



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-014-25 (TATE REZONE)

07/17/25

Community Development Department

□ Proposal:

- Requesting to rezone, from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2) with no plans at present to develop the property.

■ Size:

- 24.23 ± acres

□ Location:

- SE of S Trekkell Rd and W Cornman Rd

□ Owner/Applicant:

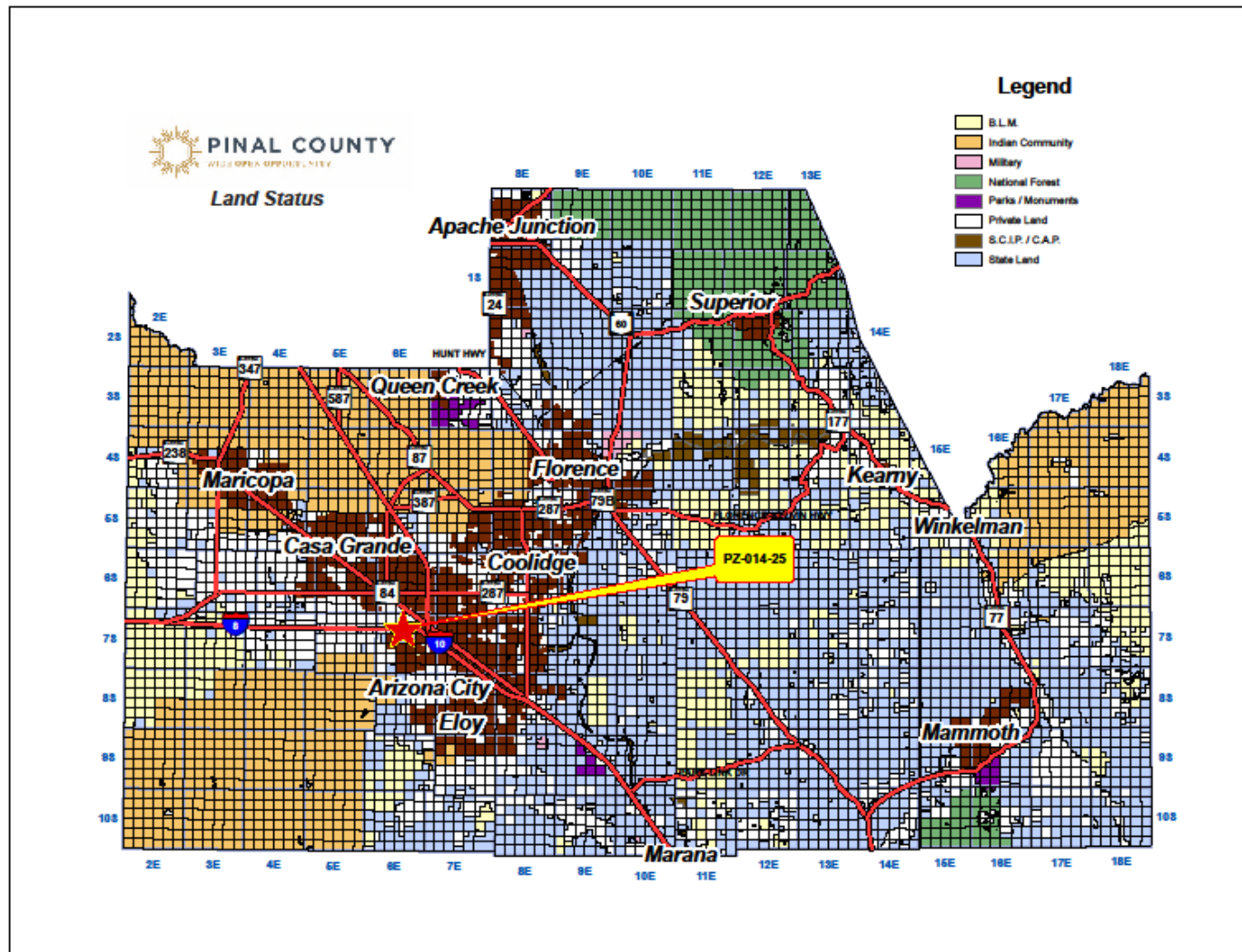
- Tim & Shirley Tate, Owner, Rick Miller, Applicant

Location Map

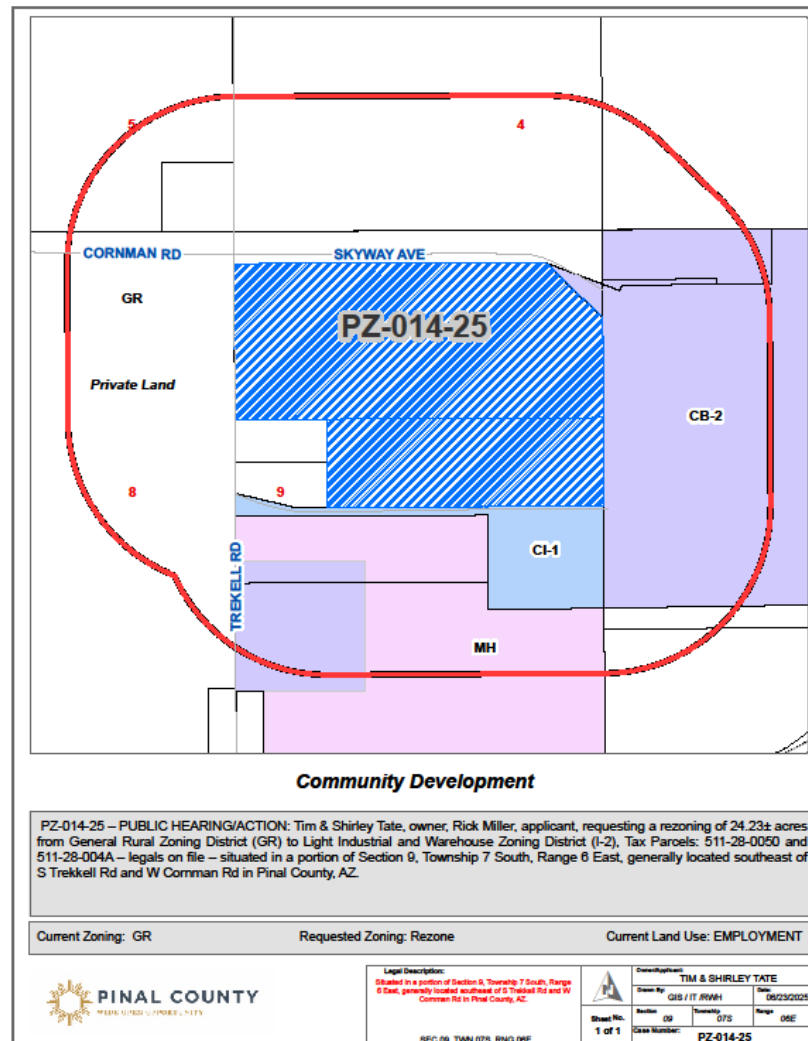


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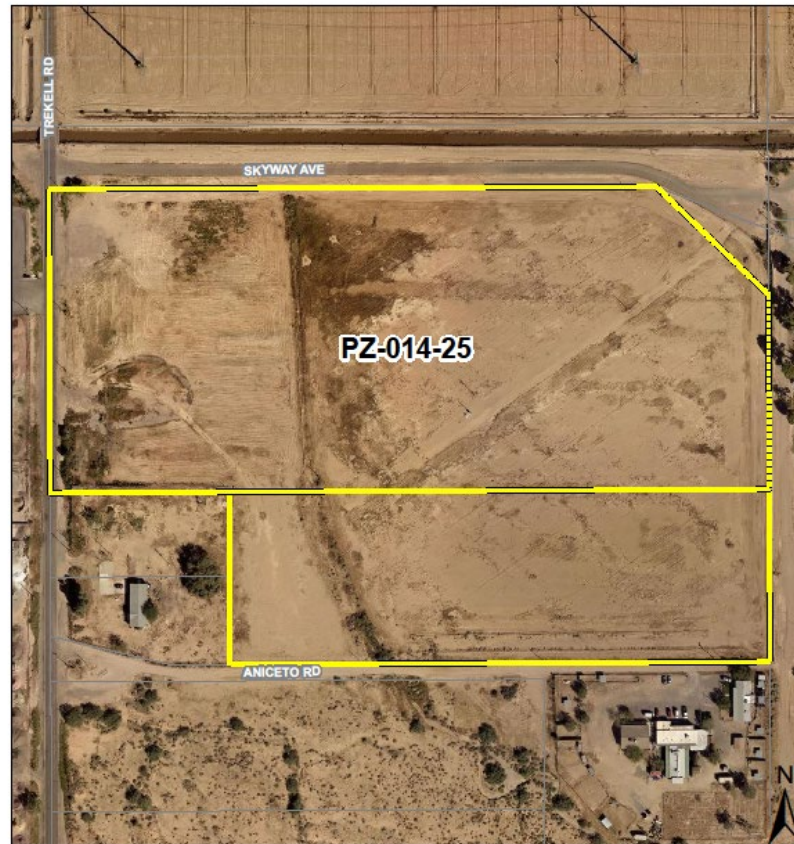
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Case/Zoning Map



Aerial Map



Community Development

North



South



East



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West



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Items of Consideration

- ❑ At present, there are no plans to develop this property. The applicant has stated the site will be maintained and remain vacant for the foreseeable future
- ❑ The subject site is designated by the Pinal County Comprehensive Plan as being under the Employment category.
- ❑ The parcels directly to the south were rezoned in 2025 from General Rural (GR), Manufactured Home (MH) and General Business (CB-2) to Industrial Zoning (I-2) for the development of an industrial complex.
- ❑ No letters of opposition have been received at this time.



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Recommendation: Approval with the following 6 stipulations

1. Approval of this zone change (PZ-014-25) 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;
2. Trekell Road has been identified as “Routes of Regional Significance”. Applicant will be required to comply with the “Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report, December 2008”, the 2020 RSRSM map update, and the current “Access Management Manual” which may specify limited or reduced access on these roads or as approved by the County Engineer
3. Half-street right-of-way dedication will be required for Trekell Road (Western boundary). The required minimum half-street right-of-way is seventy-five feet (75ft) for Trekell Road along the western boundary. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
4. All right-of-way dedication shall be free and unencumbered; 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.
5. Any future developments must adhere to the allowed uses for I-2 zoning under Chapter 2.335.020. of the Pinal County Development Services Code.
6. Any future development on the subject parcels will be required to go through the Site Plan Review process.

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□ QUESTIONS?