Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: NOVEMBER 20, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-013-24 & PZ-PD-007-24 (AL RAHMA MUSLIM CEMETERY)**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

SUPERVISOR DISTRICT: 1 CAVANAUGH

Executive Summary:

Request Overview:

This document outlines a proposal related to the Islamic Community Center of Tempe, landowner, Omar Abdallah, applicant, requesting to rezone, and a Planned Area Development to allow for development standards for the continued location of and expansion of a cemetery.

If This Request is Approved by the Board:

The applicant will apply for a site plan application and applicable permits under the new development and design standards.

Recommendations:

The Planning and Zoning Commission voted 8-0 to recommend approval of PZ-013-24 with one stipulation based upon the record as presented. The Planning and Zoning Commission voted 8-0, to recommend approval of PZ-PD-007-24 with ten stipulations based upon the record as presented.

LEGAL DESCRIPTION: A portion of Section 18, Township 4 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

1. **PZ-013-24 – PUBLIC HEARING/ACTION:** Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting a rezoning of 9.54± acres from Suburban Ranch (SR) and 15.2± acres from General Rural Zoning District (GR) to RU-1.25 Rural Zoning District to allow for the continued location and expansion of a cemetery, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A – legals on file – situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.

2. **PZ-PD-007-24 – PUBLIC HEARING/ACTION:** Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting approval of a Planned Area Development (PAD) Overlay District; to allow for developments standards on ±24.74 acres to allow deviations from the RU-1.25 development standards, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A – legals on file – situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.

Items for Consideration:

- Available records show that while there have been code enforcement cases related to the existing cemetery, the cases primarily relate to temporary permits and special use permits having expired. The cemetery appears to be well maintained and considering this, the proposed provides a path to bring the current cemetery, as well as future expansion areas into compliance with current standards.
- The cemetery has been in existence for over 30 years and provides a unique service to members of the community.
- One item of opposition was received by staff and 56 items of support were received.

FINDINGS/SITE DATA:

History:

The subject property in its entirety is 24.74± acres. The existing cemetery has been in existence for over 30 years. Available records indicate the zoning for the existing portion of the subject site was changed from General Rural (GR) to Suburban Ranch (SR) on April 2, 1990 via case PZ-C-008-09 to allow a then proposed cemetery. At the time, the only zoning classifications that would allow a private cemetery use were SR and Suburban Homesite (SH). Available digital records show a number of permits and code enforcement complaints from 2015 to 2020. Application materials for related PZ-003-21 and PZ-PD-002-21 were initially submitted on February 10, 2021. Due to the applicant changing law firms after submitting the initial applications and other complications, it was agreed that it would be best to void the older applications and file new cleaner applications. Materials for PZ-013-24 and PZ-PD-007-24 were submitted on June 12, 2024.

COMMISSION RECOMMENDATION: (PZ-013-24) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of **(PZ-013-24)** based upon the record as presented, with 1 stipulation.

1. *Approval of this zone change (PZ-013-24) 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.*

COMMISSION RECOMMENDATION (PZ-PD-007-24): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of (PZ-PD-007-24) based upon the record as presented, with the 10 stipulations included in the staff report.

1. The stipulations enumerated herein pertain to the area described in case PZ-013-24 & PZ-PD-007-24;
2. Approval of this PAD (PZ-PD-007-24) 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;
3. Al Rahma Muslim Cemetery Planned Area Development (PAD) Overlay District (PZ-PD-007-24) is to be developed as shown by the conceptual site plan/development plan dated July 22, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. 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-013-24;
5. 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;
6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

8. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer; and
9. The Al Rahma Muslim Cemetery development shall comply with all current codes, regulations, and County requirements, as confirmed through the site plan approval process. Said codes etc. shall supersede any deficiencies as stated in materials provided by the applicant.
10. Parcels 510-07-013A, 510-07-0190, and 510-07-0200 shall be combined through the Planning Division's Minor Land Division/Lot Combination process prior to site plan approval.

Date Prepared: 10/23/2024 GB
Revised:

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Special Session for Continued Hearing
9:00 a.m.
Thursday, October 3, 2024
Pinal County Administrative Complex
Emergency Operations Center
301 East 11th Street, Florence, Arizona

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

MENNENGA: …Thursday, October 3, 2024 at 9:10. First order is roll call.

BILLINGSLEY: Yes sir. Commissioner Pranzo.

PRANZO: Present.

BILLINGSLEY: Commissioner Mooney.

MOONEY: Present.

BILLINGSLEY: Commissioner Davila. Commissioner Schnepf.

SCHNEPF: Here.

BILLINGSLEY: Commissioner Lizarraga.

LIZARRAGA: Here.

BILLINGSLEY: Commissioner Keller. Commissioner Hartman.

HARTMAN: Here.

BILLINGSLEY: Commissioner Del Cotto.

DEL COTTO: Here.

BILLINGSLEY: Vice Chair Klob.

KLOB: Here.

BILLINGSLEY: Chairman Mennenga.

MENNENGA: Here.

BILLINGSLEY: Do we have anybody online?

HARTMAN: Just me, it looks like.

BILLINGSLEY: It was muted?

??: Mic was not on.

BILLINGSLEY: But Mr. Hartman, can you confirm that

you're in attendance?

HARTMAN: Yes, can you hear me?

MENNENGA: Think we got a quorum.

BILLINGSLEY: We do have a quorum.

HARTMAN: I'm here.

MENNENGA: All right, we'll check back with Brian. Planning Manager Report.

BILLINGSLEY: Yes sir. We had something occur last week that typically doesn't happen, and that's an 8.5 hour meeting, and we ended up not completing the agenda. Just for recordkeeping purposes, the Planning and Zoning Commission did not adjourn from that meeting, so those items carry forward to today, which was a regularly scheduled work session. So as you'll see on your agenda, we have a special session before the work session to handle those new business items that were not completed at last week's meeting; however, they're seen in the record as still part of that meeting because we did not adjourn from that meeting. So today, after we complete those items, we'll then adjourn from the special meeting and then we will reconvene as part of the work session. The other update I have for today is with respect – today is work session number 8 on the zoning code update. Our next meetings will be November 14th, which will be a work session, December 5th, which will be a work session, and ultimately our plan is to bring the public-ready zoning code document to the Planning and

KLOB: To kind of tie onto that. Your presentation says 85 foot, one of the details shows - I think it's a little grainy - I believe it shows 115 feet.

KENNEDY: Under the original application, it was a higher height. That is a mistake on my part, I missed changing that in this updated combined. So I apologize for that.

KLOB: So what we're approving today would be an 85.

KENNEDY: Yes sir. What you see on the screen right now, 85 foot mono-elm would be if you would approve that. That's the application.

KLOB: And is that updated in the staff report?

ROBERTS: It is.

KLOB: Very good. Thank you.

KENNEDY: Sorry about that one.

MENNENGA: Anyone else?

MOONEY: I do have an additional question, if I may.

MENNENGA: Sure.

MOONEY: This is just personal. Is this open to all carriers, phone carriers?

KENNEDY: Yes, ma'am. It is designed to accommodate multiple tenants on the tower.

MOONEY: Okay, thank you. That's it, thank you.

MENNENGA: Anyone else? Okay, thank you, sir. We appreciate your presentation, and great analogy, but you are

way above our pay grade. All right, public hearing. Open the public hearing portion on case SUP-008-24, anyone to speak to this item? (Inaudible), we will close the public hearing portion of case SUP-008-24 and bring it back to the Commission.

SCHNEPF: Chairman Mennenga, I have a question for staff pertaining to the CMU block wall, is that by agreement or by code, that eight foot?

ROBERTS: That's by code.

SCHNEPF: Okay.

MOONEY: Chairman, if I may?

MENNENGA: Yes.

MOONEY: I move the Pinal County Planning and Zoning Commission approve case SUP-008-24, with the 13 stipulations as listed in the staff report.

MENNENGA: Second?

KLOB: Second.

MENNENGA: Second. Questions? Call for the vote, everyone in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed? None opposed. Thank you.

KENNEDY: Thank you.

MENNENGA: Okay. Gosh, I kind of like this, we're moving right along. Next case is PZ-013-24, and who's presenting that? Mr. – please proceed, staff.

BAK: Good morning Mr. Chair, Commissioners. So this is PZ-013-24 and PZ-PD-007-24, Al-Rahma Muslim Cemetery. So this is a rezoning request and planned area development to allow for the development standards for the continued location and expansion of a cemetery site, which is 24.74 acres. This is located northwest of Rahma Street and Arizona 238. Islamic Community Center of Tempe is the owner, Omar Abdallah is the applicant and he's here with us today. So this shows you the general location. This is the case map here showing you the totality of the overall site with the current existing and the expansion area. This shows you an aerial photo, and you can see in the in the middle of that is the bulk of the existing facility. This is the site plan showing the existing there in the upper middle portion, and then the expansion to the east and to the west. So this is looking north from near the site. Looking to the south, across the road. To the east and to the west. So the items for the Commission's consideration. The cemetery appears to be well maintained and considering this, the proposed provides a path to bring the current cemetery as well as future expansion into compliance with current standards. It's in a remote location that typically generates a little additional traffic. It's been in existence for over 30 years, and it's a unique service to the members of the community as it's the only, I believe, in the State. 56 letters of support and one item of opposition were received by

staff. Staff has no recommendation. And then with the first case there, the rezoning, one stipulation is related to that; 10 stipulations are related to PAD. And your handout here, I should note there was one slight change to one of the stipulations, and so the one that has this, that's the old version. So the new version has a slight change to one of the stipulations here, and that's related to stipulation number 3, instead of June 10th it should be July 22nd. So just to clarify, there was a revised staff report, or I mean a revised site plan there that was produced, and so just for your clarification there. And staff would be happy to entertain any questions the Commission may have.

MENNENGA: Questions? Commissioner Schnepf.

SCHNEPF: The opposition was due to a – the zoning, is that what you said? The one opposition?

BAK: Well, I think it was overall for both cases, but what it related to was the traffic, apparently, and some people throwing things out the windows and whatnot, they were maintaining that, and speeding. And so that's hard to determine if that's even related, so -

MENNENGA: Commissioner Klob.

KLOB: I also need to disclose - and I should have done it before you started, Glenn, I apologize – my notes are on my other side of sheets. The applicant did reach out to me, but as an ex parte communication, and I informed him

immediately that I wasn't allowed to talk to him about the project. Nothing of the project was discussed and I don't think it's going to impartial my vote one way or the other.

MENNENGA: No, I should have asked.

BAK: Thank you for that.

KLOB: Thank you.

MENNENGA: Any other questions? And applicant, please. Have you signed in?

ABDALLAH: No, right here?

MENNENGA: Take a minute, sign in, and then give us your name and address.

ABDALLAH: Good morning Commissioners, my name's Omar Abdallah, I'm an attorney representing the Islamic Community Center of Tempe. My address is 9450 North 94th Street in Scottsdale. I do have a presentation. Honored to be part of the record-breaking agenda.

MENNENGA: Sure.

ABDALLAH: We were here last week, I'm grateful to Glenn, he gave us a heads up last week that it was gonna be long, so we came a little bit later. In any case, I want to start by thanking staff, Glenn, Gilbert, Valerie, Brent, everyone we worked with has been really great to work with on this process. Really appreciate their advice. So, as you know, this is an existing cemetery. It's been operating since 1990, which is when it was approved. The cemetery serves the

Pinal and Maricopa County Muslim communities, which are growing rapidly, and we expect that trend to continue. It's managed by a nonprofit, my clients, the Islamic Community Center of Tempe (ICC), and they manage it on behalf of the Valley's 125,000 plus Muslims and the 35 plus mosques. I believe the closest mosque to the cemetery is the Masjid Bilal Ibn Rabah, which is about ten minutes away in Maricopa. This is the only Muslim cemetery following Islamic burial obligations, and what that essentially means is the bodies are washed offsite. They're brought to the cemetery. There are some prayers that are made and then they're buried in a specific direction. That's the basics, but there are some additional details. And so this request helps the community plan for the future. The existing cemetery, which you can see in the center there, is about ten acres. The property to the east was acquired by ICC in 2011, it's also ten acres. And then the property to the west, also in orange, is five acres, and that was acquired sometime within the last decade. Those are the areas for expansion. So it's a pretty straightforward request. The existing cemetery is zoned SR. The SR district is an old zoning district, it doesn't work for the proposed new use anymore. And so in our initial meetings with staff, they advised us to just rezone the entire property together as part of a unified project, and we thought that was a really good idea, and so that's what we're proposing here, which is

to rezone both the existing cemetery and the adjacent parcels, which are SR and GR, all to RU-1.25/PAD. And that will allow the future expansion, but it will also give the project a uniform zoning code as a single project. So you can see here, RU-1.25/PAD is what we're requesting, and as part of this request, the existing cemetery there in the center is not actually proposed to have any new developments at all. So it'll continue operating as it has been for the last few decades. The adjacent parcels are part of later phased developments. Now, of course as part of this process we went through the neighborhood outreach process as required by the County. We – it - during that process, we have to two adjacent neighbors there in the green that support this project. We also received more than 50 letters in support of this project from Pinal County residents. There is a neighbor who had some concerns about traffic and dust. We first heard about that a few years ago, and so ICC immediately took action and submitted a request with ADOT to install a paved deceleration lane along the highway entering onto Rahma Street. And so that was approved. And ICC, at their expense - it cost about $100,000 - installed that deceleration lane. And then more recently, ICC worked with the County to help facilitate the paving of the rest of Rahma Street. And obviously that's been completed, and it is a big, big improvement for the entire community in this area. There were

some, Glenn mentioned there were some comments from a neighbor about trash and traffic and whatnot. We think, you know - we saw – we've been - we go there often and so Hassan on our team was there a couple of weeks ago. The trash that you see out there is the typical kind of trash that you see coming up from the highway or whatever. I mean, there's a picture of a box of ice cream cones kind of off to the side, I don't think any of our guests are bringing ice cream with them to the cemetery and dumping the trash off the side of the road. Also, if you look at the aerial imagery of just north of where the cemetery is, it's all, or it's mostly federal lands, and so you can see that there are a lot of tire marks going out into the desert, and so we think people are probably driving up this road to go further off-roading or whatever it is, whether it's permitted or not, we don't know, but I mean it has nothing to do with this use. So, you know, as I mentioned, this request allows for future planning, for preparation for the future, and so we kind of have a phased approach here. As part of Phase 1, we're not going to see any physical changes, really. The existing cemetery, no new development, it's going to keep operating as-is. However, as requested by staff, we will be combining the lots that are outlined in green here. Those are three parcels, so they will do the lot combination process. In Phase 2, we have the east ten acres. We'll go through the site planning process with staff to develop that site in the

future. We expect it to generally mirror the existing cemetery, except it'll be according to code. And then Phase 3, the west five acres, same process. We'll follow the site planning, we'll work with staff on best way to do that. These are just some pictures of what the cemetery looks like today, you can see it's a very low intensity, serene kind of use. And that's about it. So if this is approved, then it'll allow the continued operation of this cemetery that's been operating here in the County for 35 years now, almost. It helps plan for future growth of Pinal County and surrounding communities that use the cemetery. It's supported by the neighboring land owners, as you saw, and it promotes, you know, this low intensity and minimal impact kind of use. And as you saw, you know, road improvements were already completed, which help alleviate some of the earlier concerns we heard. Thank you, and I'll be happy to take any questions you have.

MENNENGA: Thank you. Questions? Commissioner Schnepf.

SCHNEPF: It looks nice, what you've done there, so appreciate that. Does your client have any issues, concerns with the 10 stipulations?

ABDALLAH: Chairman, Vice Chair, Commissioner, we don't have any concerns with the stipulations.

SCHNEPF: Thank you.

MENNENGA: Commissioner Klob.

KLOB: Through the Chair, thank you. Thank you for your presentation. I think it's a great site and it's a site that is needed in a lot of ways. The question I have is, is Rahma Road going to continue to the north? And you said there was federal land, so is that an access point and/or will there be any development north of there?

ABDALLAH: So Rahma Road's a County Road, and then just north, I believe it's actually split. Half of it is federal land and half of it's private lands - I forget which site is which – so, I mean, we don't have any - we've never heard from either party. I don't know if there are any plans at all. I think there's like a barricade.

??: Had the (inaudible) sign in it.

ABDALLAH: Yeah, there's a dead end. It dead ends there. Yeah.

KLOB: Okay.

??: (Inaudible).

KLOB: And I guess I kind of go back to the staff, I mean is there any concerns with that road and/or could they block it off at some point if they –

BILLINGSLEY: The reason that there's a dead end sign is - to the north, is the Gila River Indian Community. As you know, can't have any access onto the community.

KLOB: That answers a lot of questions there. Are you going to - I didn't notice any fencing. I did notice, you

know, you're going to have landscape of some type. It's not really spelled out in your drawings, you know, something to keep, you know, protect, you know, the sanctity of the site, but also keeping, you know, kid - wandering kids out or whatever.

ABDALLAH: I think it's probably just a little hard to see in the pictures, but there is a six foot chain link fence around the perimeter, and then there's also the landscape buffer.

??: (Inaudible).

??: It's six foot, right?

??: Yeah, six foot.

??: (Inaudible) landscape buffer (inaudible).

KLOB: And the last question is actually for staff. Looking at their site plan - and I know this will actually occur during site planning - looks like they only have a few parking spaces. I know in the letter of opposition there was a concern about traffic and parking, I just want to make sure that that's all adequately addressed.

BILLINGSLEY: You're absolutely right that more specifics for the Phase 2 will go through the site plan process. This applicant has been excellent to work with. We've talked a number of times and they've come to agreement with us and done exactly what we asked. What's not indicative on the site plan is the additional parking that they've

provided from when the original cemetery was constructed. So if you see the polygon that's in the middle, it actually has parking all the way around it, and then they have a couple of outbuildings that are adjacent there that have parking. And then there's parking along all Al-Rahma Street as well, to meet the County parking requirements.

KLOB: Very good. Thank you.

MENNENGA: Anyone else? Commissioner –

DEL COTTO: Chair, thank you. One comment in regards to the trash. We certainly know living in Maricopa the number of trash trucks, semis that go down 238 are almost - I have no idea how many there are a day, but I would suggest it's hundreds a day. So trash, obviously, on the way to the dump doesn't always get there. So that would be a good explanation in regards to where the trash is coming from. One other question or two, I was just wondering how many plats that you currently have, and maybe how many plats that are full. And where do you see your growth? Where do you see number-wise? Do you have any projections or anything like that in regards to ultimately how large or how many people will be able to reside there?

ABDALLAH: Sure. I think Ahmad can probably help with that.

??: (Inaudible) is our funeral director.

MENNENGA: Would you sign in, please?

EWAIS: Good morning, everyone. My name is Ahmad Ewais. I am the cemetery manager and funeral director for the past 24 years for the community. When I came to the cemetery, we have probably 2 or 3 lines. Right now, half of the cemetery, almost full. So about 2,000 to 2,300 graves there, and the community growing. As you know, we have a lot of refugees because Arizona have similar weather overseas. Majority of the refugees that come to Arizona, 70 percent of our community probably refugees. We have increasing for the number, you know, ten years ago, we have probably between 30 to 40 a year. Last year we have 100. 21 the year before, and the year before because of Covid, we exceed 150 burials a year. So we don't know how the situation going to be, but we trying to prepare because in our religion, cremation is not an option for us. And if we don't bury our loved one, the whole community will be sinners. So we have to take care of them, and the only option is the burial. For that, sometimes we have to collect donations for people who cannot afford them, but this is an obligation for us to take care of our loved one.

MENNENGA: Questions?

DEL COTTO: Thank you. One other thing I'd like to make a note of, it's interesting that a city of 70,000 plus people, Maricopa is still no cemetery. So I applaud you for the forward thinking and for you to place your cemetery there.

So thank you. Thank you very much.

EWAIS: You're very welcome.

MENNENGA: Any other questions?

MOONEY: I do have a question.

MENNENGA: Commissioner Mooney.

MOONEY: For the other gentleman. Can you go back? There was a slide – so aren't we doing an overlay over all three, so 25 acres, but you presented a slide that only showed 15. Yeah, there was one that- maybe it was – it was towards the end.

ABDALLAH: Oh, towards the end?

MOONEY: Yes, I'm sorry. Right there.

ABDALLAH: Oh, this one? Okay. So I have a few slides just showing Phase 1, Phase 2 and Phase 3. So in Phase 1, all we're doing is the lot combination.

MOONEY: Okay.

ABDALLAH: So the reason why we're not also combining the east 10 acres is because there's Rahma Street bisecting it, and that's a County road. 20 or 30 years ago, I think with the original rezoning, there was a sliver of land that made up the road that was dedicated to the County as part of that process. And so we had - in some of our earlier conversations, we talked about combining all 25 acres going over the road, but it seems, in recent conversations it seems like maybe that's not possible, so it's just going to be two

parcels.

MOONEY: Okay, thank you for the clarity. Thank you.

MENNENGA: Yeah, you can't combine parcels that you've got a easement through. So okay. Any other questions for the applicant? Okay, thank you.

ABDALLAH: Thank you.

MENNENGA: For your presentation. So we need to – I just – I need a quick clarification from staff. There's two cases regarding this.

BILLINGSLEY: Yes sir.

MENNENGA: And I remember from the last meeting, we can do public hearing for both these at the same time, correct?

BILLINGSLEY: As long as Daron says it's okay, but you need to announce it, that we're doing the public hearing for both cases at one time.

MENNENGA: I will. You're good? Okay, so we're going to open the public hearing portion for both cases, case PZ-013-24 and case PZ-PD-007-24. Anyone to speak to that - those items? Okay, with that we're going to close the public hearing portions on case PZ-013-24 and PZ-PD-007-24 and come back to the Commission.

MOONEY: Chair if I – go on.

DEL COTTO: Chair, if I could. I would like to make

a motion to move case PZ-013-24, Planning and Zoning forward a recommendation of approval to the Board of Supervisors with its one stipulation as listed in the staff report.

MENNENGA: Second?

MOONEY: I'll second.

MENNENGA: Second. Questions? Call for the vote, everyone in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed? None opposed. Okay, then let's move on to case PZ-PD-007-24. Do we need to do a presentation from staff and applicant on that, Brent?

BILLINGSLEY: No sir.

MENNENGA: Okay, well with that said, I'm open for a motion.

MOONEY: Chair if I may?

MENNENGA: Go ahead.

MOONEY: He pointed to me. I move the Pinal County Planning and Zoning Commission forward a recommendation of approval to the Board of Supervisors with its nine stipulations as listed in the staff report.

MENNENGA: Second?

KLOB: Through the Chair, quick questions.

MENNENGA: Oh, okay. Commissioner Klob.

KLOB: Because wasn't there one of those stipulations that was modified, and do we have to read that

in?

BAK: So you have one stipulation from the rezone case, and you have 10 for the PZ-PD case. And there was that one minor change made to the one stipulation number 3, with the original staff report saying that it was tied to the site plan dated June 10th. The correct should be July 22nd.

KLOB: Does that need to be read into the record?

BILLINGSLEY: Glenn, just for the sake of accuracy, would you read the amended stipulation into the record?

BAK: Sure. So the amended stipulation reads as follows: Al-Rahma Muslim Cemetery Planned Area Development Overlay District, PZ-PD-007-24, is to be developed as shown in the conceptual site plan/development plan dated July 22, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code.

BILLINGSLEY: And I don’t believe anybody has to change a motion because it’s correct in the current staff report, but I just thought it’d be good to read it into the record.

MOONEY: I do have to amend my motion because I read it from the computer and it only said 9 stipulations, so it’s 10 stipulations.

MENNENGA: Go for it.

MOONEY: So I will re-read it. I move the Pinal

County Planning and Zoning Commission forward a recommendation of approval to the Board of Supervisors with its 10 stipulations as listed in the staff report, with Glenn's update.

GAREY: And Commissioner Mooney, if you can identify the case number for the record.

MOONEY: Oh, I'm so sorry. PZ-PD-007-24.

MENNENGA: Second?

KLOB: I'll second.

MENNENGA: Got it? Okay. Call for a vote, everyone in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed? None opposed? Motion passes unanimously. Congratulations, good luck, and I'd say that's a very good looking (inaudible) cemetery.

ABDALLAH: Thank you very much.

MENNENGA: You bet. Okay, Call to the Commission. And we'll wait until Brent gets done.

ABDALLAH: You have a nice rest of the day.

MENNENGA: You bet, thank you.

MOONEY: Thank you.

MENNENGA: Call to the Commission, does staff have anything? Nothing there?

BILLINGSLEY: No sir. Just that, remember we have to –

MENNENGA: I'm working on it.

BILLINGSLEY: We have to end the current meeting before we start the other one.

MENNENGA: And the Call to the Commission items?

KLOB: Yep.

MENNENGA: Commissioner Klob.

KLOB: Yes. I would like to create an agenda item for the next zoning hearing that we have, or if we - I don't know if we have to advertise it 30 days or not, as it relates to the ex parte communication rule that we have and set it up for discussion, legal analysis, and also possible public input.

MENNENGA: Okay.

KLOB: Do I need to add – Daron, do you kind of know what I'm - where I'm going with this? Do I need to add anything more to that?

GAREY: So you're looking for directions to clear you from staff and from legal? Any legal advice I would recommend be done in executive session on that matter, but in terms of a staff report indicating why or why not the rule exists, maybe some more clarification in terms of what you'd like staff to do at that time.

KLOB: The intent of this is to possibly, or hopefully, remove the ex parte communication rule that we currently have. What I'm finding is, you know, the case that

we just heard, there's been some other cases even recently where I think that had the applicant had the ability to, you know, talk to one or two of us about kind of their intent on some of these projects, that they might not have had some of the opposition from the Commission that they did, or got continued because of it. So I think it'll - at the end of my experience in past Commissions that I've been either on that end of the podium and then on this end of the dais, it's actually kind of helped projects move along quicker and easier for the applicant.

GAREY: Right, so it sounds like a discussion item to be included on that agenda.

KLOB: But we may need some legal advice as well.

GAREY: Exactly.

KLOB; (Inaudible) executive session on it.

GAREY: Perfect, yeah, and the agenda would just need to reflect that. Of course, the executive session may be called with respect to any of the matters listed on the agenda for that day.

KLOB: And would that be available to be open to the public for any of their discussion or input?

BILLINGSLEY: Yeah, people would be able to speak. If it's a regular discussion item, people would be able to sign in and speak to it.

KLOB: That's what I'd like to have on the next

available agenda.

MOONEY: Chair, if I may.

MENNENGA: Yes, Commissioner Mooney.

MOONEY: I would like to potentially have on the next available agenda discussing term limits for the officer positions. It's just something that everybody had mentioned previously.

??: (Inaudible) what?

MOONEY: Term limits.

MENNENGA: Oh.

MOONEY: To try and share the Chair and Vice Chair positions with the entire Commission. Like to discuss that, if we may.

MENNENGA: Hey, I'm here until I'm dead. No, I'm just kidding. I don't want this job that long. No way.

MOONEY: And that does not need to be an executive, correct? Okay, thank you.

MENNENGA: Okay. Anything else? With that, call for adjournment for the special P&Z meeting we had today.

??: So moved.

MENNENGA: Second?

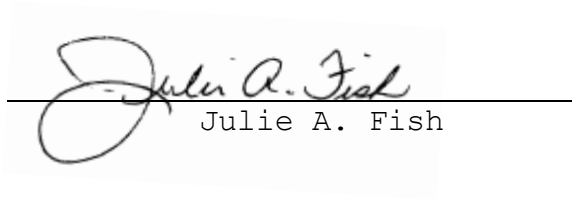
MOONEY: Second.

MENNENGA: All in favor?

COLLECTIVE: Aye.

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Julie A. Fish

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Special Session – Work Session
9:00 a.m.
Thursday, October 3, 2024

Pinal County Administrative Complex
Emergency Operations Center
301 East 11th Street, Florence, Arizona

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MENNENGA: Well with that said, let's call to order the Planning and Zoning Commission study session for October 3, 2024. Please proceed.

BILLINGSLEY: Commissioner Pranzo.

PRANZO: Present.

BILLINGSLEY: Commissioner Mooney.

MOONEY: Present.

BILLINGSLEY: Commissioner Davila. Commissioner Schnepf.

SCHNEPF: Here.

BILLINGSLEY: Commissioner Lizarraga.

LIZARRAGA: Here.

BILLINGSLEY: Commissioner Keller. Commissioner Hartman, are you still out there in TV land?

HARTMAN: Here online, yes, sir.

BILLINGSLEY: All right, thank you. Commissioner Del Cotto.

DEL COTTO: Here.

BILLINGSLEY: Vice Chair Klob.

KLOB: Here.

BILLINGSLEY: Chair Mennenga.

MENNENGA: Here.

BILLINGSLEY: Chairman, we have a quorum.

MENNENGA: Thank you. All right.

BILLINGSLEY: No director report.

MENNENGA: No? Okay, please proceed.

BILLINGSLEY: All right, thank you very much Mr. Chairman, Members of the Commission. Is this microphone working?

MENNENGA: Yes, it is.

BILLINGSLEY: It is? Okay. I can't tell. I need one of those too. As you know, when we have these type of work sessions - and this is our 8th, by the way - the first thing that we like to close out is the parking lot from the previous meetings. We have a few items on today for the parking lot and we're hoping to go through those fairly quickly, and hopefully everybody's in agreement in terms of the way that we're proceeding. With that, I'll turn it over to Matt.

KLYSZEIKO: Thank you Brent, thank you Chair and Commissioners. Good to be back before you. Yes, as Brent outlined and hopefully we're all familiar with the rhythm we have going here, that we like to close out the parking lot conversations before we get into new topics. So it's been a bit since we discussed these parking lot items. You can see on the slide here that these were from our August 8th work session, and we have specific areas regarding zoning district combination, nonconforming uses, definitions, site visibility triangles and noise. I think for brevity we'll go through and discuss on the slides what the changes were and what the

topics are. If you want us to dive deeper into any specific one, we can circle back to those, but we won't necessarily pull up the specific zoning code language unless anyone wants to look at it in great detail. So with that, the first topic that I would just jump into is the zoning district combination. So if you recall, we have our old or legacy zoning districts in the zoning code and we have a series of all new zoning districts. And so what the County wants to work towards is get to a unified list of zoning districts instead of maintaining these two separate groupings - one of the legacy zoning district classifications and one of the new zoning district classifications. But as we went through this, legal clarified that to change all of the legacy zoning districts would require an actual zoning change to the properties, which then requires the property owners' permission and obviously across the County that could be a significant effort. So for this specific zoning code update, in order to help unify the Development standards associated with zoning districts, we're going through this zoning district combination where we matched up the legacy or old zoning districts with their most comparable new zoning district. And so in the zoning code if you go to CB-2, in this case, we had previously brought that you would go to CB-2 and the guidelines there would direct you to go to C-2, which was the closest comparable new zoning district. However, at

that last meeting it was all discussed that CB-2 is the most intensive commercial zoning district in the old zoning classifications. Therefore it should not be aligned with C-2, it should be more closely aligned with C-3, which is the most intense commercial zoning district of the new zoning categories. So I know there's a lot of terms here getting thrown around, but the summary is that we went through the exercise of combining those development standards, but we keep the term of the zoning district so that we're not rezoning any properties, but we're aligning the development standards with those properties. So the big takeaway from our last meeting on August 8th is converting or revising the reference where we said CB-2 is aligned with C-2, and now it's aligned with C-3. So if I didn't confuse you enough, I'll pause to see if you have any points of clarification. Hearing none, we can move on to the next topic, unless there is any final comments. Okay. So moving on then to the next parking lot item is nonconforming uses. And so in this particular topic, I think we're all familiar with the condition of nonconforming, and so the zoning code addresses or considers nonconforming uses, and when we met last time there was some requests for specific points of clarification to the timing and manner in which a nonconforming use needs to be maintained if there is a certain level of destruction, if you will, to that particular nonconforming use. So here we clarified that the

nonconforming buildings that have experienced any amount of destruction have a 12 month window to submit the required building permits in order to retain the right to rebuild for the previous nonconforming use. If the 12 month window lapses without the submission of the required building permits, any new construction or repairs must be done in accordance with the current use and development standards for the zoning district which the property is located. So what we acknowledged here is, and the conversation we previously had, is that 12 month window where it was acknowledged that in some instances - and I think Vice Chair brought this up - that if there is a property that is damaged by fire, getting all of the insurance and everything after that can often take a long period of time, and so there was discussion about what should be a reasonable length of time to account for those unique conditions. And so what we had discussed at the last meeting was arriving at this one year period, but acknowledging that this would allow someone to at least submit an application and renew it to keep that option open to them, even if they extend beyond that 12 month window. So it was trying, I think, to find some middle ground of not excessively extending that 12 month window, but acknowledging that if there are situations where 12 months is not enough, that they could a submit in that time window to at least lock them in and then ask for extensions due to extenuating circumstances. If there's any

points of clarification on that, we could bring up the text specifically if you'd like to see it in its formal format, but I'll pause there to see if there's any questions.

DEL COTTO: If I could do, we don't need to go through the Chair. Yes, I was - I kind of got familiar with the nonconforming use way back when I moved to Maricopa or Thunderbird Farms in 1990, and in this particular case we were sold a parcel of land, it ended up having two dwelling units on a 3.3 acre lot. So I'm just kind of wondering how this relates to the nonconforming use that I'm familiar with. Meaning that, because the County had allowed two addresses, two septic tanks, so on and so forth, that's how I became familiar with a nonconforming use back in the day, which then ended up just moving forward with the parcel forever, it seems like, right? And so I just wanted to bring that up. I don't know if this relates to it or if it doesn't relate to it.

KLYSZEIKO: We can switch to the text, I think that will help maybe clarify. That this particular discussion is - nonconforming topic deals with a lot of different situations, this specific topic is dealing with when a nonconforming structure is impacted because of fire or some other act.

BILLINGSLEY: If I may help.

KLYSZEIKO: Yeah, jump in if you want to talk more about the broader.

BILLINGSLEY: The reason this discussion came about

is, as part of our review of the existing code we found that we had some incongruencies between different portions of not just the zoning code, but the entire Development Services Code. And one of those discrepancies, which is what we're addressing here, has to do with requirements in the building code, requirements in the building code, requirements in the floodplain ordinance in terms of if a building is damaged, if those repairs can be done if it's a nonconforming use. And so the intent here was to align all of those things. I think most of you are probably familiar, and I've talked about it before, the 50 percent plus one example. So if you have, according to the floodplain ordinance and FEMA's guidelines, if a house is damaged in a flood and either 50 percent plus one of the valuation of that house is affected, in terms of number of repair, or more than 50 percent of the structure is damaged from that flood, then it would have to be brought up to the current code. So the intent there from the flood perspective is FEMA, but that trickles down to the State and the County, they don't want repetitive losses on a piece of property. Somebody has a house in the floodplain and it's damaged by the flood, you don't want to rebuild that house so it can be damaged in the next flood and the next flood and the next flood, and that's something that the nation is dealing with right now in terms of the flood insurance program is broke because of these large storms that we've had, repetitive

events and repetitive losses, as well as sea level rise. It's the same way in the building code, from a building code perspective. If a structure is damaged and it's nonconforming, then it has to be brought up to the current codes when those repairs are done. So we were just trying to get congruency between zoning, the building codes, fire codes, floodplain ordinances, so that we're all speaking off the same sheet of music, if that makes sense. That's what this is intended to address.

DEL COTTO: I understand, thank you.

KLYSZEIKO: So you can see the text on the screen here, that it deals with that 50 percent rule in terms of any act of casualty or act of God, and so then we had the conversation about, well what - how does the 12 months play in and when does the clock start? So you can see where we clarified when the required applications for building permits have not been submitted within 12 months. So we're specifically clarifying that it doesn't have to be completed, it just has to be submitted by that point in time. And then we clarify the determination of the 50 percent, that the value of the building prior to any amount of damage shall be determined by an appraisal. So I think those are just some housekeeping items that everyone discussed that would improve the clarity. So if there's any other follow up questions, happy to address.

KLOB: Yeah, I think I was the one that addressed some of these issues just because I've had these challenges in the past professionally, and I think these are good changes, and I think it's going in the right direction. So thank you.

KLYSZEIKO: Okay, we'll move on then. Going to definitions. Oh, I have the clicker, I'll to do that. Yeah, Steven, thanks. So definitions. This one is pretty straightforward. We discussed that the definitions would be - there's kind of two approaches. When you look at zoning codes, some zoning codes you have definitions sprinkled throughout the document, most often, you know, located in the sections that the definition may be introduced. But then other zoning codes will put the definitions all in one location. And so our approach for this update is to take all the definitions that are sprinkled throughout the code and move them into one location. It's our opinion and experience that by doing that, you avoid the stronger likelihood that when future amendments are made, sometimes those amendments don't address or look at all those definitions that are sprinkled throughout the code, and that's where you get discrepancies and confusion. So by just having one location for definitions, you know if you change that one definition, there isn't two other definitions of the same type somewhere else in the code. So the first issue was moving them. The topic that was brought up, and why this is a parking lot item,

wasn't so much that the Commission had issue with that approach, but it was the second bullet there, looking into the ability for the online version of the code to have the hover boxes over hyperlinks of the defined words. So it was acknowledged that, I understand the logic, but hey, I still would like the definition where and where the word pops up. And so we are going to be working with the County's vendor when we finalize this and move it to its final home, in terms of being digitally available online, to incorporate those hover or popups with the definition so that as you're going through, we're capitalizing every word that has a definition is capitalized. And so then those would in theory be hyperlinked or have hover overs to see the definition, at least when you're viewing online. So we just don't have that clarity at this point until we engage with that vendor to incorporate that provision.

BILLINGSLEY: I have a perfect example that happened to me this week. So our current code has a large section of definitions and then it has, in some cases, individual definitions in subsections of the code. One of the things that we constantly deal with is two different definitions that don't mesh, or two terms that are being used interchangeably, that don't mesh. And then that causes me a huge issue, as the zoning administrator, when I have to make an interpretation, because oftentimes - this happens to Gilbert too - oftentimes

a very smart applicant will understand that incongruency, call it to our attention and say well you have to rule in my favor because it's not clear in the code. So what happened to me this week –

KLOB: I've done that.

BILLINGSLEY: This one I didn't know, but we had a question this week and it had to do with setbacks. And so I went in and was taking a look at the code and trying to understand how to answer the person's question, or at least understand their argument as to why our code was incongruent. And so I go to the definitions and I look at the definitions and it's very clear to me, and then I started thinking to myself of this same scenario. I wonder where else in the code this occurs? So I do a search. What I found was our definition of how we apply setbacks is tied to other terms in the document, and one of those is yard, which is something we never use any more, but it's tied to yard in that document. So I had to search all the references to setbacks, search all the references to yard, and try to use that to make my interpretation in terms of how to answer the question, which it shouldn't be that hard. I mean the intent in the past was to separate the definitions because everything was paper, it was paper codes and what have you. We're trying to modernize this code. So lumping them together and having the hyperlinks is certainly better from an electronic standpoint than

individual sections where you have to search and find.

KLOB: I'll add to that. On Tuesday I ended up going down a rabbit hole on a project I'm doing in Michigan right now, and they have the fun aspect that the County handles the building aspect, but then they have these townships that kind of do a little bit of overlay and they co-mingle. And they have different definitions. And it's a small County, it's a small town, small township, going down the rabbit hole to figure out what the heck each definition was, what do they mean? This one says this, this says the opposite. Going back to the, you know, the hover boxes and/or the links, that probably would have saved three hours of my day on Tuesday. So yeah, anything we can do on that, just on a professional level, is incredible. So this is going in the right direction and thank you.

MOONEY: I didn't see it in here when I briefly went through, but weren't you also going to have some sort of a hyperlink to the particular zone? Like a zoning ordinance, or the numbers that would take them directly to, so if they were looking at something?

KLYSZEIKO: Yeah, thank you Commissioner Mooney for the reminder. We discussed, I think if I'm recalling the comment, to, in individual chapters to provide a general provision at the beginning of that to remind if someone were to skip to a specific chapter, that that reminder that the

definitions are all located in one location. So thank you for that, and we'll make note of that to make sure that's addressed. But that was the, in response to your comment, I think that was our approach was to just have a general provision at the primary chapters, rather than just indiscriminately throwing that in in random places.

MOONEY: Right, because they might not be looking, as he was, looking through the whole thing –

KLYSZEIKO: Correct, right.

MOONEY: (Inaudible) skip to something. So okay, thank you.

KLYSZEIKO: Okay, and not hearing any other questions or comments on definitions, we'll go to the last parking lot item, but it doesn't seem to be – oh, there we go. Site visibility triangles. So this one was somewhat straightforward in that actually the primary change here, the site visibility triangle overall was not consistent with the terminology utilized across all County departments. So the biggest change that we brought forward at the prior Commission meeting was to say we align the site visibility triangle sizes and distances with Public Works so that the zoning and the Public Works standards were consistent. But what the one point of clarification we addressed that's not necessarily captured on this slide, is that the graphic from the update identified a palm tree in that site visibility triangle, and

in some situations communities will allow single trunk trees in that site visibility triangle as long as they're trimmed to a certain height, with the recognition that a single trunk tree as opposed to a palo verde that has multiple trunks, you can generally see through and it doesn't obstruct anything. So that was shown in the graphic, but wasn't conveyed in the text. And so we needed to confirm with Public Works which way do we want to go? Is it revise the text to allow for single trunk trees, or take the tree out and of the graphic, and Public Works preferred removing the tree and not allowing the single trunk, primarily from the maintenance, I think, standpoint that –

BILLINGSLEY: We actually had a pretty productive meeting with Public Works and I think you all understand that we're trying to approach this code update with an eye of being more flexible, more customer friendly, through the update in the code and we had discussed the single trunk tree before and they had reviewed the graphic. But based on the questions and the conversation, when we got into it this time in trying to be lenient and understand, but also understanding all the challenges that come with that and not only the fact that there could be a site visibility issue which could add to our liability, but secondarily, lack of tools to actually maintain those trees or force maintenance of those trees with our existing staff, it's just something that was kind of

insurmountable from the County's perspective. So I hope that you understand that.

DEL COTTO: If I could. I will bring it up one more time. There just so happens to be at the end of the road, Papago Road, it turns into Warren Road, I think I went over this with the staff and the Commission. It's been a very deadly, unfortunately dangerous double little turn in the road and it wasn't until a new land owner trimmed the palo verdes, which there was probably - or there probably still is today, and that's why I'm just bringing it up, there probably still is today maybe 6 or 8 palo verdes that run kind of parallel with the new road once you turn on Papago Road. But it has - it has been and it always will be a very dangerous point of, you know, especially when the trees weren't trimmed and you were taking those two left turns off of Papago onto Warren Road, you literally could not see the traffic coming. And the unfortunate part of this particular problem in our roadways in Pinal County is that neither side can see one another until it's too late. And also when you make the turn, if you're going too fast, multiple rollovers, multiple deaths, so on and so forth. So just the trimming of those of palo verdes was enough to allow the people going west on Papago before they took the left onto Warren Road, at least at that point once the trees were trimmed, then you had some visibility, you could see if that guy's coming in your lane or if he's going

too fast and so on and so forth. So I could see where you don't have a lot of control over how someone's trimming their trees, stuff like that. But there probably is a point in time where it makes a lot of sense to - or for the County to pay attention to a particular area like that. And I don't know if that helps or doesn't, but it's definitely - they definitely weren't palm trees, they were palo verdes, and they had pretty much, very much limited your view. And so there are for instances that, you know, things might not work.

KLYSZEIKO: Yeah, I think that's - thank you for sharing, I think that's a great example of what Brent was describing. In a perfect world, you could imagine that that condition might be flexible, but we can't necessarily expect or anticipate that all property owners will diligently maintain that, and so you avoid creating those dangerous situations by removing the impediment basically.

MOONEY: Not only that, I appreciate, I guess, taking that single tree out – the single trunk tree out, because it can cause a lot of problems with all the easements that are there, roots getting into the systems and stuff, so I think it just makes it much easier.

KLYSZEIKO: Yeah, well said. Great observations, sounds like support. Was there any other comments? No, okay. I apologize, there was one additional parking lot item, just in terms of the noise ordinance that was presented by staff at

the last August 8th work session. And out of that presentation we went back into the code and clarified, based off of what staff had presented to Commission, to align the updated code with those updated noise ordinance revisions. So clarified the noise levels and timing, clarified timing for landscape maintenance, and then addressed the motorized sporting events and the decibel limits in association with those. Brent, I don't know –

BILLINGSLEY: For Mr. Pranzo, noise ordinance is not part of Title 2, so it's not part of the zoning code update, but it's another one of the titles that the County is looking to update. So we had a presentation in August from the County Attorney's Office on some draft recommendations, and I always want to get those kind of things in those conversations in front of you guys, but it won't be done as part of Title 2, that'll be a separate effort. If that makes sense.

PRANZO: Yeah, noise has never been a big problem for me. However, some events, particularly, I think, held inside a municipality - I have a 1867 building with original glass in it, and events - just to give an example, held in a field north of (inaudible), pretty good distance, the noise level was high enough to rattle windows and knock things off a window seal. So noise can potentially be a problem for surrounding homes.

BILLINGSLEY: Thank you. Let's do this. Gilbert,

would you shoot the draft document to Mr. Pranzo so he gets some eyes on that. What we've done is make it more restrictive from the noise side, yeah.

KLYSZEIKO: Okay, if there aren't any other comments on noise, we'll get into the introductory discussions for today and move away from the parking lot.

BILLINGSLEY: Thank you for your help on the parking lot, by the way, that was very helpful.

KLOB: Before we dive into that, I have a quick question for Brent. It's related, but it's somewhat unrelated in this world. Something that just kind of reared its head to me in the last couple weeks. I'm dealing with a site planning issue that has a major - has a walkway easement cutting right through the middle of the property. What I'm running into - and I've heard this from other people I've talked about it - is there's not always allocations or the ability for the zoning administrator to make adjustments because WAPA has their own rules and guidelines on what they'll allow, what they won't allow, and are there provisions in some of these new zoning things that we're doing that take any of that into effect, and would it be beneficial to do so? Because we have a lot of WAPA easements that do run through our County.

BILLINGSLEY: We just don't have any authority because it's federal. It's much like San Carlos Irrigation Project or San Carlos Irrigation and Drainage District. Those

federal entities, we really don't have any say, and trust me from the County's perspective, if Chris was here today - that's the County engineer - he's probably got a list of projects right now that he's working on very specifically that have to do with WAPA and we have no say over them. They tell us what they're going to do and we try to work with them to try and come to solutions that benefit both parties, but they're very restrictive in terms of what they allow in their right-of-way in terms of improvements or even crossing their right-of-way.

KLOB: And I think my point was not necessarily telling them what to do, but having the ability to be flexible for applicants when they do come in. Like one of my situations, I may have to go get a variance for a WAPA easement, you know, there's no control there. Whereas I think as a zoning administrator, if you had the ability to, you know – and I'm picking on WAPA just because I'm dealing with it now.

BILLINGSLEY: I think you're going to love this next item. Hold those questions until we go over the next item.

KLOB: Cool, thank you.

BILLINGSLEY: So do we have that PowerPoint?

MOONEY: Can I just - I just have a couple of things that weren't brought up. When you go through this, Brent, this piece of - this group, there are - you know that most

everything's un-highlighted, but there's still some topics that I see haven't been addressed, and they weren't one of your bullet points slides. Revisit prepackaged brewery for the - I mean I don't know if these things were completed or not. I know one of my issues was –

BILLINGSLEY: Yeah, we closed out breweries at the session we had that was just the parking lot session. It was microbreweries, craft distilleries and farm wineries. We addressed that at the work session that was just parking lot items. I don't remember the date.

MOONEY: And so consider removing the duration of when motion sensors can be turned on and left on.

BILLINGSLEY: That was addressed at that same meeting with the lighting code.

MOONEY: And consider increasing the 30 day application process for fireworks. I don't remember that ever being answered.

KLYSZEIKO: Yeah, we addressed that –

BILLINGSLEY: I don't remember that one.

MOONEY: That was my concern. They could get fireworks.

KLYSZEIKO: We addressed the fireworks as part of the special –

BILLINGSLEY: Special events.

MOONEY: Okay. All right.

KLYSZEIKO: And your whole example with Country Thunder.

BILLINGSLEY: Oh, I do remember. I think we did all of those at the work session.

KLYSZEIKO: I think what really needs to happen is we need to go back and look at that list. I will acknowledge we got away from that list and started working off our smaller chunks, that we just need to give a more updated summary on what has been addressed.

MOONEY: Probably weren't removed, or are un-highlighted.

BILLINGSLEY: Yeah, we haven't updated the list, so you're right.

MOONEY: Thank you.

BILLINGSLEY: Did we find that PowerPoint?

KLYSZEIKO: Yeah, I can't progress the slide for some reason. So I don't know if anyone can manually do it.

BILLINGSLEY: So we have four topics that we're going to go over today that are new topics, and here they are. And this first one, Mr. Klob, your question was right on point. And then we're going to go into recreational vehicles at special event centers, cargo containers and - what's the term? Meaningful use of property, or I forgot the name of the term. Enjoyment. Enjoyment of property and private property rights. And then the last one is a new one you haven't heard

of before because we were just asked to take a look at that, and that's citizen advisory committee, removing that from the code. So starting with the first topic. Early on in this process we - I think it might have been at the first work session, we had a conversation with the Commission about this ongoing issue that we have in the County with Legislative zoning changes that have occurred over time from 1962 to the present, which changed development standards and ultimately impact property owners. And if you've ever attended one of our Board of Adjustment meetings, we have 5 to 10 variances at every meeting that specifically have to do with undersized lots that aren't the folks' fault. At one time GR lots in the '60s and then again in the '80s were much, allowed much smaller lots than they are now at 1.25. So if somebody owns or purchased a GR zoned lot that is only a one acre parcel, they can't get a permit to build anything on it and they have to do a variance. Since I got here, our solution to that problem has - we've gone through a lot of things, but most recently the ones that you guys have seen have been the blanket variances that we've done for large areas of the County to eliminate some of those inconsistencies in the existing code from what was allowed in the past. We did three phases of Arizona City last year, we did two phases of Randolph last year, we did Twilight Trails last year. The last two years we've done a bunch of these comprehensive

blanket variances over large areas to eliminate the need of all these individual variances. So it was my hope and my plan as we went into this zoning code update that we could create a tool where some of this could be done administratively instead of through a legislative process. Where we've arrived at today, and what Matt will explain, is our third iteration going through legal review, and we finally have an approach that I believe our outside attorneys are comfortable with in terms of having some ability to have some levity in terms of how decisions are made. But certainly not stepping on State law in terms of what authority staff has. So I'll turn it over to Matt.

KLYSZEIKO: Yeah, thank you, Brent. And that was a perfect intro and description. Just to pile on a little bit, and we can cut over to the text itself, but Brent outlined the situation. I think what I would add some color commentary is that, as Brent outlined, we had a couple scenarios we had put forward to give that flexibility to the staff to have this be an administrative process, and in essence what legal came back to us and said, well that really is akin to a variance and you can't necessarily bestow yourself the authority to provide variances because State law has a process outlined for variances and the Board of Adjustment. And so we needed to go back to the drawing table and figure out a different approach. And so what this approach basically is acknowledging is, okay,

if we have these lots like Brent outlined in GR, that is a large lot zoning district, but now we have these small lots, why don't we have a zoning code that already has standards for various lot sizes? So why don't we just say that if you have an undersized lot and it was approved through the legal process, that you would just be evaluated on that lot based on the most comparable zoning district to that lot size. So if you have a 5,000 square foot lot, then you would go look at the zoning table and figure out what zoning district has a 5,000 square foot, and those are your setbacks instead of 20 feet in a GR, your setback might be five feet. And that way legal came back and acknowledged, okay, that is not subjective. You're definitive in, and universal in how you're applying that. So you're not just bestowing a variance on someone, there is a specific determination as to how you're going to arrive and apply that. So that's really setting the tone for what we're proposing here, and so we'll flip to the text because I think that will give you a better clarity as to what that looks like.

BILLINGSLEY: Just be aware that it cuts both ways. If we do utilize this tool for something that, you know, the County platted in 1975 that now you can't build due to undersized lot, yes, we'll be able to focus on the appropriate zoning district for the size of that lot. But it cuts both ways. Yes, you'll have smaller setbacks, but you won't be

able to have horses, for example. If it's a GR lot and it allows you to have two swine and two horses, well if you've got a 12,000 square foot lot, you're going to have to follow the restrictions from the zoning category that are being applied to give you a permit. You can't have two swine into horses on a 12,000 square foot lot. So it cuts both directions, I just wanted to make sure that that was clear.

DEL COTTO: How does this relate to - I know in Hidden Valley there are one acre lots within a Hidden Valley Unit 1 or 2 or whatever they may end up ultimately being, but I was always under the impression the County was 1.25 acre. So how would what you're saying affect those one acre lots?

BILLINGSLEY: If this gets approved and it's part of the code, they would not have to go get an individual variance on their lot, they would just use the appropriate zoning category for their size of lot. So it's actually - it saves them $6,000 to $12,000 and allows them to go to permit.

KLYSZEIKO: If this helps, as you're forming your question, what you see on the screen up here is that comparable table. So what you see in blue is - the text above it, in essence, describes what we were - the intro that for any lots that are not regulated –

BILLINGSLEY: In that case would be R-43 is what zoning would be used on that one acre lot, in terms of the standards. Does that makes sense? It'll still be zoned GR,

but –

DEL COTTO: You could still get a septic tank, you can still –

BILLINGSLEY: You can still have a septic tank.

DEL COTTO: But you're cleaning up the process.

BILLINGSLEY: We're trying to make it easier and cheaper on folks, because there's nothing worse in my day when somebody comes in and says, I'm in Twilight Trails and I've got a 7,000 square foot lot and we want to put a trailer on it, and we tell them no, can't permit it because you have to have a minimum an acre and a quarter. And he said how could this be? You know, I bought this lot, there's trailers around it. And then we pull up the map that shows Twilight Trails and it shows 20 variances that have occurred - sorry, you got to go through the variance process.

DEL COTTO: Do you actually do that same thing or put people through that same, whatever, on one acre lots that are already in a one acre lot subdivision?

BILLINGSLEY: Yes. Yes.

KLYSZEIKO: If they had - if the zoning was different, is that what –

BILLINGSLEY: Currently, yes.

DEL COTTO: I know that there are subdivisions in Hidden Valley that are one acre lots.

KLYSZEIKO: I mean if they're already zoned for one

acre lots, then this doesn't apply to them, it's just for –

BILLINGSLEY: No, he's saying if it's zoned GR and they have only a one acre lot and they come in for a permit, no, we would turn them down and they'd have to do a variance.

DEL COTTO: So wouldn't there be –

KLOB: And I'm sorry to interrupt, Rand, only if they're trying to –

??: Build a house?

KLOB: No, I mean if they wanted just a smaller setback. If they're okay with the 20 foot setback or whatever it is –

KLYSZEIKO: True.

KLOB: Then they can just (inaudible).

BILLINGSLEY: That's true, yeah. Yeah.

KLYSZEIKO: Yes.

DEL COTTO: Thank you.

PRANZO: If I could, the cut both way part. That's bothering me in terms of the esthetics of whatever is being built. At 1.25, I keep hearing a number 20 feet setback, whereas if I go somewhere else and use whatever ordinance that is, and I may end up with a five foot setback. Now think about what that looks like. You're diminishing the value of the surrounding properties. I have trouble buying into that. And give that some thought.

BILLINGSLEY: So yeah, for GR it is 40-40-20 and 20.

So we do have cases that come in, or GR zoned lot - actually in my area, and Morris knows where I live, where they may have an acre and a quarter lot, but most of it's mountainside. And so they come in and in that case they'd have to get a variance. In the case that we're talking about now, if they had a substandard lot size, in theory they could reduce down to a lower zoning category and have smaller setbacks because they can't develop on the mountain. That would be the benefit. I get what you're saying in terms of being closer together. What you'll find is, maybe using GR wasn't a great example because they're such large lot sizes, a lot of the issues that we have are in the smaller areas with smaller setbacks. We're just trying to help people out.

KLYSZEIKO: But I would add that the clarification here is that this is intended to just address those plats that were legally approved, that subdivided those properties. So those property owners, we completely respect the character of the surrounding area, but we also have to balance that with the right of the property owner. And they brought their property in a legal fashion, and so we're trying to also make sure the County doesn't get in a situation where the requirements prohibit them from being able to use their property, because that creates a whole 'nother set of issues for the County as well. So yeah, we definitely took into consideration that aspect, but we're trying to, as Brent

outlined, right size this from the standpoint of otherwise the County has a number of variances that they must process, and then that burden gets placed on either the County to continue to manage that, or the individual property owner.

BILLINGSLEY: So the other thing that is interesting as part of this is, like you said Matt, this is for issues that the County has caused. The other piece that's interesting about this is I've been here for three years now and we have a Board of Adjustment meeting every month. I've only seen one case in three years that they did not approve, and it wasn't a lot size case. So they're paying a lot of money, we're spending a lot of staff time, and for something - for them to develop on a parcel that's not their fault. So that's essentially what this tool's designed to do is help those folks. It's not their fault.

MENNENGA: So in conclusion, this is going to help that situation.

BILLINGSLEY: Yes.

MENNENGA: That's good. I mean spending time and effort on that and –

BILLINGSLEY: Think about Casa Grande West. Think about Hopi Hills. Hopi Hills is a big area that we have issues.

MENNENGA: It's mind boggling.

BILLINGSLEY: Think about Oracle where there are, as

you said Rand, platted subdivisions that have been around forever and the zoning code changed and now all the lots are undersized. And every time the County does a blanket variance, it costs us between $16,000 and $20,000 of the taxpayers' money to do that and about four months. And like I said, we did a bunch last year and we don't have any money this year to do it, so you haven't seen us do any. But it's a challenging thing, we're just trying to find a better way to help these folks out.

SCHNEPF: So it's a give and take. So if an owner comes in, identifies his lot to another zoning, but doesn't agree with that, can he go through the variance process?

BILLINGSLEY: Yes, absolutely.

SCHNEPF: To still try to modify it to meet his needs or her needs.

BILLINGSLEY: Absolutely.

SCHNEPF: It's not an end-all.

KLOB: Question from a logistics standpoint. If, you know, Rand has a lot next to mine, he builds – he's able to get his home to fit, doesn't need any special considerations. I come in, I need special considerations based on this, which is great. Down the road, you know, Brent's off in Jamaica and retired and how is - you know, with a variance system, there's a log of that that carries with that property into the system, how do these changes take

effect (inaudible)?

BILLINGSLEY: So these will be tracked through the Accela software, and actually - it's going to require a decision. It's not automatic. Ultimately, and I wasn't sure I was real comfortable with this from the get go, as Matt knows, it falls back on me as the zoning administrator. So I essentially am going to have to make a zoning decision in lieu of a variance specifically based on this portion of the code, if it gets approved. If that makes sense. And that'll go into Accela as part of the permanent record.

KLOB: So there is an over (inaudible). Okay.

KLYSZEIKO: And that was part of why this table exists. The first version of this didn't have a table and it just kind of was more, oh, we'll just look at the lot sizes. And then legal came back and said well you can have variation of lot sizes in all zoning districts. So we then made this table to make it more definitive so that this will be included in the definitions. So this will also be a record, if you will, of what would be assigned, if you will, to that specific property.

BILLINGSLEY: It'll essentially be a zoning letter.

DEL COTTO: And if I could. And did you also say that there's - or there's also a tool for the individual that may have an acre lot, or 1.2 or whatever the case may be, but if it were on a hill or if it was mountainside or whatever the

case may be, do you also then, you said, have a flexibility?

BILLINGSLEY: That would be a typical variance application that would go to the Board of Adjustment. They always have the ability. Or if –

DEL COTTO: But allow, but you will maybe in those particular cases, the County maybe does allow some flexibility to –

BILLINGSLEY: All the time.

DEL COTTO: To allow them to be kind of more - make it easier on the - make it a bit easier on the applicant based on the fact that 80 percent of their parcel's on a mountain or whatever.

BILLINGSLEY: We do those kind of variances all the time, it just costs them money and time.

DEL COTTO: Thank you.

MOONEY: So if I may, this is only for anybody that wants to make improvements. So if I'm happy with the way my property is and it stays that way, my neighbor can't go, well look at how that is and try and –

BILLINGSLEY: You'd grandfathered in, in that case.

MOONEY: Okay, thank you.

KLYSZEIKO: All right. Okay, great, thoughtful questions. So, as usual, thank you for making sure that we covered all of the nuances. We'll move on to the next topic, which is recreational vehicles parked at events centers.

BILLINGSLEY: So this is a new topic, and so this is a new section. So what we've seen occur in Pinal County, but it's also in Maricopa County, especially if you've been to Wickenburg, but certainly if you've been to Maricopa, Casa Grande, Coolidge, we're starting with this growth in population to get a lot of event centers now. The one that probably I would identify with most as an event center is because its zoning is set up as an event center, is the Attesa track that's south of Casa Grande, south of I-8. It's specifically set up as an event center. The County fairgrounds could be one, the dirt track there at the fairgrounds could be one, the track outside of Maricopa - I don't remember what that's called - Apex. But also this growing trend for equestrian uses, especially with Canadians coming to Arizona in the winters, which happen to be my neighbors. These roping arenas are popping up everywhere, and typically they end up being a code case. You guys have seen them, they have to come in and be rezoned and have a site plan because they're for a commercial use. But when these - there's also a polo grounds in Casa Grande, there are cutting facilities for cutting with horses, team penning facilities. A lot of these equestrian event type areas are popping up, and what we see occurring - and it conflicts with our code - is folks from Canada will come down with their $200,000 truck and their hundred thousand dollar trailer that has living

quarters, and they'll go park it for four months at one of these complexes and live in it while they're there competing or practicing or whatever they're doing. And so we see this trend of these folks going out and either wanting permits or doing it without permits, where they go put septic hookups to a septic tank, or electrical pedestals to hook these trailers and/or RVs up for folks to live there for a period of time. And our challenge is these type of event centers don't really fit into our code as it relates to our RV parks. They're not an RV park, that's not their primary use. However, folks want to utilize two, four, six, eight spaces essentially as an RV park at these centers. We've had an explosion of these the last couple years, and they're very challenging to deal with. So the thought, as part of the negotiations on this code was, we need to have a specific provision for these type of facilities that would match, mirror, or at least facilitate the ability to have recreational vehicles there during that period of time. And so that's kind of the background of where this came from.

KLYSZEIKO: So perfect clarification in terms of what triggered the need for this. What I would just summarize, two, maybe three points and then we'll jump over to the text, is from this provision we have two conditions we're looking at here. First, it's the event center itself. We created that definition because as you can see from the bottom

bullet, and as Brent outlined, there's a lot of different permitted uses out there that this may apply to and we didn't want to continuously repeat that whole list of all those uses. And so we did create a definition for event center, which then tucks in all of these other use types. So that term, event center, was created to address this issue, but it really is nesting all of those other permitted uses you see there. Now, from that though, the two things to keep in mind is for, or to utilize this condition, we are specifying that the owner of the property, or the owner of the event center, would need to get a special use permit to be allowed to do this overall first. To be able to have lots or locations on their property for this extended stay, they need to first get a special use permit. However, on top of that, we're also saying that you need to get a temporary use permit for the individual who is parking the RV in that location. And the reason for that is, we need or the County needs some way to manage or track when those locate on the property, when they leave the property. So there was discussion about the fact of, well do we want to maybe burden that RV owner with having to go get a, you know, they drive down from Canada, they get to the event center and then they find out that they need a temporary use permit. Well, that is going to be a process that might have some education because it's going to be different than how it's been up to this point. But as you can imagine where we have a

period of time that we're limiting these to, and the only way to track that is to require those RV owners to get a temporary use permit, then the County can track or know, okay, that RV was scheduled to be there starting this date, 120 days later it's still there, we have a problem. Otherwise, there is no ability for the County to keep track, when did it get there and when should it leave? So with that, I'll jump over to the text.

SCHNEPF: What's the minimum lot size for an event center? To have an event center?

KLYSZEIKO: It really is predicated off - we're predicating it off the permitted uses. So if the zoning district allows for a specific use - a racetrack or a stable, that first you have to establish that use, and if you establish that use legally, then you will have the ability to request a special use permit.

KLOB: Not to kind of - to go along with what Commissioner Schnepf has just said, but also it kind of goes into the building code aspect of it too, is all of this changing for these event centers? Meaning we've got to deal with now parking and ADA and, you know, this whole rabbit hole of, you know, if you change this, then it does all this.

BILLINGSLEY: So that – Matt's exactly right. The intent here is they have to be zoned correctly first, they have to have a site plan, it's a commercial facility. This is

just an additive on top of that. So their ADA, their parking, what have you, in theory would all be handled before this. This is just - think of this as an accessory use on that property, instead of a primary use.

KLYSZEIKO: But I would add, we did have to account for some of those, in particular waste management, for example. So there's provisions regarding that. There's provisions regarding how these are parked and where, how they're screened. So there were additional provisions in this text that we had to account for, with the expectation that these will have an impact.

BILLINGSLEY: And if you go back and look at the – we spent 2 or 3 meetings working on occupancy of an RV. You'll see that they align in terms of the time frames in the screening and stuff, just tried to reflect that other section that we already completed about temporary living in an RV.

MOONEY: But as I may, as Vice Chair stated, if this is an older facility and it's going to do this, they would need to be brought up to ADA standards and things like that. If this is an older facility when it was approved, if you're going to allow something new –

BILLINGSLEY: If they had an approved site plan, they're grandfathered in. If their appropriate zoning –

MOONEY: But they're making changes to this by allowing a long-term –

BILLINGSLEY: Oh, trust me, Gilbert will make them amend the site plan.

OLGIN: I will? Okay. Absolutely.

BILLINGSLEY: If they want to add this use, just like any other kind of use on a commercial property site –

??: Till December.

BILLINGSLEY: Yeah, till December.

MOONEY: Till December.

OLGIN: December 12th.

BILLINGSLEY: No, they'll have to amend that existing site plan, or what we're seeing most of the time is people that aren't zoned properly, that don't have a site plan, and then we get into the process and this becomes an issue. We're just trying to add this tool to the toolbox to deal with this side of the equation, instead of folks just doing it without permits.

DEL COTTO: It if I could. I will certainly commend you guys for trying to come up with a particular avenue to rectify maybe what's been going on in so many different places throughout the County which has allowed people to receive funds for allowing maybe someone in the back yard with an RV. I'm not saying it's going to be easy, but I do believe that in some respects it's a great stride forward to try to allow what's been going on to still exist. I, just off the top of my head, I would think that there may be a problem with your

timeframe in regards to how long they're allowed to stay there. If you're going to go ahead and do it, don't be afraid to take a permit fee for six months instead of four, number one. And more important than that, rest assured that the landowner is reaping the benefits. Meaning I don't think it's out of the ordinary today – well I would say maybe 2 or 3 years ago prior to Covid - to be $600, $800 a month for you to park your RV. Of course I'll feed your animals for you, supply your hay, maybe the water, so on and so forth. So it's a great maybe beginning to an approach to try to kind of clean up what is going on, but like I said, no one wants to see them not come. Right? No one in the County wants to see everyone disappear.

KLOB: There's some.

DEL COTTO: Well, I just mean just in general. I mean everyone comes to Arizona with their horses in the wintertime and they enjoy it, and they certainly enjoy the freedoms that they've had for a very, very long time. I don't personally think that it's out of the question, and I had mentioned this 4 or 5 years ago to the County, because I was used to seeing that - I'll tell you like I told them before - I was used to seeing that little sticker in the back, on the bottom corner of a window growing up because your parents had to pay a permit fee to have a car in that particular city and there was a sticker. And if it ends up being a Pinal County

sticker or whatever it ends up being, I think if you can kind of bridge that gap and let them know that they're allowed to be there (A), maybe that they're going to have to pay something (B), and, you know, the only other real problem you have is, I guess do whatever you want and then ask for forgiveness later. Meaning there's septic tanks, there's electric services that have probably never been inspected.

BILLINGSLEY: You should have seen the look on Matt's face when I first brought this up. He looked at me like what are you talking about?

KLYSZEIKO: But I think – sorry Chair, not to jump in, but to clarify. You zeroed in on some of the things that, yes, we discussed and as Brent outlined, we at least landed on, in terms of the 120 days or even the number, those are somewhat subjective, but we tried to look at how are we addressing it in other parts of the code for some consistency. But yes, that's what part of this conversation is about, is to see if any of that needs to be revisited. But all of those items, in terms of what you outlined, the appropriateness of it, the length of it, the number, and some of the other things, were all areas that we tried to address in the text, but we can go through those as necessary. But Chair, you were going to mention –

DEL COTTO: Just one. I would think that you're definitely on track, and even if you aligned your 120 day

period with how much time a Canadian maybe is allowed to be in America at one time, that would be a – you would be right there then. And if that, you know, and don't allow them to maybe say oh, I'm only going to be there for a month. I mean that's another hard part of where you're at, but just to get maybe what is deserving at the County level, you know, a six month period is - in my neighborhood, they're here for every last day that they can possibly be here up to that six month period.

MENNENGA: Well, I concur with that, because yeah, same neighborhood, they're here for six. Yeah, we need, we really need to adapt this to six months actually.

BILLINGSLEY: So Chairman, we aligned it with temporary living in RVs, which we've all agreed was 120, and we didn't want to have incongruency between the two because that would cause a problem. So if we're going to change this to six months, we would need to go back and change temporary living in an RV on a residential lot to that same timeframe.

MENNENGA: Oh, I don't see a problem with that because temporary living on a lot. We don't build houses in six months anymore. I mean a few people do, but that's pretty rare. So no, I don't see a problem with that. You know, I understand the problem because there are a lot of those equestrian places (inaudible) to them and it kind of rubs me a little bit wrong way. We sell a lot of propane to the

Canadians coming in here. Do any of the other counties have anything like this, Matt?

KLYSZEIKO: This, as Brent said –

BILLINGSLEY: This is a Brent invention. Some of these things are Brent inventions to deal with existing problems.

KLYSZEIKO: Yeah, no this is - I mean, I would say this exists in other counties, but I don't know that they're progressive enough to address it.

MENNENGA: Actually language on it, yeah. Well, we're going to have to make these special use permits pretty basic or simple or something, I guess, because we just - we don't, even with staff, we don't want to spend a huge amount of time on these. I mean hopefully they can come in – hopefully we make these an over the counter.

KLYSZEIKO: So that –

MENNENGA: That's really what kind of needs to happen.

KLYSZEIKO: Yeah, and that's kind of how we viewed this is that, you know, there's some level of we need to be able to maintain control, and so that's where the special use permit process came in is the property owner of the event center would have to go through that process. But the special use permit, as you went through this morning, has a longer sunset, right, or timeline on a special use permit. So it

would be expected that if a property owner envisioned this as something they want to allow, they would go initiate that process and then have that readily available to them, if they so chose to move forward. Then the temporary use permit would be over the counter and that could be a much more streamlined process.

BILLINGSLEY: I hope I can explain this in a very easy to understand way. Before we talked about the RVs at the equestrian facility or the event center are an accessory use, that's exactly what we use SUPs for. So you guys just did a cell tower, two of them actually earlier today, that's an SUP on a parcel. There could be something else that goes on those parcels some days, oftentimes SUPs aren't commercial parcels. The primary use – well the Bashas that you guys just did last month, right, it's a secondary use. The cell parcel is secondary to the Bashas that's on the property, right? So that's the way the SUP study looks at it, it's essentially giving them development approval to have that specific accessory use on that site, just like if they were going to put a cell tower on that site. The TUP is the same way that we handle, for example, Mr. Mennenga you brought up being able to live in an RV during constructing a house. Same process. They have to come in and get a TUP for that RV. So what you're seeing here is very consistent with our existing processes and fits in, and isn't above and beyond any of those

other cases, if that makes sense.

DEL COTTO: If I could, it really does bridge the gap and I think that when these landowners can call their friend up north and say that you're allowed to come down, that's a big stride in the right direction for the County, because so many people that are towing the mark or wanting to do what's legal versus not legal, have made decisions not to come, or made decisions to go to Wickenburg, or made a decision to go here or to go there, and were upset with the fact that maybe there wasn't an avenue for them to fit in. So I think it's a great, great stride in the right direction.

MENNENGA: So thinking about weekend events, Country Thunder, I mean where does this apply there?

BILLINGSLEY: They don't count because they're a special event. Separate set of rules. This is just to live in that RV for a period of time.

MENNENGA: Okay, so Country Thunder and weekend events don't count.

BILLINGSLEY: No, special events.

MENNENGA: You don't want to - I've seen those RVs at Country Thunder. We don't have enough room here for (inaudible).

BILLINGSLEY: No, no.

KLYSZEIKO: That's the very subtle difference between a special use permit and a special event. Very

similar term, but yes, two different approvals and processes.

SCHNEPF: Basically the enforcement on this is like any other enforcement, it's complaint based, correct? Anybody who's extended their four month or whatever it's going to be, they're parking too many on the property, the septic can't handle, is going to be complaint based.

BILLINGSLEY: Yes sir.

KLYSZEIKO: Now, know that –

KLOB: Again, to – oh, I'm sorry.

KLYSZEIKO: Okay, I was going to pose one point of clarification, so I apologize Vice Chair. But as we talk about extending that 120 days, some of the language that we currently have right now, because it was associated with a temporary use permit, and back to Brent's comment that we tried to be consistent, is that we said the first temporary use permit is good for 60 days, then you must renew it up to 120. From what I'm hearing, it sounds like if we're going to extend that to six months, that the renewal aspect might be something that doesn't align with your perception on that kind of whole timeline. So if we have clarification on that, that might be helpful.

KLOB: I personally - I mean I like the idea in this case of allowing the 180 days, I can see the benefit of that, and are there advantages of - yes, I mean this is a very special use, a special environment. I think that, you know,

it doesn't necessarily need to fall within the overall, you know, blanket of everything else. My two cents on that. The other one is for the temporary use permit, can we, rather than having, you know, requiring them to come in, you know, over the counter or whatever, is there a way that, you know, they're at their event, the kids are running the horses, mom and dad can pull up their phone, get, you know, pay the 50 bucks or whatever it is and, you know, they don't have to come to Florence or they don't have to come, you know, to Casa Grande, you know?

BILLINGSLEY: Excellent question. We almost do probably less than 10 percent of our business at the counter nowadays. Everything's electronic submittal. So we don't want you to think that if you apply for that TUP, you have to come to Florence. No, all of our stuff is electronic submittal. The folks that when you walk next door and you see up front, for the most part those are folks that need additional help. So people will always have that option, kind of like all the other topics we talked about, but they will make an electronic submittal through a Accela. Even if they come here, our folks are going to help them make an electronic submittal through a Accela. To Matt's point, and I think what he was getting at, is if the intent is six months and to make it easier on the customer, it's probably better to not have a renewal every 30 days or 60 days, it's probably better to just

do a six month TUP, which is exactly what we do for RVs on a construction site. We don't have them renew every month, they get a TUP for six months. My additional thing I would say to that is if we're going to do that, and a TUP for six months, no extensions. So I don't know how the group feels about that. We start into building code issues if you start extending.

KLYSZEIKO: I also would agree that there is no extension, but I would throw in there that that might also curb the potential for multiple tenants, if you will. If someone comes in and gets a temporary use permit for six months, you're not rotating, you know, through potentially three RVs in that same spot that might all be there for three months at a time. So that's another thing that it might even help with the turnover is that if we're just saying you get a temporary use permit.

MOONEY: Nontransferable? Because they –

BILLINGSLEY: No, you wouldn't make it transferable.

MOONEY: That's what I said, nontransferable. Say you've got a family, I'm there and it's like you know what, I'm heading back home.

BILLINGSLEY: You've got a six month TUP, just give it to me. No, no, no.

MOONEY: Exactly.

BILLINGSLEY: No, it would be tied to that vehicle.

DEL COTTO: If I could, Section C, one rec vehicle per each one acre. So if you have 3.3 acres, you're allowed three. If you have five acres, you're allowed five.

KLYSZEIKO: If you have six acres, you're allowed five.

BILLINGSLEY: That's right.

DEL COTTO: If you have ten acres, you're allowed five. That will clean up the mess, because like the one we heard a year or so ago in Hidden Valley that maybe had 16 or 18 spots, he was probably on a bigger piece of property, but at least at some point he was forced to come in here and get approval.

BILLINGSLEY: That's a great point because one of the things our outside attorneys brought up is you already have RV park in the code. This is an exception to the RV park. If they want to have 16 RVs, they need to have RV park zoning. That's a primary use.

KLYSZEIKO: Exactly.

BILLINGSLEY: That's where most of their revenue is coming from if they have 16 RVs, that's a primary use. So that wouldn't work.

MENNENGA: I think, boy. I think you need to do a renewal for six months, Brent. I just, you know, with projects we're scheduling right now, I'm just told a couple days ago I'm ten months out on a 600 amp service. Now that's

a commercial, I understand that, but you know with what we've got going on with the port right now, don't know where that's going or anything –

BILLINGSLEY: On your stuff, you are allowed an extension. So for constructions with RVs on a construction site, or Conex boxes on a construction site, you are allowed extensions.

MENNENGA: Oh, okay.

BILLINGSLEY: Just in this case as an accessory use for an event facility, we don't want people living there year round.

MENNENGA: Oh no, I understand. I gotcha. Okay. That makes sense.

DEL COTTO: And if I could, I think your one per acre really aligns itself in our neighborhood, at least. Let's just say it's a suburban ranch lot, let's just say they snuck a thousand gallon septic tank in, which let's just say that equates to three bedrooms. So three on a 3.3 acre lot, in my opinion, is about as much as you would want to allow.

BILLINGSLEY: A three bedroom house require a minimum of 1,500 gallon tank, so a thousand would already be undersized.

MOONEY: Section D, if I may, strictly parked on pavement.

KLYSZEIKO: Yeah, asphalt or concrete pad, yes.

MOONEY: So no granite or gravel, which a lot of horse people are used to parking.

BILLINGSLEY: The issue here is the septic connections and what have you. You don't want sewer leaking out on the ground, so we want to make sure that we got some protections there. And keep in mind that I'm going to pick on Rand here a little bit, the Maricopa area is not only in a PM10 attainment area, it's also PM-2.5 attainment area, so the County dust control is going to make you pave it anyway because of the federal air quality requirements. If that makes sense. Specifically in that area.

KLOB: But sometimes you can get by with permeable pavers in those cases, though.

BILLINGSLEY: You can, as long as air quality approves it, yeah.

MOONEY: So did we come to a conclusion at six months?

KLOB: I think so.

MENNENGA: Yeah, I think so.

KLYSZEIKO: Yeah, I think we are taking the direction of six months, but no interim renewal. Any other comments regarding the provision overall?

DEL COTTO: Will then some of these people at some point that come in for a permit, what will happen? Will they maybe have to pave where the RV sits, or will they have to pay

for a septic tank permit that they already have?

BILLINGSLEY: Yes, they have to have - if it's an illegal septic tank and we check it when they come in, they're going to have to have somebody come in, inspect it, make sure that it's properly sized, properly built. And as part of the SUP process, we have to make sure that the code's being followed. Yeah, the thought is do this in an orderly and safe way.

KLYSZEIKO: So yeah. So (I) at the bottom there, the owner of the lot with a permitted use that is an event center shall acquire all necessary wastewater discharge permits for clearance. So we went around a little bit on that one, but we landed on a, you know what, we'll consider those on a case by case basis because there's so many different ways that they might be able to accomplish that. So we left it at a more broad statement that hey, you're just going to have to meet the requirements that anyone else would have to meet, but propose how you're trying to do that and the County will assess if that's legal or not.

MOONEY: I do have just a comment, and I know it's - why is the - who is going to be coming and staying on my property, why is it their responsibility and not mine as the landowner, event center, that is responsible for either hiring staff to come in and put on an event or whatnot, why isn't it my responsibility to say, hey, Commissioner Klob is going to

be here from this date to this date?

BILLINGSLEY: I would venture a guess that that's exactly what will happen on some of these places that are more sophisticated. I forgot what the one's called out here outside of Coolidge. But if they're going to go through the process of getting the SUP and setting it up, it wouldn't surprise me in the least if they don't take charge of when they're - if they know when their folks are coming in, making sure the TUP's done before they get here. We had a case about a year ago, Gilbert, Rideout Ranch, and it was the same scenario. Some of you were on the P&Z then, some of you weren't, but when Rideout Ranch came in, they were going to handle all the permitting and what have you for their guests, and they take reservations like a hotel kind of.

MOONEY: Well, and that's what I was thinking, it's just like it just puts a lot more burden from somebody coming down from Canada or whatnot, that this may be their first time and it's like checking into a hotel. This is where I'm staying, this is where my events are. I would just think the process would be so much more streamlined. And at the end of the day, the responsibility is on the land owner, the person renting it out.

KLYSZEIKO: And we did discuss that nuance. I think the way we, or the reason we arrived at where we're at, is that understanding that the temporary use permit is assigned

to the RV. So as Brent is outlining, the quote/unquote the applicant most likely or could still be the property owner, but the temporary use permit is going to be issued for that RV, if that makes sense. So that's why we arrived at the nuance between the two, but we don't require or control to that property owner, like Brent said, if they want to be full service and they want to cater to them so they come back next year, we would anticipate that that's how it will play out.

MOONEY: Thank you.

KLOB: Real quick, not to keep beating this thing up, but what about secondary vehicles? Trailers, they pull behind a, you know, a little car or truck, like you know, some of these rigs like they come through, there may be, you know, 2 or 3 associated vehicles with them. How do we handle that?

BILLINGSLEY: So what matters is the living quarters portion, right? So if it's a trailer that has a living quarters in it, or if it's an RV that you can live in, or if it's a pop up trailer that has a septic tank, etc., that's what we're dealing with here. If they have ancillary horse trailers or trucks to pull those horse trailers, that's none of our court, as long as they're licensed.

MENNENGA: Okay, move on.

KLYSZEIKO: All right. Moving along. I know we're - we got two topics, one that will go very quick, but the next topic is cargo containers. So cargo containers, or enjoyment

of property is what this topic considers – and I'm sorry, Brent –

BILLINGSLEY: This one's not Brent's fault.

KLYSZEIKO: I should give you the opportunity to do an intro, if you'd like.

BILLINGSLEY: So we had a conversation at the Board of Supervisors, I don't know, a year/year and a half ago, that had to do with, we have a lot of code cases for folks putting cargo containers on lots with no primary use. And we had one particular case that was appealed or it was, wanted to be appealed to go to Superior Court, and it went before the Board and the Board's comment to staff at that time was, people should have enjoyment of property. If I own a piece of land and I want to put a storage container on it, I should be able to do that even if I don't have a primary use. So the question came to me, Brent, get with your team and see what we can do with that respect. Now, it's not whether Brent agrees with it or not, but that was the request that came in and we've worked very diligently to come up with this section to try and provide that solution. If that makes sense.

KLYSZEIKO: So for this particular condition, a couple points that I'll clarify, and like before we'll jump to the text, but under this condition it's important to recognize that, one, this is only dealing with cargo containers for storage. Some will ask, what about cargo containers as

construction material, and that is a whole different discussion topic and is more applicable to utilizing the building code and recognizing cargo containers, this as a building material. This is dealing with cargo containers used for storage.

BILLINGSLEY: Just to be clear, in Pinal County you can use cargo containers to build houses, commercial buildings, there's nothing that we have that doesn't allow that. You just have to follow the building codes, and we call that alternate means and methods. People want to build things out of all kinds of things, from straw bales to, you know, used aircraft equipment. There is a way to do that, I'm not saying it's the easiest thing in the world because it typically requires an architect, an engineer and a couple of different kind of engineers to make that happen. That's not what this is about. But I just wanted, in case any of you are wondering if we allow storage containers to be used to construct a house, a building, a commercial business, in theory they could be, we just don't see a lot of applications for that, if that makes sense.

KLYSZEIKO: So the other points of clarification are those other two sub bullets. The first being that we, with this notion of cargo containers, first off, they are a permitted accessory use for storage on residential lots of one acre or larger. So if you have a home and you're on one acre

or larger and you want to put a cargo container on it, you can do that as an accessory use. Now what Brent is getting to is, yes, that was a need of a point of clarification in this update, but more importantly, what was being asked is this third bullet there of the owners of lots with no existing principal use will need to obtain a special use permit in order to have a cargo container for the purpose of storage. So if you have nothing, it's a vacant piece of land, but for one reason or another you want a cargo container out there to store some things because you use your property for other purposes, then you can go through the process of getting a special use permit to put that there. But what we've drafted and are our proposing to you is that that, as you can tell, if you don't have a principal use on the property - because this is a big shift, I will be honest, this is not something you see in other counties - that you can go put something like this without a principal use established. So as a check and balance, we did add this special use permit as a requirement rather than the prior being permitted by right. So with that, we'll jump over to the text. If we have interim questions, I'm happy to address that, but otherwise we'll –

KLOB: Real quick question on that one. So part of the existing code to allow shipping containers to be stored, is you have to get a building permit, it's got to be on pad or footings and so on. How does that apply to, or how would that

apply to this special use permit? Maybe when we get into the text that will go into it, but –

KLYSZEIKO: And it does come down to the size of the cargo container, and so there still is building permit requirements based on the size.

BILLINGSLEY: The one thing that I wanted to mention, because the Chairman brought it up earlier, is, we talk about getting a TUP for a house that's under construction, for security or what have you when the house is being built, you can also get a TUP for a storage container to put construction materials in so that somebody doesn't steal them. This is separate from that. This doesn't have to do with construction, this has to do with physically putting a cargo container on with no primary use. I just wanted to make that clear.

SCHNEPF: Why is it being brought up? I'm just curious, has there been a request, or?

BILLINGSLEY: Yeah, it all started with code cases go into the Board, and the argument that the Board made to staff was people should be able to enjoy their property, and whether they have a primary use or not, if they've got that property they should be able to have a storage container. There is one other nuance, too, that was part of that same discussion, which was it doesn't have to be an over the sea shipping container either. It can also be a over the road

truck trailer if the axles have been taken off. I suppose it could also be a railroad car if the axles and the trucks were taken off of a railroad car. So just so you understand some of the nuances.

SCHNEPF: Effectively, a property owner can use their vacant lot as a storage unit for themselves.

BILLINGSLEY: That's essentially what this is, yes.

KLOB: I actually have a case, or a client that I'm working on with this, they have a three acre parcel, they want to put a - they're not looking to build for probably five years when they retire, but they want to plant some fruit trees and, you know, whatnot, you know, on their property, and need a place to store, safely store, you know, equipment and whatnot. Until they build in five years. So I mean it's a legitimate use, I think, in many cases.

KLYSZEIKO: And I think you zeroed in on - well actually those maybe two observations - zeroed in on what we're sensitive to, is there's good actors and bad actors and there's, I think, plenty of examples of where this is a reasonable ask. But we have the big concern that this also is a wide open invitation to turn a vacant property into your own personal storage unit. And so we tried to, in the provisions here, make sure that this is contained if this is something that is utilized, that it doesn't turn into in essence a junkyard. So there are, one, there is a very detailed, you

can see there at the top of the screen with the text, the definition for cargo container was significantly expanded and so it has those four subsets to outline what Brent captured. And then as we move down into the cargo container text itself, we then have general provisions that all cargo containers must adhere to, and so those are some of the more standard ones that you can imagine. But then as you go through the general provisions, you'll get down to the individual specific provisions for zoning districts. And so then within each individual zoning district where they're allowed, there are some additional provisions to address the nuances. So, for example, in residential areas you can see that - let's see, yeah, I guess it's just, it's not listed. Oh, there it is. (C) It shall not be stacked on top of another cargo container, on 2(C) there. But if you were to go down all the way to 4, you can see that that provision is revised, that may be stacked on top of each other in an industrial condition. And so there's just general provisions that will apply for all, and then individual provisions that make it even more nuanced depending on what zoning districts that property may fall under. But with that, I'll pause to see if there's general questions, or if we desire to go through this in more detail, I'd be happy to do that as well.

MOONEY: If I may, I do have a general question because we've used tractor trailer bodies for storage on our

own personal property, as well as a business I had, and railroad cars, and they need their wheels to be transported if they need to be moved. So I guess I just don't quite understand, and I've seen it in many other areas of the country, that they are. I mean they may be disabled so that they can't just be readily hauled off, but I don't understand that particular provision. And maybe, Brent's not here, maybe Gilbert or you all can –

KLYSZEIKO: I mean I can start. If staff wanted to jump in, because yes, Gilbert's been part of conversations as well. But I think initially as we discuss this from the group perspective, is that we're trying to consider the visual impact that this has, right, if being placed. And so when you keep the wheels on such a container, that increases the height and then does kind of impact the esthetic, maybe quality of the area.

MOONEY: Landscaping.

OLGIN: (Inaudible) for this type of use, it wouldn't be applicable for the residential. If I may, real quick, I think the intent here is to accommodate the concern about people wanting to use a trailer or some type of container for their items. But at the same time, the County wants to require the owner to put some skin in the game and require them to disable it. If they really want to do it, fine, here's the option, but not make it so simple that they

could just roll in it in, roll it out. I mean it's, as he said, I live in an area currently where if they were to bring - well, they're already doing it, but it doesn't look good. It's a big structure and no, landscaping's not applicable for these residential lots. I wish it was, but it's not. So I think that's the point, is to try to make it a little - make the owner put more into it and ground set it, you know, take off the wheels and not just disable it, like let out the air in the tires, but just make it to where it's a box, it's on the ground, fine you get the from it. And that's the other thing, the use from it's going to help us and help the community gauge if they like it or not. Because if they have people come out against it, it's - we usually aren't going to allow it. If that makes any sense.

KLOB: So outside of industrial commercial, only one cargo container could be placed on a one acre or more lot. It could be five, ten acres, only up to three, depending on the lot?

??: Chair, Vice Chair, Commissioners, if you look at the specific B(2).

KLOB: (Inaudible) get on our screen up here.

??: I should be sharing it with the meeting.

MOONEY: No, we just have the –

??: There we go.

??: So if you see there the B(2) where we go into

the larger, rural residential lots, B(2)(a), specifically, you get - it's a similar step pattern we've seen already today, where you have one container allowed per one acre, and then you get, for each additional acre, you get one more container up to three. So again, an example –

KLOB: Non-stackable, right?

??: Non-stackable, that would be –

KLOB: Up to three.

??: Yeah.

??: And of course this, if there is no primary use, this would all be under - noted in the special use permit.

KLYSZEIKO: And then B, right under that, you see the building permit provision there that Vice Chair mentioned.

SCHNEPF: And what's the provision in here for a dilapidated cargo container? Because over time, they can rust, whatever else. Is there something in here that –

??: So that would fall under the general provisions there, and –

KLYSZEIKO: Yeah, I mean I think we tried to address that, we may need to revisit if we have to discuss maintenance. But if you look under item 4, we address the color of the unit and making sure it's compatible with the surrounding environment. So that was one area that we were leaning on in terms of the quality of it, but that could be something we revisit if we think that we need stronger

language.

SCHNEPF: Might be something to think about.

DEL COTTO: If I could, Gilbert, I like the idea of allowing the trailers. I think there could be some concern in regards to the fact if it were temporary for somebody to have it there, versus permanent. So in some for instances, taking the wheels and tires off of it, or taking the, you know, taking the axle or whatever that may be there, it could be - it could turn something into a permanent problem, or a permanent it's rundown, or it's not painted or so on and so forth, versus a temporary use that they may be wanting to move something from point A to point B temporarily, or store that way. So I like the idea that we're coming up with ideas to allow them, I'm not quite sure that maybe if something has its axles on it, maybe it could be treated like a mobile home and you could skirt it.

OLGIN: Chair, Vice Chair, if I may. I think the intent here - and you may know – with these structures, they're required to be permitted, which means they have to be strapped down and bolted down to concrete slab. So that's good because it, as I said, it requires the applicant or the owner of these to put serious time and effort into getting this secure. Now remember, this is just a Conex box or a box on property with no home. So as I said, there would be no - you know, the County doesn't really have any rules or regs in

regards to design review or what they look like, so I think it's great that we address the maintenance of it, but in regards to colors and stuff, I'm not sure how that will go since we really don't have a review process, even for commercial industrial lots, or even site or plan review like they do in other cities and towns. So - but that's the intent is if it gets permitted through this process, after it gets approved, they've got to strap it down and get that permitted. So there's no temporary - I'm not sure if they're going to require that for the temporary uses, but in regards to this, it's a big effort.

KLYSZEIKO: Yeah, and we were - it's a great comment and so I'm not suggesting that it's not relevant, but we were anticipating that this, hence it going through a special use permit and not asking for a temporary use permit, we were expecting that if someone does this that it's going to be for a longer period of time. And so to Gilbert's point, from just a building code standpoint, if it exceeds a certain size, it has to go through that process. So that was one consideration. But the other was that the special use permit is typically for a longer period of time. So yes, I would agree we did not intend to try and create a permanent condition by taking the wheels off, but we were also anticipating that it's going to be used in that fashion. So, I mean, I think it's something we could discuss at the staff

level, but as Gilbert outlined, there's challenges from some of the additional requirements that might prevent us from maintaining those wheels be kept on.

KLOB: But I think that by keeping the wheels on, then you fall back onto the trailer aspect that we've already talked about. So I mean I think that area's already covered.

KLYSZEIKO: That you need to take them off.

KLOB: Well no, if you're going to store a trailer with wheels on it, we already have provisions for storing trailers on a site.

KLYSZEIKO: Yes, I guess the question was more – we have for trailers, but more if it's an actual 18 wheeler or railcar, or something like that.

KLOB: I don't know that that's, you know, delineated in that, you know, I forget whatever it is, we're allowed three trailers on a site or five trailers, whatever it is, you know, would it fall under that same purview?

KLYSZEIKO: I don't think our definition was that extensive. I'll have to go back and look at that, but –

KLOB: I'm just saying, I think this is already covered.

KLYSZEIKO: I would agree overall that trailers are covered under a different provision as a temporary condition, but under this in the description of what entails a cargo container and as Commissioner Mooney identified, we are

maintaining that the chassis, axles and wheels are set upon the ground.

MOONEY: And if I may, there's other codes I know for building a shed and things like that, but does a shed - I know I would need permission and permits and everything to build it, or have it, but those are movable as well, just pick them up on a trailer. So do they have to be - if we're looking at somebody using a piece of property to store whatever on when they're out there, they've got property and they want to go four wheeling and they keep their four wheelers in it, does it – would a shed also have to be hooked to the ground permanently?

KLYSZEIKO: Now we're getting into some gray area because –

MOONEY: It's all storage, so that's why I'm asking. It's a storage shed.

KLYSZEIKO: Right, and that's the rub that we are trying to thread the needle here in terms of recognizing the ask, but also that the challenge overall with this is the creation of a principal use. And so I don't know that we look to expand this to sheds that are movable, so that could be something that we need to discuss. But we definitely, we're trying to not create a situation where, I don't know how else to say it, but where we're encouraging the principal use of storage. Like a cargo container is still, while it's going to

be permanent in some ways, we're not acknowledging that it's a principal use under this condition. And if we start allowing physical structures, that starts to get into the gray area of at what point does that become a principal use that needs to be better aligned with the permitted uses of that zoning district?

MOONEY: Right, I was not trying to have you allow them, I'm just saying that for a storage, a storage shed, is also - depending on the size – is movable. So if something's going to be - well, if you're going to use it here, if you're going to use this sort of thing, you have to take the wheels off it. But if you build a shed the exact same size that can be moved, well, you don't have to adhere it to the ground and you can move it if you want.

KLOB: I think what the difference here is, where it is covered is, in the building code anything over 200 square feet has to be permitted.

MOONEY: I did state that. What I'm saying is movable, if a storage shed is movable.

KLOB: There is no provision in the code for movable or non-movable.

OLGIN: Yeah, Chair, Vice Chair, this wasn't designed for that, as was stated, this was specifically for issues with Conex boxes, trailers, also the 18 wheel trailers. We have a couple cases right now that are going through the

process where he has trailers and he uses them. They're air conditioned, and so he has items inside of these things, you know, and that's, you get in trouble for it. So that's what this was designed for was to accommodate that, not storage sheds that you put on the ground.

SCHNEPF: Let's keep going down the rabbit hole. Now if on these provisions if we're allowing storage in a Conex box or cargo container, what type of uses is it going to be? I mean, if they have combustible liquids and flammable, they're on an acre unattended lot and something happens and there's a lot of brush and grass and - what's in the provision here?

KLYSZEIKO: So we do have item 7 at the top of the page there that does address that, because that was a discussion. So we do have the no toxic, explosive, flammable, radioactive or other similar material or chemicals, unless otherwise allowed by law, shall be stored in a cargo container. And then if you jump down to item 9, a cargo container shall not be used to store merchandise, equipment, products, supplies and materials produced or needed for operating a business. So that is difficult to control, but we all acknowledged we're trying to align a request with concerns. And so we did have a lot of discussion about a landscape, or I have a landscape business and now does this cause me to start, in essence, you know, using this for my

business? And we're trying to control that here, but it does create challenges.

OLGIN: Matt, if I may. I have something to add. Great question, all great questions. That's the beauty of the SUP, is when they come to us and they give us what they're going to do with the storage container or whatever, we require them to put down essentially their game plan. So once this SUP gets approved by the public and by the Board, we have the game plan. So if they change it, someone turns them in and says hey, they have gas tanks in there, we can pull out the game plan, see what was approved, and then deny the SUP and make them remove it if they're not following the rules. That's the beauty about the SUP process. So that's how we – and that also is another way we can also provide some way of maintaining what happens with that structure. The SUP solves that.

SCHNEPF: And hopefully somebody complains about it ahead of time before something bad happens prior.

OLGIN: Yeah.

DEL COTTO: One good idea would be, maybe if we put this in the parking lot and then - are we not going to have another –

MOONEY: Yeah, we have two more.

DEL COTTO: So that we can re-go over all of this? One of the things that came into my mind, I'm going to have

one of these in the backyard because I'm only here in the winter, but my motorcycles and my quads and my gas tank and all that kind of stuff's going to be in there because that's what a lot of people use them for, is to protect their, you know, their goods. So there may be a few items that we have to try to think, overthink a bit and make sure that we cover them all.

KLYSZEIKO: Yeah, and I guess I would just - I recognize time, I want to be sensitive to everyone, and we have one other topic that should go very quickly. But yes, we're taking notes and I believe that we need to - right now the two points I have are the - or three, I guess, are the, you know, another discussion about the wheels. We'll talk that at the staff level, but I don't know that we'll be able to change it, but we'll at least discuss that. Consideration of the maintenance, and then the consideration of how, if I have a movable storage shed, how does that apply or not apply? But for the parking lot, we would need specific clarifications to go refine. In order to move forward, we would at the next meeting bring that clarification back. So we're hopeful that today we can at least discuss the condition, and yes, we then would bring back clarity on those topics.

DEL COTTO: I think that Vice Chair made a good point earlier when we started to try to decipher, you know, should it have wheels or should it not have wheels, or is it a

trailer or is it a permanent storage container? So I think there are some differences there, but that they would both in some respects be allowed based on the contractor that brings a tractor trailer out with his lumber and saws and so on and so forth, that he moves from job site to job site, you know, so there are some variables, and I think that we're headed in the right direction trying to address all of this.

KLYSZEIKO: And we'll, yes, we have that on the list to look at that. There is, as we said, challenges with the building code, so we'll take another look and then come back. But then, yes, the two other items were the maintenance, we'll take a look at that. And the movable storage shed, we'll consider how that might be singled out or addressed. Unless there's other items, then we –

MENNENGA: Let's move to the last one, Matt.

KLYSZEIKO: Okay.

KLOB: Real quick.

KLYSZEIKO: Yes.

KLOB: This will take two seconds. I'm not seeing it, but are there provisions on location within setback areas?

KLYSZEIKO: Yes. Is that under general? Yeah item 2, or I'll just read it here under general provision. A cargo container shall be placed and situated in conformance with the required development standards for detached accessory buildings in the applicable zoning district.

KLOB: Okay. I actually saw it as you started reading it. Thanks.

KLYSZEIKO: No, I'm glad you asked because I want to make sure we capture all those. So moving on. This hopefully will just be a very succinct one and we'll let you all go. The last topic is the citizen advisory committee. I might need Gilbert to step in – oh, he just stepped out. But generally speaking, the citizen advisory committee is a committee that was established - I don't know the history right off the top of my head, but it's a group of residents from across the County that was another layer to review Major Comprehensive Plan Amendments. And Gilbert, you may have to jump in on this citizen advisory committee discussion - but the committee was formed to advise primarily, or completely on Major Comprehensive Plan Amendments. And so they have historically been brought together to review those, and then I think you may recall that their comments are then brought forward to the Commission and brought - and then from there, your comments are brought forward to the Supervisors. That committee or that group, it has been, I think a challenge to get them all together in one location because of the size, the infrequency of how many times they meet. They don't meet very often and so the understanding of their responsibilities and their role is hard to keep that education up when you're cycling through so many participants. And so there was a

request overall for the County to remove that citizen advisory committee because the Commission still form, or provides many of those services in terms of you all representing areas of the County and being knowledgeable at a little higher degree in terms of roles and responsibility. So there was only a few areas where the citizen advisory committee is referenced in the code, just from some procedural references, but otherwise there isn't a drastic change in text. It was just the striking of those references. And for that I'll pause to see if Gilbert, you have other clarity.

OLGIN: Yeah Chair, Vice Chair, Commission Members, so the decision's not from staff in regards this, but I will say that you're correct in saying that the intent was to provide a different perspective when it comes to Comprehensive Plan Amendments. But the problem that we ran into year after year after year, is that because this team only meets once a year and they're - they get appointed, almost different people are appointed every year, they truly don't understand in most cases what a land use designation is. And a lot of times these meetings would go on for six hours till midnight, and their focus was more about zoning issues, site plan issues, and we try to educate as best we could, but I think sometimes it just wasn't getting anywhere. They use this as an opportunity to just vent their opinion – good or bad - on the projects they didn't like. So I think what's happened is

we're not getting a lot of useful information from the team because they don't really understand their responsibility. Now, if they met every month the way you do, I think that wouldn't be the issue because we could train them. But they meet once a year and this year we had 32 members, and so the fact that we were able to get it done in four hours was a small miracle. But yeah, definitely something that, you know, I'm not surprised that they're going - they're asking to remove it. And we appreciate their efforts, but I don't think it was providing useful feedback to P&Z.

MENNENGA: Kind of an insult to all the committees and stuff, quite honestly.

OLGIN: And as I said, it's not a decision by staff.

MENNENGA: I understand.

OLGIN: So, you know, and so - but we understand why they may just have decided to go this route is because they should meet every month, or somehow, and they don't.

MENNENGA: It's just, it's overkill. It's totally overkill.

SCHNEPF: Yeah, I'm going to say I'm impartial to the CAC because I came from the CAC prior to coming to the Planning and Zoning Commission. So come on, guys. I will give my two cents worth. I do agree with what Gilbert said, because it's basically an annual meeting where they would receive a packet just prior to them meeting, so that was a lot

of information they had to go over and they had to understand it. And yes, I will say that there was a lot of opinion-based. You had a variety of different people – what was it like, three per Supervisor that was appointed?

OLGIN: Again, the number got increased recently, but I think this year it was 32 people, and half of them I've never seen –

SCHNEPF: That was way more than I ever had when I was on –

OLGIN: Right, it used to be 16, but, you know, as I said, it was just too many opinions and they were truly not based on anything, it was just more, I don't like solar, so kill it.

SCHNEPF: So those meetings could run long, so I do kind of understand where this is coming from, where opinions from them are based on an annual meeting. Sometimes they might have an additional meeting, but it's pretty much once a year and it's hard to gauge information on that when you just received a packet and you don't have very much time to go through it. So I'm not opposed to what's being proposed here.

MENNENGA: Well, I'm kind of glad (inaudible) from there to here. So are we –

SCHNEPF: I moved up.

MENNENGA: I think we're in concurrence there, so are we good?

KLYSZEIKO: That was our final topic, so thank you Chair. We have nothing else to report.

MENNENGA: Motion for adjournment.

MOONEY: So moved.

MENNENGA: Second?

KLOB: Second.

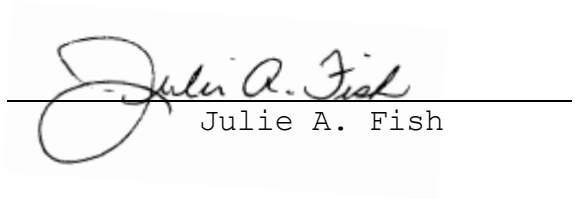
MENNENGA: Everybody in favor.

COLLECTIVE: Aye.

MENNENGA: Time to go home.

I, Julie A. Fish, Transcriptionist, do hereby certify that the foregoing pages constitute a full, true, and accurate transcript in the foregoing matter, and that said transcription was done to the best of my skill and ability.

I FURTHER CERTIFY that I am not related to nor employed by any of the parties hereto, and have no interest in the outcome hereof.



Julie A. Fish

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 25, 2024 (CONTINUED TO OCTOBER 3, 2024)

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-013-24 & PZ-PD-007-24 (AL RAHMA MUSLIM CEMETERY)**

CASE COORDINATOR: GLENN BAK

SUPERVISOR DISTRICT: 1 CAVANAUGH

Executive Summary: *Islamic Community Center of Tempe, landowner, Omar Abdallah, applicant, requesting to rezone, and a Planned Area Development to allow for development standards for the continued location of and expansion of a cemetery.*

If This Request is Approved:
The applicant will apply for a site plan application and applicable permits under the new development and design standards.

LEGAL DESCRIPTION: A portion of Section 18, Township 4 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

1. **PZ-013-24 – PUBLIC HEARING/ACTION:** Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting a rezoning of 9.54± acres from Suburban Ranch (SR) and 15.2± acres from General Rural Zoning District (GR) to RU-1.25 Rural Zoning District to allow for the continued location and expansion of a cemetery, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A – legals on file – situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.

2. **PZ-PD-007-24 – PUBLIC HEARING/ACTION:** Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting approval of a Planned Area Development (PAD) Overlay District; to allow for developments standards on ±24.74 acres to allow deviations from the RU-1.25 development standards, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A – legals on file – situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.

Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150 & 510-07-013A

LOCATION: Located northwest of Rahma Street and AZ 238, Pinal County.

SIZE: 24.74± acres
COMPREHENSIVE PLAN: The existing Al Rahma Muslim Cemetery is within the Proposed Regional Park land use designation. The future expansion portion is within the Very Low Density Residential designation (0-1 du/ac). The Comprehensive Plan proposes a large regional park on the western edge of the county as identified in the City of Maricopa's General Plan. The existing cemetery lies within the northernmost portion of the area designated

Proposed Regional Park. It should also be noted that the Comprehensive Plan has changed since the cemetery was initially permitted.

EXISTING ZONING AND LAND USE: The subject is currently zoned as Suburban Ranch (SR) and General Rural (GR) and is an existing cemetery.

SURROUNDING ZONING AND LAND USE:

North: General Rural (GR) Zone – Vacant
South: General Rural (GR) Zone - Vacant
East: General Rural (GR) Zone – Vacant
West: General Rural (GR) Zone – Vacant

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	October 21, 2021
Mail out:	August 31, 2024
Newspaper Advertising:	September 5, 2024
Site posting, Applicant:	August 17, 2024 & August 30, 2024

FINDINGS/SITE DATA:

History:

The subject property in its entirety is 24.74± acres. The existing cemetery has been in existence for over 30 years. Available records indicate the zoning for the existing portion of the subject site was changed from General Rural (GR) to Suburban Ranch (SR) on April 2, 1990 via case PZ-C-008-09 to allow a then proposed cemetery. At the time, the only zoning classifications that would allow a private cemetery use were SR and Suburban Homesite (SH). Available digital records show a number of permits and code enforcement complaints from 2015 to 2020. Application materials for related PZ-003-21 and PZ-PD-002-21 were initially submitted on February 10, 2021. Due to the applicant changing law firms after submitting the initial applications and other complications, it was agreed that it would be best to void the older applications and file new cleaner applications. Materials for PZ-013-24 and PZ-PD-007-24 were submitted on June 12, 2024.

Flood Zone X:

The Project site is located entirely within Zone X which is described by FEMA as "The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood".

ANALYSIS:

The proposed consists of an existing 9.54± acre cemetery. The cemetery has been in existence for over 30 years and is the only Muslim cemetery following Islamic burial obligations in Arizona. The Al-Rahma cemetery is a nonprofit providing low-cost and no-cost burial options to the community. The proposed rezoning to RU-1.25 will allow the cemetery to operate under the requirements of the RU-1.25 zoning district. Since the cemetery was rezoned and developed in circa 1990, some of the regulations it was developed under are no longer applicable. That being said, the requested PAD overlay will allow some deviations from the RU-1.25 development standards. What is being proposed will comply with what is required of a new development, as the cemetery is made to comply with current codes. This will also demonstrate an effort to assuage concerns reflected by a history of code enforcement actions.

Access:

Al Rahma Muslim Cemetery gains access from Highway 238, then N Rahma Street. Rahma Street appears to have been recently paved with asphalt. Future expansion to the way will be accessible via N San Rafael Road.

Rezone & PAD

The applicant requests a rezone from General Rural (GR) and Suburban Ranch (SR) to RU-1.25 Rural Zoning District. This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, Preliminary Landscape Plan, and conceptual imagery are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the community themes and character. The requested PAD overlay will facilitate certain necessary deviations from the RU-1.25 development standards.

Development Standards

Section 2.240.020 of the Pinal County Development Services Code (PCDSC) outlines the Uses Permitted for the RU-1.25 zoning district. Section 2.240.040 outlines the Development Standards for RU-1.25 zoning district. Below are the RU-1.25 standards along with the proposed PAD standards for Al Rahma Muslim Cemetery:

Regulation	Base Zoning Regulation (RU-1.25)	Al-Rahma Cemetery PAD
Minimum Lot Area	54,450 square feet (one and one-quarter acres)	54,450 square feet (one and one-quarter acres)
Minimum Lot Width	100 feet	100 feet
Maximum Height (Building)	30’	30’
Minimum Site Setbacks (Front/Side/Rear)	30’/10’/40’	30’/10’/40’
Maximum Accessory Building Height	20’	20
Minimum screening	None	**4’-6’ wire or chain link fence**
Parking Stall (perpendicular to an aisle) (W x L)	10’ x 20’	10’ x 20’
Parking Stall (parallel to an aisle)	10’ x 23’	10’ x 23’
Parking Surfaces	Asphalt	**Concrete & Compacted ABC with cone or other markings**
Internal private roads	ABC compound or asphalt	Compacted ABC

SCHOOLS:

The developer will work with the Maricopa Unified School District to ensure that adequate educational facilities are provided for the community.

UTILITIES AND SERVICES:

Utility/Service	Provider	Contact
Sewer	Septic	N/A
Water	On-site Well	ICC
Electric	Electrical District No. 3	(520) 424-9021
Telephone	N/A	N/A
Police	Pinal County Sheriff	(520) 866-5280
Fire	Maricopa Fire/Medical Department Station	(520) 568-3333
School	Maricopa Unified School District	(520) 568-5100
Solid waste disposal	N/A	N/A

PARKING AND FACILITIES:
The existing cemetery currently has 36 parking spaces and future development within parcel #3 is anticipated to include 31 additional parking spaces. An additional 12 overflow parking spaces are available in the north portion of Rahma Street; however, there is little expectation these will be needed. The existing cemetery includes a ramada, storage building, and restrooms. Future expansion areas will essentially mirror the same.

HOURS OF OPERATION:
The cemetery is open daily with burials typically occurring between 1:00 PM and 5:00 PM and visitations taking place between 7:00 AM and 6:00 PM. The cemetery is closed otherwise and the expansion is expected to follow the same.

LANDSCAPING: The existing cemetery includes primarily native trees around the periphery, as well as within the cemetery. There are also oleanders around the perimeter and future expansion areas will include a 10 foot landscape buffer around the perimeter.

Analysis of Justification for Modified Development Standard:
*As stated earlier, the r*equested deviation from the development standards are related to the cemetery having been initially permitted over 30 years ago, with different development standards being applicable at the time. The provided PAD table indicates minimal deviation from current standards relating to parking surfaces. The Muslim population within Arizona is growing rapidly and given the unique character of this cemetery, it can be demonstrated that the use is needed. By nature, cemeteries pose minimal area impact.

Items for Commission Consideration:

- Available records show that while there have been code enforcement cases related to the existing cemetery, the cases primarily relate to temporary permits and special use permits having expired. The cemetery appears to be well maintained and considering this, the proposed provides a path to bring the current cemetery, as well as future expansion areas into compliance with current standards.
- The cemetery has been in existence for over 30 years and provides a unique service to members of the community.
- No items of opposition were received by staff and 56 items of support were received.

PUBLIC PARTICIPATION
Staff notes in regards to public participation, a solicitation for comments and questions period was offered by the applicant prior to the formal submittal for this project. Letters were sent out to all property owners within 1,200 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process.

A neighborhood meeting was held on October 21, 2021 and attended by no residents.

At the time this report was written, no items of opposition had been received and 56 items of support had been received.

The Pinal County Department of Public Works reviewed the proposal and had no comments.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Rezone (PZ-013-24) and PAD amendment (PZ-PD-007-24). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
c. NEIGHBORHOOD IMPACT
d. FLOOD CONTROL
e. TRAFFIC IMPACT
f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Islamic Community Center of Tempe, landowner, Omar Abdallah, applicant, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Rezone and Planned Area Development.
2. At the time this report was written, no items of opposition had been received.
3. At the time this report was written, 56 items of support had been received.
4. The property has legal access.
5. The existing and proposed cemetery expansion is in a remote location and typically generates little additional traffic.
6. Granting of the PAD will require, after the time of zoning approval, 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.

STAFF RECOMMENDATION (PZ-013-24): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff offers no recommendation for this request, subject to the stipulations listed in the recommended motion.

STAFF RECOMMEND MOTION (PZ-013-24): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL/DENIAL to the Board of Supervisors with its 1 stipulation as listed in the staff report:

1. *Approval of this zone change (PZ-013-24) 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.*

STAFF RECOMMENDATION (PZ-PD-007-24): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff offers no recommendation to the Commission.

STAFF RECOMMEND MOTION (PZ-PD-007-24): ***I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL/DENIAL to the Board of Supervisors with its 10 stipulations as listed in the staff report:***

1. The stipulations enumerated herein pertain to the area described in case PZ-013-24 & PZ-PD-007-24;
2. Approval of this PAD (PZ-PD-007-24) 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;
3. Al Rahma Muslim Cemetery Planned Area Development (PAD) Overlay District (PZ-PD-007-24) is to be developed as shown by the conceptual site plan/development plan dated July 22, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. 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-013-24;
5. 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;
6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer; and
9. The Al Rahma Muslim Cemetery development shall comply with all current codes, regulations, and County requirements, as confirmed through the site plan approval process. Said codes etc. shall supersede any deficiencies as stated in materials provided by the applicant.
10. Parcels 510-07-013A, 510-07-0190, and 510-07-0200 shall be combined through the Planning Division's Minor Land Division/Lot Combination process prior to site plan approval.

Date Prepared:	9/12/2024 GB
Revised:	9/16/2024 GB
Revised:	9/23/2024 GB
Revised:	9/25/2024 GB
Revised:	9/30/2024 GB

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: SEPTEMBER 25, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-013-24 & PZ-PD-007-24 (AL RAHMA MUSLIM CEMETERY)**

CASE COORDINATOR: GLENN BAK

SUPERVISOR DISTRICT: 1 CAVANAUGH

Executive Summary: *Islamic Community Center of Tempe, landowner, Omar Abdallah, applicant, requesting to rezone, and a Planned Area Development to allow for development standards for the continued location of and expansion of a cemetery.*

If This Request is Approved:
The applicant will apply for a site plan application and applicable permits under the new development and design standards.

Staff Recommendation:
Staff recommends Approval of a Zone Change (PZ-013-24) and Planned Area Development (PAD) overlay (PZ-PD-007-24), with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 18, Township 4 South, Range 2 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

1. **PZ-013-24 – PUBLIC HEARING/ACTION:** Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting a rezoning of 9.54± acres from Suburban Ranch (SR) and 15.2± acres from General Rural Zoning District (GR) to RU-1.25 Rural Zoning District to allow for the continued location and expansion of a cemetery, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A – legals on file – situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.

2. **PZ-PD-007-24 – PUBLIC HEARING/ACTION:** Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting approval of a Planned Area Development (PAD) Overlay District; to allow for developments standards on ±24.74 acres to allow deviations from the RU-1.25 development standards, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A – legals on file – situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.

Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150 & 510-07-013A

LOCATION: Located northwest of Rahma Street and AZ 238, Pinal County.

SIZE: 24.74± acres

COMPREHENSIVE PLAN: The existing Al Rahma Muslim Cemetery is within the Proposed Regional Park land use designation. The future expansion portion is within the Very Low Density Residential designation (0-1 du/ac). The Comprehensive Plan proposes a large regional park on the western edge of the county as identified in the City of Maricopa's General Plan. The existing cemetery lies within the northernmost portion of the area designated Proposed Regional Park. It should also be noted that the Comprehensive Plan has changed since the cemetery was initially permitted.

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ANALYSIS:

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SCHOOLS:

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UTILITIES AND SERVICES:

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Police	Pinal County Sheriff	(520) 866-5280
Fire	Maricopa Fire/Medical Department Station	(520) 568-3333
School	Maricopa Unified School District	(520) 568-5100
Solid waste disposal	N/A	N/A

PARKING AND FACILITIES:
The existing cemetery currently has 36 parking spaces and future development within parcel #3 is anticipated to include 31 additional parking spaces. An additional 12 overflow parking spaces are available in the north portion of Rahma Street; however, there is little expectation these will be needed. The existing cemetery includes a ramada, storage building, and restrooms. Future expansion areas will essentially mirror the same.

HOURS OF OPERATION:
The cemetery is open daily with burials typically occurring between 1:00 PM and 5:00 PM and visitations taking place between 7:00 AM and 6:00 PM. The cemetery is closed otherwise and the expansion is expected to follow the same.

LANDSCAPING: The existing cemetery includes primarily native trees around the periphery, as well as within the cemetery. There are also oleanders around the perimeter and future expansion areas will include a 10 foot landscape buffer around the perimeter.

Analysis of Justification for Modified Development Standard:
*As stated earlier, the r*equested deviation from the development standards are related to the cemetery having been initially permitted over 30 years ago, with different development standards being applicable at the time. The provided PAD table indicates minimal deviation from current standards relating to parking surfaces. The Muslim population within Arizona is growing rapidly and given the unique character of this cemetery, it can be demonstrated that the use is needed. By nature, cemeteries pose minimal area impact.

Items for Commission Consideration:

- Available records show that while there have been code enforcement cases related to the existing cemetery, the cases primarily relate to temporary permits and special use permits having expired. The cemetery appears to be well maintained and considering this, the proposed provides a path to bring the current cemetery, as well as future expansion areas into compliance with current standards.
- The cemetery has been in existence for over 30 years and provides a unique service to members of the community.
- No items of opposition were received by staff and 56 items of support were received.

PUBLIC PARTICIPATION

Staff notes in regards to public participation, a solicitation for comments and questions period was offered by the applicant prior to the formal submittal for this project. Letters were sent out to all property owners within 1,200 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process.

A neighborhood meeting was held on October 21, 2021 and attended by no residents.

At the time this report was written, no items of opposition had been received and 56 items of support had been received.

The Pinal County Department of Public Works reviewed the proposal and had no comments.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Rezone (PZ-013-24) and PAD amendment (PZ-PD-007-24). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
c. NEIGHBORHOOD IMPACT
d. FLOOD CONTROL
e. TRAFFIC IMPACT
f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Islamic Community Center of Tempe, landowner, Omar Abdallah, applicant, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Rezone and Planned Area Development.
2. At the time this report was written, no items of opposition had been received.
3. At the time this report was written, 56 items of support had been received.
4. The property has legal access.
5. The existing and proposed cemetery expansion is in a remote location and typically generates little additional traffic.
6. Granting of the PAD will require, after the time of zoning approval, 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.

STAFF RECOMMENDATION (PZ-013-24): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

STAFF RECOMMEND MOTION (PZ-013-24): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 1 stipulation as listed in the staff report:

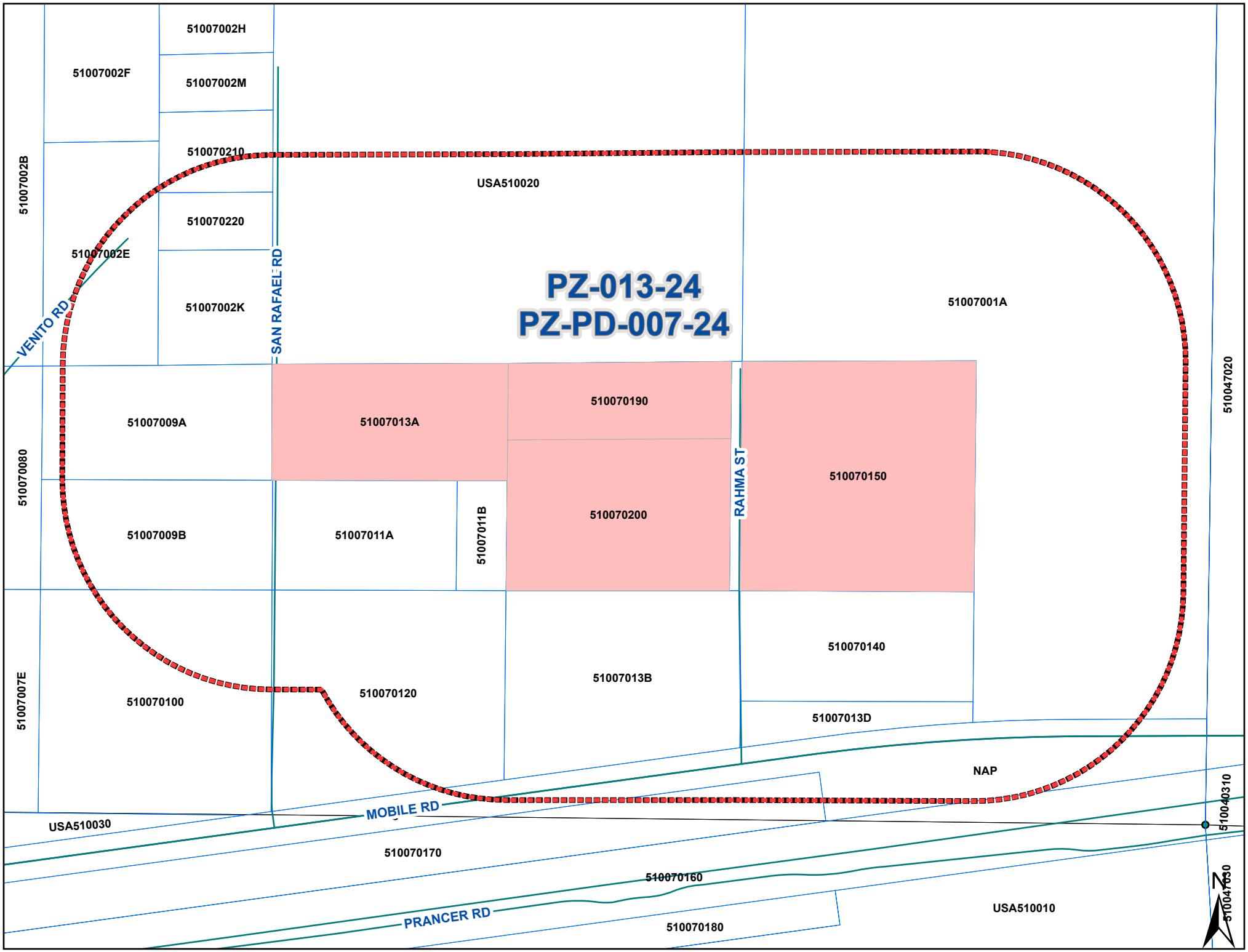
1. *Approval of this zone change (PZ-013-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.*

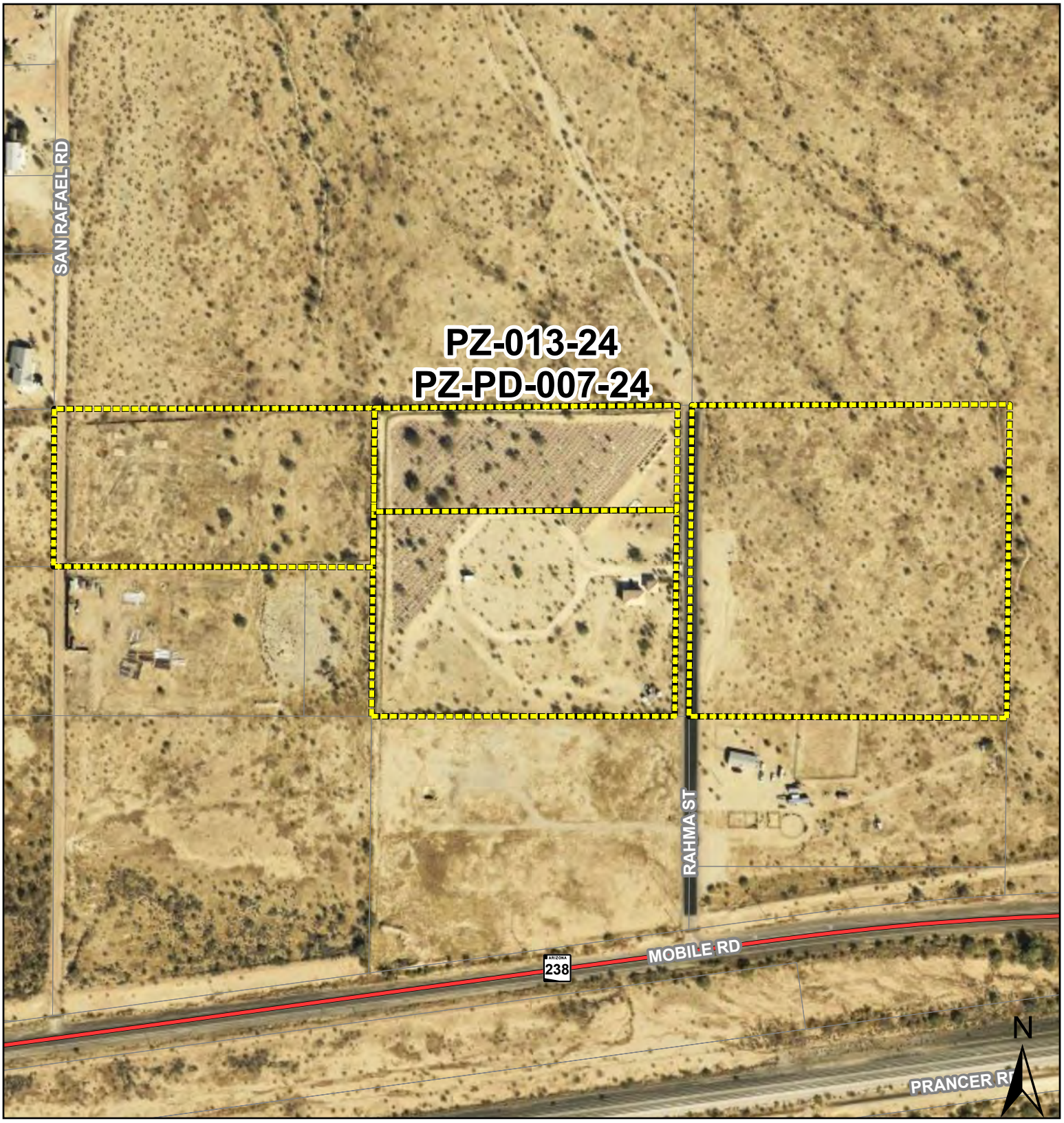
STAFF RECOMMENDATION (PZ-PD-007-24): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-007-24 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-007-24): ***I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 9 stipulations as listed in the staff report:***

1. The stipulations enumerated herein pertain to the area described in case PZ-013-24 & PZ-PD-007-24;
2. Approval of this PAD (PZ-PD-007-24) 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;
3. Al Rahma Muslim Cemetery Planned Area Development (PAD) Overlay District (PZ-PD-007-24) is to be developed as shown by the conceptual site plan/development plan dated June 10, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. 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-013-24;
5. 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;
6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer; and
9. The Al Rahma Muslim Cemetery development shall comply with all current codes, regulations, and County requirements, as confirmed through the site plan approval process. Said codes etc. shall supersede any deficiencies as stated in materials provided by the applicant.

Date Prepared: 9/12/2024 GB
Revised: 9/16/2024 GB

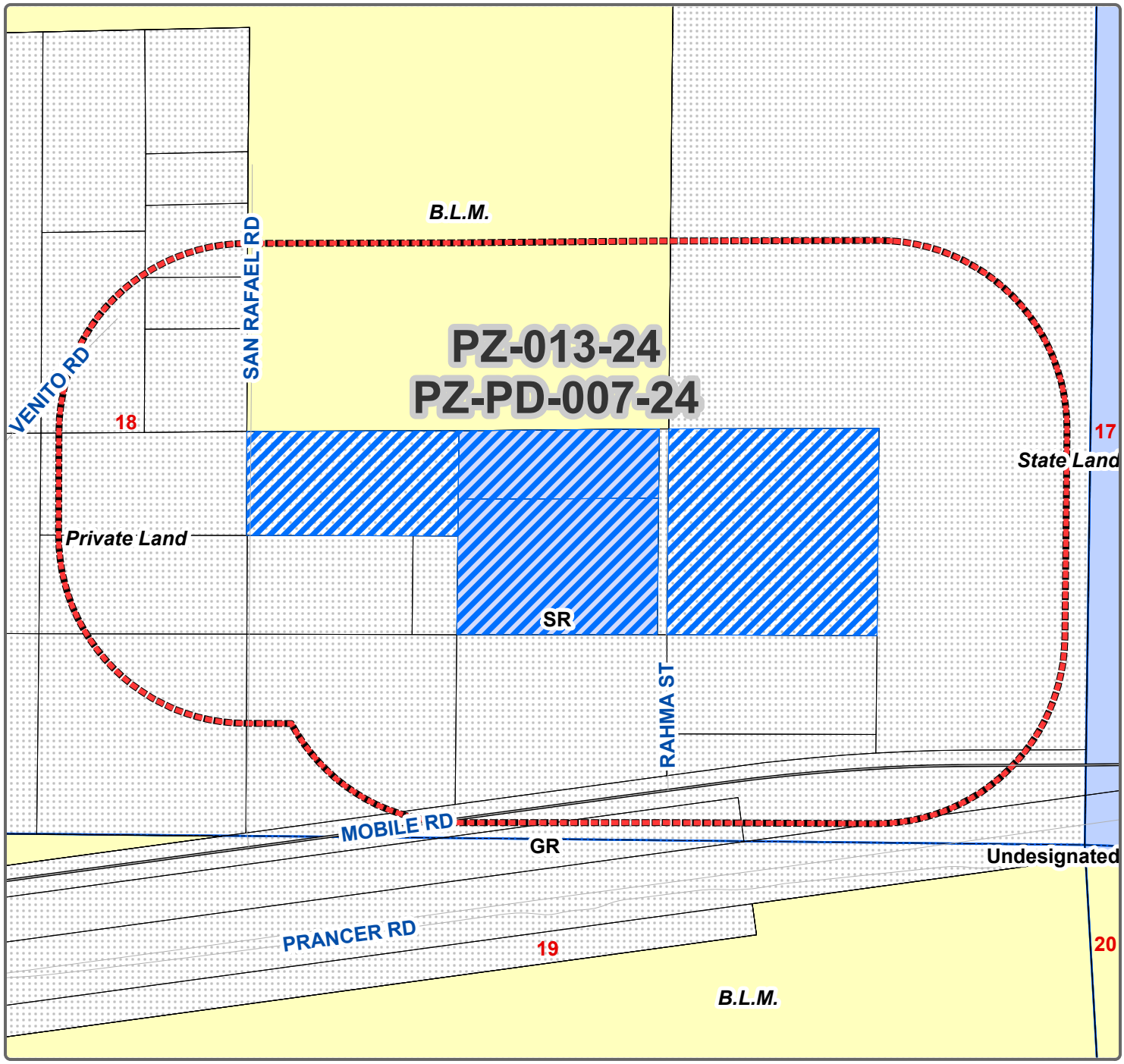

PZ-013-24
PZ-PD-007-24
51007002H
51007002F
51007002M
510070210
USA510020
510070220
51007002E
51007002K
51007002B
VENITO RD
SAN RAFAEL RD
51007001A
510047020
51007009A
51007013A
510070190
510070080
510070150
RAHMA ST
51007009B
51007011A
51007011B
510070200
510070140
51007007E
510070100
510070120
51007013B
51007013D
NAP
MOBILE RD
USA510030
510040310
510070170
510070160
PRANCER RD
USA510010
510047030
510070180



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-013-24
PZ-PD-007-24



Community Development

PZ-013-24 – PUBLIC HEARING/ACTION: Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting a rezoning of 9.54± acres from Suburban Ranch (SR) and 15.2± acres from General Rural Zoning District (GR) to RU-1.25 Rural Zoning District to allow for the continued location and expansion of a cemetery, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A – legals on file – situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.

Current Zoning: SR	Requested Zoning: Rezone	Current Land Use: PROPOSED REGIONAL PARK

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.

SEC 18, TWN 04S, RNG 02E

Sheet No. 1 of 1

Owner/Applicant: ISLAMIC COMMUNITY CENTER OF TEMPE

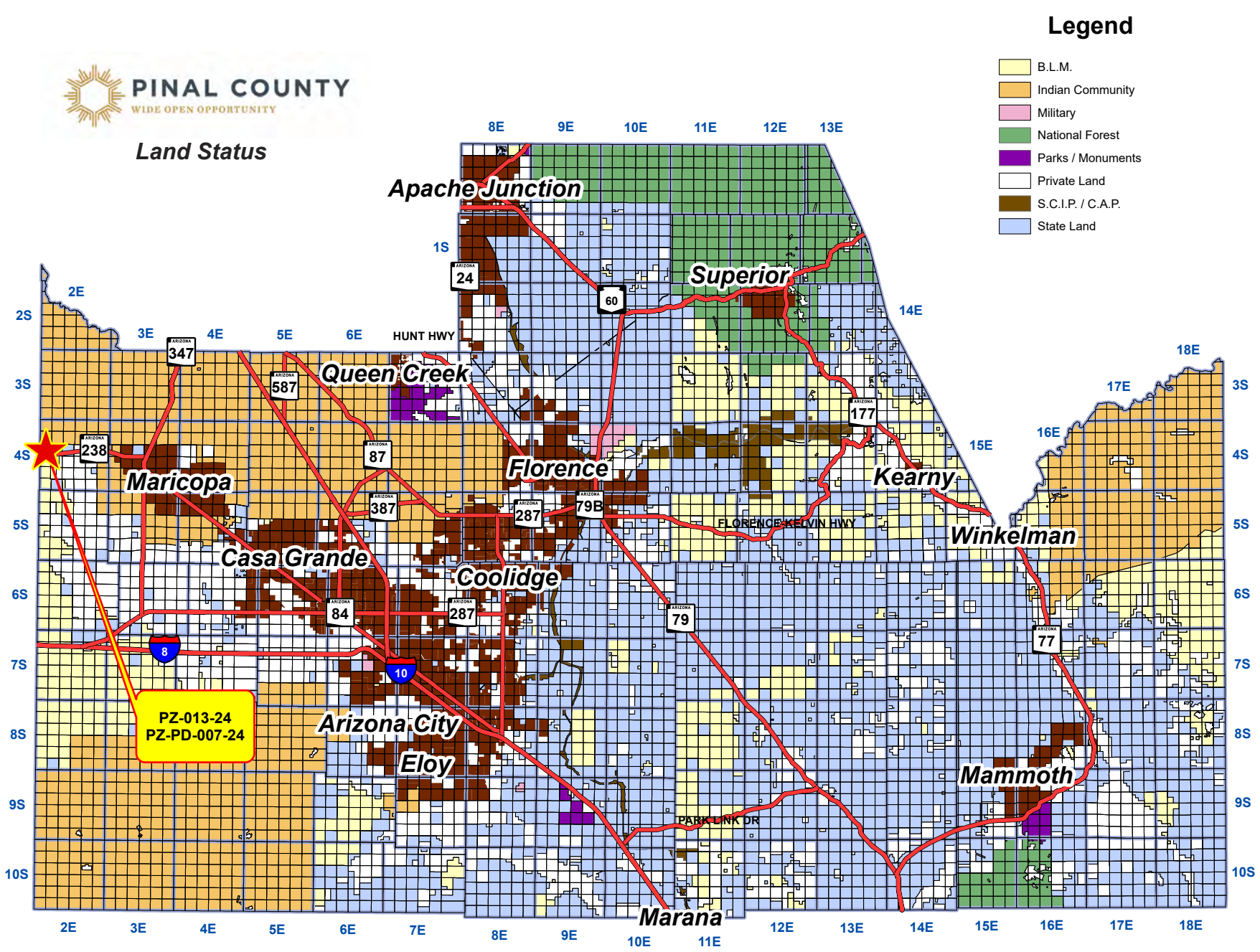
Drawn By:	Date:
GIS / IT /RWH	08/29/2024

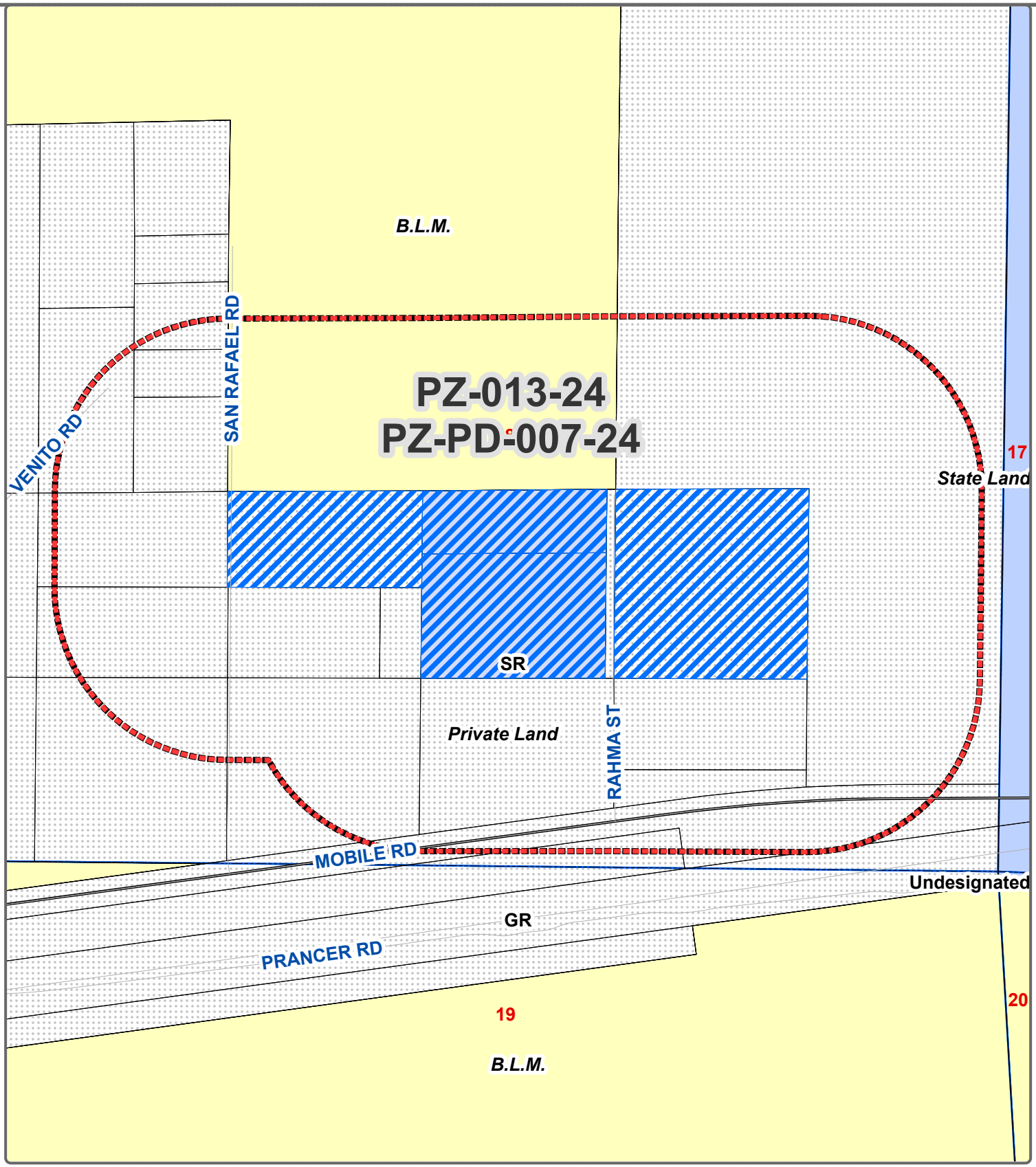
Section	Township	Range
18	04S	02E

Case Number: PZ-013-24, PZ-PD-007-24

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

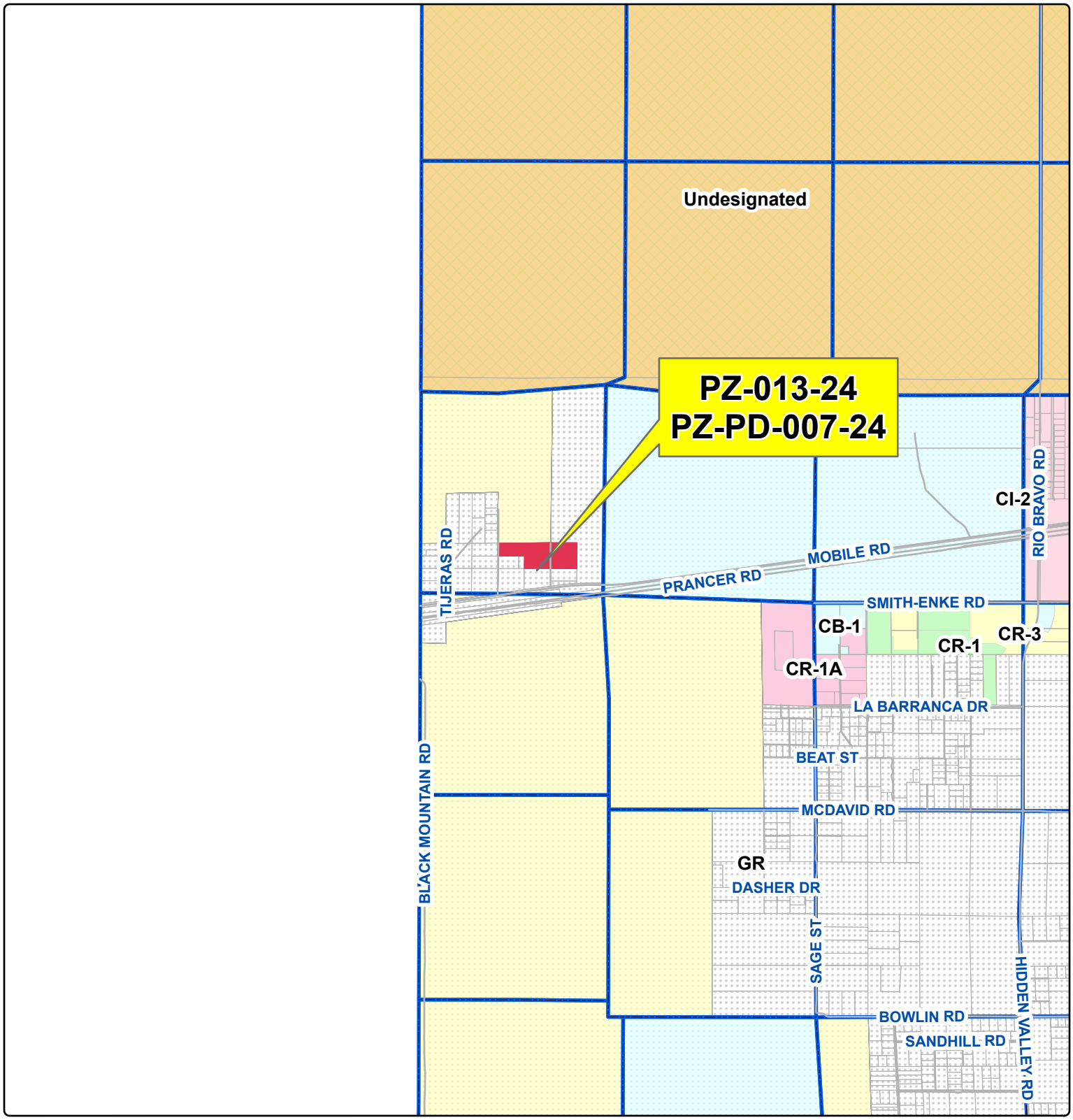




Community Development

Owner/Applicant: ISLAMIC COMMUNITY CENTER OF TEMPE	**Legal Description:** Situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.	Sheet No. 1 of 1	Current Zoning: SR Requested Zoning: Rezone Current Land Use: PROPOSED REGIONAL PARK
Drawn By: GIS/IT - RWH; **Date:** 08/29/2024			
Section 18; **Township** 04S; **Range** 02E	SEC 18, TWN 04S, RNG 02E		
Case Number: PZ-013-24, PZ-PD-007-24			

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.

SEC 18, TWN 04S, RNG 02E

Sheet No. 1 of 1	Owner/Applicant: ISLAMIC COMMUNITY CENTER OF TEMPE		
	Drawn By: GIS / IT / RWH		Date: 08/29/2024
	Section 18	Township 04S	Range 02E
	Case Number: PZ-013-24, PZ-PD-007-24		

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Glenn Bak
2. Date of Pre-application Review: __/____/____ Pre-Application Review No.: Z-PA-012 20__
3. Current Zoning *(Please provide Acreage Breakdown)*: SR (9.54), GR (15.2)
4. Requested Zoning *(Please provide Acreage Breakdown)*: RU-1.25 (24.74)
5. Parcel Number(s): 510070200, 510070190, 510070150, 51007013A
6. Parcel Size(s): 24.74
7. The existing use of the property is as follows: Cemetery, vacant land
8. The exact use proposed under this request: Cemetery
9. What is the Comprehensive Plan Designation for the subject property: Recreation & Conservation, Open Space a
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☑ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☑ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. See narrative.
14. Explain why the proposed development is needed and necessary at this time. See narrative.

INV#:_____ AMT:_____ DATE:_____ CASE:_____ Xref:_____

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See narrative.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See narrative.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See narrative.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   See narrative.

5. What type of landscaping are you proposing to screen this use from your neighbors?

   See narrative.

6. What type of signage are you proposing for the activity? Where will the signs be located?

   See narrative.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: See narrative.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See narrative.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ☑ YES ☐ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☑ YES ☐ NO

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list. SEE ATTACHED

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
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Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

SEE Attached

I hereby verify that the name list above was obtained on the 20 day of June, 2024 at the office of Omar Abdallah via Pinal GIS and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 20 day of June, 2024 before me personally appeared Omar Abdallah
(Name of signor)

Signature _____ Date 06/20/2024

State of Arizona)ss.

County of Maricopa

My Commission Expires 12/31/2026

JOSE ALVARADO
Notary Public - Arizona
Maricopa County
Commission # 640934
My Commission Expires December 31, 2026
(SEAL)

Signature of Notary Public _____

DEVELOPMENT SERVICES
COMMUNITY DEVELOPMENT : PLANNING DIVISION
85 N. Florence St., PO Box 749, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Islamic Community Center of Tempe	PO BOX 1313, TEMPE, AZ 85280
Name of Applicant	Address

	TISAAK@TEMPEMOSQUE.COM	954 2945988
Signature of Applicant	E-Mail Address	Phone Number

Omar Abdallah	9450 N 94th Pl #202 Scottsdale, AZ 85258
Name of Agent/Representative	Address

	omarjabdallah1@gmail.com	4803709414
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Islamic Community Center of Tempe	PO BOX 1313, TEMPE, AZ 85280
Name of Landowner	Address

	TISAAK@TEMPEMOSQUE.COM	954 2945988
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Islamic Community Center of Tempe, an Arizona nonprofit corporation

[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 24.74 acres located at 21564 N RAHMA ST MARICOPA, AZ 85139, and further identified

[Insert Address of Property]

As assessor parcel number 510070200, 510070190, 510070150, 51007013A and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Omar Abdallah (along with Hassan Elsaad and Marwan Tamimi)

[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]	*[Signature]*
[Address]	*[Address]*
Dated: _____	Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

(SEAL)

The foregoing instrument was acknowledged before me, this _____ day _____, 20____
by _____

My Commission Expires _____

Signature of Notary Public _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Islamic Community Center of Tempe, an Arizona nonprofit corporation
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: Operations and Maintenance Director
[Insert Title]

Dated: 6/18/2024

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 18th day of June, 2024 by Thomas Michael Isaak, Operations and Maintenance Director
[Insert Signor's Name] *[Insert Title]*
Islamic Community Center of Tempe Arizona an,
[Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: July 12, 2027

RODOLFO ESCAMILLA
Notary Public - Arizona
Maricopa County
Commission # 652529
My Comm. Expires Jul 12, 2027

Rodolfo Escamilla
Printed Name of Notary

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

(Seal)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by _____, who acknowledges himself/herself to be
[Insert Signor's Name]

_____, of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e. member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

_____ _____
Printed Name of Notary Signature of Notary

Application Checklist:

A. Check the appropriate item:

☐ This Zone Change is being submitted without a PAD request

☑ This Zone Change is being submitted in conjunction with a PAD request.

Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

The applicant must complete a PAD application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting:

☑ Notify all property owners within 1200' (feet)

☑ Hold the meeting within five (5) miles of the subject property

☑ Hold the meeting between 5:00 pm – 9:00 pm

☑ Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - ***(Use page 5 of this application)***
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

C. Submit a completed **"Agency Authorization"** form *(if applicable).*

D. Submit a written **Narrative** concerning the proposed development ***(if not submitting in conjunction with a PAD Application)*** to include:

☐ **1.** Title Page

☐ **2.** Purpose of Request

☐ **3.** Description of Proposal

- **a.** Nature of the Project including Proposed Land Use
- **b.** Conformance to adopted Comprehensive Plan
- **c.** Answers to the questions from the **Supporting Information** sheet
- **d.** Location & Accessibility
- **e.** Utilities & Services
- **f.** Neighborhood Meeting Information
- **g.** Existing Zoning Stipulation
- **h.** Appendix, as applicable

E. **Submit** a **Site Plan** ***(if not submitting in conjunction with a PAD Application).*** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- ❑ **1.** Legal Description of total site.
- ❑ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ❑ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ❑ **4.** Location of all Existing & Proposed Structures & Buildings
- ❑ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ❑ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ❑ **7.** All Points of Ingress & Egress.
- ❑ **8.** Location & Types of Existing & Proposed Landscaping.
- ❑ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ❑ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. **Submit** the following information regarding **Water Supply**:

- ❑ **1**. Identify the water service provider
- ❑ **2**. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ❑ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies
- ❑ **4**. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
  - Depth to bedrock & Depth to groundwater
  - Known fissures or land subsidence in the area
  - Known wells in the area, available information on status and water levels
  - Summary of data-gathering efforts and sources of information

G. Provide a copy of the **Title Report**

H. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

I. **Development Agreements (DA):**

❑ Provide a copy of the approved DA, if applicable.

J. Submit a **Drainage report** and a **TIA report.** ***(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).***

K. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

L. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).***

M. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

N. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

O. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *

   a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

   ** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

P. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees*

Q. Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

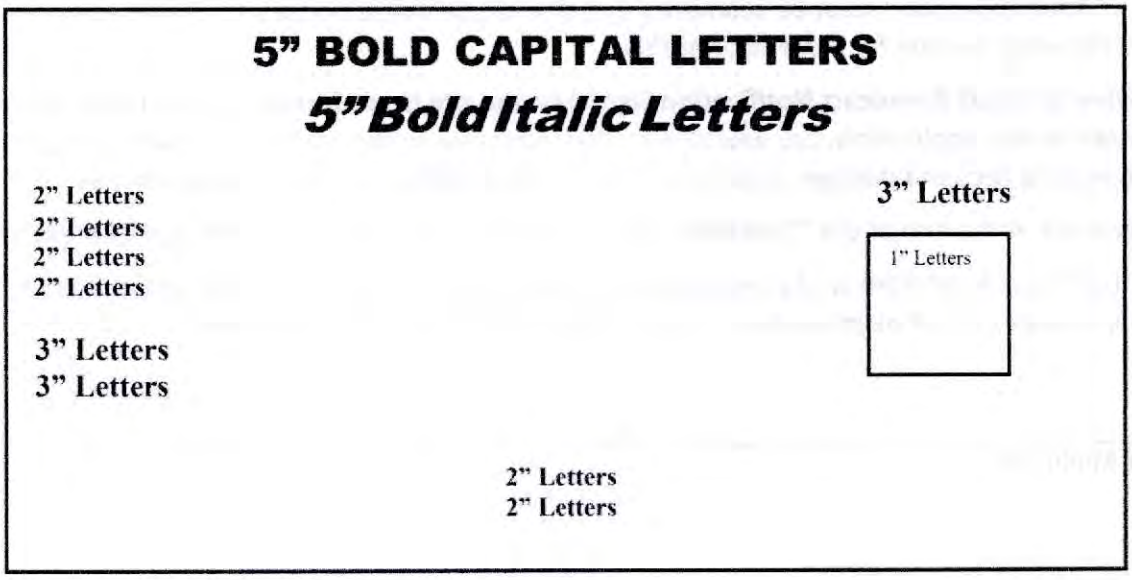
I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Islamic Community Center of Tempe	PO Box 1313 Tempe, AZ 85280
Name of Applicant	Address
	6/20/24
Signature	Date

Pinal County Broadcast Notification Signs:
Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits
Site Posting Requirements

1. Broadcast signs shall be installed and removed by theapplicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County Staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
    a. 4 Feet Tall by 8 Feet Wide
    b. Top of the sign shall be 6 feet above the ground
    c. Laminated plywood or MDO board
    d. Attached to 2 – 4" by 4" wooden poles
    e. All surfaces, including edges shall be painted **Yellow**
    f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Zoning and Planned Area Development Cases:
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

Special Use Permit and Industrial Use Permit Cases
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning: Proposed
SUP/IUP Use: Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I,_____, Applicant for case_____(Case number), personally caused_____sign(s) to be posted in a visible place on or near the proposed project site on_ _____(Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed_____(Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this____day of_____, 20___.

_____
Notary Public
My Commission Expires:

* as directed by your staff Coordinator

AFFIDAVIT OF Mailing of Notice of Hearing*

I,_____, Applicant for case_____(Case number), personally caused_____mailer(s) to be mailed by first class post regarding the public hearing associated with case _____ on _____(Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed_____(Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this____day of_____, 20___.

_____
Notary Public
My Commission Expires:

* as directed by your staff Coordinator
* please attach the mailer and the list addresses

,

MOMIN SERVICES OF AZ
55 N MATLOCK ST
MESA, AZ 85203

218TH 10 AC LLC
MAIL RETURN
,

,

FLOREZ ALEJANDRO S OR CA...
9111 W FILLMORE ST
TOLLESON, AZ 85353

CLASSIC HAY BALING INC
9960 N SALMONSON RD
MARICOPA, AZ 85139

SPRR
1400 DOUGLAS STREET STOP ...
OMAHA, NE 68179

FERNANDEZ NELLIE M TR
50049 W PETERS AND NALL RD
MARICOPA, AZ 85139

ISLAMIC COMMUNITY CENTER ...
MAIL RETURN
,

,

SPANGLER KRISTINE RENEE
21449 N TIJERAS RD
MARICOPA, AZ 85139

ISLAMIC CULTURAL CENTER
PO BOX 1313
TEMPE, AZ 85280

,

,

ISLAMIC COMMUNITY CENTER ...
PO BOX 1313
TEMPE, AZ 85280

,

UNION PACIFIC RAILROAD
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

LARSON BEN W
21702 N SAN RAFAEL RD
MARICOPA, AZ 85139

UNION PACIFIC CORPORATION
1400 DOUGLAS STREET STOP ...
OMAHA, NE 68179

MASJID OMAR IBN AL-KHATTAB
6225 S MCCLINTOCK DR
TEMPE, AZ 85283

SCROGGINS DELOIS
1218 E PECAN RD
PHOENIX, AZ 85040

UNION PACIFIC RAILROAD
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

LAZY S RV RANCH
MAIL RETURN
,

SCROGGINS DELOIS
1218 E PECAN RD
PHOENIX, AZ 85040

MCQUILLAN DAVID EARL REV T...
PO BOX 50549
PHOENIX, AZ 85076

GUTIERREZ AURELIO & FELIPA ...
9431 S CALLE SAHUARO
TEMPE, AZ 85283

HUDSON ROBERT & LORETTA ...
21862 N SAN RAFAEL RD
MARICOPA, AZ 85139

MCQUILLAN DAVID EARL REV T...
PO BOX 50549
PHOENIX, AZ 85076

ISLAMIC CULTURAL CENTER
PO BOX 1313
TEMPE, AZ 85280

BURRIS ROXANNE LAVERNE
21938 N SAN RAFAEL RD
MARICOPA, AZ 85139

BURROWS CHARLES E
9212 E CEDAR BASIN LN
GOLD CANYON, AZ 85118

NOVAK RAYMOND J JR & LAUR...
11735 LAKE GROVE CT
SAN DIEGO, CA 92131

LU KATRINA LAIBING
640 W NORMAN AVE
ARCADIA, CA 91007

LU KATRINA LAIBING
640 W NORMAN AVE
ARCADIA, CA 91007

,

SCHLUND JOHN J
8441 ASCOLANO AVE
FAIR OAKS, CA 95628

,

ALTA/NSPS LAND TITLE SURVEY
RAHMA CEMETERY
IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

SCHEDULE B EXCEPTIONS:

⬠ = PLOTTED ITEM.

THE FOLLOWING EXCEPTIONS ARE DERIVED FROM COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 88020022–088–TEF–BB1, DATE: OCTOBER 26, 2020 AT 7:30 A.M..

1. TAXES WHICH MAY BE ASSESSED OR LEVIED SUBSEQUENT TO THE EFFECTIVE DATE HEREIN, AND SUBSEQUENT YEARS.

2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2020 TAXES.

3. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES.

4. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CENTRAL ARIZONA WATER CONSERVATION DISTRICT AND PINAL COUNTY FLOOD CONTROL DISTRICT.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: COMMUNICATION LINES
   RECORDING DATE: JUNE 18, 1946
   RECORDING NO: BOOK 24 OF DEEDS, PAGE 247 (AFFECTS: PARCEL NO. 3)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC HIGHWAY
   RECORDING DATE: JUNE 19, 1959
   RECORDING NO: DOCKET 235, PAGE 316 (AFFECTS: PARCEL NO. 3)

7. CERTIFICATION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RECORDED AS DOCKET 375, PAGE 572, PURPORTING TO ESTABLISH A COUNTY ROADWAY. (BLANKET IN NATURE) (AFFECTS ALL PARCELS) (NOT PLOTTED)

⬠ 8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: ELECTRIC LINES RECORDING DATE: SEPTEMBER 19, 1969 RECORDING NO: DOCKET 579, PAGE 379 (AFFECTS: PARCEL NO. 4) (PLOTTED HEREON)

⬠ 9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: RIGHT OF WAY
   RECORDING DATE: APRIL 19, 1982
   RECORDING NO: DOCKET 1112, PAGE 339 (AFFECTS: PARCEL NO. 3) (PLOTTED HEREON)

⬠ 10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: RIGHT OF WAY
   RECORDING DATE: JUNE 03, 1982
   RECORDING NO: DOCKET 1118, PAGE 627 AND
   RE–RECORDING DATE: JULY 15, 1982 AND
   RE–RECORDING NO: DOCKET 1123, PAGE 358 (AFFECTS: PARCEL NO. 3)

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED:

   RESOLUTION
   RECORDING DATE: APRIL 11, 1990
   RECORDING NO: DOCKET 1668, PAGE 920 (AFFECTS: PARCEL NO. 1)(NOT PLOTTABLE)
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⬠ 12. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING DATE: JUNE 24, 1991
   RECORDING NO.: BOOK 2 OF MAPS, PAGE 120 (AFFECTS: PARCEL NO. 4)
   (PLOTTED HEREON)

13. A RESOLUTION IN FAVOR OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA

   FOR: DESIGNATING THE UNINCORPORATED COMMUNITY OF PALO VERDE MOUNTAIN AS A COLONIA WITHIN PINAL COUNTY
   RECORDING DATE: JUNE 25, 1999
   RECORDING NO: 1999–028915 (AFFECTS: ALL PARCELS)(NOT PLOTTABLE)

14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: ANNEXATION PETITION
   RECORDING DATE: APRIL 17, 2007
   RECORDING NO: 2007–045959; AND
   THEREAFTER, REVISED ANNEXATION PETITION
   RECORDING DATE: APRIL 20, 2007
   RECORDING NO.: 2007–047902;
   RECORDING DATE: DECEMBER 19, 2007
   RECORDING NO.: 2007–137280;
   RECORDING DATE: MAY 15, 2008
   RECORDING NO.: 2008–046442 (AFFECTS: ALL PARCELS)(NOT PLOTTABLE)
   REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: SANTA CRUZ WATER COMPANY L.L.C. WATER UTILITY FRANCHISE EXPANSION
   RECORDING DATE: SEPTEMBER 27, 2007
   RECORDING NO: 2007–108947 (AFFECTS: ALL PARCELS)(NOT PLOTTABLE)
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: PALO VERDE UTILITIES COMPANY L.L.C. WASTEWATER UTILITY FRANCHISE EXPANSION
   RECORDING DATE: SEPTEMBER 27, 2007
   RECORDING NO: 2007–108949 (AFFECTS: ALL PARCELS)(NOT PLOTTABLE)
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: ORDINANCE NO. 08–05
   RECORDING DATE: MAY 15, 2008
   RECORDING NO: 2008–046514 (AFFECTS: ALL PARCELS)(NOT PLOTTABLE)
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

⬠ 18. MATTERS SHOWN ON RECORD OF SURVEY:

   RECORDING DATE: JULY 20, 2011
   RECORDING NO.: 2011–060049 (AFFECTS: PARCEL NO. 3)

⬠ 19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: SPECIAL USE PERMIT RESOLUTION
   RECORDING DATE: MARCH 07, 2016
   RECORDING NO: 2016–013481 (AFFECT: PARCEL NO. 4)(PLOTTED HEREON)
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(SCHEDULE B2 ITEMS CONTINUED NEXT COLUMN UPPER RIGHT)

(SCHEDULE B2 ITEMS CONTINUED FROM LOWER LEFT COLUMN)

⬠ 20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: NON–EXCLUSIVE FRANCHISE FOR SOUTHWEST GAS CORPORATION
   RECORDING DATE: JUNE 21, 2016
   RECORDING NO: 2016–039825 (AFFECTS: ALL PARCELS)(NOTED HEREON)
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

21. EASEMENT RIGHTS OF ALL PERSONS FOR INGRESS AND EGRESS FOR THE PURPOSE OF VISITING THE CEMETERY, MAINTENANCE OR INTERMENT PURPOSES.

   TITLE TO ANY PORTION OF THE LAND CONSTITUTING OR USED AS BURIAL GROUNDS IS NOT INSURED.

22. EASEMENTS, RIGHTS OR INTERESTS ARISING FROM:

A. THE SALE OR TRANSFER OF LOTS, BLOCKS, PLOTS OR SECTIONS IN AL RAHMA MUSLIM CEMETERY OR BURIAL RIGHTS THEREIN

B. THE SALE OR TRANSFER OF CRYPTS OR VAULTS IN ANY MAUSOLEUM, AND NICHES IN ANY COLUMBARIUM TO BE ERECTED ON THE HEREIN DESCRIBED LAND.

C. ANY INTERMENT IN SAID LAND.

23. EASEMENTS OVER ANY OF THE UNNAMED STREETS, ROADS, ALLEYS, WALKS, PATHS, PARKS OR PARKWAYS SHOWN ON MAPS OF AL RAHMA MUSLIM CEMETERY.

LEGAL DESCRIPTIONS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE NORTHEAST QUARTER OF LOT 19, OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE NORTH ONE–THIRD THEREOF; AND

EXCEPT THE EAST 33 FEET AS CONVEYED TO COUNTY OF PINAL – HIGHWAY DEPT. IN DEED RECORDED APRIL 04, 1990 IN DOCKET 1667, PAGE 661.

PARCEL NO. 2:

THE NORTH ONE–THIRD OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST HALF OF THE NORTH HALF OF LOT 19, OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE EAST 33 FEET AS CONVEYED TO COUNTY OF PINAL – HIGHWAY DEPT. IN DEED RECORDED APRIL 04, 1990 IN DOCKET 1667, PAGE 661.

PARCEL NO. 3:

THE NORTH HALF OF THE WEST HALF OF LOT 20, OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE 20 FEET ALONG THE WEST LINE OF SAID LOT FOR ROAD PURPOSES.

PARCEL NO. 4:

THE NORTH HALF OF THE NORTHWEST QUARTER OF LOT 19, OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE WEST 15 FEET THEREOF FOR ROAD PURPOSES.

NOTES

1. THIS SURVEY REPRESENTS A GROUND SURVEY DURING THE MONTH OF OCTOBER, 2020. ALL UTILITIES SHOWN ARE FROM FIELD LOCATIONS OF SURFACE STRUCTURES AND ANY REMAINING BLUESTAKE MARKINGS.

2. THERE IS NO EVIDENCE OF EARTH MOVING OR CONSTRUCTION AT TIME OF SURVEY.

3. FLOOD ZONE X, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 04021C0725E, DATED DECEMBER 4, 2007.

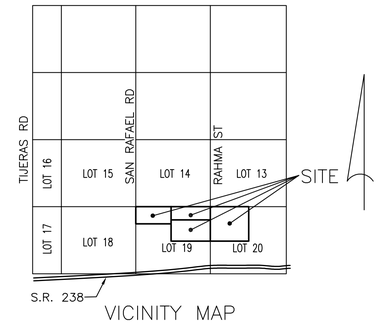
4. PARCEL 1: 6.744 ACRES/293,763 S.F.
   ADDRESS: 21564 N RAHMA ST, MARICOPA, AZ, 85139
   OWNER: ISLAMIC CULTURAL CENTER

5. PARCEL 2: 3.367 ACRES/146,661 S.F.
   NO ADDRESS
   OWNER: ISLAMIC CULTURAL CENTER

6. PARCEL 3: 10.194 ACRES/444,044 S.F.
   NO ADDRESS
   OWNER: ISLAMIC COMMUNITY CENTER OF TEMPE

7. PARCEL 4: 5.017 ACRES/218,536 S.F.
   NO ADDRESS
   OWNER: ANJUM ALIMOHAMED

8. THERE ARE (5) REGULAR PARKING STOPS AT RESTROOM/UTILITY BUILDING NOT STRIPED



VICINITY MAP
S18 T4S R2E
(NOT TO SCALE)

OWNER:

AL RAHMA CEMETERY
21564 N RAHMA ST
MARICOPA, AZ., 85139
PH:480–894–6070

BASIS OF BEARINGS:

NAD83 2011 EPOCH(2010) STATE PLANE ARIZONA CENTRAL ZONE 0202
COORDINATES BROUGHT TO GROUND FROM 0,0,0 USING A COMBINED GRID FACTOR OF 1.000148332.

ALL DIMENSIONS SHOWN ARE INTERNATIONAL FEET AT GROUND.

VERTICAL DATUM:

NAVD88

BENCHMARK: FOUND NGS FIRST ORDER CLASS 2 DISK 1' ABOVE GRADE
ELEVATION – 1285.35 FEET
DESIGNATION – 1283
PID – DV0313
STATE/COUNTY – AZ/PINAL
USGS QUAD – ENID (2018)

REFERENCE DOCUMENTS:

COMMITMENT FOR TITLE INSURANCE AND ALL ASSOCIATED DOCUMENTS ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 88020022–088–TEF–BB1, DATE: OCTOBER 26, 2020.

(R) 1991 RESULTS OF SURVEY BY PAUL RAMEY RLS 6177

1986 BLM DEPENDENT RESURVEY OF TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

1939 BLM RESURVEY OF TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

7/20/1934 AND 2/10/1935 BLM DEPENDENT AND INDEPENDENT RESURVEY AND EXTENSION SURVEY OF TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

(R1) 2005 RECORD OF SURVEY BY WILLIAM G HACKATHORN RLS 38001

(R3) 2011 A.L.T.A./A.C.S.M. SURVEY BY GUILLERMO L CORTES RLS 39692

2015 RECORD OF SURVEY BY DAVID S KLEIN RLS 42137

(R2) 2017 RECORD OF SURVEY BY JEREMY R DELMACIO RLS 49864

5–15–91 RIGHT OF WAY PLAN SET FOR MARICOPA–MOBILE – GILA BEND PROJECT NO. S–987–702 (SHEET 9 OF 42) BY DIBBLE & ASSOCIATES.

CERTIFICATION:

TO:
1) THE ISLAMIC CULTURAL CENTER, AN ARIZONA NON–PROFIT CORPORATION, AS TO PARCEL NO. 1 AND PARCEL NO. 2, ISLAMIC COMMUNITY CENTER OF TEMPE, AN ARIZONA CORPORATION, AS TO PARCEL NO. 3, AND ANJUM ALIMOHAMED, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO PARCEL NO. 4

2) FIDELITY NATIONAL TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2020.

DATE OF PLAT OR MAP: DECEMBER 3, 2020

12/3/2020

PAUL QUAGGE, RLS NO. 51525

CERTIFICATE NO. 51525 PAUL P. QUAGGE U.S.A. REGISTERED LAND SURVEYOR ARIZONA U.S.A. Expires 9/30/22

PREMIER
ENGINEERING CORPORATION
6437 W. CHANDLER BLVD SUITE 1
CHANDLER, AZ 85226 (480) 829-6000

NO.	REVISIONS	DATE

ALTA/NSPS LAND TITLE SURVEY
RAHMA CEMETERY
IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

PINAL COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

THIS LINE
REPRESENTS ONE INCH

SECTION:	18
TWNSHP:	4S
RANGE:	2E
DATE:	12/2020
DRWN:	LWT
CHCK:	PPQ
APPR:	PPQ
PROJ:	2020042

SHEET NO: 1 OF 4

FND 2 1/2" BRASS DISC
ABOVE GRADE
"US GLO SURVEY"
N1/4 CRN S18 T4S R2E

FND 2 1/2" BRASS DISC
ABOVE GRADE
"US GLO SURVEY"
W 1/4 CRN S18 T4S R2E

1965.73'(M) 1965.72'(R1)

N88°45'25"E 4673.97'

1354.12'(M) 1354.06'(R)

1354.12' (M) 1354.07'(R)

FND 1/2" RB NO CAP
ATTACHED METAL DISC
"P.QUAGGE LS 51525"
ACCEPTED

FND 2 1/2" BRASS DISC
ABOVE GRADE
"US GLO SURVEY"
E1/4 CRN S18 T4S R2E

N00°14'30"E 5102.92'

1293.33'(M)1293.50'(R)

S00°31'54"W 1314.91'(M)1315.00'(R)

1336.53'

2673.06'(C)(R)

N00°48'44"E

668.26'

668.27'

SET 1/2" RB\CAP
"LS 51525"

FND 1/2" RB\CAP
ABOVE GRADE
"RLS 19284"
ACCEPTED

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND MARKER AS NOTED
- SET 1/2" RB\CAP "LS 51525"
- SECTION LINE
- PARCEL LINE
- ADJOINING PARCEL LINE
- RAILROAD AND RT 238 RIGHT OF WAY

FND FOUND
GLO GOVERNMENT LAND OFFICE
BLM BUREAU OF LAND MANAGEMENT
BC BRASS CAP
RB REBAR
APN ASSESSOR PARCEL NUMBER
CRN CORNER
ADOT ARIZONA DEPARTMENT OF TRANSPORTATION

LOT 14
APN USA-510-020
NO OWNERS NAMED

LOT 13
APN 510-07-001A
JOHN J SCHLUND

LOT 13
APN 510-07-001A
JOHN J SCHLUND

N89°40'09"E 1347.08'

673.54'(M)673.53'(R)

N89°40'09"E 2020.62'(M)

N89°40'09"E 673.54'

S89°40'09"W 673.54'

LOT 18
APN 510-07-009A
CLASSIC HAY BALING INC

**LOT 19
PARCEL 4
APN 510-07-013A**

323.33'

673.54'

**LOT 19
PARCEL 2
APN 510-07-0190**

217.85'

217.86'

**LOT 20
PARCEL 3
APN 510-07-0150**

FND 1/2" REBAR\NO CAP
ATTACHED CAP
"LS 51525"
ACCEPTED

FND RB \NO CAP
ON LINE,BELOW GRADE
ACCEPTED

S89°40'09"W 672.99'

S89°53'53"W 672.69'

529.68'

143.01'

108.18'

652.06'

657.46'

662.86'

S00°31'54"W

S00°40'23"W

LOT 18
APN 510-07-009B
AURELIO & FELIPA GUTIERREZ

SET 1/2" RB\CAP
"LS 51525"

LOT 19
APN 510-07-011A
LAZY S RV RANCH

N00°23'17"E 325.46'

326.03'

**LOT 19
PARCEL 1
APN 510-07-0200**

439.60'

FND 1/2" RB\TAG
ABOVE GRADE
"WECKERLY"
"LS 5068"

LOT 20
APN 510-07-001A
JOHN J SCHLUND

SET 1/2" RB\CAP
"LS 51525"

FND 1/2" RB\NO CAP
ON LINE, ACCEPTED

FND 1/2" REBAR\NO CAP
ATTACHED CAP
"LS 51525"
ACCEPTED

CALCULATED
POSTITION

528.84'

S89°52'21"E 671.84'

143.00'

N89°52'21"W 671.84'

N89°52'21"W 671.84'

N89°52'21"W 671.84'

N89°52'21"W 1343.68'(M)

LOT 18
APN 510-07-010O
NELLIE M FERNANDEZ

646.67'(M)646.75'(R)

N SAN RAFAEL ROAD

LOT 19
APN 510-07-011B
MARCOS & MARIA ORTEGO

LOT 19
APN 510-07-0120
ALEJANDRO S OR
CARMEN H FLOREZ

S00°23'17"W 652.06'

LOT 19
APN 510-07-013B
JOEL LUNT CHAPMAN

N RAHMA STREET

LOT 20
APN 510-07-0140
DAVID EARL MCQUILLAN

APN 510-07-013D

LOT 20
APN 510-07-001A

N00°40'23"E 662.86'

100' R/W

N89°24'33"W 1963.88'(M)1964.01'(R3)

670.19'(C)(R)

670.19'

N89°24'43"W 2680.76'(C)(R)

670.19'

670.19'(C)(R)

CALCULATED POSTITION
SE CRN S18 T4S R2E

FND 2 1/2" BRASS DISC
ABOVE GRADE
"US GLO SURVEY"
SW CRN S18 T4S R2E

W AZ-238

FND 1" PIPE 1.7' BG
"LS 6177"
S1/4 CRN S18 T4S R2E
ACCEPTED

FND 2 1/2" ADOT BRASS CAP
ON SURFACE
"PT 1846+39.28. 1988"

UNION PACIFIC RAILROAD RIGHT OF WAY

FND NAIL AND DISC
IN BLAZE ON 3' STUMP
OF GLO WITNESS TREE
S10°13'02"W 151.37'

FND 2 1/2" ADOT BRASS CAP
ON SURFACE
"PT 1810+67.93 1988"

FND 3 1/2" NGS BRASS DISC
1' ABOVE GRADE
"US GEOLOGICAL SURVEY"
"1283"
ELEVATION = 1285.35'
VERTICAL BENCHMARK

N

0 200' 400'

PREMIER
ENGINEERING CORPORATION
6437 W. CHANDLER BLVD SUITE 1
CHANDLER, AZ 85226 (480) 829-6000

NO.	REVISIONS	DATE

ALTA/NSPS LAND TITLE SURVEY
RAHMA CEMETERY

COUNTY: PINAL

IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 4 SOUTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51525
PAUL P.
QUAGGE
Signed 12-22-20
ARIZONA, U.S.A.
Expires 9/30/21

THIS LINE
REPRESENTS
ONE INCH

SECTION:	18
TWNSHP:	4S
RANGE:	2E
DATE:	12/2020
DRWN:	LWT
CHCK:	PPQ
APPR:	PPQ
PROJ:	2020042
SHEET NO:	2

OF 4

MATCH SHEET 4

CHAIN LINK FENCE

VEGETATION LINE (TYP)

CEMETERY LOTS

PARCEL 2
146,661 S.F.
3.367 AC

33.00'
PARCEL 2 EXCEPTION
PINAL COUNTY HWY DEPT
DKT.1667 PG.661 P.C.R.

NON-EXCLUSIVE FRANCHISE
FOR SOUTHWEST GAS CORPORATION
FEE#2016-039825 P.C.R.
20

20.00'
PARCEL 3 EXCEPTION
AND DKT.1123 PG.358 P.C.R.
FOR ROADWAY PURPOSES
ALSO FEE#2011-056899
P.C.R.
10 18

35' RIGHT OF WAY
PIPELINE CROSSING
DKT.1123 PG.358
P.C.R.
10 18

SANITARY SEWER MANHOLE
RIM=1283.31

STEEL EDGING (TYP)

UNPAVED DRIVE

ONE WAY SIGN

WATER VALVE
RIM=1281.92

NO SMOKING SIGN

WOOD SIGN

7'X8' SHED

22' WROUGHT IRON GATE

UNPAVED ROADWAY

PARCEL 1
293,763 S.F.
6.744 AC

PARCEL 3
444.044 S.F.
10.194 AC

RIGHT OF WAY GRANT
DKT.1118 PG.627 P.C.R.
10

NON-EXCLUSIVE FRANCHISE
FOR SOUTHWEST GAS CORPORATION
FEE#2016-039825 P.C.R.
20

15' EXCEPTION
FOR ROAD PURPOSES
FEE#2017-026193 P.C.R.

WATER METER
23.5'X23.5' CONCRETE & CANOPY

43'X26.5'X12'TALL
WASHROOM/UTILITY
BLOCK BUILDING
W/OVERHANG

WATER VALVE
RIM=1281.92

GUY POLE
W/ELECTRIC METER AND
UNDERGROUND CONDUIT

WATER VALVE
RIM=1280.53

2 PROPANE TANKS

12" WATER WELL HEAD

10'ø WATER TANKS

NON-EXCLUSIVE FRANCHISE
FOR SOUTHWEST GAS CORPORATION
FEE#2016-039825 P.C.R.
20

33.00'
PARCEL 1 EXCEPTION
PINAL COUNTY HWY DEPT
PG.661 P.C.R.

UNPAVED ROADWAY

15.00'
FEE#2011-060049
DKT 1118 PG 630 FOR
ROADWAY PURPOSES P.C.R.
18

N RAHMA ST

BARBED WIRE FENCE

OHE

CATTLE GUARD
(AND GATE)

ASPHALT DRIVE
ENTRANCE

QUIT CLAIM DEED
FEE#2016-006294 P.C.R.
N.HALF, S.HALF, S.HALF, W.HALF
LOT 20

RIGHT OF WAY GRANT
DKT.1112 PG.339
DKT.579 PG.379
P.C.R.
9

100'
R/W

15.00'
FEE#2000-028437
AND FEE#2014-004986
FOR ROADWAY PURPOSES
P.C.R.

HIGHWAY AZ 238
PER 2011-060049 P.C.R.
6 18

100'
R/W

LEGEND

- WATER RISER
- ICV — LANDSCAPE IRRIGATION CONTROL VALVE
- OVERHEAD LIGHT
- UTILITY POLE
- PALM TREE – ACTUAL CANOPY DIAMETER
- MESQUITE TREE – ACTUAL CANOPY DIAMETER
- SECTION LINE
- PARCEL LINE
- ADJOINING PARCEL
- RAILROAD AND RT 238 RIGHT OF WAY
- PIPELINE EASEMENT
- ROADWAY EASEMENT
- UTILITY EASEMENT
- TOP OF SLOPE
- TOE OF SLOPE

FND	FOUND
GLO	GOVERNMENT LAND OFFICE
BLM	BUREAU OF LAND MANAGEMENT
BC	BRASS CAP
RB	REBAR
APN	ASSESSOR PARCEL NUMBER
CRN	CORNER
P.C.R.	PINAL COUNTY RECORDS
R/W	RIGHT OF WAY

N

0 60' 120'

PREMIER
ENGINEERING CORPORATION
6437 W. CHANDLER BLVD SUITE 1
CHANDLER, AZ 85226 (480) 829-6000

NO.	REVISIONS	DATE

ALTA/NSPS LAND TITLE SURVEY
RAHMA CEMETERY

PINAL COUNTY

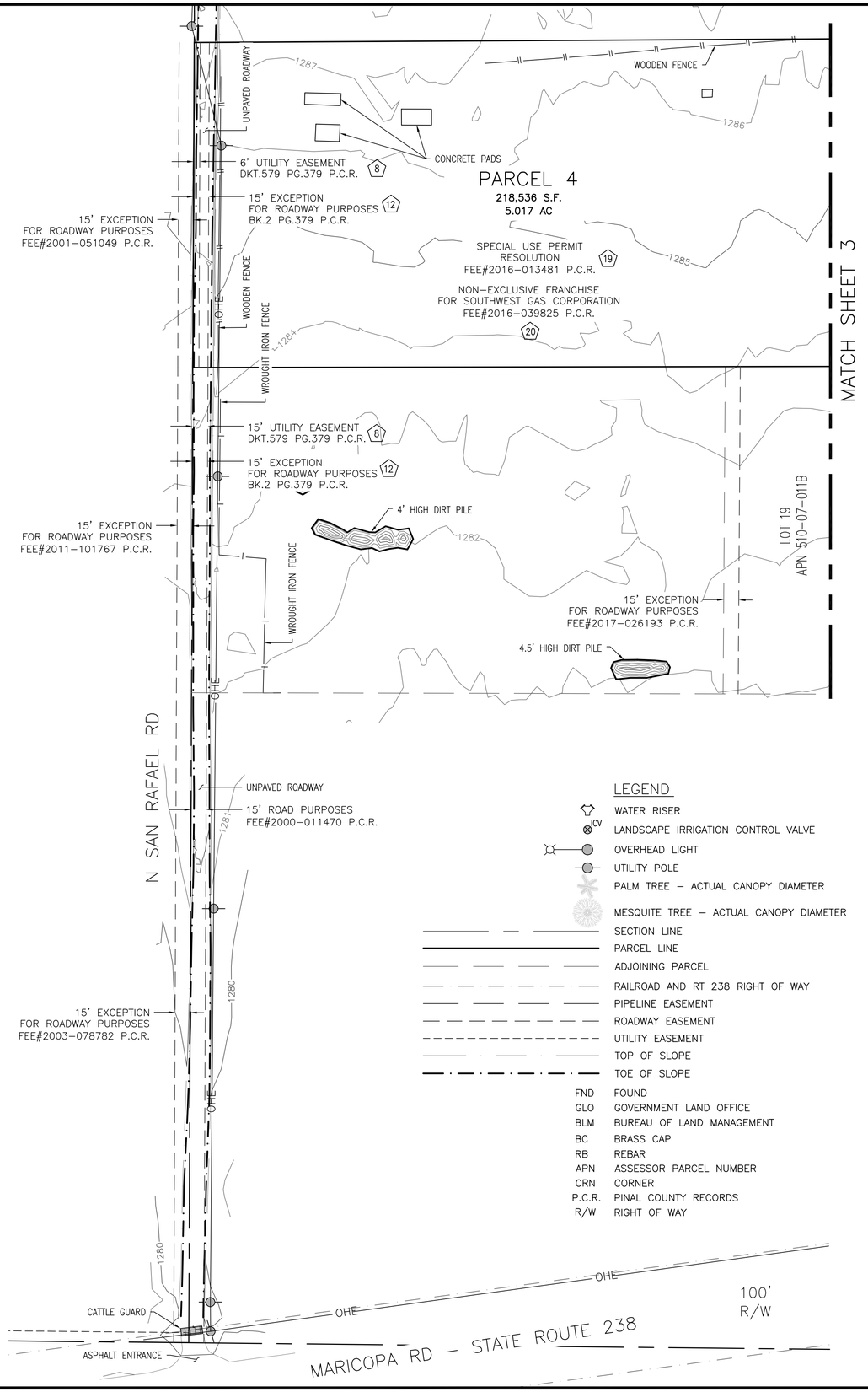
IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 4 SOUTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

CERTIFICATE NO. 51525
PAUL P. QUAGGE
Registered Surveyor
ARIZONA, U.S.A.
Expires 9/30/12

THIS LINE
REPRESENTS
ONE INCH

SECTION:	18
TWNSHP:	4S
RANGE:	2E
DATE:	12/2020
DRWN:	LWT
CHCK:	PPQ
APPR:	PPQ
PROJ:	2020042

SHEET NO:
3
OF 4



PREMIER
ENGINEERING CORPORATION
6437 W. CHANDLER BLVD SUITE 1
CHANDLER, AZ 85226 (480) 829-6000

NO.	REVISIONS	DATE

ALTA/NSPS LAND TITLE SURVEY
RAHMA CEMETERY

PINAL COUNTY

IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18,
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APPR:	PPQ
PROJ:	2020042
SHEET NO:	4

OF 4

Citizen Participation Report

Al-Rahma Muslim Cemetery
(##PZ-003-21, PZ-PD-002-21)

Pinal County, Arizona

August 30, 2022

Prepared By:

ROSE LAW GROUP pc
RICH • CARTER • FISHER

Omar Abdallah

7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-240-5641
oabdallah@roselawgroup.com

Project Proposal
The following documents citizen notification efforts for the proposed Al-Rahma Muslim Cemetery (#PZ-003-21, PZ-PD-002-21) to rezone approximately 20.305 acres from Suburban Ranch (SR) and General Rural (GR) to RU-1.25 with a PAD overlay (the Al-Rahma Cemetery PAD).

Notification Area Map
Attached is a map of the 600 foot buffer area within which all property owners were notified on October 1, 2021 of the requests and the Open House to take place on Thursday, October 21, 2021 at the Al Rahma Muslim Cemetery (21564 N. Rahma St, Maricopa, AZ 85139).

Contacted Parties
A complete list of the property owners and HOA's within 600 ft of the site that was contacted through the outreach efforts is attached. Property ownership was determined based on records obtained from the Pinal County Assessor's website.

Contact Dates and Methods
Notification letters were mailed via First Class U.S. Mail postmarked October 1, 2021 to the lists mentioned above. The letter contained all of the required and pertinent information regarding the request along with an invitation to join the Applicant's Team for an in-person Open House meeting to be held at the Al Rahma Muslim Cemetery (21564 N. Rahma St, Maricopa, AZ 85139)on October 21, 2021 from 6:00-7:00PM. A copy of the letter and an affidavit of notification is attached.

Site Posting
The site will be posted as instructed by County staff with the required application information and details of upcoming public hearings.

Open House Meeting Summary:
An in-person Open House meeting was held on Thursday, October 21, 2021 at the Al-Rahma Muslim Cemetery. The Applicant's team (Omar Abdallah) arrived at 5:30PM to set up a table with copies of conceptual site plan and rezoning information at the site location describing the proposal. The meeting began at 6:00PM and ended at 7:00PM. There were NO attendees from the general public.

Ongoing Communication with Neighbors:
The Applicant Team has provided contact information to the neighbors and intends to provide continuous and open communication with the general public. All correspondence and feedback received from the community will be documented and submitted to the city as a part of the Citizen Participation Report. The Applicant Team has received no calls or emails on the proposal from the public since the hosting of the Open House.

Affidavit of Notification

Applicant Name: Islamic Cultural Center

Location: unincorporated property north of Highway 238, generally along North Rahma Street and east of North San Rafael Road

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Applicant/Representative Signature — **Date** 10/1/21

This instrument was acknowledged before me on this 1ST **day of** OCTOBER,

20 21, **by** Kayla Bertoldo. **In witness whereof**

I hereunto set my hand and official seal.

ROSE REYNOLDS
Notary Public - Arizona
Maricopa County
Commission # 553554
My Comm. Expires Nov 26, 2022

Notary Public

My commission expires NOVEMBER 26, 2022

ROSE LAW GROUPpc
RICH ▪ CARTER ▪ FISHER

OMAR ABDALLAH
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.240.5641 Fax 480.505.3925
OAbdallah@RoseLawGroup.com
www.RoseLawGroup.com

October 1, 2021

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that Rose Law Group, on behalf of our client, Islamic Cultural Center, is currently processing an application for a rezoning on unincorporated property north of Highway 238, generally along North Rahma Street and east of North San Rafael Road. The request will change the zoning on approximately 25 acres of land from 10 acres of Suburban Ranch (SR) and 15 acres of General Rural (GR) to a combined 25 acres of Rural (RU-1.25) zoning with a Planned Area Development (PAD) Overlay. The purpose of the rezoning is to allow the same Cemetery use at the existing 10 acre Al Rahma Muslim Cemetery (21564 N. Rahma St, Maricopa, AZ 85139), which is zoned SR, to take place on the adjacent 15 acres that are zoned GR. The rezoning of the entire 25 acres to RU-1.25 will allow for a uniform zoning designation for the entire Cemetery.

Attached is an aerial showing the location of the Al Rahma Muslim Cemetery and adjacent parcels that are the subject of this rezoning, for your reference. Please join us for an Open House Meeting to learn more about the project. Our team will be available to provide details on the project.

Thursday, October 21, 2021

Any time between 6:00PM – 7:00PM

Location: Al Rahma Muslim Cemetery

21564 N. Rahma St, Maricopa, AZ 85139

If you are not able to attend, you are more than welcome to contact me directly at 480-240-5641 or oabdallah@roselawgroup.com to learn more. The Pinal County Planning staff assigned to this case is Evan Evangelopoulos and can be reached at 520-866-6642 or Evan.Evangelopoulos@pinal.gov. You may provide public comment over the phone or in writing by referencing the Case #PZ-003-21, PZ-PD-002-21. All public comment will be made part of the case file.

Again, I am available and happy to answer any questions or hear any comments you may have regarding this project.



Omar Abdallah

510070150

Show search results for **51007**...

Public Notification (Buffer & Mailing Labels)

Apply a search distance

600 Feet

Addressee Layer

Property Mail

Format

PDF label 1 x 2-5/8 inches; 30 per page

12 addressees found; do you want to continue?

Download

Parcels: 510070150

Parcel Identification Number
510070150

Zoning Report

Zoom to

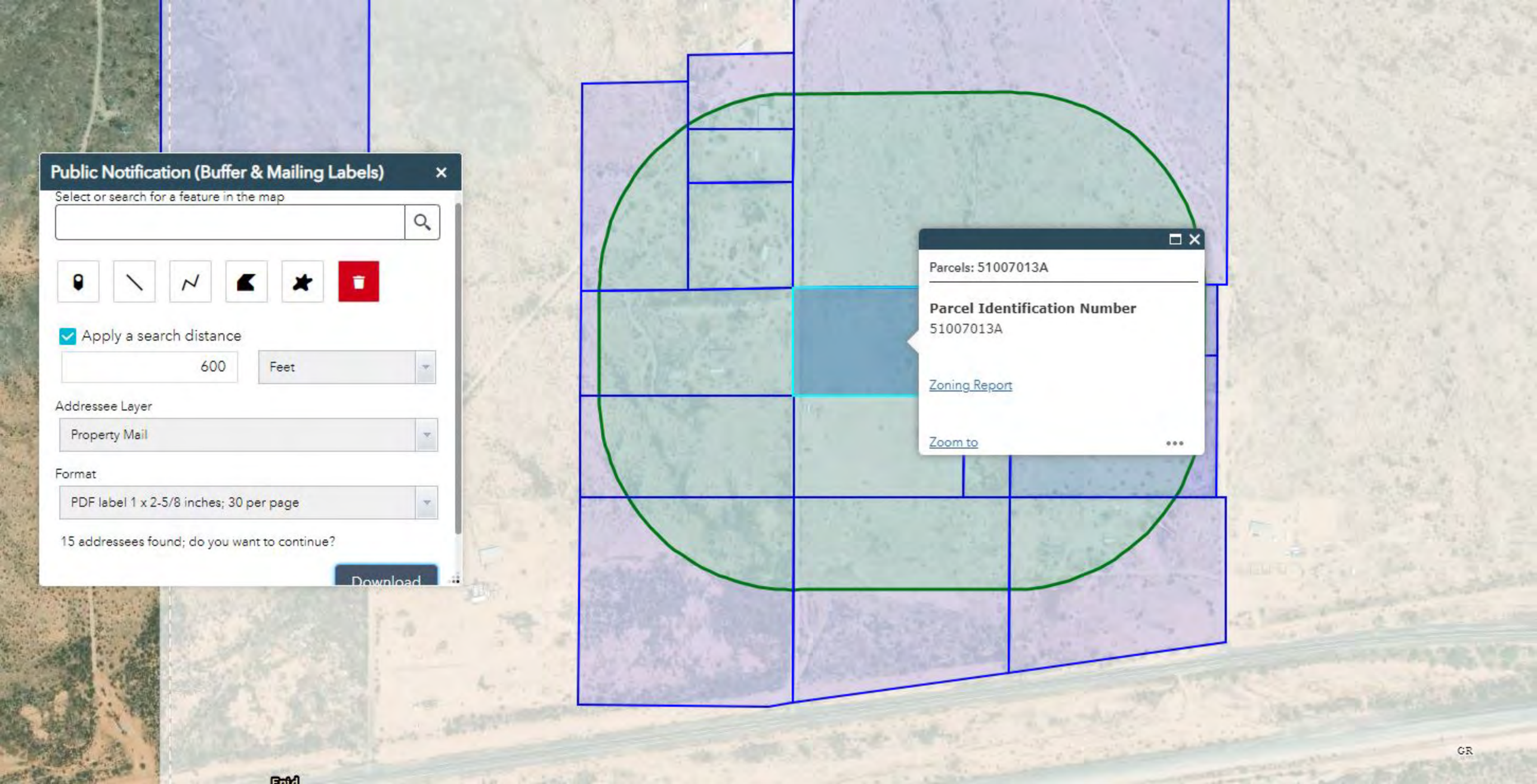
SR

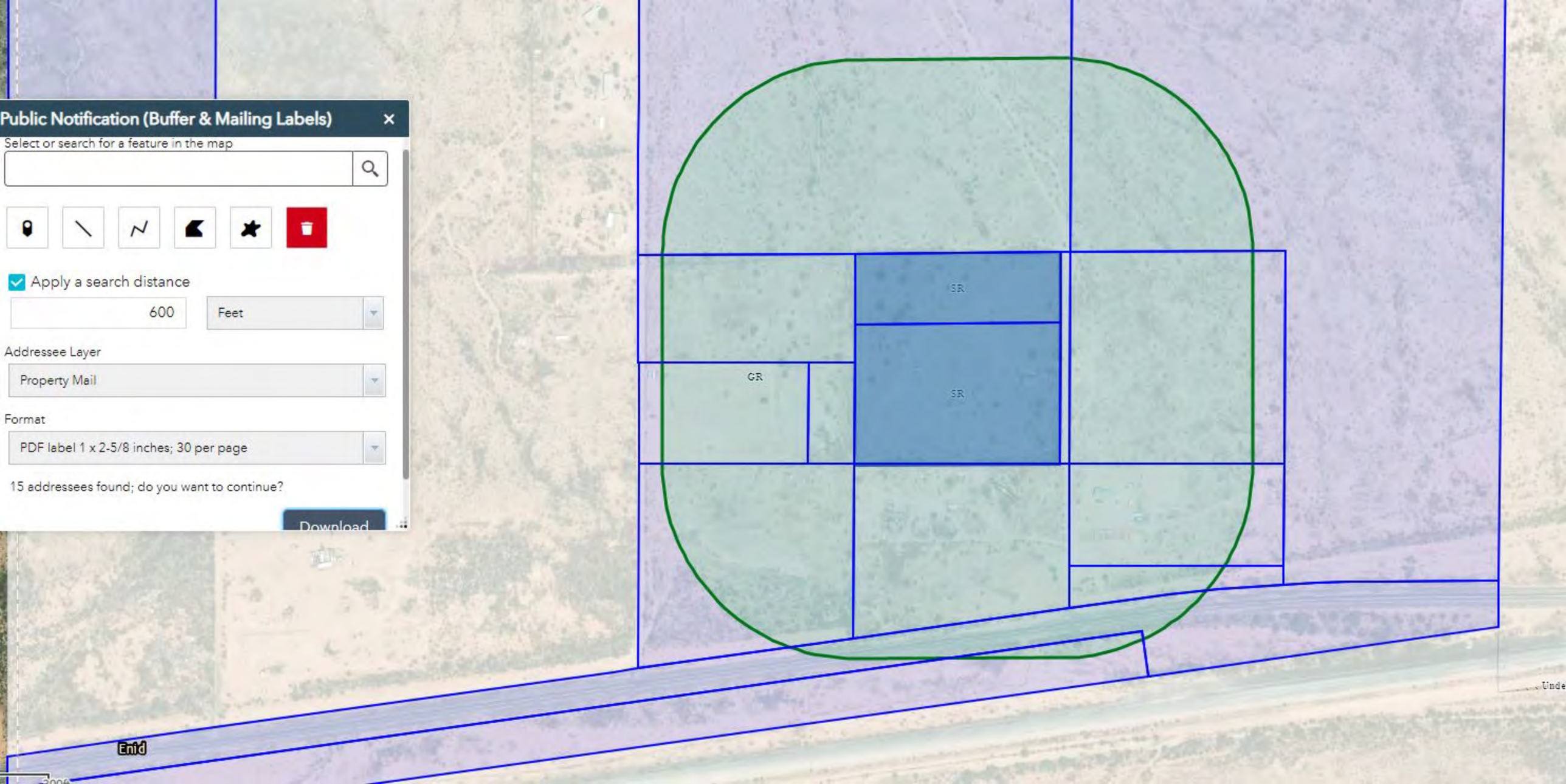
SR

GR

Undesignated

300ft


Public Notification (Buffer & Mailing Labels)
Select or search for a feature in the map
Apply a search distance
600
Feet
Addressee Layer
Property Mail
Format
PDF label 1 x 2-5/8 inches; 30 per page
15 addressees found; do you want to continue?
Download
Parcels: 51007013A
Parcel Identification Number
51007013A
Zoning Report
Zoom to
GR


Public Notification (Buffer & Mailing Labels)
Select or search for a feature in the map
Apply a search distance
600
Feet
Addressee Layer
Property Mail
Format
PDF label 1 x 2-5/8 inches; 30 per page
15 addressees found; do you want to continue?
Download
SR
GR
SR
Enid

CHAPMAN JOEL LUNT BENE TR...
PO BOX 2001
TAYLOR, AZ 85939

EMPIRE J PROPERTIES LLC
4500 N 32ND ST STE 201B
PHOENIX, AZ 85018

FLOREZ ALEJANDRO S OR CA...
9111 W FILLMORE ST
TOLLESON, AZ 85353

SCROGGINS DELOIS
1218 E PECAN RD
PHOENIX, AZ 85040

FERNANDEZ NELLIE M TR
50049 W PETERS AND NALL RD
MARICOPA, AZ 85139

SCROGGINS DELOIS
1218 E PECAN RD
PHOENIX, AZ 85040

ORTEGA MARCOS & MARIA R
8239 CALLE MONTEZUMA
TEMPE, AZ 85283

HUDSON ROBERT & LORETTA ...
21862 N SAN RAFAEL RD
MARICOPA, AZ 85139

LAZY S RV RANCH
1269 W TOLEDO ST
CHANDLER, AZ 85224

,

GUTIERREZ AURELIO & FELIPA ...
9431 S CALLE SAHUARO
TEMPE, AZ 85283

ISLAMIC CULTURAL CENTER
PO BOX 1313
TEMPE, AZ 85280

CLASSIC HAY BALING INC
9960 N SALMONSON RD
MARICOPA, AZ 85139

ALIMOHAMED ANJUM
1863 E STEPHENS DR
TEMPE, AZ 85283

ISLAMIC CULTURAL CENTER
PO BOX 1313
TEMPE, AZ 85280

,

,

,

SCHLUND JOHN J
8441 ASCOLANO AVE
FAIR OAKS, CA 95628

UNION PACIFIC CORPORATION
1400 DOUGLAS STREET STOP ...
OMAHA, NE 68179

UNION PACIFIC RAILROAD
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

MCQUILLAN DAVID EARL REV T...
PO BOX 50549
PHOENIX, AZ 85076

MCQUILLAN DAVID EARL REV T...
PO BOX 50549
PHOENIX, AZ 85076

CHAPMAN JOEL LUNT BENE TR...
PO BOX 2001
TAYLOR, AZ 85939

ISLAMIC CULTURAL CENTER
PO BOX 1313
TEMPE, AZ 85280

ISLAMIC CULTURAL CENTER
PO BOX 1313
TEMPE, AZ 85280

ISLAMIC COMMUNITY CENTER ...
PO BOX 1313
TEMPE, AZ 85280

,

ALIMOHAMED ANJUM
1863 E STEPHENS DR
TEMPE, AZ 85283

,

ISLAMIC CULTURAL CENTER
PO BOX 1313
TEMPE, AZ 85280

UNION PACIFIC CORPORATION
1400 DOUGLAS STREET STOP ...
OMAHA, NE 68179

ISLAMIC COMMUNITY CENTER ...
PO BOX 1313
TEMPE, AZ 85280

MCQUILLAN DAVID EARL REV T...
PO BOX 50549
PHOENIX, AZ 85076

,

MCQUILLAN DAVID EARL REV T...
PO BOX 50549
PHOENIX, AZ 85076

SCHLUND JOHN J
8441 ASCOLANO AVE
FAIR OAKS, CA 95628

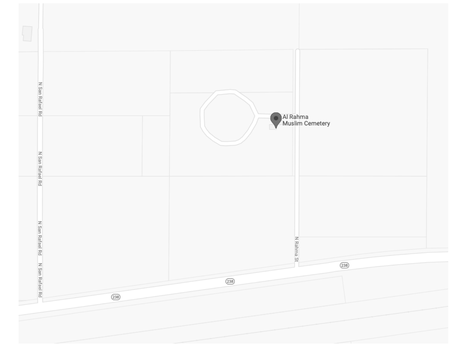
CHAPMAN JOEL LUNT BENE TR...
PO BOX 2001
TAYLOR, AZ 85939

FLOREZ ALEJANDRO S OR CA...
9111 W FILLMORE ST
TOLLESON, AZ 85353

ORTEGA MARCOS & MARIA R
8239 CALLE MONTEZUMA
TEMPE, AZ 85283

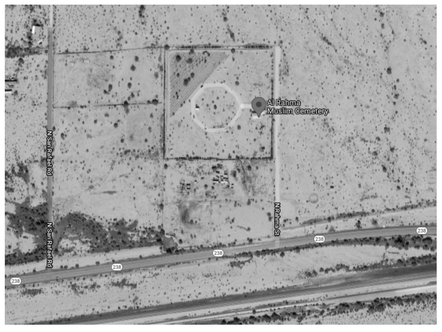
LAZY S RV RANCH
1269 W TOLEDO ST
CHANDLER, AZ 85224

ISLAMIC CULTURAL CENTER
PO BOX 1313
TEMPE, AZ 85280



N

VICINITY MAP



N

LOCATION MAP

PROJECT DIRECTORY

AL RAHMA CEMETERY

PROJECT OWNER:
ISLAMIC COMMUNITY CENTER OF TEMPE
PO BOX:

ARCHITECT:
TAMIMI ARCHITECTS
MARWAN TAMIMI
602-380-3026

SITE INFORMATION

PARCEL NUMBERS:
510-070-150
510-070-0190
510-070-0200
510-070-13A

LOT AREA: SEE SITE PLAN
CURRENT ZONING: SR- CEMETERY,
GR FOR NEW PARCELS (510-070-150 AND 510-07013A
PROPOSED ZONING OF THE NEW CEMETERY: RU-1.25 PAD

EXISTING BUILDING INFORMATION

BUILDINGS PERMITTED AND CONSTRUCTION UNDER A SEPARATE PERMIT- PERMIT NUMBER PER 07-04349-W

RAMADA:
AREA: 552.25 SQ.FT.

STORAGE AND RESTROOMS BUILDING:
AREA: 1139.5 SQ.FT.
HEIGHT: 12 FEET

WATER WELL: REGISTRATION NUMBER: 55-592715
SEPTIC TANK PERMIT NUMBER: 568-98

PARKING:
For Cemetery:

One space per employee (minimum six) plus ten spaces if no internal drives exist which can accommodate two passing vehicles.

we provided an internal drives which accommodate two passing cars

WE DO NOT HAVE OFFICE SPACE OR EMPLOYEE ON SITE.

4 SPACES PROVIDED AT THE STORAGE BUILDING.

PER COUNTY PLANNING DEPARTMENT REQUIRED PARKING IS 16 SPACES.

PARKING PROVIDED: 70 SPACES
OVERFLOW PARKING IS PROVIDED ON RAHAM STREET, AND THE WEST PARCEL # 510-07-013A

THERE IS A ONE WAY DRIVE THAT GOES AROUND THE CEMETERY WHERE CARS ALLOWED TO PARK. DRIVE ALLIES WILL ACCOMMODATE MORE THAN 70 PARKING SPACES, INCLUDING THE OVERFLOW PARKING ON THE EAST PARCEL

TAMIMI ARCHITECTS

ARCHITECTURE AND PLANNING



AL RAHMA CEMETERY CONCEPTUAL SITE PLAN

ISLAMIC COMMUNITY CENTER OF TEMPE

21564 N. RAHMA STREET
MARICOPA, AZ 85139

CLIENT CONTACT

ISLAMIC COMMUNITY CENTER OF TEMPE
131 E. 6TH STREET
TEMPE, AZ. 85281
480.894.6070 t

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PROJECT NUMBER
21002

DATE OF ISSUE
06.10.2024

REVISION NO. DATE

PROJECT PHASE
SITE PLAN

PROJECT TEAM
Tamimi

DRAWN BY
MT

SHEET CONTENTS
Site plan - For reference only

SHEET NO.
AS101

Al-Rahma Cemetery PAD

Islamic Community Center of Tempe

Pinal County



Rezoning and Planned Area Development for Proposed Al-Rahma Cemetery Expansion
Case # PZ-003-21

June 2024

Prepared by Omar Abdallah on behalf of:

Islamic Community Center of Tempe
131 E 6th St, Tempe, AZ 85281

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1. History, Existing Conditions and Purpose of Request

The existing Al-Rahma Cemetery, located at 21564 North Rahma Street, Maricopa, Arizona 85139, is currently the *only* Muslim cemetery following Islamic Burial obligations for individuals of the Islamic faith in Arizona. The Al-Rahma Cemetery is under the ownership of the Islamic Community Center of Tempe ("**ICC**" or "**Owner**"), a nonprofit corporation, which has owned, operated and maintained the cemetery for over 30 years, primarily serving the Muslim communities of Pinal County, Maricopa County, and other nearby areas. As a nonprofit, religious cemetery, the Al-Rahma Cemetery provides necessary low-cost, and oftentimes no-cost, burial services to the community.

The existing Al-Rahma Cemetery exists on approximately 9.54-acres (APN 510-070-200 and 510-070-190) that was acquired by ICC in approximately 1990 and subsequently rezoned and approved by the Pinal County Board of Supervisors to Suburban Ranch (SR) in April of 1990 to allow the cemetery use ("**Existing Cemetery**" or "**Parcels #1 & #2**). Importantly, Parcels #1 & #2, which are illustrated in the attached ***Exhibit A – Vicinity Map & Parcel Context*** contain the ***only*** parcels which are conducting religious burials in the immediate area, at the time of this application. As the Muslim community in Pinal County and surrounding jurisdictions has grown, ICC has identified nearby properties for future expansion of the Al-Rahma Cemetery. In 2011, ICC purchased the approximately 10.2-acre parcel opposite to the Existing Cemetery on the east side of Rahma Street (APN 510-070-150) ("**Parcel #3")** (zoned General Rural (GR)). The Owner also acquired the parcel west of the Existing Cemetery (APN # 510-070-13A) ("**Parcel #4**") (zoned General Rural (GR)), which is vacant and undeveloped. Together, Parcels #1, #2, #3 and #4 are the "**Overall Property**". The Overall Property is depicted on ***Exhibit A – Vicinity Map & Parcel Context.***

The purpose of this application, submitted on behalf of the Owner, is to request:

a) A Rezoning of the Overall Property from "Suburban Ranch (SR)" and "General Rural (GR)" to "Rural Zoning District" (RU-1.25). A legal description for the Overall Property is provided in ***Exhibit B – Legal Description***; and
b) A new PAD overlay for the Overall Property (the "Al-Rahma Cemetery PAD").

It is understood that the development of the Al-Rahma Cemetery will be governed by the requirements of the RU-1.25 zoning district unless modified by the PAD overlay application. While this application proposes a rezoning and PAD overlay for Parcels #1, #2, #3, and #4, the Al-Rahma Cemetery is not anticipated to expand into Parcels #3 and #4 until a later, future time (see section 11 for Phasing Plan).

2. Description of Proposal

The Muslim population in the County and surrounding areas is growing at a rapid rate. Due to specific Islamic burial requirements, and in an effort to ensure Muslim burials are not interrupted in Arizona, the Existing Cemetery is no longer sufficient to meet future needs. As such, it is necessary that ICC prepare Parcels #3 and #4 for future cemetery use.

As mentioned previously, the Al-Rahma Cemetery, through ICC, is the only cemetery providing Islamic funeral services for the Pinal County and Maricopa County Muslim population of approximately 120,000 Muslims and at least 30 Mosques. Funerals in Islam follow fairly specific rites prior to burial, and follow specific requirements for how bodies may be buried. Burials at the existing Al-Rahma Cemetery take place as follows: First, the dead body is bathed at a Mosque and enshrouded in white cotton or linen cloth. Once complete, a funeral prayer is made and the body is taken for burial at Al-Rahma Cemetery. The exact characteristics of the burial site are important as it requires that bodies are buried as soon as possible after passing away and that the grave face the Kabah (a holy site in Mecca, Saudi Arabia). Once the body has arrived at Al-Rahma Cemetery, it is fully buried. The Al-Rahma Cemetery is the only cemetery meeting these requirements.

Just as the population of Pinal County and the State is growing, the Muslim population in the County and State is also growing. The community's continued growth and growing need for the Al-Rahma Cemetery supports this application and the phased approach for the future development of Parcels #3 and #4 (as described in Section 11). As mentioned previously, ICC is a nonprofit corporation. ICC provides funeral services with volunteers from the community and funds the cemetery through small fees and donations. Because of its nonprofit status, and Islamic requirements such as facing the Kabah which can't be met at other cemeteries, the continued operation and future expansion of the Al-Rahma Cemetery is necessary to serve the community. Although use of Parcels #3 and #4 isn't expected for many years, ICC is taking the necessary steps by rezoning it today.

a. Rezoning

Parcels #1 and #2 (the Existing Cemetery) are zoned "Suburban Ranch (SR)", while Parcels #3 and #4 are zoned "General Rural (GR)." ICC is requesting that all of Parcels #1, #2, #3, and #4 (the Overall Property) (24.74 acres) be rezoned to "Rural Zoning District (RU-1.25)" in order to facilitate the future expansion of the Al-Rahma Cemetery to Parcels #3 and #4 for cemetery purposes, following the phasing schedule described in Section 11. See ***Exhibit C – Existing & Proposed Zoning***.

b. PAD Overlay

Since the Al-Rahma Cemetery was originally rezoned and developed as a cemetery in 1990, some of its development specifications no longer conform to current Pinal County development standards. The requested PAD overlay will facilitate certain necessary deviations to the RU-1.25 development standards, as outlined in **Table 3**: *Amended Development Standards* and on ***Exhibit D – Conceptual Site Plan & Landscape Plan*** including front yard setbacks, rear yard setbacks, side yard setbacks, and parking. Additionally, the requested PAD will limit the allowed uses on the Overall Property to solely cemetery use, as described in **Table 4**: *Use Table*.

3. Supporting Information

a. Traffic & Parking

As indicated on ***Exhibit D – Conceptual Site Plan & Landscape Plan***, visitors enter the Existing Cemetery from its east side. According to Section 2.140.020 of the Pinal County Zoning Ordinance, the minimum parking requirement is as follows: *"One space per employee (minimum six) plus ten spaces if no internal drives exist which can accommodate two passing vehicles"*. There are 36 parking spaces on the Existing Cemetery which, for more than 30 years, has been more than sufficient for the use.

Future development of Parcel #3 anticipates approximately 31 additional parking spaces. There are no employees at the site, so the proposed parking for the proposal greatly exceeds the County's minimum requirement of 16 spaces.

Visitation and burials will be limited to certain timeframes which limit activity on the site and traffic generation to it. There are typically zero to three burials per week at the Existing Cemetery, and they are completed between 1:00PM and 5:00PM. Visiting hours are daily between 7:00AM and 6:00PM, and the cemetery is closed outside of these hours. No activity takes place after hours. The Expansion Property is anticipated to be operated the same way.

On occasion, the deceased person to be buried at the Existing Cemetery is well known or of a particularly large family and ICC can expect a larger number of vehicles attending the burial. This is uncommon, however, with most burials being accompanied by fewer than 25 vehicles. On days without burials, the Existing Cemetery will typically expect 0 to 4 visitors during visiting hours. With approximately zero to three burials occurring per week, and the occasional visitor visiting their buried family member or friend, traffic generation to the Existing Cemetery is minimal. Considering the fact that the Existing Cemetery is large at nearly 10 acres in size, visitation is quite minimal relative to other potential uses. This data provides some insight into how operations at the Expansion Property will look.

Upon the request of the Pinal County Planning Department, an inventory of the number of attendees and vehicles at all burials taking place over a 6-week time frame at the Existing Cemetery was collected. As shown in the table below, there was only one instance where more than 35 vehicles were present. Even in this event, and like all other burials at the cemetery, all vehicles were parked inside the gates. Visitors and mourners are reminded to drive under 10 mph on Rahma Street, and are explicitly prohibited from parking along Rahma Street or elsewhere outside of the cemetery property. This ensures that parking only takes place inside the cemetery. This information is helpful to provide some insight into how operations at the Expansion Property may look like in the future.

Table 3.a.1: *Funeral Traffic Report*

	Date	Number of Cars	Number of People
1	01/13/23	4	8
2	01/14/23	18	30
3	01/17/23	21	32
4	01/19/23	9	17
5	01/22/23	8	17
6	01/24/23	21	39
7	01/27/23	9	14
8	01/28/23	23	42
9	01/31/23	25	49
10	02/01/23	9	21
11	02/04/23	41	75
12	02/08/23	15	27
13	02/16/23	23	33
14	02/18/23	35	75
15	02/20/23	17	28
16	02/21/23	29	50
17	02/24/23	7	14

As depicted in ***Exhibit D – Conceptual Site Plan & Landscape Plan***, there are multiple opportunities for overflow parking. Although it hasn't been needed (and is not anticipated to be needed in the near future), overflow parking is available on Parcels #3 and #4 if necessary. Additionally, at least 12 overflow parking spaces can be accommodated on the north part of Rahma Street, adjacent to the Existing Cemetery. These spaces are within right-of-way. They are not anticipated to be needed, however in the event they are, the Owner will coordinate with Pinal County Public Works on its use if necessary. A summary of existing and proposed parking conditions is included in the table below.

Table 3.a.2: *Parking*

Existing Parking	36
Proposed New Parking (Parcel #3)	31
Overflow Parking (Rahma Street ROW)	12
Total Parking Required	16
Total Available Parking	79

b. No Potential for Excessive Noise or Production of Smoke

There is no potential for excessive noise or production of smoke, fumes, dust or glare due to the use being a cemetery use. Rahma Street was recently paved. To minimize the potential for dust, ICC has placed a speed limit sign along Rahma Street. In addition, ICC has placed a "SLOW DOWN NO DUST" sign. Other signage is included internally, such as internal speed limit signs and signage prohibiting parking outside of the cemetery. Since most vehicles accompanying a planned burial depart from the same location, the Funeral Director at ICC strongly encourages carpooling to reduce the number of vehicles, and visitors are informed that they must drive in cautiously. As the cemetery is far from most cities most visitors do ride-share.

As discussed previously, the Existing Cemetery has limited opening hours and a 4-hour timeframe in which burials are completed. This helps to alleviate any potential impact so that the use is less impactful than the alternative of a commercial or neighborhood residential use. The cemetery's low impact nature removes any potential for excessive noise, smoke, fumes or glare. Parcels #3 and #4, when developed, will follow the same procedures as the Existing Cemetery.

4. Relationship to Surrounding Properties

The Overall Property is located in unincorporated Pinal County just north of AZ 238 on North Rahma Street. The site is surrounded primarily by vacant land, all of which is zoned General Rural (GR). To the north and east is vacant, undeveloped land. To the south and west are undeveloped properties, one with what appears to be outdoor storage and the other with a mobile or manufactured home that was recently placed on the property. See ***Exhibit A – Vicinity Map & Parcel Context***.

The cemetery use is particularly compatible with the surrounding properties as it is uniquely low impact use on the environment, offering limited to no noise or light pollution as other permissible

development otherwise would. Additionally, the cemetery will not include tall construction that may inhibit views. The cemetery use's extremely limited development, its interior landscaping, and landscape screening of the perimeter from its surroundings maintains the low-density integrity and rural character of the zone requested, and therefore is fully compatible with the existing and planned uses. The surrounding zoning and uses are described in **Table 1**: *On Site & Surrounding Uses, Comprehensive Plan & Zoning Designations*.

5. Schools

The Overall Property is located within the Maricopa Unified School District. The nearest schools within this district are the Maricopa High School (10.2 miles), Maricopa Wells Middle School (10.7 miles), and the Desert Wind Middle School (15.7 miles). As there are no commercial or residential components proposed with this application, there will be no impact on the School District or the nearby schools.

6. Public Services/Community Services

The nearest fire and medical services are located at Maricopa Fire/Medical Department Station 575, 45695 W Edison Rd, Maricopa, AZ 85139, which is 8.4 miles from the Al-Rahma Cemetery. Police protection will continue to be provided by the Pinal County Sheriff. The nearest police department is the Maricopa PD Copper Sky Substation, located at 17985 N Greythorn Dr, Maricopa, AZ 85138, approximately 10.7 miles from the Al-Rahma Cemetery. As the Existing Cemetery already exists and has been operating for over 30 years there, public/community services are already provided and available.

7. Location & Accessibility

The Overall Property is located along North Rahma Street, just off Highway 238, approximately 10 miles west of the City of Maricopa. Even though the proposed cemetery is located in an isolated area, it is easily accessible due to its location off the highway. Access to the Overall Property will be achieved the same way access to the Existing Cemetery historically has - via North Rahma Street, which travels northbound from Highway 238.

ICC has been in discussions with ADOT regarding this proposal and recently obtained its approval to construct a right-turn deceleration lane onto North Rahma Street. The paved deceleration lane construction was completed in 2022 and Rahma Street was recently paved, which benefits all properties in the area.

8. Compliance with RSRSM

There are no existing or planned RSRSM facilities adjacent to the Overall Property. The development of this proposal will be fully compliant with Pinal County's RSRM. As discussed previously, the Expansion Property is accessed from North Rahma Street off Highway 238. In order to ensure access to the Overall Property and simultaneously preserve the flow of traffic in the surrounding system, ICC has been in regular communication with ADOT and has constructed

a right-turn deceleration lane from Highway 238 onto North Rahma Street, which improves access to the Al-Rahma Cemetery. Rahma Street was also paved.

9. Utilities & Services

Water

The cemetery, by nature, is a low water use. There are water valves at the Existing Cemetery, a water well head, and a water meter, all of which support the minimal water needs. The future development of Parcels #3 and #4 is not anticipated to increase water needs as the use will continue to be limited to cemetery purposes, and there is no proposed residential or commercial use. If any water is needed at Parcels #3 and #4, it may obtain it from the Existing Cemetery.

Sewer

Parcels #3 and #4 will use the existing restroom and septic installed at the Existing Cemetery. Since the cemetery use is a low traffic use with limited periods for visitation, the existing restrooms and septic system at the Existing Cemetery are sufficient for Parcels #3 and #4. No residential or commercial uses are proposed.

Electric

Electric service is provided by Electrical District No. 3 (520-424-9021). If necessary, electric service may be provided to Parcels #3 and #4 during its development.

10. Ownership, Control, and Maintenance

The Existing Cemetery is owned by ICC, who has owned and maintained the Existing Cemetery since approximately 1990.

Parcels #3 and #4, like the Existing Cemetery, will continue to be under the ownership and control of ICC which will maintain and operate the Overall Property.

The cemetery operation has no employees on or off-site. Instead, employees and volunteers from ICC (the Owner) maintain the landscaping, trash, and other upkeep.

11. Timing and Development (Phasing Plan)

The future 24.74 acre Al-Rahma Cemetery, which will be comprised of the Existing Cemetery on Parcel #1 and #2, and the future development of Parcels #3 and #4, is proposed to occur in three phases. ICC believes the following "Phasing Plan" is appropriate since burials will not take place on Parcels #3 and #4 until the Existing Cemetery is full, and that will not occur in the near term. As such, in order to prevent unnecessary disturbance and the wasting of resources, it is prudent to leave Parcels #3 and #4 in their natural state for some time. Therefore, this request seeks to rezone the Overall Property, but may not immediately seek Site Plan Review approvals for Parcels #3 and #4 following zoning approval. Site Plan Review for Parcels #3 and #4 (order is subject to change)

will be prepared and submitted to the County by ICC when determined to be appropriate by the Owner. Each phase of the three phase Phasing Plan is anticipated to take place in the order of the number associated with the respective Parcel (i.e. Phase 1 includes Parcel #1 and #2, etc.), but is subject to change. The Parcels are depicted in ***Exhibit A – Vicinity Map & Parcel Context.***

Phase 1

Phase 1 of the Phasing Plan contains Parcel #1 and #2, the existing Al-Rahma Cemetery that has been operating for over 30 years. Per discussions with the County, it is understood that Site Plan Review is not required for the Existing Cemetery as no changes are proposed.

Phase 1 is already in effect and continues to operate as-is. In addition to the existing graves, the Existing Cemetery contains a storage building with restrooms, a ramada, water tanks, and an internal walkway system. Additionally, as depicted in ***Exhibit D – Conceptual Site Plan & Landscape Plan***, the Existing Cemetery contains an unpaved interior circulation system and provides 36 parking spaces. Since the Existing Cemetery has operated for 30 years, ICC has found that the parking has been plentiful for the use, with more parking available than required pursuant to PCDSC Section 2.140.020 (one space per employee (minimum six) plus ten spaces if no internal drives exist which can accommodate two passing vehicles (for a total parking requirement of 16 parking spaces)). No changes are proposed for the interior circulation system or parking as the existing parking is sufficient for the use. A land use table is included as **Table 3**: *Amended Development Standards*, and provides the Existing Cemetery's development standards.

The interior landscaping of the Existing Cemetery is complete with trees and desert landscaping throughout, and along the perimeter exists abundant landscaping for screening and aesthetic purposes consistent with the use. Also along the perimeter of the Existing Cemetery is a 6' chain link fence. The landscaping for Parcel #1 is illustrated in ***Exhibit D – Conceptual Site Plan & Landscape Plan***. ICC maintains and will continue to maintain the Existing Cemetery's landscaping features during Phase 1.

Phase 2

Phase 2 contains Parcel #3, as identified in ***Exhibit A – Vicinity Map & Parcel Context***. Parcel #3 is currently vacant and undeveloped land, and is expected to remain as such until the Existing Cemetery is completely full with no remaining space for additional graves. Since this is not anticipated to take place for many years, and it is not possible to accurately predict the needs of the community at this time, it is too early to determine appropriate site planning for Parcel #3 at this time. As such, ICC will pursue Site Plan Review for Phase 2 with the County independently at a later date, when deemed appropriate by the Owner.

Phase 3

Phase 3 contains Parcel #4, as identified in ***Exhibit A – Vicinity Map & Parcel Context***. Parcel #4 is currently vacant and undeveloped land, and is expected to remain as such until the Existing Cemetery (and potentially Parcel #3) is completely full with no remaining space for additional graves. Since this is not anticipated to take place for many years, and it is not possible to accurately

predict the needs of the community at this time, it is too early to determine appropriate site planning for Parcel #4 at this time. As such, ICC will pursue Site plan Review for Phase 3 with the County independently at a later date.

12. Conformance with Comprehensive Plan

The Existing Cemetery and Parcel #4 are designated in the Pinal County Comprehensive Plan as Proposed Regional Park. Parcel #4, like the Existing Cemetery, is also proposed for cemetery use, and therefore is consistent with the existing Comprehensive Plan designation.

Parcel #3 is designated as Very Low Density Residential in the Comprehensive Plan. The proposed cemetery use conforms with the Comprehensive Plan as it is a very low intensity use consistent with its surroundings. Parcel #3 is on the other side of Rahma Street east of the Existing Cemetery, and will similarly offer the cemetery use that generates low traffic, minimal development heights, less than daily use, and minimal disturbance to the environment. Additionally, cemeteries create very little noise and light disturbance. For these reasons, the cemetery use is appropriate in both Proposed Regional Park and Very Low Density Residential.

13. Recreational Amenities

By nature of the use, a cemetery is a low impact use with minimal impact to the environment. Here, the Overall Property is located in an isolated area far from development. Visitors to the cemetery arrive within the limited daytime only opening hours to pay their respects and pray for their deceased loved ones buried at the Overall Property. As depicted in ***Exhibit D – Conceptual Site Plan & Landscape Plan***, the Existing Cemetery is enclosed within a boundary of landscaping that includes thick vegetation and natural trees. Inside the Overall Property are proposed trees and desert landscaping. Some visitors may choose to plant flowers at the gravesites of their loved ones. Intertwined between the trees, desert landscaping, and flowers is a network of walkways that allow visitors to walk and take in the fresh air.

North of the properties exists a small mountainous area offering pleasant views visible from the entire Site. The photos provided in ***Exhibit E – Site Photos of Existing Cemetery,*** which are of the Existing Cemetery, provide insight into what the future of the Overall Property will look like.

14. Fences, Walls, Screening, and Entry Monumentation

Fencing and screening at the Existing Cemetery is carefully planned to provide a balance of privacy, screening and visual access to the surrounding open space in the vicinity. A 6’ chain link fence lines the outer perimeter of the Existing Cemetery, along with a vegetative buffer. Together, the chain link fence and vegetative buffer provide screening of the cemetery use, while also preserving the natural openness of the site. The existing fence and vegetative buffer is depicted in ***Exhibit D – Conceptual Site Plan & Landscape Plan***, and is visible in some of the images provided in ***Exhibit E – Site Photos of Existing Cemetery***. During Site Planning for Parcels #3 and #4, it is intended the parcel will similarly have a 6’ chain link fence around the perimeter, in addition to a landscape buffer.

Entry to the Existing Cemetery is provided along Rahma Street, where there is a gate on the west side. A sign is affixed to the front gate indicating that it is a cemetery.

A new monument sign is proposed at the southwest corner of Parcel #3, which will greet visitors and inform the public of the cemetery.

15. Total Dwelling Units

There are no dwelling units proposed with this request.

16. Maximum Residential Density

There is no residential development proposed with this request.

17. Parking for Recreational Facilities

As mentioned previously, the Existing Cemetery provides 36 parking spaces. In its 30 years of operation of the Existing Cemetery in Pinal County, ICC has found that the parking provided has been plentiful for the use, with more parking available than required pursuant to PCDSC Section 2.140.020 (one space per employee (minimum six) plus ten spaces if no internal drives exist which can accommodate two passing vehicles (for a total parking requirement of 16 parking spaces)). Parcel #3 is proposed to have 31 parking spaces. The sufficiency of parking at the Existing Cemetery indicates suggests that 31 parking spaces at Parcel #3 would be more than sufficient. The actual number of parking spaces will be determined during Site Planning.

More information on parking conditions is provided in Paragraph 3.a of this request.

18. Landscaping

The Existing Cemetery is enclosed within a boundary of landscaping that includes thick vegetation and natural trees. Inside the Existing Cemetery, the cemetery is lined with vegetation and oleanders around the perimeter, desert landscaping throughout, and at least 35 trees that includes palo verde, mesquite, ficus, lotus, and olive trees. Some visitors choose to plant flowers at the gravesites of their loved ones. Parcels #3 and #4, when developed, are envisioned to have similar landscaping to the Existing Cemetery, including a 10 foot landscape buffer around the perimeter. Details of the landscaping on Parcels #3 and #4 will be determined during Site Planning.

19. Preliminary Hydrology & Drainage

A Preliminary Drainage Report, dated August 10, 2022, is included with this proposal.

Upon viewing Pinal County's Flood Control Viewer, no watershed boundaries, major watercourses, canals, flood zones, or administrative floodplains were identified on any of the Parcels. Additionally, FEMA's Flood Map does not identify a flood zone on the Parcels and notes that it is an "AREA OF MINIMAL FLOOD HAZARD."

20. Additional Information for Commercial & Industrial Uses

The Overall Property will be used for cemetery uses only. Cemeteries are low impact, necessary uses, and here, do not include any commercial components or activities. There are no commercial or industrial uses proposed for this request.

21. Tables

Table 1: *On Site & Surrounding Uses, Comprehensive Plan, & Zoning Designations*

	Land Use	**Comprehensive Plan**	**Zoning**
Overall Property	Cemetery, Vacant land	Proposed Regional Park, Very Low Density Residential	GR, SR
North	Vacant land	Proposed Regional Park, Very Low Density Residential	GR
East	Vacant land	Very Low Density Residential	GR
South	Vacant land, Manufactured home	Proposed Regional Park, Very Low Density Residential	GR
West	Vacant land/Existing Cemetery	Proposed Regional Park	SR, GR

Table 2: *Land Use Table*

Total Gross Site Acreage	**24.74 Acres**
Total Commercial & Industrial Acreage	0.00 Acres
Total Open Space/Landscaped Area	Estimated 90%
Total Residential Acreage	0.00 Acres
Overall Project Density	0 DU/Acre

Table 3: *Amended Development Standards Table**

Regulation	Base Zoning Regulation (RU-1.25)	Al-Rahma Cemetery PAD
Minimum Lot Area	54,450 square feet (one and one-quarter acres)	54,450 square feet (one and one-quarter acres)
Minimum Lot Width	100 feet	100 feet
Maximum Height (Building)	30’	30’
Minimum Site Setbacks (Front/Side/Rear)	30’/10’/40’	30’/10’/40’
Maximum Accessory Building Height	20’	20
Minimum screening	None	**4’-6’ wire or chain link fence**
Parking Stall (perpendicular to an aisle) (W x L)	10’ x 20’	10’ x 20’

Parking Stall (parallel to an aisle)	10’ x 23’	10’ x 23’
Parking Surfaces	Asphalt	**Concrete & Compacted ABC with cone or other markings**
Internal private roads	ABC compound or asphalt	Compacted ABC

**Applies to the Existing Cemetery only.*

Table 4: *Use Table*

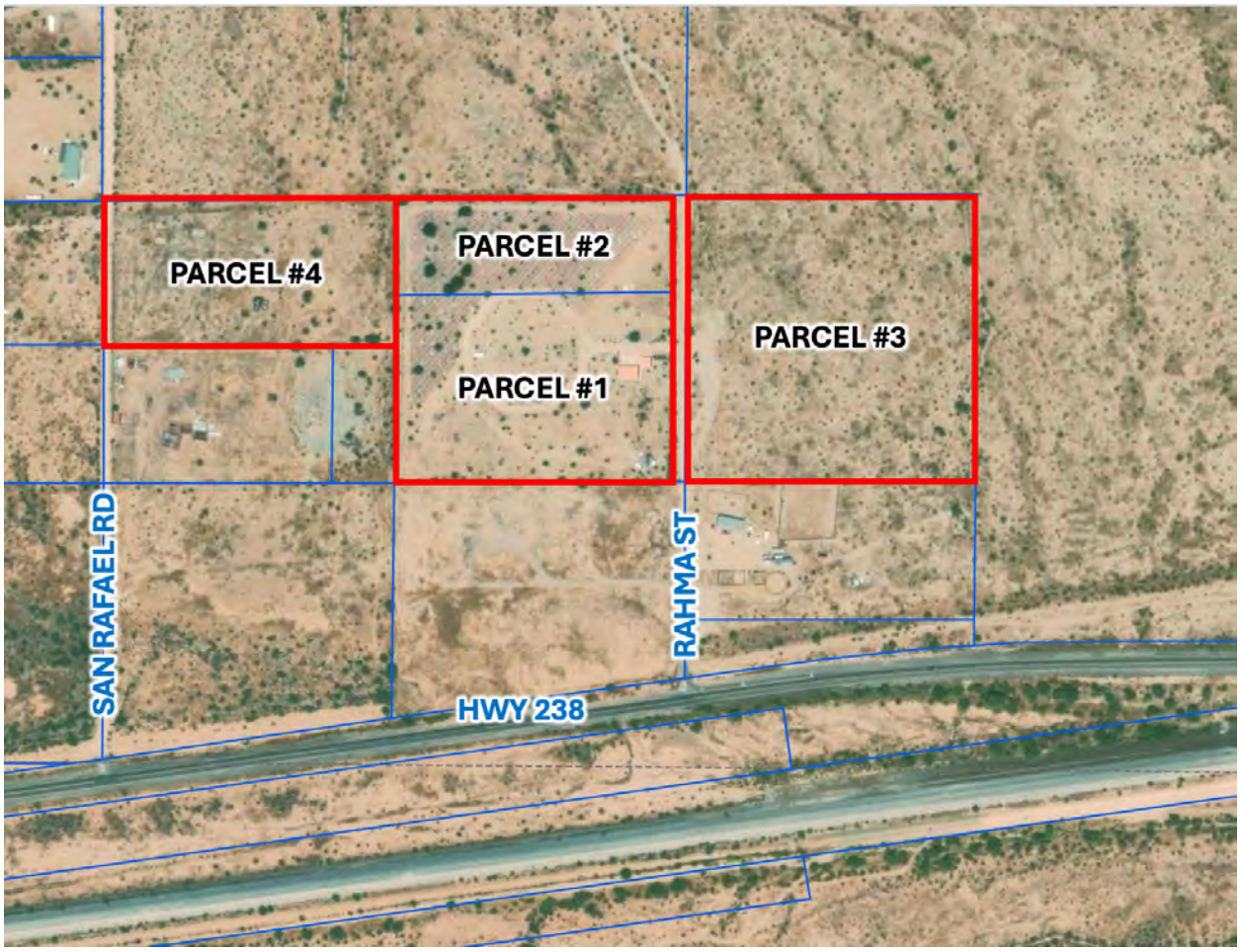
Permitted Uses	Cemetery and uses ancillary to cemetery.
Non-Permitted Uses	Crematory, One-family dwelling unit, conventional construction or manufactured home or mobile home, grouped residences, commercial agricultural uses, veterinary hospital or kennels, commercial riding stable or riding school, livestock sales yard or auction yard.

Table 5: *Utilities and Services**

Utility/Service	Provider	Contact
Sewer	Septic	N/A
Water	On-site Well	ICC
Electric	Electrical District No. 3	(520) 424-9021
Telephone	N/A	N/A
Police	Pinal County Sheriff	(520) 866-5280
Fire	Maricopa Fire/Medical Department Station	(520) 568-3333
School	Maricopa Unified School District	(520) 568-5100
Solid waste disposal	N/A	N/A

*The Overall Property will utilize the same utilities and services of the Existing Cemetery. The Existing Cemetery’s existence as a cemetery for over 30 years proves the use’s very minimal utility and service needs. As this project does not propose any residential or commercial uses, no additional utilities or services are needed more than is already provided to the Existing Cemetery.

Exhibit A – Vicinity Map & Parcel Context



Parcel #1 & #2 (“Existing Cemetery”): APN 510070200 & 510070190
Parcel #3: APN 51007013A
Parcel #4: APN 510070150

Exhibit B – Legal Description

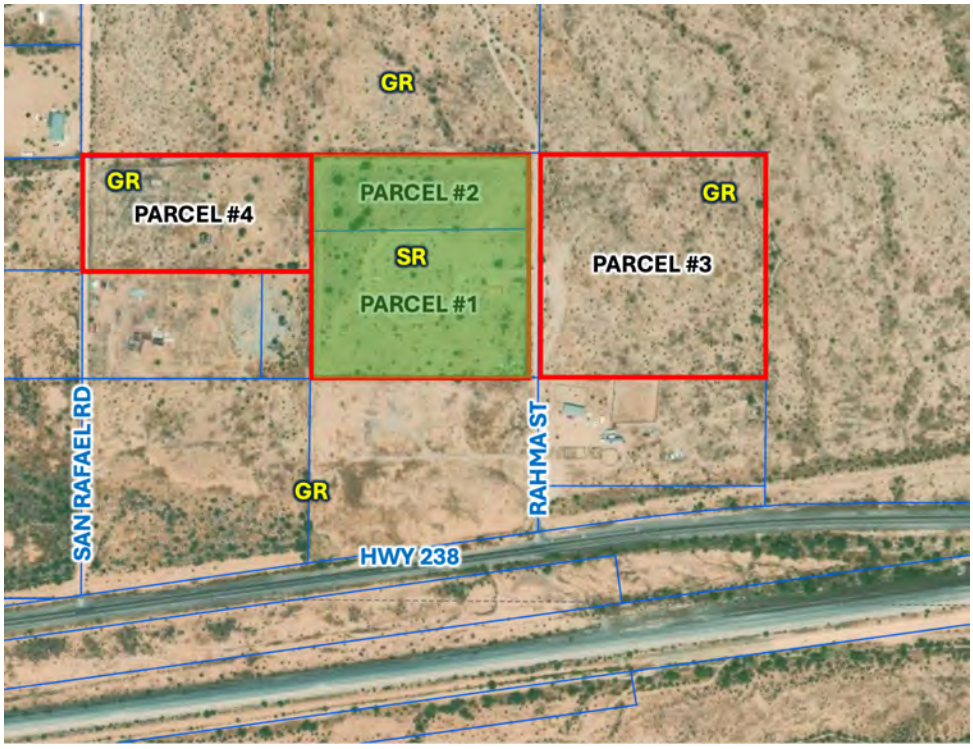
PARCEL 1
The Northeast quarter of Lot Nineteen (19), Section 18, Township 4 South, Range 2 East Gila and Salt
River Base and Meridian, Pinal County, Arizona.
EXCEPT the North one-third thereof.
APN 510070200

PARCEL 2
The North one-third of the following described property:
The East half of the North half of Lot Nineteen (19), Section 18, Township 4 South, Range 2 East Gila and
Salt River Base and Meridian, Pinal County, Arizona.
APN 510070190

PARCEL 3
THE NORTH HALF (N1/2) OF THE WEST HALF (W1/2) OF LOT TWENTY (20) OF SECTION EIGHTEEN (18),
TOWNSHIP FOUR (4) SOUTH, RANGE TWO (2), EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
EXCEPT THE 20 FEET ALONG THE WEST LINE OF SAID LOT FOR ROAD PURPOSES.
APN 510070150

PARCEL 4
The North Half of the Northwest Quarter of Lot 19, Section 18, Township 4 South, Range 2 East, Gila and
Salt River Base and Meridian, Pinal County, Arizona.
Except the West 15 feet thereof for road purposes.
APN 51007013A

Exhibit C – Existing & Proposed Zoning



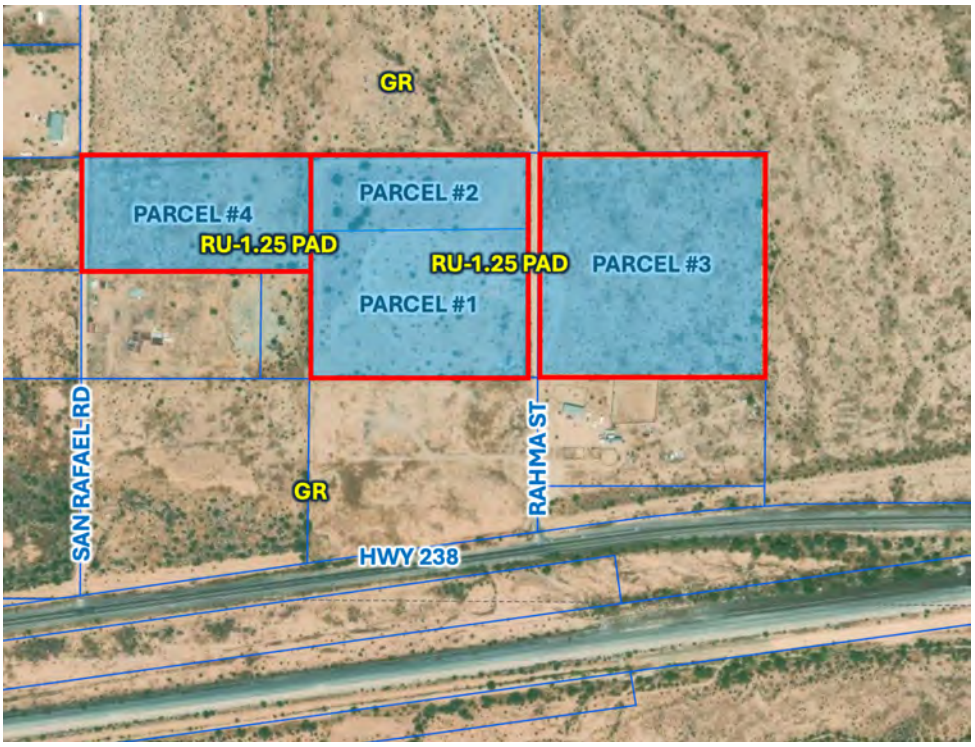
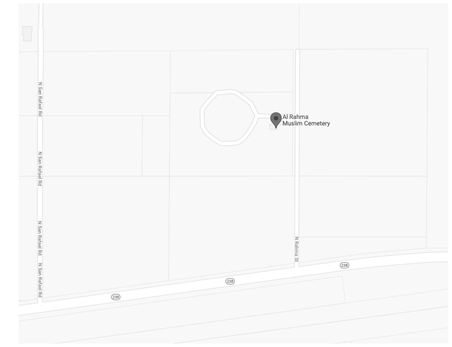
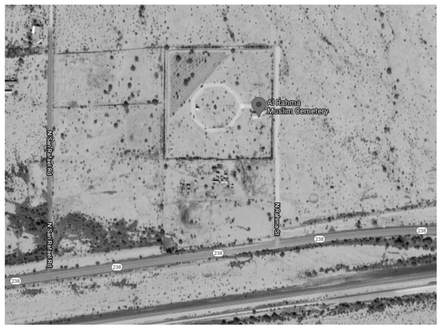


Exhibit D – Conceptual Site Plan & Landscape Plan



N

VICINITY MAP



N

LOCATION MAP

PROJECT DIRECTORY

AL RAHMA CEMETERY

PROJECT OWNER:
ISLAMIC COMMUNITY CENTER OF TEMPE
PO BOX:

ARCHITECT:
TAMIMI ARCHITECTS
MARWAN TAMIMI
602-380-3026

SITE INFORMATION

PARCEL NUMBERS:
510-070-150
510-070-0190
510-070-0200
510-070-13A

LOT AREA: SEE SITE PLAN
CURRENT ZONING: SR- CEMETERY,
GR FOR NEW PARCELS (510-070-150 AND 510-07013A
PROPOSED ZONING OF THE NEW CEMETERY: RU-1.25 PAD

EXISTING BUILDING INFORMATION

BUILDINGS PERMITTED AND CONSTRUCTION UNDER A SEPARATE PERMIT- PERMIT NUMBER PER 07-04349-W

RAMADA:
AREA: 552.25 SQ.FT.

STORAGE AND RESTROOMS BUILDING:
AREA: 1139.5 SQ.FT.
HEIGHT: 12 FEET

WATER WELL: REGISTRATION NUMBER: 55-592715
SEPTIC TANK PERMIT NUMBER: 568-98

PARKING:
For Cemetery:

One space per employee (minimum six) plus ten spaces if no internal drives exist which can accommodate two passing vehicles.

we provided an internal drives which accommodate two passing cars

WE DO NOT HAVE OFFICE SPACE OR EMPLOYEE ON SITE.

4 SPACES PROVIDED AT THE STORAGE BUILDING.

PER COUNTY PLANNING DEPARTMENT REQUIRED PARKING IS 16 SPACES.

PARKING PROVIDED: 70 SPACES
OVERFLOW PARKING IS PROVIDED ON RAHAM STREET, AND THE WEST PARCEL # 510-07-013A

THERE IS A ONE WAY DRIVE THAT GOES AROUND THE CEMETERY WHERE CARS ALLOWED TO PARK. DRIVE ALLIES WILL ACCOMMODATE MORE THAN 70 PARKING SPACES, INCLUDING THE OVERFLOW PARKING ON THE EAST PARCEL

TAMIMI ARCHITECTS

ARCHITECTURE AND PLANNING



AL RAHMA CEMETERY CONCEPTUAL SITE PLAN

ISLAMIC COMMUNITY CENTER OF TEMPE

21564 N. RAHMA STREET
MARICOPA, AZ 85139

CLIENT CONTACT

ISLAMIC COMMUNITY CENTER OF TEMPE
131 E. 6TH STREET
TEMPE, AZ. 85281
480.894.6070 t

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PROJECT NUMBER
21002

DATE OF ISSUE
06.10.2024

REVISION NO. DATE

PROJECT PHASE
SITE PLAN

PROJECT TEAM
Tamimi

DRAWN BY
MT

SHEET CONTENTS
Site plan - For reference only

SHEET NO.
AS101

Exhibit E – Site Photos of Existing Cemetery










WOMEN

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

Bailee Liston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona,Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Sep. 5, 2024

NOTICE ID: pJTbKho628fDZ9phWrIP
NOTICE NAME: PZ-013-24 & PZ-PD-007-24

Bailee Liston

(Signed)_____

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

VERIFICATION

State of New Jersey
County of Hudson

Subscribed in my presence and sworn to before me on this: 09/06/2024

Shannea H. Holmes

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 25th DAY OF SEPTEMBER 2024, AT THE PINAL COUNTY EOC / PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONE (PZ) AND A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD) IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.
PZ-013-24 - PUBLIC HEARING/ ACTION: Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting a rezoning of 9.54± acres from Suburban Ranch (SR) and 15.2± acres from General Rural Zoning District (GR) to RU-1.25 Rural Zoning District to allow for the continued location and expansion of a cemetery, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A - legals on file - situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.
PZ-PD-007-24 - PUBLIC HEARING/ACTION: Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting approval of a Planned Area Development (PAD) Overlay District; to allow for developments standards on ±24.74 acres to allow for the continued location and expansion of a cemetery, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A - legals on file - situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION
DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings
DATED THIS 27th DAY OF AUGUST 2024, by Pinal County Community Development Department
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING

INFORMATION:
1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing
ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132
Contact for this matter: Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444
No. of publications: 1: date of publication: Sep 05, 2024

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, Hassan Elsaad, Project Manager, Applicant for case PZ-013-24 & PZ-PD-007-24 (Case number), personally caused two sign(s) to be posted in a visible place on or near the proposed project site on August 17, 2024 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed rezoning and planned area development (Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.

Hassan Elsaad

Applicant

ANNE MARIE COLARELLI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 644285
Expires February 2, 2027

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by A. COLARELLI this 19th day of August, 2024.

A. COLARELLI

Printed Name of Notary

A. Colarelli

Signature of Notary

My Commission Expires: 2.2.2027

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Hassan Elsaad, Applicant for case PZ-013-24 (Case number), personally caused 16 mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-013-24 & PZ-PD-007-24 on August 31, 2024 (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Rezoning & PAD (Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Hassan Elsaad

Applicant

STATE OF ARIZONA)
Maricopa) ss:
COUNTY OF ~~PINAL~~ AD)

Subscribed and sworn to me by Hassan Elsaad this 3rd day of September, 2024.

Notary Public
My Commission Expires: 8/31/2027

ANTHONY J. DAOU IV
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 655438
Expires August 31, 2027

*** as directed by your staff Coordinator**
*** please attach the mailer and the list addresses**

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I, Hassan Elsaad, Applicant for case PZ-013-24 & PZ-PD-007-24 (Case number), personally caused three sign(s) to be posted in a visible place on or near the proposed project site on August 30th 2024 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Rezoning and PAD (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

Hassan Elsaad
Applicant

STATE OF ARIZONA)
Maricopa) ss:
COUNTY OF ~~PINAL~~)
PD

Subscribed and sworn to me by Hassan Elsaad this 3rd day of September, 2024.

Notary Public
My Commission Expires: 8/31/2027

ANTHONY J. DAOU IV
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 655438
Expires August 31, 2027

*** as directed by your staff Coordinator**

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: PARVEEN CHOUDHRY, I live at 44384 N. EDDIE WAY, MARICOPA AZ 85138 My phone number is 631-882-7870

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Parveen Choudhry

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: KIRAN CHOUDHRY. I live at 44384 W EDDIE WAY MARICOPA AZ 85138 My phone number is 917-826-5404

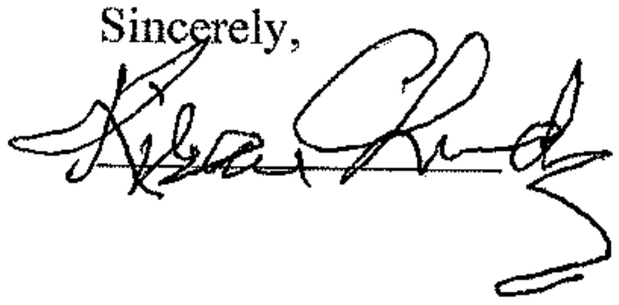
I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,



Date: 09-06-24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: MARyam Muhammad, I live at 1933 S Amanda Dr MARICOPA AZ 85139-7619 My phone number is 602-705-2035

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Jarieu Jallo, I live at 38184 W. San Ana Maricopa, AZ 85136 My phone number is 610-744-7578

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Nazia Ali, I live at 45790 W. Amsterdam Rd, Maricopa AZ My phone number is 510 427 5618

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Mussarat Ashiana Ali, I live at 45790 W. Amsterdam Rd, Maricopa AZ My phone number is 510 427 5618.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Ali

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Amirah Nazeem, I live at 40210 W. Brandt Dr, Maricopa Az My phone number is 4802205317

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Arhaan Nazeem, I live at
40210 w. Brandt Dr, Maricopa My phone number is 520 3166732

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Nazeem.

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Farzana Nazeem, I live at 40210 w. Brandt Dr, Maricopa My phone number is 6026800493.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,



Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Jennifer Ali, I live at 45790 W. Amsterdam Rd, Maricopa My phone number is 4802205317

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Mohammed Ali, I live at 45790 W. Amsterdam Rd, Maricopa My phone number is 5203166732

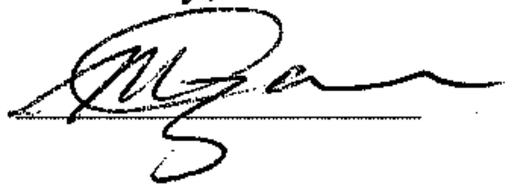
I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,



Date: 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Jayson El-Turk, I live at 43530 W Sagebrush trial My phone number is 518 421 0034.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Jayson ElTurk

Date: 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Amira J. Elturk, I live at 43530 W Sagebrush Trail My phone number is 4803957063

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Amira Elturk

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: HASSAN KHAN, I live at 36516 W. BARCELONA LN, MARICOPA My phone number is 971-303-4978

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: MOHAMMED ALI, I live at
45790 W AMSTERDAM My phone number is 510 427 5618

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 9-6-'24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Karim N. Sabree, I live at 44860 W. Balboa Dr. 85139 My phone number is 602 312 7913

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Karim N. Sabree

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: SYED HATEEZ, I live at 20618 N TAMA SF, MARICOPA, AZ 85138 My phone number is 415-744-8499

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is Kazam M. Satti, I live at
51399 W Whirlybird Rd Maricopa My phone number is 657-262-4952

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

09-06-24

Date: 06-09-

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Makram Muhaef, I live at
1993 S Armand Dr Maricopa My phone number is 602-705-2055

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Ahmed Megeed. I live at 622 S Tejon RD 85139 Maricopa AZ My phone number is (480) 4659849

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9-6-2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Ziad Khrawish, I live at AZ. Casa Grande My phone number is 773-600-5153.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Kathleen Mutab, I live at 9561 W. Pinevale Dr. AZ 85123 My phone number is 602-752-0054

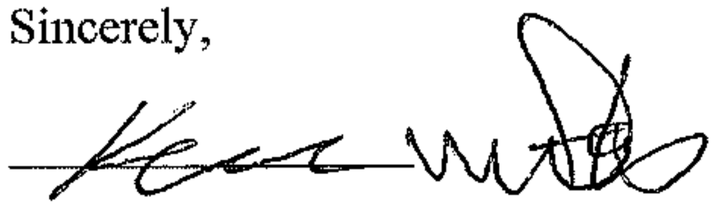
I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Sincerely,



Date: 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Kazam M. Satti, I live at
541 W Melrose Dr Casa Grande My phone number is 657-262-4452

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 9-6-2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Nasser Abdel Rahman. I live at 131 W Blue Lagoon Dr My phone number is 954 732-6178

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Ramzy Kalafi, I live at 36213 W. Picasso st, Maricopa, AZ 85138 My phone number is (480) 810-6252

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Ramzy Kalafi

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Yousef El Sheikha, I live at
41209 W Jenna Ln My phone number is 520 518 1942

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Mdrammed Moshin, I live at
41070 w Haley dr maricopa 85138 My phone number is 510 706 5193

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Fiaz Mahmood, I live at 2101 N. St Francis Pl Casa Grande, AZ 85122 My phone number is 773-807-1313

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Dr. Abdulrazaq Adams, I live at
43346 W Lindgren Dr., Maricopa AZ 85138 My phone number is 7346804116.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Abdulrazaq Adams, PhD.

Date: 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: ELSAYED MORSY, I live at
37860 W Smith Enke Road, Maricopa My phone number is _____.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

ELSAYED MORSY

Date: 09/08/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: mohamed Elmasry, I live at Maricopa city, AZ My phone number is 480-904-0809

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 09/06/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Diaa Elshikha, I live at
4/209W Jana In, Maricopa, AZ My phone number is 520 518-0394

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Mohamed Nazir, I live at 625 N Alma School Road My phone number is (313)240-2148.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Sincerely,

Date: 09/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Mikal Smith, I live at
13258 Ibiza Dr. My phone number is (518)833-5301

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Sincerely,



Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: TAJUDEEN D. ALIMI, I live at 358 S SANTA ANA LN, CASA GRANDE AZ 85194 My phone number is 813 610 5158

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Sincerely,

Date: 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: JALEELA KADER, I live at 40145, W. ELM DR, MARICOPA. AZ My phone number is 9205090258.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Date: 09/06/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Anashka Islam, I live at
5757 W Eagle Ave, Glendale 85301 My phone number is 6233205851

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

A Islam

Date: 9-6-24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: MAYEMI YANSANEH, I live at 43854 W. ELIZABETH AVE. MARICOPA AZ 85138 My phone number is 202-561-7697

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Sincerely,

Date: 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: MUHAMMAD AZEEM BUTT, I live at
44796 W. SANDHILL ROAD, MARICOPA AZ 85139 My phone number is 480-231-3430

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

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Sincerely,

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Yusha Abdul-Quddus, I live at 22340 Dietz Dr., Maricopa, AZ 85138 My phone number is (480)326-8167

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

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Thank you.

Sincerely,

Yusha Abdul Quddus

Date: Sep 6th 2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: ISRAR [illegible], I live at 22043 N O Sullivan Dr Maricopa AZ 85138 My phone number is 504-505-1598

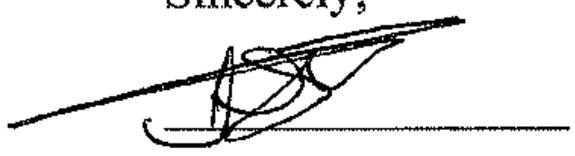
I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,



Date: 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Sheikh Muhammad Nurul Islam I live at
5757 W Eugie Ave, Glendale 85304 My phone number is 6235479961

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 09/08/2024.

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Muneeb, I live at
1542 E FALCON CT My phone number is 5204990460

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9/8/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Ammar Abed, I live at
4187 w. Sunland Dr. Maricopa, AZ My phone number is 623 295 7911

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,



Date: 09/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Reena Tatah, I live at 43831 W Windrose Dr Maricopa 85138 My phone number is 4805601151.

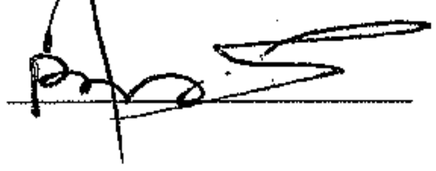
I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,



Date: 09/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Samer Zuheika, I live at
43831 W Windrose Dr Maricopa 85138 My phone number is 4805601161

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Samer Zuheika

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Mohammed Nazeem, I live at
My phone number is 570 510 5334

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Anila Kousar, I live at
_____My phone number is _____.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Anila Kousar

Date: 8/6/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Mohammad Badaruddin Jee, I live at
_____My phone number is _____.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

M Badaruddin Jee

Date: 09-06-2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: SAHR Burbs, I live at
My phone number is 1 520 483 3627

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 09/06/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Marama Jalloh, I live at 44166 W. McCord Dr Maricopa AZ 85138 My phone number is 602 717 6177

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 1/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: SYED HAFEEL, I live at 20614 N TOMMY ST, MARICOPA AZ My phone number is 415-744 4499

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 09-6-2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Abdul-Raheem Hasan, I live at
44036 W Cypress Lane, Maricopa A.Z. 85138 My phone number is 520)701-4748.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 09/06/2024

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: Jayson EL-Turk, I live at 43530 W Sagebrush trial My phone number is 618 421 0034

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Jayson EL-Turk

Date: 9/6/24

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: ABDUL RAHEEM KITCHEN I live at 1993 S AMANDA DR MARICOPA AZ My phone number is 602 301 2110

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

Date: 9-6 2004

TO: Glenn Bak, Senior Planner
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Subject: Case # PZ-013-24 & PZ-PD-007-24. Al Rahma Cemetery Zoning,

Dear Chairman, and Members of the Planning and Zoning Commission,

My name is: ED DIMSON, I live at 44157 W. High Desert Trail-Maricopa My phone number is 520 788 1004.

I am a resident of Pinal County and humbly request you approve the zoning application for the above-mentioned cases PZ-03-24 & PZ-PD-007-24. As you know Al Rahma Cemetery is the final resting place, a hallowed ground for Muslims living in Arizona.

We are fortunate and grateful to the Pinal County Planning and Zoning Commission and the Board of Supervisors for approving this site originally as a cemetery three decades earlier. This application allows for the future expansion of the existing cemetery to adjacent parcels, all under a consistent zoning district with the existing site.

As such, I hope you will approve this case which has no negative impact but will provide a place that is holy, sacred, and revered for the Muslim Community of Pinal County and the Greater Phoenix area. Your approval will provide peace of mind for thousands of citizens living in Arizona.

Thank you.

Sincerely,

ED DIMSON

PZ-013-24, PZ-PD-007-24 External Inbox ×

Tammie Jones <eagledancerkachina@yahoo.com> Fri, Sep 20, 9:52 AM (3 days ago)
to me

To Glenn Bak, Senior Planner,

This letter is in regards to the Rural Zoning of Islamic Community Center of Tempe request to expand, planning case number PZ-013-24.

We are the neighbors, at 21391 N Rahma St., and we have many concerns about this expansion. The people that visit this cemetery have no respect for the speed limit on the access road, we have a three year old that cannot play in the area because we are afraid she might be hit. If the expansion were to happen, this will cause an increase of traffic on this access road more than there is already. We moved out here to be away from all of the traffic and noise.

They have no respect for our animals, throwing items at our dogs as they pass just because the dogs are barking. Our dogs are behind a fence and cannot cause harm to anyone.

The people who visit this cemetery have no respect for the environment, throwing trash in the desert, when they have a dumpster on site. When it is windy, the trash ends up on our property.

Thank you for the time to listen to our concerns. I will be present at the meeting.

Kind regards

Tammie Jones

(602)741-0733
21391 N Rahma St
Maricopa, AZ 85139
(510-07-01407)

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I, Hassan Elsaad, Applicant for case PZ-013-24 & PZ-PD-007-24 (Case number), personally caused three sign(s) to be posted in a visible place on or near the proposed project site on October 29, 2024 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Rezoning & Planned Area Development (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

Hassan Elsaad
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by HASSAN ELSAAD this 6th day of November 2024.

A. Colarelli
Notary Public
My Commission Expires:

ANNE MARIE COLARELLI
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 644265
Expires February 2, 2027

*** as directed by your staff Coordinator**

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona,Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Oct. 31, 2024

NOTICE ID: Z8XctTrVn0h3BpZS1RNB
NOTICE NAME: PZ-013-24

Rachel Cozart

(Signed)_____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 11/01/2024

Nicole Burkholder

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 20th DAY OF NOVEMBER 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONE (PZ) AND A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD) IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.
PZ-013-24 - PUBLIC HEARING/ ACTION: Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting a rezoning of 9.54± acres from Suburban Ranch (SR) and 15.2+ acres from General Rural Zoning District (GR) to RU-1.25 Rural Zoning District to allow for the continued location and expansion of a cemetery, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A - legals on file - situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.
PZ-PD-007-24 - PUBLIC HEARING/ACTION: Islamic Community Center of Tempe, owner, Omar Abdallah, applicant, requesting approval of a Planned Area Development (PAD) Overlay District; to allow for developments standards on ±24.74 acres to allow deviations from the RU-1.25 development standards, Tax Parcels: 510-07-0200, 510-07-0190, 510-07-0150, and 510-07-013A - legals on file - situated in a portion of Section 18, Township 4 South, Range 2 East, located northwest of Rahma Street and AZ 238 in Pinal County, AZ.
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION
DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings
DATED THIS 21st DAY OF OCTOBER 2024, by Pinal County Community Development Department
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING

INFORMATION:
1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing
ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132
Contact for this matter: Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444
No. of publications: 1: date of publication: Oct 31, 2024