

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

**ORDINANCE NO. 2024-PZ-052-23**

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING FOR A CERTAIN PROPERTY LOCATED EAST OF NORTH BIANCO ROAD AND SOUTH OF WEST COWTOWN RD IN THE UNINCORPORATED AREA OF CASA GRANDE (TAX PARCEL 503-31-003B), FROM GENERAL RURAL (GR) TO INDUSTRIAL ZONING DISTRICT (I-3) IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT **CASE NO. PZ-052-23**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION

WHEREAS, the Pinal County Board of Supervisors (the **“Board”**) is authorized pursuant to Arizona Revised Statutes § 11-814 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on January 5, 2024, the Pinal County Community Development Department (the **“Department”**) received an application from Coronado Development LLC, agent & applicant for IFIDA AZ Land Partners LLC, landowner, of property located east of N. Bianco Rd and south of W. Cowtown Rd in an unincorporated area of the Casa Grande in Pinal County (tax parcel: 503-31-003B), legally described in the attached **Exhibit “A”** (the **“Property”**), to rezone the Property from General Rural Zone (GR) to Industrial Zone (I-3) (**“Case No. PZ-052-23”**) and,

WHEREAS, on April 18, 2024, after completion of the necessary citizen review process, the Pinal County Planning and Zoning Commission (the **“Commission”**) held a public hearing on **Case No. PZ-052-23**, giving no less than 15-days’ notice by publication in a newspaper of general circulation in the Pinal County seat and by duly posting the area included in the proposed rezone; and,

WHEREAS, following the public hearing, the Commission voted 10-0 recommending APPROVAL of **Case No. PZ-052-23** to the Board **with 10 stipulations** as set forth in the attached **Exhibit “B”** (the **“Stipulations”**).

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[Continued on the next page.]

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NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

**Section 1:** The rezoning of the Property legally described in the attached **Exhibit "A"** from GR to I-3 is hereby approved subject to 10 Stipulations of Approval set forth in the attached **Exhibit "B"**.

**Section 2:** This Ordinance shall take effect 30 days after the date of its adoption.

**Section 3:** This Ordinance shall be published at least once in a newspaper of general circulation in the Pinal County seat after its adoption.

PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF JUNE, 2024, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

\_\_\_\_\_  
Chairman of the Board

ATTEST:

\_\_\_\_\_  
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy County Attorney

**EXHIBIT "A"**  
**TO**  
**ORDINANCE NO. 2024-PZ-052-23**

**LEGAL DESCRIPTION**  
**OF ZONING BOUNDARY FOR:**

APN/Parcel ID: 503-31-003B

That part of the Southwest quarter of the Northwest quarter and the East half of the Northwest quarter of Section 10, Township 6 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, which lies Southwesterly of the Southern Pacific Railroad.

**EXHIBIT “B”**  
**TO**  
**ORDINANCE NO. 2024-PZ-052-23**

**Stipulations of Approval**

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;

**EXHIBIT “B”**  
**TO**  
**ORDINANCE NO. 2024-PZ-052-23**

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.