



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-050-21 & PZ-PD-050-21: BELLA VISTA STORAGE REZONE W/PAD

06/05/24

Presentation for Pinal County Board of Supervisors by
Community Development Department

PZ-050-21 & PZ-PD-050-21



- **Request:** IPlan Consulting (as applicant/agent) is seeking approval of a Rezone w/Planned Area Development (PAD) to allow the construction and operation of a self-storage (RV & boat) facility.
- **Parcel Information:** 210-11-0030 ($\pm$ 3.64 acres)
- **Zoning:** General Rural (GR)  Neighborhood Commercial (C-1)
- **Location:** Located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ.
- **Owner/Applicant:** El Dorado Bella Vista LLC.
(owner [authorization on file])

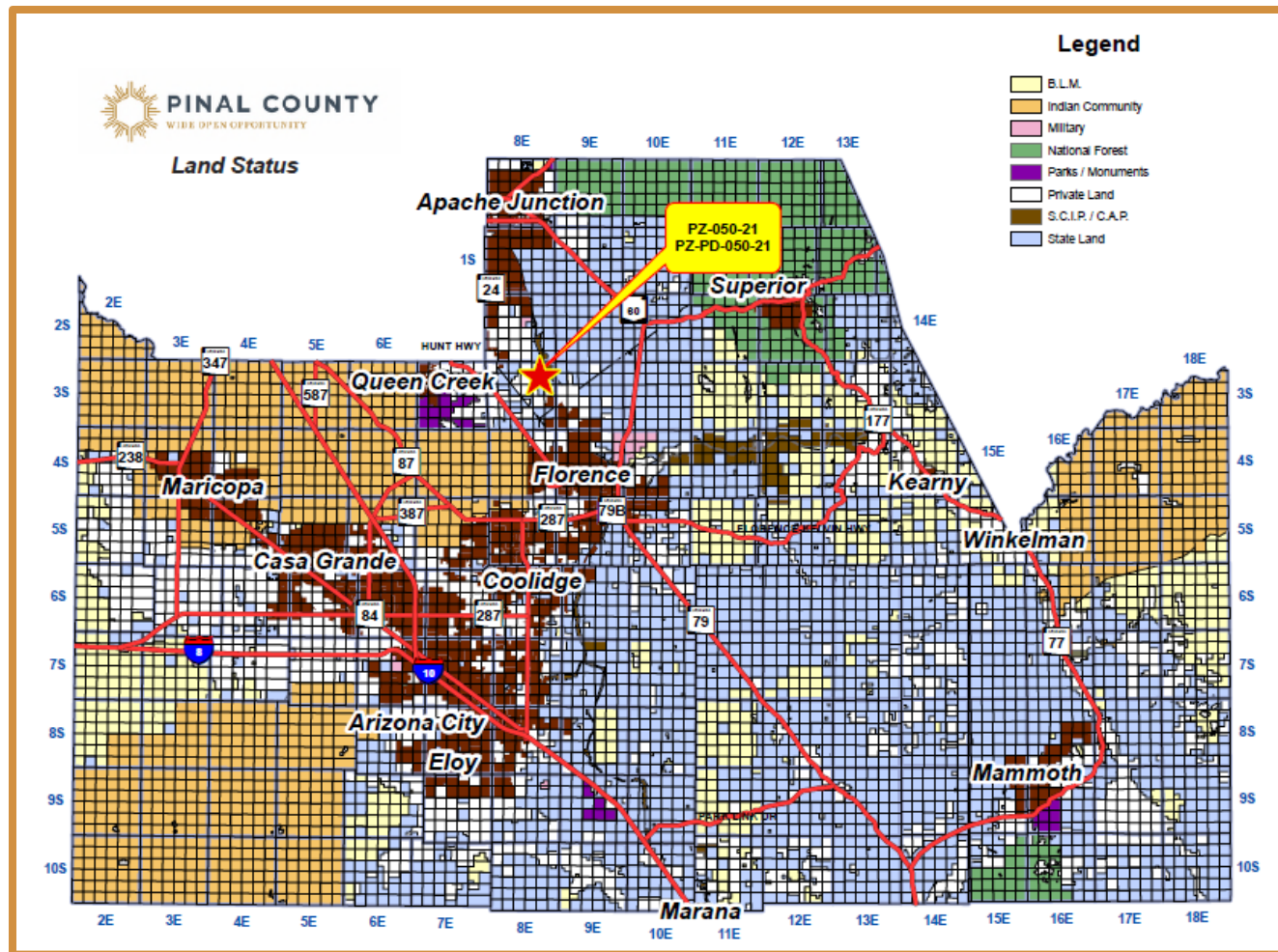
Iplan Consulting(agent/applicant)

County Map



PINAL COUNTY

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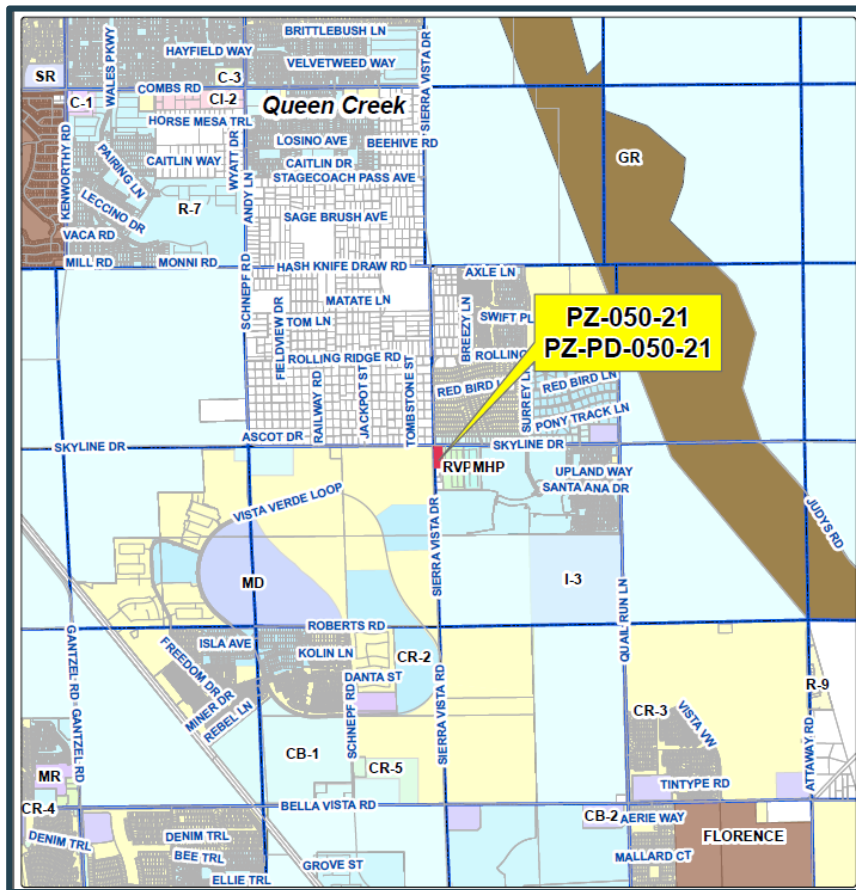
Zoning Context



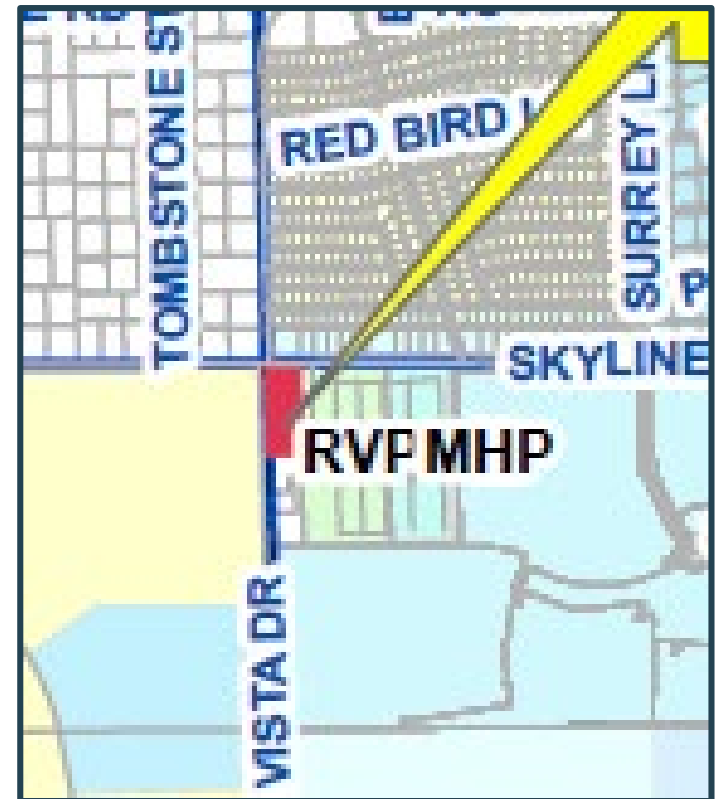
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Full Map



Zoomed In



Area Map



PINAL COUNTY

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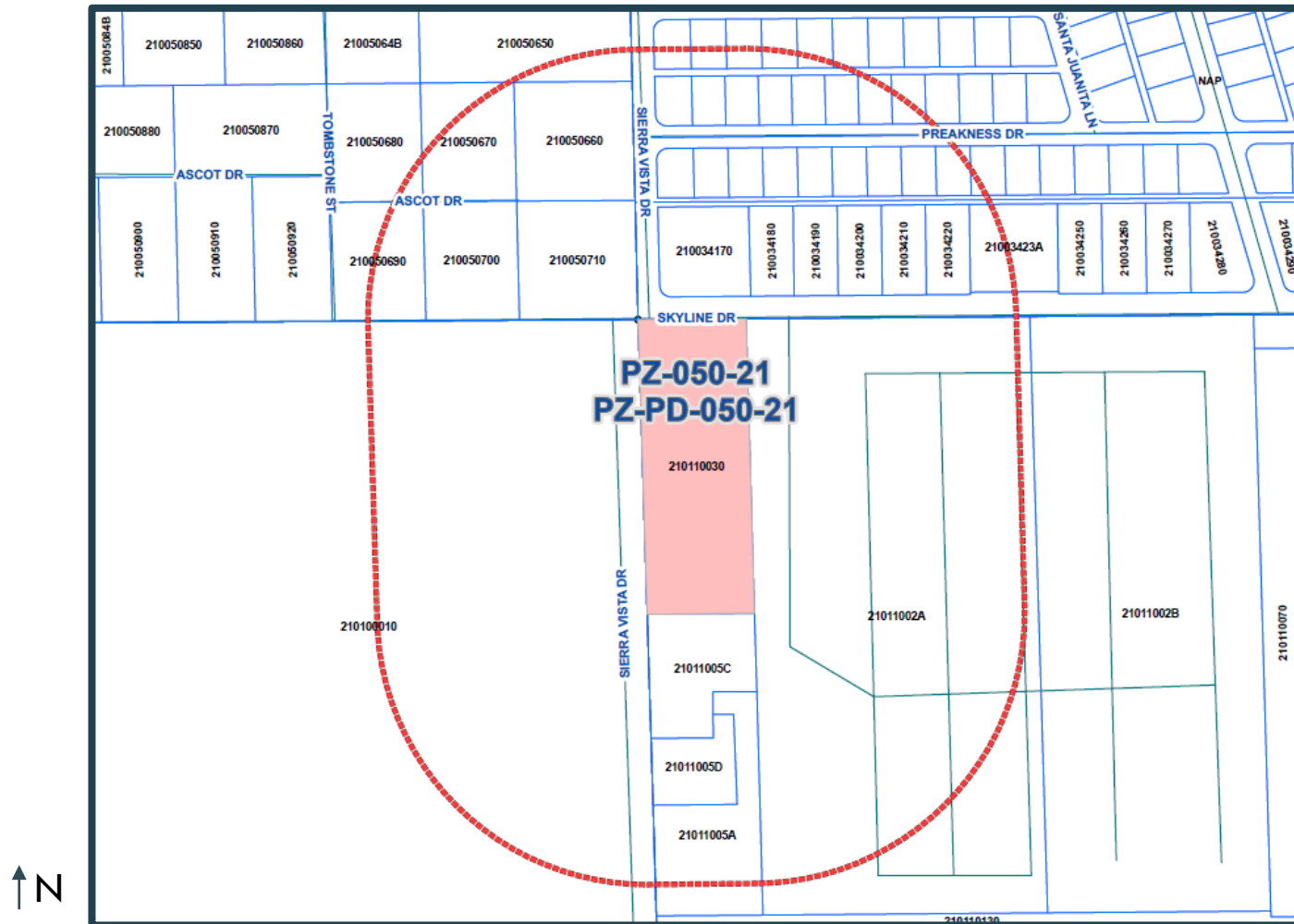


Notice Area



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Directionals



Looking East onto site



Looking East at intersection



Looking West

Directionals / Signage

Looking South

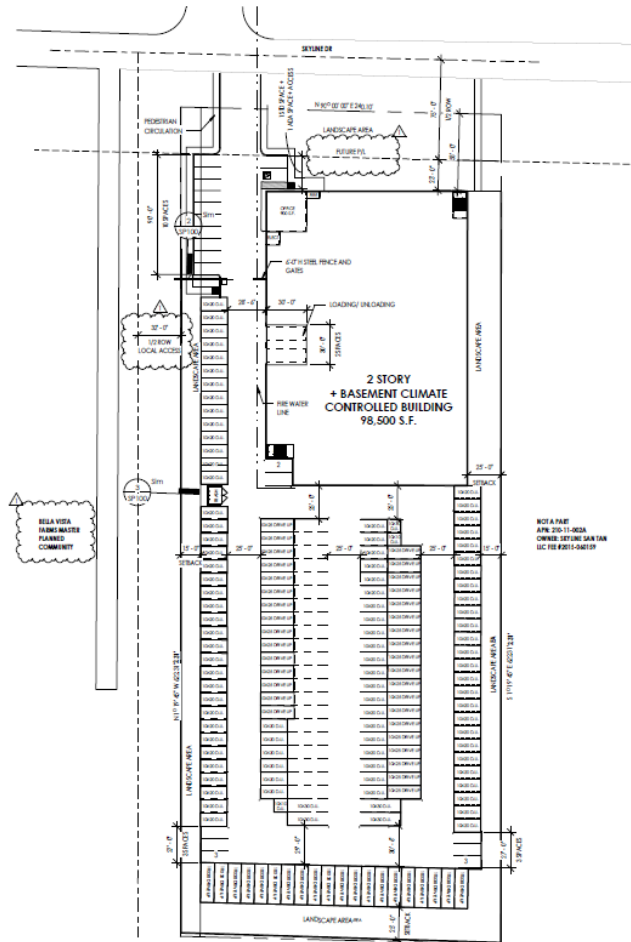


Looking North



SIGNS

Development Plan



Highlights

- Perimeter wall
- Fronts Skyline
- Central placement for RV/boats
- Landscaping proposed around project site
- Sufficient parking and loading areas

PnZ Recap

- Commission provided *favorable recommendation*
- Questions raised by the Commission
 - ▣ Difference in exterior design and individual storage units; exterior shown below/units to be metal



Image courtesy of
Greg Davis, IPlan Consulting

- ▣ Overnight stay for RVs; No, strictly for storage purposes
- ▣ Developer & storage facilities
 - El Dorado has done similar projects; and other commercial projects; priority in quality

Cont.

- Staff received 1 communication at PnZ (nothing further for BOS)
 - Communication regarded the development being designed with an enhanced appearance as it will be a first major commercial development; setting the standard
 - Staff engaged with inquirer over the phone
 - Applicant has provided landscape plans and visuals addressing design elements of the site

- Buffers and Landscaping Details
 - 18% open space
 - 25 ft wide buffers (N&S)
 - 15 ft wide buffers (E&W)
 - 25 feet at 2-story building
 - Side and rear to have box trees for screening
 - *Stipulation re: landscaping*

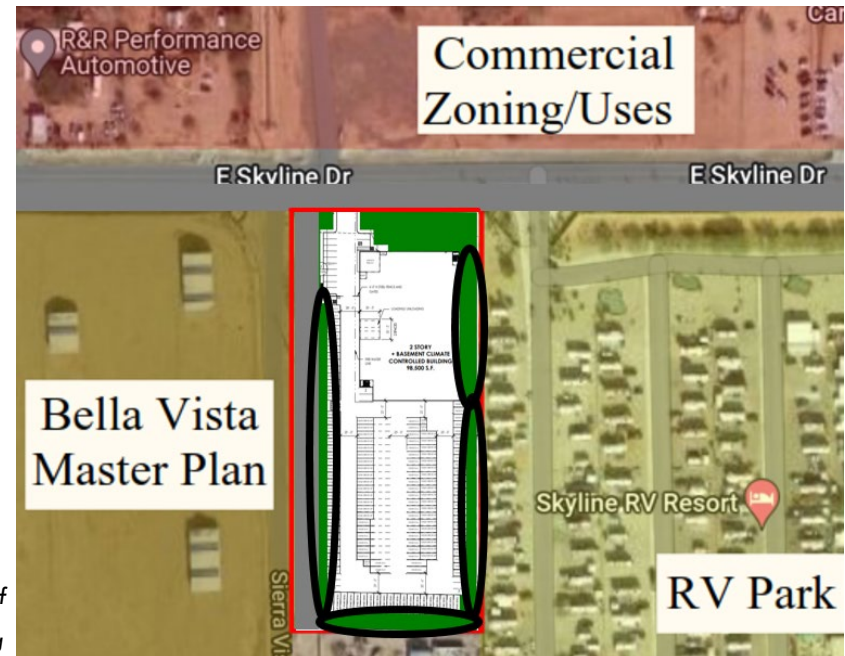


Exhibit Courtesy of
Greg Davis, Iplan Consulting

Items of Consideration

Comprehensive Plan consistency

- No minor/major amendment necessary
 - Suburban Neighborhood per San Tan Valley Special Area Plan
 - Zoning Compatibility

Appropriate proposed Zoning District (C-1 Neighborhood Commercial)

- Proposed use is permitted in this zoning district
- Meets intent of zoning district; limited commercial uses close to residential to meet localized needs; residential districts in proximity as well as commercial uses; complementary to area

Necessity of PAD

- Flexibility provision to specific development standards in an accompanied rezone
- Adjusted Standards:

Permitted Standards	Proposed Standards
3 acre for use	3.64 acre for use
Density (FAR) 0.35	Density (FAR) 0.83
1 story	2 story

Items of Consideration

- Proposal meets the intent of the STV-AP, complements the existing, surrounding development, and suitable for future use projections (Adjacent commercial & large residential project)
- Applicant has submitted all necessary documentation required of the Rezone w/PAD process.
- Outreach to County Divisions; No adverse impacts have been identified by County staff that would prevent the case from moving forward.
 - Preliminary TIS & Drainage Report have been provided; stipulated to cover that requirement at SPR.

Additional & Revised Stipulations



□ PZ-050-21

■ At PnZ = No stipulations

■ Request = Add general stip. regarding compliance to local, state, and federal laws and processes

■ *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. **ADDED***

Additional & Revised Stipulations

□ PZ-PD-050-21

■ At PnZ = 16 stipulations

■ Request = Revision to 2 and addition of 1; 17 total

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

Recommendation

- Staff Recommends **approval**.
- PZ-050-21 with 1 (one) stipulation
- PZ-PD-050-21 with 17 (seventeen) stipulations

Thank you!



□ Questions?... 😊