



MEETING DATE: JULY 17, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-001-25, PZ-001-25, & SUP-001-25 (SEC Ranch and Ironwood)**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

SUPERVISOR DISTRICT #2, MIKE GOODMAN

---

***Executive Summary/ Requested Action/Purpose:***

**PZ-PA-001-25 – PUBLIC HEARING/ACTION:** Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 9.47± acres of land from Rural Living to Suburban Neighborhood, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County.

**To Approve:** I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-PA-001-25 to the Board of Supervisors.

**To Deny:** I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PA-001-25 to the Board of Supervisors.

---

***Executive Summary/ Requested Action/Purpose:***

**PZ-001-25 – PUBLIC HEARING/ACTION:** Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting a rezoning of 9.47± acres from Suburban Ranch (SR) Zoning District to Community Commercial (C-1) Zoning District to allow for a commercial center and medical office, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County.

**To Approve:** *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-001-25 to the Board of Supervisors subject to the following 1 stipulation:-*

1. Approval of this zone change (PZ-001-25) shall 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;

**To Deny:** *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-001-25 to the Board of Supervisors.*

---

***Executive Summary/ Requested Action/Purpose:***

***SUP-001-25 – PUBLIC HEARING/ACTION:*** Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting approval of a Special Use Permit on a 9.47± acre parcel to allow for medical offices, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County.

**To Approve:** *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case SUP-001-25 to the Board of Supervisors subject to the following 8 stipulations:*

1. Approval of this Special Use Permit shall 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. 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;
3. The owner/applicant must apply for, and diligently seek a re-plat of the subdivision which the subject area is currently a part of;
4. Any rights-of-way dedications needed for any required infrastructure improvements for any roadways (resulting from the development's impacts as identified in the approved Traffic Report) shall be the responsibility of the developer/owner, at the developer's/owner's sole cost. All roadway and infrastructure improvements for the onsite work as well as improvements associated with Ranch Road shall be in accordance with the Pinal County Subdivision Infrastructure and Design Manual in effect at the time of construction or as approved by the County Engineer. All rights-of-way dedication shall be free and unencumbered;
5. All rights-of-way dedications, roadway improvements, and infrastructure improvements associated with Ironwood Road shall be coordinated with and approved by the Town of Queen Creek prior to approval of the Site Plan;

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;
7. Drainage/irrigation canals/ditches in project-dedicated Rights-of-Way, will be required to be under grounded prior to dedication; and,
8. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvements is required with the first submittal of the site plans.

**To Deny:** *I move that the Planning and Zoning Commission forward a recommendation of denial of Case SUP-001-25 to the Board of Supervisors.*

---

## **BACKGROUND AND FINDINGS:**

### **HISTORY:**

The site was originally included as part of the western portion of several large lot parcels generally located southeast of Ranch Road and Ironwood Drive, that are currently part of an older subdivision, as evidenced by aerial photos. The subject site is essentially vacant at this time.

### **ANALYSIS:**

*San Tan Valley Special Area Plan*  
Rural Living

### ***Surrounding Land Uses and Zoning***

Properties to the west are currently vacant. Residential subdivisions border the subject site to the north, south, and east.

### **Surrounding Land Uses and Zoning Designations:**

North: General Rural (GR) - Large Lot Residential  
South: Suburban Ranch Zoning District (SR) - Large Lot Residential  
East: Suburban Ranch Zoning District (SR) - Large Lot Residential  
West: Queen Creek - Agricultural

### ***Development Plan and Site Plan***

The site is currently undeveloped. A development plan and/or formal site plan shall be required to establish specific aspects of internal circulation across the site as well as other life-safety aspects. Staff will require that the proposed layout provide an acceptable area for future circulation options. Pinal County Engineering has also added stipulations of approval addressing potential rights-of-way dedications and offsite improvements. The proposed land use concept shows the eastern portion developed with a proposed building with parking to the north, east, and south. This portion of the site is anticipated to be used for medical offices. To the west of this, the remainder of the subject site is to be developed with commercial uses.

### ***Proposed Uses***

In addition to the above-referenced Non-Major Comprehensive Plan Amendment, Rezoning, and Special Use Permit, a re-plat of the subdivision will be required, as well as a Minor Land Division, to adjust the parcel configurations, and a Site Plan will also be required. The ultimate end users are currently unknown.

**Flood Zone:** “X” is an area of minimal flood hazard.

***Public Participation***

Neighborhood Meeting:	March 24, 2025
Neighborhood Mail out:	June 27, 2025
Newspaper Advertising:	June 28, 2025
Site Posting (Applicant):	June 26, 2025

At the time of this revised report, staff had received no letters of support and one item of opposition to this proposal from members of the public.

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17<sup>th</sup> DAY OF JULY 2025, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER 301 E 11<sup>th</sup> St., FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT TO AMEND THE SAN TAN VALLEY SPECIAL AREA PLAN, REZONING, AND SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**PZ-PA-001-25 – PUBLIC HEARING/ACTION:** WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 9.47± acres of land from Rural Living to Suburban Neighborhood, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

**PZ-001-25 – PUBLIC HEARING/ACTION:** WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting a rezoning of 9.47± acres from Suburban Ranch (SR) Zoning District to Community Commercial (C-1) Zoning District to allow for a commercial center and medical office, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

**SUP-001-25 – PUBLIC HEARING/ACTION:** WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting approval of a Special Use Permit on a 9.47± acres parcel to allow for medical offices, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

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 25<sup>th</sup> DAY OF **JUNE 2025**, 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.

IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

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](mailto:glenn.bak@pinal.gov)  
Phone # (520) 866-6444

---

10422001F

IRONWOOD DR

IRONWOOD DR

10423119B

10423119A

104231220

104231210

104231200

10423118K

10423118J

10423117A

10423117B

104231000

104230990

**PZ-PA-001-25**  
**PZ-001-25**  
**SUP-001-25**

RANCH RD

NAP

104230820

104230830

104230840

104230850

104230860

104230870

104230880

104230890

104230900

104230910

104230810

104230800

104230790

104230780

104230770

104230760

104230750

MURPHY AVE





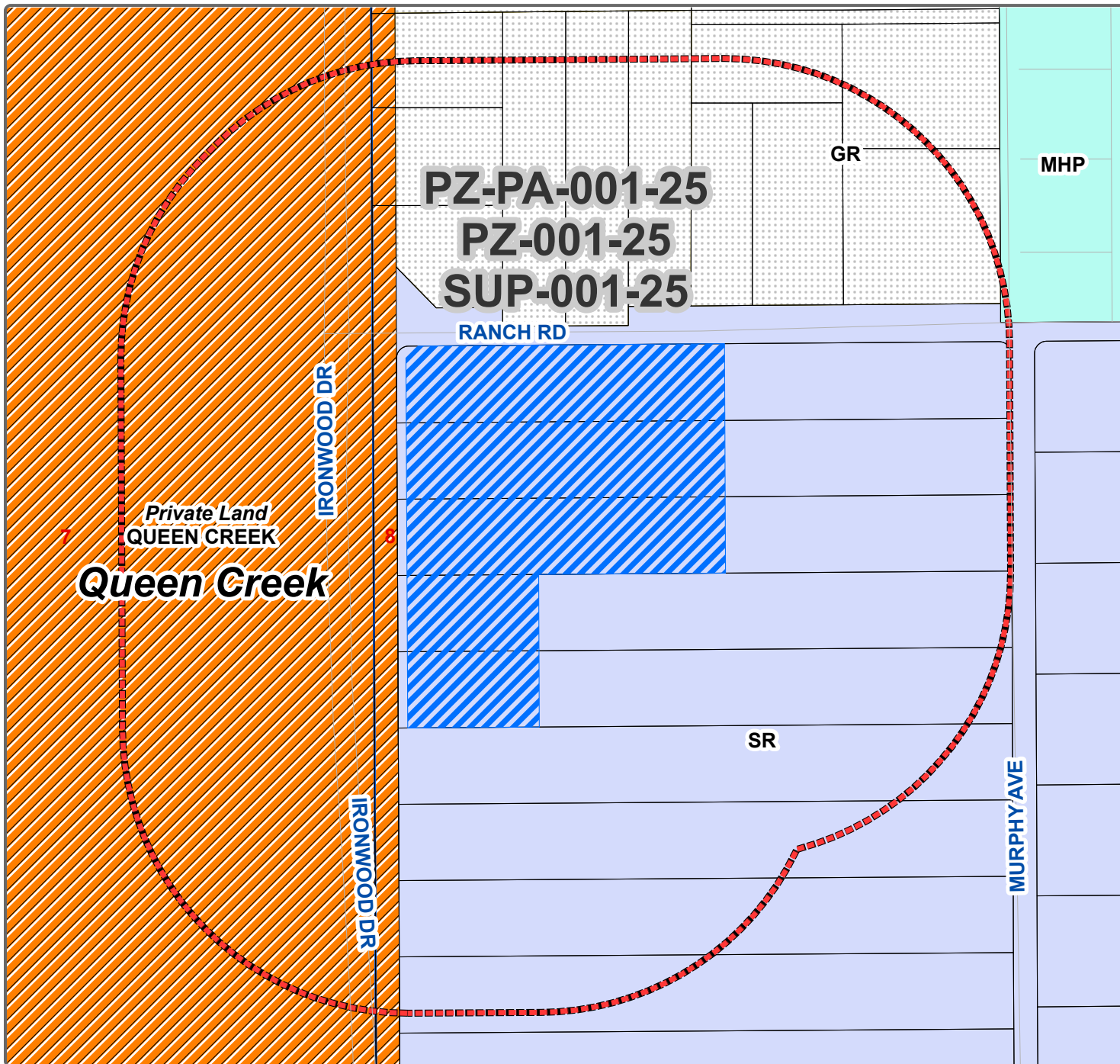


## *Community Development*



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**PZ-PA-001-25 PZ-001-25 SUP-001-25**



## Community Development

PZ-PA-001-25 – PUBLIC HEARING/ACTION: WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 9.47± acres of land from Rural Living to Suburban Neighborhood, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

PZ-001-25 – PUBLIC HEARING/ACTION: WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting a rezoning of 9.47± acres from Suburban Ranch (SR) Zoning District to Community Commercial (C-1) Zoning District to allow for a commercial center and medical office, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

SUP-001-25 – PUBLIC HEARING/ACTION: WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting approval of a Special Use Permit on a 9.47± acres parcel to allow for medical offices, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

Current Zoning: SR

Requested Zoning: Rezone

Current Land Use: SAN TAN VALLEY SAP



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Legal Description:

Situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

SEC 08, TWN 02S, RNG 08E



Sheet No.  
1 of 1

### Owner/Applicant:

WNDG, LLC

### Drawn By:

GIS / IT / RWH

### Date:

06/24/2025

### Section

08

### Township

02S

### Range

08E

### Case Number:

PZ-PA-001-25 PZ-001-25 SUP-001-25





PZ-PA-001-25  
PZ-001-25  
SUP-001-25

FROM:  
SUBURBAN RANCH

TO:  
COMMUNITY  
COMMERCIAL





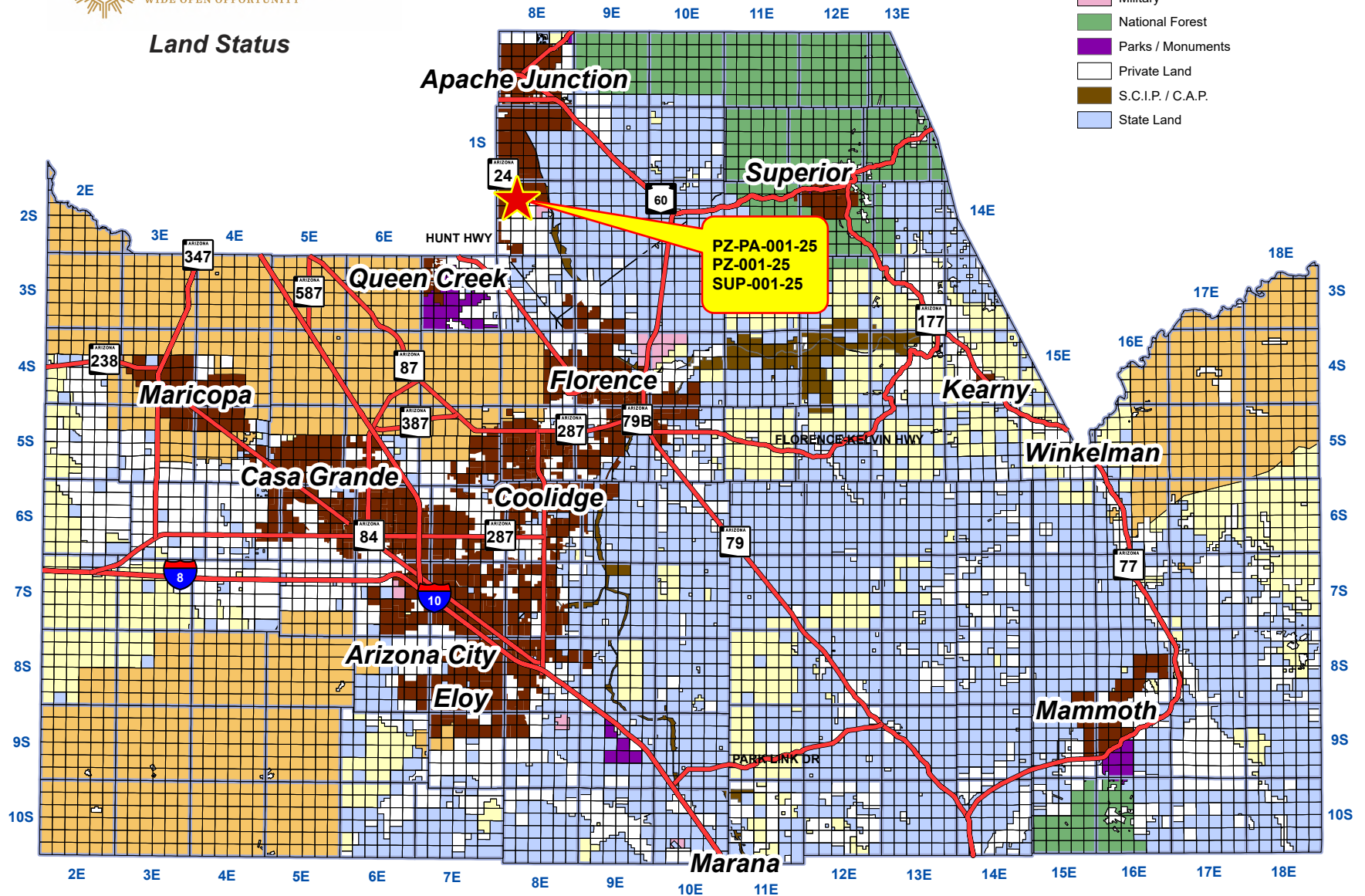


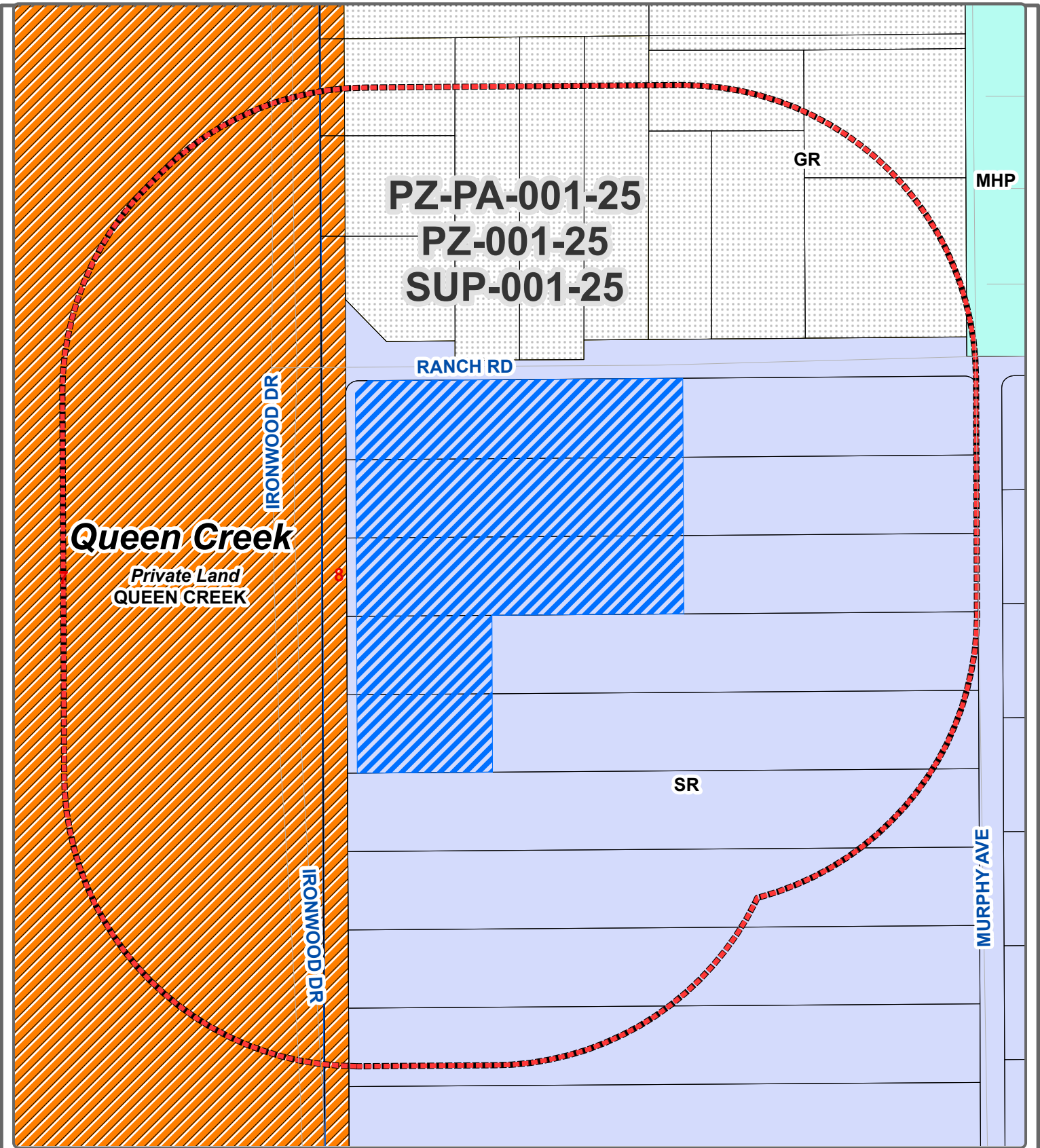
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

## Land Status

## Legend

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





## Community Development

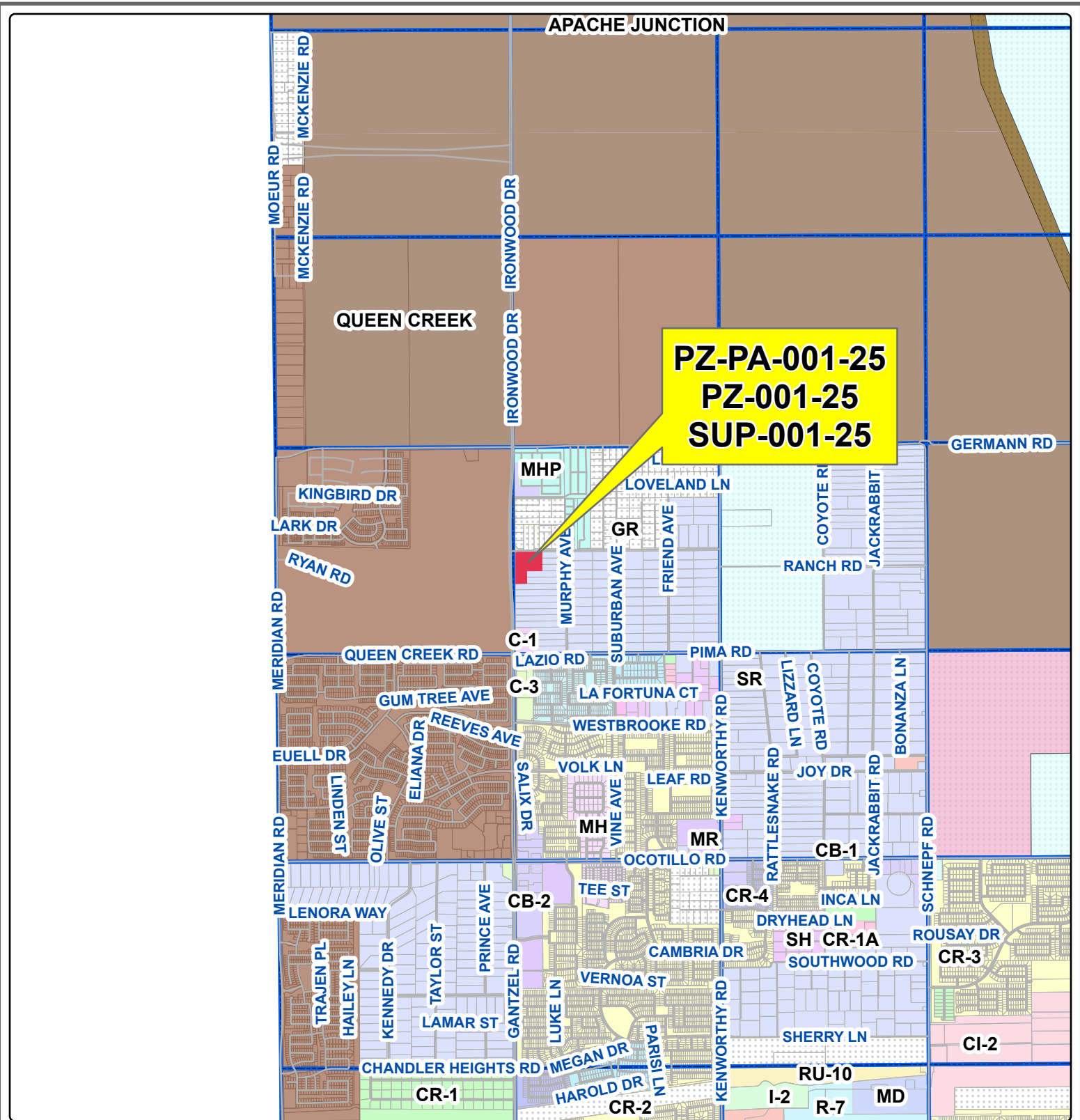
Owner/Applicant: WNDG, LLC		
Drawn By: GIS/IT - RWH	Date: 06/24/2025	
Section 08	Township 02S	Range 08E
Case Number: PZ-PA-001-25 PZ-001-25 SUP-001-25		

<b>Legal Description:</b> Situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.	SEC 08, TWN 02S, RNG 08E
---	--------------------------

 Sheet No. 1 of 1
--

 <b>PINAL COUNTY</b> WIDE OPEN OPPORTUNITY
--

Current Zoning: SR Requested Zoning: Rezone Current Land Use: SAN TAN VALLEY SAP
---



## Community Development



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Legal Description:

Situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

SEC 08, TWN 02S, RNG 08E



Sheet No.  
1 of 1

### Owner/Applicant:

WNDG, LLC

### Drawn By:

GIS / IT / RWH

Date: 06/24/2025

### Section

08

### Township

02S

### Range

08E

### Case Number:

PZ-PA-001-25 PZ-001-25 SUP-001-25



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

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: Patrick Roberts
2. Date of Pre-application Review: 08/ 13 / 24 Pre-Application Review No.: Z-PA- 080 - 24
3. Current Zoning (Please provide Acreage Breakdown): Suburban Ranch SR
4. Requested Zoning (Please provide Acreage Breakdown): Community Commercial C-1
5. Parcel Number(s): portions of 104-23-0820, -0830, -0840, -0850 & 0860
6. Parcel Size(s): 9.47
7. The existing use of the property is as follows: Residential ranches
8. The exact use proposed under this request: Commercial center and medical office
9. What is the Comprehensive Plan Designation for the subject property: Rural Living
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. A parcel at the corner of Ironwood and Pima has recently been rezoned to C-1 with a CPA to a Suburban Neighborhood.
14. Explain why the proposed development is needed and necessary at this time. This proposal will provide residents easy access to high quality medical care and more options for shopping and dining.

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_



### Supporting Information for a Rezone:

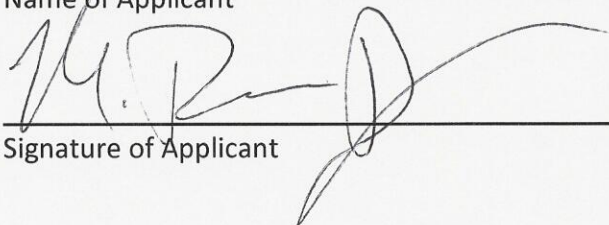
1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. What type of landscaping are you proposing to screen this use from your neighbors? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. What type of signage are you proposing for the activity? Where will the signs be located? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Do you understand there may be 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

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

Brennan Ray, Ray Law Firm

2325 E Camelback Rd, Ste 400, Phoenix, AZ 85016

Name of Applicant



bray@raylawaz.com

602-536-8983

Signature of Applicant

E-Mail Address

Phone Number

Same as Applicant

Name of Agent/Representative

Address

Signature of Agent/Representative

E-Mail Address

Phone Number

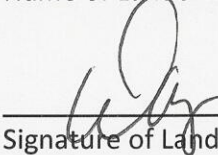
The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

WNDG, LLC

7339 E McDonald Dr, Scottsdale, AZ 85250

Name of Landowner

Address



kelly@dpcce.com

4803838189

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

WNDG, LLC

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

Hereinafter referred to as "Owner," is/are the owner(s) of 23.4974 acres located at the SEC of Ranch & Ironwood \_\_\_\_\_, and further identified

*[Insert Address of Property]*

As assessor parcel number 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860 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 Ray Law Firm  
*[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.

(SEAL)

COUNTY OF \_\_\_\_\_ )

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



WNDG, LLC

[Insert Company's or Trust's Name]

By:

[Signature of Authorized Officer, or Trustee]

Its:

[Insert Title]

Dated:

STATE OF ARIZONA )

) ss.

COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me, this 23<sup>RD</sup> day of JUNE, 2025 by

WALT BROWN, JR

MANAGING MEMBER

[Insert Signor's Name]

[Insert Title]

WNDG, LLC

AZ, LLC

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 27, 2026

DIANE SCAPPATICCI

Printed Name of Notary

Diane Scappaticci

Signature of Notary

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

On behalf of the owner:

STATE OF \_\_\_\_\_ )

) ss.

(Seal)

COUNTY OF \_\_\_\_\_ )

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.pinalcountyyaz.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.pinalcountyyaz.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\_intlf feet 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.

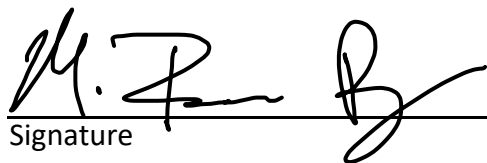
I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Brennan Ray

2325 E. Camelback Rd, Suite 400, Phoenix, AZ 85016

Name of Applicant

Address



Signature

1/24/2025

Date



**Legal Description**  
**SEC Ironwood and Ranch Retail**

Job No. 24-0567

April 24, 2025

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION, A PINAL COUNTY BRASS CAP FLUSH, FROM WHICH POINT THE CALCULATED SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 2647.06 FEET (**BASIS OF BEARING**), AND FROM SAID CALCULATED SOUTHWEST CORNER, A PINAL COUNTY BRASS CAP FLUSH AT THE CENTERLINE OF IRONWOOD ROAD BEARS NORTH 77 DEGREES 45 MINUTES 31 SECONDS WEST, 12.96 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER,  
SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 844.57 FEET;

THENCE DEPARTING SAID WEST LINE,  
NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 70.00 FEET TO THE **POINT OF BEGINNING**;

THENCE 70.00 EAST OF AND PARALLEL WITH SAID WEST LINE,  
NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, 779.59 FEET;

THENCE NORTH 44 DEGREES 34 MINUTES 55 SECONDS EAST, 35.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF RANCH ROAD PER THE PLAT OF QUEEN CREEK SUBURBAN RANCHES, RECORDED IN BOOK 15 OF MAPS, PAGE 16, RECORDS OF SAID PINAL COUNTY;

THENCE ALONG SAID RIGHT OF WAY,  
NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST, 644.87 FEET;

THENCE DEPARTING SAID RIGHT OF WAY,  
SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 483.30 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 393.00 FEET;

THENCW SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 321.50 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 277.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 412,551 SQUARE FEET, OR 9.4709 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

# **SEC Ironwood & Ranch**

## **Rezone and Special Use Permit**

### **Narrative**

Submitted to:  
**Pinal County**  
**Planning Department**  
85 N. Florence St.  
P.O. Box 2973  
Florence, AZ 85132

for:  
**WNDG, LLC**  
7339 E McDonald Dr., Scottsdale, AZ 85250

Prepared by:  
**Ray Law Firm**  
Brennan Ray/Lisa Gage  
2325 E. Camelback Rd, Ste 400, Phoenix, Arizona, 85016

**Case Number: PZ-PA-001-25, PZ-001-25, SUP-001-25**

**First Submittal: January 24, 2025**

**Second Submittal: May 13, 2025**

**Third Submittal: June 25, 2025**

## Project Team

### **Diversified Partners**

Kelly Ganter

E: [Kelly@dpcrc.com](mailto:Kelly@dpcrc.com)

C: (480) 383-8189

7339 E. McDonald Drive

Scottsdale, Arizona 85250

Robert Mayhew

E: [Robert@dpcrc.com](mailto:Robert@dpcrc.com)

C: (602) 206-8379

### **RKAA Architects**

Rajesh Gore

2233 E Thomas Rd

Phoenix, AZ 85016

E: [Rgore@rkaa.com](mailto:Rgore@rkaa.com)

O: (602) 955-3900 ext. 160

### **EPS Group**

John Holman

1130 N Alma School Rd #120

Mesa, AZ 85201

E: [John.Holman@epsgroupinc.com](mailto:John.Holman@epsgroupinc.com)

C: (480) 244-867

### **Ray Law Firm**

Brennan Ray/Lisa Gage

2325 E. Camelback Rd, Ste 400

Phoenix, Arizona 85016

E: [Bray@raylawaz.com](mailto:Bray@raylawaz.com)

O: (602) 558-9934



## Table of Contents

I.	Introduction .....	4
II.	Existing Zoning and Relationship to Surrounding Properties .....	5
III.	Conformance to the Comprehensive Plan.....	5
IV.	Rezoning Request .....	5
V.	Supporting Information - Rezone .....	6
VI.	Special Use Permit .....	7
VII.	Supporting Information – Special Use Permit .....	7
VIII.	Location & Accessibility .....	10
IX.	Utilities .....	10
X.	Nearby Schools & Distance from Proposed Site.....	10
XI.	Conclusion.....	10

## Exhibit 1 – Neighborhood Meeting Report

## I. Introduction

Diversified Partners (“Diversified”) is the proposed developer of approximately 9.47 acres at the southeast corner of Ironwood Road and Ranch Road (the “Site”). Diversified anticipates developing this Site with a commercial development that will be a viable and sustainable use of this Site and will add needed commercial services to the area. The proposed development aligns with Pinal County's vision for coordinated physical development that meets present and future needs while ensuring efficient use of public resources. Diversified plans meet the County's goal of creating vibrant, healthy, and economically sustainable communities by introducing essential services to an area experiencing significant population growth. To facilitate this development, Diversified requests a rezoning from SR to C-1 and a Special Use Permit to allow medical office uses. The Site is outlined below in Blue. A Minor General Plan Amendment has been filed in conjunction with this rezone.

Rezoning the Site from SR to C-1 with a Special Use Permit for medical office uses makes good sense. The Site is located at the corner of an arterial road and a major collector road, Ironwood Road and Ranch Road, respectively. Ironwood Road is a road of regional significance, carrying considerable amounts of traffic to/from the San Tan Valley area to SR-24. Retail development is appropriate at this location due to the future development planned for the immediate vicinity. The development of a medical office building in this location is crucial to meet the increasing healthcare needs of the rapidly expanding San Tan Valley area. Introducing commercial retail uses alongside the medical office building will contribute to local economic growth and job creation. This proposed development adds to the County's efforts to diversify its economy. While Pinal County has attracted significant manufacturing investments recently, the addition of medical and retail services complements these industrial developments by providing essential services to the growing population.



## **II. Existing Zoning and Relationship to Surrounding Properties**

The Site and adjacent properties are designated Rural Living as part of the San Tan Valley Special Area Plan. The Site is part of five large residential ranch properties that are a part of the “Queen Creek Suburban Ranches” subdivision. The properties to the south and east are also part of the “Queen Creek Suburban Ranches” subdivision. To the west, across Ironwood Road, is vacant land that is currently being farmed but is planned for an approximately 150-acre master planned development that will include commercial and a variety of residential uses. Surrounding uses and designations are listed below.

	<b>Existing Zoning</b>	<b>Existing Use</b>
<b>North</b>	GR	Residential Home /Ranch
<b>South</b>	SR	Residential Home/Ranch
<b>East</b>	SR	Residential Home /Ranch
<b>West</b>	Town of Queen Creek	Agriculture

The remaining portions of the parcels (east of the proposed development) will remain zoned SR and contain single-family residences. The parcels will be re-platted consistent with this proposal and comply with the requirements of the applicable zoning districts.

## **III. Conformance to the Comprehensive Plan**

A minor amendment to the San Tan Valley Special Area Plan (STVSPA) to reclassify the Site from Rural Living to Suburban Neighborhood was submitted in conjunction with this rezone request. This amendment aligns with Pinal County's growth strategies by addressing the increasing demand for commercial and medical services due to significant population growth. The development, featuring a medical office building and retail spaces, aims to enhance healthcare access, create jobs, and support economic sustainability while being strategically located at a key intersection. The proposal adheres to the goals of the Pinal County Comprehensive Plan, promoting coordinated development, economic diversity, and improved quality of life for residents.

## **IV. Rezoning Request**

Diversified requests a rezoning from SR to C-1 with a Special Use Permit to allow for development of a medical office building on the northwest corner of the Site. Pinal County has recently experienced significant growth. Per Pinal County's website, the County's population has grown approximately 23.5% since 2010.<sup>1</sup> To keep up with the increased population, additional commercial developments are needed. Specifically, this area lacks commercial uses, with only approximately 108 acres of commercially zoned properties located within 2 miles of the Site within Pinal County. This proposed development, at the corner of an arterial road and major collector road (Ironwood Road and Pima Road), is a great opportunity to provide additional commercial services to the area and will generate employment opportunities.

A two-story medical office building is currently proposed for the northeast portion of the site, designated for a well-known medical operator, a leading orthopedic medical practice with multiple locations across the Valley and a team of over 70 specialists. The medical provider will offer a comprehensive range of services, including fracture care, interventional

---

<sup>1</sup> <https://www.pinal.gov/DocumentCenter/View/13144/AZ-Big-Media-ED-Article-?bidId=>

pain management, podiatry, sports medicine, and general orthopedic care. The presence of this high-quality medical facility will provide significant benefits to the surrounding community. The western portion of the site is planned for neighborhood-oriented commercial development, further enhancing the area's accessibility and convenience.

The Site will be appropriately landscaped with a variety of trees, shrubs, and ground covers, providing shade in appropriate locations and buffering the Site from the adjacent residential uses. The adjacent residential uses are also buffered by a drainage channel running along the eastern side of the Site. A 6-foot-high masonry wall is planned along the Site's eastern perimeter to provide additional screening for the residential properties.

**V. Supporting Information - Rezone**

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

**Services are available to the site. No improvements would be paid for by the public.**

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

**Ingress and egress points are shown on the site plan. A TIA has been submitted in conjunction with this request.**

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

**Parking will meet the requirements of the County's Zoning Ordinance.**

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?

**No excessive noise or negative emissions are expected from this proposed development.**

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

**The Site will feature diverse landscaping, including trees, shrubs, and ground covers, to provide shade and buffer adjacent residential areas. Additional screening will be ensured by a drainage channel along the eastern and northern sides and a 6-foot-high masonry wall on the eastern perimeter.**

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

**The proposed signage will be of the type typically found at commercial retail developments and medical office buildings.**

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.

**There will not be any manufacturing on the site.**

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.

**The proposed development is a low-profile development, with the maximum height of the medical office building being 2-stories and the commercial retail being 1-story. This is consistent with the building heights of the surrounding residential and commercial developments. The landscaping will complement the existing landscaping in the area.**

#### **VI. Special Use Permit**

In addition to the Rezoning request, Diversified seeks a Special Use Permit for a medical health care facility. The Special Use Permit is justified as the proposed medical office use meets the growing demand for healthcare services in the rapidly expanding Pinal County, where commercial options are currently limited. Its strategic location at a major intersection, minimal impact on surrounding properties, and thoughtful site design with adequate buffering and infrastructure ensure it will benefit the community while maintaining compatibility with neighboring uses.

#### **VII. Supporting Information – Special Use Permit**

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010:
  - That there are special circumstances or conditions applicable to the location of the property referred to in the application, which would make the proposed special use appropriate on this property, though not in the zoning district at large.

**The Site's location at the intersection of Ironwood Road and Ranch Road makes it suitable for a medical office development. The Site benefits from visibility and accessibility along a major transportation corridor, while its position allows for efficient access management and circulation. These characteristics make the property especially appropriate for medical office use, distinguishing it from other parcels within the zoning district.**

- That the specific treatment of the proposed special use will not contribute to a worsening of traffic safety or otherwise have a negative impact on nearby properties or otherwise affect the health and safety of persons residing or working in the area.

**The proposed medical office development incorporates appropriate traffic management strategies to ensure safe and efficient circulation. Access through the future commercial development to the west from Ironwood Road and properly spaced driveways on Ranch Road will facilitate safe ingress and egress. The Site's corner location allows for multiple access points, distributing traffic flow and minimizing congestion. The projected traffic generation from medical office use is generally spread throughout the day, avoiding concentrated peak hour impacts typical of other commercial uses.**

- The proposed special use will not materially affect or endanger the public health, safety or welfare.



The development enhances public health, safety, and welfare by providing essential medical services to the surrounding community. The Site includes modern safety features such as well-lit parking areas, clear pedestrian pathways, and appropriate emergency vehicle access. The medical office use generates minimal noise, odor, or other nuisances that could affect nearby properties. Furthermore, the development will comply with all applicable building and fire safety codes.

- The proposed special use complies with all regulations and standards applicable within the zoning district where the special use is proposed.

**The special use complies with the regulations and standards applicable within the proposed zoning district.**

- The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area.

**The development incorporates several design elements to ensure compatibility with adjacent properties. These include landscaping buffers, architecturally treated building facades on all sides, and careful placement of service areas away from residential interfaces. Building height and massing are scaled appropriately to create a transition between different uses. Operational characteristics of medical offices, such as regular business hours and professional management, are compatible well with nearby residential uses.**

- Traffic circulation.

**The site plan provides a logical internal circulation system with clear wayfinding for patients and emergency vehicles. The parking layout facilitates efficient circulation while maintaining appropriate buffering from adjacent properties. The development's access points are positioned to maximize sight distance and operational safety.**

- Significant site development standards. The special use adequately addresses the significant applicable site development standards, including drainage and development in or near a floodplain.

**The development will comply with the County's regulations pertaining to drainage and development.**

- Off-site impacts. Adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or stormwater runoff.

**The development incorporates multiple measures to minimize off-site impacts: dark-sky compliant lighting fixtures with proper shielding; HVAC equipment screening and strategic placement; dust control plan during construction; Solid waste management plan with screened enclosures; enhanced landscaping for visual buffering and dust control; and stormwater retention designed to prevent off-site discharge.**

- Same special use. The number and locations of special uses already established in the zoning district that are the same or substantially the same as the proposed special use.

**There are currently no other medical office special uses within a three-mile radius of the subject property. The nearest medical facilities are located over five miles away, demonstrating a significant gap in healthcare services in this area.**

- Need. The need for the proposed special use in the neighborhood/community.

**The proposed medical office development addresses a critical need in the community. Recent demographic analysis indicates that the surrounding area is underserved by medical facilities, with a growing population having to travel significant distances for healthcare services. The development will provide convenient access to medical care for nearby residents, reducing travel times and improving healthcare accessibility. Local economic development studies have identified healthcare services as a priority need for this portion of Pinal County.**

2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use.

**Services are available to the site. Water and sewer will be brought to the Site by the developer**

3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? **X YES**    ☐ NO
4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare? **X YES**    ☐ NO
5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? **X YES**    ☐ NO
6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan.

**Parking will meet the requirements of the Zoning Ordinance for the proposed medical office building.**

8. 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?

**No, the proposed development does not have the potential for excessive noise or the production of smoke, fumes, dust, or glare**

9. What type of landscaping are you proposing to screen this use from your neighbors? Indicate the landscaping on your site plan.

**Appropriate amounts of landscaping will be provided on the Site and the perimeter, the details of which are not finalized.**

10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan.

**The proposed signage will be of the type typically found at commercial retail developments and medical office buildings.**

11. 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.

**No manufacturing or production process will occur on the Site.**

12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested.

**The proposed development is a low-profile development, with the maximum height of the medical office building being 2-stories. This is consistent with the building heights of the surrounding residential and commercial developments. The landscaping will complement the existing landscaping in the area**

#### **VIII. Location & Accessibility**

Four ingress and egress points will serve the Site, two on Ironwood Road and two on Ranch Road. Additionally, the Site benefits from access to SR-24 and its future extension to the east.

#### **IX. Utilities**

Water/ Sewer	Epcor	800-383-0834
Electric	Salt River Project (SRP)	602-236-8888
Gas	Mesa Gas	480-644-4277
Telephone	Century Link	888-320-3452
Police	Pinal County Sheriff	520-866-5111
Fire/ Medical	Rural Metro	800-624-5835
Solid Waste	Waste Management	866-909-4458

#### **X. Nearby Schools & Distance from Proposed Site**

Ranch Elementary School	1.1 Miles
Combs High School	1.7 Miles
Legacy Traditional School	1.9 Miles

#### **XI. Conclusion**

This request proposes a thoughtful plan that will allow much-needed commercial development. This development will provide additional commercial services and employment opportunities within Pinal County. We request your approval.

## Exhibit 1

3/24/2025 Neighborhood Meeting Summary  
SEC Ranch Rd and Ironwood Rd  
Case #PZ-PA-001-25, PZ-001-25, SUP-001-25  
Ranch Elementary School  
43521 N. Kenworthy Rd, San Tan Valley, AZ 85140

**Attendees**

Robert Mayhew- Diversified Partners  
John Holman- EPS group  
Brennan Ray- Ray Law Firm  
Lisa Gage- Ray Law Firm  
43 community neighbors

**Introductions and Overview**

Mr. Ray gave a brief overview of the proposed development. However, as many community members were already familiar with it, the discussion quickly moved into questions and comments.

**Questions and Comments**

- Why did they pick that spot? There are so many places to build.  
*A: This location was chosen due to the proximity to the 24 freeway and the proposed development planned for the west side of Ironwood Road, which is in Queen Creek's jurisdiction.*
- Where else is this developer going to build?  
*A: Diversified Partners also has a development planned for the northeast corner of Ironwood Road and Pima Drive.*
- What other uses are going into this development?  
*A: Apart from the medical office building on the northeastern part of the development, specific users have not yet been identified.*
- Where is the traffic going to enter for the medical office?  
*A: Traffic for the medical office will enter using two access points on Ranch Road.*
- Will medical offices be open at night?  
*A: It is anticipated at this time that they will have normal office hours for a medical facility. This is not an emergency room and will not be open 24 hours per day.*
- How much traffic will this generate?  
*A: A traffic report was submitted to Pinal County in conjunction with these applications.*

- How will water be retained during rain?  
*A: All the rainwater will be retained on site and follow the drainage requirements set forth by Pinal County.*
- Is there a plan to support the people who ride horses on Ironwood and Ranch roads?  
*A: We will need to look into this.*
- What is the monument sign?  
*A: Monument signage has not been determined at this time.*
- Is the developer buying the entire two south parcels?  
*A: Diversified Partners now owns all 5 parcels.*
- We haven't had a vote yet for CC&R's. Are you going to go around them?  
*A: We are currently working on the amendment to the CC&R's; however, that process and the entitlements process through Pinal County happen independent of each other.*
- What are you going to do for safety? People already speed on Ranch Rd. even though its 25 mph.  
*A: Speed humps exist on Ranch today. Traffic will be reviewed as part of the process.*
- Are you going to gate over our community? (suburban ranches)  
*A: This development will not include gating the adjacent residential community.*
- What happens if the amendment the CC&R's doesn't get approved?  
*A: We are not involved in the CC&R amendment.*
- Is this considered spot zoning?  
*A: This is not considered spot zoning.*
- Are you adding hitching post to this development?  
*A: This is not something that we have previously discussed.*
- Every lot is supposed to be 3.33 acres but that's not what is going to happen with this development.  
*A: All lots will meet the minimum lot size required by the CC&R's.*
- Will an environmental impact statement be completed? Has Pinal County requested one to be done? Will we get copies of the Phase I report.  
*A: It will be completed at a later date.*
- Is this project going to be considered Phase 1 of a larger project that will be developed in the future?



*A: No, there are no plans to increase the size of the development beyond what has been included in the current applications with the County.*

- Why does the medical building have to go so far east?

*A: This is the location that Ortho Arizona chose for their building.*

- Will there be a gas station?

*A: We do not anticipate having a gas station at this location.*

- Is the whole length of ironwood going to be turned into commercial?

*A: It is not our intent to develop all of Ironwood Road.*

- Will there be a traffic signal at the corner?

*A: Traffic is being reviewed as part of this process.*

- How many different businesses can locate on the west side? Is a Tractor Supply store going there?

*A: There are currently no users under contract for that side of the development.*

- Why aren't you waiting to do the zoning until the CC&R's amendment is approved?

*A: The CC&R's are a separate matter from the zoning case.*

- Do the CPA, rezone, and SUP follow the same track?

*A: Yes, all those applications were submitted together, and we anticipate for them to track together moving forward.*

End of meeting.





APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

---

**Comprehensive Plan Amendment unincorporated & 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. The legal description of the property: \_\_\_\_\_  
\_\_\_\_\_
2. Parcel Number(s): \_\_\_\_\_ Total Acreage: \_\_\_\_\_
3. Current Land Use Designation: \_\_\_\_\_
4. Requested Land Use Designation: \_\_\_\_\_
5. Date of Concept Review: \_\_\_\_\_ Concept Review Number: \_\_\_\_\_
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division



## PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

### IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- ☐ A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- ☐ B. Location map which identifies the property and its relationship to Pinal County environs.
- ☐ C. Map showing the topography of the property.
- ☐ D. Site map which specifically identifies the property including parcels under separate ownership.
- ☐ E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- ☐ F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- ☐ G. Non-refundable filing fee as shown on the cover page.
- ☐ H. Narrative in PDF format.
- ☐ I. Neighborhood meeting report

***Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>***

***Please call or email the Planning Division for more information.***

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.

**WNDG, LLC**

7339 E McDonald Dr, Scottsdale, AZ 85250

Name of Landowner (Applicant)

Address

Phone Number

Signature of Landowner (Applicant)

E-Mail Address

**Brennan Ray, Ray Law Firm**

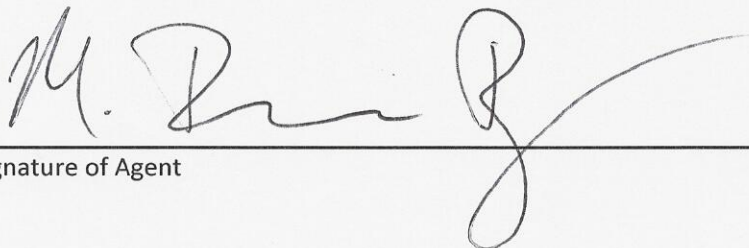
2325 E Camelback Rd, Ste 400, Phoenix, AZ 85016

**602-536-8983**

Name of Agent

Address

Phone Number



bray@raylawaz.com.com

Signature of Agent

E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization 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

WNDG, LLC

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

Hereinafter referred to as "Owner," is/are the owner(s) of 23.4974 acres located at the SEC of Ranch & Ironwood \_\_\_\_\_, and further identified

*[Insert Address of Property]*

As assessor parcel number 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860 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 Ray Law Firm  
*[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.

(SEAL)

COUNTY OF \_\_\_\_\_ )

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



WNDG, LLC

[Insert Company's or Trust's Name]

By:

[Signature of Authorized Officer, or Trustee]

Its:

[Insert Title]

Dated:

STATE OF ARIZONA )

) ss.

COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me, this 23<sup>RD</sup> day of JUNE, 2025 by

WALT BROWN, JR.

MANAGING MEMBER

[Insert Signor's Name]

[Insert Title]

WNDG, LLC

AZ, LLC

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 27, 2026

DIANE SCAPPATICCI

Printed Name of Notary

Diane Scappaticci

Signature of Notary

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

On behalf of the owner:

STATE OF \_\_\_\_\_ )

) ss.

(Seal)

COUNTY OF \_\_\_\_\_ )

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





**Legal Description**  
**SEC Ironwood and Ranch Retail**

Job No. 24-0567

April 24, 2025

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION, A PINAL COUNTY BRASS CAP FLUSH, FROM WHICH POINT THE CALCULATED SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 2647.06 FEET (**BASIS OF BEARING**), AND FROM SAID CALCULATED SOUTHWEST CORNER, A PINAL COUNTY BRASS CAP FLUSH AT THE CENTERLINE OF IRONWOOD ROAD BEARS NORTH 77 DEGREES 45 MINUTES 31 SECONDS WEST, 12.96 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER,  
SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 844.57 FEET;

THENCE DEPARTING SAID WEST LINE,  
NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 70.00 FEET TO THE **POINT OF BEGINNING**;

THENCE 70.00 EAST OF AND PARALLEL WITH SAID WEST LINE,  
NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, 779.59 FEET;

THENCE NORTH 44 DEGREES 34 MINUTES 55 SECONDS EAST, 35.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF RANCH ROAD PER THE PLAT OF QUEEN CREEK SUBURBAN RANCHES, RECORDED IN BOOK 15 OF MAPS, PAGE 16, RECORDS OF SAID PINAL COUNTY;

THENCE ALONG SAID RIGHT OF WAY,  
NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST, 644.87 FEET;

THENCE DEPARTING SAID RIGHT OF WAY,  
SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 483.30 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 393.00 FEET;

THENCW SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 321.50 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 277.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 412,551 SQUARE FEET, OR 9.4709 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

# **SEC Ranch & Ironwood**

## **Minor Amendment to the San Tan Valley Special Area Plan**

### **Project Narrative**

Submitted to:  
**Pinal County**  
**Planning Department**  
85 N. Florence St.  
P.O. Box 2973  
Florence, AZ 85132

Submitted on Behalf of:  
**WNDG, LLC**  
7339 E McDonald Dr., Scottsdale, AZ 85250

Prepared by:  
**Ray Law Firm**  
Brennan Ray/Lisa Gage  
2325 E. Camelback Rd, Ste 400, Phoenix, AZ 85016

**Case Number: PZ-PA-001-25**  
**Submitted: January 24, 2025**  
**2<sup>nd</sup> Submittal: Juane 25, 2025**

## **Development Team**

### **Diversified Partners**

Kelly Ganter

E: Kelly@dpcrc.com

C: (480) 383-8189

7339 E. McDonald Drive

Scottsdale, Arizona 85250

Robert Mayhew

E: Robert@dpcrc.com

C: (602) 206-8379

### **RKAA Architects**

Rajesh Gore

2233 E. Thomas Rd.

Phoenix, AZ 85016

E: Rgore@rkaa.com

O: (602) 955-3900 ext. 160

### **EPS Group**

John Holman)

1130 N. Alma School Rd., #120

Mesa, AZ 85201

E: John.Holman@epsgroupinc.com

C: (480) 244-867

### **Zoning – Ray Law Firm**

Brennan Ray/Lisa Gage

2325 E. Camelback Rd., Ste. 400

Phoenix, Arizona 85016

E: Bray@raylawaz.com

O: (602) 536-8983

## **I. Introduction**

Diversified Partners (“Diversified”) is the proposed developer of approximately 9.47 acres at the southeast corner of Ironwood Road and Ranch Road (the “Site”). Diversified anticipates developing this Site with a commercial development that will be a viable and sustainable use of this Site and will add needed commercial services to the area. The proposed development aligns with Pinal County's vision for coordinated physical development that meets present and future needs while ensuring efficient use of public resources. Diversified plans meet the County's goal of creating vibrant, healthy, and economically sustainable communities by introducing essential services to an area experiencing significant population growth. To facilitate this development, Diversified requests a Minor Amendment to the San Tan Valley Special Area Plan (STVSPA) from Rural Living to Suburban Neighborhood. Simultaneous with this request Diversified has filed a rezoning application to change the zoning on the Site from SR to C-1.

A Minor Amendment to the STVSAP (the “Amendment”) from Rural Living to Suburban Neighborhood to facilitate commercial development makes good sense. The Site is located at the hard corner of an arterial road and a major collector road, Ironwood Road and Ranch Road. Ironwood Road is a road of regional significance, carrying considerable amounts of traffic to/from the San Tan Valley area to SR-24. Retail development is appropriate at this location due to the future development planned in the immediate vicinity. The development of a medical office building in this location is crucial to meet the increasing healthcare needs of the rapidly expanding San Tan Valley area. Introducing commercial retail uses alongside the medical office building will contribute to local economic growth and job creation. This proposed development adds to the County's efforts to diversify its economy. While Pinal County has attracted significant manufacturing investments recently, the addition of medical and retail services complements these industrial developments by providing essential services to the growing population.

## **II. Existing Designation and Relationship to Surrounding Properties**

The Site and adjacent properties are designated Rural Living as part of the San Tan Valley Special Area Plan. The Site is part of five large residential ranch properties that are a part of the “Queen Creek Suburban Ranches” subdivision. The properties to the south and east are also part of the “Queen Creek Suburban Ranches” subdivision. To the west, across Ironwood Road is vacant land that is currently being farmed but is planned for an approximately 150-acre master planned development that will include significant amounts of commercial, employment, and residential uses. Surrounding uses and designations are listed below.

	<b>Existing Designation</b>	<b>Existing Use</b>	<b>Existing Zoning</b>
<b>North</b>	Rural Living	Residential Home / Ranch	GR
<b>South</b>	Rural Living	Residential Home/Ranch	SR
<b>East</b>	Rural Living	Residential Home / Ranch	SR
<b>West</b>	Town of Queen Creek	Farm	Town of Queen Creek

### **III. Minor Amendment to the San Tan Valley Special Area Plan Request**

Diversified requests a Minor STVSAP Amendment from Rural Living to Suburban Neighborhood to facilitate commercial development. This request is necessary to make the best use of this Site and will benefit the area. Pinal County has recently experienced significant growth. Per Pinal County's website, the County's population has grown approximately 23.5% since 2010.<sup>1</sup> To keep up with the increased population, additional commercial and medical uses are needed. Additionally, a medical office building and commercial retail spaces will generate both direct and indirect employment opportunities, supporting government services and infrastructure improvements. The medical office building will contribute to improving healthcare access in the area, addressing the needs of the rapidly growing population and helping to meet the increasing demand for medical services in the region.

The Pinal County Comprehensive Plan strongly supports the proposed minor SVTSAP Amendment for medical office and commercial retail uses. The plan emphasizes several key points that align with this development:

- **Economic Development:** Pinal County's economic development efforts must "encourage a full range of quality jobs for residents" and "increase economic sustainability". The proposed medical office building and commercial retail uses directly contribute to this goal by creating new employment opportunities and diversifying the local economy.
- **Coordinated Development:** The Comprehensive Plan aims to bring about "coordinated physical development in accordance with the present and future needs of the County". The mixed-use nature of the proposed development, combining medical and retail services, supports this coordinated approach.
- **Quality of Life:** The Comprehensive Plan emphasizes creating "vibrant, healthy, and economically sustainable" communities. By providing essential medical services and retail amenities, the proposed development directly contributes to improving the quality of life for local residents.
- **Smart Growth Principles:** The Comprehensive Plan is founded on smart growth and sustainability principles. The proposed development, located at a strategic intersection, aligns with these principles by promoting efficient land use and providing services close to residential areas.
- **Economic Sustainability:** The plan identifies economic sustainability as a key vision component, emphasizing the need to "expand opportunities for residents to live, work, learn, and play in close proximity"<sup>4</sup>. The proposed medical office and retail development directly supports this vision by bringing essential services and job opportunities closer to residential areas.

This request which will create jobs, generate tax dollars, and promote economic development is supported by the following specific goals and policies of the Pinal County Comprehensive Plan:

---

<sup>1</sup> <https://www.pinal.gov/DocumentCenter/View/13144/AZ-Big-Media-ED-Article-?bidId=>

*3.1 Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment.*

*3.1.1 Objective: Promote diverse employment opportunities near population base.*

*3.1.1.3 Encourage retention of existing and creation of new (and diverse) employment opportunities, including mining, agriculture and farming, tourism, high-technology industries, services and retail in appropriate areas.*

*3.1.1.6 Encourage a suitable balance between employment opportunities and available housing, taking into consideration the labor force and other demographic and economic characteristics of the County.*

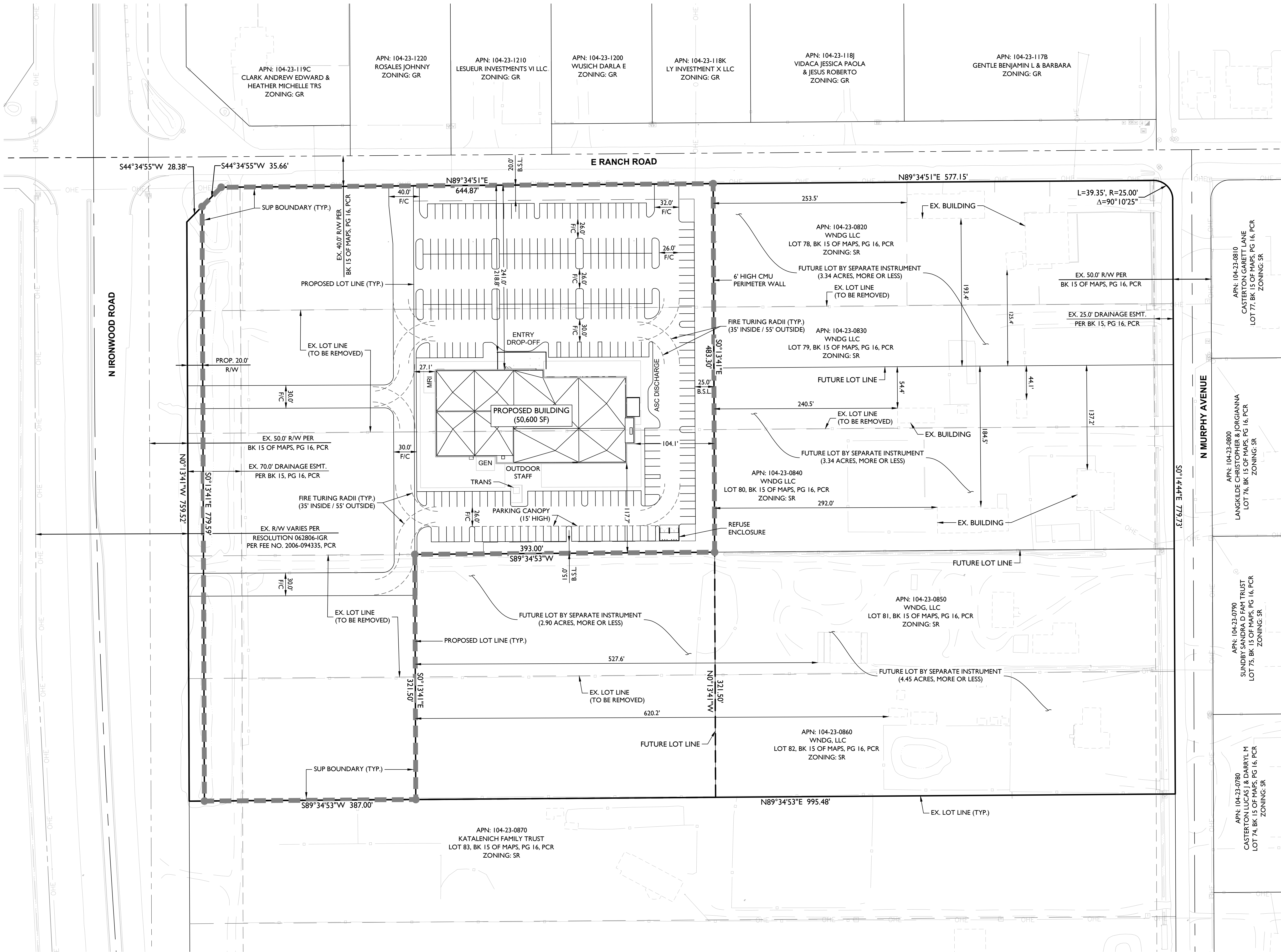
This Amendment will facilitate the development of needed commercial and is supported by the STVSAP's "Principal Themes" of 1) enhancing local spending and 2) encouraging investment in the local economy. Further, Pinal County continues to grow rapidly. Pinal County's population as of the 2020 Census was 425,264. Pinal County's population is expected to reach 587,821 in 2023 and 1,230,545 in 2060 according to projections by Arizona Office of Economic Opportunity. This increase in growth necessitates additional commercial developments and jobs.

This proposed development is fitting for the Suburban Neighborhood designation and area. The Suburban Neighborhood designation permits both single-family homes and neighborhood-scale shopping facilities. This Site, adjacent to single family homes as well as other commercial uses in the vicinity, is well suited for this designation. This amendment is appropriate for surrounding designations, surrounding uses, and is supported by the goals of both the STVSAP and the Pinal County Comprehensive Plan.

#### **IV. Conclusion:**

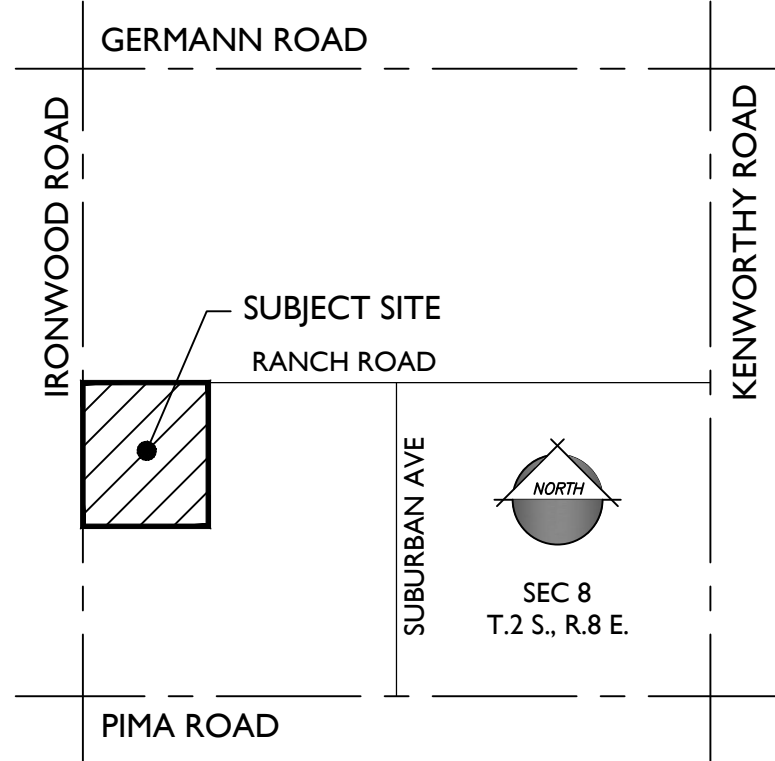
This development will provide additional commercial services and employment opportunities within Pinal County. We request your approval.





VICINITY MAP

N.T.S.



PROJECT DATA

A.P.N.:	PORTIONS OF 104-23-0820; 0830; 0840; 0850; 0860
EXISTING GENERAL PLAN:	MODERATE LOW DENSITY RESIDENTIAL SR
EXISTING ZONING:	C-2 SUP
PROPOSED ZONING:	
GROSS AREA:	11.45 ACRES
NET AREA:	9.47 ACRES
SUP AREA:	9.47 ACRES
BUILDING AREA:	50,600 SF
PARKING REQUIRED:	169 SPACES (1 PER 300 SF)
PARKING PROVIDED:	256 SPACES (8 ADA)



APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications must be typed or written in ink)

---

**Special Use Permit & Property Information:**

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

1. Date of Pre-application Meeting: \_\_\_\_\_ 2. Pre-application Number: Z-PA- \_\_\_\_\_

3. The legal description of the property: \_\_\_\_\_  
\_\_\_\_\_

4. Tax Assessor Parcel Number(s): \_\_\_\_\_  
Portions of 104-23-0820,  
-0830, -0840, -0850, -0860

5. Current Zoning: \_\_\_\_\_

6. Parcel size: \_\_\_\_\_

7. The existing use of the property is as follows: \_\_\_\_\_  
\_\_\_\_\_

8. The exact use proposed under this request: \_\_\_\_\_  
\_\_\_\_\_

9. Is the property located within three (3) miles of an incorporated community? \_\_\_\_\_ If yes, which ones?  
\_\_\_\_\_

10. Is an annexation into a municipality currently in progress? \_\_\_\_\_  
If yes which one?: \_\_\_\_\_

11. Is there a zoning or building violation on the property for which the owner has been cited? \_\_\_\_\_  
If yes, Zoning/Building Violation Number: \_\_\_\_\_

12. 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 and why this proposed use is needed and necessary at this time: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

### Supporting Information for a Special Use Permit:

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: \_\_\_\_\_
2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: \_\_\_\_\_
3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? ☐ YES ☐ NO
4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare?  
☐ YES ☐ NO
5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? ☐ YES ☐ NO
6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). \_\_\_\_\_  
\_\_\_\_\_. Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? \_\_\_\_\_  
Indicate these parking spaces on the site plan.
8. 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? \_\_\_\_\_  
\_\_\_\_\_
9. What type of landscaping are you proposing to screen this use from your neighbors? \_\_\_\_\_  
\_\_\_\_\_. Indicate the landscaping on your site plan.
10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. See Narrative.
11. 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.
12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested. \_\_\_\_\_  
\_\_\_\_\_

## **Application Checklist:**

- ☒ Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
  - Size and shape of parcel; property dimensions; north arrow
  - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
  - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
  - Driveways and parking areas, show access, dimensions and surface material
  - Existing and proposed utilities, show location of lines, size and serving company
  - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
- ☒ Submit the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the requested action. Forms are in this packet.
- ☒ Submit a list of all property owners within 1200' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- ☒ Submit a map of the area with the 1200' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- ☒ Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- ☐ Submit a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
- ☐ Hold a neighborhood/community meeting prior to application submittal:
  - Notify all property owners within 1200'
  - Hold the meeting within 5 miles of the subject property
  - Hold the meeting between 5:00pm and 9:00pm
  - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- ☐ Include neighborhood Public participation information with the application:
  - Copy of Notice of Neighborhood/Community Meeting
  - List of property owners notified
  - Meeting Minutes
  - Attendance sign-in sheet with names & addresses
- ☐ Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.

Please feel free to compile all information into a separate Narrative

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

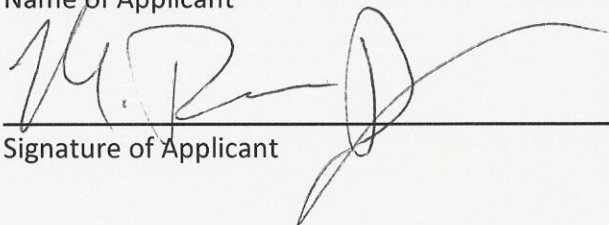


I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the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

Brennan Ray, Ray Law Firm

2325 E Camelback Rd, Ste 400, Phoenix, AZ 85016

Name of Applicant



bray@raylawaz.com

602-536-8983

Signature of Applicant

E-Mail Address

Phone Number

Same as Applicant

Name of Agent/Representative

Address

Signature of Agent/Representative

E-Mail Address

Phone Number

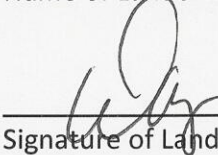
The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

WNDG, LLC

7339 E McDonald Dr, Scottsdale, AZ 85250

Name of Landowner

Address



kelly@dpcce.com

4803838189

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

WNDG, LLC

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

Hereinafter referred to as "Owner," is/are the owner(s) of 23.4974 acres located at the SEC of Ranch & Ironwood \_\_\_\_\_, and further identified

*[Insert Address of Property]*

As assessor parcel number 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860 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 Ray Law Firm  
*[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.

(SEAL)

COUNTY OF \_\_\_\_\_ )

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



WNDG, LLC

[Insert Company's or Trust's Name]

By:

[Signature of Authorized Officer, or Trustee]

Its:

[Insert Title]

Dated:

STATE OF ARIZONA )

) ss.

COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me, this 23<sup>RD</sup> day of JUNE, 2025 by

WALT BROWN, JR, MANAGING MEMBER  
[Insert Signor's Name] [Insert Title]

WNDG, LLC, AZ, LLC 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 27, 2026

DIANE SCAPPATICCI  
Printed Name of Notary

Diane Scappaticci  
Signature of Notary

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

On behalf of the owner:

STATE OF \_\_\_\_\_ )

) ss.

(Seal)

COUNTY OF \_\_\_\_\_ )

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



**Legal Description  
SEC Ironwood and Ranch Retail  
Special Use Permit**

Job No. 24-0567

April 24, 2025

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION, A PINAL COUNTY BRASS CAP FLUSH, FROM WHICH POINT THE CALCULATED SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 2647.06 FEET (**BASIS OF BEARING**), AND FROM SAID CALCULATED SOUTHWEST CORNER, A PINAL COUNTY BRASS CAP FLUSH AT THE CENTERLINE OF IRONWOOD ROAD BEARS NORTH 77 DEGREES 45 MINUTES 31 SECONDS WEST, 12.96 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER,  
SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 844.57 FEET;

THENCE DEPARTING SAID WEST LINE,  
NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 70.00 FEET TO THE **POINT OF BEGINNING**;

THENCE 70.00 EAST OF AND PARALLEL WITH SAID WEST LINE,  
NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, 779.59 FEET;

THENCE NORTH 44 DEGREES 34 MINUTES 55 SECONDS EAST, 35.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF RANCH ROAD PER THE PLAT OF QUEEN CREEK SUBURBAN RANCHES, RECORDED IN BOOK 15 OF MAPS, PAGE 16, RECORDS OF SAID PINAL COUNTY;

THENCE ALONG SAID RIGHT OF WAY,  
NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST, 644.87 FEET;

THENCE DEPARTING SAID RIGHT OF WAY,  
SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 483.30 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 393.00 FEET;

THENCW SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 321.50 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 277.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 412,551 SQUARE FEET, OR 9.4709 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

# **SEC Ironwood & Ranch**

## **Rezone and Special Use Permit**

### **Narrative**

Submitted to:  
**Pinal County**  
**Planning Department**  
85 N. Florence St.  
P.O. Box 2973  
Florence, AZ 85132

for:  
**WNDG, LLC**  
7339 E McDonald Dr., Scottsdale, AZ 85250

Prepared by:  
**Ray Law Firm**  
Brennan Ray/Lisa Gage  
2325 E. Camelback Rd, Ste 400, Phoenix, Arizona, 85016

**Case Number: PZ-PA-001-25, PZ-001-25, SUP-001-25**

**First Submittal: January 24, 2025**

**Second Submittal: May 13, 2025**

**Third Submittal: June 25, 2025**

## Project Team

### **Diversified Partners**

Kelly Ganter

E: [Kelly@dpcrc.com](mailto:Kelly@dpcrc.com)

C: (480) 383-8189

7339 E. McDonald Drive

Scottsdale, Arizona 85250

Robert Mayhew

E: [Robert@dpcrc.com](mailto:Robert@dpcrc.com)

C: (602) 206-8379

### **RKAA Architects**

Rajesh Gore

2233 E Thomas Rd

Phoenix, AZ 85016

E: [Rgore@rkaa.com](mailto:Rgore@rkaa.com)

O: (602) 955-3900 ext. 160

### **EPS Group**

John Holman

1130 N Alma School Rd #120

Mesa, AZ 85201

E: [John.Holman@epsgroupinc.com](mailto:John.Holman@epsgroupinc.com)

C: (480) 244-867

### **Ray Law Firm**

Brennan Ray/Lisa Gage

2325 E. Camelback Rd, Ste 400

Phoenix, Arizona 85016

E: [Bray@raylawaz.com](mailto:Bray@raylawaz.com)

O: (602) 558-9934

## Table of Contents

I.	Introduction .....	4
II.	Existing Zoning and Relationship to Surrounding Properties .....	5
III.	Conformance to the Comprehensive Plan.....	5
IV.	Rezoning Request .....	5
V.	Supporting Information - Rezone .....	6
VI.	Special Use Permit .....	7
VII.	Supporting Information – Special Use Permit .....	7
VIII.	Location & Accessibility .....	10
IX.	Utilities .....	10
X.	Nearby Schools & Distance from Proposed Site.....	10
XI.	Conclusion.....	10

## Exhibit 1 – Neighborhood Meeting Report

## I. Introduction

Diversified Partners (“Diversified”) is the proposed developer of approximately 9.47 acres at the southeast corner of Ironwood Road and Ranch Road (the “Site”). Diversified anticipates developing this Site with a commercial development that will be a viable and sustainable use of this Site and will add needed commercial services to the area. The proposed development aligns with Pinal County's vision for coordinated physical development that meets present and future needs while ensuring efficient use of public resources. Diversified plans meet the County's goal of creating vibrant, healthy, and economically sustainable communities by introducing essential services to an area experiencing significant population growth. To facilitate this development, Diversified requests a rezoning from SR to C-1 and a Special Use Permit to allow medical office uses. The Site is outlined below in Blue. A Minor General Plan Amendment has been filed in conjunction with this rezone.

Rezoning the Site from SR to C-1 with a Special Use Permit for medical office uses makes good sense. The Site is located at the corner of an arterial road and a major collector road, Ironwood Road and Ranch Road, respectively. Ironwood Road is a road of regional significance, carrying considerable amounts of traffic to/from the San Tan Valley area to SR-24. Retail development is appropriate at this location due to the future development planned for the immediate vicinity. The development of a medical office building in this location is crucial to meet the increasing healthcare needs of the rapidly expanding San Tan Valley area. Introducing commercial retail uses alongside the medical office building will contribute to local economic growth and job creation. This proposed development adds to the County's efforts to diversify its economy. While Pinal County has attracted significant manufacturing investments recently, the addition of medical and retail services complements these industrial developments by providing essential services to the growing population.





## **II. Existing Zoning and Relationship to Surrounding Properties**

The Site and adjacent properties are designated Rural Living as part of the San Tan Valley Special Area Plan. The Site is part of five large residential ranch properties that are a part of the “Queen Creek Suburban Ranches” subdivision. The properties to the south and east are also part of the “Queen Creek Suburban Ranches” subdivision. To the west, across Ironwood Road, is vacant land that is currently being farmed but is planned for an approximately 150-acre master planned development that will include commercial and a variety of residential uses. Surrounding uses and designations are listed below.

	<b>Existing Zoning</b>	<b>Existing Use</b>
<b>North</b>	GR	Residential Home /Ranch
<b>South</b>	SR	Residential Home/Ranch
<b>East</b>	SR	Residential Home /Ranch
<b>West</b>	Town of Queen Creek	Agriculture

The remaining portions of the parcels (east of the proposed development) will remain zoned SR and contain single-family residences. The parcels will be re-platted consistent with this proposal and comply with the requirements of the applicable zoning districts.

## **III. Conformance to the Comprehensive Plan**

A minor amendment to the San Tan Valley Special Area Plan (STVSPA) to reclassify the Site from Rural Living to Suburban Neighborhood was submitted in conjunction with this rezone request. This amendment aligns with Pinal County's growth strategies by addressing the increasing demand for commercial and medical services due to significant population growth. The development, featuring a medical office building and retail spaces, aims to enhance healthcare access, create jobs, and support economic sustainability while being strategically located at a key intersection. The proposal adheres to the goals of the Pinal County Comprehensive Plan, promoting coordinated development, economic diversity, and improved quality of life for residents.

## **IV. Rezoning Request**

Diversified requests a rezoning from SR to C-1 with a Special Use Permit to allow for development of a medical office building on the northwest corner of the Site. Pinal County has recently experienced significant growth. Per Pinal County's website, the County's population has grown approximately 23.5% since 2010.<sup>1</sup> To keep up with the increased population, additional commercial developments are needed. Specifically, this area lacks commercial uses, with only approximately 108 acres of commercially zoned properties located within 2 miles of the Site within Pinal County. This proposed development, at the corner of an arterial road and major collector road (Ironwood Road and Pima Road), is a great opportunity to provide additional commercial services to the area and will generate employment opportunities.

A two-story medical office building is currently proposed for the northeast portion of the site, designated for a well-known medical operator, a leading orthopedic medical practice with multiple locations across the Valley and a team of over 70 specialists. The medical provider will offer a comprehensive range of services, including fracture care, interventional

---

<sup>1</sup> <https://www.pinal.gov/DocumentCenter/View/13144/AZ-Big-Media-ED-Article-?bidId=>

pain management, podiatry, sports medicine, and general orthopedic care. The presence of this high-quality medical facility will provide significant benefits to the surrounding community. The western portion of the site is planned for neighborhood-oriented commercial development, further enhancing the area's accessibility and convenience.

The Site will be appropriately landscaped with a variety of trees, shrubs, and ground covers, providing shade in appropriate locations and buffering the Site from the adjacent residential uses. The adjacent residential uses are also buffered by a drainage channel running along the eastern side of the Site. A 6-foot-high masonry wall is planned along the Site's eastern perimeter to provide additional screening for the residential properties.

**V. Supporting Information - Rezone**

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

**Services are available to the site. No improvements would be paid for by the public.**

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

**Ingress and egress points are shown on the site plan. A TIA has been submitted in conjunction with this request.**

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

**Parking will meet the requirements of the County's Zoning Ordinance.**

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?

**No excessive noise or negative emissions are expected from this proposed development.**

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

**The Site will feature diverse landscaping, including trees, shrubs, and ground covers, to provide shade and buffer adjacent residential areas. Additional screening will be ensured by a drainage channel along the eastern and northern sides and a 6-foot-high masonry wall on the eastern perimeter.**

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

**The proposed signage will be of the type typically found at commercial retail developments and medical office buildings.**

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.

**There will not be any manufacturing on the site.**

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.

**The proposed development is a low-profile development, with the maximum height of the medical office building being 2-stories and the commercial retail being 1-story. This is consistent with the building heights of the surrounding residential and commercial developments. The landscaping will complement the existing landscaping in the area.**

#### **VI. Special Use Permit**

In addition to the Rezoning request, Diversified seeks a Special Use Permit for a medical health care facility. The Special Use Permit is justified as the proposed medical office use meets the growing demand for healthcare services in the rapidly expanding Pinal County, where commercial options are currently limited. Its strategic location at a major intersection, minimal impact on surrounding properties, and thoughtful site design with adequate buffering and infrastructure ensure it will benefit the community while maintaining compatibility with neighboring uses.

#### **VII. Supporting Information – Special Use Permit**

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010:
  - That there are special circumstances or conditions applicable to the location of the property referred to in the application, which would make the proposed special use appropriate on this property, though not in the zoning district at large.

**The Site's location at the intersection of Ironwood Road and Ranch Road makes it suitable for a medical office development. The Site benefits from visibility and accessibility along a major transportation corridor, while its position allows for efficient access management and circulation. These characteristics make the property especially appropriate for medical office use, distinguishing it from other parcels within the zoning district.**

- That the specific treatment of the proposed special use will not contribute to a worsening of traffic safety or otherwise have a negative impact on nearby properties or otherwise affect the health and safety of persons residing or working in the area.

**The proposed medical office development incorporates appropriate traffic management strategies to ensure safe and efficient circulation. Access through the future commercial development to the west from Ironwood Road and properly spaced driveways on Ranch Road will facilitate safe ingress and egress. The Site's corner location allows for multiple access points, distributing traffic flow and minimizing congestion. The projected traffic generation from medical office use is generally spread throughout the day, avoiding concentrated peak hour impacts typical of other commercial uses.**

- The proposed special use will not materially affect or endanger the public health, safety or welfare.

The development enhances public health, safety, and welfare by providing essential medical services to the surrounding community. The Site includes modern safety features such as well-lit parking areas, clear pedestrian pathways, and appropriate emergency vehicle access. The medical office use generates minimal noise, odor, or other nuisances that could affect nearby properties. Furthermore, the development will comply with all applicable building and fire safety codes.

- The proposed special use complies with all regulations and standards applicable within the zoning district where the special use is proposed.

**The special use complies with the regulations and standards applicable within the proposed zoning district.**

- The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area.

**The development incorporates several design elements to ensure compatibility with adjacent properties. These include landscaping buffers, architecturally treated building facades on all sides, and careful placement of service areas away from residential interfaces. Building height and massing are scaled appropriately to create a transition between different uses. Operational characteristics of medical offices, such as regular business hours and professional management, are compatible well with nearby residential uses.**

- Traffic circulation.

**The site plan provides a logical internal circulation system with clear wayfinding for patients and emergency vehicles. The parking layout facilitates efficient circulation while maintaining appropriate buffering from adjacent properties. The development's access points are positioned to maximize sight distance and operational safety.**

- Significant site development standards. The special use adequately addresses the significant applicable site development standards, including drainage and development in or near a floodplain.

**The development will comply with the County's regulations pertaining to drainage and development.**

- Off-site impacts. Adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or stormwater runoff.

**The development incorporates multiple measures to minimize off-site impacts: dark-sky compliant lighting fixtures with proper shielding; HVAC equipment screening and strategic placement; dust control plan during construction; Solid waste management plan with screened enclosures; enhanced landscaping for visual buffering and dust control; and stormwater retention designed to prevent off-site discharge.**

- Same special use. The number and locations of special uses already established in the zoning district that are the same or substantially the same as the proposed special use.

**There are currently no other medical office special uses within a three-mile radius of the subject property. The nearest medical facilities are located over five miles away, demonstrating a significant gap in healthcare services in this area.**

- Need. The need for the proposed special use in the neighborhood/community.

**The proposed medical office development addresses a critical need in the community. Recent demographic analysis indicates that the surrounding area is underserved by medical facilities, with a growing population having to travel significant distances for healthcare services. The development will provide convenient access to medical care for nearby residents, reducing travel times and improving healthcare accessibility. Local economic development studies have identified healthcare services as a priority need for this portion of Pinal County.**

2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use.

**Services are available to the site. Water and sewer will be brought to the Site by the developer**

3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? **X YES**    ☐ NO
4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare? **X YES**    ☐ NO
5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? **X YES**    ☐ NO
6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan.

**Parking will meet the requirements of the Zoning Ordinance for the proposed medical office building.**

8. 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?

**No, the proposed development does not have the potential for excessive noise or the production of smoke, fumes, dust, or glare**

9. What type of landscaping are you proposing to screen this use from your neighbors? Indicate the landscaping on your site plan.

**Appropriate amounts of landscaping will be provided on the Site and the perimeter, the details of which are not finalized.**

10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan.

**The proposed signage will be of the type typically found at commercial retail developments and medical office buildings.**

11. 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.

**No manufacturing or production process will occur on the Site.**

12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested.

**The proposed development is a low-profile development, with the maximum height of the medical office building being 2-stories. This is consistent with the building heights of the surrounding residential and commercial developments. The landscaping will complement the existing landscaping in the area**

#### **VIII. Location & Accessibility**

Four ingress and egress points will serve the Site, two on Ironwood Road and two on Ranch Road. Additionally, the Site benefits from access to SR-24 and its future extension to the east.

#### **IX. Utilities**

Water/ Sewer	Epcor	800-383-0834
Electric	Salt River Project (SRP)	602-236-8888
Gas	Mesa Gas	480-644-4277
Telephone	Century Link	888-320-3452
Police	Pinal County Sheriff	520-866-5111
Fire/ Medical	Rural Metro	800-624-5835
Solid Waste	Waste Management	866-909-4458

#### **X. Nearby Schools & Distance from Proposed Site**

Ranch Elementary School	1.1 Miles
Combs High School	1.7 Miles
Legacy Traditional School	1.9 Miles

#### **XI. Conclusion**

This request proposes a thoughtful plan that will allow much-needed commercial development. This development will provide additional commercial services and employment opportunities within Pinal County. We request your approval.

## Exhibit 1



3/24/2025 Neighborhood Meeting Summary  
SEC Ranch Rd and Ironwood Rd  
Case #PZ-PA-001-25, PZ-001-25, SUP-001-25  
Ranch Elementary School  
43521 N. Kenworthy Rd, San Tan Valley, AZ 85140

**Attendees**

Robert Mayhew- Diversified Partners  
John Holman- EPS group  
Brennan Ray- Ray Law Firm  
Lisa Gage- Ray Law Firm  
43 community neighbors

**Introductions and Overview**

Mr. Ray gave a brief overview of the proposed development. However, as many community members were already familiar with it, the discussion quickly moved into questions and comments.

**Questions and Comments**

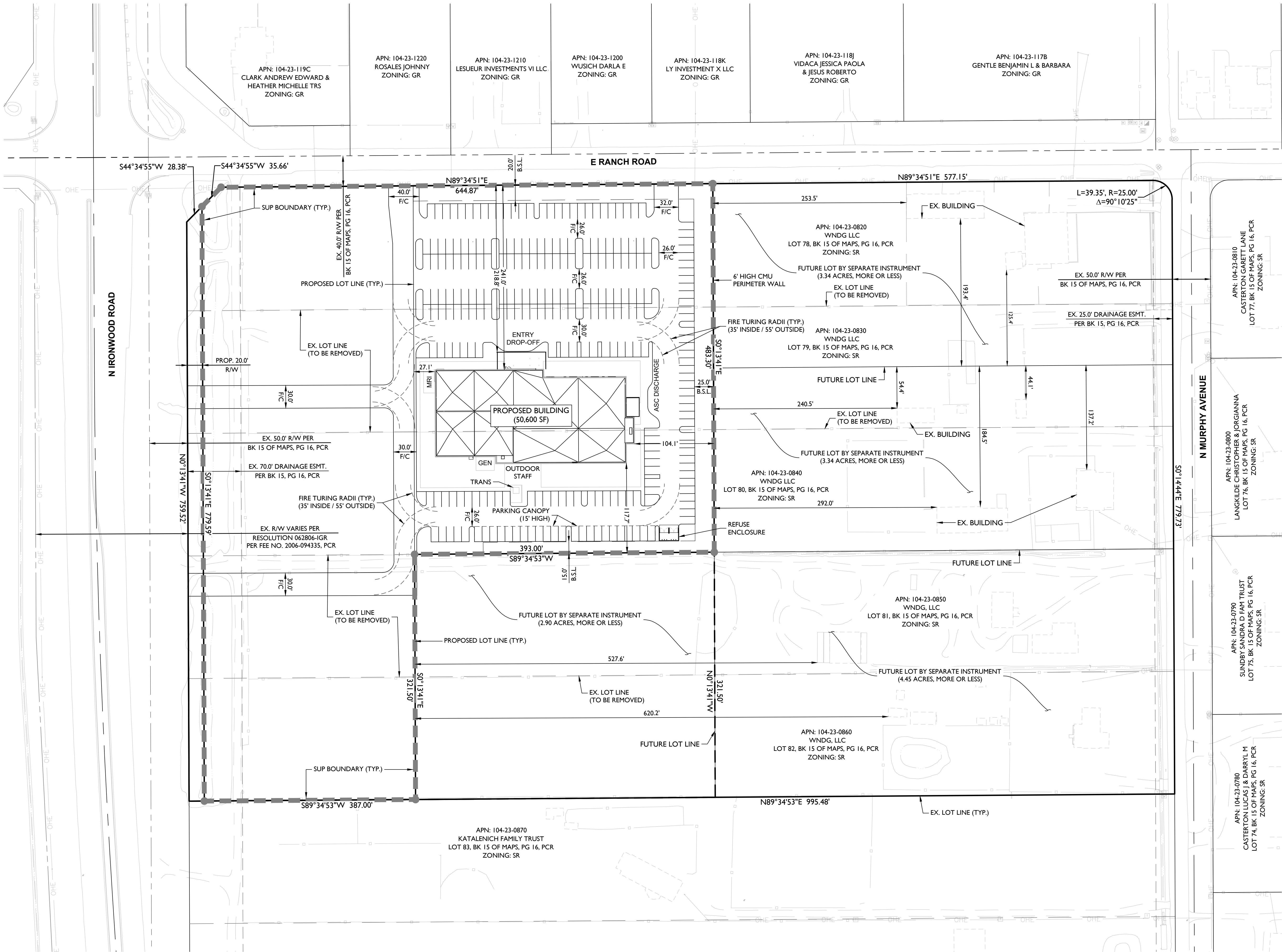
- Why did they pick that spot? There are so many places to build.  
*A: This location was chosen due to the proximity to the 24 freeway and the proposed development planned for the west side of Ironwood Road, which is in Queen Creek's jurisdiction.*
- Where else is this developer going to build?  
*A: Diversified Partners also has a development planned for the northeast corner of Ironwood Road and Pima Drive.*
- What other uses are going into this development?  
*A: Apart from the medical office building on the northeastern part of the development, specific users have not yet been identified.*
- Where is the traffic going to enter for the medical office?  
*A: Traffic for the medical office will enter using two access points on Ranch Road.*
- Will medical offices be open at night?  
*A: It is anticipated at this time that they will have normal office hours for a medical facility. This is not an emergency room and will not be open 24 hours per day.*
- How much traffic will this generate?  
*A: A traffic report was submitted to Pinal County in conjunction with these applications.*

- How will water be retained during rain?  
*A: All the rainwater will be retained on site and follow the drainage requirements set forth by Pinal County.*
- Is there a plan to support the people who ride horses on Ironwood and Ranch roads?  
*A: We will need to look into this.*
- What is the monument sign?  
*A: Monument signage has not been determined at this time.*
- Is the developer buying the entire two south parcels?  
*A: Diversified Partners now owns all 5 parcels.*
- We haven't had a vote yet for CC&R's. Are you going to go around them?  
*A: We are currently working on the amendment to the CC&R's; however, that process and the entitlements process through Pinal County happen independent of each other.*
- What are you going to do for safety? People already speed on Ranch Rd. even though its 25 mph.  
*A: Speed humps exist on Ranch today. Traffic will be reviewed as part of the process.*
- Are you going to gate over our community? (suburban ranches)  
*A: This development will not include gating the adjacent residential community.*
- What happens if the amendment the CC&R's doesn't get approved?  
*A: We are not involved in the CC&R amendment.*
- Is this considered spot zoning?  
*A: This is not considered spot zoning.*
- Are you adding hitching post to this development?  
*A: This is not something that we have previously discussed.*
- Every lot is supposed to be 3.33 acres but that's not what is going to happen with this development.  
*A: All lots will meet the minimum lot size required by the CC&R's.*
- Will an environmental impact statement be completed? Has Pinal County requested one to be done? Will we get copies of the Phase I report.  
*A: It will be completed at a later date.*
- Is this project going to be considered Phase 1 of a larger project that will be developed in the future?

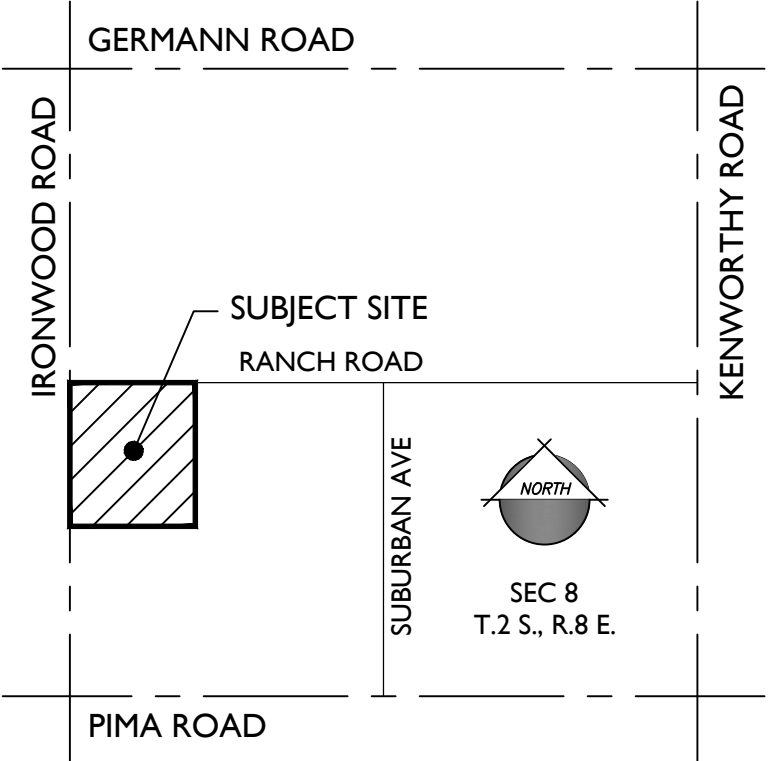
*A: No, there are no plans to increase the size of the development beyond what has been included in the current applications with the County.*

- Why does the medical building have to go so far east?  
*A: This is the location that Ortho Arizona chose for their building.*
- Will there be a gas station?  
*A: We do not anticipate having a gas station at this location.*
- Is the whole length of ironwood going to be turned into commercial?  
*A: It is not our intent to develop all of Ironwood Road.*
- Will there be a traffic signal at the corner?  
*A: Traffic is being reviewed as part of this process.*
- How many different businesses can locate on the west side? Is a Tractor Supply store going there?  
*A: There are currently no users under contract for that side of the development.*
- Why aren't you waiting to do the zoning until the CC&R's amendment is approved?  
*A: The CC&R's are a separate matter from the zoning case.*
- Do the CPA, rezone, and SUP follow the same track?  
*A: Yes, all those applications were submitted together, and we anticipate for them to track together moving forward.*

End of meeting.

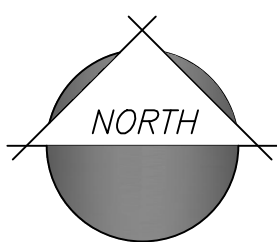


VICINITY MAP  
N.T.S.



PROJECT DATA

A.P.N.:	PORTIONS OF 104-23-0820; 0830; 0840; 0850; 0860
EXISTING GENERAL PLAN:	MODERATE LOW DENSITY RESIDENTIAL SR
EXISTING ZONING:	C-2 SUP
PROPOSED ZONING:	
GROSS AREA:	11.45 ACRES
NET AREA:	9.47 ACRES
SUP AREA:	9.47 ACRES
BUILDING AREA:	50,600 SF
PARKING REQUIRED:	169 SPACES (1 PER 300 SF)
PARKING PROVIDED:	256 SPACES (8 ADA)



Heather Clark  
43311 N. Ironwood Drive (mailing address)  
254 E. Ranch Road (2<sup>nd</sup> home)  
San Tan Valley, AZ 85140  
hclark5501@msn.com  
602-524-3565 cell  
July 7, 2025

Pinal County Community Development Department  
Board of Supervisors  
PO Box 749  
Florence, AZ 85132

Subject: **Opposition to Proposed Medical Building (SE corner of Ironwood/Ranch)**

Dear Members of the Board,

I am writing to express my **strong opposition** to the proposed construction of a medical building (and other future commercial development) at the southeast corner of Ironwood Drive and Ranch Road (PZ-PA-001-25, PZ-001-25 and SUP-001-25) which is currently zoned for residential use.

This project poses several significant concerns for our neighborhood:

**1. Traffic and Safety Impacts**

The addition of a medical facility and other commercial buildings will substantially increase daily vehicle traffic on roads designed specifically for residential use (Ranch Road is NOT a major intersection and has no traffic light), posing risks to pedestrians, horseback riders, cyclists, children waiting at bus stops, families and seniors who regularly walk in the area.

**2. Noise, Privacy, and Quality of Life**

A medical building and other commercial establishments will bring increased noise, parking congestion (especially during construction with workers parking along the main street and in front of residential homes – blocking driveways, mailboxes, and trash pickup), and commercial activity/noise incompatible with the quiet, residential character of our neighborhood for many months/years during the construction of all future development. These changes will negatively impact the peaceful enjoyment of our homes and erode the sense of community that residents value deeply. Many of the residents moved here several years ago to enjoy a rural life that will now be taken away from them. There were several unhappy residents voicing their concerns at the neighborhood meeting held a few months ago. This will most adversely affect me since my home is at 254 E.

Ranch Road which is directly across the street from the proposed medical building.

3. **Property Values and Neighborhood Character**

The introduction of a commercial medical facility and other commercial establishments in a purely residential area is likely to affect property values adversely. It will also set a precedent for further commercial encroachment into our neighborhood, undermining its long-established residential and rural integrity.

4. **Environmental and Infrastructure Concerns**

Increased surface runoff from expanded parking areas, waste management issues, water drainage issues, light pollution, and the general strain on local utilities are additional worries associated with this project. At the neighborhood meeting even the attorney for Diversified Partners stated that the drainage system throughout our neighborhood is very poor. This really concerns me since I have a drainage system right in front of my home.

For these reasons, I respectfully urge the Board of Supervisors to **deny approval of this project** or require relocation to an appropriately zoned commercial or medical office district where such services can operate without disrupting residential neighborhoods. One example of such an area is located at Gantzel and Ocotillo where land is specifically zoned for medical use.

Thank you for your consideration of my concerns. I request that this letter be included in the public record for this proposal and provided at the public hearing(s). I also ask to be notified of all upcoming hearings or decisions regarding this matter.

Sincerely,

/Heather Clark/

Heather Clark