

# BOARD OF SUPERVISORS



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

8/7/24

**PZ-033-23, & PZ-PD-006-23  
GOLD N ACRES**

Community Development Department

# PZ-033-23 & PZ-PD-006-23

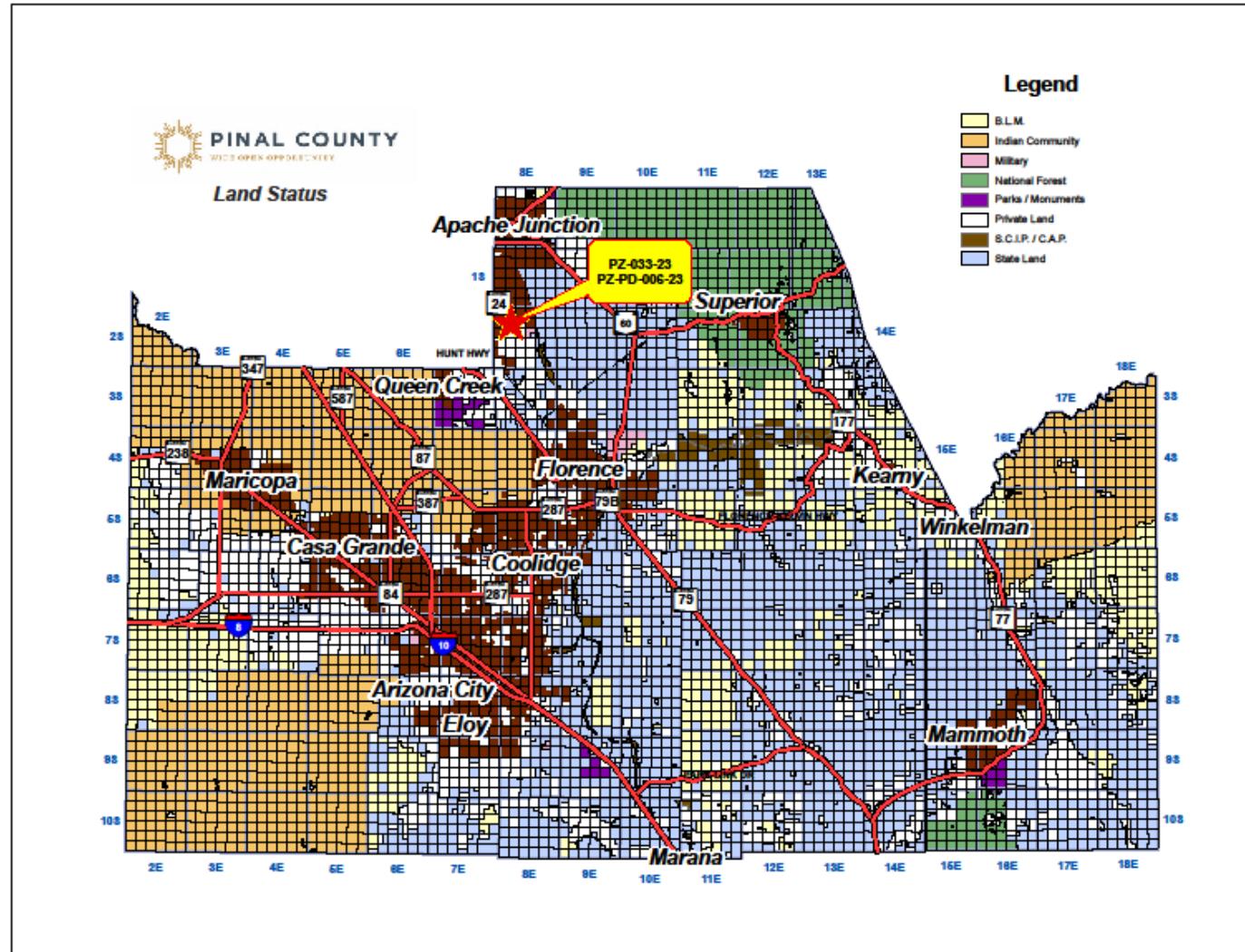


- **Proposal:**
  - Rezone from Manufactured Home Park (MHP) on 9.69± net acres (10.1 gross) to Park Model and Recreational Vehicle Park (PM/RVP-435) zoning district to allow for continued use of a park model and RV park.
  - Approval of a Planned Area Development (PAD) Overlay District on 9.69± acres, to allow for continued use of a park model and RV park under 10 acres.
- **Size:**
  - 9.69 ± acres
- **Location:**
  - Northeast of Ironwood and Ranch Road
  - Supervisor District 2 - Goodman
- **Owner/Applicant:**
  - Gold N Acres, LLC/Jon Gillespie c/o Rose Law Group.



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# Location Map

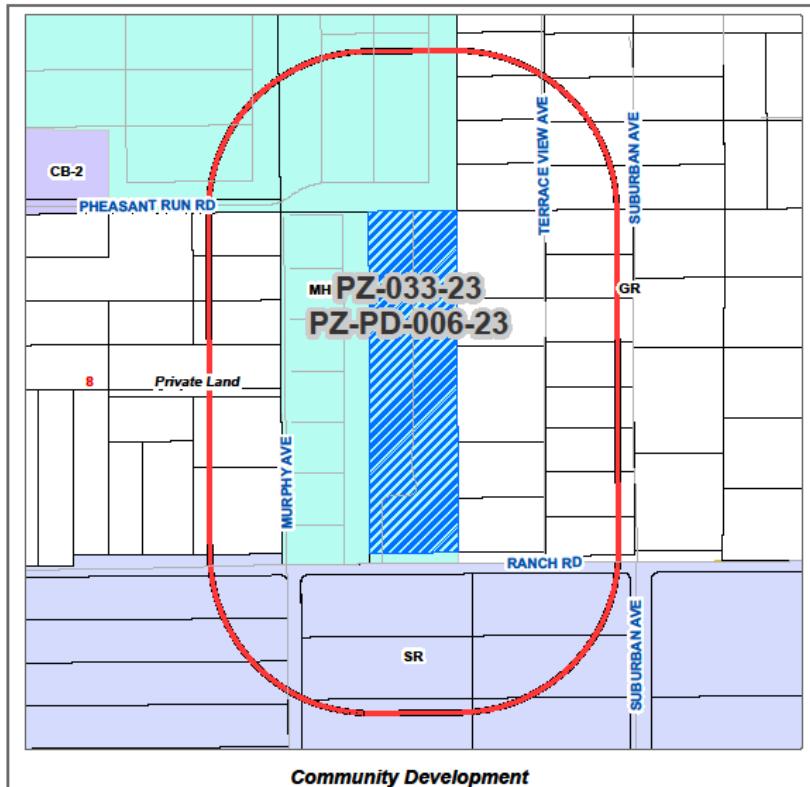


# Case Map



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PZ-033-23 PUBLIC HEARING/ACTION: Gold N Acres, LLC, landowner, Jon Gillespie c/o /Rose Law Group, applicant, requesting a rezoning of 9.68± acres from Manufactured Home Park (MHP) to Park Model and Recreational Vehicle Park (PMRVP-435) zoning district, to allow for the continued use of a park model and RV park, a portion of Section 8, Township 2 South, Range 10 East Pinal County, Arizona (legal on file) tax parcel 104-23-0990, located northeast of Ironwood Drive and Ranch Road, Pinal County.

### Current Zoning: MHP

### Requested Zoning: Rezone

Current Land Use: SAN TAN VALLEY SAF

# Aerial Map



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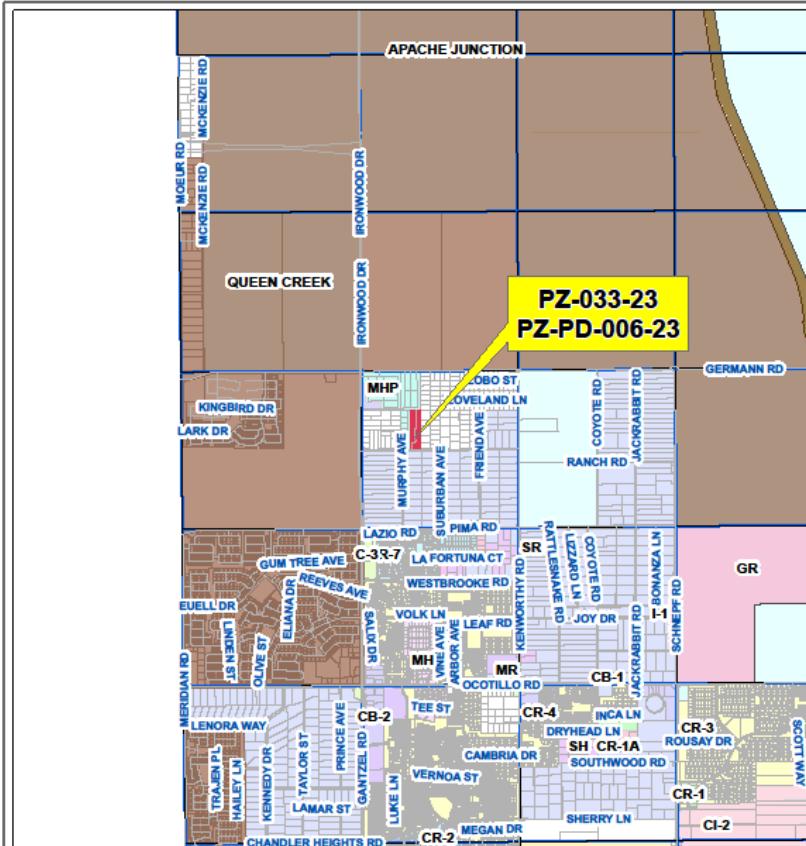
*Community Development*

# Vicinity Map



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## **Community Development**



## PINAL COUNTY A TIME OF GREAT OPPORTUNITY

**Legal Description:**  
A portion of Section 6, Township 2 South, Range 5 East  
County, Arizona (legal on file) tax parcel 104-23-0990, 1/4  
northeast of Ironwood Drive and Ranch Road, Pinal Co.

3

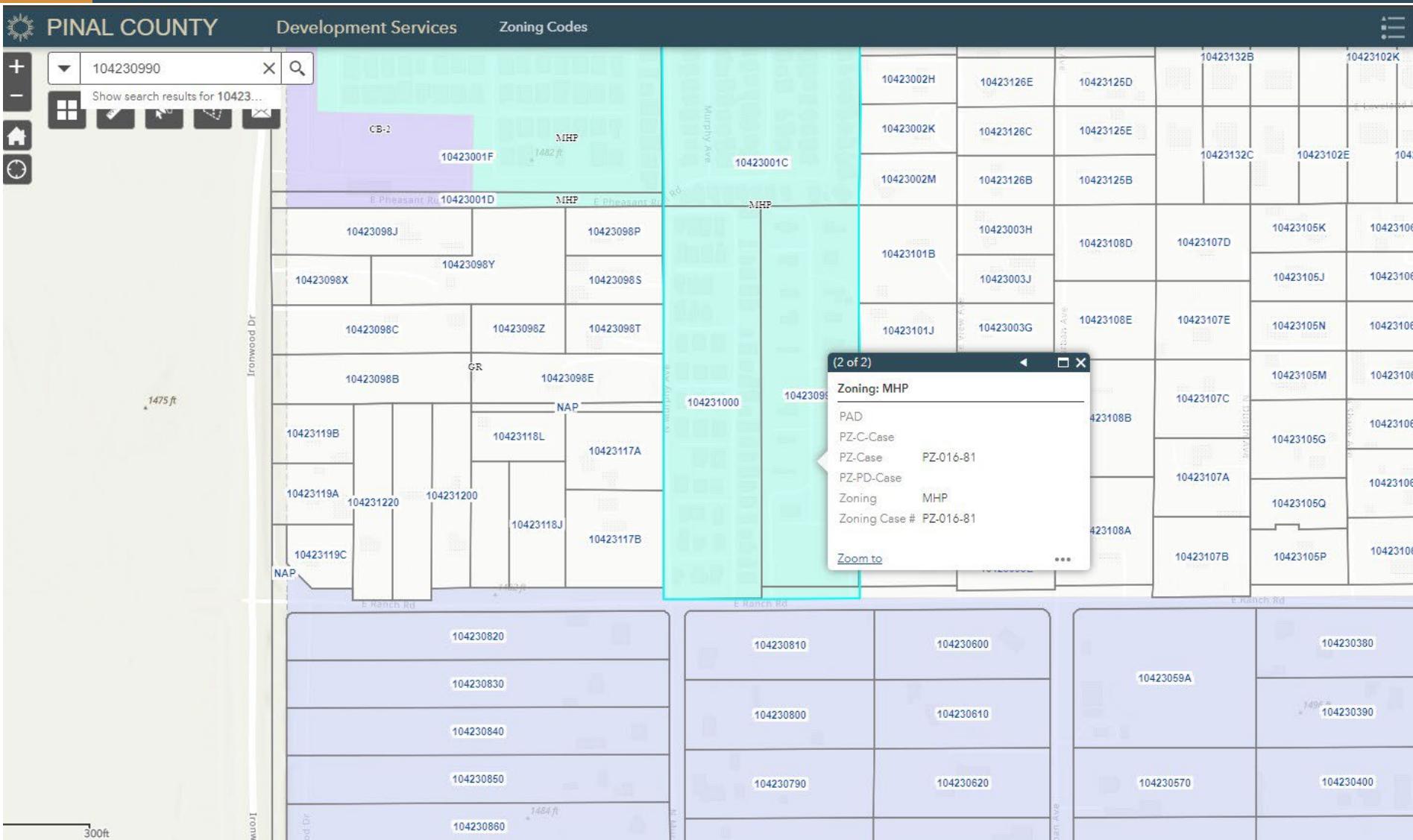
Owner/Applicant: GOLD N ACRES, LLC  
Crown By: GIS / IT / RWH Date: 03/26/2024  
Section: 08 Township: 02S Range: 08E  
Case Number: PZ-033-23 PZ-PD-006-23

# Zoning



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# San Tan Area Plan

PINAL COUNTY      Comprehensive Plan      Development Services

104230990      Show search results for 10423...

Suburban Neighborhood

1475ft

Ironwood Dr

300ft

Layer List

- Land Use Mining/Extraction
- Land Use Page-Trowbridge Landfill
- Land Use Transit Centers
- Butterfield Stage Corridor
- Copper Corridor
- High Capacity Corridors
- Land Use Interstate
- Potential Future High Capacity Corridor
- Land Use Rivers
- Land Use Roadways
- Land Use Topography
- Land Use Trails
- Land Use Transit
- Potential Passenger Rail
- Land Use Categories
- CSS Corridor
- Land Use Growth Areas
- Land Use Open Space
- Land Use Superstition Vista Planning Area
- San Tan Valley Special Area Plan

(2 of 3)

San Tan Valley Special Area Plan

Use Suburban Neighborhood

Zoom to      ...

# Conceptual Plan



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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 of Consideration

- The site was permitted as a Mobile/Manufactured Home Park in 1985 and has existed as such since.
- The rezoning is intended to upgrade and modernize the facility.
- The PAD is being requested due the park being just under 10 acres in net area.
- Staff has not received items of opposition at the time the staff report was written.
- Similar uses exist adjacent to the site.

# PZ-033-23, & PZ-PD-006-23



- Planning and Zoning Commission Recommendation for Approval PZ-033-23
  - 1 Stipulation:

Approval of this zone change (PZ-033-23) 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.

# PZ-033-23 & PZ-PD-006-23

- Planning and Zoning Commission Recommendation for Approval PZ-PD-006-23
  - 9 Stipulations