



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-052-23

BOARD OF SUPERVISORS

6/5/2024

Community Development Department

□ **Proposal:**

- **PZ-052-23 – PUBLIC HEARING/ACTION:** Dan Carless, Sr. – Coronado Development LLC, Agent/Applicant, IFIDA AZ Land Partners LLC, landowner, requesting approval to Rezone 22± acres from GR (General Rural) to I-3 (Industrial Zoning District), situated in a portion of Section 10, Township 06S, Range 05E, of the Gila and Salt River Base and Meridian, tax parcel 503-31-003B (legal on file), located east of North Bianco Road and south of West Cowtown Road in Pinal County.

▣ **Location:**

- East of North Bianco Road and south of West Cowtown Road in vicinity to Casa Grande in unincorporated Pinal County.

▣ **Landowner:**

- IFIDA AZ Land Partners LLC

▣ **Agent/Representative:**

- Dan Carless, Sr. – Coronado Development LLC
- David Maguire – Land Solutions Inc.

County Map



PINAL COUNTY

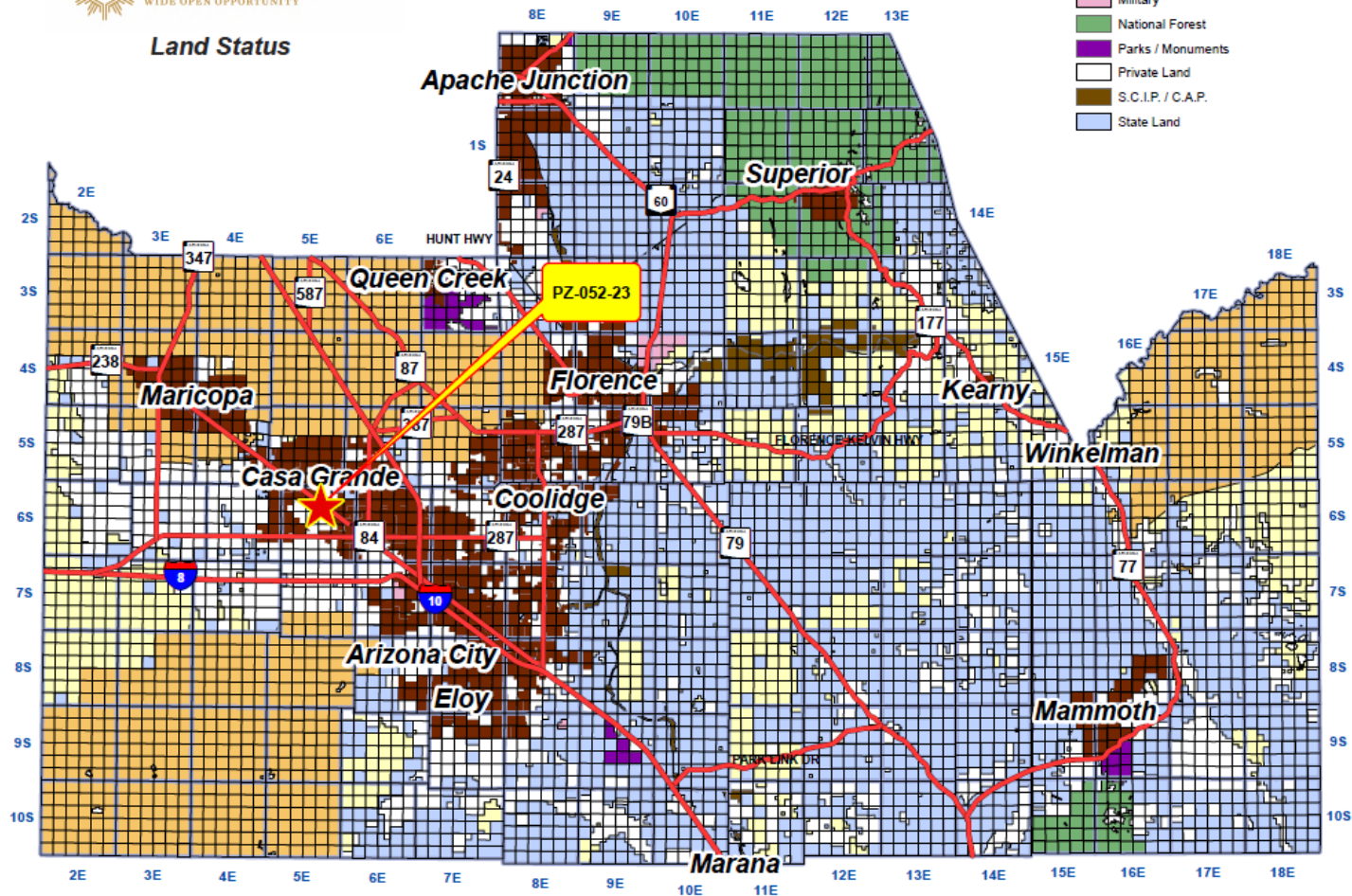
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Land Status



Legend

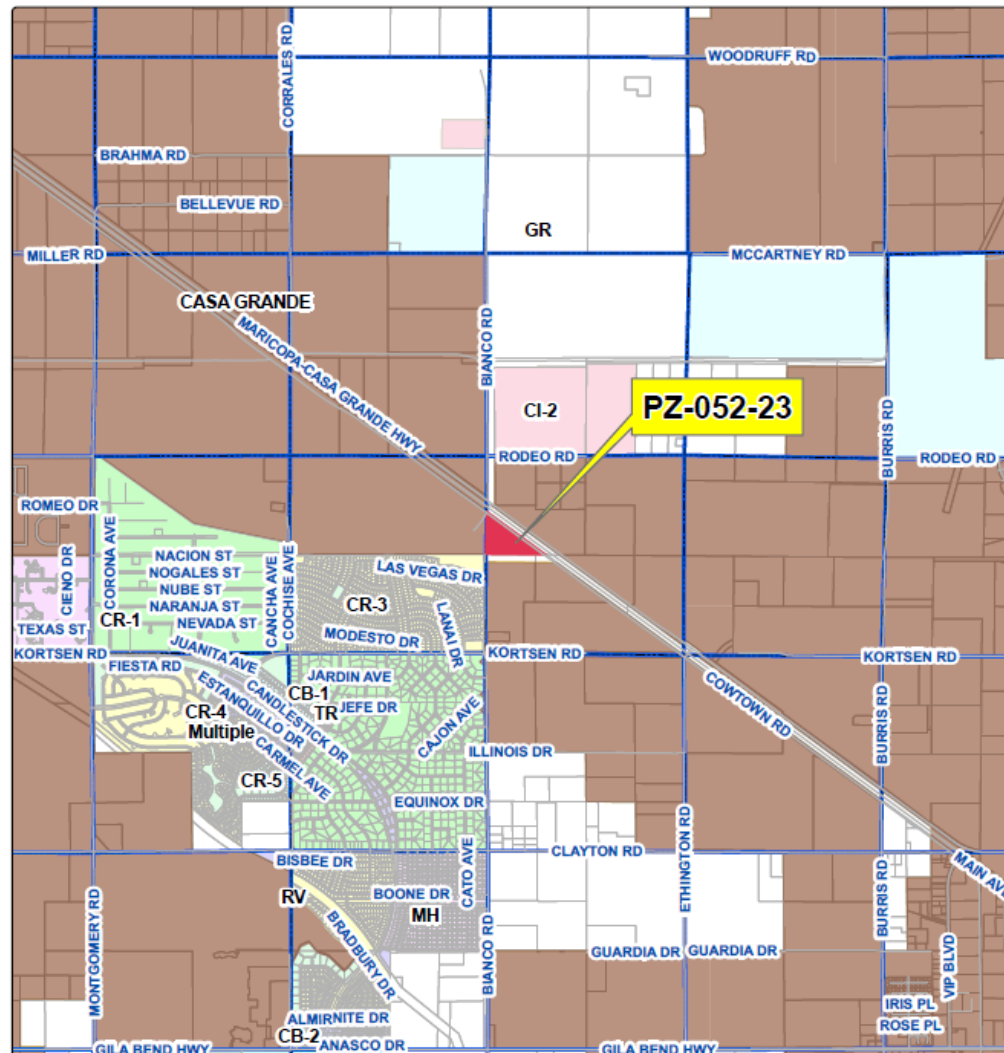
- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land

Vicinity Map



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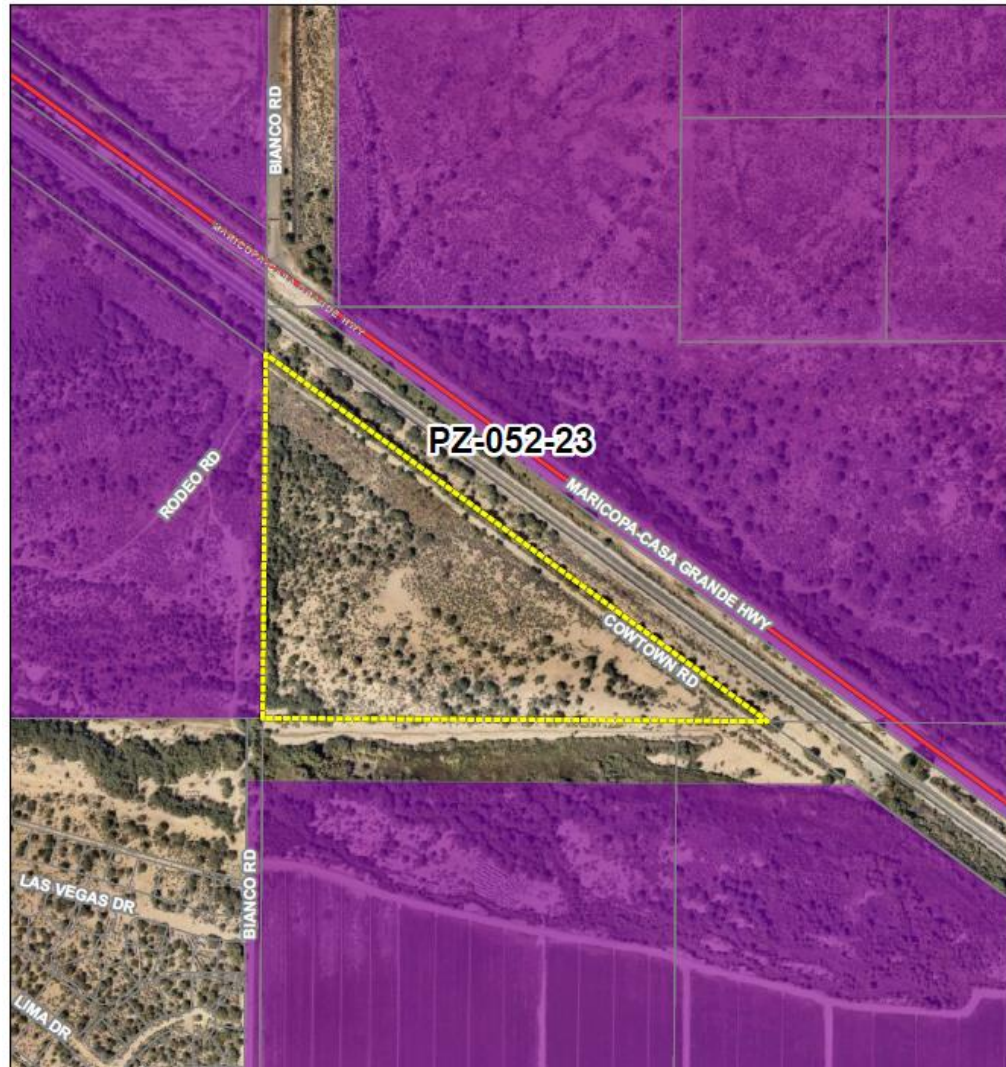


Aerial Map

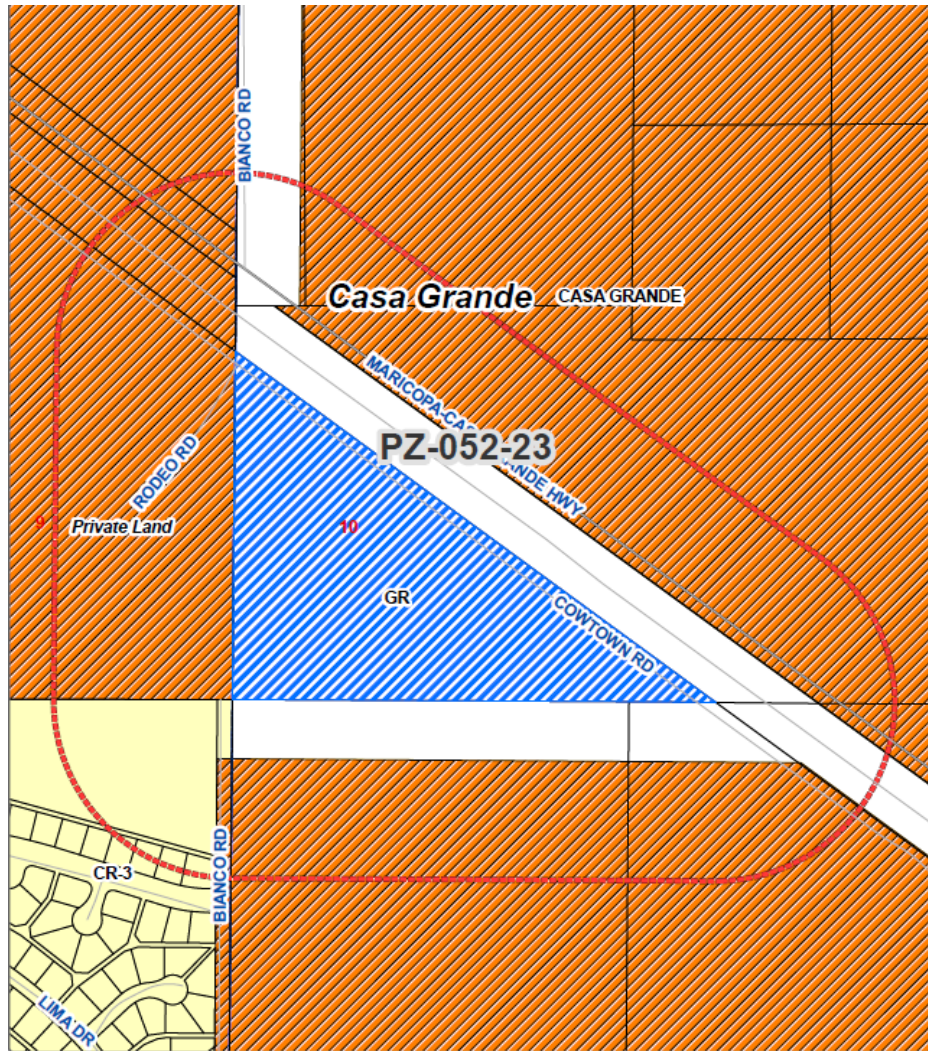


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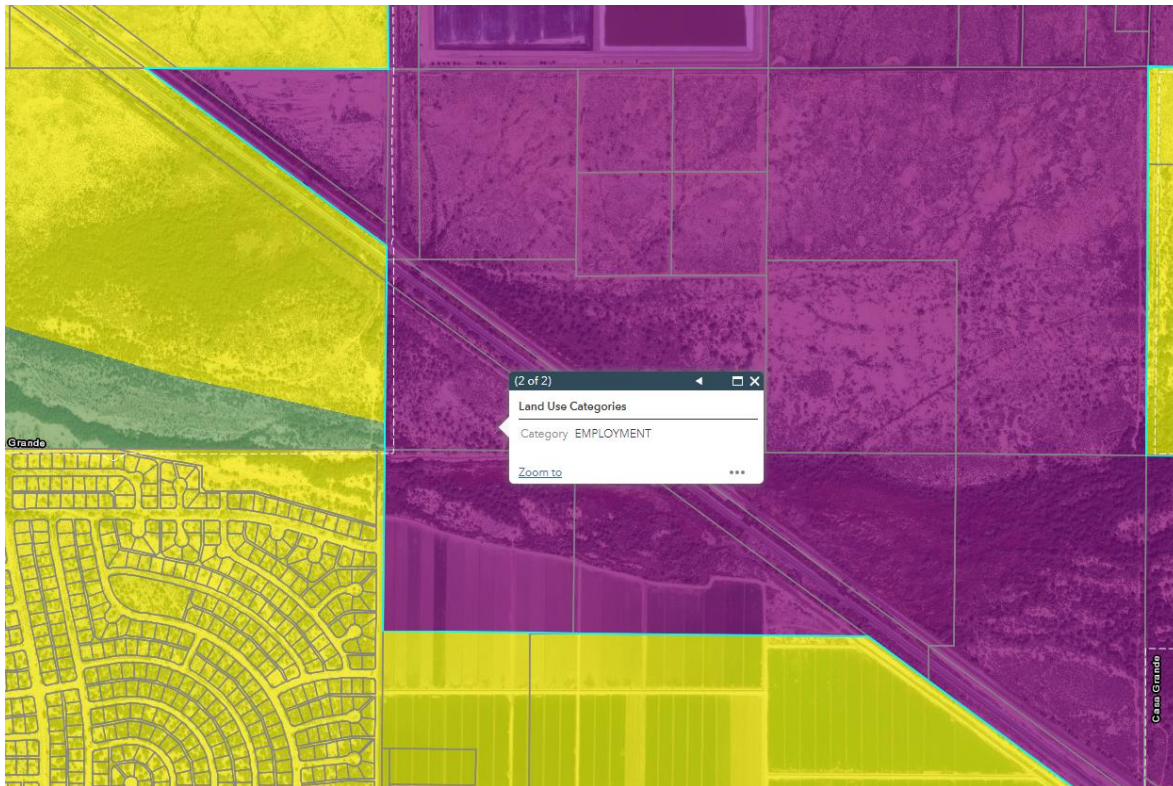
Zoning



Current Zoning:
General Rural
(GR)

**Proposed
Zoning:**
Industrial Zoning
District
(I-3)

Pinal County Comprehensive Plan



Employment:

0-1 dwelling units per acre for Single Family Residential

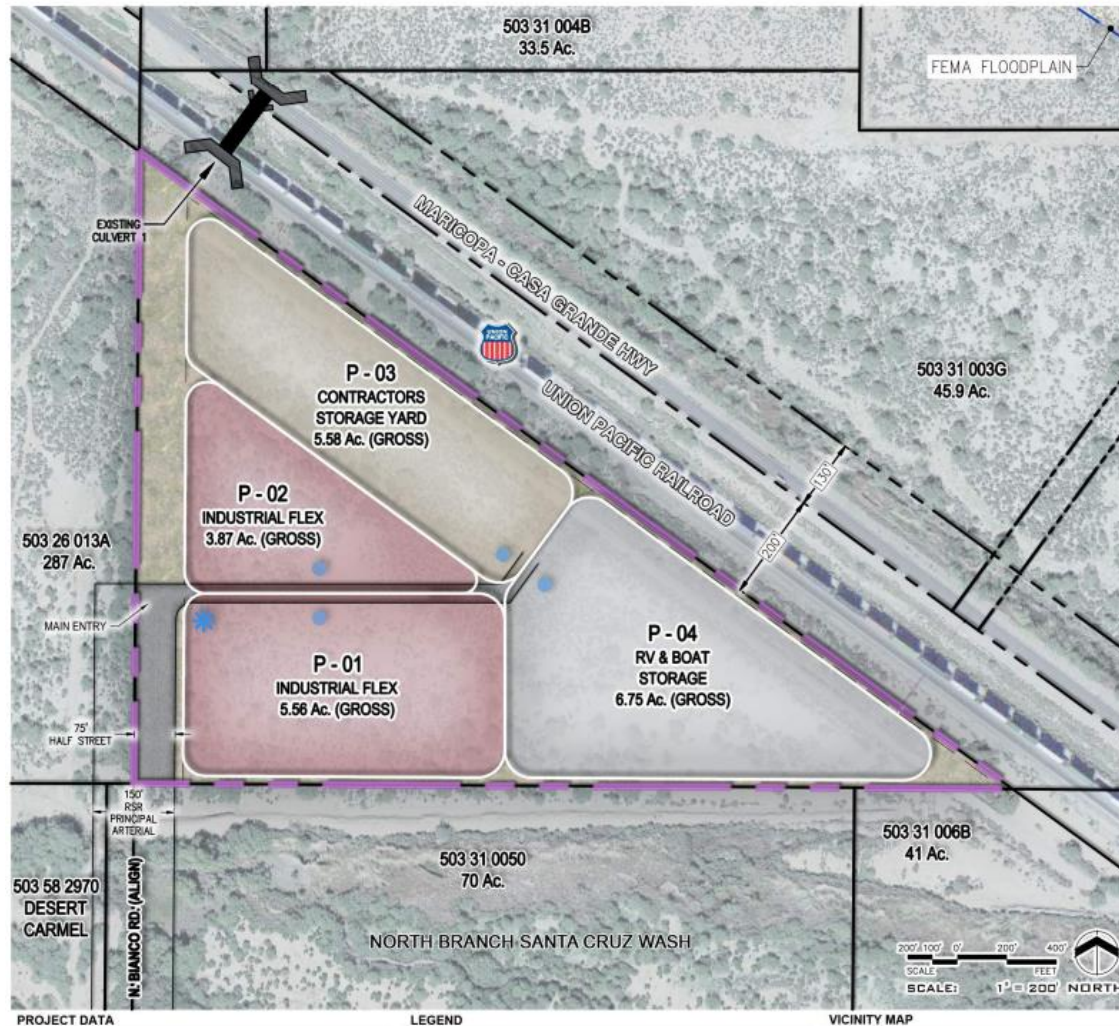
Commercial uses are allowed in service of rural residents. Maximum of 5 acres in size along collector or higher roadway classifications.

IFIDA Industrial Park



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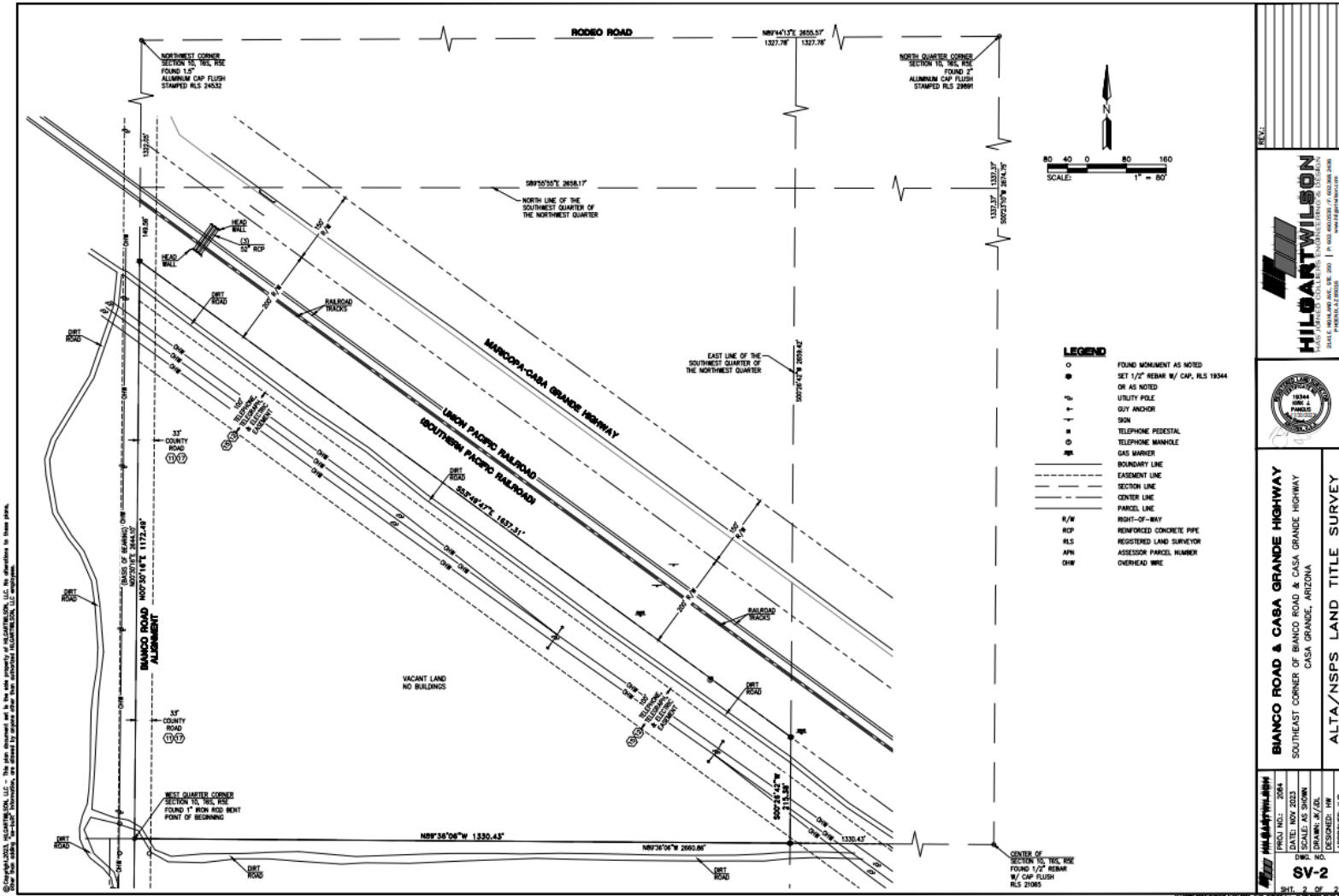


IFIDA Industrial Park



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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 Board Consideration:**

- The submitted applications for this land use request are for approval of a rezoning for the intent of future industrial development.
- If the applications are approved, the subject property will be rezoned from GR to I-3 and allow for Industrial development on 22± acres of land.
- The property has legal access and a functional preliminary circulation plan.
- The property has direct access to the union pacific railroad and the Maricopa-Casa Grande Highway.

□ **Items for Board Consideration:**

- Current Pinal County Comprehensive Plan Designation is Employment designation compatible with the proposed zoning change.
- The project lies in flood zone A.
- To date, staff has received no letters of opposition or support.

PZ-052-23

- ▣ Planning and Zoning Commission Recommendation:
 - April 18th, 2024
 - Approval (10-0):
 - PZ-052-23 (10 stipulations)

PZ-052-23

■ Approval:

PZ-052-23 (10 stipulations)

- 1. Approval of this zone change (PZ-052-23) shall 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. Bianco 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;

- 3. Half-street right-of-way dedication will be required for Bianco Road. The required minimum half street right-of-way dedication shall be in accordance with the City of Casa Grande's requirements and shall be no less than Fifty-Five Feet (55') for Bianco Road along the development's frontage;
- 4. 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;

- 5. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat or 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 TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;
- 6. A paved, all-weather, 28' wide public access road shall be provided to and from the development. Approval of adequate access by the County Engineer shall be a condition of approval of the Plat or Site Plan;

- 7. 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 Engineer;
- 8. All right-of-way dedication shall be free and unencumbered;
- 9. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and

- 10. Portions of the proposed development are located within a Special Flood Hazard Area as shown on FEMA's Flood Insurance Rate Maps. If any improvements and/or structures are placed within the Special Flood Hazard Area, then said improvements shall comply with the Pinal County Floodplain Ordinance and a Floodplain Use Permit will be required. A Floodplain Use Permit may be obtained prior to or during Site Plan review but shall be approved prior to the issuance of any building permits for work within the Special Flood Hazard Area.