

MEETING DATE: JULY 17, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: SUP-004-25 (Sky Village Dino Park)

CASE COORDINATOR: VALENTYN PANCHENKO, PLANNER

SUPERVISOR DISTRICT #3, STEPHEN MILLER

Executive Summary/ Requested Action/Purpose:

SUP-004-25 – **PUBLIC HEARING/ACTION**: Greg Davis, Iplan Consulting (agent), Nadeesha Nambukara Wellala (applicant), on behalf of landowner – Nirosha Senerath and Nadeesha Nambukara Wellala, are requesting an approval of a **Special Use Permit (SUP)** to operate **an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era (Sky Village Dino Park)** on 10.27± acres, situated in portion of Section 29, Township 06S, Range 03E, tax parcels 501-36-002X, 501-36-002Y, & 501-36-002Z, (legal on file) and generally located directly east of the intersection of W Highway 84 & S Green Rd, Maricopa-Stanfield area, in the unincorporated Pinal County.

To Approve: I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case SUP-004-25 to the Board of Supervisors subject to the following 9 stipulations:

- 1. All proposed outdoor lighting must conform to the Lighting Zone 1 requirements of the Pinal County Development Services Code; and,
- 2. The property owner shall maintain a minimum 40-foot-wide landscape buffer along the eastern property boundary, and a minimum 20-foot-wide landscape buffer along all remaining property boundaries, in accordance with the conceptual Site Plan submitted with this application; and,
- 3. The property owner shall install and maintain a minimum 6-foot high masonry screening wall along the perimeter; and,
- 4. All structures, with the exception of the main office building, shall be classified as accessory buildings and shall be required to comply with all applicable accessory building development standards; and,
- 5. A minimum setback of 50 feet shall be maintained from all sides and rear property lines for all accessory buildings; and,
- 6. Any major change or expansion of the use beyond the boundaries of the property in question shall

require approval by the Board of Supervisors; and,

- 7. The owner shall keep the property free of trash, litter and debris; and,
- 8. Any violation of these conditions at any time may result in a revocation of this SUP by the Pinal County Board of Supervisors; and,
- 9. A site plan shall be approved by County staff after the SUP is approved by the BOS, and prior to issuance of any building permits.

To Deny: I move that the Planning and Zoning Commission forward a recommendation of denial of Case SUP-004-25 to the Board of Supervisors.

BACKGROUND AND FINDINGS: HISTORY:

The subject property has been zoned General Rural (GR) since 1962, with the current configuration finalized following a land split in 2021. The property has direct access to State Route 84 to the northern side. The surrounding area is dominantly rural residential (GR), with small fractions of commercial (CB-1, CB-2, C-3), industrial (CI-1, CI-2), and other residential (RVP, SR) within a 1.5 mile radius. The closest residential areas with existing structures on is located across W Highway 84 to the west of the property. It is also located within the Maricopa Association of Governments Planning boundaries.

ANALYSIS:

Comprehensive Plan

The Pinal County Comprehensive Plan designates the subject property and the majority of the surrounding parcels with a land use classification of Moderate Low Density Residential (MLDR). The proposed use is compatible with this designation, as the Comprehensive Plan allows for commercial uses and certain higher intensity uses, including industrial, on parcels up to 25 acres in size within MLDR areas, provided the proposed use is contextually appropriate and maintains compatibility with adjacent land uses. Importantly, such uses may proceed without requiring a Non-Major Comprehensive Plan Amendment.

The proposed educational and recreational facility represents a lower intensity use than nearby industrial zoning designations. While the surrounding parcels to the north, east, and southeast share the same MLDR designation, the subject property is strategically positioned near existing and planned employment and commercial corridors. Notably:

- Large Employment and General Commercial areas are located immediately to the southwest.
- A designated Mid-Intensity Activity Center is situated approximately 0.5 miles northeast of the subject site.

These conditions further support the appropriateness of the proposed use within the evolving land use context of the area.

Surrounding Land Uses and Zoning

The subject property is currently undeveloped and is located within a predominantly rural residential area (GR zoning designation). Within a 1.5-mile radius, there are limited areas zoned for commercial (CB-1, CB-2,

C-3), industrial (CI-2), and other residential uses (RVP, SR). Notably, industrial zoning exists within 0.25 miles, including CI-1 (Light Industry and Warehouse) to the northwest and CI-2 (Industrial) to the south. Surrounding zoning Designations are as follows:

North: GR (General Rural), CI-1 (Light Industry and Warehouse Zone) South: GR (General Rural), CI-2 (Industrial Zone) East: GR (General Rural) West: GR (General Rural)

Development Plan and Site Plan

The applicant proposes to establish a year-round educational and recreational facility centered on the theme of dinosaurs. The facility will operate daily from 10:00 a.m. to dusk, serving primarily families and school-aged children through structured programming such as field trips, birthday parties, and educational tours. Located on an approximately 10-acre site, the development will accommodate a range of public and private events. Limited food offerings will be available via mobile food vendors and/or off-site catering. The proposed use falls within the scope of outdoor recreational facilities as potential special use under Pinal County Development Services Code (PCDSC) Chapter 2.151.010(A)(1).

The proposed development consists of:

- Dinosaur exhibit park with static and animatronic models
- Tram-style ride traveling the perimeter of the park
- Five main structures including:
 - Park office/ticketing building (±2,450 SF)
 - Tram station
 - Maintenance building
 - Restroom facilities
 - o Indoor interactive ride building

Other notable features include:

- Daily operating hours: 10:00 AM to dusk
- Anticipated staffing: 5–10 employees
- Estimated visitation: 50–60 guests per day
- Target audience: families, schools, and educational groups
- Sound mitigation: no outdoor loudspeakers, only localized sound at individual exhibits
- Minimal lighting to comply with Pinal County Dark Sky principles

According to the submitted Site Plan and Landscape Plan, the applicant has provided the following:

- 38 standard parking spaces, including 2 ADA stalls
- Pedestrian pathways (loop system) throughout the park
- Tram route encircling the entire exhibit area
- Landscaping buffers (minimum 20 feet and up to 40 feet on the east side)
- 6-foot Concrete Masonry Unit (CMU) solid walls on the east and south sides for screening
- View fencing along the north and west frontages
- Perimeter tree planting spaced approximately 50 feet on center

- The minimum separation between the primary structure and accessory buildings has been increased from the required 7 feet to 10 feet
- Additionally, the proposed setbacks to the side and rear property lines have been expanded to 50 feet, exceeding the minimum zoning requirement of 4 feet.

Flood Zone

The property is located within Flood Zone X - area of minimal flood hazard.

Special Use and Proposed Uses

The applicant is requesting a Special Use Permit to operate an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era. The project will serve families, school groups, and tourists, and includes interactive exhibits, ride features, and pedestrian amenities designed for both recreation and educational enrichment. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (O). These factors include, but are not limited to:

- traffic conditions;
- provision of services and utilities to the site;
- the relationship of the proposed special use and surrounding uses;
- whether the proposed use is beneficial to the public health, safety and general welfare of the community;
- access to streets that are adequately designed and constructed to handle the volume generated by the use;
- does not result in the use of a residential street for non-residential through traffic;
- whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;
- the need for the proposed special use in the neighborhood/community; and,
- public input.

If the Commission deems there is sufficient evidence to grant this SUP, staff has included stipulations relating to the operation and permitting of the facility.

Public Participation:

•	Neighborhood Meeting:	February 13, 2025
•	Neighborhood Mail out:	June 26, 2025
•	Agency Mail out:	June 30, 2025
•	Newspaper Advertising:	June 26 <i>,</i> 2025
•	Broadcast Sign Posting:	June 23 <i>,</i> 2025
•	Site Posting:	June 23, 2025

As of the date of this report, staff has received one letter of opposition from a member of the public. The resident expressed concerns that the proposed project would introduce commercial activity into a rural residential area, potentially impacting the area's dark skies and quiet rural character. They noted the absence of existing businesses and street lighting in the vicinity and emphasized the community's desire to preserve its current lifestyle and environment.

It is important to note that this proposal does not include a rezoning request, and no changes to the current outdoor lighting standards are proposed. The project will be required to comply with the outdoor lighting

outdoor lighting standards are proposed. The project will be required to comply with the outdoor lighting provisions applicable to the General Rural (GR) zoning district, which are consistent with the requirements for surrounding properties.

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

The Pinal County Flood Control reviewed the proposal and made no comments.

Planning and Zoning Commission

At the public hearing, the Commission needs to be satisfied that the health, safety, and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit. Furthermore, the Commission must determine that this Special Use Permit will promote the orderly growth and economic development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and Special Use Permit request.

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

- A. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B. PUBLIC SERVICES SEWER, WATER, UTILITIES, DRAINAGE
- C. NEIGHBORHOOD IMPACT
- D. FLOOD CONTROL
- E. TRAFFIC IMPACT
- F. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G. BENEFITS/DETRIMENTS TO PINAL COUNTY

Date Prepared 7/3/2025 VP Date Revised 7/10/2025 VP

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT **9:00 A.M. ON THE 17TH DAY OF JULY 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **SPECIAL USE PERMIT**, IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

SUP-004-25 – PUBLIC HEARING/ACTION: Greg Davis, Iplan Consulting (agent), Nadeesha Nambukara Wellala (applicant), on behalf of landowner – Nirosha Senerath and Nadeesha Nambukara Wellala, requesting an approval of a **Special Use Permit (SUP)** to operate an **educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era (Sky Village Dino Park)** on 10.27± acres, situated in portion of Section 29, Township 06S, Range 03E, tax parcels 501-36-002X, 501-36-002Y, & 501-36-002Z, (legal on file) located directly east of the intersection of W Highway 84 & S Green Rd, Maricopa-Stanfield area, in the unincorporated Pinal County.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE PLANNING AND ZONING COMMISSION AT: <u>https://www.pinal.gov/236/Notice-of-Hearings</u>

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 DIVISION AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION.

DATED THIS 19th DAY OF JUNE, 2025, BY PINAL COUNTY DEVELOPMENT SERVICES 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

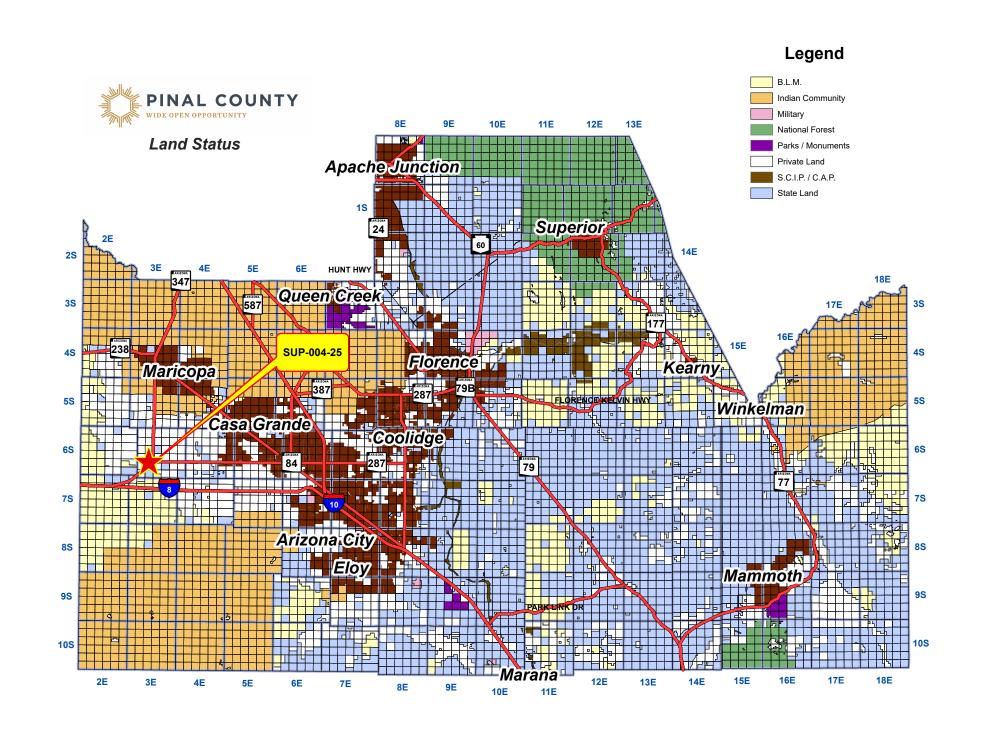
ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

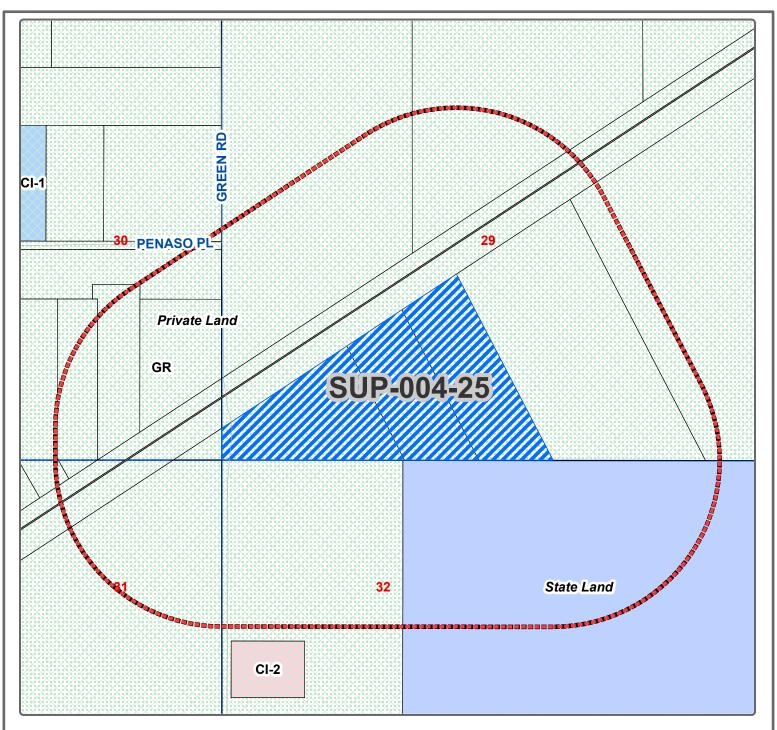
IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY PLANNING DIVISION, DEVELOPMENT SERVICES DEPARTMENT P.O. BOX 749 (85 N. Florence Street) FLORENCE, AZ 85132

Contact for this matter: Valentyn Panchenko, Planner E-mail Address: Valentyn.Panchenko@pinal.gov Phone: (520) 866-6414

[Anything below this line is not for publication.] PUBLISHED ONCE: Pinal Central Dispatch





Community Development

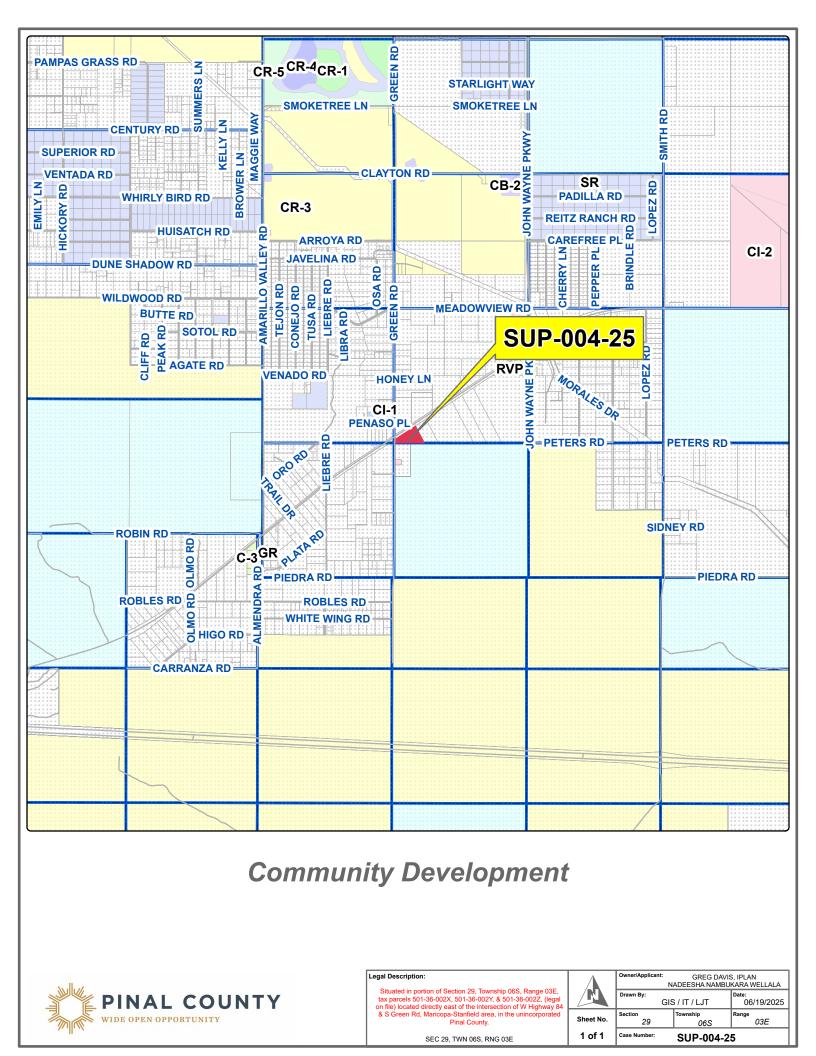
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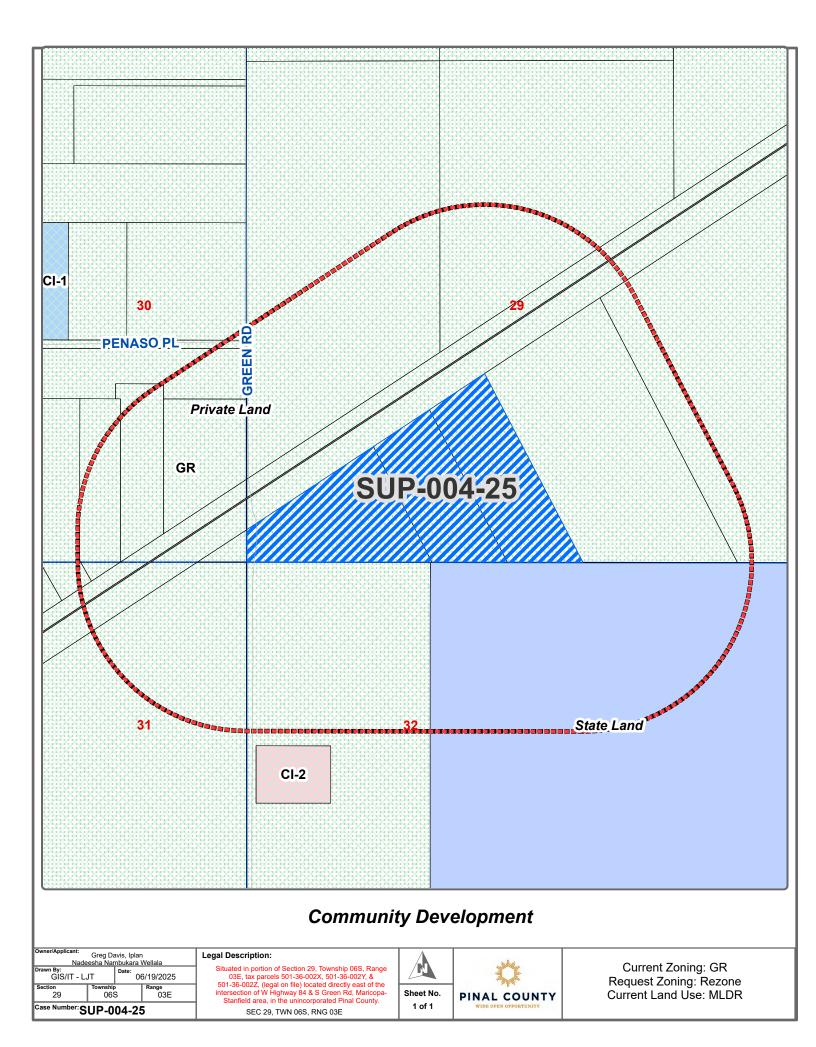
Requested Zoning: Rezone

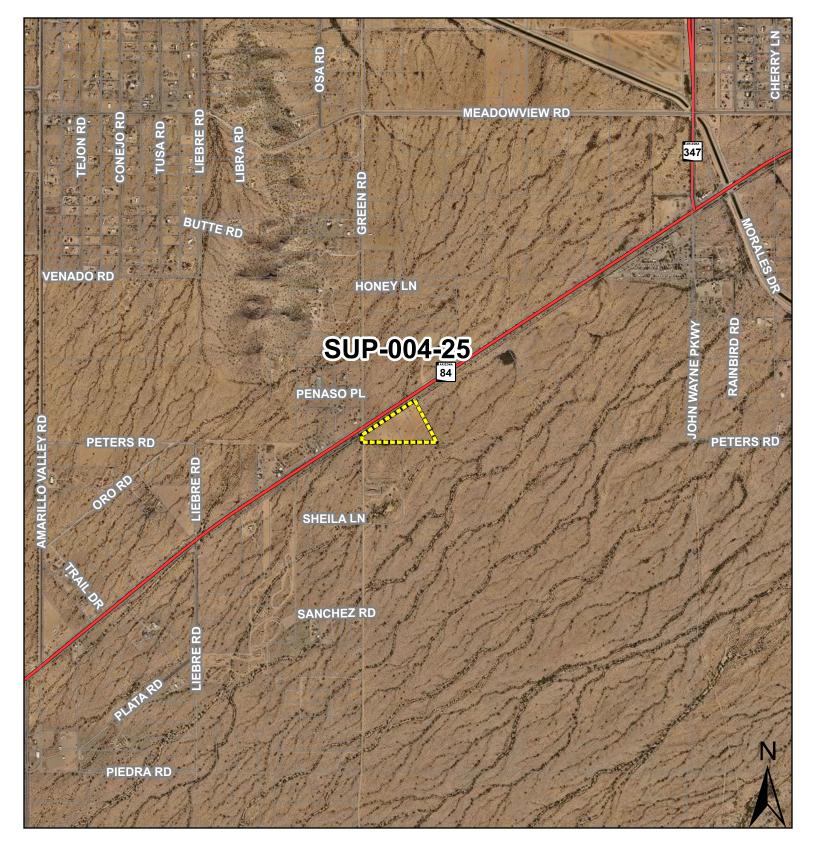
Current Zoning: GR

			-		
sull a	Legal Description: Situated in portion of Section 29, Township 06S, Range 03E,		Owner/Applicant:	GR NADEESHA NAMB	EG DAVIS, IPLAN UKARA WELLALA
PINAL COUNTY	tax parcels 501-36-002X, 501-36-002Y, & 501-36-002Z, (legal on file) located directly east of the intersection of W		Drawn By: GIS /	' IT /LJT	Date: 06/19/2025
WIDE OPEN OPPORTUNITY	Highway 84 & S Green Rd, Maricopa-Stanfield area, in the unincorporated Pinal County.	Sheet No.	Section 29	Township 06S	Range 03E
	SEC 29, TWN 06S, RNG 03E	1 of 1	Case Number:	SUP-004-2	25

Current Land Use: MLDR



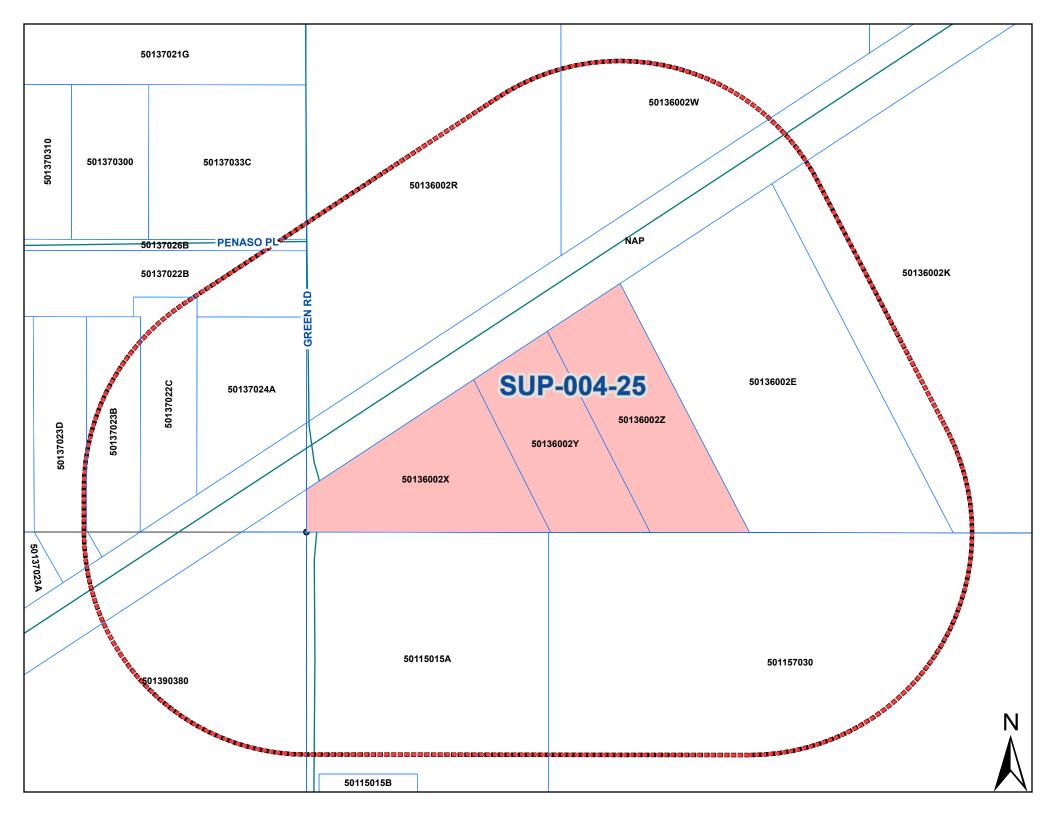




Community Development



SUP-004-25





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: <u>1/14/2025</u> **2.** Pre-application Number: <u>Z-PA- 127-24</u>

3. The legal description of the property: see submittal

4. Tax Assessor Parcel Number(s):_____5. Current Zoning: GR

6. Parcel size: 10 acres

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

8. The exact use proposed under this request: <u>Outdoor recreation</u> - Dinosaur Museum

9. Is the property located within three (3) miles of an incorporated community? <u>no</u>	_If yes, which ones?
City of Maricopa is ~12 miles to the north.	

10. Is an annexation into a municipality currently in progress?<u>No</u> If yes which one?:_____

11. Is there a zoning or building violation on the property for which the owner has been cited?<u>No</u> 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: Growth of Maricopa and Casa Grande - owner wants to develop a family friendly use.

INV#:	_AMT:	DATE:	CASE:		Xref:	
		COMMUNITY DE Planning D				
	85 N. Florence St., PO Box 2973	, Florence, AZ 85132 T www.pinalcou		FREE 888-431-1311	F 520-866-6530	

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: See Project narrative
- 2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: Site currently is not served by public water or wasterwater. On site well and septic planned.
- 3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
- 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). <u>up to 60/day</u>, Show ingress/egress on the site plan.
- How many parking spaces are to be provided (employees and customers)? <u>~40</u>
 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? Happy children could create noise but site is large enough to incoporate adequate buffers and a solid wall.
- 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. A project name sign is planned along SR 84.
- 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. None
- 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 museum/park is a realtively quiet use with limited traffic and lighting so will be compatible with the mostly vacant area.

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.

Nadeesha Nambukara Wellala 42206 W. Capistrano Dr. Maricopa. AZ 85138

Name of Applicant	Address	
1 thele	nadeeshapnw@gmail.com	513-390-8824
Signature of Applicant	E-Mail Address	Phone Number
Iplan Consulting	3317 S. Higley Rd. Gilbe	ert, AZ 85297
Name of Agent/Representative	Address	
An A.	Greg@iplanconsulting.com	4802279850
Signature of Agent/Representative	E-Mail Address	Phone Number
The Agent/Representative has the authority to ac	ct on behalf of the landowner/applican	t, 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.

Nadeesha Nambukara Wellala 42206 W. Capistrano Dr. Maricopa. AZ 85138

Name of Landowner

nadeeshapnw@gmail.com 513-390-8824

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.

Address

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.

Nadeesha Nambukara Wellala 42206 W. Capistrano Dr. Maricopa. AZ 85138

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Signature of Applicant	E-Mail Address	Phone Number
Iplan Consulting	3317 S. Higley Rd. Gilbe	ert, AZ 85297
Name of Agent/Representative	Address	
An A.	Greg@iplanconsulting.com	4802279850
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The Agent/Representative has the authority to ac	t on behalf of the landowner/applican	t, which includes

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Name of Landowner

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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.

Address

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

Nadeesha Nambukara Wellala Ms

[Insert Nam	e If a Corporation, Partnership or Associ	ation, Include State of Incorporation]
	'Owner," is/are the owner(s) of	
the SEC of Arizona State Route 84	and the Green Road alignment	, and further identified
[Insert Address of Property] As assessor parcel number	501-36-002 X/Y/Z	and legally described as follows:
and a subsection of provide solution and a subsection of a subsection of the subsect	[Insert Parcel Number]	

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property." Owner hereby appoints Iplan Consulting Corporation

[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]

Lull	
[Signature] (42206 (a) Capistrance Dr.	[Signature]
[Address] Maricopa AZ 85138	[Address]
Dated: $\frac{02/22/2025}{h}$	Dated:
STATE OF H2	
COUNTY OF Pince) ss.	
The foregoing instrument was acknowledged befor	e me than Mathis day 22.02.25 of by
My commission Expires $5.10.28$	Signature of Notary Public
Printed Name of Notary	Signature of Notary
e e e e e e e e e e e e e e e e e e e	\lor

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 1000 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

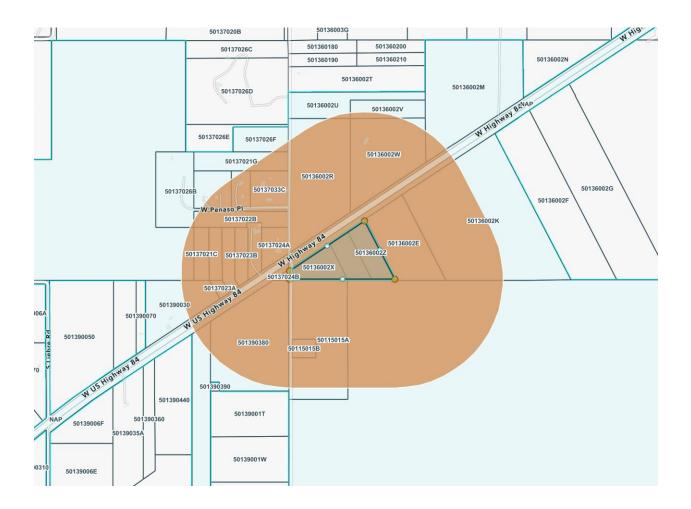
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Addss:
City/ST/Zip:	City/ Thaip
Parcel No.:	Parcel No.:
Name:	Name:
Address.	Address:
City/ST/Ziz.	City/ST/Zip:
~ AK'	
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/St/Zip.	City/ST/Zip:
Parcel No.	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:

I hereby verify that the name list above was obtained on the 25% day of <u>february</u>, 2025, at the office of <u>PINAL</u> COUNTY (JTS and is accurate and complete to the best of my knowledge. (Source of Information)

On this 28 day of February	, 20 <u>,25,</u> before	e me personally appeared_		A SALINA SALANA
Signature	Date	2/28/25	(Name of	Signor No O
State of Anzona) ss.			AU PUB	SEALD OF THE ALL
County of Man copy	My Cor	mmission Expires 03/31/1	1027 111	ON WAIMAD CHIN
Fernanda J Damian Printed Name of Notary		A	Signature of Notary	

3

Notification Map – 1,200 feet



50115015B

UNITED WASTE SYSTEMS INC PO BOX 1450 CHICAGO , IL 60690-6069

501390380 BARKDOLL LLOYD G 4701 E COCHISE DR PHOENIX , AZ 85028-8422

50137024B RILEY RALPH 1138 S GREEN RD MARICOPA , AZ 85139-8513

50137023 C&D COKER DEETTE & BYERS RYAN 46610 W US HIGHWAY 84 MARICOPA , AZ 85139-9956

50136002E STILLMAN RUSSELL A 36 N TUSA RD MARICOPA , AZ 85139-9775

50137021 B&G IN YUTHEANA 3813 N 3RD ST PHOENIX , AZ 85012-2202

50137025C 192 ACRES AMARILLO VALLEY LLC 305 E LOMA VISTA DR TEMPE , AZ 85282-2232

50136002 U&V ALVAREZ FELICIANO ARAUJO 40216 W MARY LOU DR MARICOPA , AZ 85138-8513 50139001F M GROUP TWO OMEGA PO BOX 40011 MESA , AZ 85274-4001

50137023A BYERS RYAN 46640 W US HIGHWAY 84 MARICOPA , AZ 85139-9956

50137024A BARNES TANYA ETAL 416 VINE ST WESTLAKE , LA 70669-9541

50137021C PITTMAN LEO B & JUDY I PO BOX 244 STANFIELD , AZ 85172-2160

50137033C MITCHELL CHRISTOPHER S 1412 S GREEN RD MARICOPA , AZ 85139-9952

50136002K STERLING TRUST COMPANY 8626 E PALO VERDE DR SCOTTSDALE , AZ 85250-0631

50136002M PING-CHIH CHEN IRA 8880 W SUNSET RD STE 250 LAS VEGAS , NV 89148-8500

50136002W DRABIK KIMBERLY A PO BOX 302 STANFIELD , AZ 85172-2161 50115015A PINAL COUNTY LANDFILL DEPT PO BOX 827 FLORENCE , AZ 85132-8513

501390030 PITTMAN LEO & JUDY PO BOX 244 STANFIELD , AZ 85172-2160

50137023B MOFID ASSAD TRUST 3169 DRAGONFLY ST GLENDALE , CA 91206-6480

50137022 B&C PERRY JEFFREY R & SAMANTHA 46540 W US HIGHWAY 84 MARICOPA , AZ 85139-9950

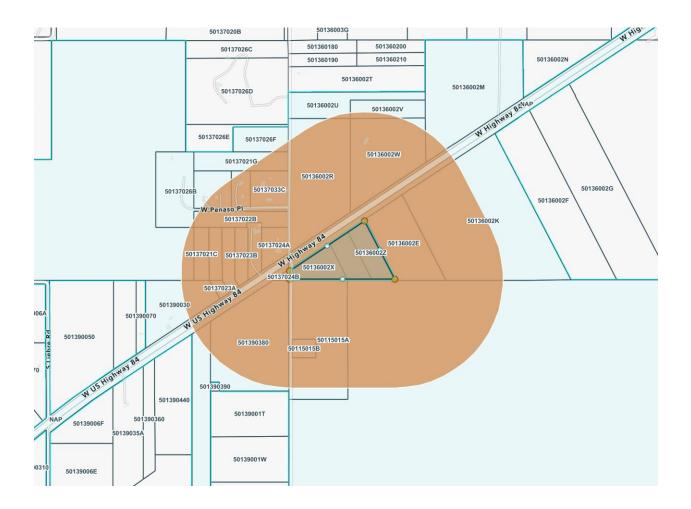
501370300/310 NEELY RICHARD A JR 46678 W PENASO PL MARICOPA , AZ 85139-8513

50137026F RILEY SUE A 1138 S GREEN RD MARICOPA , AZ 85139-9810

50136002R PREMIUM PROPERTY LLC 8194 W DEER VALLEY RD # 106-248 PEORIA , AZ 85382-2212

50136002XYZ SENERATH NIROSHA 42206 W CAPISTRANO DR MARICOPA , AZ 85138-8388

Notification Map – 1,200 feet



50115015B

UNITED WASTE SYSTEMS INC PO BOX 1450 CHICAGO , IL 60690-6069

501390380 BARKDOLL LLOYD G 4701 E COCHISE DR PHOENIX , AZ 85028-8422

50137024B RILEY RALPH 1138 S GREEN RD MARICOPA , AZ 85139-8513

50137023 C&D COKER DEETTE & BYERS RYAN 46610 W US HIGHWAY 84 MARICOPA , AZ 85139-9956

50136002E STILLMAN RUSSELL A 36 N TUSA RD MARICOPA , AZ 85139-9775

50137021 B&G IN YUTHEANA 3813 N 3RD ST PHOENIX , AZ 85012-2202

50137025C 192 ACRES AMARILLO VALLEY LLC 305 E LOMA VISTA DR TEMPE , AZ 85282-2232

50136002 U&V ALVAREZ FELICIANO ARAUJO 40216 W MARY LOU DR MARICOPA , AZ 85138-8513 50139001F M GROUP TWO OMEGA PO BOX 40011 MESA , AZ 85274-4001

50137023A BYERS RYAN 46640 W US HIGHWAY 84 MARICOPA , AZ 85139-9956

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50137021C PITTMAN LEO B & JUDY I PO BOX 244 STANFIELD , AZ 85172-2160

50137033C MITCHELL CHRISTOPHER S 1412 S GREEN RD MARICOPA , AZ 85139-9952

50136002K STERLING TRUST COMPANY 8626 E PALO VERDE DR SCOTTSDALE , AZ 85250-0631

50136002M PING-CHIH CHEN IRA 8880 W SUNSET RD STE 250 LAS VEGAS , NV 89148-8500

50136002W DRABIK KIMBERLY A PO BOX 302 STANFIELD , AZ 85172-2161 50115015A PINAL COUNTY LANDFILL DEPT PO BOX 827 FLORENCE , AZ 85132-8513

501390030 PITTMAN LEO & JUDY PO BOX 244 STANFIELD , AZ 85172-2160

50137023B MOFID ASSAD TRUST 3169 DRAGONFLY ST GLENDALE , CA 91206-6480

50137022 B&C PERRY JEFFREY R & SAMANTHA 46540 W US HIGHWAY 84 MARICOPA , AZ 85139-9950

501370300/310 NEELY RICHARD A JR 46678 W PENASO PL MARICOPA , AZ 85139-8513

50137026F RILEY SUE A 1138 S GREEN RD MARICOPA , AZ 85139-9810

50136002R PREMIUM PROPERTY LLC 8194 W DEER VALLEY RD # 106-248 PEORIA , AZ 85382-2212

50136002XYZ SENERATH NIROSHA 42206 W CAPISTRANO DR MARICOPA , AZ 85138-8388



Sky Village Dino Park

Dear Neighbor,

Iplan Consulting, on behalf of Sky Village Dino Park, LLC is excited to present the development of an approximately 10-acre property located at the southeast corner of State Route 84 and the Green Road alignment in northwest Pinal County. The parcels, APNs 501-36-002X, 501-36-002Y, & 501-36-002Z, which are proposed to be combined, are zoned GR (General Rural) and a Comprehensive Plan Land Use classification of Medium Low Density Residential (MLDR), neither of which are proposed to be changed.

Sky Village Dino Park, LLC is proposing to develop the property as an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era. This mostly open-air facility is best defined as an *outdoor recreational use* which is permitted by the current GR zoning district subject to a Special Use Permit (SUP). Because this is such a unique project, we are sending this letter to all residents in the area and inviting them to a meeting to learn about the proposal and ask any questions they may have about the project. The details of the meeting are below.

Date:	February 13 th , 2025.
Time:	6:00 p.m.
Where: Maricopa City Library – MAPLE Roo	
	18160 N Maya Angelou Dr,
	Maricopa, AZ 85138

For those that cannot attend the meeting but still have questions or comments, feel free to contact me at Greg@iplanconsulting.com or 480-227-9850. Following this meeting, we will be working with Pinal County on the plans/permits necessary to develop the property. That process can take anywhere from 10-14 months, so no changes to the property will occur until at least 2026. If/when additional meetings are held, additional letters will be sent so you'll have multiple opportunities to learn about the project. Even so, you are always welcome to contact me at the number or email provided above.

Thank you for your attention to this matter,

-In

Greg Davis Entitlement Consultant



Sky Village Dino Park Neighborhood Meeting Summary:

City of Maricopa Library – February 13, 2025

Attendees:Applicant:Greg Davis – Iplan ConsultingNeighbors:Kim Drabik – mamazeus@centurylink.netYutheana In – reathreysekong@gmail.comRuss Stillman – sssur32@gmail.com

Meeting started at approximately 6:00 PM.

Meeting Summary:

Mr. Davis, on behalf of the property owner, gave a summary on the entitlement process for the proposal, then presented the details of the proposal, finally opening up the meeting for questions and comments. Below is a summary of the questions and comments from the attendees.

- **Q:** Will there be loud speakers?
- A: No, but there may be speakers at certain exhibits as part of the interaction.
- **Q:** Will there be a fence?
- A: Yes, we will have a solid fence on the east and south sides and a view fence on the west and north sides of the property.
- **Q:** Will there be tall flood lights?
- A: No flood lights, but the parking lot will have up to 25-foot tall lights but all other lights will be 15-feet or less.
- **Q:** What is the water source?
- A: We anticipate a well to provide water and septic for wastewater.

Q: There is a wash that crosses SR84 that is "registered" (maybe 404?) and was disturbed when the cleared the subject property and now floods the property to the north and we don't want it to get worse.

- A: As part of this process, we will engage a Civil Engineer to assess the grading and drainage and will make them aware of this issue. The County has very stringent grading rules and we are not allowed to impact anyone up or down stream. Also, since this is an outdoor use, we can accommodate a natural wash into the design of the project. We will update you once we get to that point in the process.
- **C:** We like the project and think it's good to get development in this area.

Seeing no more questions or comments, Mr. Davis concluded the meeting.

Meeting adjourned at approximately 6:55PM.

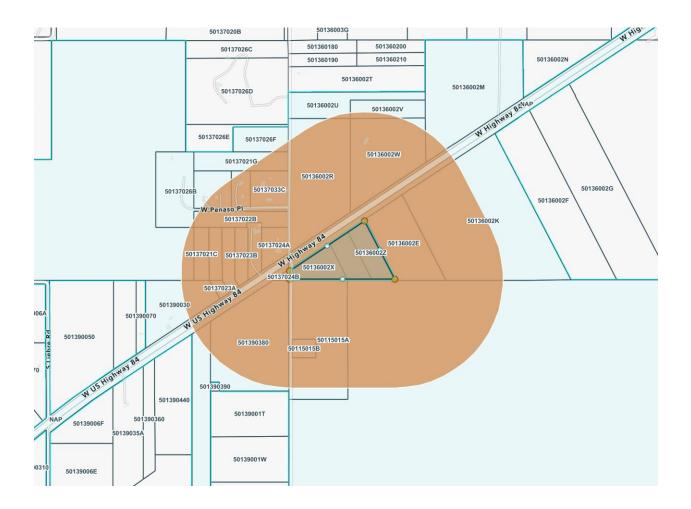
Sky Village Dino Park Neighborhood Meeting Attendance Sheet

Attendees: Applicant:

Greg Davis - Iplan Consulting

Neighbors: Kim Drabik – mamazeus@centurylink.net - APN 501-36-002W - 46212 Hwy 84, Maricopa Yutheana In – reathreysekong@gmail.com - APN 501-37-026B - no address assigned Russ Stillman – sssur32@gmail.com - APN 501-36-002E - no address assigned

Notification Map – 1,200 feet



50115015B

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Sky Village Dino Park

CASE: TBD

SPECIAL USE PERMIT Project Narrative

Submitted to: **Pinal County Planning Department** 31 N. Pinal Street – Building F Florence, AZ 85132

Submitted on Behalf of: Sky Village Dino Park, LLC.

Prepared by: IPLAN CONSULTING 3317 S. Higley Road, Suite 114-622 Gilbert, AZ 85297

February 2025

PURPOSE OF REQUEST:

Iplan Consulting, on behalf of Sky Village Dino Park, LLC is excited to present this application for development of an approximately 10-acre vacant property located at the southeast corner of State Route 84 and the Green Road alignment in northwest Pinal County. The parcels, APNs 501-36-002X, 501-36-002Y, & 501-36-002Z, which are proposed to be combined, are zoned GR (General Rural) and a Comprehensive Plan Land Use classification of Medium Low Density Residential (MLDR).

Sky Village Dino Park, LLC is proposing to develop the property as an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era. This mostly open-air facility is best defined as an *outdoor recreational use* which is permitted in the current GR zoning district subject to a Special Use Permit (SUP).



VICINITY MAP

LOCATION AND ACCESSIBILITY:

The subject site is located a few miles south of the City of Maricopa and fronts along State Route 84 (Road of Regional Significance). The Green Road alignment is along the west property boundary and although unimproved, is proposed to be the primary entrance into the property and which we are anticipating a 55-foot wide half-street dedication for.

SITE AERIAL MAP



RELATIONSHIP TO SURROUNDING PROPERTIES:

The overall area is fairly desolate with only a handful of homes within a mile of the site. The property has frontage on State Route 84 to the north with two homesteads and vacant desert beyond. The land to the east and south is zoned GR and is currently vacant desert. To the west is the Green Road alignment with another couple homesteads, but mostly vacant desert beyond.

ADJACENT LAND USE TABLE

Direction	Comprehensive Plan Land Use Classification	Existing Zoning	Existing Use
On-Site	MLDR	GR	Vacant
North	MLDR	GR	Vacant
South	MLDR	GR	Vacant
East	MLDR	GR	Vacant
West	MLDR	GR	Vacant/Residential

DESCRIPTION OF PROPOSAL:

Sky Village Dino Park, LLC wants to bring a family-friendly, fun, and educational use to Pinal County and is proposing to do so on this family owned ~10 acre property. Dinosaurs have captured our imagination since the first fossil was discovered in 1677, but little is actually known about how they lived which is why the Wellala family wants to build a facility that can educate and entertain kids and adults alike. The location also serves a large regional area with the City of Maricopa 12 miles to the north and the City of Casa Grande 17 miles to the east, and is easily accessible from Interstate 8, State Route 347, and State Route 84.

The project entrance is proposed on Green Road, just off State Route 84. The entrance accesses a 38-space parking lot including two ADA spaces. Visitors will check in at the park office building and enter a large outdoor courtyard gathering space. From there, the guests can enter the main attraction area and tour the grounds on foot via two wide pedestrian paths or on an electronic train-style tram that travels the perimeter of the property. Either way, the visitors will have access to the 25+ animated dinosaur exhibits, many life-sized, placed throughout the property. The exhibits will feature static and animatronic dinosaurs along with historical and educational history about each species. In addition to the exhibits, there will also be an interactive dinosaur ride in the covered building on the east end of the park.



Exhibit Examples





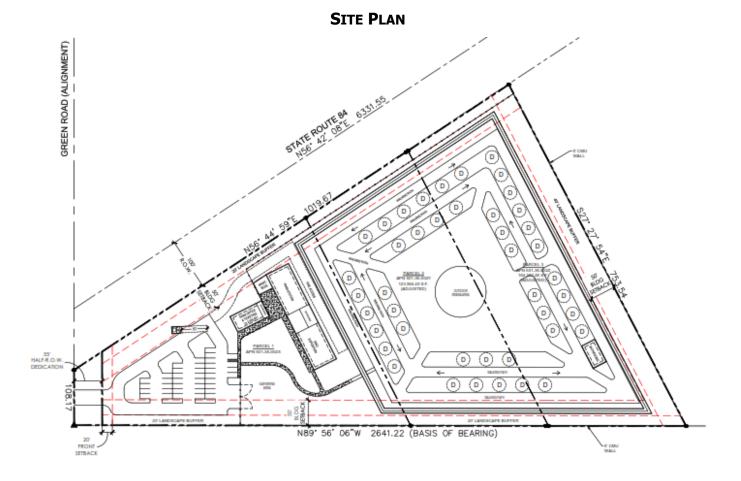


A total of five structures are planned. The park office/sales building, the tram station, the dinosaur ride pavilion, a maintenance building, and restroom. These structures will most likely be pre-fabricated units, though may be assembled on site. The property will be secured via obscure six-foot tall fence along the south and east sides and with a partial view fence along the north and west sides. In addition, 20- and 50-foot buffers are planned along all sides to minimize any light and/or noise impacts to adjacent properties.

The facility is currently planned to be year-round and operate daily from 10am until dusk. Approximately 5-10 employees will be needed to accommodate the 50-60 visitors expected on a daily basis. Patrons will be comprised of mostly families though an emphasis will be placed on school-aged children via structured events, field trips, birthday parties, etc. At 10-acres, the site is large enough to accommodate a large range of attendees and public/private events. Limited food offerings are envisioned via either food trucks, and/or off-site preparations.

Site lighting will be limited to pedestrian safety and site security and will adhere to the County's Dark Sky principles. Noise will also be limited as there will be no site wide loudspeakers, no large celebrations or events, though each exhibit will have a sound component.

Although the site is well connected geographically via regional transportation routes, utilities are limited to electricity to the property. Public water and sewer systems are not close enough to the site to be feasible and as such, water will be sourced via an on-site tank and/or well, and wastewater will be serviced via on-site septic system(s).



ZONING:

The project has been designed to meet the County's GR Development regulations which include the building setbacks shown in the table below. All Zoning Code requirements are intended to be met as no rezoning is proposed. A Special Use Permit, however, is proposed to accommodate the unique *outdoor recreational use* land use.

Development Standard	GR Code	Proposed
Minimum Parcel Area	54,450 SF	446,926 SF
Minimum Building Front Setback (west)	40 Feet	50 Feet
Minimum Building Rear Setback (east)	40 Feet	50 Feet
Minimum Building Side Setback (north & south)	20 Feet	50 Feet
Minimum Distance Between Buildings	7 Feet ¹	10 Feet ¹
Maximum Building Height	20 Feet	20 Feet

DEVELOPMENT STANDARDS TABLE

Note 1 – All structures except the Park Office are considered accessory structures.

FINDINGS OF FACT:

As part of the Special Use Permit analysis, the following Findings of Fact have been identified and responded to in an effort to demonstrate that the proposed use conforms to the County's Development Code and is compatible with the community it is proposed to be developed in.

1. The proposed special use will not materially affect or endanger the public health, safety or welfare. Considerations/factors:

a. Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections and sight lines at street intersections and curb cuts.

Response: The property sits at the intersection of State Route 84 and the Green Road alignment and is well served by existing transportation routes that are designed to handle significantly more traffic than this proposal is expected to generate. Intersection improvements are expected to Green Road since it is unimproved at this time.

b. Provision of services and utilities including sewer, water, electrical, garbage collection and fire protection.

Response: The property is currently able to be served by electrical, refuse, and rural metro fire services. On-site water and septic systems will be installed as part of the project development.

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

Response: The proposal will comply with all General Rural Regulations and Development Standards.

3. 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. Considerations/factors:

a. The relationship of the proposed special use and the character of development to surrounding uses and development, including evaluating possible conflicts between them, if any, and how these conflicts will be resolved or addressed.

Response: Although the area is largely rural zoned, there are very few homes nearby thus the project won't have much of an impact to the area's current character. Furthermore, suburban growth is making its way into the area and the City of Maricopa's General Plan for this property identifies it as employment as it is situated along SR84.

b. Whether the proposed development is beneficial to the public health, safety and general welfare of the community or county as a whole subject to mitigation of its impact on the adjoining property and surrounding area with additional conditions.

Response: The project will be a benefit to the community by offering an educational and recreative opportunity for the region's residents. In addition, many of the adjacent property owners desire the area to develop with non-residential uses and services which this development could spark.

4. Traffic circulation. Considerations/factors:

a. Number of access points onto major thoroughfares or arterial streets is limited.
 Response: The project will access Green Road which already intersections with SR 84 thus not adding to the highway intersections.

b. The site has access to streets that are adequately designed and constructed to handle the volume and nature of traffic typically generated by the use.

Response: Although Green Road needs to be improved, the right-of-way proposed (55feet) will allow that to occur. State Route 84 already exists and can easily accommodate the traffic generated by this project.

c. Does not result in the use of any residential street for nonresidential through traffic. Response: The project accesses directly to an arterial street (Green Road) and then to State Route 84, a regional highway.

d. Future circulation needs in the surrounding area have been taken into account through right-of-way dedication and off-site improvements.

Response: No additional circulation will be needed as the project has direct frontage on Green Road and State Route 84.

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

Response: The site does feature existing drainage demands that will be taken into account by the project design. The use, mostly being open-air, allows for ample retention and drainage.

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

Response: The project will not generate much in the way of off-site impacts and as described in this narrative, potential impacts are being mitigated.

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.
 Response: The proposed use is unique but the type of use, outdoor recreation, is not and exists

under Special Use Permits elsewhere in the County.

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

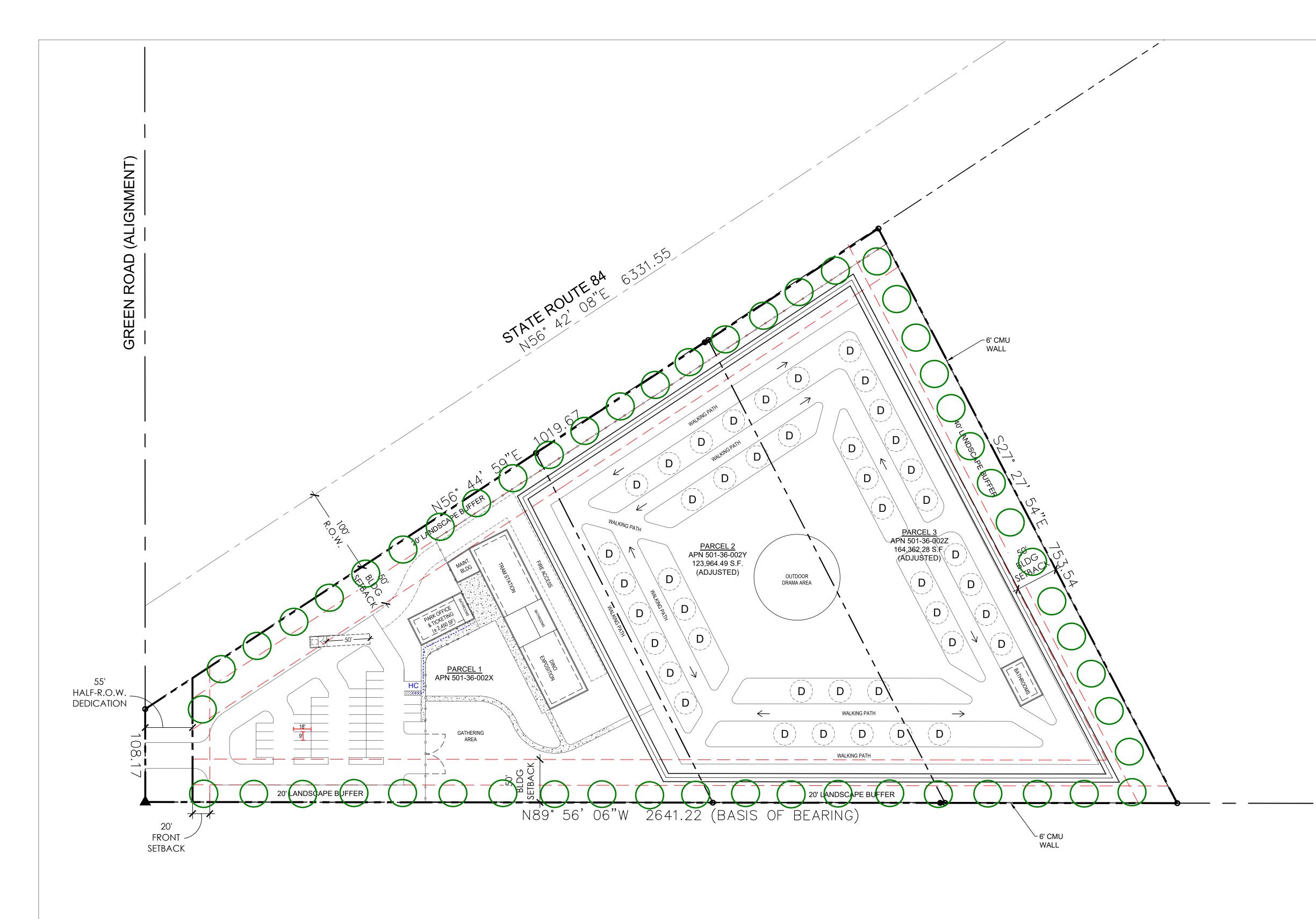
Response: This region of the County is devoid of educational and entertainment uses, making the proposal needed and welcome in the community.

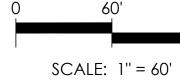
9. Public input. If there is public opposition to a proposed special use, this may indicate that the technical evaluation regarding compatibility of the use does not concur with the view of local residents and a recommendation of denial may be appropriate. If there is public support, this may be a factor in favor of the request.

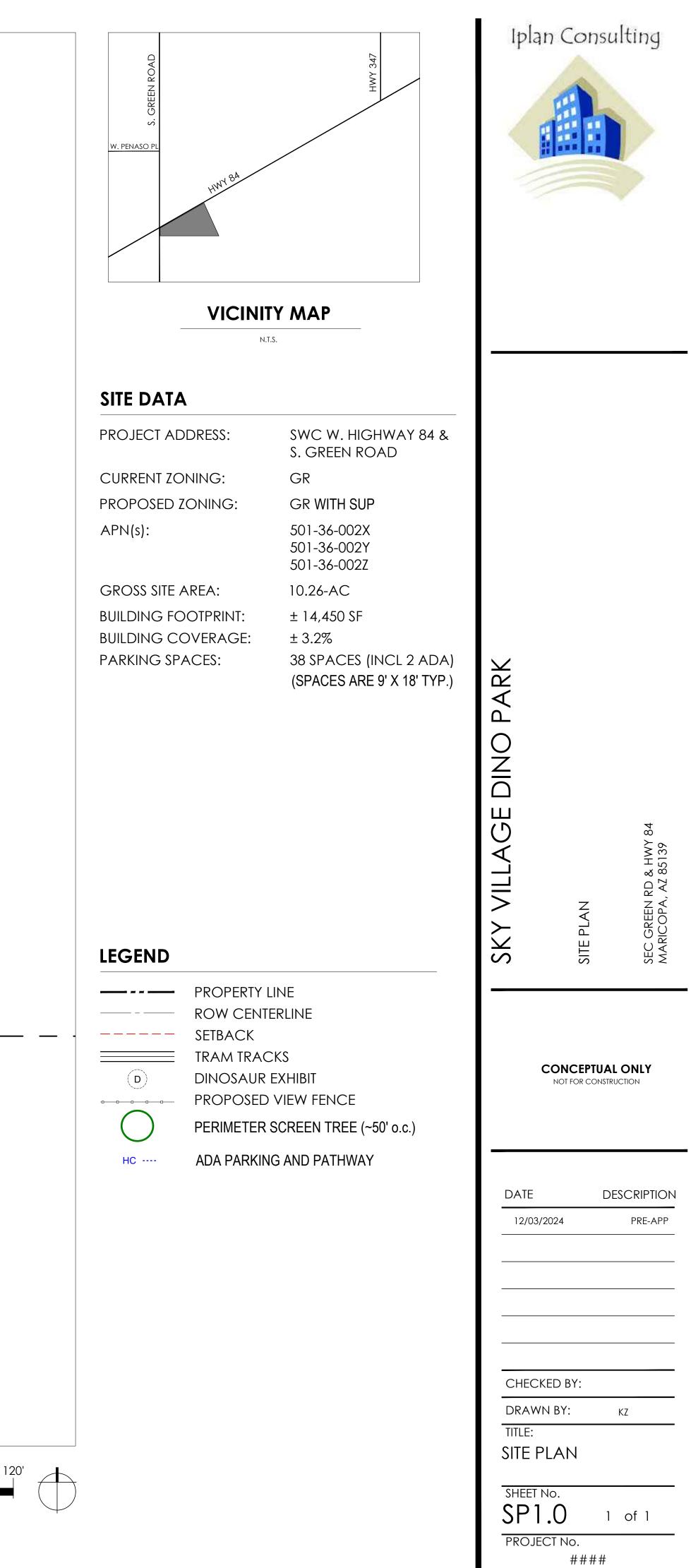
Response: A neighborhood meeting was held and the residents that attended were not opposed to the use and, in fact, were generally in favor of the proposal.

CONCLUSION:

This portion of Pinal County is ideal for the proposed use as it is located off major transportation routes and does not have much development around it so will have very little impact on the local community from a construction/development perspective. It will, however, have a large positive impact on the greater community by offering an educational and entertaining experience for County residents to learn and explore dinosaurs and the Mesozoic Era of Earth's history. As demonstrated by the Site Plan, the property is large enough to accommodate the current vision of the property owner while also having enough room for future growth while maintaining appropriate buffers/setbacks to adjacent properties. We look forward to working with the County Staff to bring this project to fruition.







TRAFFIC IMPACT STATEMENT For The Sky Village Dino Park Southeast Corner of Green Road & State Route 84 Pinal County, AZ

May 23, 2025

UCG Project Number: TR25059

<u>Prepared for:</u> Sky Village Dino Park, LLC





United Civil Group 2803 N. 7th Avenue Phoenix, Arizona 85007



Conducted by: Keith A. Winney, P.E.

INTRODUCTION

The Sky Village Dino Park development ("the Development" or "Subject Site") is being planned as a dinosaur educational and recreational facility on an approximate 10-acre site, which is located on the southeast corner of Green Road & State Route 84 (SR 84) in Pinal County, Arizona. *Figure 1: Aerial View and Vicinity* depicts the location of the Subject Site within the surroundings. The site plan is presented in *Figure 2: Site Plan.* All figures are provided at the end of this document in Appendix A. Opening of the Development is planned for year 2026.

This *Traffic Impact Statement* (TIS) has been provided in association with the Special Use Permit request of the Subject Site. The TIS has been performed in general accordance with the Pinal County *Traffic Impact Statement Guidelines*, locally accepted standards, and industry practice.

The purpose of this TIS is to document the existing conditions of the Subject Site; discuss the proposed development and estimate its weekday, AM peak hour, and PM peak hour trip generation; and discuss impacts to the adjacent roadways, if applicable.

EXISTING ROADWAY CONDITIONS

State Route 84 is an Arizona Department of Transportation (ADOT) maintained State Route, classified as a Rural Principal Arterial by ADOT. SR 84 is classified as Parkway and a Regionally Significant Route (RSR) per the Pinal County *Regionally Significant Routes for Safety and Mobility – 2020 Update.* SR 84 a two-lane (one northeast-bound, one southwest-bound) undivided roadway having an approximate 35-foot pavement width with 12-foot travel lanes, and generally lacks curb/gutter in the study area. The posted speed limit on SR 84 is 55 miles per hour.

According to the most recent counts (2023) on the ADOT Multimodal Planning Traffic Count Data System (TCDS), SR 84 has an AADT of 1,104 vpd (517 NEB; 587 SWB). The collected AM peak hour volume is 46 NEB; 50 SWB. The collected PM peak hour volume is 40 NEB; 47 SWB.

Green Road is not classified within Pinal County's *Regionally Significant Routes for Safety and Mobility – 2020 Update;* however, Green Road is situated on a Section line. South of SR 84, Green Road is a north-to-south unimproved dirt road having a varying width approximately 27 feet wide.

The intersection of Green Road & SR 84 is unsignalized with stop-control on the Green Road approaches.



SITE DESCRIPTION

The current state of the approximate 10-acre Subject Site is vacant desert land having GR zoning.

The following are the surrounding existing conditions and land uses:

North: SR 84 followed by vacant desert land and sparce single-family homesites.

South: Vacant desert land.

East: Vacant desert land.

West: Green Road followed by vacant desert land.

SITE ACCESS

Access to the site is planned via one primary full movement driveway on Green Road approximately 160 feet south of SR 84 (centerline to centerline).

SITE TRAFFIC GENERATION

The Sky Village Dino Park is a unique use, with its primary function being that of a dinosaur educational/recreational/amusement facility, catering to families and school-aged children. The following is a general outline of the planned operations of the Development, as provided by the project's representatives:

- Planned Development: dinosaur educational/recreational/amusement facility with outdoor gathering spaces, pedestrian tour paths, an electronic train-style tram, five prefabricated buildings (office/sales/ticketing, tram station, maintenance building and restrooms), and approximately 25 overall exhibits.
- Operational Hours: Open year-round; generally planned to open at 10:00AM and close at dusk daily.
- Visitors: 50-60 visitors are expected on a daily basis.
- Employees: 5-10 employees are expected.

The trip generation of the Development on a typical day is estimated based on the planned operations as provided above. Due to the unique nature of the development, an established use and associated LUC within the ITE Trip Generation Manual is not applicable. The following are the estimated daily trips generated:

- <u>Dino Park Visitors</u>
 - Due to the nature of the planned development, visitors would be expected to arrive in public school buses, and/or passenger vehicles. A conservative approach to trip generation estimation is utilized, which assumes a park full of visitors on a non-school day (i.e. full visitor occupancy of the park arriving/departing in personal vehicles, rather than a couple buses).
 - Vehicles are expected to have multiple children/adults within a single vehicle; occupancy of the of the visitor vehicles is anticipated to be approximately 3 visitors per vehicle (adults plus children), on average.



- For the purposes of this study, all visitor vehicles are assumed to arrive within one hour around opening, and to depart within one hour around closing.
- 60 daily visitors at 3 visitors per vehicle on average = 20 visitor vehicles arriving and departing daily (1 trip arriving; 1 trip departing per each).
 - 40 daily visitor trips [a]
- <u>Employees</u>
 - A maximum of 10 employees are anticipated on a typical day. (1 trip arriving; 1 trip departing per each).
 - 20 daily employee trips [b]
- 60 total daily trips expected on a typical day [a+b]

Table 1: Sky Village Dino Park Trip Generation Estimate presents the tabulated estimated daily and peak hour trips generated by the proposed use and operations as described above. Note: the days of the week that the site may be expected to experience the most usage is not certain; for the purposes of this study, the peak site usage is assumed to occur on a typical weekday. Additionally, employees would be expected to arrive an hour in advance of the visitors, and depart an hour after the park visitors. Therefore, the visitor and employee trips are assumed to not coincide within the same hour, and for peak hour trip generation purposes, only visitor trips are included.

Land Use	Daily Trips	AM Peak Hour*			PM Peak Hour*		
		Visitor Vehicles Arrive	Visitor Vehicles Depart	Total	Visitor Vehilces Arrive	Visitor Vehicles Depart	Total
Sky Village Dino Park	60	20	0	20	0	20	20

TABLE 2: Sky VILLAGE DINO PARK TRIP GENERATION

* Employees would be expected to arrive an hour in advance of the visitors, and depart an hour after the park visitors.

On a typical weekday, based on the assumptions provided above, the Sky Village Dino Park is estimated to generate 20 trips in the AM peak hour of the Development (20 in/0 out), and 20 trips in the PM peak hour of the Development (0 in/20 out).

Given the planned park hours and unique land use, the AM and PM peak hours of the Development may not coincide with the peak hours of the adjacent SR 84; however, for the purposes of this study, they are considered to coincide.



TRIP DISTRIBUTION

The trip distribution procedure determines the general pattern of travel for vehicles entering and leaving the study area. Being that the Development is a recreational facility, the market area is expected to be the population centers in the localized region (Maricopa, Casa Grande, Eloy, Gila Bend, etc.) and the distribution percentages are based on the location of the Subject Site in relation to these population centers as well as access to the major travel corridors in the vicinity. The assumed trip distribution percentages.

Direction	Trip Distribution Percentage Arriving from/Departing to
Maricopa Area (via SR 347)	40%
Casa Grande Area (via SR 84)	30%
Northeast of Subject Site on SR 84	70%
Eloy/Arizona City/South Casa Grande Area (via I-8)	20%
Gila Bend Area (via I-8)	10%
Southwest of Subject Site on SR 84	30%

The forecasted site traffic for the Development is assigned at the primary access and the adjacent intersection of Green Road & SR 84 as shown below in Exhibit A. The through traffic volumes at the Green Road & SR 84 intersection as well as the daily traffic volumes shown in Exhibit A are as per the existing traffic volumes per the ADOT TCDS.

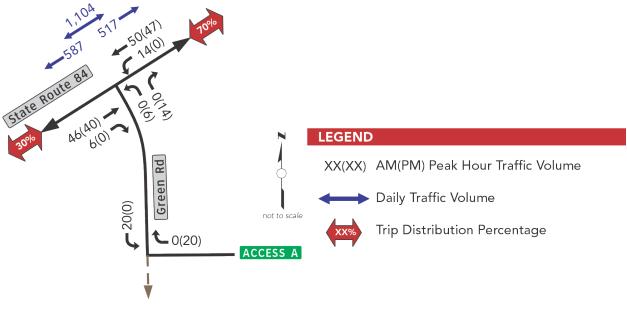


Exhibit A – Traffic Volumes



TURN LANE WARRANTS

Right-turn lane warrants from Subsection 245 of the ADOT *Traffic Engineering Guidelines and Processes* were used to determine the need for a right-turn deceleration lane on northeast-bound SR 84 at Green Road. In general, the primary determining factors to warrant a right-turn lane are the combination of through traffic and turning traffic volumes, posted speed limit, and the number of through lanes on the roadway. Variables specific to the SR 84 & Green Road intersection include:

Number of NEB through lanes on SR 84: 1 Posted speed limit on SR 84: 55 mph Forecasted peak hour right-turn volume: 6 vph (AM); 0 vph (PM) Peak hour volume, advancing direction: 46 vph (AM); 40 vph (PM)

	Minimum Peak Hour Right-turn Traffic Volume						
Peak Hour Traffic	# of thru lanes per direction						
Volume on the Highway in	1		1	3			
Advancing Direction	< 45 MPH Posted Speed	≥ 45 MPH Posted Speed	≤ 45 MPH Posted Speed	≥ 45 MPH Posted Speed	All Speeds		
<u>< 200</u>							
201 - 300	-	30	-	-	-		
301 - 400	-	19	-	55	-		
401 - 500	85	14	-	30	-		
501 - 600	58	12	140	25	-		
601 - 700	27	9	80	18	-		
701 - 800	20	8	53	15	-		
801 - 900	12	7	40	12	-		
901 - 1000	9	6	30	11	-		
1001 - 1100	8	5	23	9	18		
1101 - 1200	7	5	18	8	16		
1201 - 1300	6	4	14	8	15		
1301 - 1400	6	4	11	6	12		
1400+	5	3	8	6	10		

The ADOT right-turn lane thresholds from TGP 245 are presented below.

As shown above, a dedicated right-turn lane on northeast-bound SR 84 at Green Road is not warranted.

Left-turn lane warrants from Subsection 245 of the ADOT *Traffic Engineering Guidelines and Processes* were used to determine the need for a left-turn deceleration lane on southwest-bound SR 84 at Green Road. In general, the primary determining factors to warrant a left-turn lane are the combination of through traffic and turning traffic volumes, posted speed limit, and the number of through lanes on the roadway. Variables specific to the SR 84 & Green Road intersection include:

Number of SWB through lanes on SR 84: 1



Posted speed limit on SR 84: 55 mph Forecasted peak hour left-turn volume: 14 vph (AM); 0 vph (PM) Peak hour volume, advancing direction: 50 vph (AM); 47 vph (PM)

	Minim	Minimum Peak Hour Left-turn Traffic Volume					
Peak Hour Traffic	# of thru lanes per direction						
Volume on	:	1	2				
the Highway in		\frown	(Undivided)*				
Advancing Direction	< 45 MPH Posted	≥ 45 MPH Posted	< 45 MPH Posted	≥ 45 MPH Posted			
	Speed	Speed	Speed	Speed			
≤ 200	30	15	-	-			
201 - 300	12	12	40	30			
301 - 400	12	12	30	25			
401 - 500	12	12	25	18			
501 - 600	12	12	15	12			
601 - 1000	12	12	10	8			
1000+	12	8	10	8			

The ADOT left-turn lane thresholds from TGP 245 are presented below.

*On non-freeway divided highways, left-turn or U-turn lanes should be provided at median breaks.

As shown above, a dedicated left-turn lane on southwest-bound SR 84 at Green Road is not warranted.

CONCLUSIONS

The Sky Village Dino Park development is being planned as a dinosaur educational and recreational facility on an approximate 10-acre site, which is located on the southeast corner of Green Road & SR 84 in Pinal County, Arizona. Opening of the Development is planned for year 2026.

Considering planned operational assumptions based on the land use, potential visitors, and planned employees, the Subject Site is forecasted to generate 20 trips in the AM peak hour and 20 trips in the PM peak hour.

Per ADOT right-turn and left-turn lane warrants from Subsection 245 of the ADOT *Traffic Engineering Guidelines and Processes,* a dedicated right-turn lane on northeastbound SR 84 at Green Road is not warranted; and a dedicated left-turn lane on southwest-bound SR 84 at Green Road is not warranted.

Due to the relatively low forecasted potential trip generation of the Development, and the relatively low existing traffic volumes on SR 84 in the vicinity of the Subject Site, no undue traffic impacts are anticipated related to the Development.

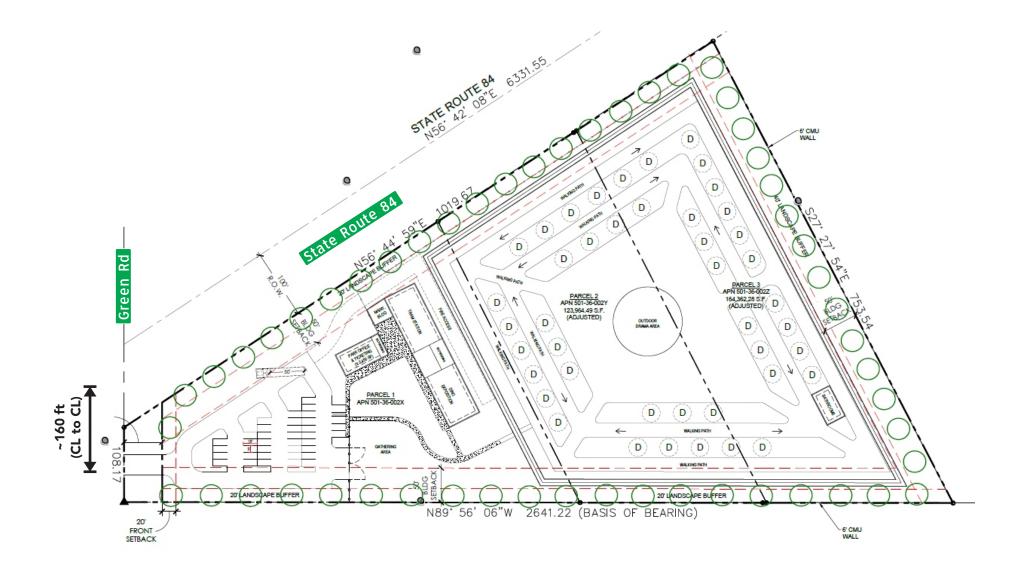


APPENDIX A

Figures









SUP-004-25 Sky Village Dino Park

Response to Comments

Missing Documentation:

- 1. Neighborhood Meeting
 - Attendance sign-in sheet with names and addresses.

Response: Although a sign-in sheet was available, none of the three attendees complied. However, we do know what parcels they own and thus created an attendance sheet included in the resubmittal package.

Missed Grading and Drainage Plan / Drainage Report – as per Flood Control comments, Z-PA-127-24

Response: The SUP concerns itself only with the land use proposed and the application actually does not require a Grading Plan or Drainage Report (or other requested specifics). We fully intend to perform the drainage analysis during the Site Plan process which follows the SUP. Our understanding is that the SUP is the consideration of the proposed use of the property which should not be affected by site plan specific elements like drainage, lighting, ADA pathways, etc. and as such, those items are not designed at this stage meaning that we cannot produce legitimate studies and reports for them. Once the land use is approved via the SUP, then a formal Site Plan can be created and submitted for County review which will address all of these specific elements. We would be supportive of a Condition of Approval that requires a Drainage Plan/Report be reviewed and approved prior to permitting.

Missed Traffic Impact Statement – as per Traffic Engineering comments, Z-PA-127-24

Response: A TIS has been prepared and is included in the resubmittal package. The statement shows now detrimental impact will result from this project.

Missing Elements on Site Plan:

- Provide landscaping details for the buffer.
- Mark parking stall dimensions.
- Indicate ADA access and restroom locations.
- Submit photometric plans showing lighting levels pre and post curfew.

Response: Information regarding landscaping in the buffer areas and parking space dimensions have been added to the conceptual site plan. Regarding the lighting/photometrics and ADA access, we understand these elements are needed to be reviewed and approved prior to permitting, but we don't see how they are relevant to determine if the proposed land use is appropriate at this location. To that point, the SUP application does not even mention them. Once the SUP is approved, then the Site Plan can be developed and processed to address these and the above mentioned drainage report. That is the purview of the Site Plan process. Please note that we are not proposing any deviations to the County Code regarding any of the above items so we will fully comply with those requirements and we would be supportive of Conditions of Approval that require compliance and submittal of this information prior to permitting.

If the required updates are provided by **May 12**, the tentative schedule for the **Planning and Zoning Commission Public Hearing** will be **June 19**.

Additionally, please be prepared to **install two broadcast signs no later than May 21**. You will also be responsible for:

- Publishing a newspaper advertisement
- Mailing postcards to nearby property owners regarding the public hearing
- **Posting a public hearing notice** (small yellow sign) provided by the County on the installed broadcast signs.

Response: Understood.



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Jun. 26, 2025

NOTICE ID: WG1EHigKIpJrN2bBstm0 NOTICE NAME: SUP-004-25 Dino Park SUP

Edmar Corachia

(Signed

VERIFICATION

State of Florida County of Orange

Subscribed in my presence and sworn to before me on this: 06/30/2025

Notary Public Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17TH DAY OF JULY 2025. AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E 11TH STREET, FLORENCE, ANALZONA, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT, IN THE UNINCORPORATED AREA CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT, IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. SUP-004-25 – PUBLIC HEARING/ ACTION: Greg Davis, Iplan Consulting (agent), Nadeesha Nambukara Wellala (applicant), on behalf of landowner – Nirosha Senerath and Nadeesha Nambukara Wellala (applicant), on behalf of landowner – Nirosha Senerath and Nadeesha Nambukara Wellala (be Permit (SUP) to operate an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era (Sky Village Dino Park) on 10.27± acres, situated in portion of Saction 29, Township 065, Range 03E, tax parcels 501 36-0022, 501-36-0027, S 501 36-0022, 501-36-0027, S 501 36-0022, S01-36-0027, S 501 36-0022, S 501-38-0027, S 501 30-0022, S 501-38-0027, S 501 30-0027, S 502, S 5 THE UNINCORPORATED AREA

CALL (320) 866-6442 for more information. DATED THIS 19th DAY OF JUNE, 2025, BY PINAL COUNTY DEVELOPMENT SERVICES

DEVELOPMENT SERVICES DEPARTIMENT. 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

SIAIEMENT 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 (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, BUTWRITTEN STATEMENTS DESIRED TO



MUUIII

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. WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY PLANNING DIVISION, DEVELOPMENT SERVICES DEPARTMENT P.O. BOX 749 (85 N. Florence Street) FLORENCE, AZ 85132 Contact for this matter: Valentyn Panchenko, Planner E-mail Address: Valentyn. Panchenko@pinal.gov Phone: (520) 866-6414 No. of publications: 1: date of publication: Jun 26, 2025

AFFIDAVIT OF POSTING OF BROADCAST SIGN

 I, Greg Davis
 , Applicant for case
 SUP-004-25
 (Case number), personally

 caused
 One
 sign(s) to be posted in a visible place on or near the proposed project site on_

 06/23/2025
 (Date), at least 28 days before the Planning and Zoning Commission Public

 Hearing, regarding the proposed
 Special Use Permit
 (Type of application), in

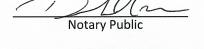
 unincorporated Pinal County
 Special Use Permit
 (Type of application), in

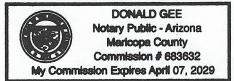
The notice was posted as indicated on the attached map and photograph.

Applicant

Subscribed and sworn to me by <u>Greg Davis</u> this <u>26</u>th day of <u>June</u>, 20<u>25</u>.

My Commission Expires: 04/07/2029

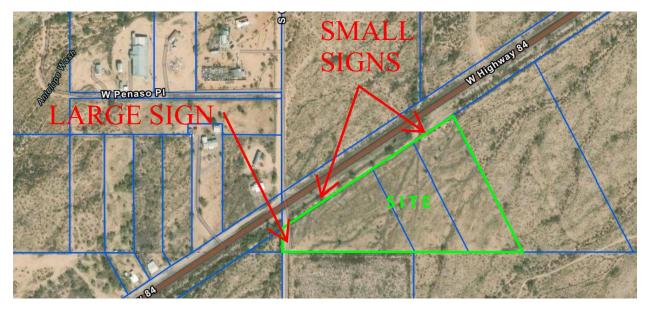




Sign Posting Documentation

Signs Posted 06/23/2025

Sign Posting Map



Sign Photos







Case Number SUP-004-25 Ryan C. Byers 46640 W US Highway 84 Maricopa, Az 85139 702-553-6526 Parcel # 501-37-023A0 Parcel # 501-37-023C6

TO: Valentyn Panchenko – Planner

Pinal County Planning Division,

Development Services Department,

Hello,

I am writing to state that I oppose the Special Use Permit SUP-004-25 for The Sky Village Dino Park on Highway 84 and Green Road. I oppose the issuing of this permit because this area doesn't have any business's, this area is a rural residential area. I moved out here because we don't have street lights, we don't have business, we have dark skies.

Please let us keep the lifestyle we have chosen to live out here.

Please don't allow the City of Maricopa's Desires to take everything from us, happen.

I don't wish to appear.

Thank You for taking this into consideration,

Ryan C. Byers

Resident-Property Owner