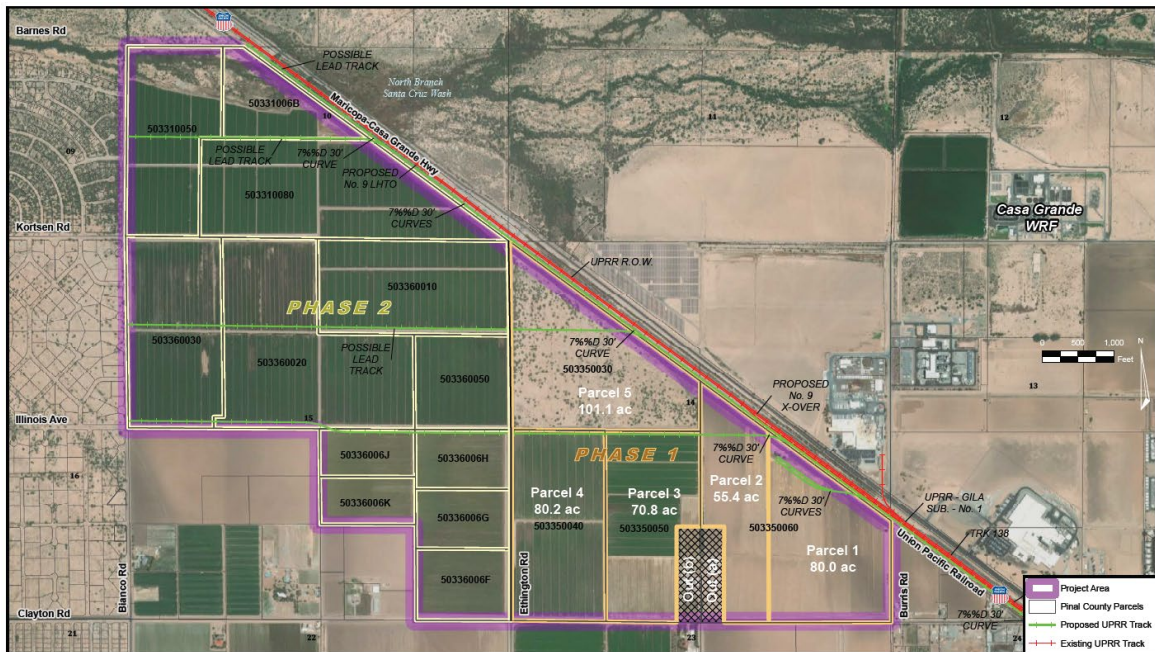
Pinal County Minor Comprehensive Plan Amendment

The Comprehensive/ General Plan Land Use classifications, along with the existing zoning and uses for the parcels adjacent to the property, are listed in the table below:

Adjacent Land Uses

Direction	Comprehensive Land Use	Plan	Existing Zoning	Existing Use
North	Manufacturing/ Industry		City of Casa Grande I-1	Garden & Light Industrial
East	Manufacturing/ Industry		City of Casa Grande UR	Urban Ranch
South	Manufacturing/ Industry		Pinal County GR	General Rural
West	Manufacturing/ Industry		City of Casa Grande I-2	General Industrial

Much of the surrounding area is annexed into the City of Casa Grande including parcels adjacent to the west of the parcels. An article that was published in the spring of 2022 by Loopnet announced the Pinal County Technology Park that is abutting to the west will be the “heart of Casa Grande’s up and coming industrial corridor featuring projects like Lucid, Frito Lay and Abbott” (both already established). The Pinal County Technology Park is a ±1,064 acre rail served industrial park. Illustrated below are the industries adjacent to the property owners parcels to the west. With this corridor already being published as an industrial hub, including the Abbott and Frito Lay manufacturing facilities to the north, the property owner requests a Comprehensive Plan amendment to *Employment* to allow development for associated and compatible uses.

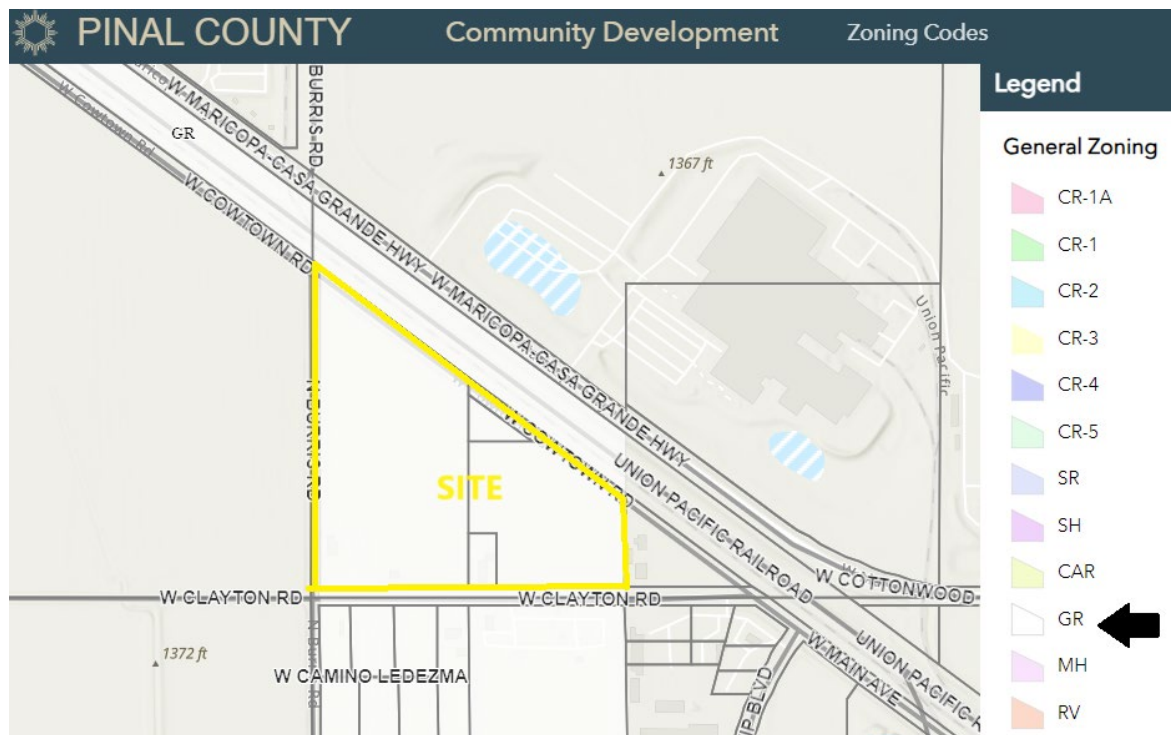


Pinal County
Minor Comprehensive Plan Amendment



5. ZONING

The existing zoning doesn't reflect what is happening in the area. This project is proposing a minor Comprehensive Plan amendment from Activity Center to Employment to adhere to the employment of the industrial and manufacturing properties surrounding the parcels. In addition, the site is surrounded by higher intensity Industrial Parks making this a suitable site for Employment uses with no negative impact on the surrounding community.



6. COMMUNITY FACILITIES AND SERVICES

The property is within the Casa Grande School District. This project does not anticipate generating any demand for the school district.

7. PUBLIC UTILITIES AND SERVICES

Sewer – The Property is within the Casa Grande service area.

Water – The subject site is within the service area of Casa Grande

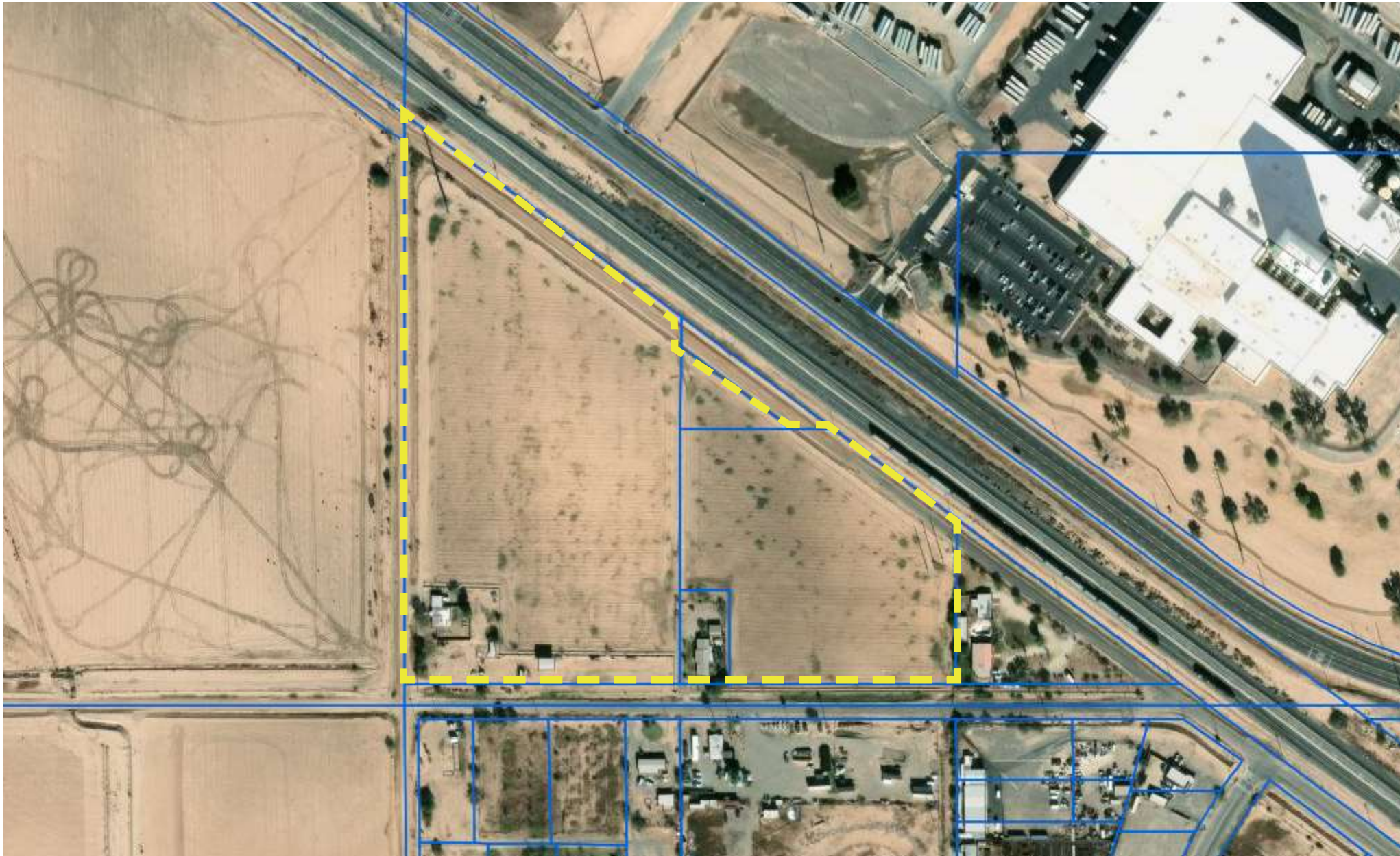
Power – Arizona Public Service is the electricity provider for the area.

9. COMPREHENSIVE PLAN AMMENDMENT

Amending the property to Employment would best suit the Comprehensive Plan's current Land Use Category. Employment in the Comprehensive Plan is defined as areas that can support a variety of employment-generating business activities such as industrial, business park, warehousing and distribution. With the adjacent business occurring, that is precisely what is happening making Employment the best designation for the Comprehensive Plan amendment.

10. CONCLUSION

The proposed amendment for the Comprehensive Plan Land Use Category from Mid Intensity Activity Center to *Employment* will allow the site to develop to its highest and best use. In addition, the pending development plan is consistent with the surrounding development in the area.



Aerial Exhibit



Vicinity Map



Existing Comprehensive Plan Map



Casa Grande General Plan Map

Notice of Neighborhood Meeting

September 27, 2023

Dear Neighbor,

You are cordially invited to a neighborhood meeting regarding a proposed Minor Comprehensive Plan Amendment and Rezone Request to allow Industrial uses.

The property of approximately 27.92 acres located on the north side of Clayton Road and east of Burris Road within Pinal County. Our request is for the County to amend the current County Comprehensive Plan Map and Zoning designation on the site to allow for future industrial uses in line with the surrounding industrial development.

As required by the County, this notice is being sent to you because a property listed in your name is located within 1200' of the site. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application.

The online neighborhood meeting information is below:

Wednesday: October 18th, 2023 at 5:30 pm

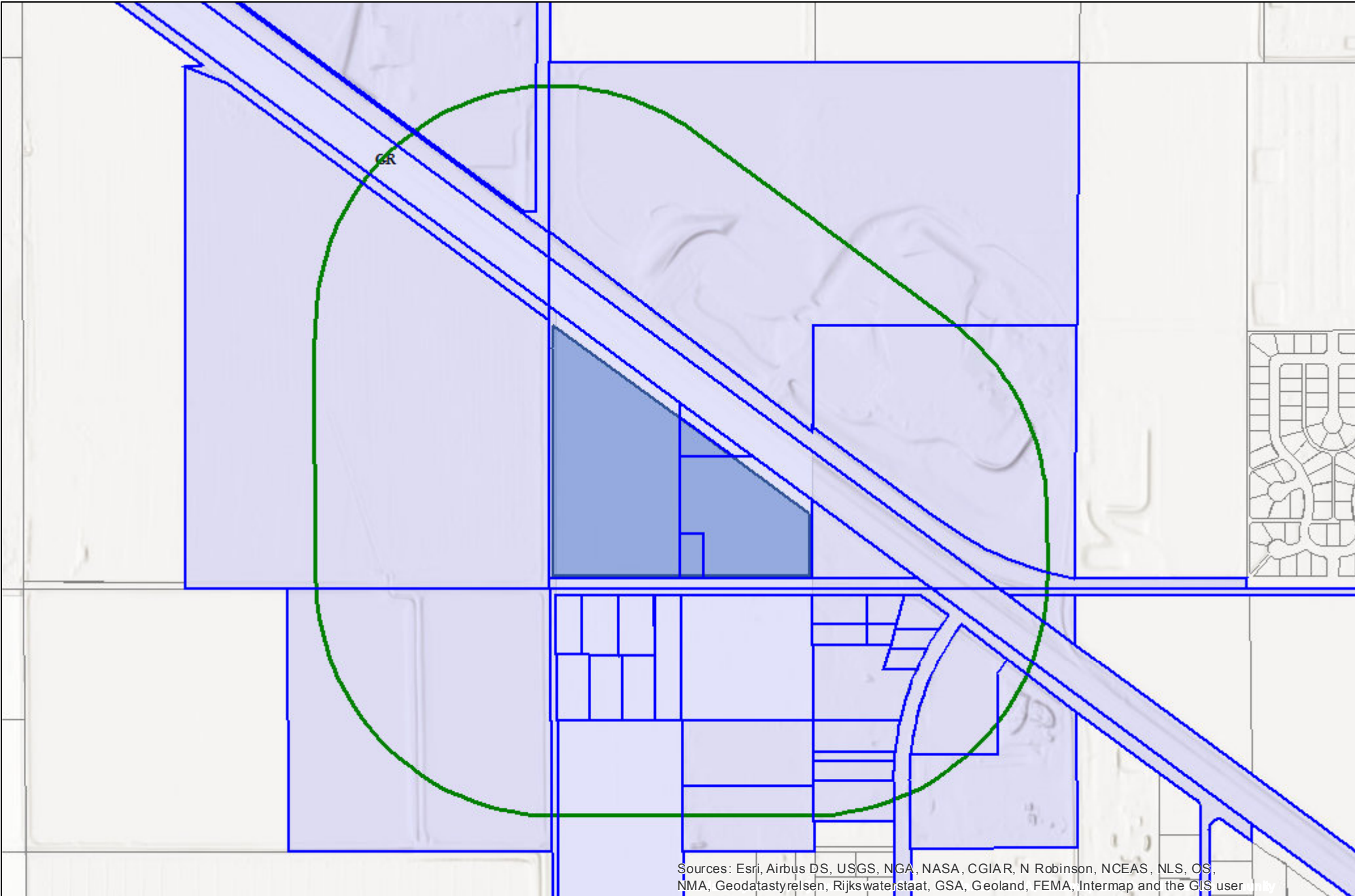
Registration is required to attend. Please register in advance for this webinar at:

https://us02web.zoom.us/webinar/register/WN_toF-S0S-RlqyuoLkM6p3fA

After registering, you will receive a confirmation email about joining the meeting online or via phone.

Please contact me with any issues or email me for the link at: Jessica@upfrontplanning.com or if you have any questions regarding this Application, please contact Jessica Sarkissian at Upfront Planning & Entitlements, 480-221-6150.

Please reference case #'s PZ-049-23 and PZ-PA-012-23 "**Brady 28**", when calling or submitting comments.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS,
NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

NATINA PRODUCTS LLC
1555 N V I P BLVD
CASA GRANDE, AZ 85122

FLAVELL JOHN
1345 N BURRIS RD
CASA GRANDE, AZ 85193

HERNANDEZ CONRAD A & LAU...
20675 W CLAYTON RD
CASA GRANDE, AZ 85193

LINTON PROPERTIES VI LLC
PO BOX 10503
CASA GRANDE, AZ 85130

SUNFLOWER PROPERTY RENT...
PO BOX 1297
GILBERT, AZ 85299

MANTEROLA RANCHES LLC
PO BOX 11227
CASA GRANDE, AZ 85130

LINTON PROPERTIES VI LLC
PO BOX 10503
CASA GRANDE, AZ 85130

JOHN M FOSTER TURF OF ARI...
PO BOX 4563
PALM DESERT, CA 92261

WASSON INVESTMENTS LLC
21816 E PEGASUS PKWY
QUEEN CREEK, AZ 85142

LINTON IAN A & KAREN
PO BOX 10503
CASA GRANDE, AZ 85130

SUNFLOWER PROPERTY RENT...
PO BOX 1297
GILBERT, AZ 85299

GUERRERO JOSE A & MARTHA...
PO BOX 10562
CASA GRANDE, AZ 85130

LONGMIRE MICHAEL W FAM TR...
PO BOX 759
WILLCOX, AZ 85644

WASSON INVESTMENTS LLC
21816 E PEGASUS PKWY
QUEEN CREEK, AZ 85142

SUNFLOWER PROPERTY RENT...
PO BOX 1297
GILBERT, AZ 85299

NATINA PRODUCTS LLC
1555 N V I P BLVD
CASA GRANDE, AZ 85122

GUERRERO JOSE A & MARTHA...
PO BOX 10562
CASA GRANDE, AZ 85130

ABBOTT MANUFACTURING INC
100 ABBOTT PARK RD
ABBOTT PARK, IL 60064

LINTON PROPERTIES V LLC
PO BOX 10503
CASA GRANDE, AZ 85130

77 BAR INC
PO BOX 397
RILLITO, AZ 85654

UNION PACIFIC RAILROAD
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

CASA GRANDE APP INC
120 N E 179TH ST
NORTH MIAMI BEA, FL 33162

HERNANDEZ CONRAD A
1753 N ST FRANCIS PL
CASA GRANDE, AZ 85122

BRADY ERNEST EUGENE
20640 W CLAYTON RD
CASA GRANDE, AZ 85193

HERNANDEZ CONRAD ANTHO...
20675 W CLAYTON RD
CASA GRANDE, AZ 85193

LARA JOSE FRANCISCO ORDU...
2011 N 56TH AVE
PHOENIX, AZ 85035

SARNOWSKI G TIM
1291 W COWTOWN RD
CASA GRANDE, AZ 85193

MARTINEZ JOEL R
2238 W CATALINA DR
PHOENIX, AZ 85015

TR HOLDINGS LLC
PO BOX 11190
CASA GRANDE, AZ 85130

ABBOTT MANUFACTURING INC
100 ABBOTT PARK RD
ABBOTT PARK, IL 60064

CITY OF CASA GRANDE
510 E FLORENCE BLVD
CASA GRANDE, AZ 85122

KEELING DOUGLAS M TRUST
21733 W CLAYTON RD
CASA GRANDE, AZ 85193

,

DOUGLAS M KEELING TRUST
21733 W CLAYTON RD
CASA GRANDE, AZ 85122

,

BRADY & BRADY PROPERTIES ...
25604 S 154TH ST
GILBERT, AZ 85298

ABBOTT MANUFACTURING INC
100 ABBOTT PARK RD
ABBOTT PARK, IL 60064

UNION PACIFIC RAILROAD
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

FRITO-LAY INC
7701 LEGACY DR
PLANO, TX 75024

BRADY JAMES DEAN LIV TRUS...
1616 E DIEGO DR
CASA GRANDE, AZ 85122

,

BRADY & BRADY PROPERTIES ...
25604 S 154TH STREET
GILBERT, AZ 85298

,

,

BURRIS INVESTMENT GROUP ...
2263 N TREKELL RD LOT 186
CASA GRANDE, AZ 85122

UNION PACIFIC RAILROAD
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

CHANG CHUN (ARIZONA) LLC
10475 PERRY HWY, STE 200
WEXFORD, PA 15090

UPFRONT

Planning & Entitlements, LLC

**Brady Rezone and Comprehensive Plan Amendment
Neighborhood Meeting held via Zoom on:
October 18, 2023
5:30 PM Start Time**

In attendance:

Jessica Sarkissian, UpFront Planning & Entitlements, LLC
Amber Knapp, Upfront Planning & Entitlements, LLC
Stacey Brady, Owner

Meeting Notes:

As a result of the meeting notice sent out on September 27, 2023 we received 2 phone calls from adjacent neighbors who wanted information but let us know they would not attend the meeting. They were in favor and asked about how to rezone their own adjacent property and the process.

This meeting was part of the neighborhood outreach process as required by Pinal County on Wednesday: October 18, 2023 at 5:30pm via Zoom Webinar which was recorded. The presentation materials included 6 slides attached detailing the proposal, existing conditions, zoning and comprehensive plan maps as well as the surrounding Casa Grande Tech Park to the site, followed by a slide for any way to reach out for questions.

A presentation was presented in PowerPoint and was recorded:

Amber Knapp opened the meeting at 5:28 PM to attendees and began the presentation at 5:30 PM. She began going over the meeting materials that were presented.

Amber presented a following slides and details:

- A title slide with the case numbers and aerial map
- A slide detailing the aerial and proposed rezone and comp plan amendment
- The existing zoning map and surrounding properties zone table.
- The existing Comprehensive Plan and surrounding Casa Grande General Plan Map
- A slide showing the adjacent Pinal County Tech Park map
- The final questions and contact information slide

Amber then asked if there were any questions or comments of the owner or anyone else and seeing and hearing none, concluded by again reiterating the contact information for herself and to communicate any additional questions or concerns.

A digital recording of this meeting is available upon request.



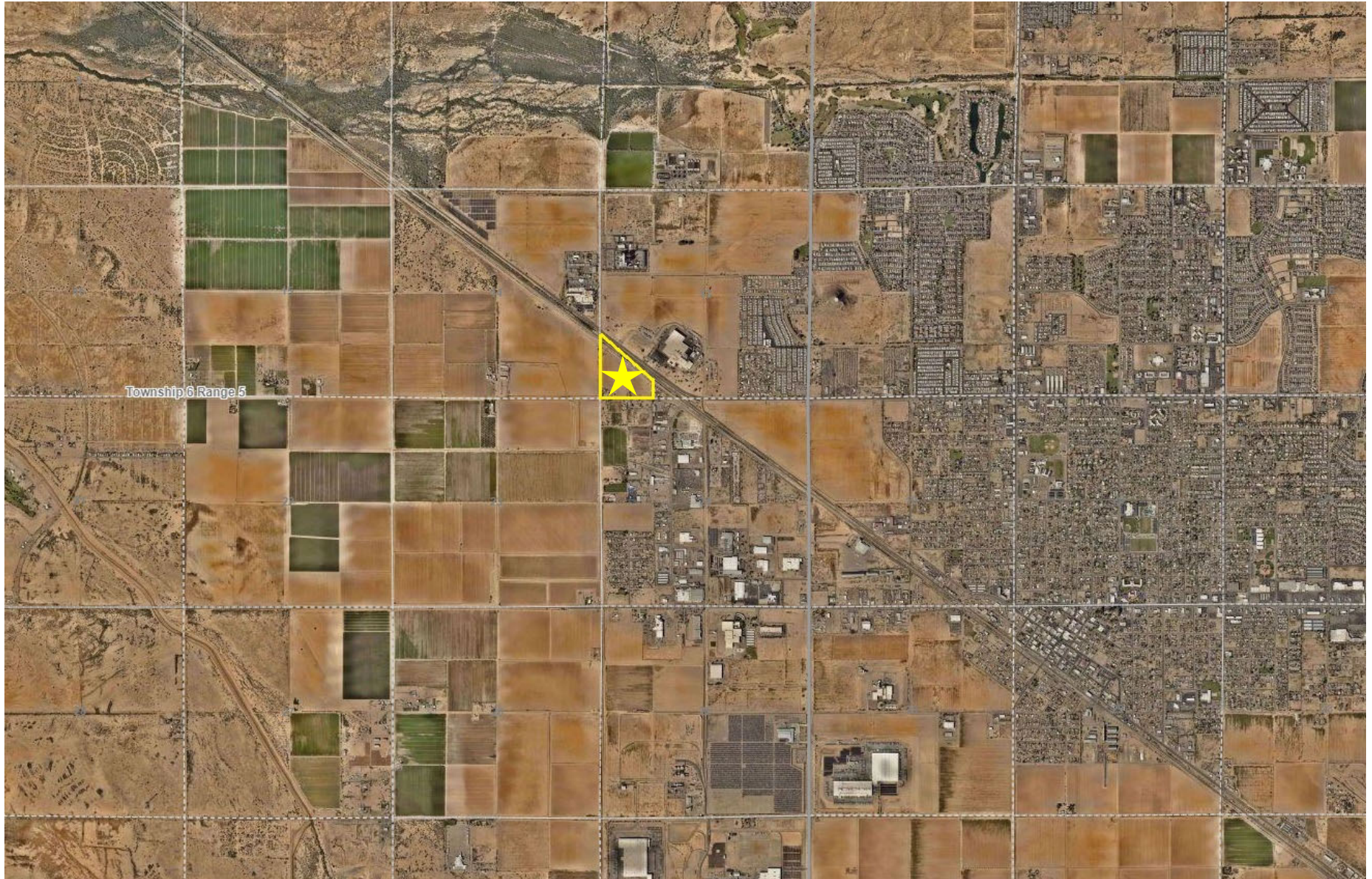
BRADY25

Rezone & Minor Comprehensive Plan Amendment

Rezone Request: PZ-049-23
Minor Comp Plan Amendment: PZ-PA-012-23

Neighborhood Online Zoom
Meeting

October 18, 2023 at 5:30PM





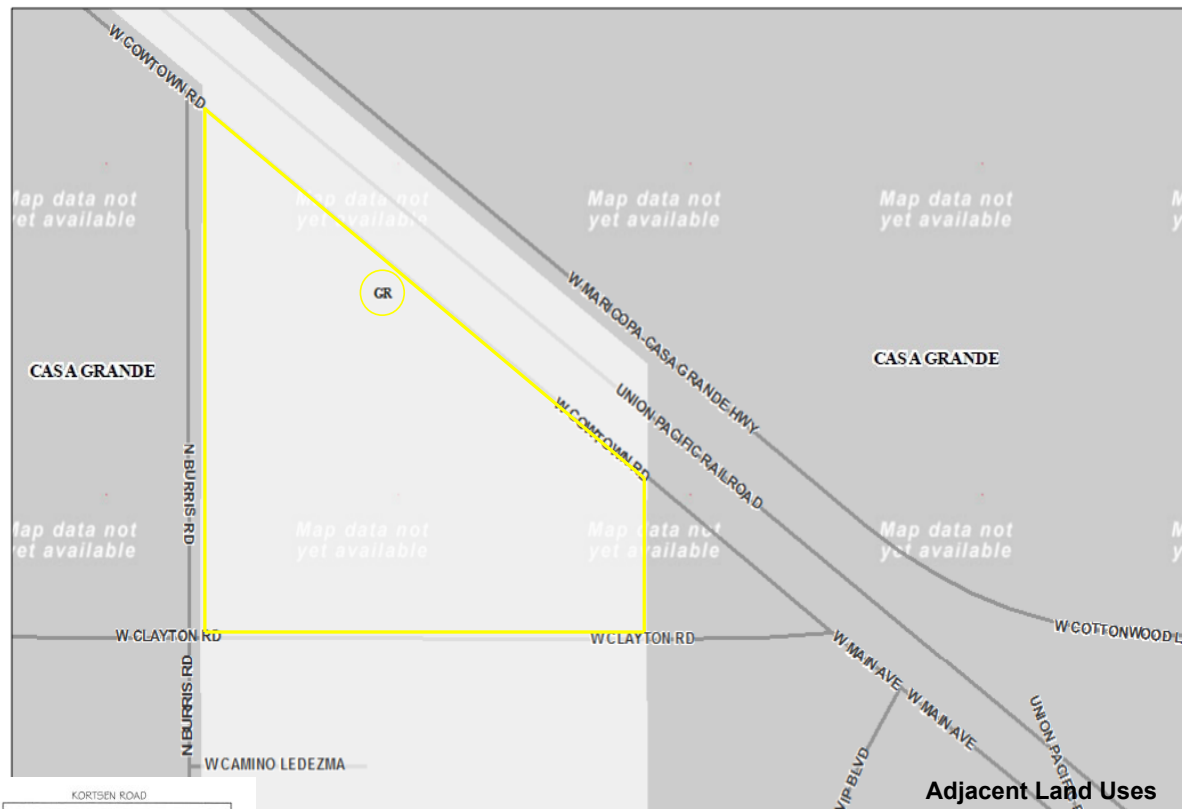
Case No.:

Rezone Request: **PZ-049-23**

Minor Comprehensive Plan

Amendment: **PZ-PA-012-23**

Proposal: This request is for a rezone from GR General Rural Zone to CI-2 Industrial Zone to allow the property owner to develop associated and compatible uses for the industrial park complexes along the minor arterial roadway as is being developed surrounding the site. The exact locations of any new buildings will be proposed during the development process plan through Pinal County.

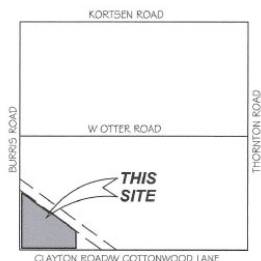


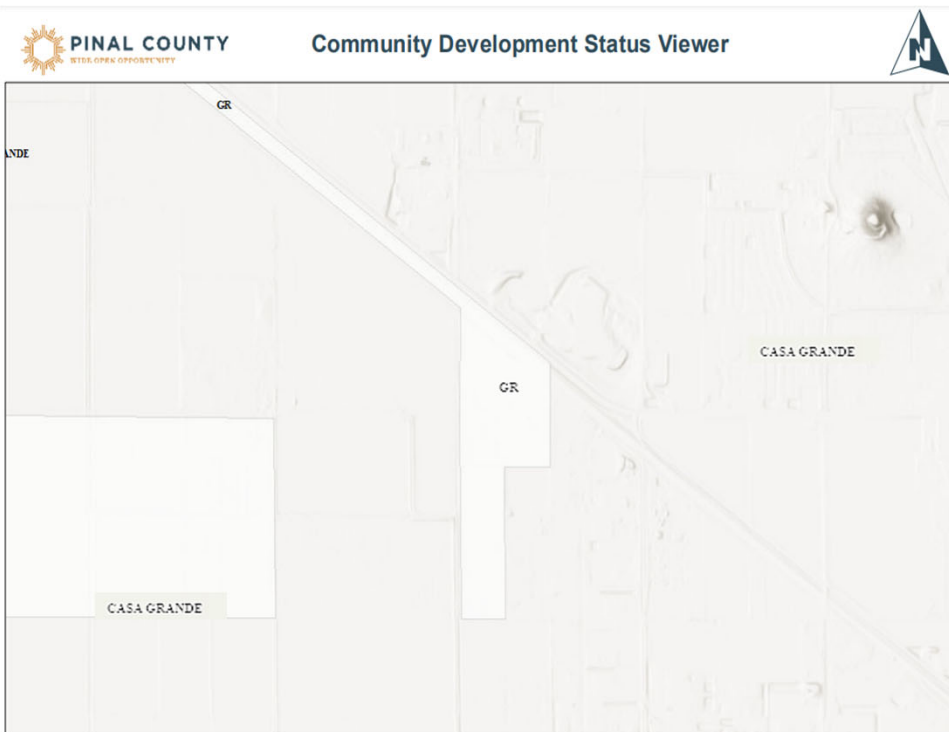
Adjacent Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Casa Grande: Manufacturing/ Industry Pinal County: Activity Center	City of Casa Grande I-1	Garden & Light Industrial
East	Manufacturing/ Industry	City of Casa Grande I-2	Vacant/Undeveloped
South	Manufacturing/ Industry	City of Casa Grande I-1; Pinal County GR	Agriculture/ Industrial
West	Manufacturing/ Industry	City of Casa Grande I-2	Industrial

Current Zoning: GR – General Rural

Proposal: Rezone from GR – General Rural Zone to CI-2 – Industrial Zone to allow the property owner to develop associated and compatible uses for the industrial park complexes along the minor arterial roadway as is being developed surrounding the site.

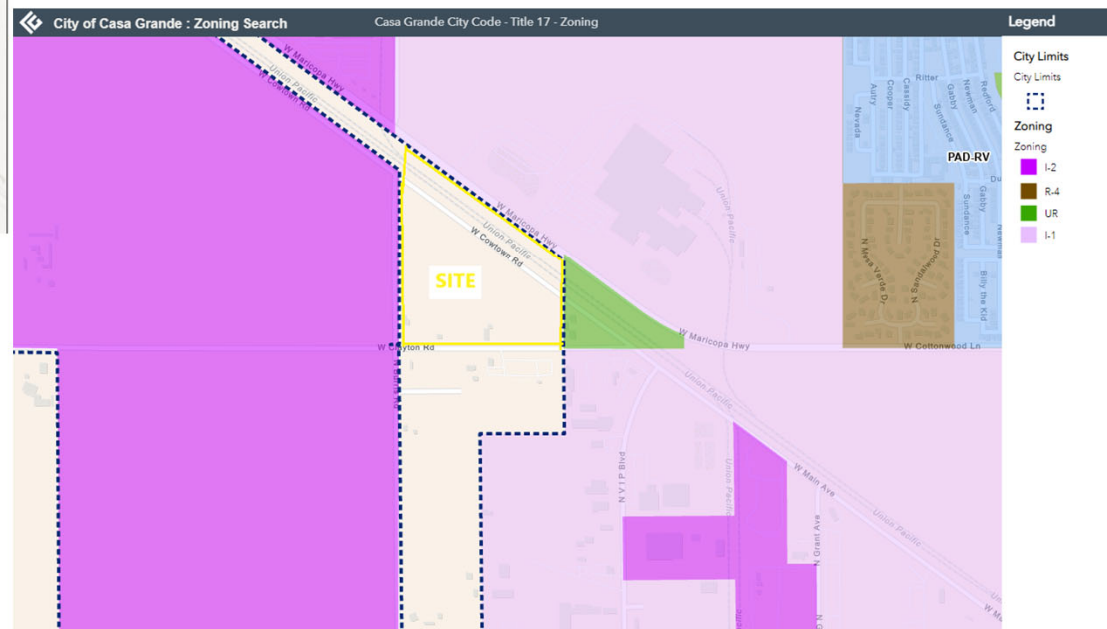




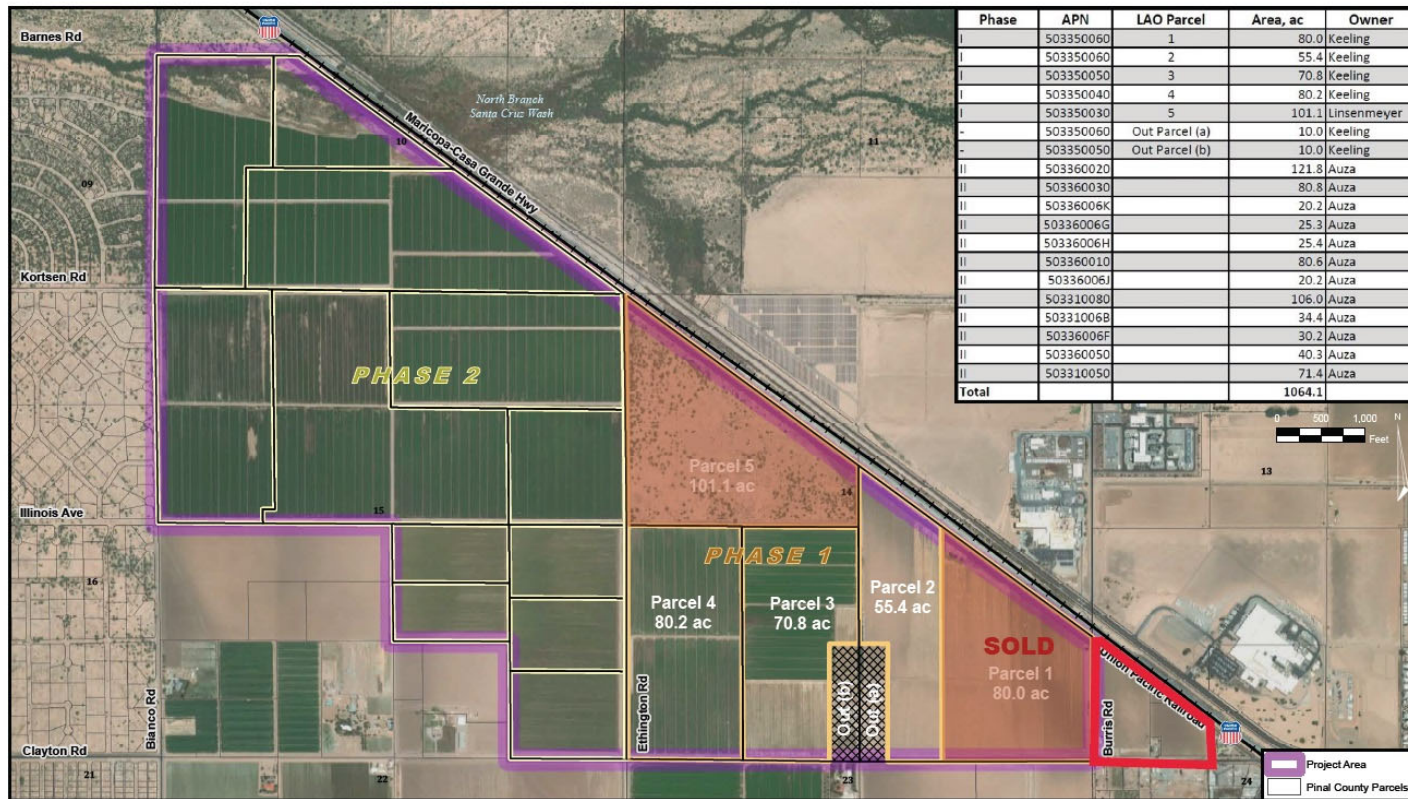
Current Zoning: GR – General Rural

The map on the left illustrates Pinal County zoning showing the site as GR – General Rural. The zoning map below illustrates the surrounding zoning in the City of Casa Grande.

The zoning abutting the property in Casa Grande reflects I-1 – Light Industrial and I-2 – General Industrial zoning. The proposed rezone would allow cohesion between the site as the adjacent parcels. Though in a different zoning district the proposed uses remain similar to the adjacent development nearby.

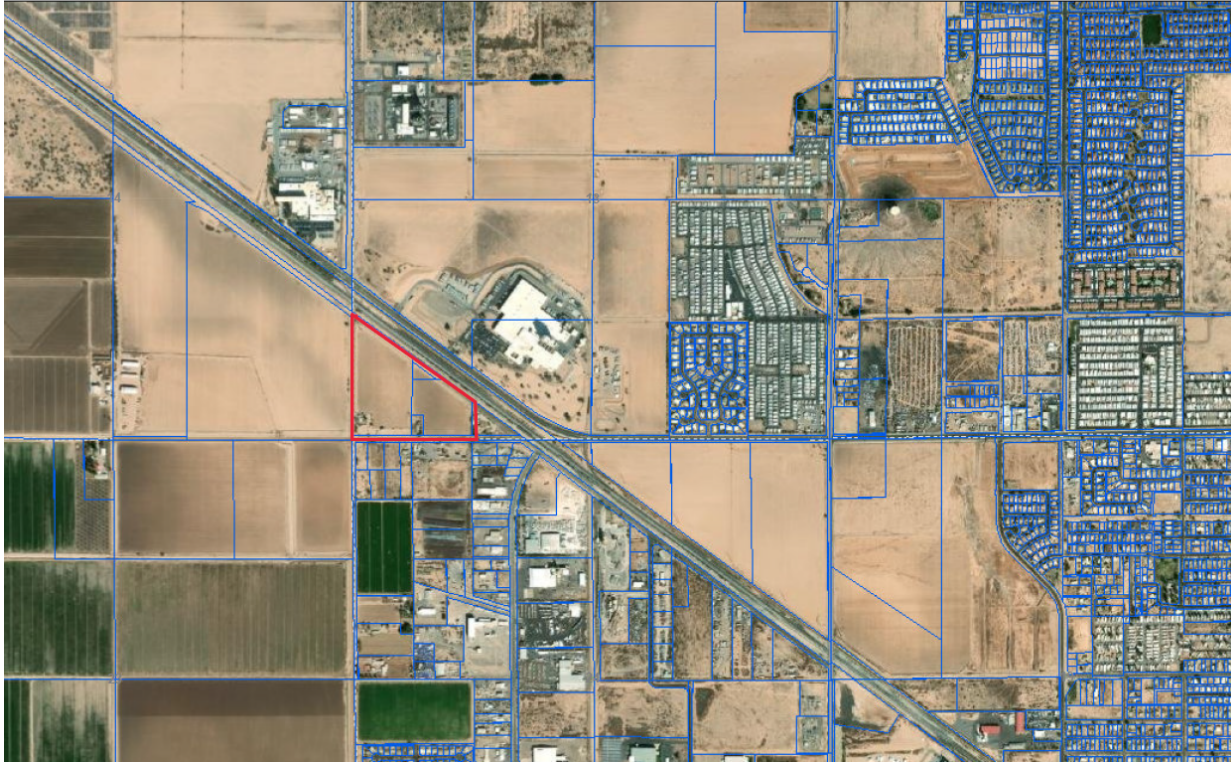


PHASING



The adjacent parcels are the Pinal County Industrial Technology Park.

The owner is requesting to rezone to CI-2 – Industrial Zoning and to allow a Minor Comprehensive Plan Amendment to adhere with the development surrounding the properties. As the photo to the left demonstrates, the properties have already undergone the next phases for industrial development.



Questions?

Contact Info:

Jessica Sarkissian, AICP

Upfront Planning & Entitlements, LLC

PH: (480) 221-6150

E: Jessica@UpfrontPlanning.com



This letter is in regards to the Brady 28 (PZ-PA-012-23, PZ-049-23) rezone request. The City's position is in support of the requested zone change for the following reasons:

- The site lies within the Manufacturing and Industry land use category within the City's 2030 General Plan. This land use category supports industrial zoning.
- The northern portion of this area contains a critical rail spur that current industrial development to the west will utilize to support their projects. This includes Kohler/Vikrell, Chang-Chun, and NRS.
- The area as it redevelops will eventually be a logical and proper expansion into the City of Casa Grande's incorporated boundary.

Please let me know if you have any questions or seek further information.

Regards,

Joe Horn

Planner,

City of Casa Grande

January 27, 2024

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, Arizona 85132

RE: Rezoning of Brady Farm, SEC Burris Road & Cowtown Road, Casa Grande, AZ
(Case Numbers PZ-PA-012-23, PZ-049-23)

Dear Members of the Board,

Regarding the rezoning of the Brady Farm at the southeast corner of Burris Road and Cowtown Road, we've been actively involved in industrial development in this area since 2017, achieving notable success. Our partners, the City of Casa Grande and Pinal County, have been integral to this progress. Directly west of the site is the Chang Chun Chemical Corporation, the region's first computer chip supplier. To the north lies the Union Pacific Rail Line, facilitating nearly 100 transcontinental trains daily. Notably, the property is traversed by high voltage and low-voltage powerlines on the west and north sides, respectively, along with high-pressure gas lines on the west side.

This location has long been earmarked as an ideal industrial site, supported by ongoing planning efforts. The Union Pacific Railroad is investing \$8 million in a switching yard adjacent to this property, for which we previously sold them the right-of-way. Dismissing any potential commercial or residential use for this site is crucial, given its proximity to a chemical plant, a railyard, and commercial dependence on traffic counts. The notion of commercial or residential development is unfounded, and living next to such industrial elements is impractical. In response, pursuing reverse eminent domain might be necessary, and I would be willing to provide expert testimony if required.

Sincerely,



Kirk P. McCarville, CCIM
Pinal County Advisor
Land Advisors Organization
E: kmccarville@landadvisors.com
M: 520-251-0348

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 1/25/24.

PLANNING & DEVELOPMENT DEPARTMENT



BY: _____ LaRee Mason, Planner DATED: 1/25/24
[signature] [print name and title]

[Insert copy of notice(s) that was/were posted, which should be the same as the published/mailed notice.]

NOTICE OF PUBLIC HEARING BY THE PLANNING AND ZONING COMMISSION AT 9:00 A.M., ON **FEBRUARY 15, 2024** AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE EMERGENCY OPERATIONS CENTER, 31 N. PINAL STREET BUILDING F, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT** AND A **REZONE** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-012-23 — PUBLIC HEARING/ACTION: Brady and Brady Properties LLC, Brady James Dean Living Trust, and Marietta Brady, owners, Jessica Sarkissian — agent/applicant, requesting an approval of a non-major comprehensive plan amendment to designate 27.92± acres from Mid Intensity Activity Center to Employment, situated in Section 13, Township 06 South, Ranger 05 East of the Gila and Salt River Base and Meridian; Tax parcels: 503-34-002A, 503-34-002B, 503-34-003, 503-34-004A, (legal on file), located 0.75 miles west of North Thornton Road along West Maricopa Casa Grande Highway in the Casa Grande vicinity, in Pinal County.

PZ-049-23 — PUBLIC HEARING/ACTION: Brady and Brady Properties LLC, Brady James Dean Living Trust, and Marietta Brady, owners, Jessica Sarkissian — agent/applicant, requesting an approval of a rezone of 27.92± acres from GR (General Rural) to I-2 (Light Industrial and Warehouse) to allow the development of an industrial complex; situated in Section 13, Township 06 South, Ranger 05 East of the Gila and Salt River Base and Meridian; Tax parcels: 503-34-002A, 503-34-002B, 503-34-003, 503-34-004A, (legal on file), located 0.75 miles west of North Thornton Road along West Maricopa Casa Grande Highway in the Casa Grande vicinity, in Pinal County.

Information regarding the case can be found online at:

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

DATED THIS 17th DAY OF JANUARY 2024

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. FLORENCE, FIRST FLOOR)
FLORENCE, AZ 85132

Contact for this matter: LaRee Mason, Planner

E-mail Address: LaRee.Mason@pinal.gov

Phone: (520) 866-6514 Fax: (520) 866-6530

Anything below this line not for publication _____

PUBLISHED ONCE:

Trivalley Dispatch

PINAL COUNTY *Public Hearings*

Case Numbers: PZ-PA-012-23 / PZ-049-23

Existing Comprehensive Plan Designation: MID INTENSITY ACTIVITY

Proposed Comprehensive Plan Designation: EMPLOYMENT

Existing Zoning: GR (GENERAL RURAL)

Proposed Zoning: I-2 (LIGHT INDUSTRIAL AND WAREHOUSE)

Acreage: 27.92 ACRES

Applicant Name: JESSICA SARKISSIAN /
UPFRONT PLANNING & ENTITLEMENTS, LLC

Applicant Phone Number: (480) 221-6150

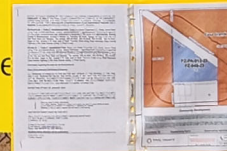
Case Information Available at Pinal County Planning & Development
(520) 866-6442

Public Hearing Information **NOTICE**

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 7-25-24
POST COPY OF ACTUAL NOTICE BELOW.



AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

Delaney Anne Cornforth, being first duly sworn, deposes and says:
That (s)he is a duly authorized signatory of Column Software, PBC,
duly authorized agent of Tri-Valley Dispatch, a newspaper published
at Casa Grande, Pinal County, Arizona, Thursday of each week;
that a notice, a full, true and complete printed copy of which is
hereunto attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for 1 issue. The
publications thereof having been on the following date:

Jan. 25, 2024

TRI-VALLEY DISPATCH



(Signed)

Agent and/or Publisher of the Tri-Valley Dispatch

VERIFICATION

State of New Jersey
County of Hudson

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 01/25/2024



Notary Public
This notarial act involved the use of communication technology

NOTICE OF PUBLIC HEARING
BY THE PLANNING AND
ZONING COMMISSION AT
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2024 AT THE PINAL COUNTY
ADMINISTRATIVE COMPLEX, IN
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DEVELOPMENT SERVICES
DEPARTMENT PLEASE CALL
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DEPARTMENT

P.O. BOX 749 (85 N. FLORENCE,
FIRST FLOOR) FLORENCE, AZ
85132

Contact for this matter: LaRee
Mason, Planner

E-mail Address: LaRee.Mason@
pinal.gov

Phone: (520) 866-6514 Fax: (520)
866-6530

No. of publications: 1: date of
publication: Jan 25, 2024