



MEETING DATE: JUNE 5, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-050-21 & PZ-PD-050-21 (Bella Vista Storage)**

CASE COORDINATOR: VAL LUJAN

Executive Summary:

IPlan Consulting, as the agent on behalf of landowner, El Dorado Bella Vista LLC is requesting approval of a Rezoning with PAD to allow the development of a self-storage (RV & boat) facility on a ± 3.64 acre parcel, located at the SE corner of E. Skyline Drive and N. Sierra Vista drive in San Tan Valley.

If This Request is Approved:

The subject site will be rezoned to C-1 Zoning District with PAD. Proceeding BOS, the applicant will be required to undergo a site plan review process in order to establish the desired use.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends APPROVAL of the request.

LEGAL DESCRIPTION:

The West 240 Feet of the northwest quarter of the northwest quarter of the northwest quarter of Section 11, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

TAX PARCEL:

210-11-0030

APPLICANT/AGENT:

El Dorado Bella Vista, LLC (owner)

Greg Davis of IPlan Consulting (agent/applicant)

REQUESTED ACTION & PURPOSE:

PZ-050-21 – PUBLIC HEARING/ACTION: IPlan Consulting (agent) on behalf of El Dorado Bella Vista LLC (applicant & owner), requesting approval of a Rezone of ±3.64 acres from General Rural Zoning District (GR) to Neighborhood Commercial Zoning District (C-1), to allow for the development of a self-storage facility on Tax Parcel: 210-11-0030– legals on file – situated in a portion of Section 11, Township 03 South, Range 08 East, of the G.S.R.B.&M; located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ.

PZ-PD-050-21 – PUBLIC HEARING/ACTION: IPlan Consulting (agent) on behalf of El Dorado Bella Vista LLC (applicant & owner), requesting approval of a Planned Area Development Overlay District; to apply Neighborhood Commercial Zoning (C-1) PAD developments standards on ±3.64 acres to allow for the development of a self-storage facility on Tax Parcel: 210-11-0030– legals on file – situated in a portion of Section 11, Township 03 South, Range 08 East, of the G.S.R.B.&M; located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ.

COMMUNITY DEVELOPMENT
Planning Division

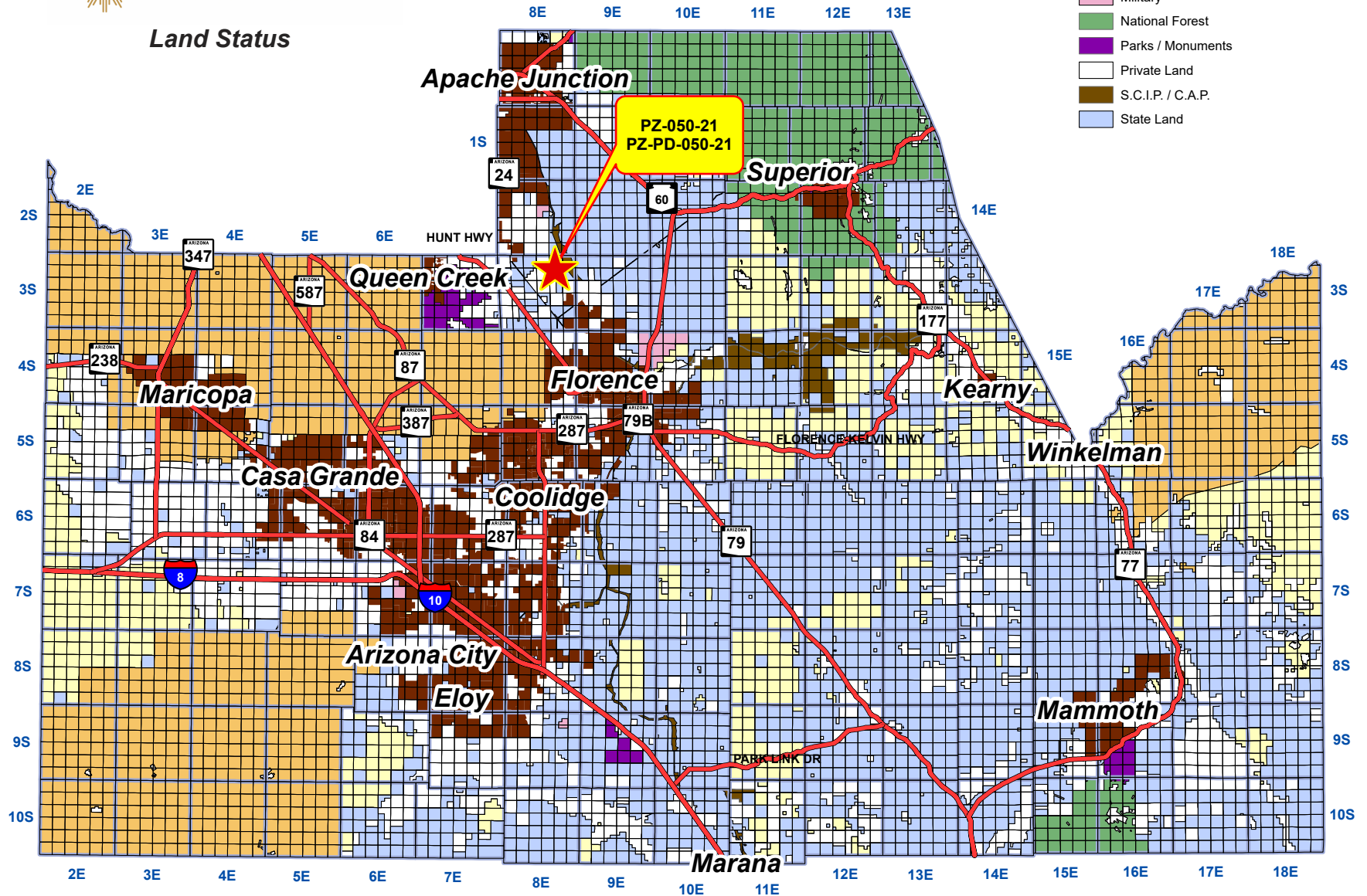


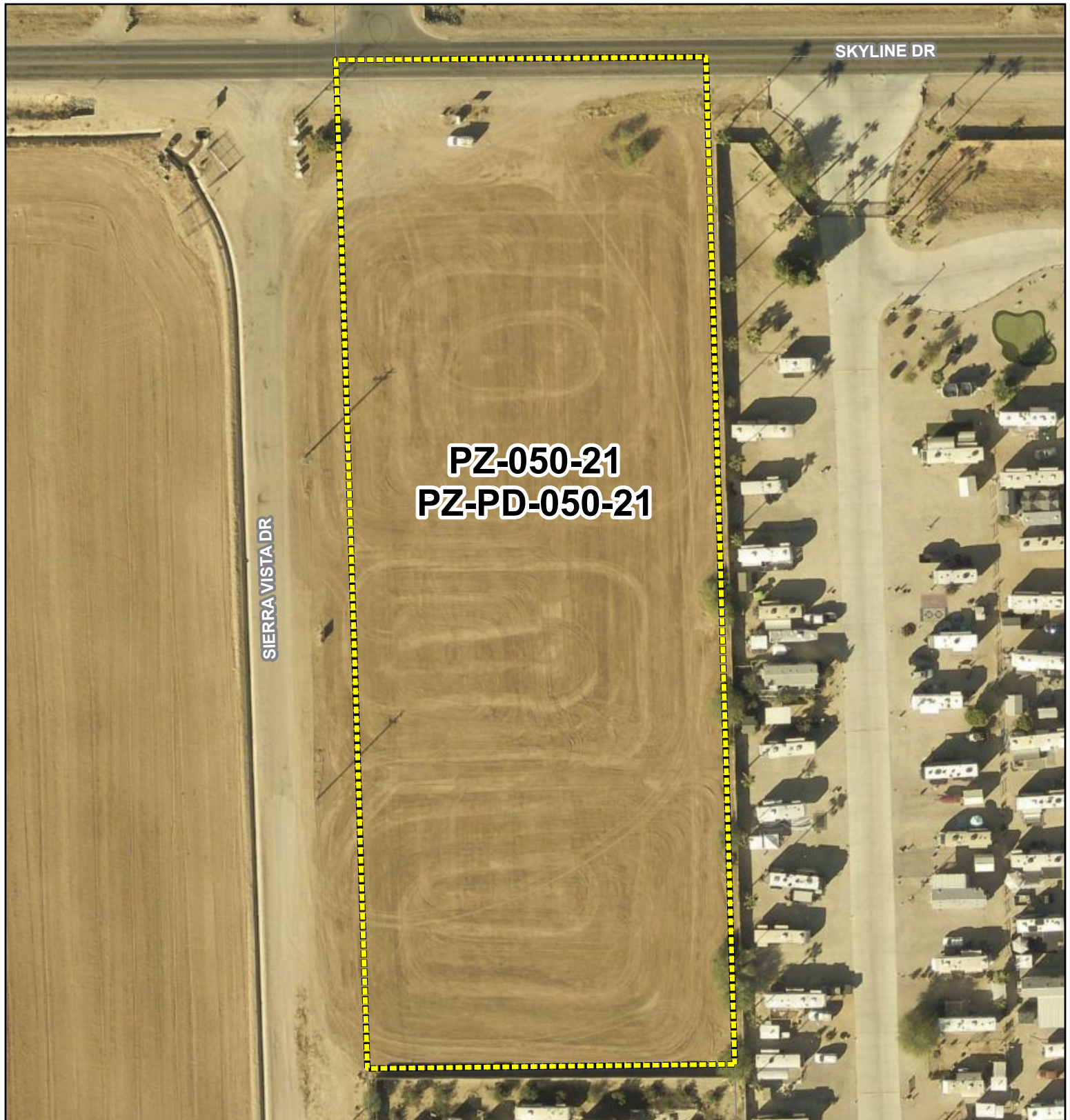
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

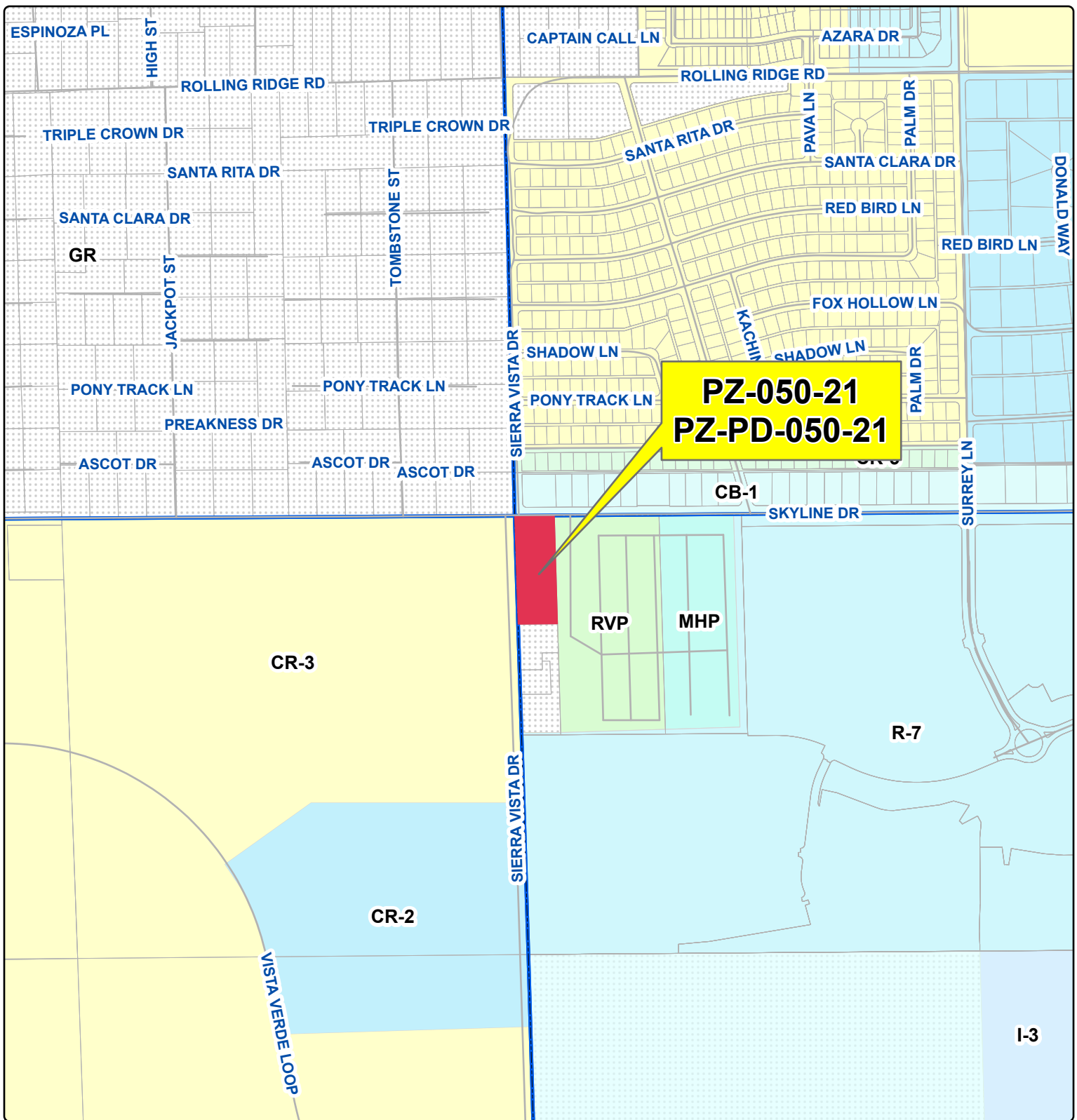
Legend

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





Community Development



Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

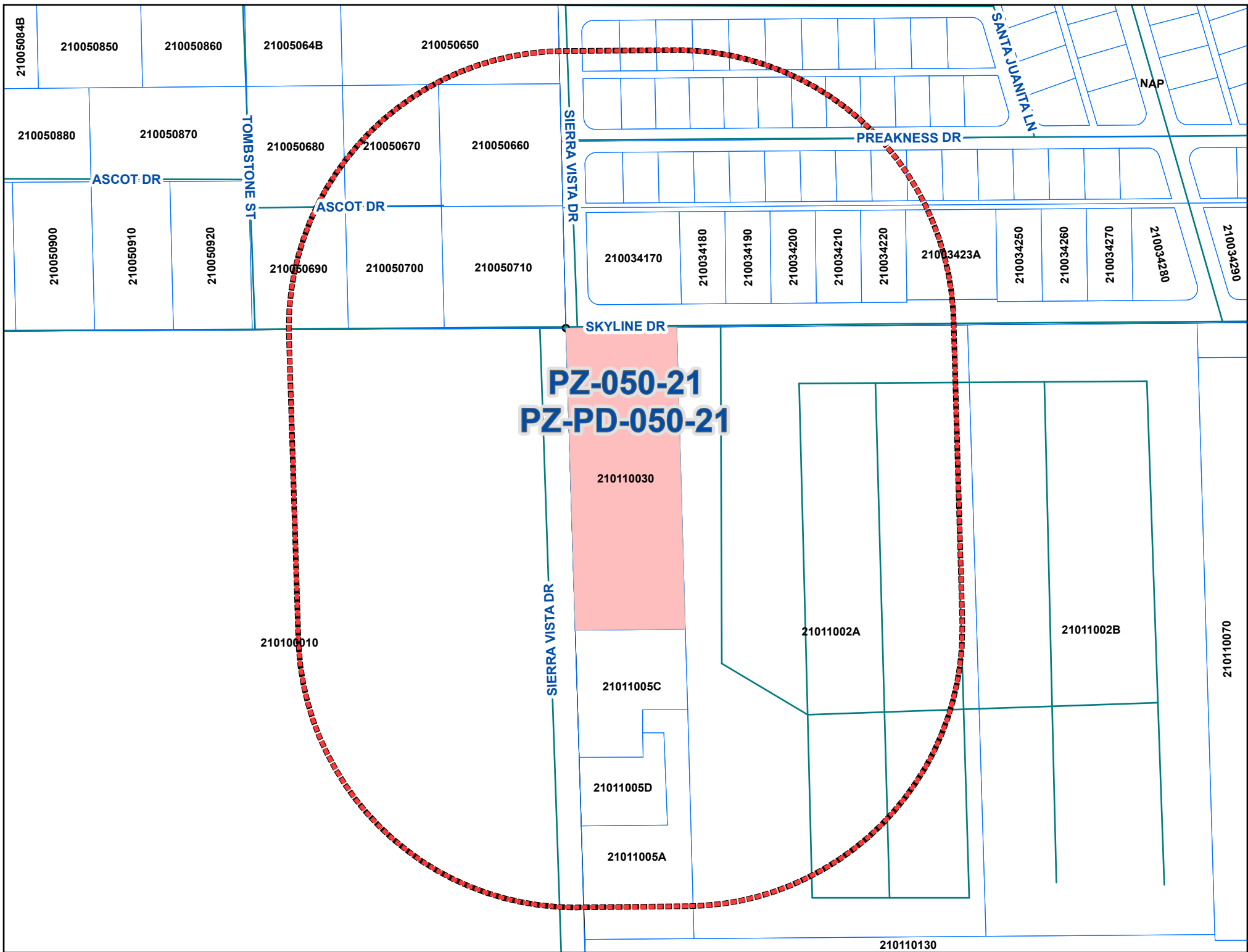
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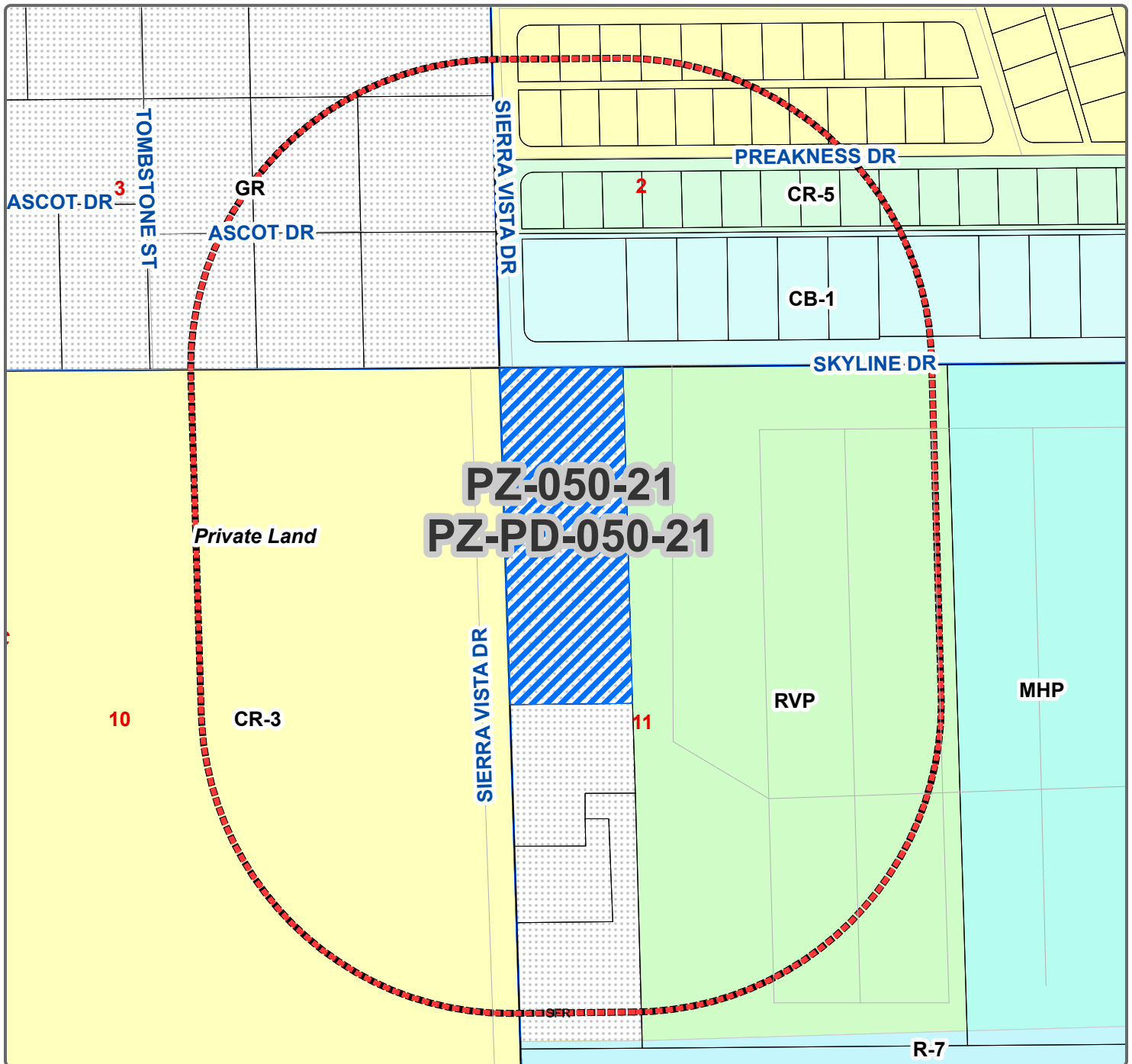
SEC 11, TWN 03S, RNG 08E



Sheet No.
1 of 1

Owner/Applicant: EL DORADO BELLA VISTA LLC, OWNER IPLAN CONSULTING, AGENT		
Drawn By:	GIS / IT / SAH	Date: 05/13/2024
Section	Township	Range
11	03S	08E
Case Number: PZ-050-21, PZ-PD-050-21		





Community Development

PZ-050-21 – PUBLIC HEARING/ACTION: IPlan Consulting (agent) on behalf of El Dorado Bella Vista LLC (applicant & owner), requesting approval of a Rezone of ±3.64 acres from General Rural Zoning District (GR) to Neighborhood Commercial Zoning District (C-1), to allow for the development of a self-storage facility on Tax Parcel: 210-11-0030–legals on file – situated in a portion of Section 11, Township 03 South, Range 08 East, of the G.S.R.B.&M; located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ.

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Current Zoning: GR

Requested Zoning: C-1 PAD

Current Land Use: STV SAP SUBURBAN NEIGHBORHOOD



PINAL COUNTY
WIDE OPEN OPPORTUNITY

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SEC 11, TWN 03S, RNG 08E



Owner/Applicant: EL DORADO BELLA, OWNER IPLAN CONSULTING, AGENT		
Drawn By: GIS / IT / SAH	Date: 05/13/2024	
Section 11	Township 03S	Range 08E
Case Number: PZ-050-21, PZ-PD-050-21		

Sheet No.
1 of 1

COMPREHENSIVE PLAN: The current land use designation for the subject property is Suburban Neighborhood per the San Tan Valley Special Area Plan (STV-AP), and will remain unchanged as a land use request is not part of this submission.

EXISTING ZONING AND LAND USE: The subject parcels are currently General Rural (GR), and is undeveloped.

SURROUNDING ZONING AND LAND USE:

North: Local Business Zone (CB-1); vacant parcels along with a market and food establishment

South: General Rural (GR); extension to Skyline RV Park

East: Recreational Vehicle Park Zone (RVP) Manufactured Home Park Zone (MHP); Skyline RV Park

West: CR-3 PAD (Single Residence Zone); planned subdivision (Bella Vista Farms)

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	October 25, 2021
Agency Mail out, County:	March 25, 2024
Property Mail out, Applicant:	March 15, 2024
Newspaper Advertising:	March 28, 2024 & May 09, 2024
Site posting, Applicant:	March 20, 2024
Site posting, County:	March 28, 2024 & May 15, 2024

COMMISSION ACTION/RECOMMENDATION (PZ-050-21): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 10-0, to recommend approval of **(PZ-050-21)** based upon the record with zero (0) stipulations.

COMMISSION ACTION/RECOMMENDATION (PZ-PD-050-21): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 10-0, to recommend approval of **(PZ-PD-050-21)** based upon the record with sixteen (16) stipulations.

ADDITIONAL & REVISED STIPULATIONS REASON: For case PZ-050-21, Staff is providing to the Board through the associated Ordinance one (1) stipulation to be added to the case. This stipulation regards general compliance to all local, state, and federal laws, policies, and processes. This is a typical stipulation placed on rezone cases, but was missed by Staff. For case PZ-PD-050-21, Staff has made minor revisions to two (2) stipulations, both of which are grammatical in nature and do not change the intent of the stipulations. Staff is also adding one (1) Stipulation to case PZ-PD-050-21 regarding its approval being contingent on approval of the associated rezone. This is a typical stipulation that was missed by Staff. The stipulations as part of the record from the Planning and Zoning Commission hearing is provided below. The updated stipulations follow, and have also been articulated within the legal Ordinances.

PZ-050-21 STIPULATIONS AT PnZ:

NONE

PZ-050-21 STIPULATIONS ADDED:

1. Approval of this zone change (PZ-050-21) 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.

PZ-PD-050-21 STIPULATIONS AT PnZ:

1. Approval of this Zone Change w/ PAD (PZ-050-21 & PZ-PD-050-21) 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;
2. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

COMMUNITY DEVELOPMENT
Planning Division

3. The Development Standards changed through PZ-050-21 & PZ-PD-050-21 include only the following: 1) 3.64 maximum acre parcel for self-storage, 2) Increase of density: FAR 0.83, 3) 2-story development for main building. All other development standards are to abide by what is set forth in the underlying zoning category;
4. All proposed outdoor lighting must conform to the designated Lighting Zone for the Zoning District as set by requirements of the Pinal County Development Services Code;
5. The landscaping design of this project shall meet or exceed what has been provided within the PZ-050-21 & PZ-PD-050-21 submissions (referenced as Exhibits 3-3.5), allowing only minor changes as deemed necessary at the site plan review level by Pinal County Planning Staff;
6. A 6 foot CMU wall will be required along the perimeter of the project;
7. Skyline 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;
8. Half-street right-of-way dedication will be required for Skyline Road. The required minimum half street right-of-way is Seventy-Five Feet (75') for Skyline 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 Skyline Road shall be the responsibility of the applicant;
9. A Traffic Impact Analysis (TIS) will be required to be submitted to the County Engineer at the time of 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 of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIS Guidelines and Procedures and shall be approved prior to the Site Plan approval;
10. 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;
11. All right-of-way dedication shall be free and unencumbered;
12. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application or PAD are conceptual only and have not been approved by the Pinal County Engineer;
13. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan 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 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;
14. Dust registration is required if 0.1 acres or more land is disturbed;
15. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District; and
16. Project will be required to meet all requirements of the Pinal County Site Plan Review Process, and receive APPROVAL prior to construction of site.

PZ-PD-050-21 STIPULATIONS REVISED/ADDED:

1. Approval of this ~~Zone Change w/~~ PAD ~~{PZ-050-21 & PZ-PD-050-21}~~ 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;
Reason: The Ordinance will be drafted for each case. As such they should not be combined in this way within the stipulations.
2. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
3. The Development Standards changed through ~~PZ-050-21 &~~ PZ-PD-050-21 include only the following: 1) 3.64 maximum acre parcel for self-storage, 2) Increase of density: FAR 0.83, 3) 2-story development for main building. All other development standards are to abide by what is set forth in the underlying zoning category *per PZ-050-21*;
Reason: Only the PAD case changes development standards; rewritten for clarity.

COMMUNITY DEVELOPMENT Planning Division

4. All proposed outdoor lighting must conform to the designated Lighting Zone for the Zoning District as set by requirements of the Pinal County Development Services Code;
5. The landscaping design of this project shall meet or exceed what has been provided within the PZ-050-21 & PZ-PD-050-21 submissions (referenced as Exhibits 3-3.5), allowing only minor changes as deemed necessary at the site plan review level by Pinal County Planning Staff;
6. A 6 foot CMU wall will be required along the perimeter of the project;
7. Skyline 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;
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9. A Traffic Impact Analysis (TIS) will be required to be submitted to the County Engineer at the time of 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 of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIS Guidelines and Procedures and shall be approved prior to the Site Plan approval;
10. 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;
11. All right-of-way dedication shall be free and unencumbered;
12. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application or PAD are conceptual only and have not been approved by the Pinal County Engineer;
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14. Dust registration is required if 0.1 acres or more land is disturbed;
15. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District;
16. Project will be required to meet all requirements of the Pinal County Site Plan Review Process, and receive APPROVAL prior to construction of site, AND
17. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-050-21.

Reason: This is a typical stipulation for Rezone PAD cases and should have been listed.

Date Prepared 5/20/24 –val

Date Revised 5/22/24 -val

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M ON THE **5TH DAY OF JUNE 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **REZONE (PZ) AND A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD)** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-050-21 – PUBLIC HEARING/ACTION: IPlan Consulting (agent) on behalf of El Dorado Bella Vista LLC (applicant & owner), requesting approval of a Rezone of ±3.64 acres from General Rural Zoning District (GR) to Neighborhood Commercial Zoning District (C-1), to allow for the development of a self-storage facility on Tax Parcel: 210-11-0030– legals on file – situated in a portion of Section 11, Township 03 South, Range 08 East, of the G.S.R.B.&M; located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ.

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ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE AT:

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

DATED THIS **2nd** DAY OF **MAY 2024**, by Pinal County Development Services

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

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE BOARD OF SUPERVISORS IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON WEDNESDAY, MAY 22, 2024

Contact for this matter: Val Lujan, Planner

E-mail address: valerie.lujan@pinal.gov

Phone # (520) 866-6667

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

Casey Allen, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central 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 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

May. 9, 2024

NOTICE ID: ooefgVOddTPUXzWqynHt

NOTICE NAME: PZ-050-21 Bella Vista Storage - BoS

Casey Allen

(Signed)

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

VERIFICATION

State of New Jersey
County of Hudson

Subscribed in my presence and sworn to before me on this: 05/09/2024



Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
BY THE PINAL COUNTY BOARD
OF SUPERVISORS AT 9:30 A.M.
ON THE 5TH DAY OF JUNE
2024, AT THE PINAL COUNTY
ADMINISTRATIVE COMPLEX, IN
THE BOARD OF SUPERVISORS
HEARING ROOM, 135 N.
PINAL STREET, FLORENCE,
ARIZONA, TO CONSIDER AN
APPLICATION FOR A REZONE
(PZ) AND A PLANNED AREA
DEVELOPMENT OVERLAY
DISTRICT (PAD) IN THE
UNINCORPORATED AREA OF
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legals on file - situated in a portion
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Valley, AZ.
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AND SPEAK AT THE PUBLIC
HEARING AT THE DATE, TIME,
AND PLACE DESIGNATED
ABOVE.
DOCUMENTS PERTAINING TO
THIS CASE CAN BE FOUND
ON THE NOTICE OF HEARING
PAGE AT:
<https://www.pinal.gov/236/Notice-of-Hearings>
DATED THIS 2nd DAY OF
MAY 2024, by Pinal County
Development Services
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
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PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132
NO LATER THAN 4:00 PM ON WEDNESDAY, MAY 22, 2024
Contact for this matter: Val Lujan, Planner
E-mail address: valerie.lujan@pinal.gov
Phone # (520) 866-6667
No. of publications: 1: date of publication: May 09, 2024

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 5/15/24.

COMMUNITY DEVELOPMENT DEPARTMENT

BY:



[signature]

Cody Suprak, Planning Technician

[print name and title]

DATED: 5/20/2024

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DATED THIS **2nd** DAY OF **MAY 2024**, by Pinal County Development Services
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:

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PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON WEDNESDAY, MAY 22, 2024

Contact for this matter: Val Lujan, Planner

E-mail address: valerie.lujan@pinal.gov

Phone # (520) 866-6667

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

**CONSENT TO SCHEDULE FOR DEVELOPMENT/CONDITIONS/STIPULATIONS AND WAIVER OF
CLAIMS FOR DIMINUTION IN VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by El Dorado Bella Vista, LLC ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD Rezoning for development of the following described property ("Property"):

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A."

By signing below, Owner agrees and consents to all conditions/stipulations/Schedule for Development imposed by Pinal County in conjunction with the approval of the Bella Vista Storage, Case No. PZ-050-21 & PZ-PD-051-21, which are attached hereto as EXHIBIT B.

By signing below, Owner acknowledges that the approval of the Bella Vista Storage, Case No. PZ-050-21 & PZ-PD-051-21, might affect existing rights to use, divide, sell or possess the Property.

By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the Bella Vista Storage, Case No. PZ-050-21 & PZ-PD-051-21, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of Bella Vista Storage in Case No. PZ-050-21 & PZ-PD-051-21 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: El Dorado Bella Vista, LLC
[Print Entity Name]

OWNER: _____
[Print Entity Name]

B. H. A.
Signature

Its: Vice President
[Title, if applicable]

Dated: 5/2/24

Signature

Its: _____
[Title, if applicable]

Dated: _____

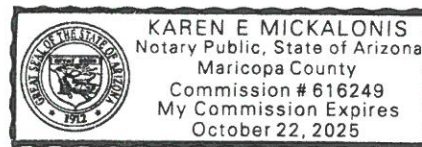
CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT: *[To be filled out if a corporation, partnership, or trust]*

STATE OF Arizona)
COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me, this 2 day of May,
2024, by Brad Hinton as
Vice President *[Insert Name of Officer]* of E1 Dorado Bella Vista,
[Insert Title] *[Insert Name of Company]*
an LLC corporation, who being authorized to do so, executed the
[Insert State of Incorporation]
foregoing instrument on behalf of said entity for the purposes stated therein.

Karen E. Mickalonis
Notary Public

My commission expires: 10-22-2025



When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2024-PZ-050-21

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA,
BOARD OF SUPERVISORS APPROVING A REZONING
APPLICATION AND REZONING CERTAIN PROPERTY
LOCATED AT THE SOUTHEAST CORNER OF E. SKYLINE
DRIVE AND N. SIERRA VISTA DRIVE IN
UNINCORPORATED PINAL COUNTY (APN: 210-11-0030)
CONSISTING OF ±3.64 ACRES FROM GENERAL RURAL
ZONE (GR) TO NEIGHBORHOOD COMMERCIAL ZONING
DISTRICT (C-1); IN CONNECTION WITH PINAL COUNTY
COMMUNITY DEVELOPMENT CASE PZ-050-21;
ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS
PUBLICATION

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to the Pinal County Development Services Code Chapter 2.166 to change zoning district boundaries in order to ensure and protect the public health, safety, convenience and general welfare; and,

WHEREAS, on December 04, 2021, the Pinal County Community Development Department (the “**Department**”) received an application from Greg Davis of IPlan Consulting as applicant, on behalf of the landowner, El Dorado Bella Vista LLC, of a ±3.64 acre parcel located at the southeast corner of E. Skyline Drive and N. Sierra Vista Drive (APN: 210-11-0030) in the General Rural Zone (GR) and legally described on the attached **Exhibit “A”** (the “**Property**”) to rezone the Property to Neighborhood Commercial Zoning District (C-1) (in conjunction with a related Planned Area Development Overlay Zoning District application) in order to construct a new self-storage facility on the Property (the “**Rezoning Application**”); and,

WHEREAS, on April 18, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the Rezoning Application under Case No. PZ-050-21 (the “**Commission Hearing**”); and,

WHEREAS, during the Commission Hearing Department staff presented and recommended approval of the Rezoning Application with no stipulations; and,

WHEREAS, at the conclusion of the Commission Hearing, the Commission voted 10-0 in favor of forwarding a recommendation of approval of the Rezoning Application to the Board, subject to no stipulations; and,

ORDINANCE NO. 2024-PZ-050-21

WHEREAS, on June 5, 2024 the Board held a public hearing on the Rezoning Application whereat Department staff presented this matter to the Board and requested the addition of one (1) stipulation of approval as set forth on the attached **Exhibit “B”** (the “**Stipulation of Approval**”).

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Rezoning Application is hereby approved, rezoning the Property from General Rural Zone (GR) to Neighborhood Commercial Zoning District (C-1), subject to the Stipulation of Approval set forth on the attached **Exhibit “B”**.

PASSED AND ADOPTED this 5TH day of June, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

◀ **SIGN** HERE

◀ **SIGN** HERE

ATTEST:

Clerk/Deputy Clerk of the Board

◀ **SIGN** HERE

◀ **SIGN** HERE

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT "A"
TO ORDINANCE NO. 2024-PZ-050-21

[LEGAL DESCRIPTION]

The West 240 Feet of the northwest quarter of the northwest quarter of the northwest quarter of Section 11, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXHIBIT “B”
TO ORDINANCE NO. 2024-PZ-050-21

[STIPULATION OF APPROVAL]

1. Approval of this zone change (**PZ-050-21**) 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.

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2024-PZ-PD-050-21

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING AN APPLICATION FOR A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (“PAD OVERLAY”) AND ESTABLISHING A PAD OVERLAY FOR CERTAIN PROPERTY LOCATED AT THE SOUTHEAST CORNER OF E. SKYLINE DRIVE AND N. SIERRA VISTA DRIVE IN UNINCORPORATED PINAL COUNTY (APN: 210-11-0030) CONSISTING OF ±3.64 ACRES; IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PD-050-21; ESTABLISHING AN EFFECTIVE DATE; AND DIRECTING ITS PUBLICATION

WHEREAS, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to the Pinal County Development Services Code Chapter 2.176 to establish a Planned Area Development Overlay Zoning District (“**PAD Overlay**”) in order to ensure and protect the public health, safety, convenience and general welfare; and,

WHEREAS, on December 04, 2021, the Pinal County Community Development Department (the “**Department**”) received an application from Greg Davis of IPlan Consulting as applicant, on behalf of the landowner, El Dorado Bella Vista LLC, of a ±3.64 acre parcel located at the southeast corner of E. Skyline Drive and N. Sierra Vista Drive (APN: 210-11-0030) in the General Rural Zone (GR) and legally described on the attached **Exhibit “A”** (the “**Property**”) to establish a PAD Overlay (the “**PAD Overlay Application**”) (in conjunction with a related rezoning application to rezone the Property to Neighborhood Commercial Zoning District (C-1)) in order to construct a new self-storage facility on the Property; and,

WHEREAS, on April 18, 2024, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public hearing on the PAD Overlay Application under Case No. PZ-PD-050-21 (the “**Commission Hearing**”); and,

WHEREAS, during the Commission Hearing Department staff presented and recommended approval of the PAD Overlay Application with 16 stipulations, with no amendments or additions thereto being made by the Commission (the “**Original Stipulations**”); and,

WHEREAS, at the conclusion of the Commission Hearing, the Commission voted 10-0 in favor of forwarding a recommendation of approval of the PAD Overlay Application to the Board, subject to the Original Stipulations; and,

ORDINANCE NO. 2024-PZ-PD-050-21

WHEREAS, on June 5, 2024 the Board held a public hearing on the PAD Overlay Application whereat Department staff presented this matter to the Board and requested the addition of one (1) more stipulation of approval and recommended the revision of two (2) of the Original Stipulations, for a total of 17 stipulations of approval, as revised and as set forth on the attached **Exhibit "B"** (the "**Stipulations of Approval**").

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the PAD Application is hereby approved, establishing a PAD Overlay on the Property subject to the 17 Stipulations of Approval set forth on the attached **Exhibit "B"**.

PASSED AND ADOPTED this 5TH day of June, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board



SIGN HERE



SIGN HERE

ATTEST:

Clerk/Deputy Clerk of the Board

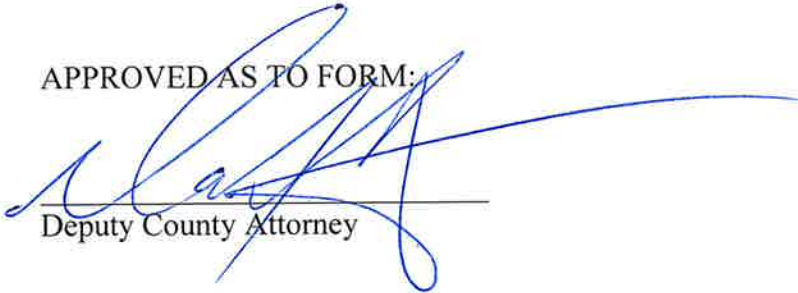


SIGN HERE



SIGN HERE

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT "A"
TO ORDINANCE NO. PZ-PD-050-21

[LEGAL DESCRIPTION]

The West 240 Feet of the northwest quarter of the northwest quarter of the northwest quarter of Section 11, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXHIBIT “B”
TO ORDINANCE NO. PZ-PD-050-21

[STIPULATIONS OF APPROVAL]

1. Approval of this PAD PZ-PD-050-21 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;
2. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
3. The Development Standards changed through PZ-PD-050-21 include only the following:
1) 3.64 maximum acre parcel for self-storage, 2) Increase of density: FAR 0.83, 3) 2-story development for main building. All other development standards are to abide by what is set forth in the underlying zoning category per PZ-050-21;
4. All proposed outdoor lighting must conform to the designated Lighting Zone for the Zoning District as set by requirements of the Pinal County Development Services Code;
5. The landscaping design of this project shall meet or exceed what has been provided within the PZ-050-21 & PZ-PD-050-21 submissions (referenced as Exhibits 3-3.5), allowing only minor changes as deemed necessary at the site plan review level by Pinal County Planning Staff;
6. A 6 foot CMU wall will be required along the perimeter of the project;
7. Skyline 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;
8. Half-street right-of-way dedication will be required for Skyline Road. The required minimum half street right-of-way is Seventy-Five Feet (75’) for Skyline 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 Skyline Road shall be the responsibility of the applicant;

9. A Traffic Impact Analysis (TIS) will be required to be submitted to the County Engineer at the time of 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 of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIS Guidelines and Procedures and shall be approved prior to the Site Plan approval;
10. 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;
11. All right-of-way dedication shall be free and unencumbered;
12. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application or PAD are conceptual only and have not been approved by the Pinal County Engineer;
13. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan 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 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;
14. Dust registration is required if 0.1 acres or more land is disturbed;
15. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District;
16. Project will be required to meet all requirements of the Pinal County Site Plan Review Process, and receive APPROVAL prior to construction of site; AND
17. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-050-21.

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 249810)

Regular Meeting

9:00 a.m.

Thursday, April 18, 2024

Emergency Operations Center

301 E. 11th Street, Florence, Arizona

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CALL TO ORDER & ROLL CALL: p. 1

PLANNING MANAGER REPORT: pp. 2-3

NEW CASES:

- **PZ-044-22 & PZ-PD-044-22** - pp. 3-114
- **PZ-050-21 & PZ-PD-050-21** - pp. 114-127
- **IUP-004-22** - pp. 127-138
- **PZ-052-23** - pp. 138-147

WORKSESSION: pp. 147-159

CALL TO THE COMMISSION: pp. 159-176

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TRANSCRIPTION PROVIDED BY

Julie A. Fish

Quick Response Transcription Services

829 East Windsor Avenue

Phoenix, Arizona 85006

602-561-2283

ORIGINAL PREPARED FOR:

PINAL COUNTY, ARIZONA

1 OLGIN: Member Mooney.

2 MOONEY: Yes.

3 RIGGINS: The motion for denial passes with a 9 for
4 and one against. So that case is done for the day. It is
5 12:20, I would imagine that the Commission would like to break
6 for lunch, would be my guess. Okay, what time do you want to
7 be back? Okay, we'll do it exactly a one hour lunch. It is
8 12:20, we need to be back at 1:20. We'll recess until that
9 time.

10 [Lunch]

11 RIGGINS: We will reconvene the regular meeting of
12 the Pinal County Planning and Zoning Commission on April 18,
13 2024 at 1:27 p.m. And we have - our first case is a, both a
14 PZ and a PD, so it's two cases need to be made motions on, and
15 we're ready for the County to begin the presentation.

16 LUJAN: Awesome. Good afternoon Commission, County
17 staff, and members of the audience. **BEGIN BELLA VISTA STORAGE CASE**
18 **I'll be presenting on cases PZ-050-21 and PZ-PD-050-21** on
19 behalf of the planning division. And those cases are in
20 reference to the Bella Vista Storage rezone with PAD. Okay,
21 so a little synopsis of the case. The request is IPlan
22 Consulting as the applicant and agent, they're seeking
23 approval of a rezone with PAD to allow the construction and
24 operation of a self-storage facility, which would include RV
25 and boat. The parcel information is there for your reference.

1 The size of that parcel is 3.64 acres. Currently the zoning
2 is General Rural. That location is on the southeast corner of
3 East Skyline Drive and North Sierra Vista Drive in San Tan
4 Valley. You'll be provided some visuals later on so you can
5 better conceptualize that space. The owner is El Dorado Bella
6 Vista LLC. We do have their authorization on file, and as I
7 stated before, the applicant/agent is IPlan consulting, and we
8 do have Greg Davis as a representative for them. So this
9 provides you with the County map and it shows you where the
10 subject site is located in the context of the full County.
11 Here, you're showing the surrounding zoning, so a bit broader
12 out with the full map, and then zoomed in for you so you can
13 see some of the more immediate zoning districts. The area map
14 that depicts what the development looks like out there
15 currently. And this is a map just conveying the extent of our
16 outreach with that 600 foot buffer for our notice of hearing
17 purposes. And then just providing you some photos at the
18 site. So we're looking east onto the site. Looking east at
19 the intersection. The photo below is looking west. South,
20 and north up top. And then providing you some signage, the
21 large broadcast sign and then some smaller signs we put on the
22 site as well. So the development plan was provided to you,
23 along with the staff report. Just to pull out some highlights
24 of it, is that there will be a perimeter wall around the
25 project. It does front Skyline. There'll be central

1 placement for the RV and boats. Landscaping is proposed
2 around the project site, and staff finds that there's
3 sufficient parking and loading areas. Items of consideration.
4 So in regards to the Comprehensive Plan, we do find that it is
5 consistent. We determined that there's no need for a minor or
6 major amendment. The land use designation is Suburban
7 Neighborhood per the San Tan Valley Area Plan. Within those
8 specific land use designations there is what is referred to as
9 zoning compatibility, and so within that land use the proposed
10 zoning is allowed. And so to the second point, it is in
11 appropriate proposed zoning, which is C-1 neighborhood
12 commercial, would be allowed within the land use designation,
13 as well as would permit the proposed use. And so with that,
14 we find that it meets the intent of that specific zoning
15 district which is for limited commercial, close to
16 residential, and would meet more of a localized need,
17 considering that it's close to residential districts as well
18 as some adjacent commercial uses. The necessity for the PAD
19 comes from us being able to use the flexibility provisions
20 within the PAD to kind of deviate from the development
21 standards within the underlying zoning. And so those adjusted
22 standards are listed there in the table. I'll go through
23 what's currently permitted, and then what would be deviated
24 from in regards to this project. So the permitted standards
25 currently for a self-storage facility is three acres. We're

1 looking at the density, because this one is a commercial
2 project, it's the Floor Area Ratio. And then also the size of
3 that indoor storage facility and office space that front
4 Skyline. So those changes would look like the following. The
5 proposed standards are for the product to be allowed to be
6 3.64 acres, increasing that density to 0.83, and allowing that
7 office and indoor storage space to be two story. And then,
8 sorry, just on my last point, those would be the only
9 development standards that the applicant would be permitted to
10 deviate from, all other standards would revert to whatever the
11 base zoning is. So the proposal meets the intent of the San
12 Tan Valley Area Plan, complements the existing surrounding
13 development, and suitable for future use projections. As I
14 stated before, there are some adjacent commercial and then
15 some more so large residential projects coming into the area.
16 Some additional items of consideration is that the applicant
17 has submitted all necessary documentation required of these
18 applications. Staff went ahead and reached out to all County
19 divisions. We didn't identify any adverse impacts that would
20 otherwise prevent the case from moving forward. Some
21 preliminary plans were provided in regards to their traffic
22 and drainage, and feedback was provided to the applicant and
23 they are of the understanding that those would need to be
24 adhered to as they move toward site plan review. Staff did
25 receive one communication, so that communication regarded the

1 - some, not concerns, but just acknowledging that this project
2 would be one of the first major commercial developments that
3 would be - that would go in that area, and so they were
4 requesting in what ways would the applicant be committed to
5 ensuring the appearance is enhanced by this project being put
6 there, so essentially setting the standard. I did engage
7 further with the inquirer over the phone and let them know
8 while the County doesn't have specific design guidelines that
9 applicants are to follow, that I have had conversations with
10 the applicant and also within their proposal as far as the
11 landscaping and the design of the site, landscaping as far as
12 the full ASRAP that was provided is not typical of what we
13 would see for these submissions, but I think that speaks to
14 the applicant's commitment to ensure that a quality product
15 does go there. And I think the applicant would be willing to
16 speak to that a little bit later on. And so with that, staff
17 does recommend approval with the 16 stipulations as stated
18 within the staff report. I did list them out here in case
19 they're needing to be referred to further. But with that, I
20 welcome any questions.

21 RIGGINS: Commissioners, any questions on the staff
22 report? There none being, thank you very much.

23 LUJAN: Thank you.

24 RIGGINS: We'll ask the applicant to come on up and
25 tell us about the project.

1 DAVIS: Well thank you gentlemen, and good afternoon
2 to you. I like your new digs here, this is the first time
3 I've been in here, so - although you might want to expand it
4 next time you have a solar project, so... Fortunately this is
5 not a solar project. Just make it easy. Okay, well anyways,
6 I appreciate the opportunity to be here today. I do have a
7 presentation. So as you all know, as Val identified, this is
8 located in kind of San Tan Valley area, as shown on there
9 close to Queen Creek. Most of you know it's one of the
10 fastest area - growing areas in the County. Many of you
11 probably either been there or live there and can attest to
12 that. We have such a growing population out there, and I
13 mention that just because that's what's driven this request
14 before you today. I'm here on behalf of El Dorado Holdings
15 who owns this property that we're talking about, but is also
16 the master developer for Bella Vista Farms, which you can see
17 there on the slide. The star represents where this three and
18 a half acres is. El Dorado Holdings, the master developer for
19 this, obviously sees the demand coming for storage. The
20 project itself is about 2,300 acres and over 7,500 homes.
21 That's what the PADs approved for. So very big project, it's
22 been in development for over a decade. I think they're, you
23 know, in Phases 1 and 2 right now, so it's just beginning to
24 come. And this is a typical subdivision that you see where
25 you have smaller lots and smaller homes, etc., which again

1 drives the demand for parking and/or, you know, storage use.
2 So that's why El Dorado's taken this opportunity to propose
3 this project adjacent to that. Looking at an aerial, you can
4 see the site there in green. To our north we have some
5 existing zoning, commercial zoning, and also some commercial
6 uses, although it's a little sporadic. We have the Skyline RV
7 Resort to our east, which also has a mobile home component
8 further to the east. We do have one single family residential
9 lot to our south, it's kind of a homebased business down
10 there, it's zoned GR, but that's kind of one of the reasons we
11 needed - we're asking for the deviations is because we are
12 adjacent to a single family home that generates the height
13 restriction, etc. And then to our east is the Bella Vis - or
14 west, sorry - the Bella Vista master plan community that you
15 see there. So if we zoom in just a little bit and drop our
16 site plan on there, you can see that we access the property
17 from Skyline Drive. Skyline is a principal arterial, 150 foot
18 right-of-way eventually, so we'll be dedicating the rest of
19 our land to get to that 75 foot half street. We do have
20 Sierra Vista alignment on our west side, but it doesn't extend
21 south of the two parcels below us, it just basically becomes
22 part of the community, so we will be maintaining that as a
23 local road, but it is not a arterial road as it is in other
24 places in the community. So just in case you notice that, but
25 we will be maintaining that. Our entrance drive is 30 feet

1 wide. The project is gated and once you get through the gates
2 all of our internal circulation is 25 feet wide, which meets
3 all the fire and emergency service requirements. We have
4 several buildings on the property, but the primary one is
5 located at the front. This is actually an enclosed building,
6 so it has climate controlled storage, the leasing office etc.
7 It is two stories in height, and it actually has a basement
8 level as well, so it's a total of three levels. And then
9 around the perimeter of the site you have a more traditional
10 type of outdoor - or indoor storage that you access from the
11 outside by pulling up your vehicle. And then in the middle
12 there, the little strip of yellow, is where we have our
13 proposed RV or vehicle parking. So it's just a small in the
14 middle. Obviously we're not sure what the demand's going to
15 be for those type uses. Did you have a question?

16 MENNENGA: Just a quick question.

17 DAVIS: Yes sir.

18 MENNENGA: Are those the typical kind of metal
19 storage units, low buildings?

20 DAVIS: Correct, yes, yes. So the single story.
21 They'll have a masonry exterior, but the buildings themselves
22 are made out of metal. So thank you for mentioning that. And
23 then although elevations aren't part of the requirement here,
24 because we did have some neighborhood interest when we started
25 this project two years ago, we did develop elevations and a

1 landscape plan which Val alluded to. So this is the elevation
2 that you see up front. For those that aren't familiar with El
3 Dorado Holdings, they're, in my opinion, one of the better
4 developers out there, they care about quality and legacy and
5 they build - they put a lot of investment into architecture
6 and the materials to give them a lasting effect and to help
7 their brand. So that's what we're planning to do at this
8 location here. From an open space standpoint, we are
9 exceeding the code requirements as far as landscaping, and
10 we're doing that through a couple of different ways. We have
11 25 foot buffers on the north and south of the project. Again,
12 we have that one single family home to the south, so we're
13 trying to provide a bigger buffer there, even though it is a
14 single story building adjacent to it. And then we have the 15
15 foot buffers that are required when you're adjacent to
16 residential. So even though the RV park isn't technically
17 single family residential, we're providing those 15 foot
18 buffers there, and then a little bit extra depth where we have
19 our two story building. So we have 25 feet at that northeast
20 side to help provide that buffer. All of those areas that I
21 just mentioned will all have 24 inch box trees planted, you
22 know, 40 feet on center. So again, we're trying to do
23 something that's going to mature faster and be better for the
24 overall area, which hopefully is why you don't see a roomful
25 of people here trying to oppose the project. So from a

1 compatibility standpoint, we originally started down the road
2 of a C-3 because the C-3 allows the self-storage by right, and
3 there isn't that acreage limitation. Staff was a little
4 concerned about that because C-3 obviously can introduce a lot
5 more intense type of uses that may not be appropriate here, so
6 we did amend our request back to C-1. And we agree that C-1
7 is more compatible with the zoning in the area. We have C-1
8 right across the street to the north, in fact. This plan is -
9 or the zoning is supported by the Comp Plan, as well as the
10 San Tan Valley Area Plan. So we are consistent with those
11 over guiding documents. We do have the existing commercial to
12 the north which I mentioned. We are implementing buffers so
13 that where we do have people living nearby, we have an
14 appropriate buffer to make that land use transition more
15 palatable. And then lastly, the use itself for those that are
16 familiar with a storage use, you know they're pretty much
17 vacant most of the time. Our traffic is less than, you know,
18 25 cars a day. All of our lighting is internalized for the
19 most part. We have some security lighting on the perimeter,
20 but that's all shielded and downcast, and the noise is almost
21 non-existent, but where it does occur it's all internalized.
22 So the point is, is by putting the buildings along the
23 perimeter and all the cars and activity on the inside, we're
24 minimizing any kind of potential impact to residents around
25 us. So just to summarize, you know, we feel that the plan and

1 the zoning is compatible with the area. We feel that this is
2 going to be otherwise on a difficult property to activate, to
3 develop, because of its shape, it's pretty deep. There's not
4 a lot of uses that would fit on three acres. We looked at
5 multifamily as a potential option, but we don't think that's
6 necessarily a good fit for that area. It's also a little
7 small, so we think that this is going to help this property
8 develop over time. We're also going to be bringing in
9 infrastructure along Skyline in this area, providing our
10 right-of-way. The rest of Bella Vista will be providing
11 there's as well. Traffic's already becoming an issue, even
12 out at this location so that'll be welcome. We're trying to
13 spur other economic development in this area. The rooftops of
14 our project will help that commercial on the north side of the
15 street develop as well. We know there's a demand out there
16 and we think that's only going to grow, so we think this
17 project help meets that. We think it is a low impact to the
18 neighbors, and we are supported by staff, and we hope to have
19 your support as well. So with that I'll conclude my
20 presentation and answer any questions that you might have for
21 me.

22 RIGGINS: Thank you very much. Commissioners?
23 Commissioner Klob.

24 KLOB: Through the Chair, thank you. Two comments.
25 Overall I think it's a great site. I like the architecture, I

1 like that you brought that forward. Will there be any type of
2 built ability for overnight stay with the RV portion of this?
3 And the second portion of that is, I think you actually might
4 be light on the RV storage. With all the RVs that are sold in
5 the last four years, people are looking.

6 DAVIS: Mr. Chairman, Commissioner Klob. So there
7 will not be any overnights allowed on the property, so it is a
8 storage only. I don't believe there's going to be hookups or
9 anything like that, although there may be a dump station or
10 something for whenever they drop it off. And I agree with
11 you, I kind of thought that they would have more RV storage,
12 at least in their initial phase, and then we can see what the
13 demand is moving forward. And that ultimately may come to
14 fruition, so the representative is here and can hear your
15 words and I'm sure we'll take it back to them. But thank you,
16 appreciate it.

17 RIGGINS: Vice Chair Mennenga.

18 MENNENGA: Just curious question. Has El Dorado or
19 Bella Vista, have they done other storage facilities in other
20 subdivisions, locations and stuff?

21 DAVIS: Chairman, Vice Chairman, yes they have.
22 That elevation at, I think it's called State 48 Storage, so
23 that's something they've done in more mature markets, I guess,
24 in Phoenix etc. But as they design their master plan
25 communities moving forward, they obviously see a need for it

1 and will start incorporating it now. They have a commercial
2 parcel as part of Bella Vista, but that's really more set for
3 neighborhood commercial like groceries etc. This is more of an
4 isolated site.

5 MENNENGA: Good move, yeah.

6 DAVIS: I know you're a fan.

7 MENNENGA: Yeah.

8 RIGGINS: Commissioners, any other questions? Well
9 thank you very much.

10 DAVIS: You bet. Thank you.

11 RIGGINS: We'll open up the public participation
12 portion of this case and ask if there's anybody that wishes to
13 come up to speak to it. Anybody at all? We'll close the
14 public participation portion and move back to the Commission
15 and ask if there are any further questions for staff, any
16 discussions among ourselves, or is a motion desired to be
17 made? Commissioner Mooney.

18 MOONEY: Thank you, Chair. I would - do I do these
19 one at a time or together? They're listed together.

20 RIGGINS: Two different cases.

21 BILLINGSLEY: Two different cases, and the
22 stipulations, Val correct me if I'm wrong - only apply to the
23 PAD.

24 RIGGINS: That's correct.

25 MOONEY: Okay, so I move the Pinal County Planning

1 and Zoning Commission forward a recommendation of approval to
2 the Board of Supervisors for PZ-050-21.

3 RIGGINS: We have a motion, do we have a second? We
4 have a second from Commissioner Hartman. All those in favor
5 signify by saying aye.

6 COLLECTIVE: Aye.

7 RIGGINS: Any opposed? The motion carries
8 unanimously. Are we ready for another motion? Commissioner
9 Mooney.

10 MOONEY: I move the Pinal County Planning and Zoning
11 Commission forward a recommendation of approval to the Board
12 of Supervisors for PZ - with, excuse me - with its 16
13 stipulations as listed in the staff report for PZ-PD-050-21.

14 RIGGINS: We have a motion, do we have a second?

15 KLOB: Second.

16 RIGGINS: Commissioner Klob seconds. All those in
17 favor signify by saying aye.

18 COLLECTIVE: Aye.

19 RIGGINS: Any opposed? Likewise, that passes

20 unanimously. **END BELLA VISTA STORAGE CASE**

21 DAVIS: Thank you very much.

22 RIGGINS: Thank you. We'll move on to our next case
23 which is an IUP. IUP-004-22.

24 LUJAN: Good afternoon again Commission, County
25 staff, and members of the audience. Val Lujan presenting on