

MEETING DATE: APRIL 3, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-047-23 & PZ-PD-025-23 (HERNANDEZ PECAN FARM)**

CASE COORDINATOR: PATRICK ROBERTS, SENIOR PLANNER

Executive Summary: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a wedding and event venue;

If This Request is Approved:

The applicant will apply for a site plan under the approved development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends Approval of the rezone (PZ-047-23) and the Planned Area Development (PAD) overlay (PZ-PD-025-23) with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 24, Township 6 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

PZ-047-23 - PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Jordan Rose, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from **GR (General Rural Zone) to C-3 (General Commercial Zoning District)**, to allow development of a wedding and event venue; situated in Section 24, T06S, R05E G&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

PZ-PD-025-23 - PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Jordan Rose, Rose Law Group, agent/applicant, requesting approval of a **Planned Area Development (PAD) Overlay District**, to apply **C-3 PAD** development standards on 2.24± acres, to allow development of a wedding and event venue; situated in the Northern quarter of Section 24, T06S, R05E G&SRB&M, tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

TAX PARCELS: 503-46-006K (Legal on file)

LOCATION: Located south of West Clayton Rd, approximately 350 feet East of North Burris Rd on West Camino Ledezma.

SIZE: 2.24± acres

COMPREHENSIVE PLAN:

The Hernandez Pecan Farm PAD proposal is located within the Pinal County Comprehensive Plan and is designated Mid Intensity Activity Center. The subject property lies within the peripheral area of the activity center, and is below the commercial acreage threshold for requirements of a Comprehensive Plan Amendment for neighborhood commercial as established under Commerce-Related Land Uses: Commerce-Related Definitions (Commercial and Employment) in chapter 3 of the comprehensive plan. The Mid Intensity Activity Center land use category transition zone discusses goals of 25% service employment and characteristics of Garden Scale character in figure 3-13 of the Pinal County Comprehensive Plan.

This project complies with several commercial planning guidelines for commercial development, and adheres to definitions and requirements for neighborhood commercial development. Commercial guidelines within the comprehensive plan state that developments should:

1. “be compatible with surrounding land uses, provide a proper transition or buffer and minimize negative impacts of on-site activities to adjacent uses, which may include architectural relief”,
2. “mitigate negative visual impacts arising from the scale, bulk, and mass of large commercial buildings and centers”,
3. “allow for needed flexibility to respond to conditions and constraints inherent to specific sites and areas in Pinal County,” and
4. “Impacts of commercial development on the surrounding local and regional roadway network must be determined by the County”.

This project complies with these guidelines which contribute to definitions of neighborhood commercial uses, alongside requirements that subject sites are less than 20 acres in area and may be implemented into any land use designation with respect to these guidelines. Staff has found that this project complies with these guidelines and will not require a comprehensive plan amendment on this basis.

EXISTING ZONING AND LAND USE:

The subject is currently zoned GR (General Rural) and is currently a residence and agricultural Pecan grove. The owner previously operated the location as a wedding venue as a non-compliant business, and is pursuing this rezoning and PAD overlay in an effort to make this site compliant with commercial zoning standards.

SURROUNDING ZONING AND LAND USE:

- North: GR (General Rural), City of Casa Grande
- South: GR (General Rural), City of Casa Grande
- East: GR (General Rural), City of Casa Grande
- West: GR (General Rural), City of Casa Grande

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): August 11, 2023
- Agency Mail out: January 10, 2024
- Newspaper Advertising: January 25, 2024
- Site posting: January 29, 2024

FINDINGS/SITE DATA:*History*

The site was originally zoned GR-General Rural. The property began operating as a wedding venue in spring of 2021, attracting business and event rentals with its scenic grove and rural atmosphere. A code compliance case was opened against the property's operations in October of 2022 due to traffic and parking impacts to surrounding properties. As of spring 2023, the owner ceased all wedding venue uses on the property, and the code compliance case was closed. The owner has since been in discussion with the County to resume the wedding venue use as a compliant operation.

Flood Zone

The Project site is located entirely within Zone X which is described by FEMA as "The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood".

Use

The proposed development will comprise of an event venue (Max. 200 People). All other commercial uses shall be restricted.

ANALYSIS:*Rezone*

The owner of the Hernandez Pecan Farm, intends to rezone 2.24± acres from GR (General Rural) to C-3/PAD (General Business Zone). Although the subject site was previously used as a Wedding venue, associated uses that go along with the Wedding function like assembly halls are not allowed under the current GR zoning. To date, the venue has operated without proper zoning or permits. Rezoning to C-3/PAD will allow the property to resume operations as a wedding venue, and bring this site up to date with the current code. The property will then be able to pursue site plan review, and pull permits on needed improvements to provide better services to guests and bring greater value to a business in the Casa Grande area.

The property has shared access from North Burris Road via West Camino Ledezma. The preliminary development plan provides 67 parking spaces and requests changes to paving standards to utilize a chip-seal paved parking lot as preliminarily approved by the County Engineer.

According to the applicant, the purpose of the facility is to provide wedding and special event based services to Pinal County residents in the Casa Grande area. The owner intends to construct a future reception barn that would serve the event space, but initially the event center would operate primarily outdoors. The project will be required to provide a permanent restroom facility and bridal suite as part of Site Plan Review approvals going forward.

PAD

The applicant has requested approval of a Planned Area Development overlay in order to overcome developmental constraints that would be introduced by C-3 standards. A PAD would typically not be considered on this property due to the parcel in question not consisting of at least 10 acres. Section 2.175.040 – Location of the Pinal County Development Services Code does allow an exception given "the commission and supervisors find that a tract containing less than ten gross acres is suitable as a PAD overlay zoning district by virtue of its unique character, topography or other features. Staff finds that

this property meets the intent of this exception on the basis of utilizing existing agricultural resources to provide a scenic venue for a singular specified use.

This PAD requests certain changes to standards established under the C-3 zoning district. The PAD requests a reduction in side yard setbacks to 15 feet. C-3 standards typically require 25 foot setbacks where properties abut rural or residential zones.

Changes are also proposed for the screening requirements in order to reduce visual impact to the site through construction of CMU walls. The proposed standards request construction of a wall with wood or like material or view fencing as approved by the Community Development Department along the East, West and South property lines. The provisions further require planting of mature, dense landscaping along the East side and rear yard planted 10 feet off center. Staff finds these changes to the screening requirements will provide sufficient obstruction to any visual impacts imposed by this site onto neighbors.

Parking standards have also been revised to be more applicable to this type of use. C-3 standards for event centers require one parking stall per 50 square feet of total floor area used for public assembly or one per three seats in the main assembly room whichever is greater. Staff finds that this parking requirement can be either astronomically prohibitive or entirely inadequate without changes to the standard. This project is intended as a largely outdoor venue, with approximately 46,000 square feet of area that may be utilized for assembly. A standard of one per every three seats has been provided to better accommodate the use.

PUBLIC PARTICIPATION

Staff notes that notices were sent out to all property owners within 600 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process.

One neighborhood meeting was held and the applicant has met the requirements listed in the ordinance.

To date, staff has received no public comment.

The Pinal County Department of Public Works reviewed the proposal and views the project as acceptable.

COMMISSION RECOMMENDATION:

At the February 15th meeting of the Pinal County Planning and Zoning Commission, after opening the case to public hearing, the Commission voted 9-0 in favor of approving cases PZ-047-23 and PZ-PD-025-23.

At the public hearing, the Board needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Rezone (PZ-046-23) and PAD amendment (PZ-PD-025-23). Furthermore, the Board must determine that this zone change and PAD amendment will promote the orderly growth and 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 San Tan Special Area Plan

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

STAFF SUMMARY: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for a Rezone and Planned Area Development Amendment.
2. To date, no public comments have been received.
3. The property has legal access.
4. The subject property is located within the Mid Intensity Activity Center designation and complies with the Comprehensive Plan requirements.
5. Granting of the PAD amendment will require, after the time of zoning approval, 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.

Should the Board find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that Board approve cases PZ-047-23 with one stipulation and PZ-PD-025-23 with 17 attached stipulations.

STAFF RECOMMENDATION (PZ-047-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, with one stipulation.

1. Approval of this zone change (**PZ-047-23**) will 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.

STAFF RECOMMEND MOTION (PZ-047-23): I move the Pinal County Board of Supervisors **APPROVE** case **PZ-047-23** with *one stipulation*.

STAFF RECOMMENDATION (PZ-PD-025-23): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that approve case PZ-PD-025-23 with the attached seventeen (17) stipulations.

STAFF RECOMMEND MOTION (PZ-PD-025-23): *I move the Pinal County APPROVE case PZ-PD-025-23 with its seventeen (17) stipulations as listed in the staff report:*

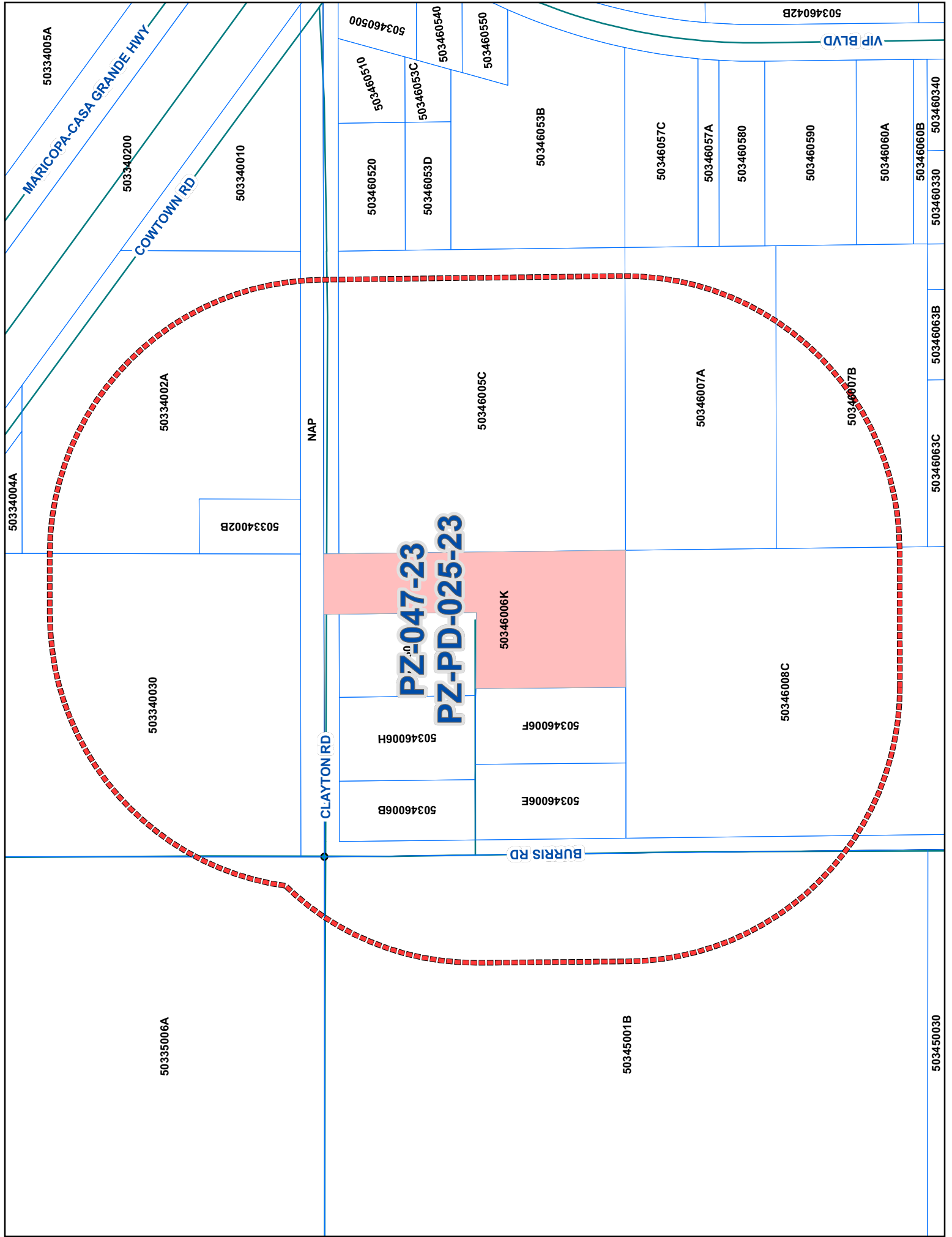
1. The stipulations listed herein pertain to the area described in case PZ-PD-025-23;
2. Approval of this PAD (PZ-PD-025-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. Hernandez Pecan Farm Planned Area Development (PAD) Overlay District (PZ-PD-025-23) is to be developed as shown by the site plan/development plan dated August 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-047-23;
5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. The PAD narrative dated December 5, 2023 shall be amended to reflect standards for minimum front yard setbacks of 20 feet.
8. A Minimum six foot wall constructed with wood or like material or view fencing as approved by Community Development Department shall be constructed along the east, west and south property lines.
9. Minimum side yard setbacks shall be 15 feet.
10. Mature dense landscaping shall be located along the rear east side and rear yard planted at 10 feet off-center.
11. Required parking shall be calculated at one parking stall per three seats.
12. The primary access road from Burriss Road east to the entrance of the development shall be paved to a minimum all-weather access standard to support the proposed traffic volumes and to provide dust

abatement. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

13. A Traffic Impact Statement will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan Approval;
14. Any additional right-of-way dedications needed for the any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision standards or as approved by the County Engineer;
15. All right-of-way dedications shall be free and unencumbered;
16. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the County Engineer;
17. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal or review and approval to ensure provisions have been made to accommodate offsite runoff and to ensure onsite retention of storm water runoff or as approved by the County Engineer.

Date Prepared: 3/19/2024 PR

Revised:



PZ-047-23
PZ-PD-025-23

NAP

CLAYTON RD

BURRIS RD

VIP BLVD

MARICOPA-CASA GRANDE HWY

COWTOWN RD

50334005A

503340200

503340010

50334004A

50334002B

503340030

50334002A

50335006A

50345001B

503460500

503460510

50346053C

503460540

503460550

503460520

50346053D

50346053B

50346057C

50346057A

503460580

503460590

50346060A

50346060B

503460340

503460330

50346063B

50346063C

50346006K

50346006F

50346006E

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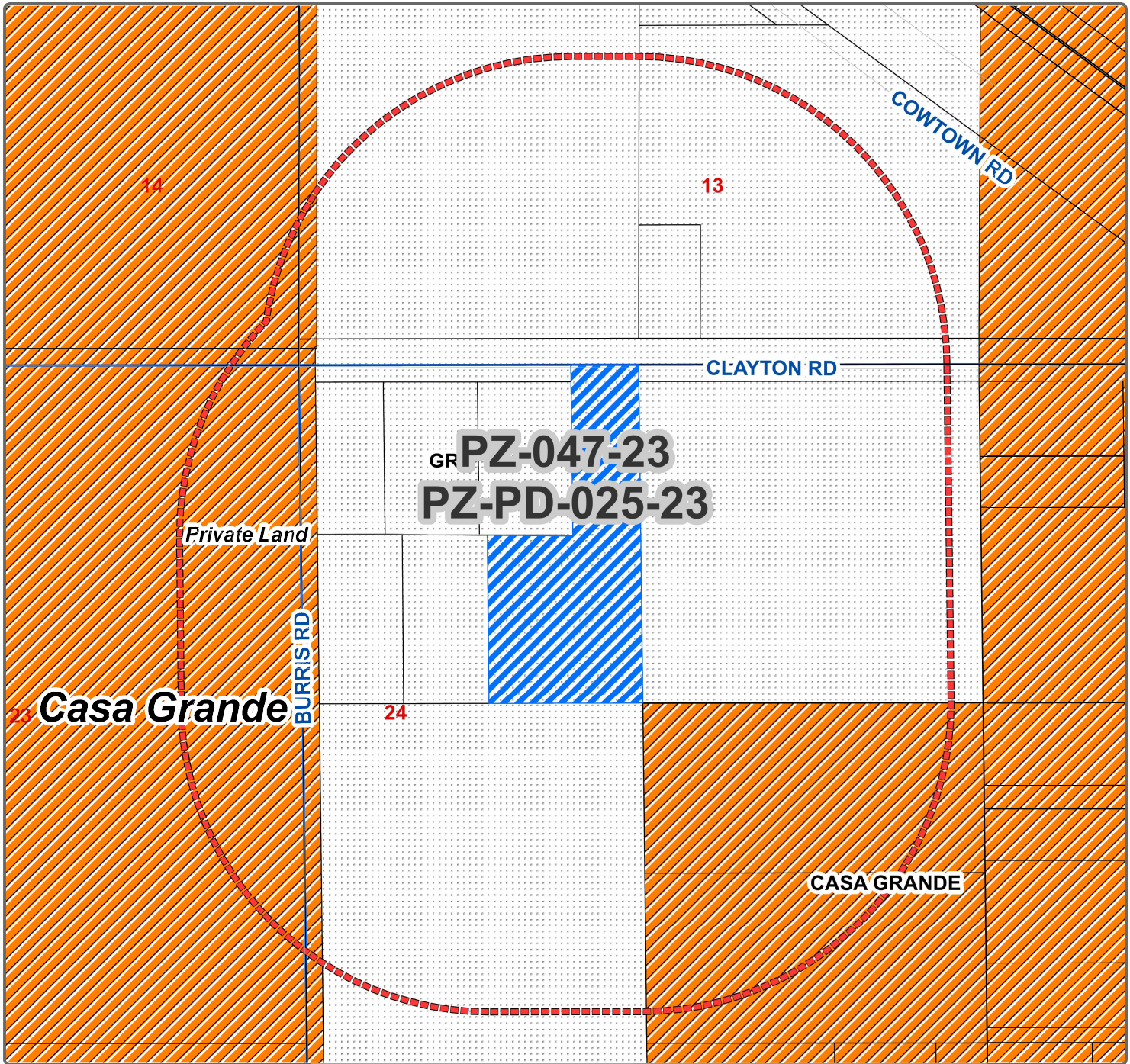
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Community Development



Community Development

PZ-047-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a wedding and event venue; situated in Section 24, T06S, R05E G&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

PZ-PD-025-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 2.24± acres, to allow development of a wedding and event venue; situated in the Northern quarter of Section 24, T06S, R05E G&SRB&M, tax parcels 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: MID INTENSITY ACTIVITY CENTER



Legal Description:

Situated in Section 24, T06S, R05E G&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

SEC 24, TWN 06S, RNG 05E



Owner/Applicant: CONRAD HERNANDEZ
PETER FURLOW, ROSE LAW GRP

Drawn By: GIS / IT /LJT Date: 02/13/2024

Sheet No.
1 of 1

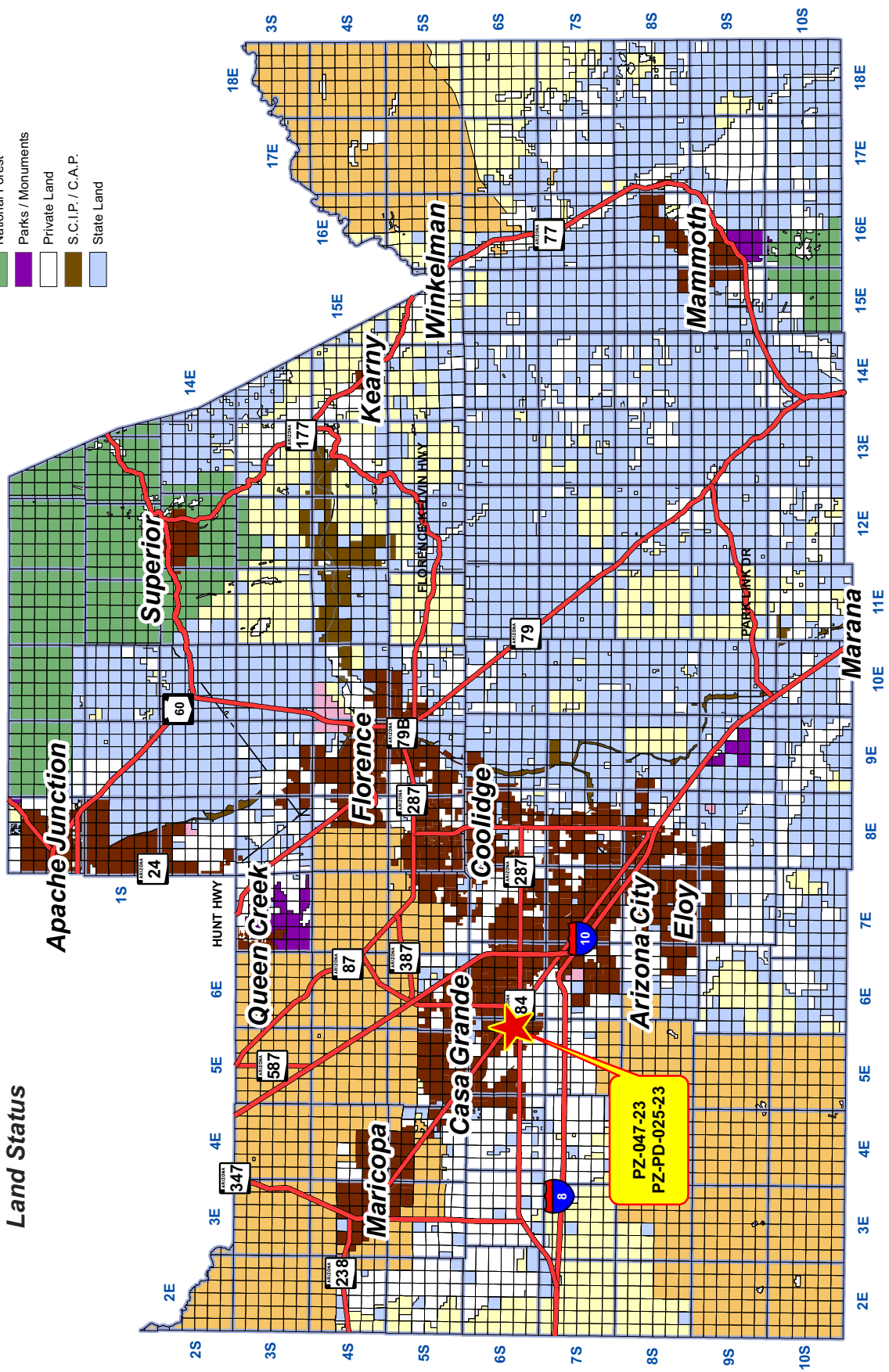
Section 24 Township 06S Range 05E

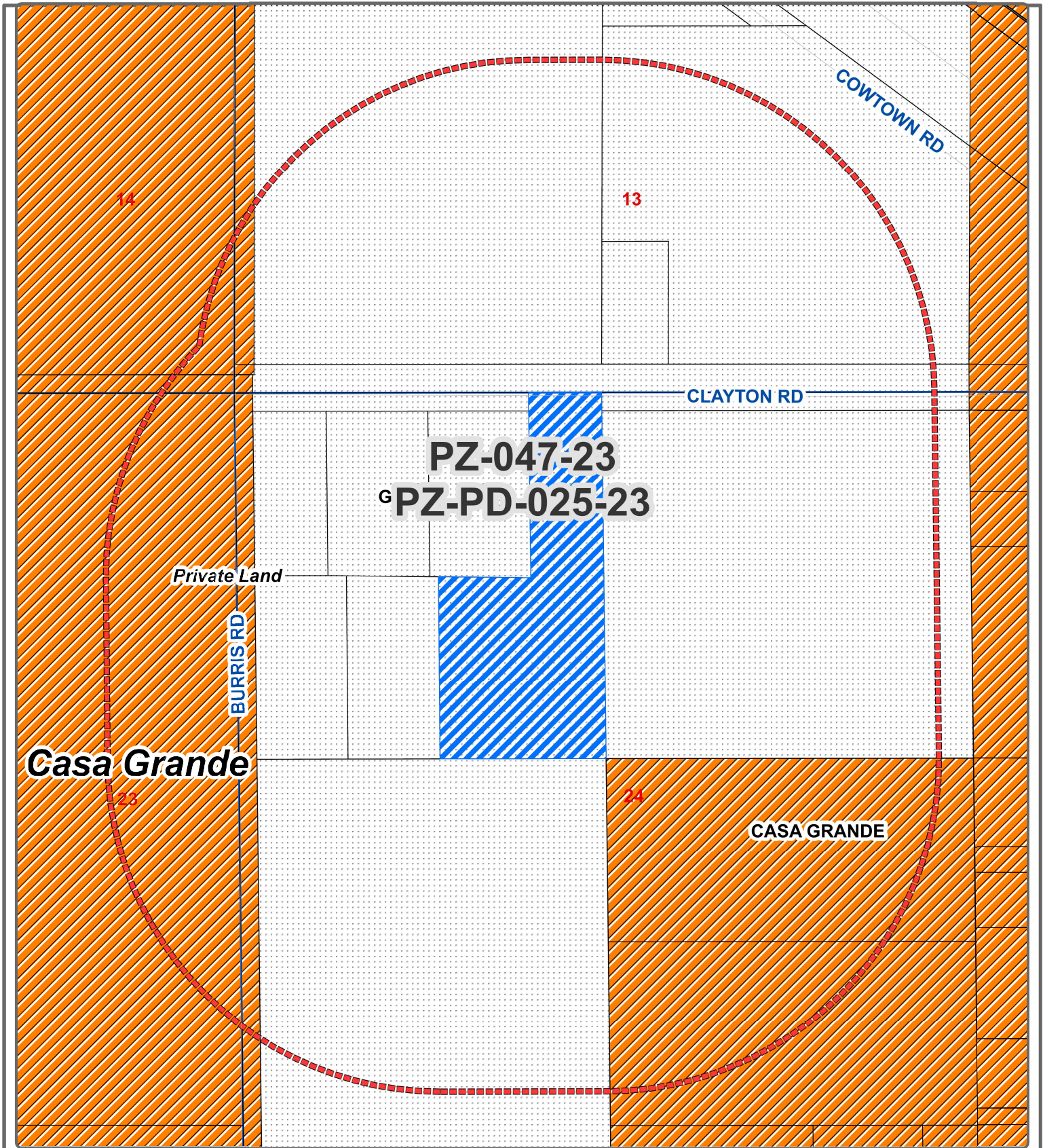
Case Number: PZ-047-23, PZ-PD-025-23

Land Status

Legend

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





Community Development

Conrad Hernandez Peter Furlow, Rose Law Grp		
GIS/IT - LJT	02/13/2024	
Section 24	Township 06S	Range 05E
PZ-047-23, PZ-PD-025-23		

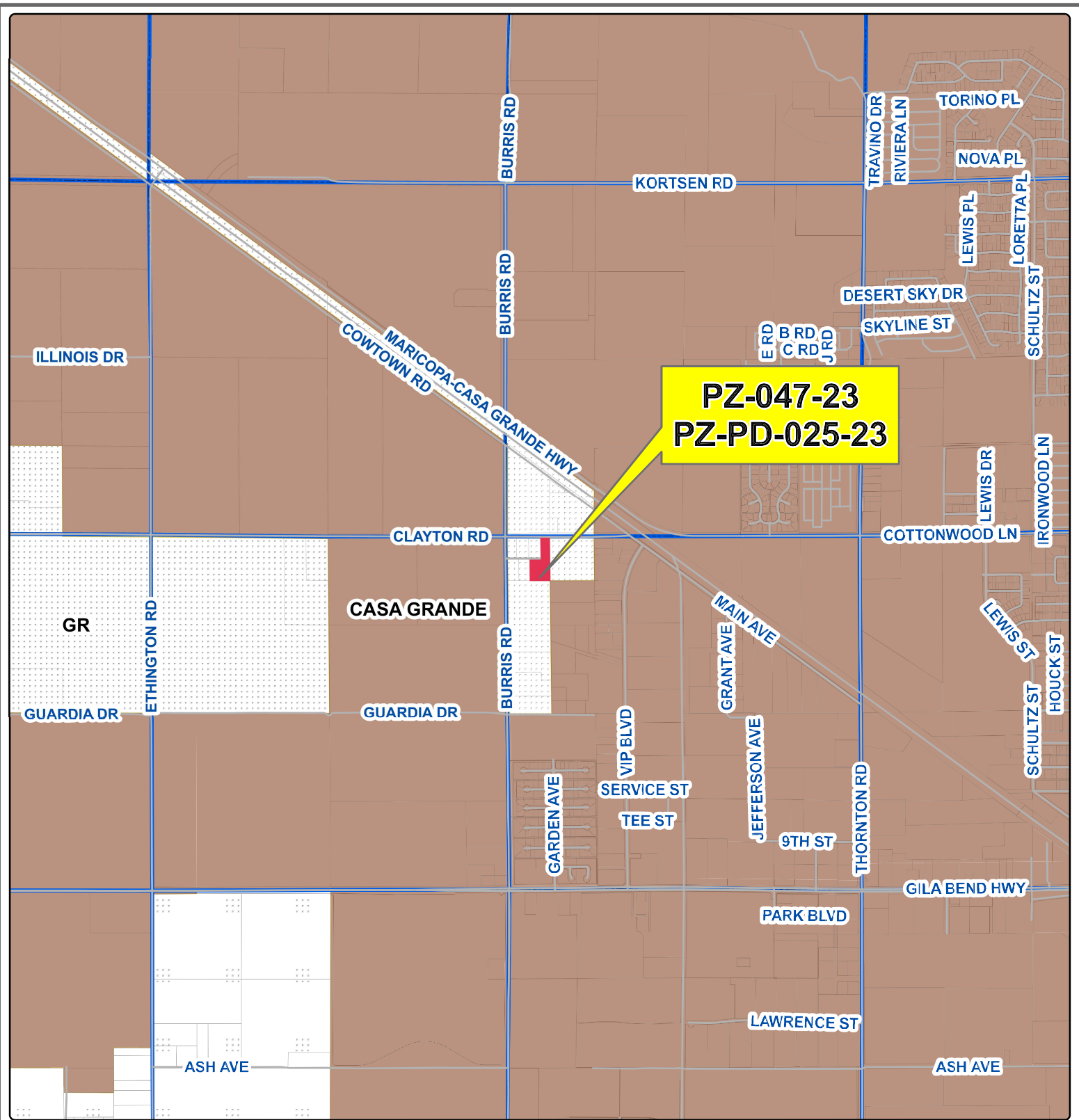
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SEC 24, TWN 06S, RNG 05E


 Sheet No.
 1 of 1



Current Zoning: GR
 Request Zoning: Rezone
 Current Land Use: MID INTENSITY
 ACTIVITY CENTER



Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in Section 24, T06S, R05E C&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burriss Rd and south of West Camino Ledezma in Pinal County.

SEC 24, TWN 06S, RNG 05E



Owner/Applicant: CONRAD HERNANDEZ
PETER FURLOW, ROSE LAW GRP

Drawn By: GIS / IT / LJT Date: 02/13/2024

Sheet No.
1 of 1

Section 24 Township 06S Range 05E

Case Number: **PZ-047-23, PZ-PD-025-23**

1 they were here to support their neighbor and their neighbor's
2 here to support them, so their request was can we hear D and E
3 before the lunch break. Does that makes sense?

4 RIGGINS: Oh, it makes sense. Thank you. Okay.
5 Commission Members, it is just slightly after noon, would the
6 Commission entertain going ahead and hearing these two
7 connected cases before we adjourn?

8 DAVILA: Yes.

9 RIGGINS: Okay, alrighty, then we're on. We'll go
10 ahead and begin case PZ-047-23.

11 ROBERTS: Good afternoon Chair, Vice Chair, Members
12 of the Commission. Patrick Roberts, senior planner, here to
13 discuss case PZ-047-23 and PZ-PD-025-23 for the Hernandez
14 Pecan Farm. This is their proposal they're indicating. This
15 is for a development of a wedding and event venue, and as
16 discussed previously, this is a site located just south of the
17 one we just heard for Brady 28. The site is located
18 approximately 350 feet east of North Burris Road and south of
19 West Camino Ledezma in Pinal County, and due to the nature of
20 the site, it is also - the residential portion of the property
21 in question, is also across the street from Clayton Road. The
22 landowner's Conrad Hernandez, and the representative or agent
23 is Jordan Rose and Peter Furlow of Rose Law Group. This is a
24 location map showing the approximate area of discussion in the
25 County. A vicinity map just south of the Brady 28 property.

1 An aerial map. And the map showing the surrounding zoning.
2 As previously discussed, this is a GR property surrounded on
3 all sides. This one's a little bit more nested in the County
4 island, so more approximately surrounded by GR, but very much
5 surrounded by Casa Grande on all sides. This is a map of the
6 Pinal County Comprehensive Plan designation. As we discussed,
7 this is part of a Mid-Intensity Activity Center. Staff has
8 found that the proposed rezoning complies with the goals
9 presented by the Comprehensive Plan for transitional
10 development and Mid-Intensity Activity centers in this case.
11 This project also meets standards for neighborhood commercial
12 established - commercial established for Commerce-Related
13 uses, so in this case a Comprehensive Plan redesignation will
14 not be required. These are two sections of the code that are
15 being applied - or excuse me, of the Comprehensive Plan that
16 are being applied. One on the left for neighborhood
17 commercial is defined as less than 20 acres and is not shown
18 on the land use plan, but may be included in all land use
19 designations if addresses the Comprehensive Plan planning
20 guidelines. Neighborhood commercial includes commercial goods
21 and services and typically serve the surrounding residential
22 population. And then if you take a look on the right to the
23 transitional zoning designation, there is a request for
24 service, employment of 25 percent, and garden scale character
25 that we believe this site largely complies with. This is a

1 site plan that the applicant has provided, indicating the
2 proposed layout for the wedding venue. Access will be off the
3 north side, off of West Camino Ledezma. Parking provided on
4 the east side of the lot with utilization of the existing
5 pecan grove for wedding services and receptions. This is a
6 list of all proposed uses indicated under the PAD. The intent
7 of this PAD is to allow only an event venue with a maximum
8 occupancy of 200 people. All other permitted - all other
9 typically permitted uses under C-3 would be restricted. This
10 is a list of proposed changes to development standards. I
11 just wanted to make a note that that minimum front yard is an
12 error, only the typo from the minimum lot area requirement.
13 There is a stipulation 7 proposed in this case that would
14 address this issue and revise that back to the minimum front
15 yard standard of 20 feet. There's - in addition to this,
16 there's a reduction in the distance between main buildings,
17 and an alteration to the side setbacks to be 15 feet across
18 the board. There was also a request to change some of the
19 screening requirements from typically a commercial - or a
20 concrete wall or CMU block wall to a wood type material, or
21 view fencing as approved by the Community Development
22 Department along the east, west and south property lines. The
23 nature of this project has also necessitated a change in our
24 parking standards. Due to this being an almost entirely
25 outdoor venue, our parking standards have been amended to read

1 one per every three seats, of which that previously shown site
2 plan is currently meeting that requirement. So for planned
3 area developments, typically we wouldn't consider a PAD
4 request for applications under minimum lot size of ten acres.
5 That's our general standard for planned area development
6 requirements. That said, there is a wording in the location
7 provisions for planned area developments that allows
8 consideration of planned area development overlays in smaller
9 parcels, and that is - that reads a PAD overlay zoning
10 district may not be established on any parcel consisting of
11 less than ten gross acres, unless the Commission and
12 Supervisors find that a tract containing less than ten gross
13 acres is suitable as a PAD overlay zoning district by virtue
14 of its unique character, topography, or other features. On
15 that, that no staff finds that this property meets the intent
16 of the above exception on the basis of utilizing existing
17 agricultural resources and providing a scenic venue for a
18 singular specified use. This is an image looking north
19 towards the Brady property. Another north facing from where
20 the notice sign, the additional notice sign was provided on
21 Camino Ledezma. South towards the wedding venue and the
22 residential portion of the property. South from the secondary
23 location. East down Clayton Road towards neighboring
24 residential. East, looking towards the wedding venue. West
25 down Clayton Road. West from the secondary location. Items

1 for Commission consideration. The submitted applications for
2 the land use request are for approval of a rezoning and a PAD
3 overlay. If the applications are approved, the subject
4 property will be rezoned from GR to C-3/PAD and allow the
5 development of an event space on 2.65 acres of land. The
6 property has legal access and functional circulation. The
7 project provides for a service in limited supply in this
8 region of the County. The project capitalizes upon scenic
9 elements introduced from a prior use which is unique to this
10 property. This proposal meets the goals of the Comprehensive
11 Plan for neighborhood commercial development. The proposal
12 addresses concerns raised under a prior code compliance case
13 that has been since closed. And staff has received no
14 comments or letters of opposition or support from members of
15 the public. Staff is recommending approval of PZ-047-23 with
16 one stipulation, and PZ-PD-025-23 with 17 stipulations. At
17 this time, does the Commission have any questions of staff?

18 RIGGINS: Commission Members.

19 KLOB: Through the Chair.

20 RIGGINS: Questions - Commissioner Klob.

21 KLOB: So with the C-3 overlay, we're granting a
22 special use as a wedding venue, but as a C-3 overlay then that
23 opens it up to any other direct use by C-3 by right, wouldn't
24 it?

25 ROBERTS: That's not entirely accurate. So this is

1 not a request for a special use permit, this is a request for
2 C-3 zoning, which principally permits wedding venues as a
3 permitted use. The request for the PAD is largely to satisfy
4 staff's concerns with the venue location. This is not ideal
5 for any general commercial. With the approval of the PAD,
6 only a wedding venue can go on this location, no other
7 commercial. All other uses are restricted.

8 KLOB: Okay. I think we had a comment.

9 RIGGINS: Mr. Billingsley.

10 BILLINGSLEY: Mr. Chairman, Commissioner Klob,
11 during the last item I made a statement about what happens in
12 Pinal County versus other entities regarding hard zoning and
13 the use of PAD or PUD overlays. What makes Pinal County a
14 little bit different is typically the cases that we see like
15 this one, we'll go in and get the hard zoning for the lot that
16 allows for the use, then we use the PAD overlay to restrict
17 the uses for exactly the reason that you brought up
18 previously. So in this case, those other additional uses in
19 that commercial zoning category are stricken to just be this
20 particular use. If that helps.

21 KLOB: I have one more question for staff. So in
22 your matrix for separations between buildings, you had a zero
23 - the request is to have a zero separation from I think 14
24 feet? 10 feet - no. 14 feet between detached accessory
25 dwelling units and commercial. My big challenge with that is,

1 as it usually is with a lot of these cases, as being a design
2 professional, I end up coming back on these cases and having
3 to tell my clients that anything less than five feet has to be
4 fire rated, and then you know, it's so much more expensive to
5 build, and I become the bad guy ten years down the road. And
6 so (a) I would like, I want to make sure that the applicant
7 understands that, and (b) can - would they be open to, just to
8 solve that problem, even establish it at a minimum
9 designation?

10 ROBERTS: Commissioner, yes, that - so I believe
11 that the intent for this was to address separation between
12 residential and commercial. Since no residential's allowed on
13 this, I believe there was an intent just to remove this
14 requirement, but the applicant can speak more to that
15 proposal, and perhaps they can - they would be amenable to
16 altering the standard.

17 RIGGINS: Mr. Billingsley.

18 BILLINGSLEY: Mr. Chairman, to clarify for the
19 Commission and for those in the audience, we're speaking to
20 the International Building Code, or the IBC, with respect to
21 this, and the IFC, the International Fire Code. So there's a
22 requirement that is a minimum, that has to be a five foot
23 separation between buildings. That's one item. Anything less
24 than five feet, those structures would need to be fire
25 proofed, so fire walls, the eaves, roof protections, etcetera.

1 There's a separate provision of that code that if there is two
2 conjoining different uses - so even if they're built at one
3 time, if you had a house and a business that were next to one
4 another, once again they have to have a firewall separating
5 them. So that's - and there's other improvements required
6 besides the firewall to meet code. I believe that's what Mr.
7 Klob is talking to, so I just wanted to see this opportunity
8 to educate everybody in terms of his requests.

9 RIGGINS: Okay.

10 KLOB: Thank you.

11 RIGGINS: Commissioners, other questions of staff?
12 There none being, thank you very much, and we'll ask the
13 applicant to come up and present her case.

14 HALL: Good afternoon Chairman Riggins and
15 Commissioners. For the record, my name is Jennifer Hall, I'm
16 a senior project manager with Rose law Group. Today, I don't
17 have a presentation for you. We feel this is a very
18 straightforward request. With me today I have the owners of
19 the property and the operators of the wedding venue, Conrad
20 and Beatrice Hernandez. One of the things I think that makes
21 this case really special is the Hernandezes grew up in this
22 area and so this property is very dear to their heart. It is
23 surrounded by other General Rural zoning; however, it is
24 mostly industrial uses out there, as you've already heard, and
25 so the opportunity for them to take this one piece of property

1 that's out there that still has the pecan trees on it, because
2 the rest of the farm is pretty much gone, and to use it for
3 something beautiful as these event venues, it just, it really
4 makes sense. So to your point, Commissioner, you know, we did
5 put that PAD on - overlay on top of the CR - or the C-3
6 request, for the purpose of restricting it to just this use.
7 The Hernandez family, it's actually a family affair, it's a
8 family business. They run it with their two children, and so
9 they have no plans of ever, you know, leaving. They want to
10 continue to do this for many, many years. So if anybody were
11 to ever come in at a later date - there's no plan of doing
12 that - they would have to come back in for a rezone if they
13 want to do anything besides a wedding and event venue. So we
14 feel like, you know, I know staff mentioned that there was no
15 letters in support or opposition. I will say that in our
16 application, we did receive an email in support from the City
17 of Casa Grande, which is something that, as Jenifer pointed
18 out, you don't really get every day. But, so we do have
19 support for our use from the City of Casa Grande, and then
20 obviously you heard on the record, we have our neighbors to
21 the north who are also supportive of this request. So in the
22 essence of time, I appreciate you guys taking us before lunch.
23 We're here to answer questions, but we think that this is a
24 pretty straightforward case. So, thank you.

25 RIGGINS: Thank you. Commission Members, questions

1 on this case to the applicant? Commissioner Klob.

2 KLOB: Thank you. I'd just like to follow up with
3 my other, my comment that I made earlier regarding that
4 building separation. Would you be open to, or the - open to
5 even a five foot - I think it just helps you later on.

6 HALL: Yes, absolutely. And I'm not - I can't speak
7 to why it was put in there as none, but yeah, absolutely. And
8 if you saw the site plan, I mean they have no - the only other
9 structure that they're planning on building in the future
10 would be, you know, a reception barn, and that's not near any
11 of the other buildings. So yes, we would be happy to put that
12 in there.

13 KLOB: Thank you.

14 HALL: Thank you.

15 RIGGINS: And you will see to that in the motion?

16 KLOB: Yes.

17 RIGGINS: Okay. Alrighty. Very good. Any other
18 questions? Any other questions of the applicant? There none
19 being, thank you very much.

20 HALL: Thank you.

21 RIGGINS: At this point, we will open the public
22 participation portion of this case and ask if there is anybody
23 in the audience who would like to come up and speak to it.
24 Anybody at all? There none being, we'll close the public
25 participation portion of the case and turn it back to the

1 Commission for any further discussions, questions of staff, or
2 motions. And I will remind the Commission that there are two
3 cases here, and both of them require a separate motion.

4 KLOB: Should we figure out the verbiage of the
5 proposed stipulation?

6 BILLINGSLEY: I think I can help, Mr. Chairman,
7 Commissioner Klob. So your change, Mr. Klob, won't be part of
8 the first case, it'll be part of the second case, and it
9 doesn't require a stipulation. We just, as part of your
10 motion, you will say that as part of your motion, the minimum
11 distance between main buildings - it's a long way across there
12 to see - shall be edited from none to five feet.

13 KLOB: Correct.

14 RIGGINS: Would six feet be better than five?

15 BILLINGSLEY: Five foot's the minimum under the
16 code.

17 KLOB: Five foot's the minimum under the code. Six,
18 you know.

19 RIGGINS: I just was -

20 KLOB: It's pretty common in most districts.

21 RIGGINS: Okay, well you will, when you make the
22 motion that you will suggest changing the standard on the
23 palette.

24 KLOB: Yes.

25 RIGGINS: Okay. So the first is the straight zoning

1 case. Do we have a motion to change the zoning on this
2 parcel? Commissioner Hartman.

3 HARTMAN: Thank you, Chairman. I move that Pinal
4 County Planning and Zoning Commission forward a recommendation
5 of approval to the Board of Supervisors with one stipulation
6 for PZ-07-23.

7 RIGGINS: Give me that case number again?

8 HARTMAN: PZ-047-23.

9 RIGGINS: Thank you very much. Do we have a second?

10 MOONEY: I'll second.

11 RIGGINS: Commissioner Mooney seconds. All those in
12 favor signify by saying aye.

13 COLLECTIVE: Aye.

14 RIGGINS: Any opposed? The motion carries
15 unanimously. Okay, now we have a PZ-PD. What is the pleasure
16 of the Commission?

17 KLOB: Through the Chair.

18 RIGGINS: Commissioner Klob.

19 KLOB: I'd like to make a motion the Planning and
20 Zoning Commission to -

21 DAVILA: Do we have to open - or no - public
22 hearing?

23 KLOB: Oh sorry.

24 RIGGINS: See, you just got us a little too close to
25 lunch. You got us a little too close to lunch, I'm sorry.

1 Yes, I apologize, we do need to open up the public
2 participation portion of this case and ask if, for PZ-PD-025-
3 23, anyone wishes to come up to speak to it. Anyone at all?
4 Then we will formally close the public participation portion
5 of this case and move it back to the Board for whatever action
6 it wishes to take.

7 KLOB: Through the Chair.

8 RIGGINS: Commissioner Klob.

9 KLOB: Thank you. I move the Pinal County Planning
10 and Zoning Commission forward a recommendation of approval to
11 the Board of Supervisors with the 17 stipulations listed in
12 the staff report, in addition to changing the minimum distance
13 between main buildings from none to a minimum of five feet.

14 RIGGINS: On case number?

15 KLOB: On case number - I thought I read that - PZ-
16 PD-025-23.

17 RIGGINS: We have a motion for approval, do we have
18 a second?

19 DAVILA: I'll second that.

20 RIGGINS: We have a second from Commissioner Davila.
21 All those in favor signify by saying aye.

22 COLLECTIVE: Aye.

23 RIGGINS: Any opposed? The motion passes
24 unanimously.

25 HALL: Thank you.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 3rd DAY OF **APRIL, 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-047-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a wedding and event venue; situated in Section 24, T06S, R05E Gila & Salt River Baseline & Meridian; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burriss Rd and south of West Camino Ledezma in Pinal County.

PZ-PD-025-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 2.24± acres, to allow development of a wedding and event venue; situated in the Northern quarter of Section 24, T06S, R05E Gila & Salt River Baseline & Meridian, tax parcels 503-46-006K (legal on file), located approximately 350 feet east of N Burriss Rd and south of West Camino Ledezma in Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services Building, Pinal County Complex, 85 N. Florence St, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at: <http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED ON THIS 4th DAY OF **MARCH, 2024** by Pinal County Development Services

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose the request
- 4) A brief statement of reasons for supporting or opposing the request
- 5) Whether or not you wish to appear and be heard at the hearing.

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Contact for this matter: Patrick Roberts, Senior Planner,
Sangeeta Deokar, Senior Planner
E-mail Address: Patrick.Roberts@pinal.gov
Sangeeta.Deokar@pinal.gov
Phone #: (520) 866-6409
(520) 866-6641

Anything below this line is not for publication.

PUBLISH ONCE:
Pinal Central Dispatch
Tri-Valley Dispatch

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

CONSENT TO SCHEDULE FOR DEVELOPMENT/CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Conrad Hernandez ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a Rezoning and Planned Area Development for development of the following described property ("Property"):

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A."

By signing below, Owner agrees and consents to all conditions/stipulations/Schedule for Development imposed by Pinal County in conjunction with the approval of the Rezoning and Planned Area Development, Case No. PZ-047-23 and PZ-PD-025-23, which are attached hereto as EXHIBIT B.

By signing below, Owner acknowledges that the approval of the Rezoning and Planned Area Development, Case No. PZ-047-23 and PZ-PD-025-23, might affect existing rights to use, divide, sell or possess the Property.

By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the Rezoning and Planned Area Development, Case No. PZ-047-23 and PZ-PD-025-23, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of Rezoning and Planned Area Development in Case No. PZ-047-23 and PZ-PD-025-23 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT: *[To be filled out if a corporation, partnership, or trust]*

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20_____, by _____ as

_____ of _____,
[Insert Title] **[Insert Name of Company]**

an _____ corporation, who being authorized to do so, executed the
[Insert State of Incorporation]
foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public _____

My commission expires: _____

ACKNOWLEDGMENT: *[Use only when a second company is signing on behalf of owner.]*

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20_____, by _____ as

_____ **[Insert Signor's Name]** _____ **[Insert Title]**
of _____, an _____ corporation,
[Insert Name of Second Company] **[Insert State of Incorporation]**

as _____ for _____
[i.e. member, manager, etc.] **[Owner's Name]**

who being authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public _____

My commission expires: _____

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Conrad Hernandez
[Print Entity Name]

OWNER: _____
[Print Entity Name]

[Signature]
Signature

Signature

Its: _____
[Title, if applicable]

Its: _____
[Title, if applicable]

Dated: 3-1-24

Dated: _____

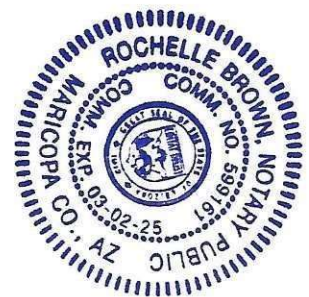
INDIVIDUAL ACKNOWLEDGMENT: *[To be filled out if NOT a corporation, partnership, or trust]*

STATE OF Arizona)
COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me this 1 day of March, 2024, by Conrad Hernandez.
[Insert Name of Signor(s)]

[Signature]
Notary Public

My commission expires: 03/02/2025



AFFIDAVIT OF PUBLICATION

State of Texas, County of Bexar, ss:

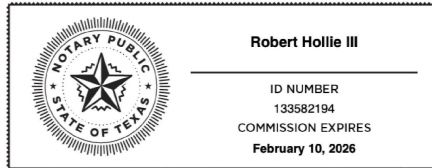
Laquansay Nickson Watkins, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and 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 issue. The publications thereof having been on the following date:

PUBLICATION DATES:
Mar. 14, 2024

PINAL CENTRAL DISPATCH

(Signed) Laquansay Watkins
agent and/or publisher of the Pinal Central Dispatch

VERIFICATION
State of Texas
County of Bexar



Subscribed in my presence and sworn to before me on this: 03/14/2024



Notary Public
Electronically signed and notarized online using the Proof platform.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 3rd DAY OF APRIL, 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-047-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Jordan Rose, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a wedding and event venue; situated in Section 24, T06S, R05E Gila & Salt River Baseline & Meridian; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County. PZ-PD-025-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Jordan Rose, Rose Law Group, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 2.24± acres, to allow development of a wedding and event venue; situated in the Northern quarter of Section 24, T06S, R05E Gila & Salt River Baseline & Meridian, tax parcels 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services Building, Pinal County Complex, 85 N. Florence St. Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at: <http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#> ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. DATED ON THIS 4th DAY OF

MARCH, 2024 by Pinal County
Development Services
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SERVICES DEPARTMENT, P.O.
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Contact for this matter:
Patrick Roberts, Senior Planner
Sangeeta Deokar, Senior Planner
E-mail Address: Patrick.
Roberts@pinal.gov
Sangeeta.Deokar@pinal.gov
Phone #: (520) 866-6409
(520) 866-6641
No. of publications: 1; date of
publication: Mar 14, 2024

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

Tatiana Dorval, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Tri-Valley 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 issue. The publications thereof having been on the following date:

Mar. 14, 2024

TRI-VALLEY DISPATCH

(Signed) *Tatiana Dorval*

Agent and/or Publisher of the Tri-Valley Dispatch

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

VERIFICATION

State of New Jersey
County of Hudson

Subscribed in my presence and sworn to before me on this: 03/14/2024

Shanea H. Holmes

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 3rd DAY OF APRIL, 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-047-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Jordan Rose, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a wedding and event venue, situated in Section 24, T06S, R05E Gila & Salt River Baseline & Meridian; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County. PZ-PD-025-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Jordan Rose, Rose Law Group, agent/ applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 2.24± acres, to allow development of a wedding and event venue, situated in the Northern quarter of Section 24, T06S, R05E Gila & Salt River Baseline & Meridian, tax parcels 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services Building, Pinal County Complex, 85 N. Florence St, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at: <http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#> ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. DATED ON THIS 4th DAY OF

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Contact for this matter:

Patrick Roberts, Senior Planner,

Sangeeta Deokar, Senior Planner

E-mail Address:

Patrick.Roberts@pinal.gov

Sangeeta.Deokar@pinal.gov

Phone #: (520) 866-6409

(520) 866-6641

No. of publications: 1: date of

publication: Mar 14, 2024





PINAL COUNTY

Public Hearings

Case Number: PZ-047-23

Existing Zoning: GR

Proposed Zoning: C-3

Acreage: 2.24 +/- acres

Applicant Name: Jordan R. Rose, Rose Law Group

Applicant Phone Number: 480-505-3939

**Case Information Available at Pinal County Planning and Development Services
(520) 866-6442**

Public Hearing Information

NOTICE

**PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING**

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County

on or before the date indicated.

Date Posted: **3/19/24**









MEETING DATE: FEBRUARY 15, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-047-23 & PZ-PD-025-23 (HERNANDEZ PECAN FARM)**

CASE COORDINATOR: PATRICK ROBERTS, SENIOR PLANNER

Executive Summary: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a wedding and event venue;

If This Request is Approved:

The applicant will apply for a site plan under the approved development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends Approval of the rezone (PZ-047-23) and the Planned Area Development (PAD) overlay (PZ-PD-025-23) with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 24, Township 6 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Two Cases)

PZ-047-23 - PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from **GR (General Rural Zone) to C-3 (General Commercial Zoning District)**, to allow development of a wedding and event venue; situated in Section 24, T06S, R05E G&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

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TAX PARCELS: 503-46-006K (Legal on file)

LOCATION: Located south of West Clayton Rd, approximately 350 feet East of North Burris Rd on West Camino Ledezma.

SIZE: 2.24± acres

COMPREHENSIVE PLAN:

The Hernandez Pecan Farm PAD proposal is located within the Pinal County Comprehensive Plan and is designated Mid Intensity Activity Center. The subject property lies within the peripheral area of the activity center, and is below the commercial acreage threshold for requirements of a Comprehensive Plan Amendment for neighborhood commercial as established under Commerce-Related Land Uses: Commerce-Related Definitions (Commercial and Employment) in chapter 3 of the comprehensive plan. The Mid Intensity Activity Center land use category transition zone discusses goals of 25% service employment and characteristics of Garden Scale character in figure 3-13 of the Pinal County Comprehensive Plan.

This project complies with several commercial planning guidelines for commercial development, and adheres to definitions and requirements for neighborhood commercial development. Commercial guidelines within the comprehensive plan state that developments should:

1. “be compatible with surrounding land uses, provide a proper transition or buffer and minimize negative impacts of on-site activities to adjacent uses, which may include architectural relief”,
2. “mitigate negative visual impacts arising from the scale, bulk, and mass of large commercial buildings and centers”,
3. “allow for needed flexibility to respond to conditions and constraints inherent to specific sites and areas in Pinal County,” and
4. “Impacts of commercial development on the surrounding local and regional roadway network must be determined by the County”.

This project complies with these guidelines which contribute to definitions of neighborhood commercial uses, alongside requirements that subject sites are less than 20 acres in area and may be implemented into any land use designation with respect to these guidelines. Staff has found that this project complies with these guidelines and will not require a comprehensive plan amendment on this basis.

EXISTING ZONING AND LAND USE:

The subject is currently zoned GR (General Rural) and is currently a residence and agricultural Pecan grove. The owner previously operated the location as a wedding venue as a non-compliant business, and is pursuing this rezoning and PAD overlay in an effort to make this site compliant with commercial zoning standards.

SURROUNDING ZONING AND LAND USE:

- North: GR (General Rural), City of Casa Grande
- South: GR (General Rural), City of Casa Grande
- East: GR (General Rural), City of Casa Grande
- West: GR (General Rural), City of Casa Grande

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): August 11, 2023
- Agency Mail out: January 10, 2024
- Newspaper Advertising: January 25, 2024
- Site posting: January 29, 2024

FINDINGS/SITE DATA:*History*

The site was originally zoned GR-General Rural. The property began operating as a wedding venue in spring of 2021, attracting business and event rentals with its scenic grove and rural atmosphere. A code compliance case was opened against the property's operations in October of 2022 due to traffic and parking impacts to surrounding properties. As of spring 2023, the owner ceased all wedding venue uses on the property, and the code compliance case was closed. The owner has since been in discussion with the County to resume the wedding venue use as a compliant operation.

Flood Zone

The Project site is located entirely within Zone X which is described by FEMA as "The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood".

Use

The proposed development will comprise of an event venue (Max. 200 People). All other commercial uses shall be restricted.

ANALYSIS:*Rezone*

The owner of the Hernandez Pecan Farm, intends to rezone 2.24± acres from GR (General Rural) to C-3/PAD (General Business Zone). Although the subject site was previously used as a Wedding venue, associated uses that go along with the Wedding function like assembly halls are not allowed under the current GR zoning. To date, the venue has operated without proper zoning or permits. Rezoning to C-3/PAD will allow the property to resume operations as a wedding venue, and bring this site up to date with the current code. The property will then be able to pursue site plan review, and pull permits on needed improvements to provide better services to guests and bring greater value to a business in the Casa Grande area.

The property has shared access from North Burris Road via West Camino Ledezma. The preliminary development plan provides 67 parking spaces and requests changes to paving standards to utilize a chip-seal paved parking lot as preliminarily approved by the County Engineer.

According to the applicant, the purpose of the facility is to provide wedding and special event based services to Pinal County residents in the Casa Grande area. The owner intends to construct a future reception barn that would serve the event space, but initially the event center would operate primarily outdoors. The project will be required to provide a permanent restroom facility and bridal suite as part of Site Plan Review approvals going forward.

PAD

The applicant has requested approval of a Planned Area Development overlay in order to overcome developmental constraints that would be introduced by C-3 standards. A PAD would typically not be considered on this property due to the parcel in question not consisting of at least 10 acres. Section 2.175.040 – Location of the Pinal County Development Services Code does allow an exception given "the commission and supervisors find that a tract containing less than ten gross acres is suitable as a PAD overlay zoning district by virtue of its unique character, topography or other features. Staff finds that

this property meets the intent of this exception on the basis of utilizing existing agricultural resources to provide a scenic venue for a singular specified use.

This PAD requests certain changes to standards established under the C-3 zoning district. The PAD requests a reduction in side yard setbacks to 15 feet. C-3 standards typically require 25 foot setbacks where properties abut rural or residential zones.

Changes are also proposed for the screening requirements in order to reduce visual impact to the site through construction of CMU walls. The proposed standards request construction of a wall with wood or like material or view fencing as approved by the Community Development Department along the East, West and South property lines. The provisions further require planting of mature, dense landscaping along the East side and rear yard planted 10 feet off center. Staff finds these changes to the screening requirements will provide sufficient obstruction to any visual impacts imposed by this site onto neighbors.

Parking standards have also been revised to be more applicable to this type of use. C-3 standards for event centers require one parking stall per 50 square feet of total floor area used for public assembly or one per three seats in the main assembly room whichever is greater. Staff finds that this parking requirement can be either astronomically prohibitive or entirely inadequate without changes to the standard. This project is intended as a largely outdoor venue, with approximately 46,000 square feet of area that may be utilized for assembly. A standard of one per every three seats has been provided to better accommodate the use.

PUBLIC PARTICIPATION

Staff notes that notices were sent out to all property owners within 600 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process.

One neighborhood meeting was held and the applicant has met the requirements listed in the ordinance.

To date, staff has received no public comment.

The Pinal County Department of Public Works reviewed the proposal and views the project as acceptable.

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 Rezone (PZ-046-23) and PAD amendment (PZ-PD-025-23). Furthermore, the Commission must determine that this zone change and PAD amendment will promote the orderly growth and 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 San Tan Special Area Plan

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

STAFF SUMMARY: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for a Rezone and Planned Area Development Amendment.
2. To date, no public comments have been received.
3. The property has legal access.
4. The subject property is located within the Mid Intensity Activity Center designation and complies with the Comprehensive Plan requirements.
5. Granting of the PAD amendment will require, after the time of zoning approval, 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.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-040-22 and PZ-PD-045-22 to the Board of Supervisors with a favorable recommendation with 9 attached stipulations.

STAFF RECOMMENDATION (PZ-047-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, with one stipulation.

1. Approval of this zone change (**PZ-047-23**) will 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.

STAFF RECOMMEND MOTION (PZ-047-23): I move the Pinal County Planning and Zoning Commission forward a recommendation of **APPROVAL** to the Board of Supervisors with *one stipulation*.

STAFF RECOMMENDATION (PZ-PD-025-23): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the

Commission forward PZ-PD-025-23 to the Board of Supervisors with a favorable recommendation with the attached seventeen (17) stipulations.

STAFF RECOMMEND MOTION (PZ-PD-025-23): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its seventeen (17) stipulations as listed in the staff report:*

1. The stipulations listed herein pertain to the area described in case PZ-PD-025-23;
2. Approval of this PAD (PZ-PD-025-23) will 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;
3. Hernandez Pecan Farm Planned Area Development (PAD) Overlay District (PZ-PD-025-23) is to be developed as shown by the site plan/development plan dated August 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-047-23;
5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
7. The PAD narrative dated December 5, 2023 shall be amended to reflect standards for minimum front yard setbacks of 20 feet.
8. A Minimum six foot wall constructed with wood or like material or view fencing as approved by Community Development Department shall be constructed along the east, west and south property lines.
9. Minimum side yard setbacks shall be 15 feet.
10. Mature dense landscaping shall be located along the rear east side and rear yard planted at 10 feet off-center.
11. Required parking shall be calculated at one parking stall per three seats.
12. The primary access road from Burriss Road east to the entrance of the development shall be paved to a minimum all-weather access standard to support the proposed traffic volumes and to provide dust abatement. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

13. A Traffic Impact Statement will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan Approval;
14. Any additional right-of-way dedications needed for the any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision standards or as approved by the County Engineer;
15. All right-of-way dedications shall be free and unencumbered;
16. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the County Engineer;
17. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal or review and approval to ensure provisions have been made to accommodate offsite runoff and to ensure onsite retention of storm water runoff or as approved by the County Engineer.

Date Prepared: 2/7/2024

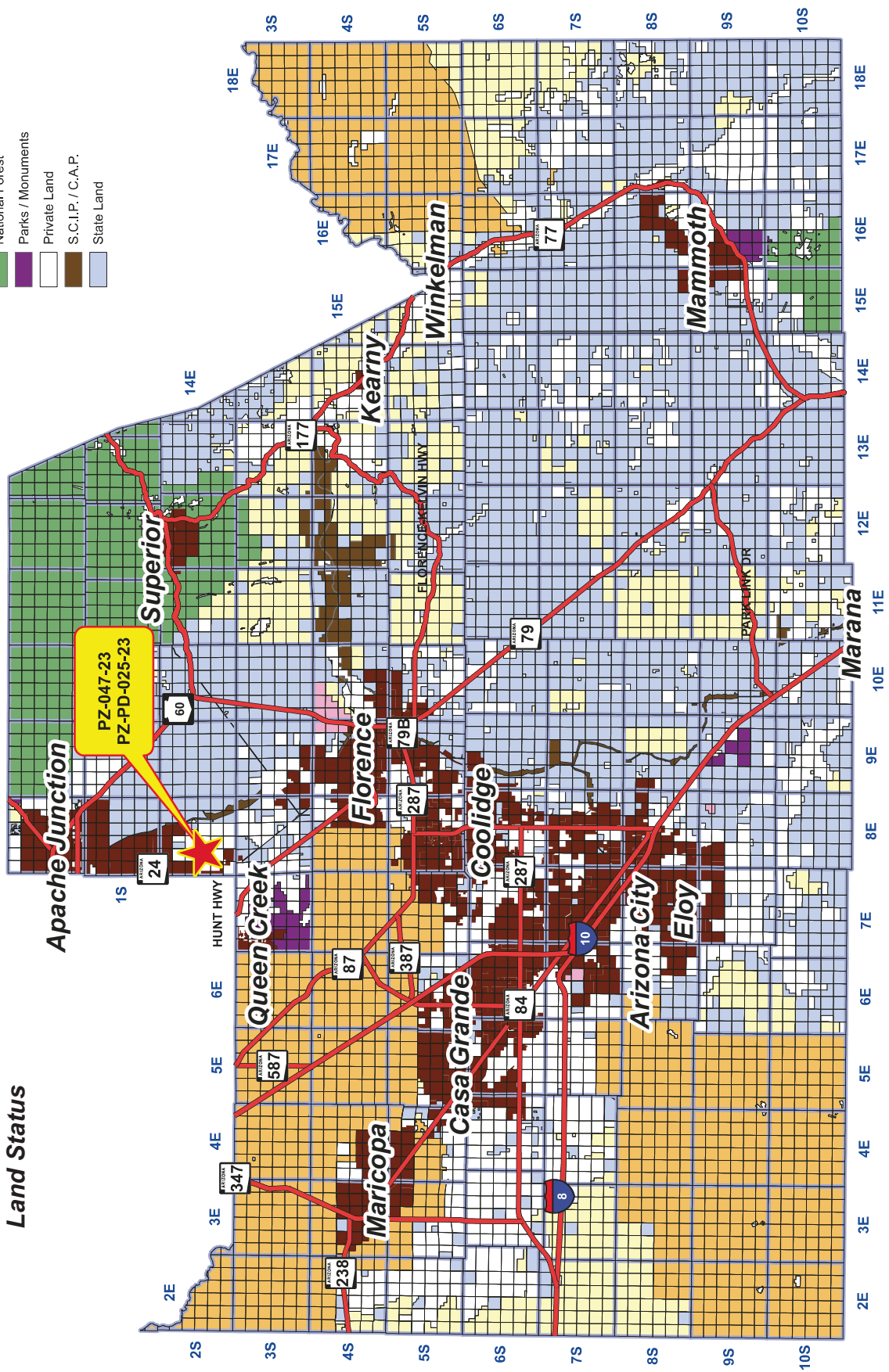
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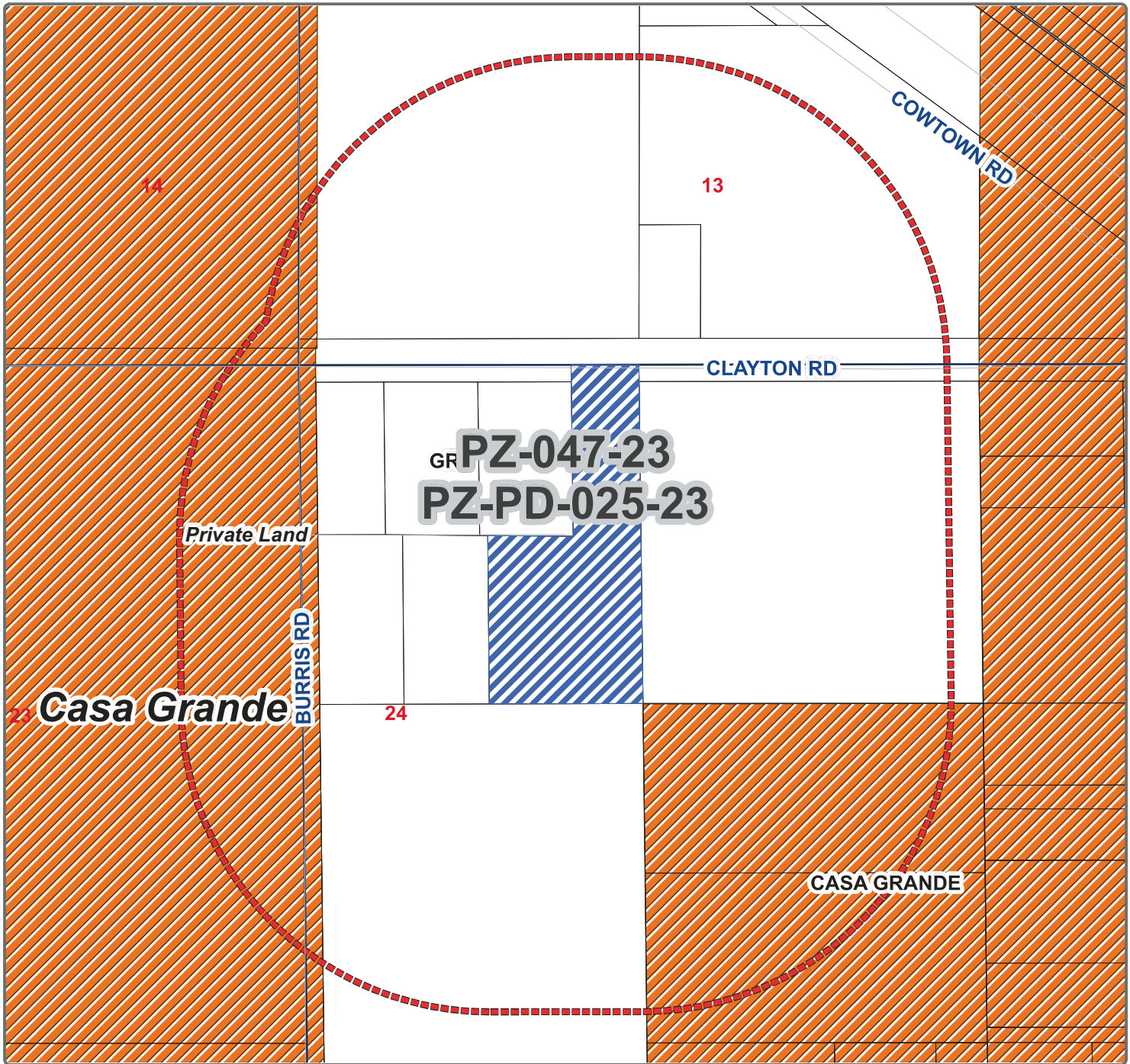


Land Status

Legend

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





Community Development

PZ-047-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a wedding and event venue; situated in Section 20, T02S, R08E G&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

PZ-PD-025-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 2.24± acres, to allow development of a wedding and event venue; situated in the Northern quarter of Section 20, T02S, R08E G&SRB&M, tax parcels 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: MID INTENSITY ACTIVITY CENTER



Legal Description:

Situated in Section 20, T02S, R08E G&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

SEC 20, TWN 02S, RNG 08E



Owner/Applicant: CONRAD HERNANDEZ
PETER FURLOW, ROSE LAW GRP

Drawn By: GIS / IT /LJT Date: 01/19/2024

Sheet No.
1 of 1

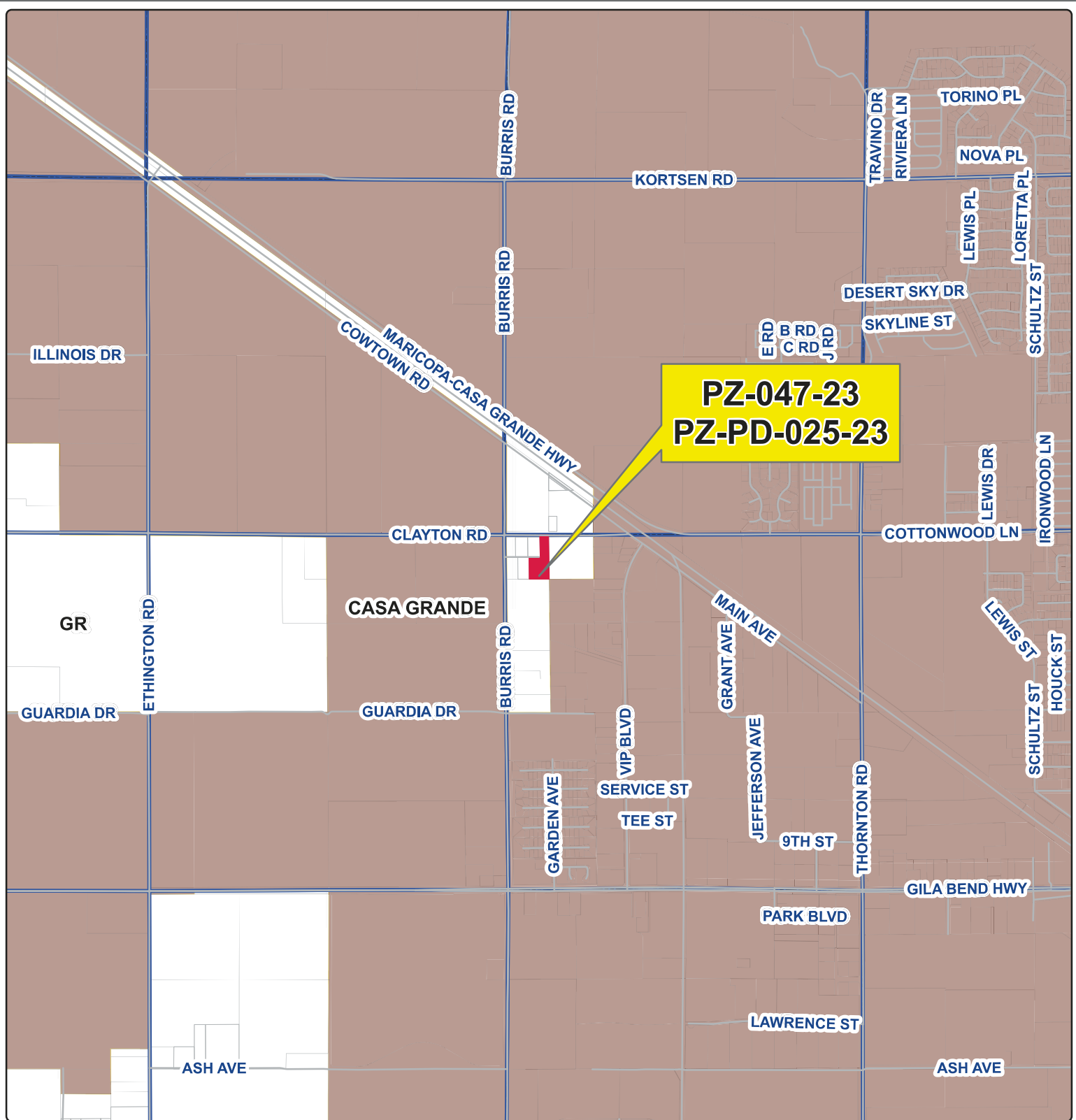
Section	20	Township	02S	Range	08E
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Case Number: PZ-047-23, PZ-PD-025-23



PZ-047-23
PZ-PD-025-23

Community Development



Community Development



Legal Description:

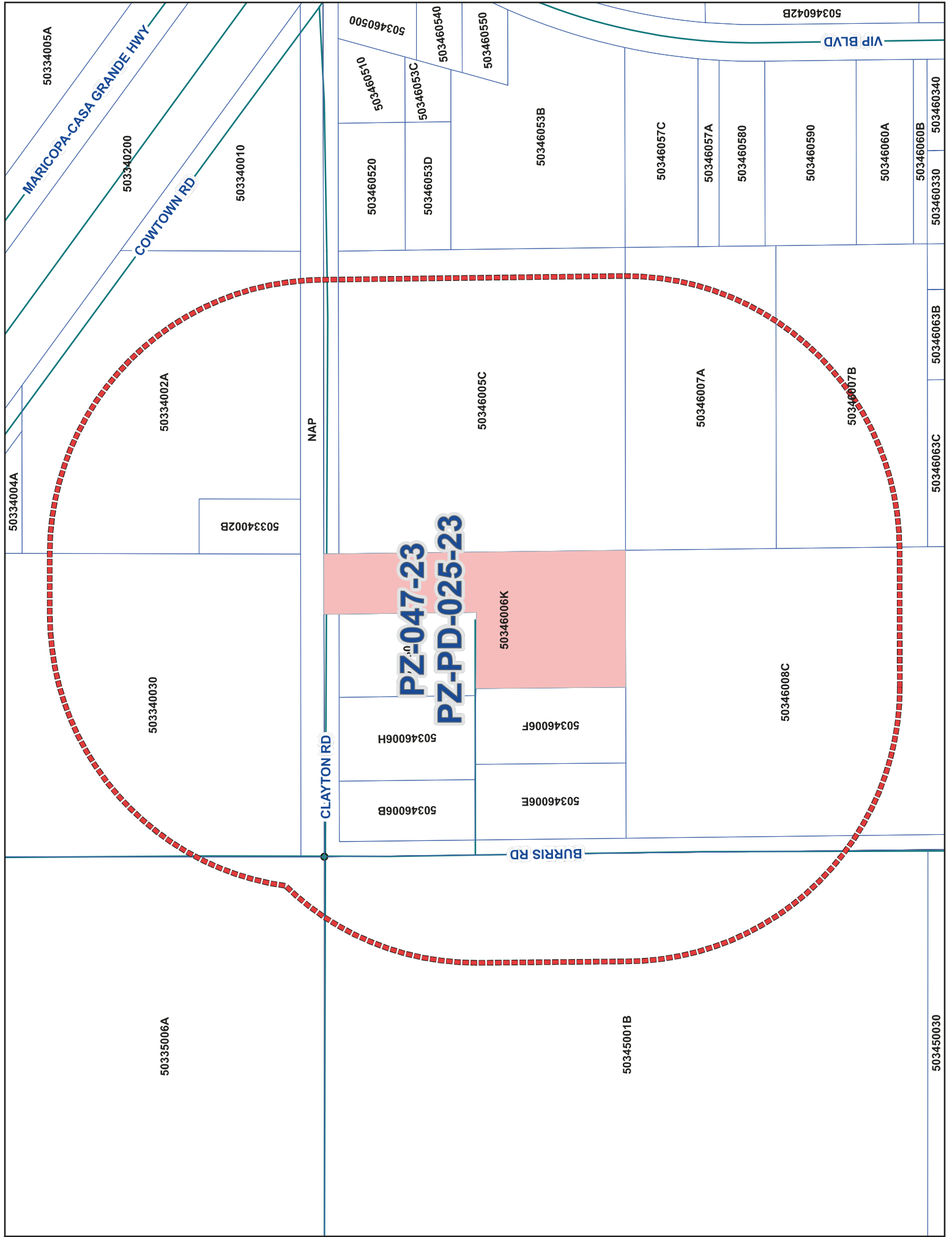
Situated in Section 20, T02S, R08E G&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burriss Rd and south of West Camino Ledezma in Pinal County.

SEC 20, TWN 02S, RNG 08E



Owner/Applicant: CONRAD HERNANDEZ PETER FURLOW, ROSE LAW GRP	
Drawn By: GIS / IT / LJT	Date: 01/19/2024
Section 01	Township 02S
Range 08E	
Case Number: PZ-047-23, PZ-PD-025-23	

Sheet No.
1 of 1



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 15th DAY OF **FEBRUARY, 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-047-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a wedding and event venue; situated in Section 24, T06S, R05E G&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

PZ-PD-025-23 – PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Peter Furlow, Rose Law Group, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 2.24± acres, to allow development of a wedding and event venue; situated in the Northern quarter of Section 24, T06S, R05E G&SRB&M, tax parcels 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services Building, Pinal County Complex, 85 N. Florence St, Florence, Arizona, Monday through Friday between the hours of 7:00 a.m. and 5:30 p.m. and on the internet at:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED ON THIS 10th DAY OF **JANUARY, 2024** by Pinal County Planning & Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s) See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose the request
- 4) A brief statement of reasons for supporting or opposing the request
- 5) Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

Contact for this matter: Patrick Roberts, Senior Planner
E-mail Address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

Anything below this line is not for publication.]

PUBLISH ONCE:
Pinal Central Dispatch
Tri-Valley Dispatch

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.

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. 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. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.
- H. 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).*
- I. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
- J. **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).*
- K. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here:
<http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf>
- L. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.
- M. **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.pinalcountyz.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_intlfeet projection** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*
- N. **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)*
- O. 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.

Signature _____ Date _____

E-Submittal Requirements:

All Zoning Case reviews must be submitted through the online permitting portal which can be found at <https://citizenaccess.pinalountyaz.gov/CitizenAccess/> and follow the naming convention provided below.

ePlan Reviews

Plans **MUST** be in **one multi-page PDF** and use following naming format:

Review Type #_Plan Type. For example:

- First Substantive Review
 - SUB1_Application
 - SUB1_PAD Book or Narrative
 - SUB1_TIA
 - SUB1_ALTA
 - SUB1_Drainage Report...etc
 - SUB1_...etc

- Second Substantive Review
 - SUB2_Application
 - SUB2_Drainage Report
 - SUB2_TIA
 - SUB2_ALTA
 - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*

** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*



PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & 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: Glenn Bak
2. Date of Pre-application Review: 6/6/2023 Pre-Application Review No.: Z-PA-067 - 23
3. Current Zoning (Please provide Acreage Breakdown): Vacant General Rule
4. Requested Zoning (Please provide Acreage Breakdown): Commercial C-3 with PAD overlay
5. Parcel Number(s) (Please attach a separate list if more space is needed): 503-46-006G & portion of 503-46-006D
6. Parcel Size(s): 503-46-006G and a portion of APN 503-46-006D
7. The existing use of the property is as follows: 48 Pecan Tree Farm
8. The exact use proposed under this request: Wedding and Event Venue
9. What is the Comprehensive Plan Designation for the subject property: Mid Intensity Activity Center
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. Is this a major PAD Amendment request (no zone accompanying change)? YES NO If yes what was the previous PAD case number PZ-PD-_____
14. 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. Street Improvements; Newly paved N Burris Rd/ Clayton Rd.
Chang Chun Petrochemical Group being built on corner of Burris/Clayton Rd.
Kholer Manufacturing Plant being built 3 miles from Burris/Clayton Rd.
15. Explain why the proposed development is needed and necessary at this time. In order to realize the desired use of the property by the property owners. Significant demand for event venue space. Desire to operate a legal and conforming use.

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

Community Outreach Report

Case #PZ-047-23

PAD Rezoning Application

Conrad, Bea, and Corinna Hernandez
20675 W Clayton Rd.
Casa Grande, AZ 85122

November 2023
Pinal County, Arizona

Prepared By:

ROSE LAW GROUP_{pc}
RICH ■ CARTER ■ FISHER

Peter Furlow/ Ty Utton
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251

Project Proposal

The applicant is requesting a rezone of their 2.24-acre property (comprised of APN 503-46-006G and a portion of APN 503-46-006D), located just south of W Clayton Rd. and east of N Burris Rd. in Pinal County. The purpose of the application is to change the current zoning on the applicant's property from GR (General Rural Zone) to C-3 (General Commercial Zoning District) with a Planned Area Development (PAD) overlay to allow for the establishment and operation of a traditional wedding venue and event space on the beautiful pecan farm.

Contacted Parties

Attached is a complete list of the property owners within 600 ft. of the site that were contacted through the outreach efforts provided by the County.

Contact Dates and Methods

27 Notification letters were mailed via First Class U.S. Mail postmarked July 31, 2023. The letter contained all required and pertinent information regarding the application along with an invitation to join the applicant team for an Open House meeting. A copy of the notification letter and an Affidavit of Notification will be submitted with this report as evidence that the letters were mailed as required.

Open House

An Open House meeting was held in-person on Friday, August 11, 2023, from 7:00pm to 8:30 pm at the Emanuel Baptist Church, located at 112 N Brown Ave, Casa Grande, AZ. The general public was invited to come and learn more about the proposed request and provide any comments or recommendations for improvements to the Projects scope or design/ development, etc. A copy of the sign-in sheets with the one (1) attendees contact information will be included with this report.

A second open house meeting will be held within 30 days prior to the first public hearing for this Project.

Communication with Neighbors

Any comments and feedback received will be documented and submitted to the County in an updated Citizen Participation Report prior to the first public hearing.

BURRIS INVESTMENT GROUP LLC
2263 N TREKELL RD LOT 186
CASA GRANDE AZ 85122

CHANG CHUN (ARIZONA) LLC
10475 PERRY HWY, STE 200
WEXFORD PA 15090

BRADY JAMES DEAN LIV TRUST
1616 E DIEGO DR
CASA GRANDE AZ 85122

BRADY & BRADY PROPERTIES LLC
25604 S 154TH ST
GILBERT AZ 85298

ABBOTT MANUFACTURING INC
100 ABBOTT PARK RD
ABBOT PARK IL 60064

SARNOWSKI G TIM
1291 W COWTOWN RD
CASA GRANDE AZ 85193

WASSON INVESTMENTS LLC
21816 E PEGASUS PKWY
QUEEN CREEK AZ 85142

GUERRERO JOSE A & MARTHA M
PO BOX 10562
CASA GRANDE AZ 85130

JOHN M FOSTER TURF OF ARIZONA
LLC
PO BOX 4563
PALM DESERT CA 92261

MANTEROLA RANCHES LLC
PO BOX 11227
CASA GRANDE AZ 85130

NATINA PRODUCTS LLC
1555 N V I P BLVD
CASA GRANDE AZ 85122

LINTON PROPERTIES V LLC
PO BOX 10503
CASA GRANDE AZ 85130

LINTON IAN A & KAREN
PO BOX 10503
CASA GRANDE AZ 85130

ROOFING SPECIALISTS INC
PO BOX 11903
CASA GRANDE AZ 85130

MOYERS PROPERTIES LLC
PO BOX 401865
HESPERIA CA 92340

SUNWEST GOLF & RECLAMATION
INC
PO BOX 12070
CASA GRANDE AZ 85122

MAE BELLE ENTERPRISES LLC
4057 N TOBASCO RD
CASA GRANDE AZ 85194

BOOMERANG LLC
12515 WILLOWS RD NE STE 200
KIRKLAND WA 98034

ROBINSON FARMS INC
3038 W 157TH CT
OVERLAND PARK KS 66224

BLACKBURN MARK & ANNE
9010 NORWALK BLVD
SANTA FE SPRINGS CA 90670

STEELE HENRY E
PO BOX 12252
CASA GRANDE AZ 85130

KASTI FRANK & KAY
9346 W DESERT MOUNTAIN DR
CASA GRANDE AZ 85194

LONGMIRE MICHAEL W FAM TRUST
PO BOX 759
WILCOX AZ 85644

FLAVELL JOHN
1345 N BURRIS RD
CASA GRANDE AZ 85193

TR HOLDINGS LLC
PO BOX 11190
CASA GRANDE AZ 85130

LARA JOSE FRANCISCO ORDUNO
2011 N 56TH AVE
PHOENIX AZ 85035

SUNBELT CEMENT INC
PO BOX 2883
WEST PALM BEACH FL 33402

ROSE LAW GROUP_{pc}

RICH ■ CARTER ■ FISHER

PETER W. FURLOW
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.291.0743 Fax 480.505.3925
PFurlow@RoseLawGroup.com
www.RoseLawGroup.com

July 31, 2023

Dear Property Owner or Interested Party:

The purpose of this letter is to inform you that we will be having a neighborhood meeting for a proposed rezone from GR to C-3 located at Pinal County Assessor Parcel Number APN 503-46-006G. The property, known as “Hernandez Pecan Farm” is located just south of W Clayton Rd. and east of N Burris Rd. near Abbott Manufacturing and Manterola Sheep Company.

You are invited and your attendance at this meeting would be greatly appreciated. We would love to hear your feedback on the project!

Hernandez Pecan Farm is a family-owned farm nestled right outside city limits in Casa Grande, Arizona. It is owned by Conrad and Bea Hernandez (“**Applicant**” or “**Hernandez Family**”) who grew up in this same small town. Conrad’s family has owned the property for three generations. Under current zoning, the Hernandez Family is unable to continue operating their wedding venue. Therefore the rezoning to C-3 is necessary to operate the longstanding event venue.

Meeting Details:

Time: 7:00-8:30 PM

Location: 112 N Brown Ave,
Casa Grande, AZ 85122

Date: August 11, 2023

REQUEST SUMMARY:

- The Applicant is requesting a rezone from GR (General Rural Zone) to C-3 (General Commercial) to continue Hernandez at Pecan Farm wedding and event venue.
- As the owners operators of the Property, the Hernandez Family are proposing to rezone the Property to C-3.
- This zoning district will allow the owners to utilize their property for an idyllic family-owned farmhouse wedding venue.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

You may reach me at 480-291-0743 or pfurlow@roselawgroup.com. Please reference “Hernandez Pecan Farm” in your email to expedite a response.

Sincerely,

Peter W. Furlow

Affidavit of Mailing Notice

Case Number: Zoning Case #Z-PA-067-23

Project Name: Hernandez Pecan Farm

Applicant Name: Peter Furlow, Rose Law Group

Location: APN 50346006G located just S of W Clayton Rd. and E of N Burris Rd.

In order to assist in providing adequate notice to interested parties, the applicant shall secure the names and addresses of all property owners within 1200' feet of the subject property either through a title company or the Pinal County Assessor's website and shall send the neighborhood meeting notice to each said owner.

I confirm that I secured the names and addresses of all property owners within 1200 feet of the subject property and have sent the neighborhood meeting notice to each said owner prior to the neighborhood meeting.

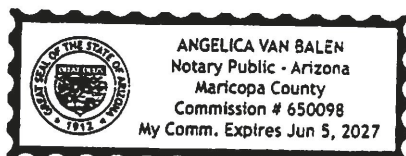
Applicant's / Representative's signature: Peter Furlow

SUBSCRIBED AND SWORN before me this 31st day of July, 2023, by:

Angelica Van Balen
Notary Public

My Commission Expires:

June 5, 2027



MEETING MINUTES

Meeting Details:

Time: 7:00-8:30 PM

**Location: 112 N Brown Ave,
Casa Grande, AZ 85122**

Date: August 11, 2023

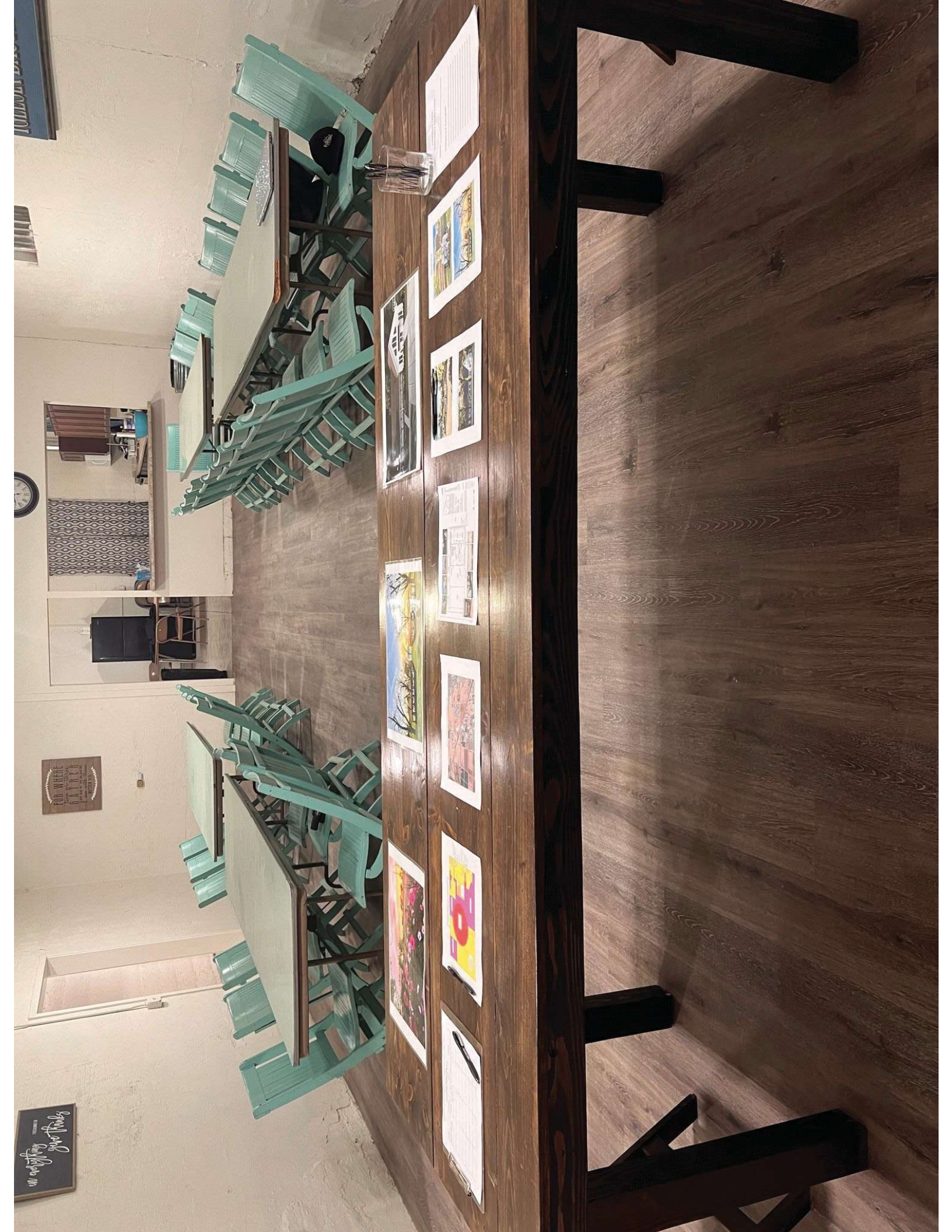
The meeting commenced promptly at 7:00 PM at the designated location: 112 N Brown Ave, Casa Grande, AZ 85122. The purpose of the meeting was to discuss and gather feedback for Hernandez Pecan Farm.

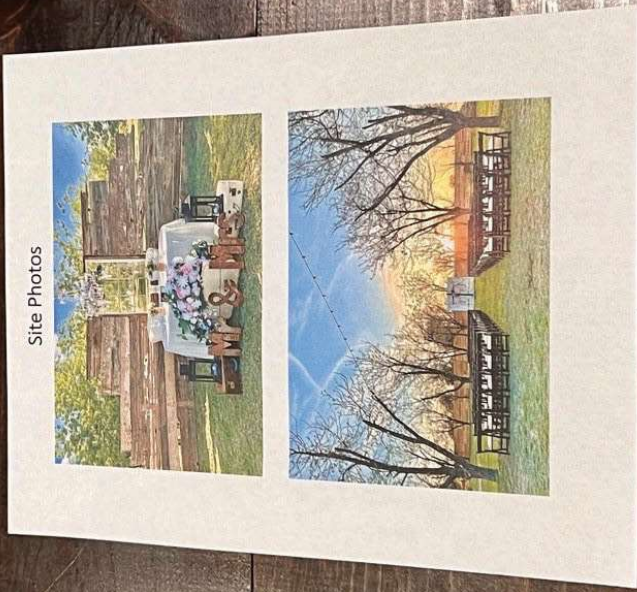
Aerials, Site Plan, Site Photos, and compliance with the Comprehensive Plan were some of the numerous exhibits provided for those in attendance. Legal notice was given to those per Pinal County code.

As you can see from the sign in sheet, only one person was in attendance for the meeting. This person provided his support for the project.

Furthermore, after the meeting, two phone calls were received from individuals who also expressed strong support for the project. While these individuals were unable to attend in person, their feedback was noted and will be taken into consideration as the project progresses.

Although the meeting was attended by a limited number of individuals, the support received to date is encouraging and serves as a positive foundation for the project's advancement. The team remains committed to refining and progressing the project based on the valuable insights shared during this meeting.





COMMENT CARD
HERNANDEZ PECAN FARM

Name: _____

Comments/ Concerns:
