

BOARD OF SUPERVISORS



PINAL COUNTY
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SUP-033-23- PHILLIPS TENNIS

5/15/24

Community Development Department

SUP-033-23- Phillips Tennis



- Proposal:
 - Special Use Permit to develop private tennis courts on GR Zoning District

- Size:
 - 3.46-acres

- Location:
 - 0.42 miles east of N. Royce Rd along W. Phillips Rd

- Owner/Applicant:
 - Rafael Font De Mora, Owner, Jessica Sarkissian, Applicant₂

County Map



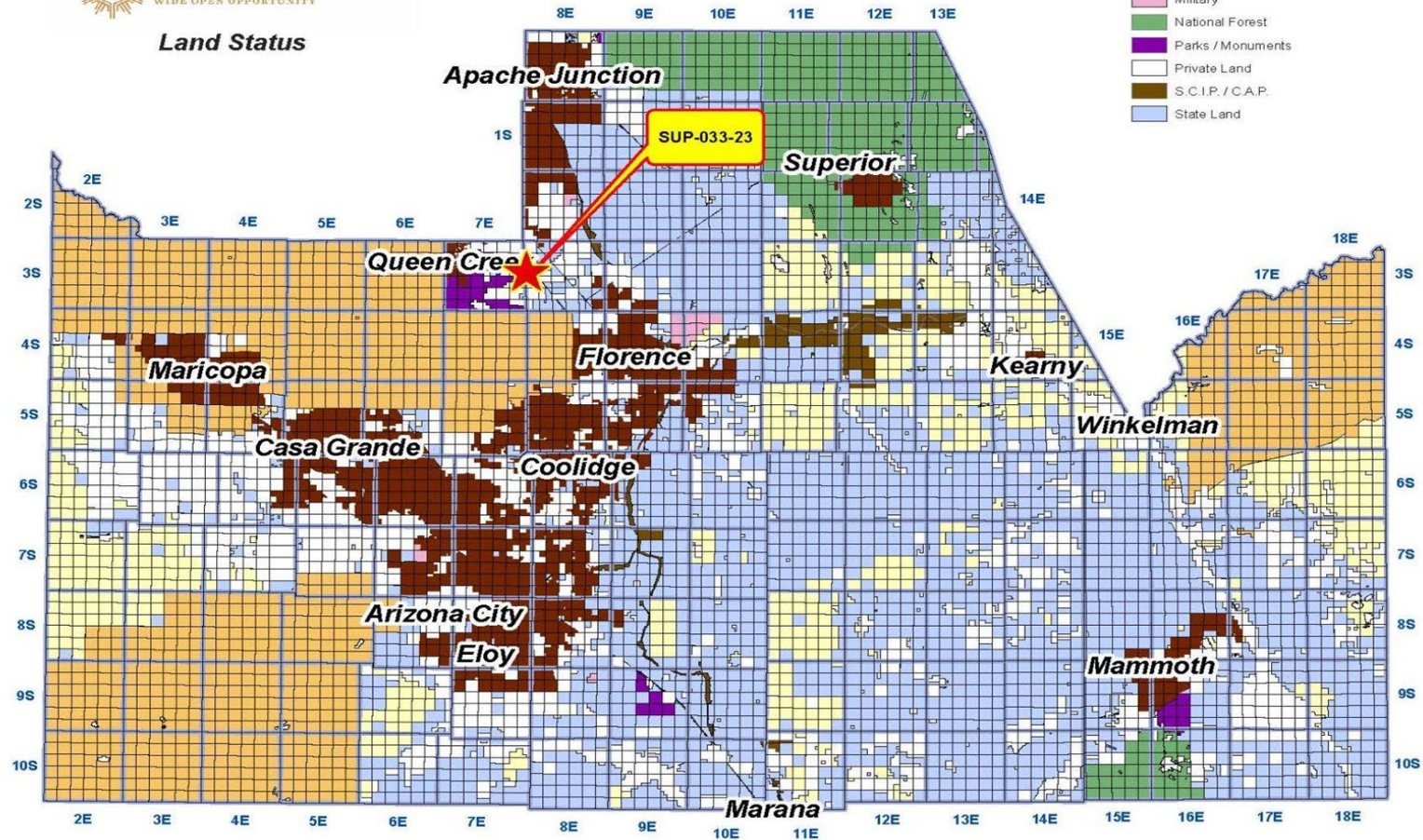
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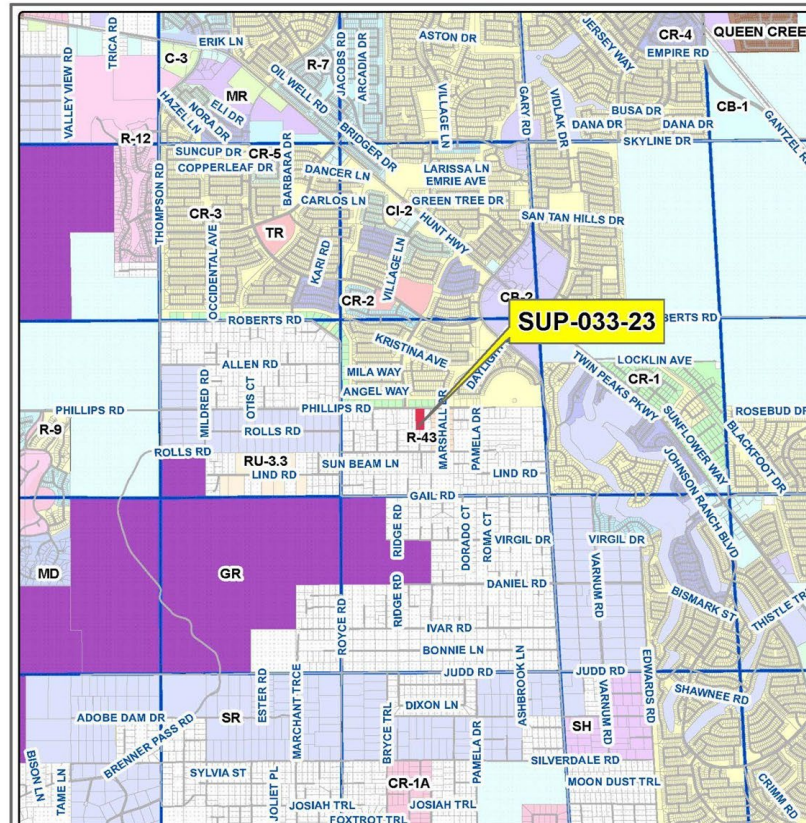
Land Status



Vicinity Map



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Community Development



Legal Description:

Located in a portion of Section 13, Township 03 South, Range 07 East of the Gila and Salt River Base and Meridian, located 0.42 miles east of North Phoenix Road along West Phillips Road in the Queen Creek vicinity.

SEC 13, TWP 03S, RANG 07E



Drawn/Approved:

RAFAEL FONT DE MORA

Drawn by: GIS / IT / LJT Date: 01/18/2024

Sheet No. 13 Township: 03S Range: 07E

Case Number: SUP-033-23

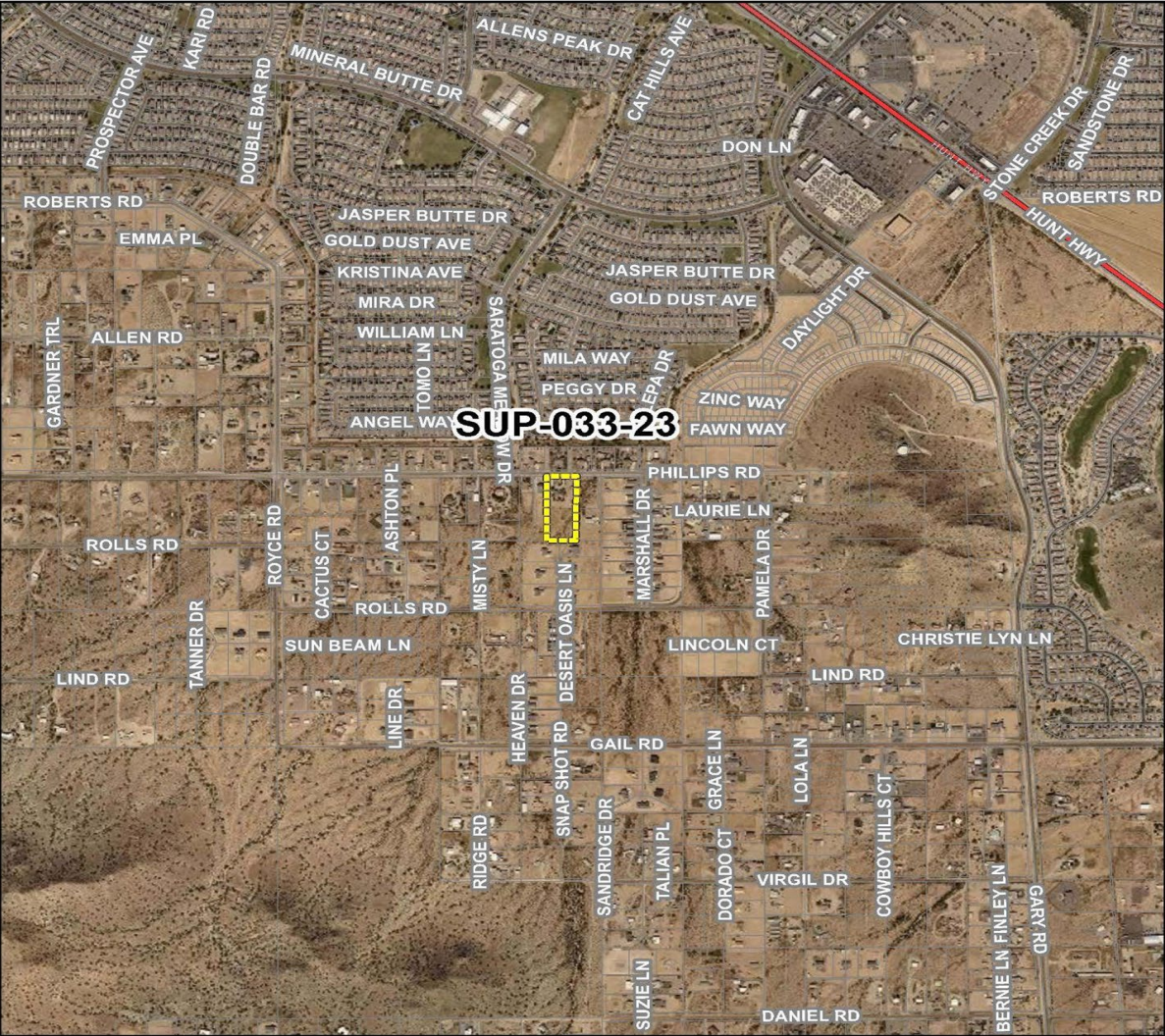
1 of 1

Aerial Map



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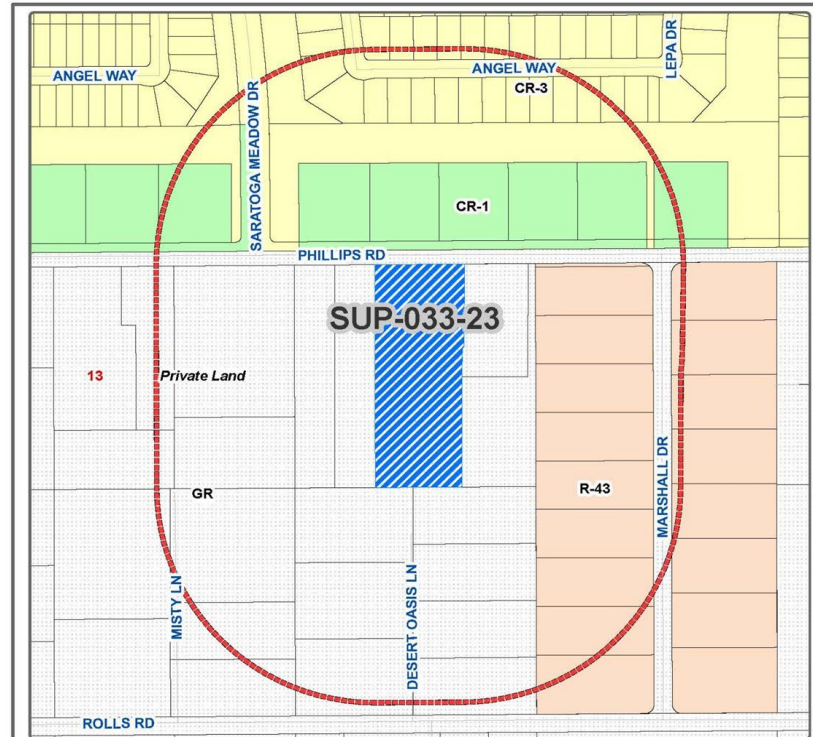
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Case Map



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Community Development

SUP-033-23 – PUBLIC HEARING/ACTION: ACTION: Rafael Font de Mora, landowner/applicant, requesting approval of a Special Use Permit for a Tennis Training Facility on 3.46± acres in the GR (General Rural) zone, on parcel 509-14-006K, situated in a portion of Section 13, Township 03 South, Range 07 East of the Gila and Salt River Base and Meridian, located 0.42 miles east of North Royce Road along West Phillips Road in the Queen Creek vicinity.

Current Zoning: GR Requested Zoning: Rezone Current Land Use: VLDR



Legal Description:

Situated in a portion of Section 13, Township 03 South, Range 07 East of the Gila and Salt River Base and Meridian, located 0.42 miles east of North Royce Road along West Phillips Road in the Queen Creek vicinity.

SEC 13, T3N 03S, R7E 07E



Owner/Applicant: **RAFAEL FONT DE MORA**

Drawn By: GIS / T.A.L.T Date: 3/18/2024

Sheet No. 23 Township: 03S Range: 07E

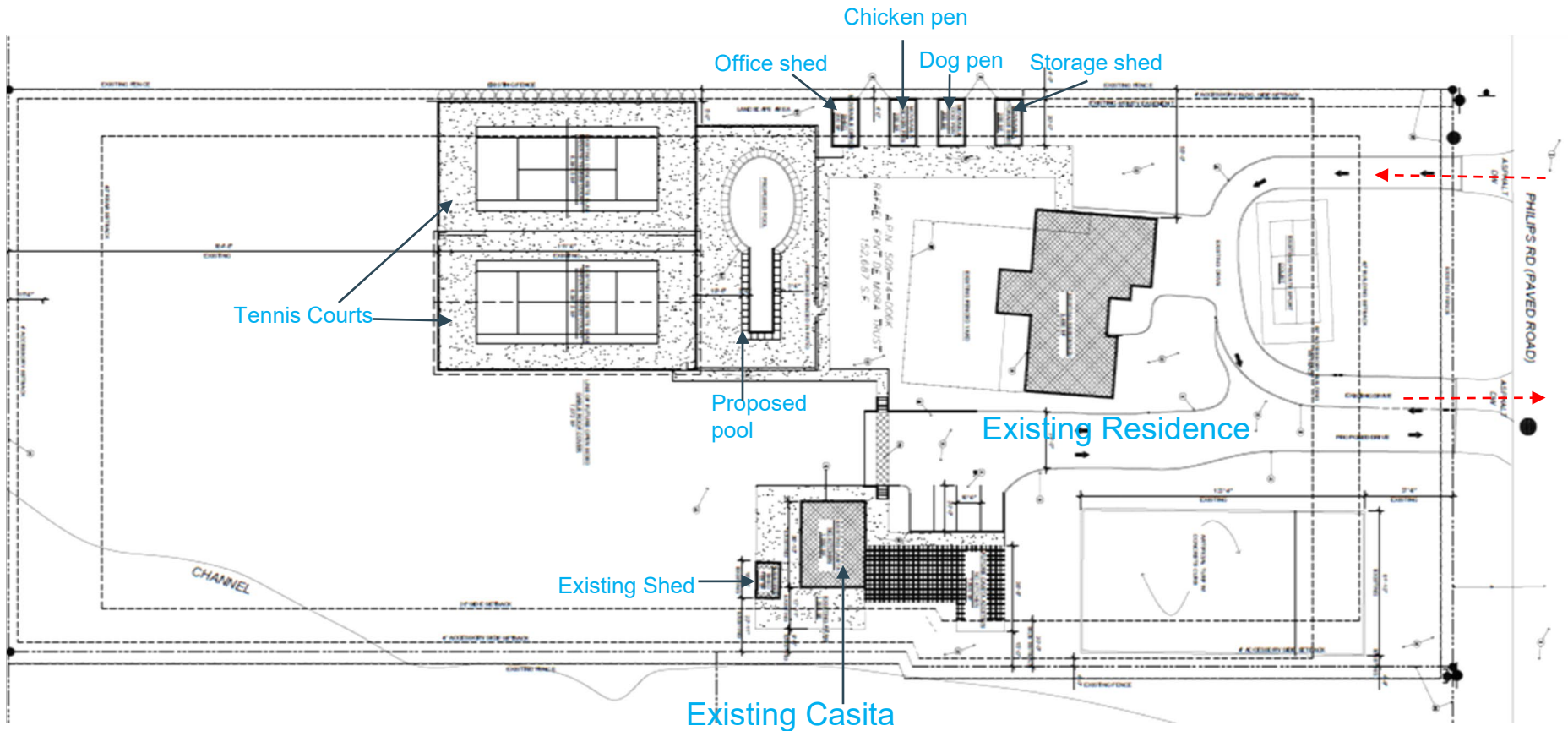
1 of 1

Case Number: **SUP-033-23**

Site Plan



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North



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South



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East



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West



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Items for consideration

- Tennis facility permitted use in GR with Special Use Permit (SUP). This is a private use of property for private tennis lesson.
- STV Special Area Plan designation is Rural Living and supports the use as proposed.
- Landscape buffers along south, east and west edges of the tennis courts to mitigate noise and visual impacts.
- No lighting allowed for the tennis courts.
- After granting of the Special Use Permit, the applicant would require to apply for the Site plan process that ensures all stipulations are met.

SUP-033-23

- Public responses:

 - 3 letters in opposition

- P&Z recommendation

 - Approval with 23 Stipulations