

PZ-PA-001-25, PZ-001-25, PINAL COUNTY & SUP-001-25

7/17/2025

Community Development Department

### PZ-PA-001-25, PZ-001-25, & SUP-001-25

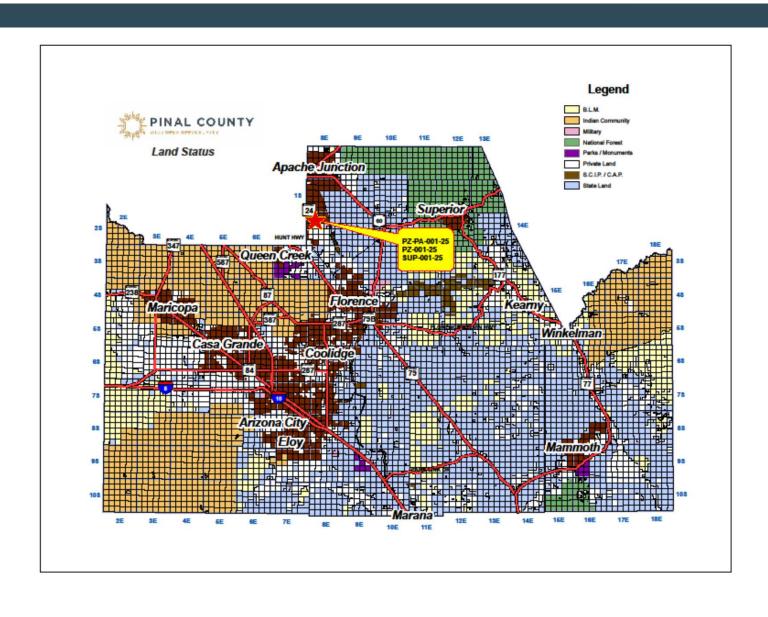


#### ■ Proposals:

- **PZ-PA-001-25** 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;
- **PZ-001-25** 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; and
- **SUP-001-25** Requesting approval of a Special Use Permit on a  $9.47\pm$  acre parcel to allow for medical offices.
- Location: The subject site is generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County.
- Applicant/Agent: : Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner

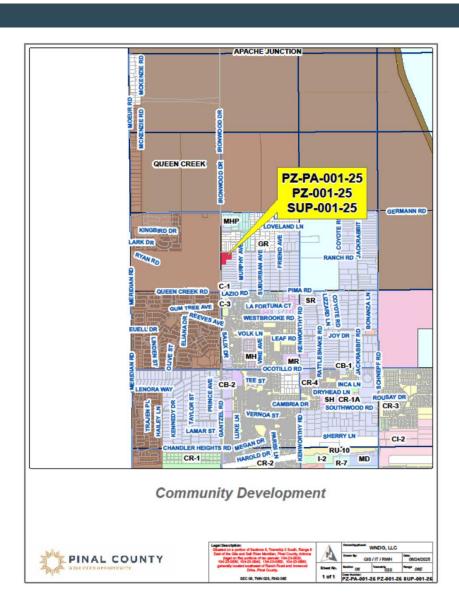


## County Map





## Vicinity Map







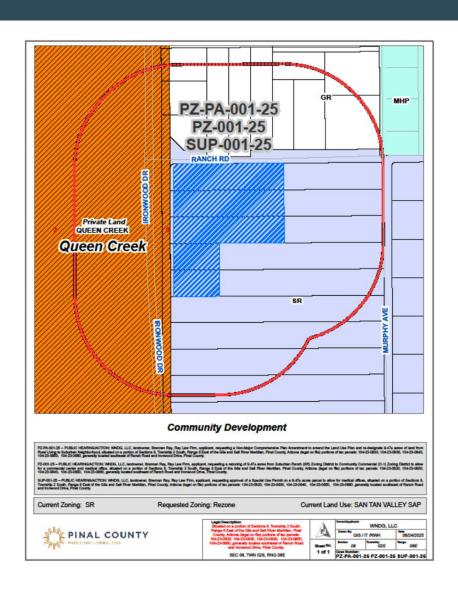


**Community Development** 



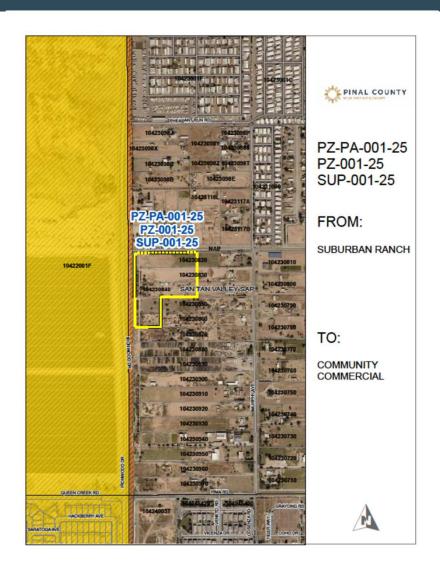
## Case Map





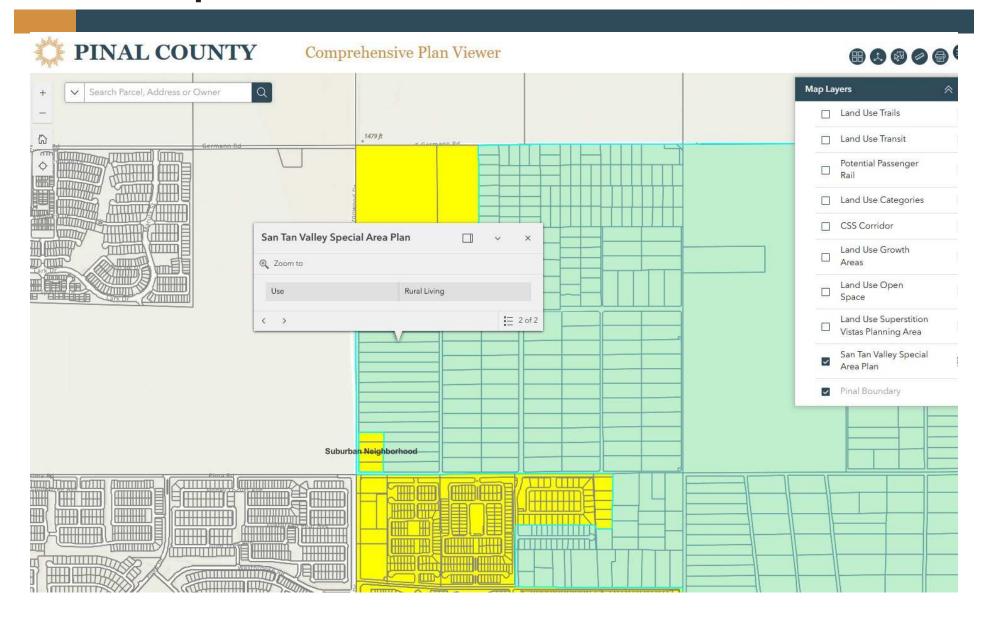
## CPA Case Map







## Comprehensive Plan







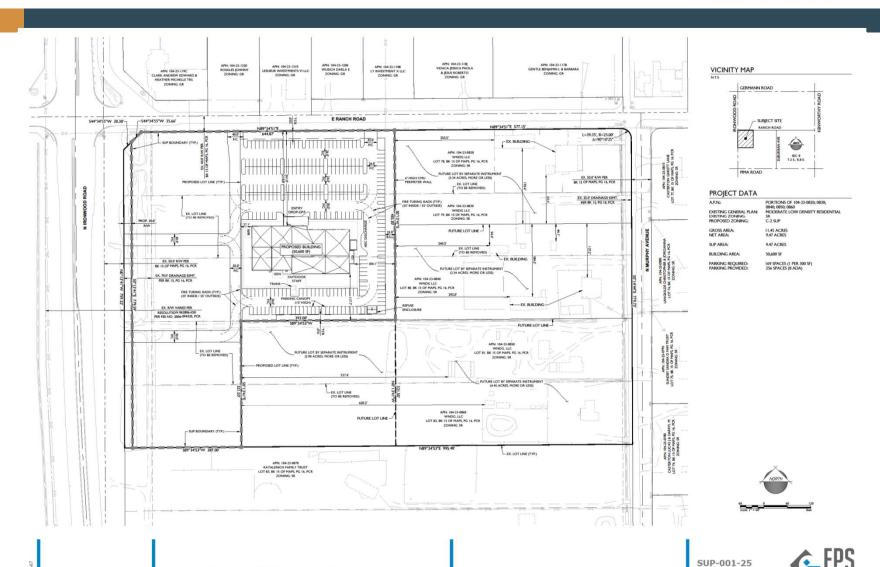


### Site Plan Overall

San Tan Valley MOB & Surgery Center



06.25.2025



Pinal County, AZ Conceptual Site Plan

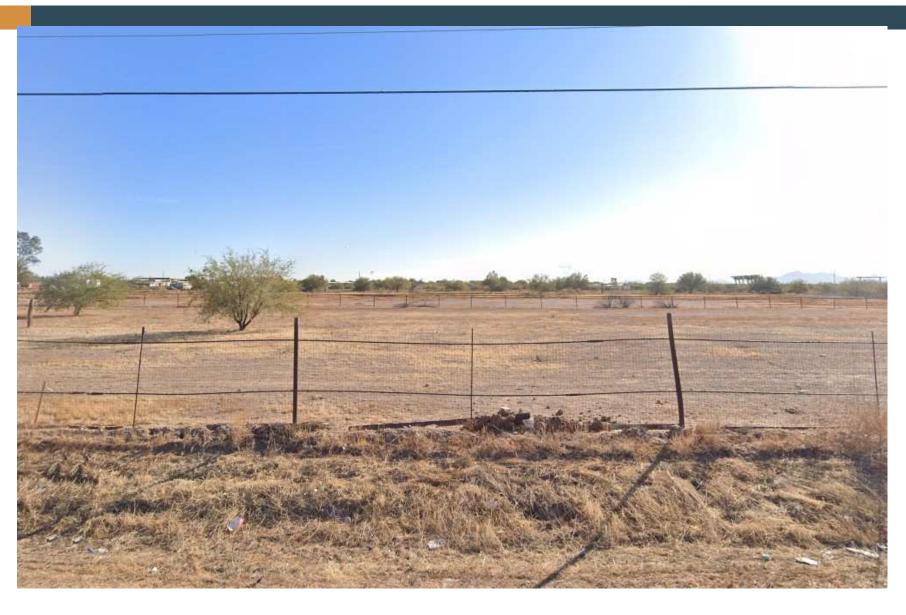
## North





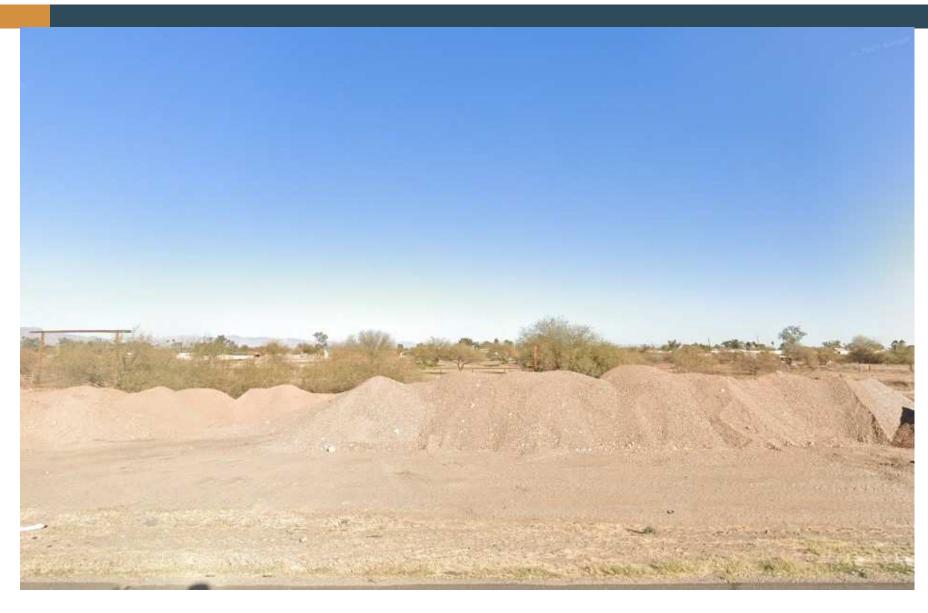
## South

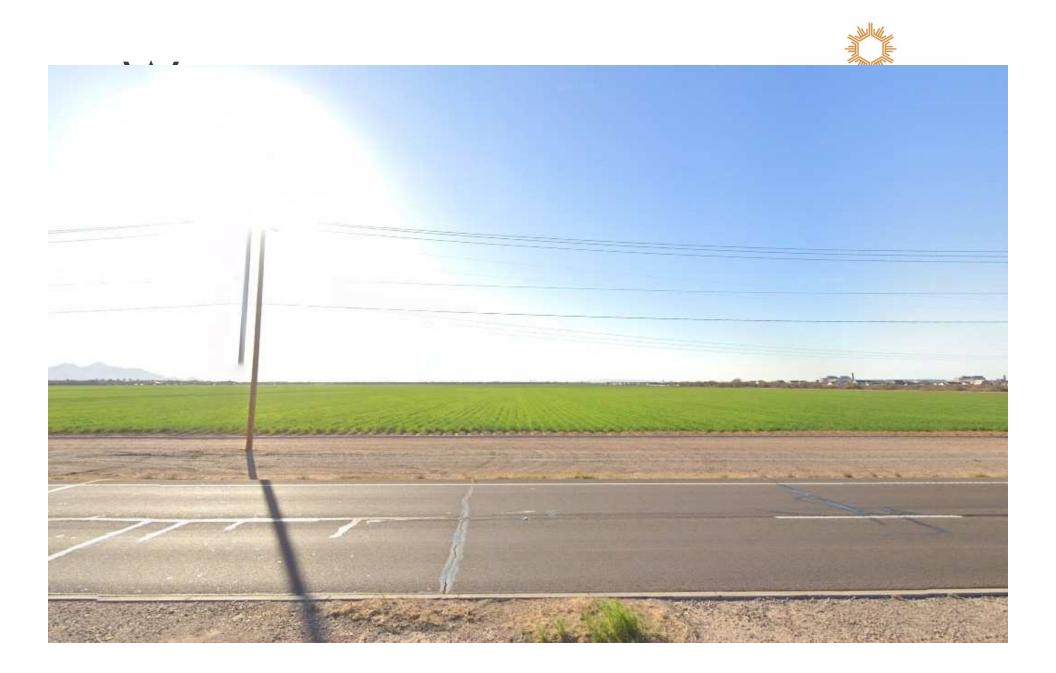




## East







# PZ-PA-001-25, PZ-001-25, & SUP-001-25



#### Items for Commission's Consideration:

- 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.
- 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.

# PZ-PA-001-25, PZ-001-25, & SUP-001-25



**PUBLIC RESPONSE:** One item of opposition was received by staff at the time the report was written.

- PZ-PA-001-25, no stipulations
- PZ-001-25, one (1) stipulation
- SUP-001-25, eight (8) stipulations