

Board of Supervisors



PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-007-23

5/28/2025

Community Development Department

SUP-007-23

- Proposal:
 - ▣ Special Use Permit to allow a commercial kennel on a property in the SR Suburban Ranch Zoning District.
- Size:
 - ▣ 3.3 ± acres
- Location:
 - ▣ 49641 W Jean Dr, Maricopa, AZ 85139
 - ▣ 510-63-0100
- Owner/Applicant:
 - ▣ Ranelle Abbott
 - ▣ Jason Sanks
- Supervisor District #1

County Map



PINAL COUNTY

WIDE OPEN OPPORTUNITY



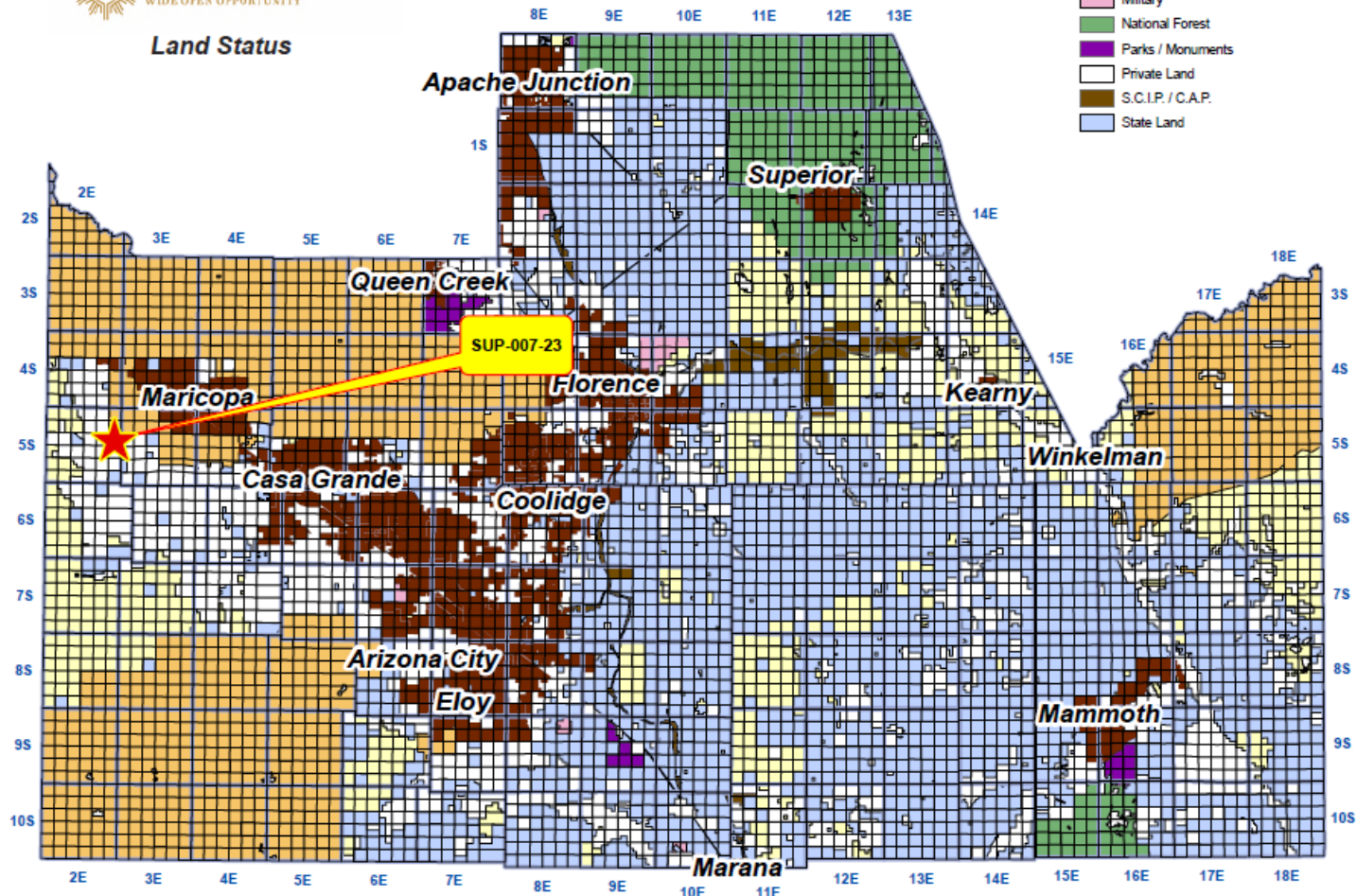
PINAL COUNTY

WIDE OPEN OPPORTUNITY

Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land

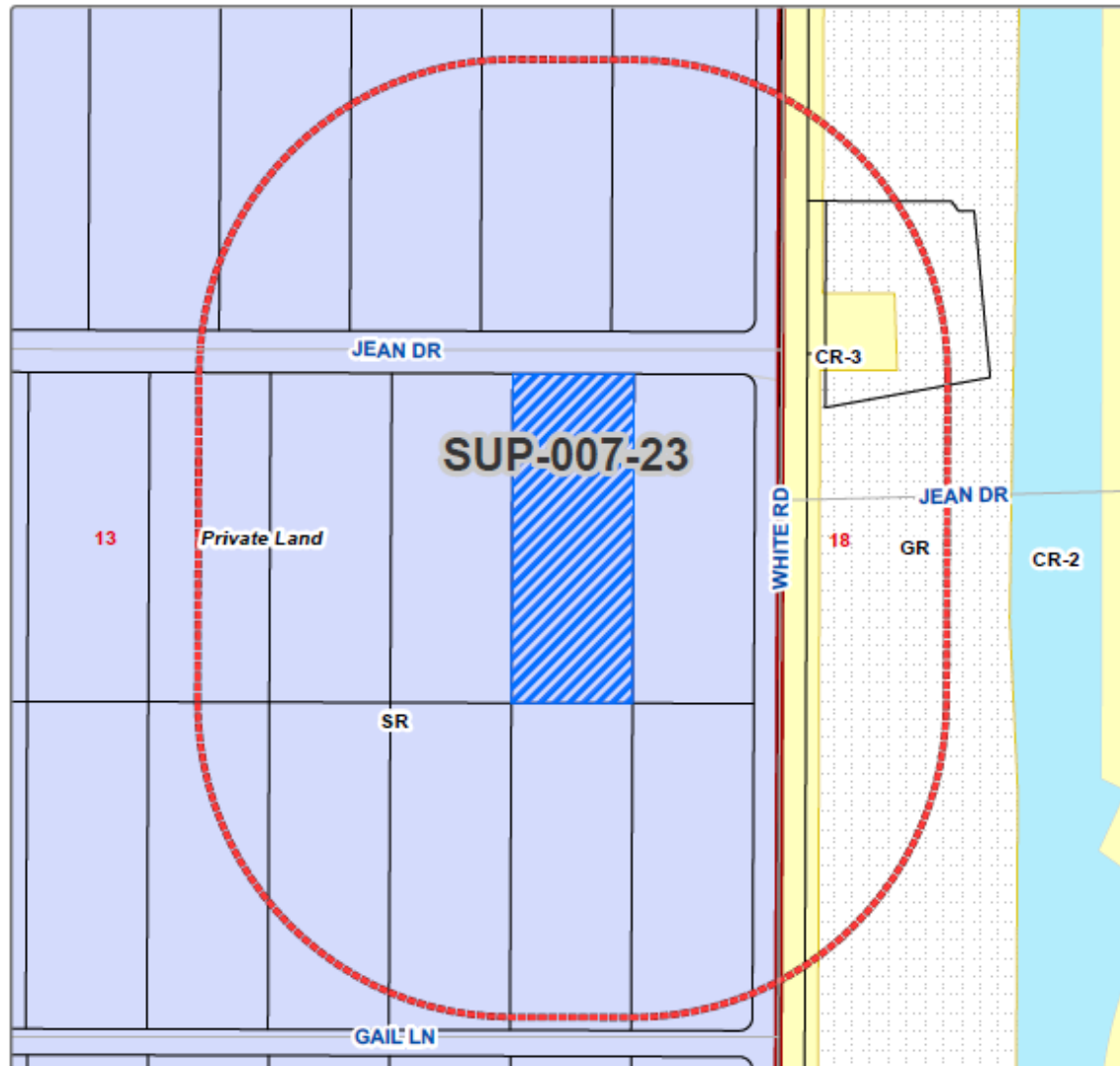


Zoning



PINAL COUNTY

WIDE OPEN OPPORTUNITY

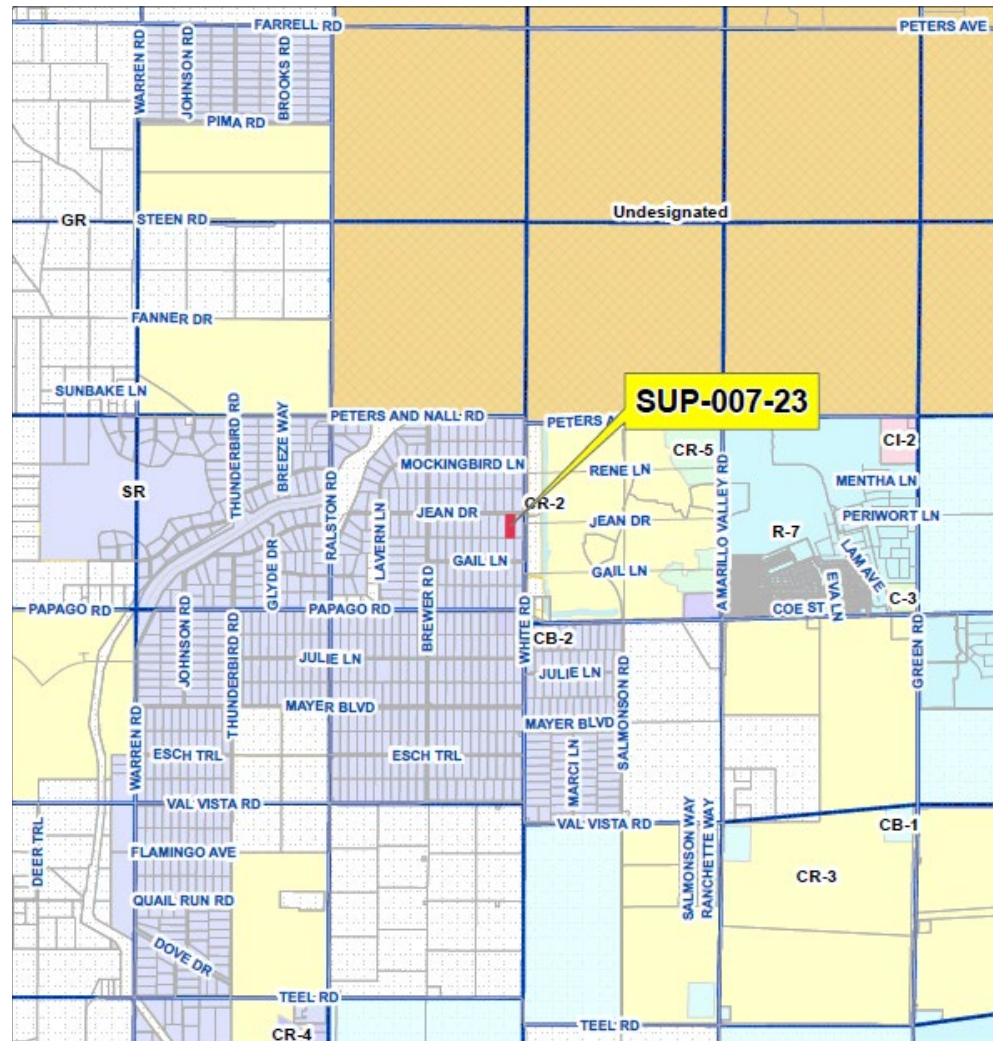


Vicinity



PINAL COUNTY

WIDE OPEN OPPORTUNITY

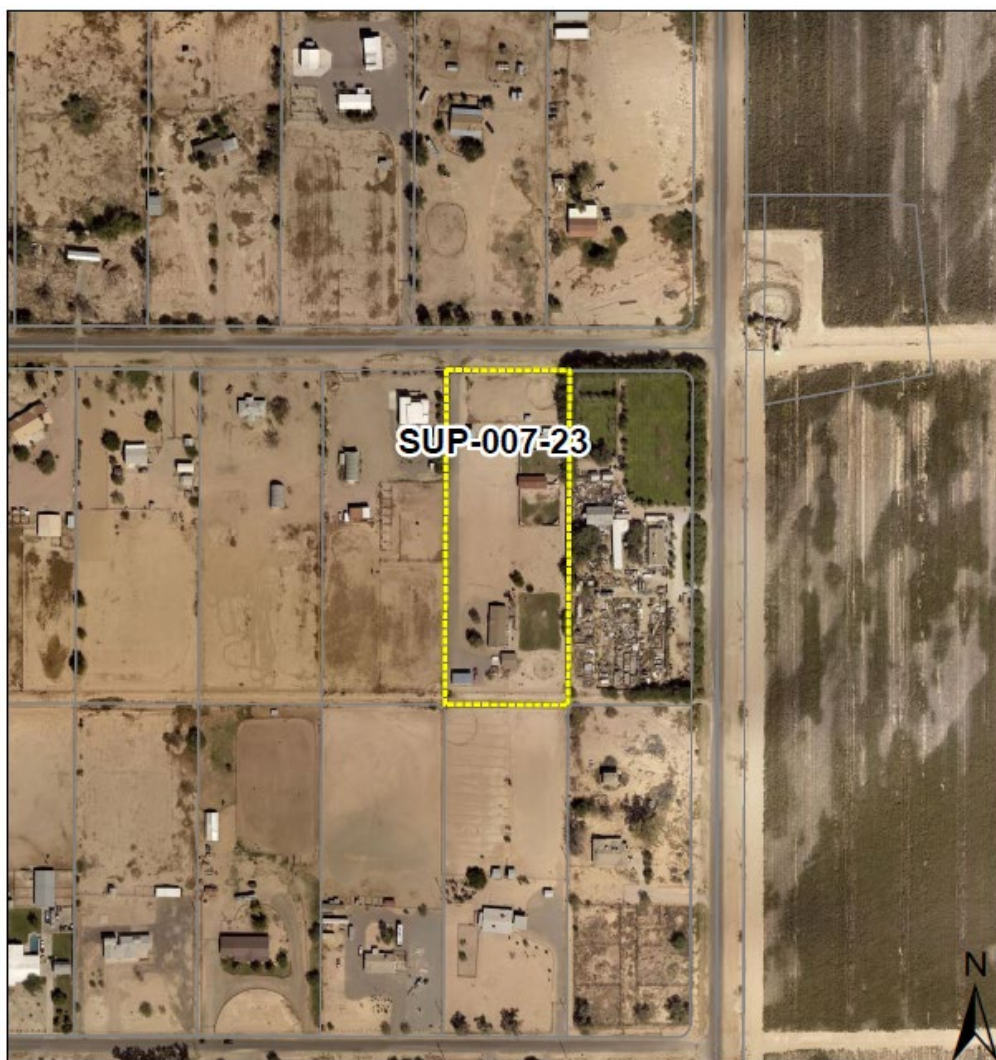


Aerial Map

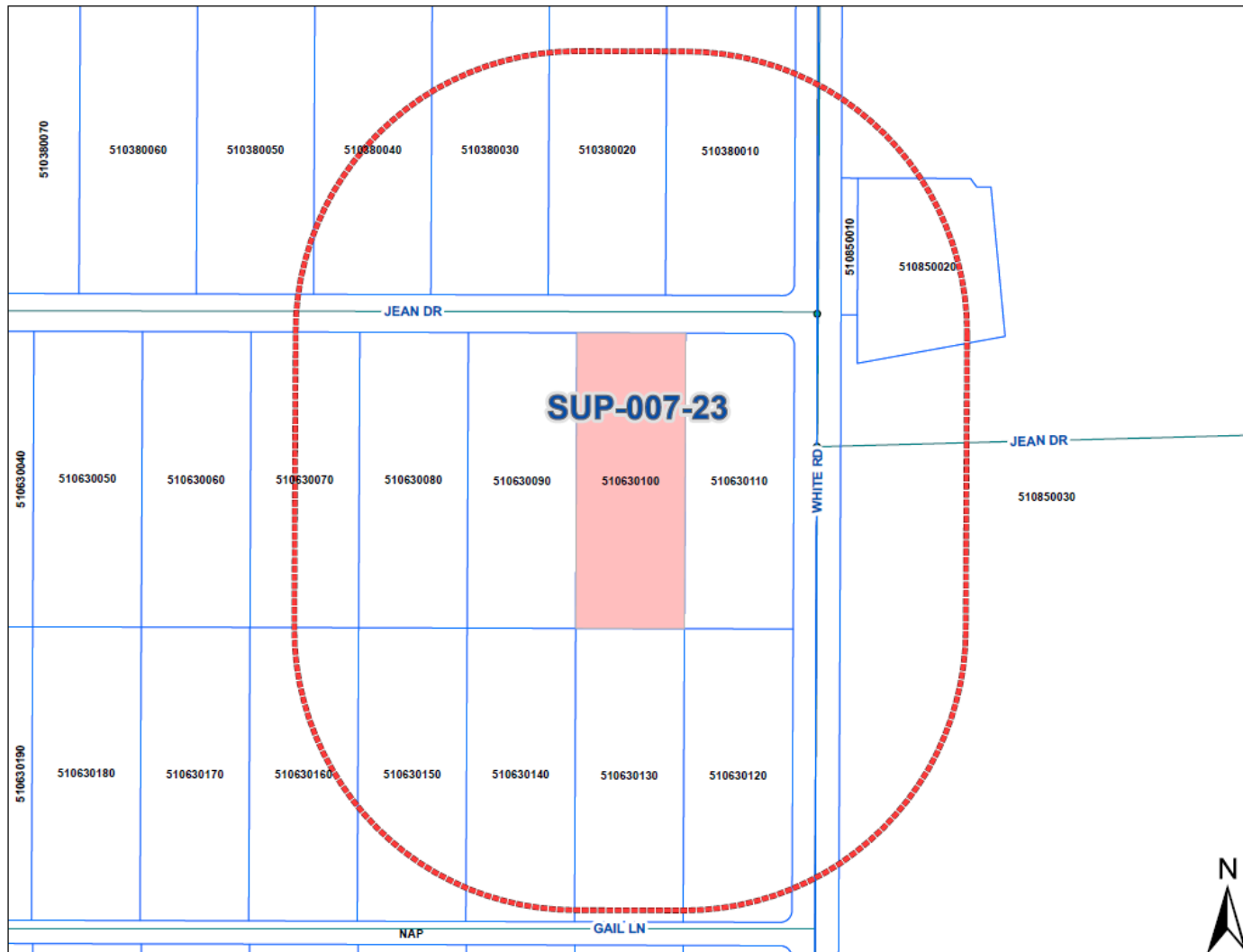


PINAL COUNTY

WIDE OPEN OPPORTUNITY



Notification Area



Site Photos



North

Site Photos

South



Site Photos



East

Site Photos



West

Zoning Applicability

SR – Suburban Ranch

2.20.010. - Uses permitted.

- A. One-family dwelling unit, conventional construction, manufactured home, or mobile home.
- B. Commercial agricultural uses.
 - 1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards, aviaries and apiaries.
 - 2. The raising and marketing of poultry, rabbits and small animals, but no slaughtering of other than such raised on the premises.
 - 3. The grazing and raising of livestock, except that not more than one hog, weighing more than 50 pounds, may be kept per commercial acre.
- C. Guest ranch, in accordance with [chapter 2.115](#) PCDSC, Guest Ranch Regulations.
- D. Public park, public or parochial school.
- E. Church, providing the minimum off-street parking requirements, as set forth in [chapter 2.140](#) PCDSC, are met.
- F. Professional or semi-professional office or studio, home occupation, and the employment of persons not residing on the premises.
- G. Accessory building or use.
- H. A stand not more than 200 square feet in area for the sale of farm products grown or produced on the premises, provided the stand is no closer than ten feet to any street lot line and no closer than 20 feet to any other lot line.



2.151.010. - Special use permit (SUP).

A. *Special uses.*

1. The following list of special uses is for consideration only for the following zoning districts: SR, SH, CAR, GR, CR-1A, CR-2, CR-3, CR-4, CR-5, TR, CB-1, CB-2, CI-B, CI-1, CI-2, MH, RV, MHP, and PM/RV.
 - o. Such other uses as the planning commission may deem appropriate in the public interest.
2. Special uses for zoning districts RU-10, RU-5, RU-3.3, RU-2, RU-1.25, R-43, R-35, R-20, R-12, R-9, R-7, MD, MR, AC-1, AC-2, AC-3, O-1, O-2, C-1, C-2, C-3, I-1, I-2, I-3, MH-8, MHP-435, PM/RVP-435 will be found under the specific zoning district. If a special use is not listed in a specific zoning district, it is prohibited.

SUP “Development Standards”

B. *SUP general provisions.*

5. An SUP authorizes a use to be developed in a particular way as specified by the permit and its conditions.
6. An SUP imposes on the applicant the responsibility of ensuring that the authorized special use continues to comply with the conditions of the permit as long as the permit remains valid.
7. An SUP shall be valid for the duration of the special use, provided the use remains in conformance with the conditions of approval and is not discontinued for 12 consecutive months.
8. Issuance of an SUP does not relieve the applicant from the responsibility of obtaining site plan approval, a building permit or any other permit or approval required by any other applicable law.



Items for Consideration

- Property is one of five similar existing commercial kennels proposed before the Commission for SUP action during the 1/18/2024 Planning and Zoning Commission Meeting.
- Property is located amongst other properties with rural and agricultural uses and animal husbandry operations.
- Commercial Kennel use is existing and does not present an impact to public health, safety or welfare.
- Proposed SUP is compliant with standards of the SR zoning district.

Items for Consideration

- ❑ SUP Approval shall make compatible the existing use with surrounding land uses.
- ❑ Property features improvements to accommodate the kennel use.
- ❑ No change in the 9 year old operation is proposed on the property.
- ❑ The applicant was proactive in seeking to resolve code compliance violations on the property.
- ❑ The applicant has identified a business niche, and articulable need in their community.
- ❑ Staff has received two letters of opposition and one letter of support for this case.

Letters of Opposition

- The first letter of opposition discusses concerns regarding:
 - ▣ Increased noise and Nuisances.
 - ▣ Instances of escaped dogs at large.
 - ▣ Such businesses should require five acre minimum lot size.
 - ▣ Violation of terms of the Pinal County Animal Control Kennel Permit.
 - ▣ Increased traffic in the neighborhood and on the neighbors property.
 - ▣ Diminution of property value.

Letters of Opposition

- The second letter of opposition discusses concerns regarding:
 - ▣ Adherence to CC&Rs.
 - ▣ Concern of indirect ownership relation to the applicant as the business owner.
 - ▣ Concern that the business was operating on the Jean Dr property when originally only allowed on the Val Vista Rd Property.
 - ▣ Desire to see the Jean Dr. property not operate as a kennel without impacting the business on the Val Vista Rd property.
 - ▣ Inclusion of a petition of ten neighbors in opposition to the Special Use Permit.

P&Z Recommendation

- On March 20th, following a public hearing, the Planning and Zoning Commission recommended approval (9-1) of case SUP-007-23 with twelve (12) Stipulations.
- Following the recommendation of the Planning and Zoning Commission, the applicant and staff further discussed applicability of the recommended stipulations and met to further discuss development aspects with a concerned neighbor.
- Staff has proposed removal of stipulation #3, #4, #5, #6, #8, #9, #10, #11, and #12. Staff recommends amendment of stipulation #2, and addition of seven new stipulations specifically addressing the neighbor's concerns (indicated as new Stipulations #4-#10).
- **The new stipulations have been reviewed with the applicant's representative, and they are in general agreement with the revised stipulations.**

SUP-007-23

- 1. The Special Use Permit is issued to the land and shall be binding on the property owner from date of the Board of Supervisors approval;
- 2. Approval of this Special Use Permit (SUP) will require, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals necessary for its operation;

SUP-007-23

- 3. Signage on the site shall not be permitted;
- 4. The number of adult dogs for breeding purposes allowed on the property shall be limited to seven (7) at any time;
- 5. A 7-foot-high metal/wood fence, as depicted in the attached picture of the existing fence, shall be constructed by the property owner, in accordance with any building setback standards in the Pinal County Development Services Code, and completed within four (4) months of the approval of the SUP, along the property line abutting their neighbor's property at 12330 N. White Road;
- 6. All dogs on the property shall be housed and maintained inside kennels by 9:00 p.m. on a daily basis;

- 7. The applicant shall take appropriate and necessary measures to mitigate any excessive barking, such as the use of bark collars, use of insulation or other materials to reduce the level of sound from kennels, so as to avoid disturbing the peace and quiet of another person with excessive barking without cause, i.e. no outside animal intrusion onto the property. Excessive barking shall be defined as frequent intermittent barking of more than 15 minutes, or sustained barking of more than 15 minutes in the early morning (prior to 5:00 a.m.) or late at night (after 10:00 p.m.);
- 8. A current, valid license from Pinal County Animal Care & Control shall be maintained at all times while the dog kennel is operational;

SUP-007-23

- 9. An action to revoke the SUP shall be initiated by the zoning inspector's or code compliance officer's determination that the property does not meet or is not in compliance with any of these Stipulations of Approval. Pursuant to Pinal County Development Services Code § 2.151.010(V), a notice shall be sent to the property owner and/or lessee of the property covered by the SUP requiring compliance with the conditions of approval within 15 calendar days. Upon failure to comply within the specified time period, the supervisors, after notification by certified mail to the property owner and/or the lessee of the property covered by the SUP, shall schedule and hold a public hearing to determine if the special use complies with the conditions of approval and for possible action. The Supervisors may extend the time for compliance or approve or deny the revocation with or without conditions.
- 10. The property owner and/or the lessee of the property and/or the operator of the kennel, shall allow Pinal County employees to enter upon the property upon request for purposes of inspections to ensure compliance with these conditions of approval, which entry shall not be deemed a trespass.