



PZ-PA-012-23, PZ-049-23
Brady 28

3/20/24

Community Development Department

PZ-PA-012-23, PZ-049-23



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Proposal: Minor Comprehensive Plan Amendment and Rezone

Description: Amend the Comp. Plan from Mid-Intensity Activity Center to Employment and Rezone from GR to I-2

Parcel Size: 27.92-acres

Location: 0.75 west of Thornton Rd and Maricopa-Casa Grande Hwy

Owner: Brady and Brady Properties LLC, Brady James Dean Living Trust, & Marietta Brady

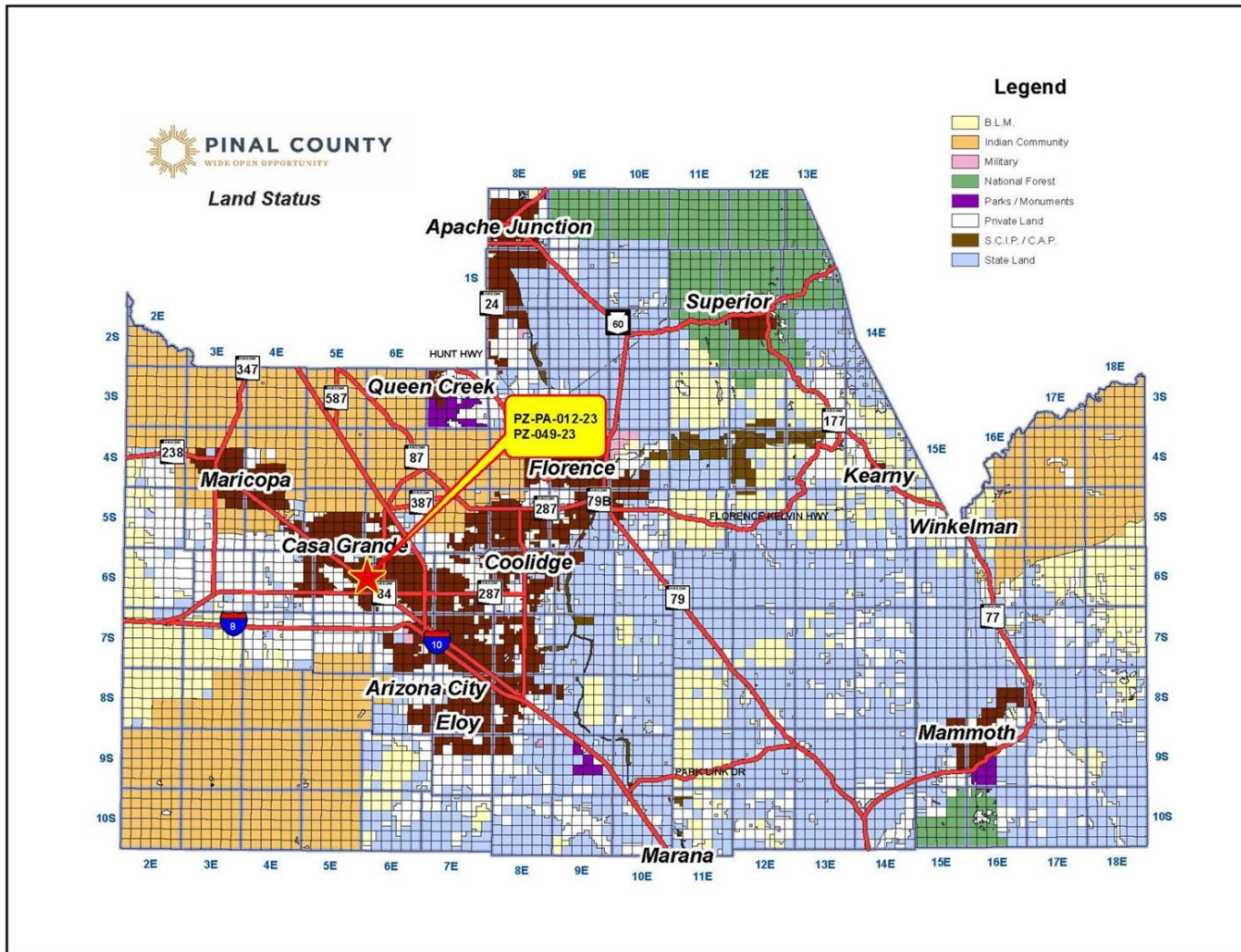
Applicant: Jessica Sarkissian, Upfront Planning and Entitlements LLC₂

County Map



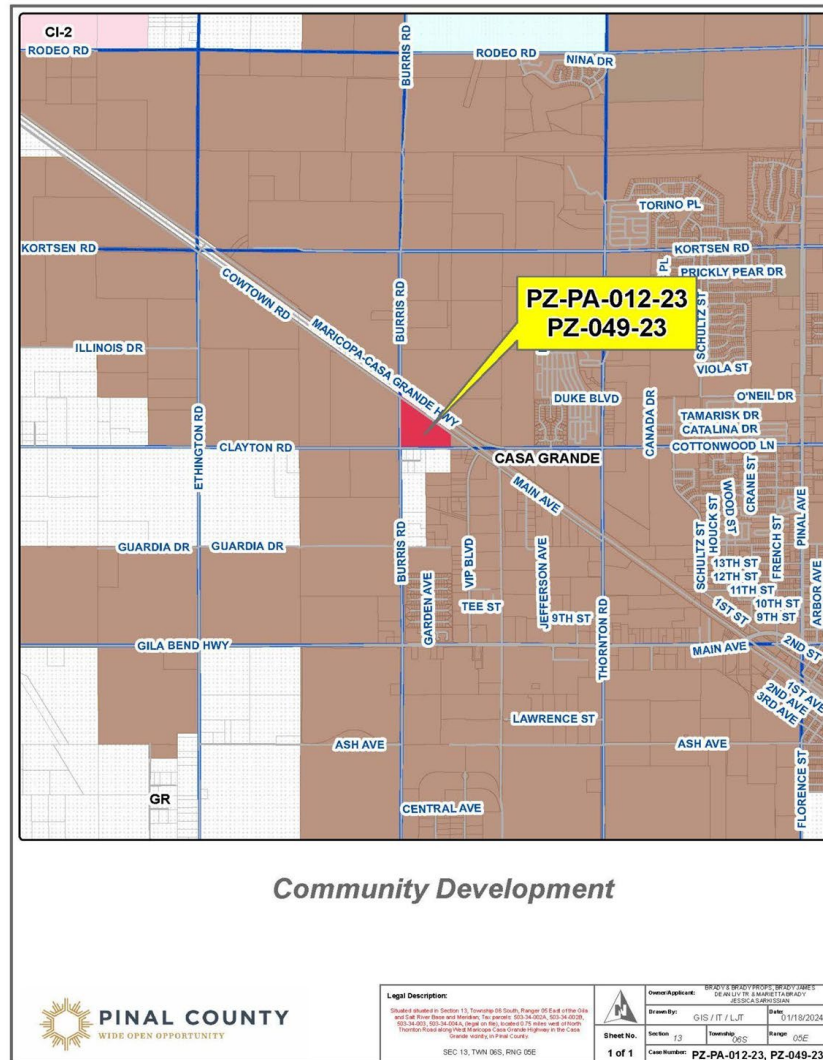
PINAL COUNTY

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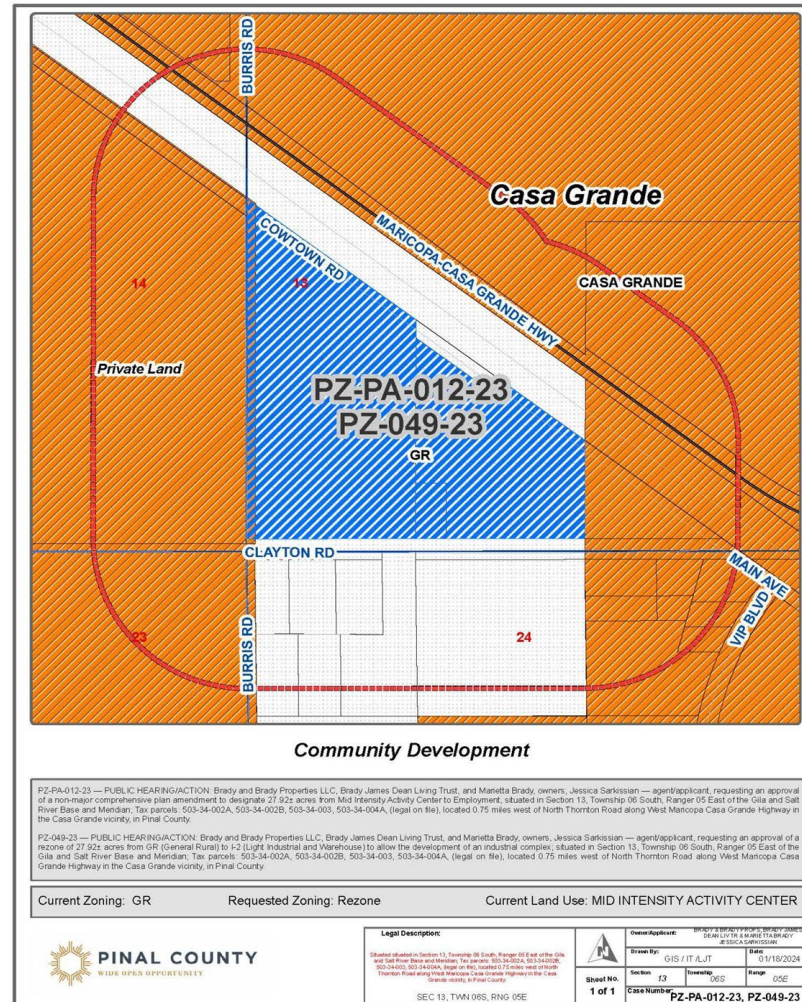




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Case Map



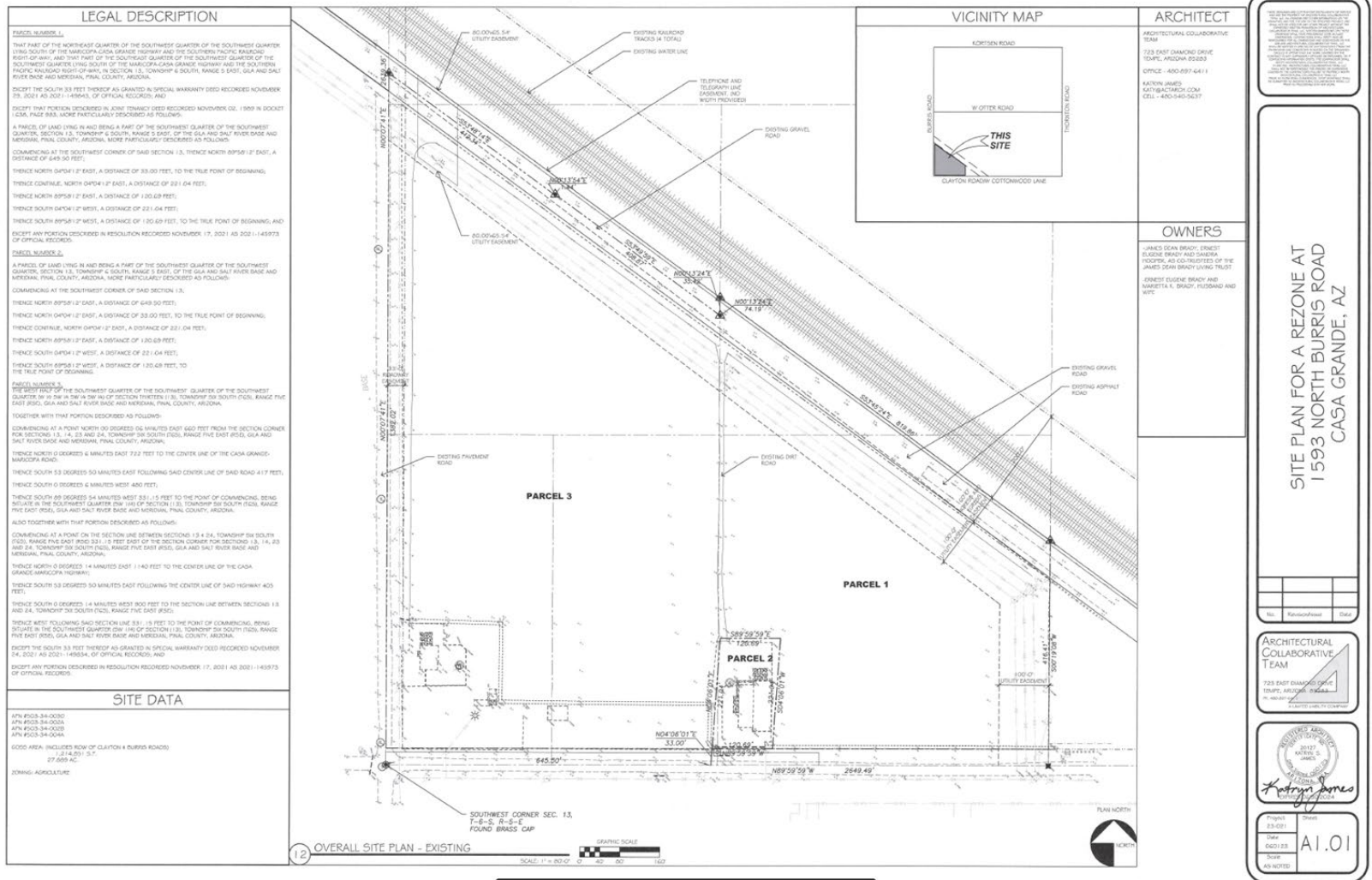
Aerial Map



Community Development



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Hearing Notice



North



PINAL COUNTY

WIDE OPEN OPPORTUNITY

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 NOTICE



South



PINAL COUNTY

WIDE OPEN OPPORTUNITY



East



PINAL COUNTY

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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 /
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Public Hearing NOTICE



West



PINAL COUNTY

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Items of Consideration

- No development plan provided
- Pinal County Technology Park (1,064-acres)
- County island surrounded by City of Casa Grande
- Manufacturing/Industry designation
- 2 letters received in support
- Property has legal access

Items of Consideration

- 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
- Determine if the rezone request conforms to the intensities that are within the range of the identified land uses

PZ-PD-012-23, PZ-049-23



PINELLAS COUNTY
WIDE OPEN OPPORTUNITY

□ Staff Recommendation

No recommendation

□ Planning and Zoning Recommendation

PZ-PD-012-23 (9-0)

PZ-049-23 (8-1)



PINAL COUNTY

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Questions & Comments