

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,

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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 5<sup>TH</sup> 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.