PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-016-24

BOARD OF SUPERVISORS

4/30/2025

Community Development Department

PZ-016-24

PINAL COUNTY
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- **Proposal:**
- **PZ-016-24 – PUBLIC HEARING/ACTION:** Melissa Richards, Arizona Quality RV and Boat Storage LLC, landowner/applicant, is requesting approval of a rezone of 2.84± acres from **GR (General Rural Zone)** to **C-3 (General Commercial Zoning District)** to allow development of an RV and Boat Storage facility; situated in Sections 35, T01S, R09E G&SRB&M; Tax parcel 104-15-0030 (legal on file), located southwest of US Highway 60 and ½ mile northwest of E El Camino Viejo in unincorporated Pinal County.

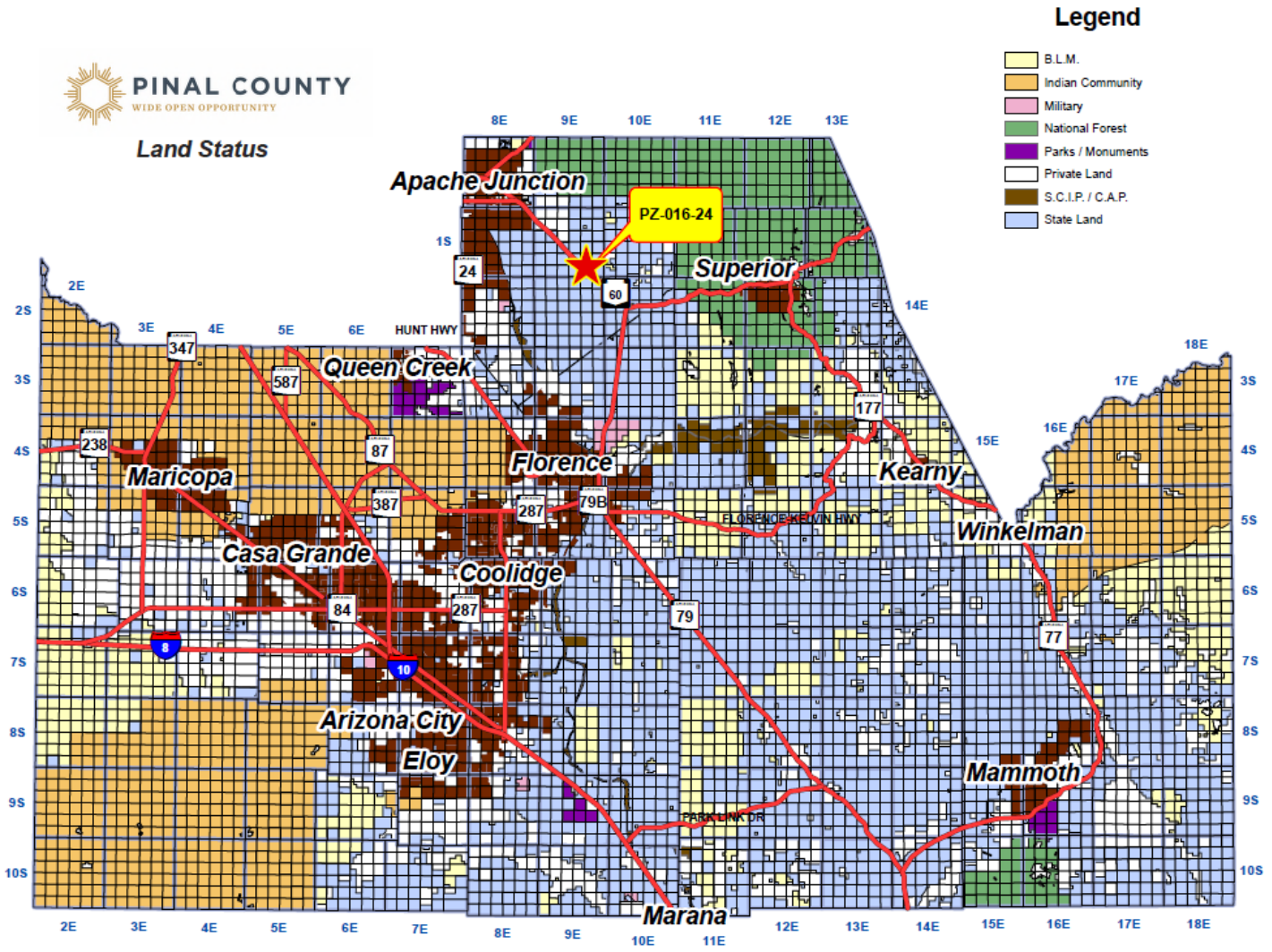
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- **Location:**
  - The subject site is located southwest of US Highway 60 and ½ mile northwest of E El Camino Viejo in unincorporated Pinal County.
- **Landowner/Applicant:**
  - Melissa Richards, Arizona Quality RV and Boat Storage LLC
- **Supervisor District:**
  - District #5: Jeff Serdy

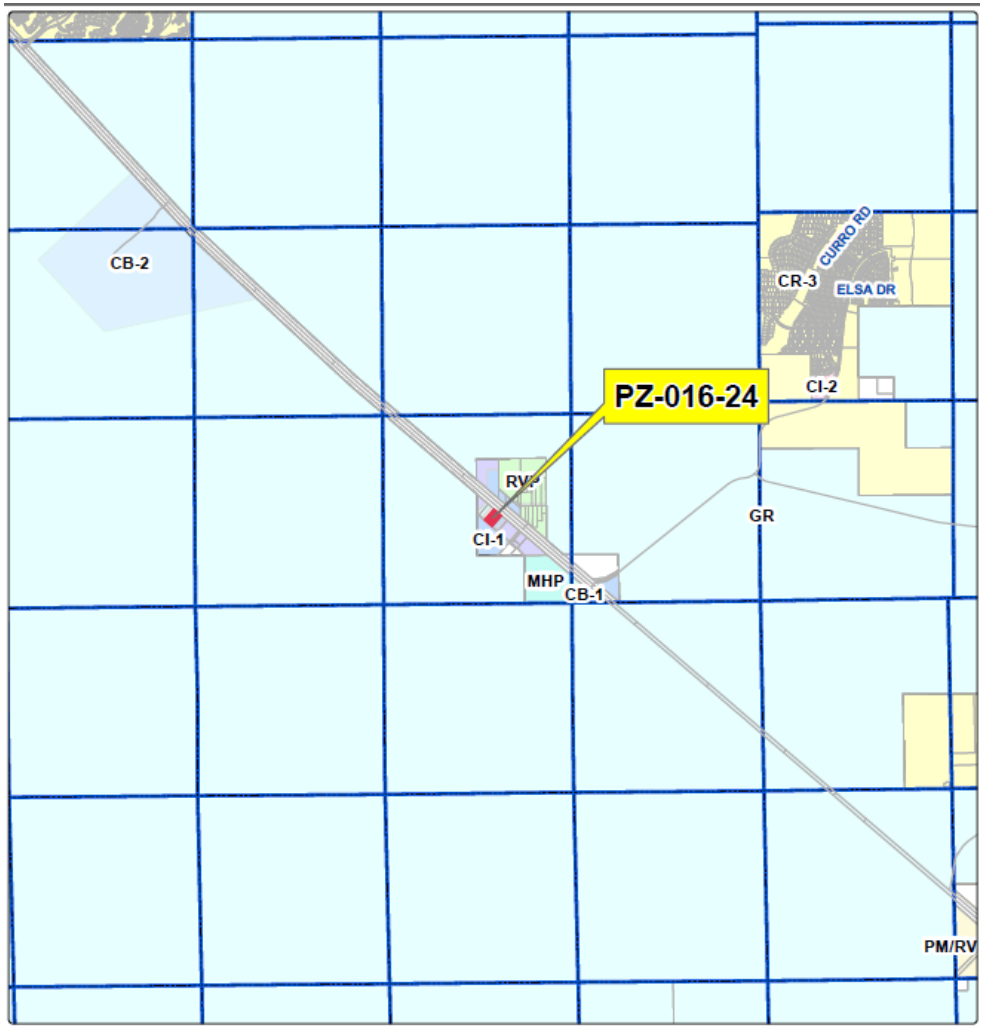
County Map

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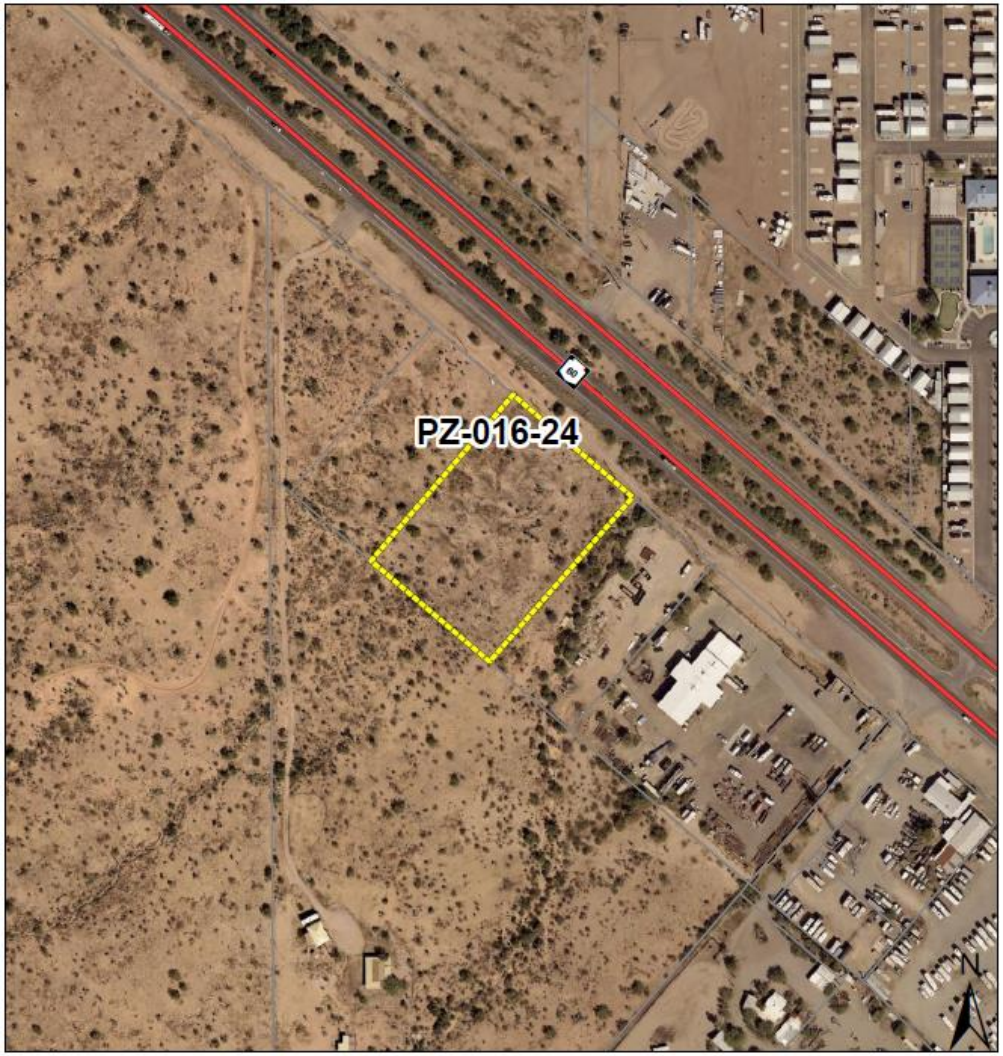
Vicinity Map

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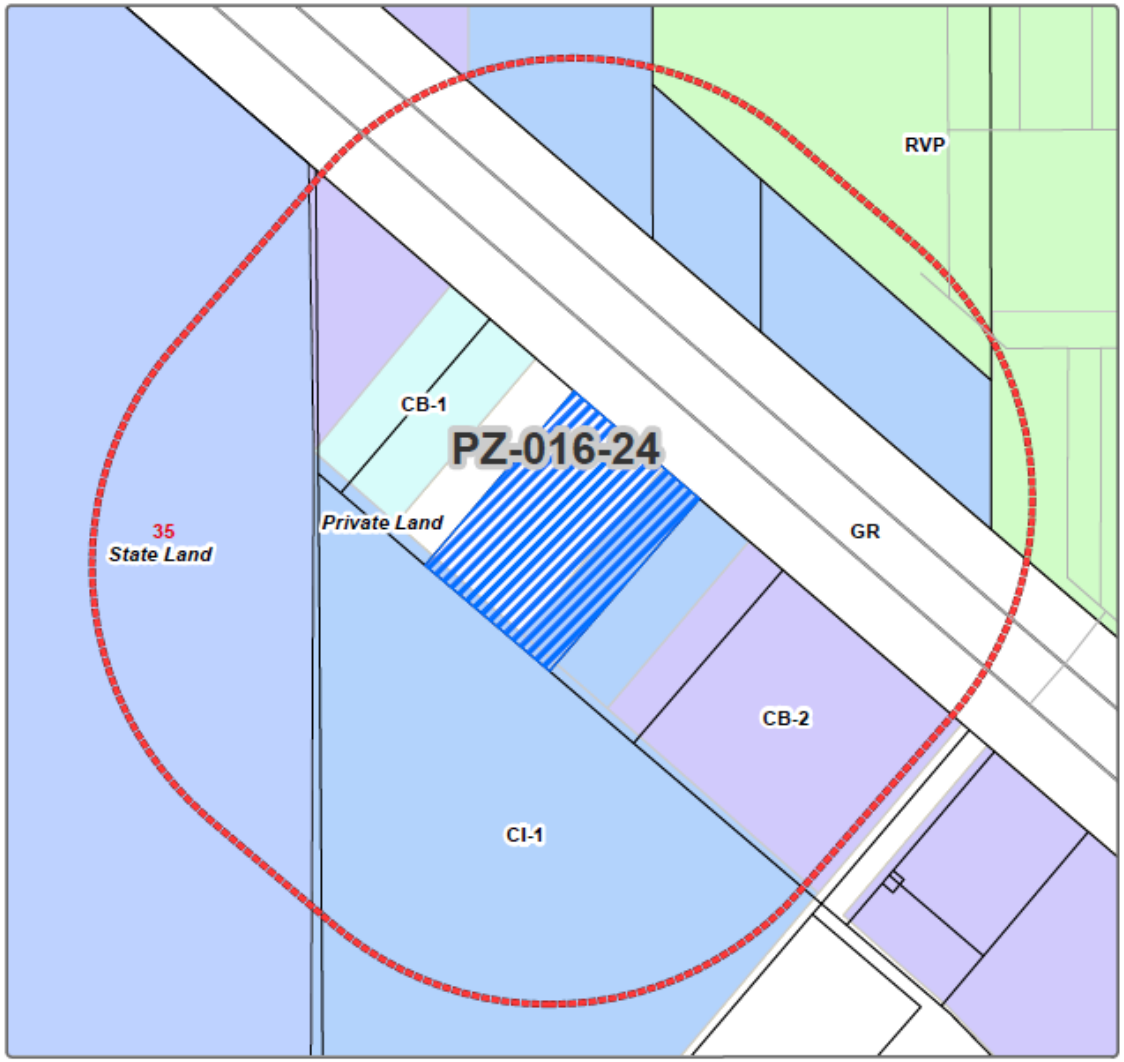
Aerial Map

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Zoning

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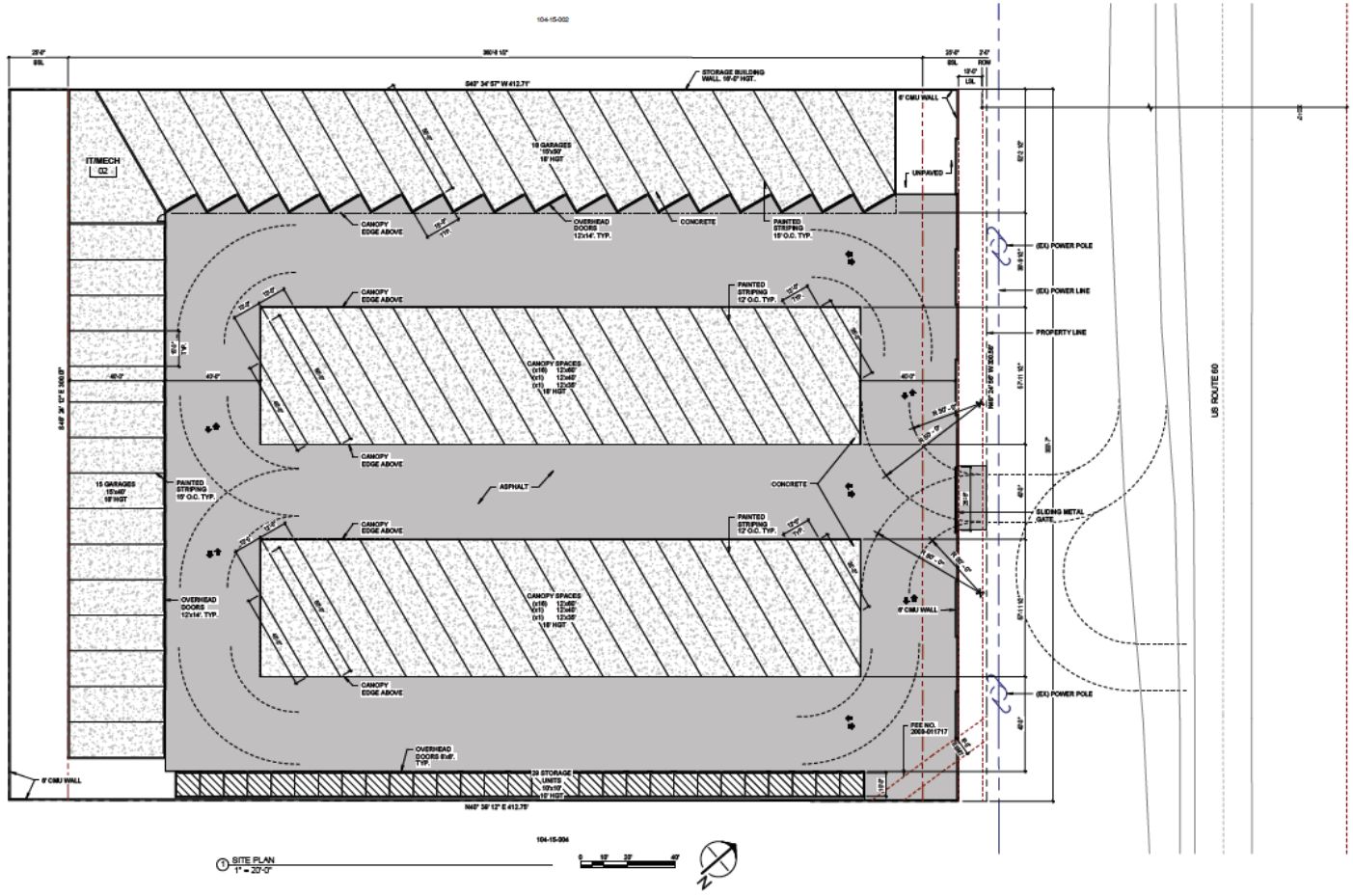


Current Zoning:
General Rural
(GR)

Proposed Zoning:
General Commercial Zone
(C-3)

AZ Quality RV and Boat Storage

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1 SITE PLAN
1" = 20'-0"

PRELIMINARY NOT FOR CONSTRUCTION

no.	date	description

AZ QUALITY RV

GOLD CANYON, AZ 85118

PROJECT NO: 24053
DATE: 10/22/2024

atmosphere architects
atmosphere architects
114 w main st
mesa, az 85201

contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

SITE PLAN
AS101

PROPERTY INFORMATION

OWNER: ARIZONA QUALITY RV AND BOAT STORAGE, LLC
RICHARD AND MELISSA RICHARDS

APN: 104-15-003

ADDRESS: BEG AT SE COR NW SE OF SEC 35; TH N-43 DEG 43'40 W-268.77'; TH N-49 DEG 04'30 W-543.70' TO TPOB TH N-40 DEG 55'30 E-413.00'; TH N-49 DEG 04'30 W-300.00'; TH S-40 DEG 55'30 W-413.00'; TH S-49 DEG 04'30 E-300.00' TO TPOB SEC 35-19-9E 2.84 AC

AREA: 2.84 ACRES
EXISTING ZONING: GR
PROPOSED REZONING: C-3

NARRATIVE
THE PROPOSED DEVELOPMENT IS FOR A REMOTE ACCESS SELF STORAGE FACILITY WITH A COMBINATION OF ENCLOSED PARKING, OUTDOOR COVERED PARKING, AND SELF-STORAGE UNITS.

PARKING AND STORAGE AREAS

ENCLOSED GARAGE (16' HGT)			32 SPACES
QTY	LxW	AREA	
16	10'x50'	700 SF *16 =	13,000 SF
15	10'x40'	600 SF *15 =	9,000 SF
IT/MECH			1,000 SF
TOTAL PARKING			23,000 SF
TOTAL ENCLOSED			26,169 SF

CANOPY PARKING W/O EXT. WALLS			34 SPACES
EA. CANOPY			
QTY	LxW	AREA	
16	12'x40'	720 SF *14	11,520 SF
1	12'x40'	480 SF *1	480 SF
1	12'x35'	420 SF *1	420 SF
TOTAL QTY			= 34,940 SF
TOTAL AREA COVERED			= 29,380 SF

ENCLOSED MINI STORAGE			29 UNITS
QTY	LxW	AREA	
29	10'x10'	100 SF	
TOTAL STORAGE			3,069 SF

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North

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South

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East

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West

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- **Items for Board Consideration:**
  - The submitted applications for this land use request are for approval of a rezoning,
  - If the applications are approved, the subject property will be rezoned from GR to C-3 and allow for development of a RV and Boat storage business.
  - The property has access to Highway 60 directly fronting the property.
  - The project adheres to Comprehensive Plan standards and identifies a commercial service to local residents.

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- **Items for Board Consideration:**
  - The project was subject to Code Compliance case CC-0012-24 which has been closed as of January 14th, 2025, upon clearing of the site of all unpermitted operation.
  - The project has potential to attract future local development and eliminates incompatible existing zoning area.
  - Staff has received no comments of opposition or support.
  - On February 20th, 2025, following a public hearing, the Planning and Zoning Commission voted 7-0 to recommend approval of case PZ-016-24 with seven stipulations.

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- Conditionally approve with 7 stipulations or deny.

  PZ-016-24 (7 stipulations)

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- 1. Approval of this zone change (PZ-016-24) 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.
- 2. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer to Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
- 3. Development shall coordinate with ADOT regarding access and Right of Way dedication. Development shall provide a copy of the ADOT approvals to the County for the record;
- 4. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area, or as approved by the County Engineer;

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- 5. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval;
- 6. Any roadway sections, alignments, access locations and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and,
- 7. All right-of-way dedication shall be free and unencumbered;