

IUP-004-22:

ROLLING PLAINS CONSTRUCTION INDUSTRIAL USE PERMIT

Presentation for Pinal County Board of Supervisors by Community Development Department

IUP-004-22

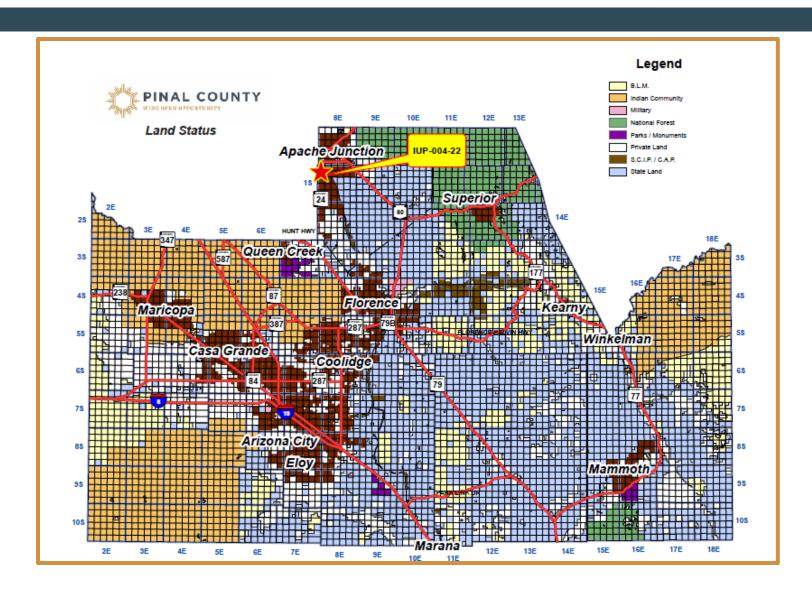


- Request: Pew & Lake, PLC (as applicant/agent) is seeking approval of an Industrial Use Permit for continued operation of an established materials processing and treatment facility; referred to as Rolling Plains.
- □ **Site Information:** ± 26.19 acres (7 parcels)
- Location: Located north of W. Guadalupe Road, between
 S. Warner Road & S. Pinal Drive, in an unincorporated area of Apache Junction.
- Owner/Applicant: Shippy's Properties, LLC (owner [authorization on file])

Pew & Lake, PLC (agent/applicant)

County Map

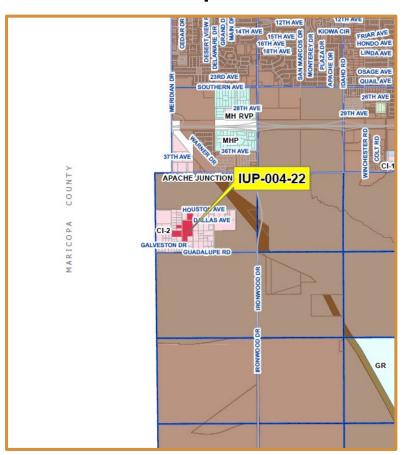




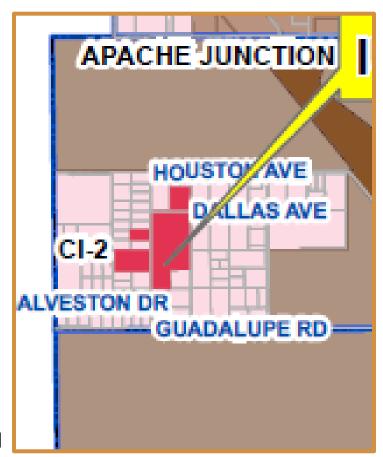
Zoning Context



Full Map

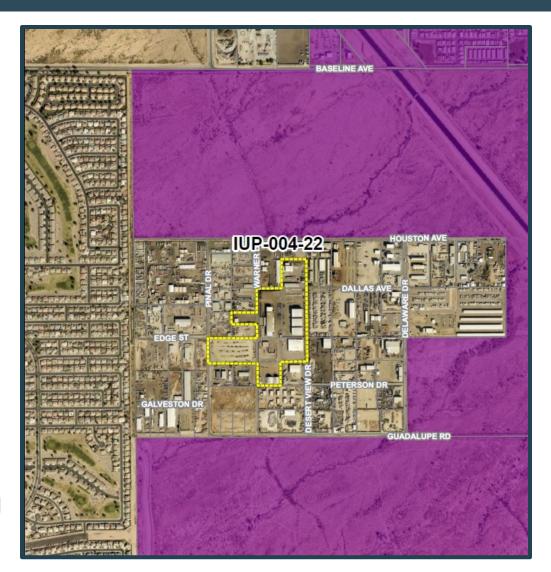


Zoomed In



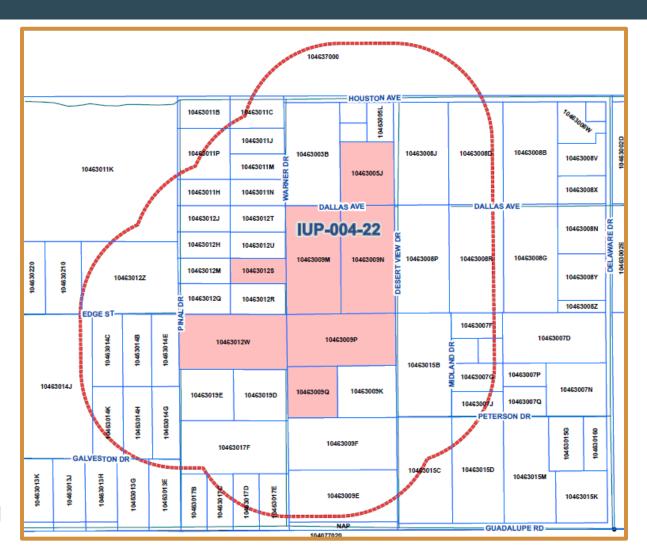
Area Map





Notice Area





Photos











Photos











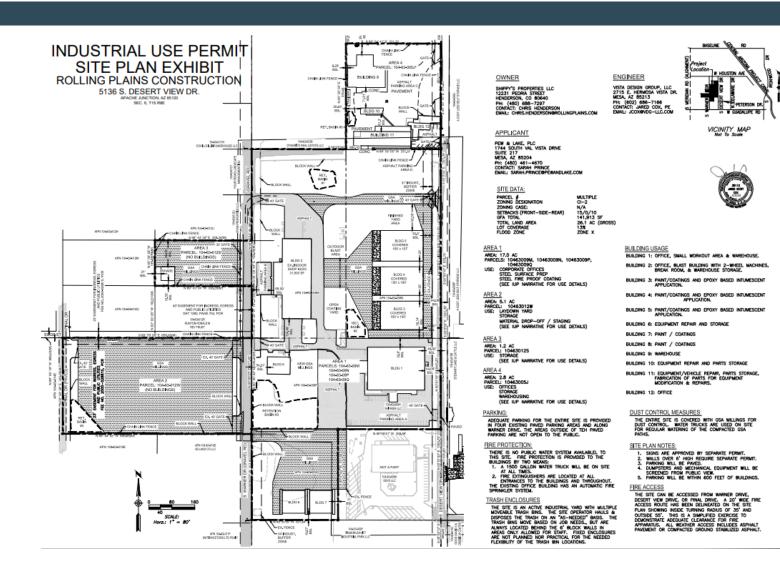
Site History



- CI-2 (Industrial Zone)
 - Through case PZ-C-043-81
- Long Existing Industrial Site
 - Prior to County introduction of SPR process
 - Rolling Plains introduced material laydown yard, resulting in a now dismissed Code Compliance case; Applicant taking appropriate steps
- □ Has approved SPR-032-20 for area of project site

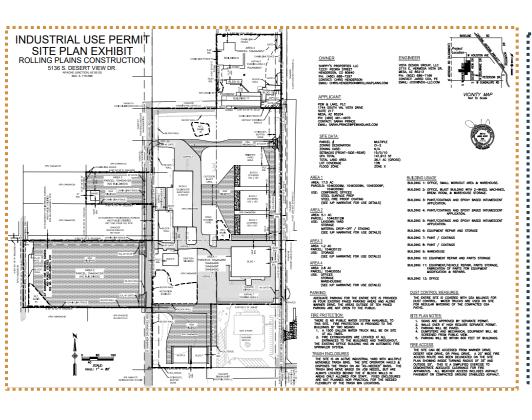
Site Plan





Site Plan - Highlights





Site inaccessible to general public

Parking: 4 paved parking areas

Adequate gate and fencing across site as a vehicular/pedestrian safety measure

Fire Protection: 1500 gallon water truck on site at all times / Extinguishers at building entrance and across site /Office buildings have auto sprinkler systems

Site Layout - Details





OVERALL OPERATIONS: Fireproofing of materials

Area 1 (4 parcels):

- -Main office; staff breakroom; parking area
- -Site equipment repair & storage
- -Prep and coating

Area 2 (1 parcel):

- -Laydown yard
- -Material drop-off, staging &, storage

Area 3 (1 parcel):

- -No buildings; shade structure
- -Area used for additional storage as needed

Area 4 (1 parcel):

- -Office space
- -Warehouse
- -Equipment repair and parts storage
- -Additional parking areas

PnZ Recap



- No additional discussion or questions were raised by the Commission.
- Staff has received 1 communication at PnZ; nothing further for BOS
 - Concern of adequate fire measures, resources, access
 - Some of those measures previously mentioned; water truck on site (kept full by onsite water well); extinguishers; fire sprinklers
 - Site is accessible from Desert View Drive, Warner Drive, and Pinal Drive (access gates are 32-40 feet wide; drive aisles within the site are sufficiently paved with 24 feet wide and adequate turning radii)
 - Stipulation provided and at SPR fire signature is required for approval
- Commission provided a favorable recommendation.

Items of Consideration



- Established, permitted use within the zoning district; Conforms to land use designation of *Employment*
- Applicant has submitted all necessary documentation required of an IUP, and has willingly worked with Staff to rectify CC issue
- Applicant has begun site plan review process for the additions
 - Applicant has approved site plan
- Impact on Quality of Life
 - No identified incompatible uses within the immediate area
 - Site centrally located, surrounded by other industrial uses
 - Impacts typical of this use type such as noise, lighting, environmental health, etc.
 have been stipulated for continued compliance
 - As so, the risk of reduction in quality of life is considered <u>low</u>

Items of Consideration



- 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; stipulations.
 - Air Quality permit on file

Thank you!



□ Questions?... ©