



NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION
PINAL COUNTY BOARD OF ADJUSTMENTS AND APPEALS
SUMMARY OF AGENDA FOR MEETING
Thursday, March 27, 2025

9:30 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX
EMERGENCY OPERATIONS CENTER
85 N. FLORENCE ST
FLORENCE, AZ 85132

Action means discussion, approval, disapproval on the following Planning Cases. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda).

A work session is not a public hearing. For matters that are not listed as "public hearings" the public may attend and listen to the proceedings, but may only address the Board with its permission. Some members may participate telephonically.

(1) REGULAR ITEM

A. **CALL TO ORDER AND ROLL CALL OF BOARD MEMBERS**

- () **KENNEDY, Chairman**
- () **MARSH, Vice Chairman**
- () **BEGEMAN, Member**
- () **MAULLER, Member**
- () **SANCHEZ, Member**

B. **PLANNING MANAGER REPORT (INFORMATION ITEM)**

(2) NEW CASES

- A. **BA-053-24 – PUBLIC HEARING/ACTION:** Matthew Rippey, landowner/applicant, requesting a variance to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code, to allow a reduction in minimum required lot area from 54,450 square feet (1.25 acres) to 39,639± square feet (0.91 acres) and applicable development standards to allow a single family residence on a 0.91 acres parcel in the (GR) General Rural zoning district, 300-55-0020 (legal on file), situated in Section 17, Township 06 South, Range 16 East of the Gila & Salt River Baseline & Meridian, located Southeast corner of N Isleta Rd and E San Pedro Rd, within Dudleyville, in unincorporated Pinal County.

Kendall Riley/Brent Billingsley

- B. **BA-003-25 – PUBLIC HEARING/ACTION:** 37360NSR-AZ Owner, LLC – Michelle Bach (applicant/landowner) is requesting a reduction in the off-street parking spaces requirement of **Section 2.140.020** of the Pinal County Development Service

Code to decrease the number of parking spaces from one hundred and three (103) to fifteen (15), as indicated on the site plan submitted for the proposed Schnepf Self Storage Facility, on a 2.66± acre parcel in the CI-2 Industrial Zone, situated in north-east quarter of Section 33, Township 02S, Range 08E of the Gila and Salt River Base and Meridian, Tax Parcel 104-64-002E, generally located south of the intersection of E Combs Rd and N Schnepf Rd in the San Tan Valley area of unincorporated Pinal County, AZ.

Valentyn Panchenko/Brent Billingsley

ADJOURNMENT

Support documents for the above-listed matters are available at the Pinal County Community Development Office for the public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:00 a.m. and 5:30 p.m.

NOTE: One or more members of the Board may participate in this meeting by telephonic conference call.

The Board may go into Executive Session for the purpose of obtaining legal advice from the County's Attorney(s) on any of the above agenda items pursuant to A.R.S. 38-431.03(A)(3).

In accordance with the requirement of Title II of the Americans with Disabilities Act (ADA), the Pinal County Board of Adjustment and Appeals does not discriminate against qualified individuals with disabilities admission to public meetings. If you need accommodation for a meeting, please contact the Community Development Department at (520) 866-6442, at least (5) five business days prior to the meeting (not including weekends or holidays) so that your request may be accommodated.



AGENDA ITEM

March 27, 2025 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

CALL TO ORDER AND ROLL CALL OF BOARD MEMBERS

- () KENNEDY, Chairman**
- () MARSH, Vice Chairman**
- () BEGEMAN, Member**
- () MAULLER, Member**
- () SANCHEZ, Member**

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History		
Time	Who	Approval

ATTACHMENTS:

[Click to download](#)

No Attachments Available



AGENDA ITEM

March 27, 2025 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PLANNING MANAGER REPORT (INFORMATION ITEM)

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History	Who	Approval
Time		

ATTACHMENTS:

[Click to download](#)

No Attachments Available



AGENDA ITEM

March 27, 2025 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY: Kendall Riley/Brent Billingsley

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-053-24 – PUBLIC HEARING/ACTION: Matthew Rippey, landowner/applicant, requesting a variance to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code, to allow a reduction in minimum required lot area from 54,450 square feet (1.25 acres) to 39,639± square feet (0.91 acres) and applicable development standards to allow a single family residence on a 0.91 acres parcel in the (GR) General Rural zoning district, 300-55-0020 (legal on file), situated in Section 17, Township 06 South, Range 16 East of the Gila & Salt River Baseline & Meridian, located Southeast corner of N Isleta Rd and E San Pedro Rd, within Dudleyville, in unincorporated Pinal County.

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History		
Time	Who	Approval

ATTACHMENTS:

Click to download

☐ [BA-053-24 STF PKT](#)

TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: MARCH 27, 2025

CASE NUMBER: BA-053-24

CASE COORDINATOR: KENDALL RILEY, PLANNER

SUPERVISOR DISTRICT: SERDY, DISTRICT 5

Executive Summary:

This case is a variance request submitted by Matthew Rippey, landowner, to reduce the minimum lot size from 54,450 square feet (1.25 acres) to 39,639 square feet (0.91± acres) in the General Rural (GR) zoning district on Parcel # 300-55-0020, generally located in at the southeast corner of N Isleta Rd and E San Pedro Rd, within Dudleyville. In 1974, the Pinal County Zoning Ordinance was amended to increase the minimum lot area for the General Rural (GR) zoning district from 0.275 acres (12,000 square feet) to 1.25 acres (54,450 square feet) across the County. The property currently has a home that is estimated to be built in 1952. The lot is considered non-conforming since it was created after the zoning code was amended creating the minimum lot size of 1.25 acres in the GR District.

If This Request is approved:

This variance will allow applicant to utilize the subject property for the uses allowed in the GR District at its current size without additional variance requests.

Staff Recommendation/Issues for Consideration/Concern:

Staff has no recommendation since this variance case is the result of a self-imposed creation of a lot which does not meet the GR District minimum lot size requirement, but building permits for electric service and panel upgrades have been issued in the past.

BA-053-24 – PUBLIC HEARING/ACTION: Matthew Rippey, landowner/applicant, requesting a variance to Section 2.40.020 and 2.40.030 of the Pinal County Development Services Code, to allow a reduction in minimum required lot area from 54,450 square feet (1.25 acres) to 39,639± square feet (0.91 acres) and applicable development standards 2.40.020 and 2.40.030, to allow a single family residence on a 0.91 acres parcel in the (GR) General Rural zoning district, 300-55-0020 (legal on file), situated in Section 17, Township 06 South, Range 16 East of the Gila & Salt River Baseline & Meridian, located Southeast corner of N Isleta Rd and E San Pedro Rd, within Dudleyville, in unincorporated Pinal County.

TAX PARCELS: 300-55-0020

LEGAL DESCRIPTION: Section 17, Township 06S, Range 16E, Tax Parcel 300-55-0020, zoned GR on a total of 0.91 acres (legal on file)

EXISTING ZONING AND LAND USE: The property is zoned General Rural (GR) and the comprehensive plan designation is Major Open Space.

SITE DATA:

- Topography is relatively flat in the area
- Flood Zone X, an area of minimal flood hazard
- Subject parcel is located in an area in which the sewage disposal method is identified as the landowner's responsibility. If a septic permit is applied for any structures, the system must meet requirements per Arizona Administrative Code R18-9-A312.C

HISTORY: On January 4, 1954 Pinal County adopted a zoning ordinance in response to the 1949 County Planning and Zoning Act. This ordinance was the first in Pinal County to provide for the creation of zoning districts and associated zoning regulation and enforcement within Pinal County. The 1954 zoning ordinance was repealed and replaced by the ordinance adopted by the Board of Supervisors on June 18, 1962. In 1974, the Zoning Ordinance was amended to increase the minimum lot area for the GR zoning district from 12,000 square feet (0.275 acres) to 54,450 square feet (1.25 acres).

The subject parcel is non-conforming. The current owners took possession of subject site in 2020 via a Special Warranty Deed recorded on October 23, 2020 (fee number 2020-108449). Pinal County Assessor's records show a Single Family Residence was estimated to be built in 1952 on the parcel in question. These records also show this parcel was split in 1979, and that split portion was then combined with parcel 300-55-005A to the south. This in turn created the undersized lot with the existing home as we see it today. Due to a lack of records, it is unknown what the parent parcel size was when the home was constructed, or prior to the split. The subject lot was split by owner without county review at the time and it resulted in each lot becoming less than what is required for the lots to be buildable. This occurred after the zoning code update in 1974, making it undersized at time of creation.

In December 2006, Pinal County adopted the Minor Land Division (MLD) process wherein lot splits in this situation is not allowed to proceed if the split results in an undersized parcel. As mentioned, the lot was split prior to this MLD process being in place or when home was constructed. Building permits have been issued in the recent years for electrical upgrades and service, but the additions the owner proposes to make would not be permitted with current lot size.

To date, no comments have been received.

Staff's public participation and notification of the cases include:

Newspaper publish dates:	3/6/25
Mail-outs:	3/10/25
Site Posting:	3/10/25
Website:	3/11/25

THE APPLICANT MUST SATISFY THE BOARD OF ADJUSTMENT AND APPEALS THAT THIS REQUEST MEETS THE NECESSARY CRITERIA TO QUALIFY FOR A VARIANCE AS STATED IN SECTION 2.155.040 (C)

EVIDENCE REQUIRED FOR VARIANCE:

- a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.
- b. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights.
- c. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
- d. That the special circumstances or conditions referred to in subsection (C)(4)(a) of this section are not self-imposed and are not a matter of mere inconvenience or personal preference.
- e. That the variance will not allow a use that is not permitted in the zoning district where the property is located.

FINDINGS: Under Section 2.155.040(C) of the Pinal County Development Service Code (Zoning Ordinance), the Board of Adjustment and Appeals shall hear and consider all evidence relating to the request and make findings as to the conformity of the request to the above Section.

THE BOARD OF ADJUSTMENT AND APPEALS shall consider the following criteria in conditionally approving or denying a variance.

- a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.

ANALYSIS: The subject parcel was created in 1979 through an unregulated lot split. Prior to this, the parent parcel size was unknown. The date the parent parcel was created is not known, as historical data is not available.

FINDING: There does not appear to be special circumstances/conditions applicable to the property which do not prevail on other property in that zoning district, as the lot that may have met the minimum area requirement prior to 1974. However, the lot was split in 1979, thus negating any claim of legal-nonconforming status.

- b. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights.

ANALYSIS: The owner/applicant intends to remodel the existing single family residence and add detached structures. As per the zoning requirements, the parcel size is non-conforming, and by the lot split in 1979 that reduced the subject parcel to its current size.

FINDING: The zoning ordinance in 1974 increased the minimum lot size for lots in the General Rural (GR) Zoning District from 12,000 square feet to 1.25 acres (54,450 sf). Prior to having been

split, the parent parcel, size unknown due to lack of records, could have meet these standards. From available records, it appears plausible that prior to the lot being split, it would have been considered legal nonconforming in that the parent parcel was created prior to 1974. Undue hardship, means a problem created by some feature of the land or governmental action rather than a misunderstanding of the zoning ordinance by the applicant.

- c. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

ANALYSIS: The subject property is approximately 39,639 square feet (0.91± acres) in size. The lot size is consistent with other properties in the area. If approved with the attached stipulations the future residential use would have to be in compliance with all applicable construction codes. If the variance is approved, staff recommends that the development standards in the R-35 zoning district apply to development of this lot since these standards are consistent with other developed lots of this size.

FINDING: The granting of this variance will not affect the health or safety of persons residing or working within the subject area and adjacent properties, and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

- d. That the special circumstances or conditions referred to in subsection (C)(4)(a) of this section are not self-imposed and are not a matter of mere inconvenience or personal preference.

ANALYSIS: The “Hardship” must be related to the physical aspects of the land and not a personal or self-imposed hardship.

FINDING: The special circumstances referred to in subsection (C) (4) (a) were self-imposed per the Pinal County Assessor records, since the parent parcel was split in 1979 to become the subject current parcel: 300-55-0020, 39,639 square feet.

- e. The variance will not allow a use that is not permitted in the zoning district where the property is located.

ANALYSIS: The General Rural zoning district permits residential use which will be the primary use for the subject property. The owner plans on remodeling the existing home, and adding detached structures.

FINDING: Granting of the variance will not allow a use that is not permitted in the subject property’s zoning district.

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, and Planning Case Staff Report (BA-053-24) are considered part of the record in this variance case. If the Board of Adjustments and Appeals can find sufficient evidence based upon the record, staff recommends the Board adopt the staff report and record as presented and approve the requested variance with the following recommended motion. If the Board cannot find

sufficient evidence to approve the request, staff recommends denying the request with the following motion.

BOARD MOTION

Staff Recommendation – No Recommendation

To Deny:

I move to deny the variance case BA-053-24, a variance to Section 2.40.020 and Section 2.40.03 of the PCDSC, findings(s)/special circumstances referred to in the subsection (C)(4)(a) of 2.155.040 in the PCDSC since the hardship created was self-imposed.

To Approve:

**(Staff recommends please cite a minimum of three findings)

*** (Suggested findings under section 2.155.040(C), are A., C., E.)

I move to conditionally approve case BA-053-24, Section 2.40.020 and Section 2.40.030 of the PCDSC, to allow a reduction in the minimum required lot area from 54,450 square feet (1.25 ac) to 39,639 ± square feet (0.91 ± acres) and applicable development standards (R-35 standards) to bring into compliance a single family home on a 0.91 acre parcel in the General Rural Zone (GR), and to approve findings (s) (please cite a minimum of three findings in a-e) as set forth in the staff report. Subject to the following 3 stipulations:

1. Development Standards for the parcel shall be as follows:
 - A. Minimum lot area: 35,000 square feet.
 - B. Minimum lot width: 50 feet.
 - C. Minimum front setback: 30 feet.
 - D. Minimum side setbacks: Ten feet each.
 - E. Minimum rear setback: 25 feet.
 - F. Maximum building height: 30 feet.
 - G. Detached accessory buildings.
 1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;
 2. Maximum height: 20 feet;
 3. Minimum distance to main building: Seven feet;
 4. Minimum distance to front lot line: 60 feet; and
 5. Minimum distance to side and rear lot lines: Four feet.
2. All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, etc.
3. If any change of use is requested, the variance shall be considered null and void.
4. All livestock, horses, and dairy uses are not allowed.

DATE PREPARED: 3/17/25 KR

REVISED:

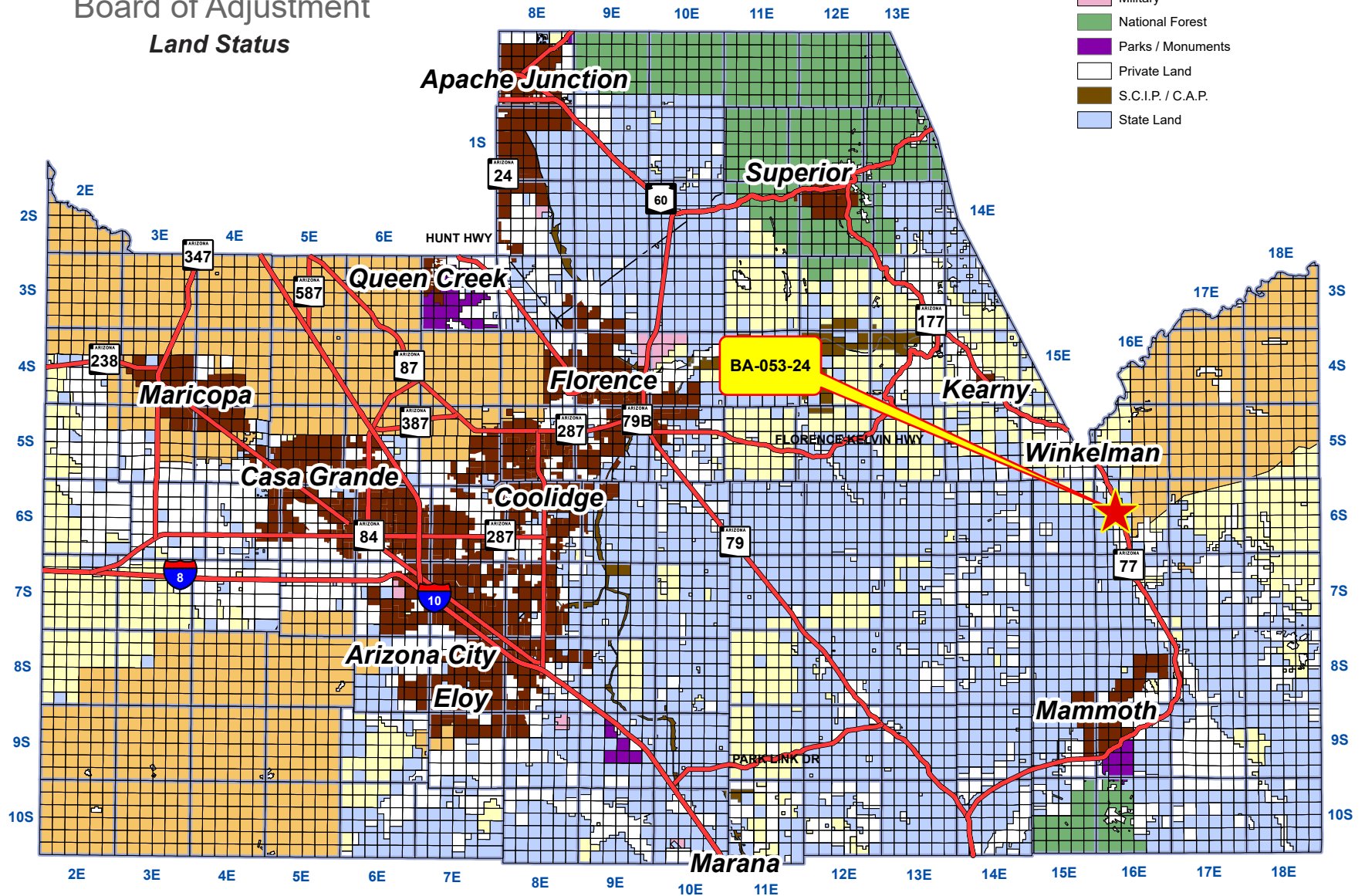


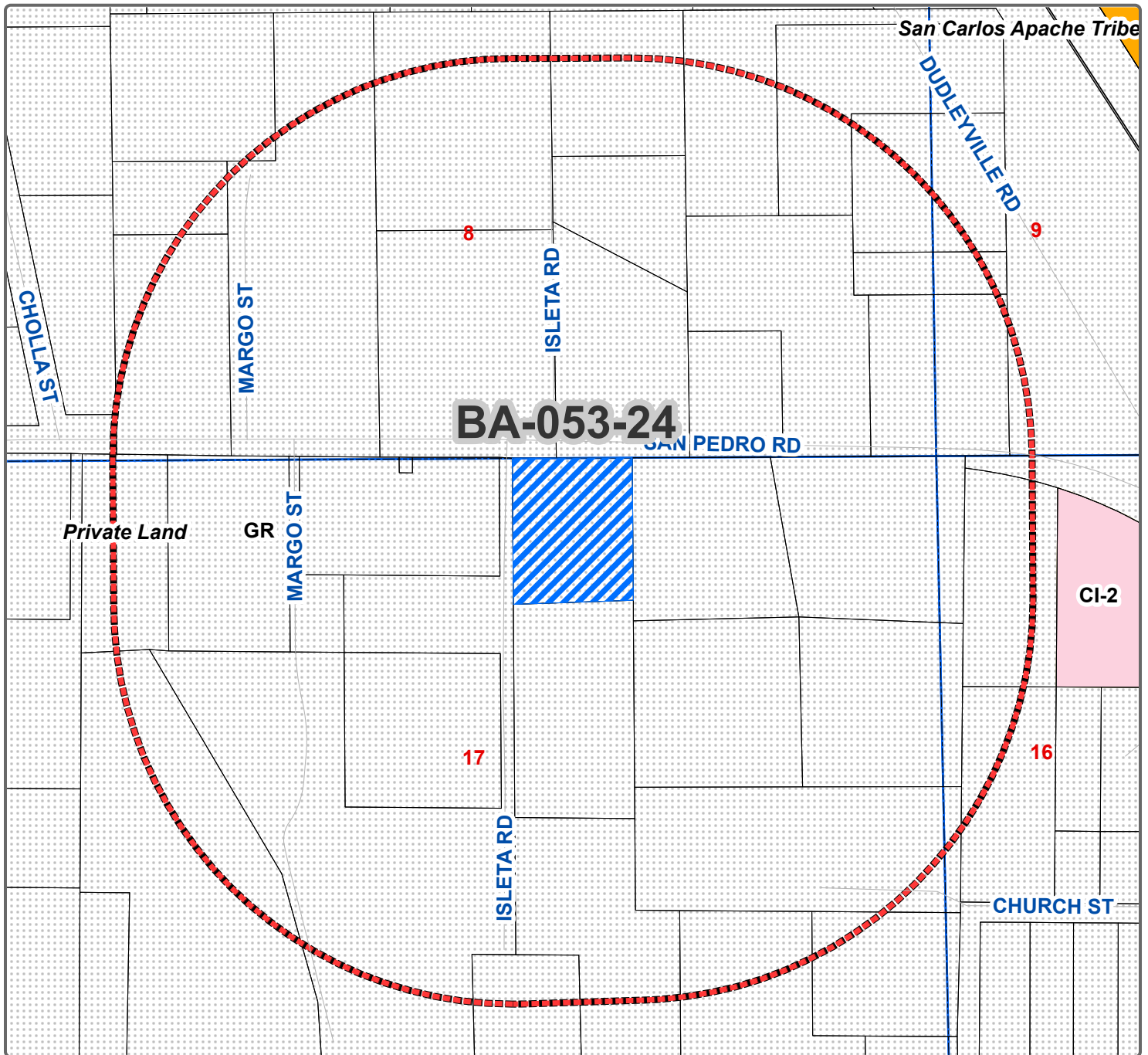
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Board of Adjustment Land Status

Legend

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





Board of Adjustment

BA-053-24 – PUBLIC HEARING/ACTION: Matthew Rippey, landowner/applicant, requesting a variance to Section 2.40.020 and 2.40.030 of the Pinal County Development Services Code, to allow a reduction in minimum required lot area from 54,450 square feet (1.25 acres) to 39,639± square feet (0.91 acres) and applicable development standards to allow a single family residence on a 0.91 acres parcel in the (GR) General Rural zoning district, 300-55-0020 (legal on file), situated in Section 17, Township 06 South, Range 16 East of the Gila & Salt River Baseline & Meridian, located Southeast corner of N Isleta Rd and E San Pedro Rd, within Dudleyville, in unincorporated Pinal County.

Current Zoning: GR

Requested Zoning: Board of Adjustment

Current Land Use: MOS



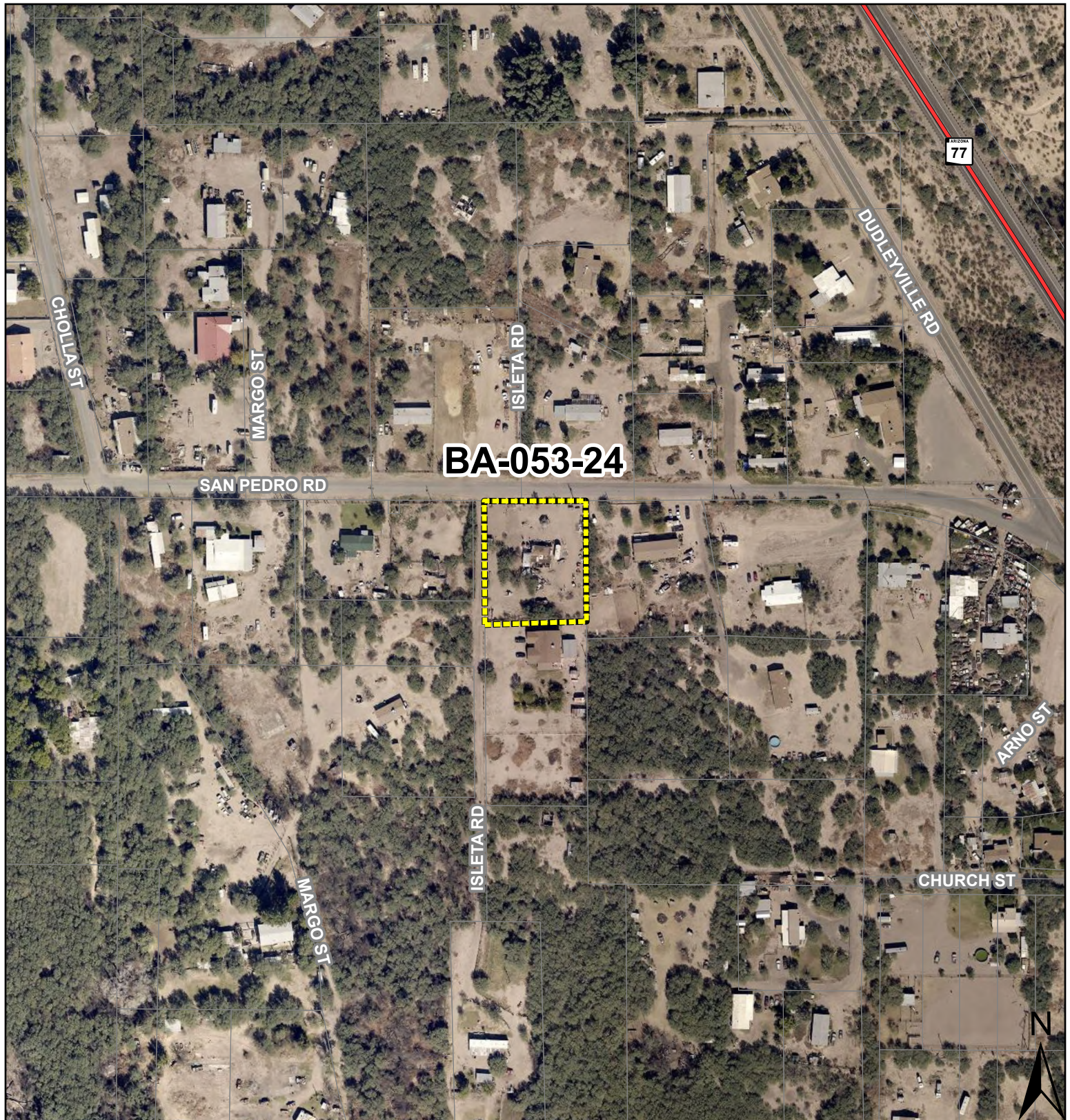
Legal Description:
Situating in Section 17, Township 06 South, Range 16 East of the Gila & Salt River Baseline & Meridian, located Southeast corner of N Isleta Rd and E San Pedro Rd, within Dudleyville, in unincorporated Pinal County.

SEC 17, TWN 06S, RNG 16E

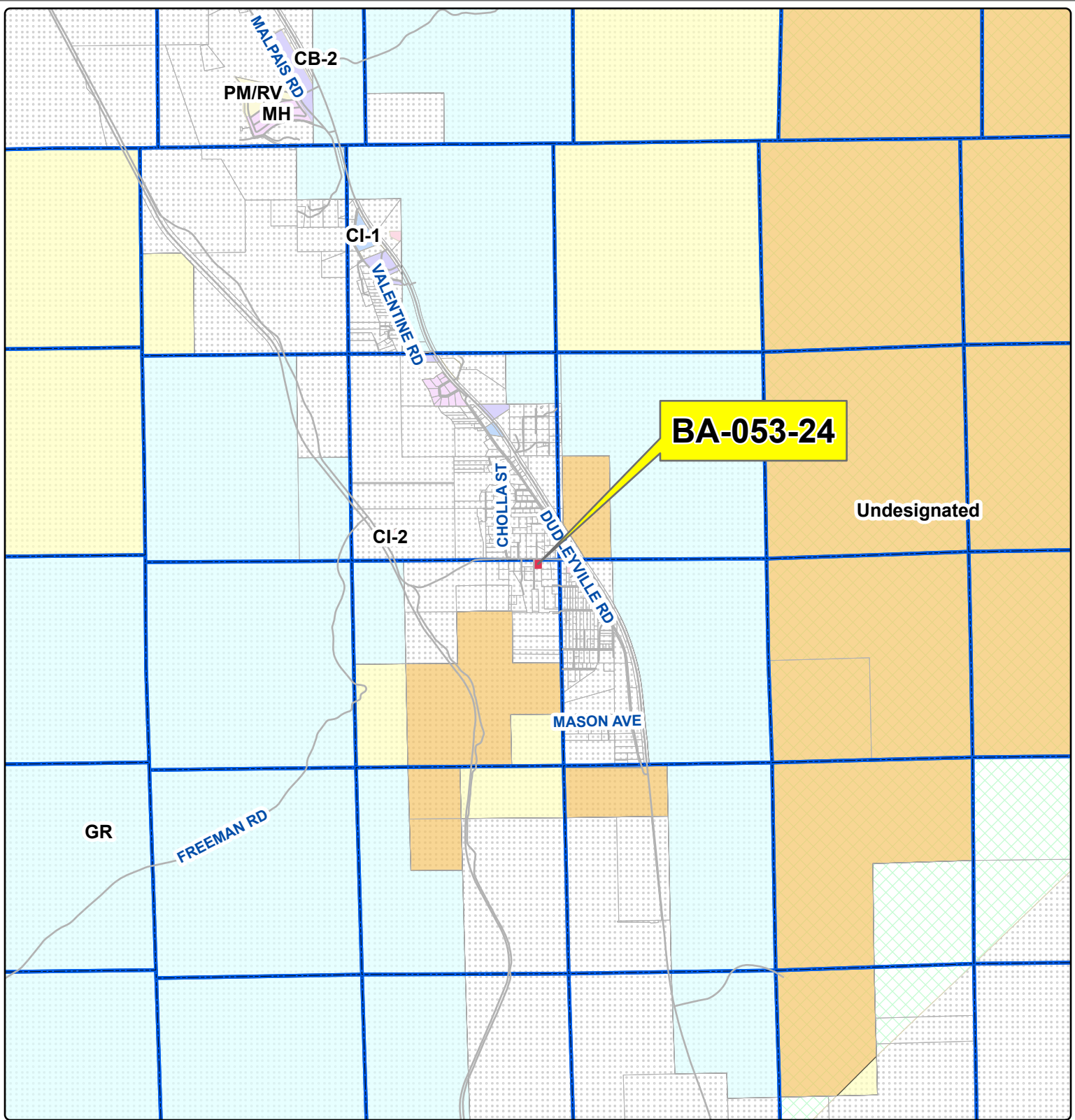


Owner/Applicant: MATTHEW RIPPEY		
Drawn By: GIS / IT / RW	Date: 02/27/2025	
Section 17	Township 06S	Range 16E
Case Number: BA-053-24		

Sheet No.
1 of 1



Board of Adjustment



Board of Adjustment Community Development

Legal Description:

Situated in Section 17, Township 06 South, Range 16 East of the Gila & Salt River Baseline & Meridian, located Southeast corner of N Isleta Rd and E San Pedro Rd, within Dudleyville, in unincorporated Pinal County.



Owner/Applicant:

MATTHEW RIPPEY

Drawn By:

GIS / IT / RWH

Date:

02/27/2025

Section

17

Township

06S

Range

16E

Case Number:

BA-053-24



PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR VARIANCE OF REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink) and submitted via the online portal site at
<https://citizenaccess.pinalcountyaz.gov/CitizenAccess/>

Variance Request & 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. Tax Assessor Parcel No.: 300550020 2. Size (to the nearest 1/10th of an acre) .9

3. The legal description of the property: Sec. 17-6S-16E

4. Current zoning: GR 5. Septic or Sewer? Septic ☒ Sewer ☐
Sewer District _____

6. The existing use(s) of the property: Residential

7. The exact variance request and/or Section(s) of Code impacted: variance for parcel size

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #
(CC/BCC) -0614-24

9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties.

no known changes

10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.

I'm not doing anything indifferent from what ~~any~~ anyone else in the neighborhood is doing

11. State how the special circumstances or conditions referred to question #10 are not self-imposed.

I didn't create the property size I bought it that way

12. State how the granting of this application will not materially affect the health or safety of persons residing or working in the neighborhood and how this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

any changes to my home won't impact any of my neighbors

13. State how the variance will only allow permitted uses in the zoning district in which the property is located.

it's the home I live in it's residential use

14. State how the strict application of the current regulations would work an unnecessary nonfinancial hardship and how the granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights. Show how all beneficial uses and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professionals can be useful.

If I can't get this variance approved then I would have to move

(The following are additional questions for reductions in parking requests only)

15. Site Plan Review or Building Permit Number: NA

16. Required parking either in total number or ratio: _____ 17. Requested (# or ratio) _____

18. Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction: _____

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

Matthew Ryan Rippey 421 N 97th Pl mesa az 85207
Name of Applicant Address

Matthew Rippey Matthew.rippy2023@gmail.com 480-213-8215
Signature of Applicant E-Mail Address Phone Number

Name of Agent/Representative Address

Signature of Agent/Representative E-Mail Address Phone Number

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

Matthew Ryan Rippey 421 N 97th Pl mesa az 85207
Name of Landowner Address

Matthew Rippey Matthew.rippy2024@gmail.com 480-213-8215
Signature of Landowner E-Mail Address Phone Number

If the landowner is not the applicant, then the applicant must submit a signed and notarized agency authorization form from the landowner with this application.

Application Checklist:

- ☒ Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - ☒ Size and shape of parcel; property dimensions; north arrow
 - ☐ Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - ☐ Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - ☐ Driveways and parking areas, show access, dimensions and surface material
 - ☐ Existing and proposed utilities, show location of lines, size and serving company
 - ☐ Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc., floor plan
- ☐ Submit the "This Application Checklist" for the requested action.
- ☐ Submit, or request from the case planner assigned, a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- ☐ Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- ☐ Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.)
 - A) Residential with 0-499 mail-outs \$500.00
 - B) Residential with 500 or more mail-outs: \$500.00
 - C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084.00
 - D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00
- ☐ The application and narrative in PDF format.
- ☐ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☐ Submitted application via online portal (<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>)

Important:

If the application is incomplete or is not detailed enough, the case will not be presented to the Board of Adjustments.

NAP ,	30055001C MAGALLANEZ ALBERT Y PO BOX 183 WINKELMAN, AZ 85192	30055001A MAGALLANEZ ROBERT Y PO BOX 595 WINKELMAN, AZ 85192
NAP ,	30055001D MAGALLANEZ ALBERT Y PO BOX 183 WINKELMAN, AZ 85192	30055013A HUERTA FREDERICO F SR PO BOX 683 WINKELMAN, AZ 85192
30055020B BARRAGAN MARIO R & MARY F PO BOX 642 HAYDEN, AZ 85135	30055005A MONTERDE ARTHUR C PO BOX 462 WINKELMAN, AZ 85192	30055015A HUERTA FREDERICO F SR PO BOX 683 WINKELMAN, AZ 85192
300550090 GOAD SANDRA H PO BOX 153 WINKELMAN, AZ 85192	300260010 ACUNA PABLO J JR PO BOX 1106 WINKELMAN, AZ 85192	30023103B GARCIA ROSALIE PO BOX 366 HAYDEN, AZ 85135
30055010A AVECHUCO AUGUSTINE B PO BOX 547 WINKELMAN, AZ 85192	300550020 RIPPEY MATTHEW RYAN 421 N 97TH PL MESA, AZ 85207	300231070 MORALES JOSE A 78262 E SAN PEDRO RD WINKELMAN, AZ 85192
30055012D AVECHUCO AUGUSTINE PO BOX 547 WINKELMAN, AZ 85192	30055020F NUNEZ MARTIN & LESA 1215 E HAYWARD AVE PHOENIX, AZ 85020	300231060 GONZALES MARGARET ROSE 78262 E SAN PEDRO RD WINKELMAN, AZ 85192
300550080 AVECHUCO AUGUSTINE B & M... PO BOX 547 WINKELMAN, AZ 85192	300550040 CAMARENA DAVID B PO BOX 243 HAYDEN, AZ 85135	300230950 HONG MARIO A & RIHANA V 4910 N MARGO ST DUDLEYVILLE, AZ 85192
300260020 WOODS WAYNE F PO BOX 342 WINKELMAN, AZ 85192	30055001B CABRERA THOMAS MARISCAL PO BOX 497 WINKELMAN, AZ 85192	300230970 RODRIGUEZ ARMANDO PO BOX 704 WINKELMAN, AZ 85192
30055020D NUNEZ GILBERT F PO BOX 433 WINKELMAN, AZ 85192	300550030 CAMARENA DAVID & MARY H PO BOX 243 HAYDEN, AZ 85135	30023104A GONZALES MARGARET ROSE 78262 E SAN PEDRO RD WINKELMAN, AZ 85192
300550160 HONG MARIO ARIAS PO BOX 172 WINKELMAN, AZ 85192	30055013B NUNEZ MARTIN & LESA 1215 E HAYWARD AVE PHOENIX, AZ 85020	300231110 MAXAM COLLEEN G 5790 N EZYBROOK RD TUCSON, AZ 85741

300230940
KARTCHNER NORMA E
PO BOX 545
WINKELMAN, AZ 85192

300230990
HERNANDEZ MICHAEL
4945 N ISLETA RD
DUDLEYVILLE, AZ 85192

300231050
ROMERO LAURA E & WALTER A
4930 N DUDLEYVILLE RD
DUDLEYVILLE, AZ 85192

300231020
LOPEZ ALFONSO Q
4970 N DUDLEYVILLE RD
WINKELMAN, AZ 85192

30023093B
RODRIGUEZ MARK
PO BOX 593
WINKELMAN, AZ 85192

30023093A
RODRIGUEZ ARMANDO H & MA...
PO BOX 593
WINKELMAN, AZ 85192

300230960
HERNANDEZ MICHAEL
4945 N ISLETA RD
DUDLEYVILLE , AZ 85192

300230980
HERNANDEZ MICHAEL & VILLA...
4990 N ISLETA RD
DUDLEYVILLE, AZ 85192

300231010
MARTINEZ ROSE MARY & AND...
PO BOX 151
WINKELMAN, AZ 85192

NAP
,

300231000
AVELARDE LIZETTE M
PO BOX 161
WINKELMAN, AZ 85192



PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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Name: _____
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City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

SEE
ATTACHED
SHEETS

I hereby verify that the name list above was obtained on the _____ day of _____, 20____, at the office of _____ and is accurate and complete to the best of my knowledge.
(Source of Information)

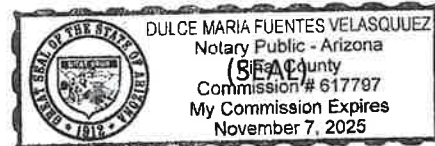
On this 15 day of Oct, 2024, before me personally appeared Matthew R Rippey
(Name of signor)

Signature [Signature] Date 10-15-24

State of AZ)ss.

County of Pinal

My Commission Expires Nov-07-2025



Signature of Notary Public [Signature]









NOTICE

**PLANNING & ZONING
FINAL COUNTY
PUBLIC HEARING**

Any person who is interested in the Board's activities, or who is associated with Community Development Department in Scott County or special agencies of the Board.

Date Paid: 10 MARCH 2025









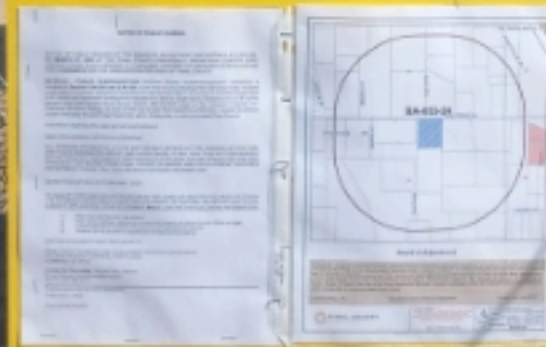
NOTICE

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 or appear in person at the hearing.

Date Posted: 10 MARCH 2025

POST COPY OF ACTUAL NOTICE BELOW:



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MARCH 27, 2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC) HEARING ROOM, 85 N FLORENCE ST, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-053-24 – PUBLIC HEARING/ACTION: Matthew Rippey, landowner/applicant, requesting a variance to **Section 2.40.020 and 2.40.030** of the Pinal County Development Services Code, to allow a reduction in minimum required lot area from 54,450 square feet (1.25 acres) to 39,639± square feet (0.91 acres) and applicable development standards to allow a single family residence on a 0.91 acres parcel in the (GR) General Rural zoning district, 300-55-0020 (legal on file), situated in Section 17, Township 06 South, Range 16 East of the Gila & Salt River Baseline & Meridian, located Southeast corner of N Isleta Rd and E San Pedro Rd, within Dudleyville, in unincorporated Pinal County.

Information regarding the case can be found online at:

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

DATED THIS 24th DAY OF FEBRUARY, 2025

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. FLORENCE, FIRST FLOOR)
FLORENCE, AZ 85132

Contact for this matter: Kendall Riley, Planner
E-mail Address: Kendall.riley@pinal.gov
Phone: (520) 866-6514

Anything below this line not for publication

PUBLISHED ONCE:

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

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

PUBLICATION DATES:

Mar. 6, 2025

NOTICE ID: FtzVqwokn76eFghRpVkr

NOTICE NAME: BA-053-24

India Johnston

(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 03/07/2025

Nicole Burkholder

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC
HEARING BY THE BOARD OF
ADJUSTMENT AND APPEALS
AT 9:30 A.M., ON MARCH 27,
2025 AT THE PINAL COUNTY
EMERGENCY OPERATIONS
CENTER (EOC) HEARING
ROOM, 85 N FLORENCE ST,
FLORENCE, ARIZONA, TO
CONSIDER AN APPLICATION
FOR A VARIANCE FOR THE
UNINCORPORATED AREA OF
PINAL COUNTY.
BA-053-24 - PUBLIC HEARING/
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square feet (1.25 acres) to 39,639
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Information regarding the case can
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ALL PERSONS INTERESTED IN
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PERTAINING TO THIS CASE
CAN BE REQUESTED AND ARE
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PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT PLEASE CALL
(520) 866-6442 FOR MORE
INFORMATION
DATED THIS 24th DAY OF
FEBRUARY, 2025
TO QUALIFY FOR FURTHER
NOTIFICATION IN THIS LAND
USE MATTER YOU MUST
FILE WITH THE PLANNING
DEPARTMENT A WRITTEN
STATEMENT OF SUPPORT
OR OPPOSITION TO THE
SUBJECT APPLICATION.
YOUR STATEMENT MUST
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appear and be heard at the hearing
WRITTEN STATEMENTS MUST
BE FILED WITH:
PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT
P.O. BOX 749 (85 N. FLORENCE,
FIRST FLOOR)
FLORENCE, AZ 85132

Contact for this matter : Kendall
Riley, Planner
E-mail Address: Kendall.riley@
pinal.gov
Phone: (520) 866-6514
No. of publications: 1: date of
publication: Mar 06, 2025



AGENDA ITEM

March 27, 2025 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY: Valentyn Panchenko/Brent Billingsley

Funds #:

Dept. #: Planning and Zoning Commission

Dept. Name: Planning and Zoning Commission

Director: Planning and Zoning Commission

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

BA-003-25 – PUBLIC HEARING/ACTION: 37360NSR-AZ Owner, LLC – Michelle Bach (applicant/landowner) is requesting a reduction in the off-street parking spaces requirement of **Section 2.140.020** of the Pinal County Development Service Code **to decrease the number of parking spaces from one hundred and three (103) to fifteen (15)**, as indicated on the site plan submitted for the proposed Schnepf Self Storage Facility, on a 2.66± acre parcel in the CI-2 Industrial Zone, situated in north-east quarter of Section 33, Township 02S, Range 08E of the Gila and Salt River Base and Meridian, Tax Parcel 104-64-002E, generally located south of the intersection of E Combs Rd and N Schnepf Rd in the San Tan Valley area of unincorporated Pinal County, AZ.

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History		
Time	Who	Approval

ATTACHMENTS:
Click to download
<input type="checkbox"/> BA-003-25 STF PKT

TO: PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS

MEETING DATE: MARCH 27, 2025

CASE NUMBER: BA-003-25

CASE COORDINATOR: VALENTYN PANCHENKO, PLANNER

Executive Summary:

BA-003-25 – PUBLIC HEARING/ACTION: 37360NSR-AZ Owner, LLC – Michelle Bach (applicant/landowner) is requesting a reduction in the off-street parking spaces requirement of **Section 2.140.020** of the Pinal County Development Service Code **to decrease the number of parking spaces from one hundred and three (103) to fifteen (15)**, as indicated on the site plan submitted for the proposed Schnepf Self Storage Facility, on a 2.66± acre parcel in the CI-2 Industrial Zone, situated in north-east quarter of Section 33, Township 02S, Range 08E of the Gila and Salt River Base and Meridian, Tax Parcel 104-64-002E, generally located south of the intersection of E Combs Rd and N Schnepf Rd in the San Tan Valley area of unincorporated Pinal County, AZ.

If This Request is approved:

This parking reduction will allow Schnepf Road Self Storage to be developed as proposed by Site Plan Review application SPR-004-25 within the subject parcel in the CI-2 Industrial Zone.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval with 3 stipulations.

LEGAL DESCRIPTION: S-257' OF E-450' OF N-600' OF NE OF SEC 33-2S-8E 2.66 AC

TAX PARCELS: 104-64-002E

SIZE: 2.66± acre

LANDOWNER/APPLICANT: 37360NSR-AZ OWNER, LLC (landowner)
Michelle Bach of 37360NSR-AZ OWNER, LLC (applicant)

REQUESTED ACTION AND PURPOSE: Requesting a variance to **Section 2.140.020 of the Pinal County Development Services Code** to decrease the parking space requirement from one hundred and three (103) to fifteen (15) on a 2.66± acre parcel in the CI-2 Industrial Zone.

LOCATION: The subject property is located to the south of intersection E Combs Rd and N Schnepf Rd in San Tan Valley.

EXISTING ZONING AND LAND USE: CI-2 Industrial Zone / San Tan Valley Special Area Plan: Employment Center.

SURROUNDING ZONING AND LAND USE:

North: CI-2 Industrial Zone
South: GR General Rural Zoning District
East: CB-1 Local Business Zoning District
West: CI-2 Industrial Zone

HISTORY: County records indicate the earliest zoning associated with the subject site is that of General Rural (GR), which is considered the County's base zoning. On July 31, 1978 the subject area went through a successful Rezone associated with Case PZ-537-78 that converted the zoning to CI-2 Industrial Zone.

ANALYSIS: The proposed use of the subject property aligns with the existing zoning designation. As outlined in this report, staff supports the requested Variance, which would enable the property owner to optimize site utilization. Staff does not anticipate any adverse impacts should the Variance be approved.

Self-storage facilities typically generate minimal traffic and require fewer parking spaces. Because the average user spends only a brief time onsite (primarily for drop-offs and pickups), the parking demand remains significantly lower than that of higher-intensity commercial or residential uses, thus justifying a reduced parking requirement.

According to the Traffic Impact Statement (TIS) included in the application, the facility is projected to generate 147 daily trips, with 9 trips occurring in the morning peak hour and 15 trips in the evening peak hour, reflecting the short-duration visits common with self-storage users. Additionally, it is noted that several neighboring jurisdictions adopt less stringent standards for this type of use for the same reasons.

To date, no comments have been received.

Staff's public participation and notification of the cases include:

Newspaper publish date:	3/6/2025
Mail-outs:	3/6/2025
Site Posting:	3/6/2025
Website:	3/3/2025

THE APPLICANT MUST SATISFY THE BOARD OF ADJUSTMENT AND APPEALS THAT THIS REQUEST MEETS THE NECESSARY CRITERIA TO QUALIFY FOR A VARIANCE AS STATED IN SECTION 2.155.050.C EVIDENCE REQUIRED FOR VARIANCE:

- a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.
- b. The special circumstances or conditions referred to in (a) are not self-imposed by the property owners within the subject area.
- c. The strict application of the regulations would work an unnecessary nonfinancial hardship.
- d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.
- e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
- f. The variance does not allow a use that is not permitted in the zone district where the property is located.

FINDINGS: Under Section 2.155.030.E of the Pinal County Development Service Code (Zoning Ordinance), the Board of Adjustment and Appeals shall hear and consider all evidence relating to the request and make findings as to the conformity of the request to the above Section.

THE BOARD OF ADJUSTMENT AND APPEALS shall consider the following criteria in conditionally approving or denying a variance.

- a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that zoning district.

ANALYSIS: The conditions of this site justify a reduction in the parking requirements. Subject property has a relatively limited size compared to the minimum parking standards set forth by County Code, and the low-intensity traffic generated by a self-storage use, provide for an excess amount of parking spaces, which are not necessary for a facility of this nature.

FINDING: There does not appear to be special circumstances/conditions applicable to the property which do not prevail on other property in that zoning district.

- b. That the special circumstances or conditions referred to in subsection (a) of this section are not self-imposed by the property owners within the subject area.

ANALYSIS: Staff does not consider the request to be self-imposed, as the applicable standards are set forth in the County Code and do not reflect the unique attributes of the subject site. The applicant may choose to either meet the parking requirements in full or pursue a reduction consistent with the site's specific conditions.

FINDING: The special circumstances referred to in (b) are not self-imposed.

- c. That the strict application of the regulations would work an unnecessary nonfinancial hardship.

ANALYSIS: Section 2.140.020 of the County Code does not specifically address self-storage facilities in its parking requirements, prompting staff to rely on the closest comparable land use, which is "storage of goods." Under this classification, the applicant would be subject to providing one parking space per 1,000 square feet of floor area and one loading space per 10,000 square

feet, resulting in a total of 141 parking spaces and 10 loading zones. However, a self-storage facility typically generates significantly lower parking demand than other forms of warehousing, which is why the applicant is seeking a Variance that better aligns with the project's actual operational needs. The comparative study below illustrates that, across jurisdictions, parking standards for self-storage are generally less onerous than those currently enforced by Pinal County.

Parking Requirements in Other Jurisdictions

- **Counties**
 - **Pinal:** 1 parking space per 1,000 sq. ft. or 1 per 3 employees on the largest shift
 - **Maricopa:** Not addressed for self-storage; defaults to 1 parking space per 900 sq. ft. (warehouse)
 - **Pima:** 1 parking space per 2,000 sq. ft.
- **Cities**
 - **Queen Creek:** Not addressed for self-storage; 1 parking space per 350 sq. ft. of gross floor area
 - **Mesa:** 4 parking spaces plus 2 for a manager's quarters
 - **Gilbert:** 8 parking spaces plus 2 per dwelling unit
 - **Tempe:** 1 parking space per 5,000 sq. ft.
 - **Phoenix:** 1 parking space per 35 storage units

As evidenced by these standards, most jurisdictions impose fewer parking requirements for self-storage facilities than Pinal County does. Enforcing the current County Code would require the applicant to dedicate an excessive amount of space to parking, thereby limiting the property's use and creating an unnecessary financial hardship.

FINDING: Staff finds that the strict application of the regulations would work an unnecessary financial hardship.

- d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.

ANALYSIS: Requiring the applicant to fully comply with the County's current parking standards would impose undue financial hardship and significantly limit the property's potential utilization. In effect, it would prevent the applicant from realizing the full property rights that are reasonably expected for this land use.

FINDING: Staff finds that granting the variance is necessary for the preservation and enjoyment of substantial existing property rights of the landowner.

- e. The granting of such variance will not materially affect the health or safety of persons residing or working within the subject area and adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

ANALYSIS: Staff considered various aspects of the proposed Site plan in terms of traffic flow, anticipated usage, and the designated points of ingress and egress. In staff's assessment, allowing this Variance to reduce parking requirements would not negatively affect on-site users, neighboring properties, or the broader public. The Variance pertains solely to the quantity of parking spaces. Additionally, the project will still be subject to a full Site Plan Review, during which time any safety concerns will be addressed and mitigated as needed.

FINDING: The granting of this variance will not affect the health or safety of persons inhabiting or working within the subject area and adjacent properties, and will not be materially detrimental to the public safety & welfare.

- f. The variance does not allow a use that is not permitted in the zone district where the property is located.

ANALYSIS: In § 2.110.010 (A) of the County Code, this use is explicitly listed as a permitted use in the CI-2 Industrial Zone.

FINDING: Granting of the variance will not allow a use that is not permitted in the zone district where the property is located.

STAFF SUMMARY AND RECOMMENDATION:

1. Operational Characteristics

Storage facilities typically require short-term parking for loading and unloading, a need sufficiently addressed by the proposed driveway widths. Given the nature of this business, there is no projected increase in long-term parking demand.

2. Proposed Parking Configuration

The proposed parking arrangement is consistent with the facility's operational context and is not expected to create harmful impacts on adjacent properties or the broader community.

All submittals, evidence presented, written documentation, public testimony, and Planning Case Staff Report (BA-003-25) are included as part of the record in this variance case. If the Board of Adjustments and Appeals determines there is sufficient evidence within the record, staff recommends the Board adopt the staff report and record as presented and approve the requested variance with the recommended motion.

BOARD MOTION

Staff Recommendation to Approve:

I move to conditionally approve case BA-003-25, a variance to Section **2.140.020** of the PCDSC, allowing a reduction in the off street parking requirements from one hundred and three (103) to fifteen (15) as indicated on the proposed site plan for this facility, in that the peculiar nature of the building or premises, and the exceptional situation or condition, mitigate the need for the parking spaces required in PCDSC, subject to the 3 stipulations noted below.

BA-018-22, through Resolution is held to the below Stipulations:

1. All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, etc.; and
2. Minimum Off- Street Parking of fifteen (15) spaces shall be provided as indicated in the provided site plan; and
3. Any change or expansion of use will render this Variance null and void.

To Deny:

I move to deny the variance case BA-003-25, a variance to Section **2.140.020** of the PCDSC, to allow a reduction in the off street parking requirements from one hundred and three (103) to fifteen (15), finding that the condition is neither peculiar nor exceptional to mitigate the need for parking spaces specified by the PCDSC.

DATE PREPARED: 3/17/25 –VP

DATE REVISED: 3/19/25 –VP

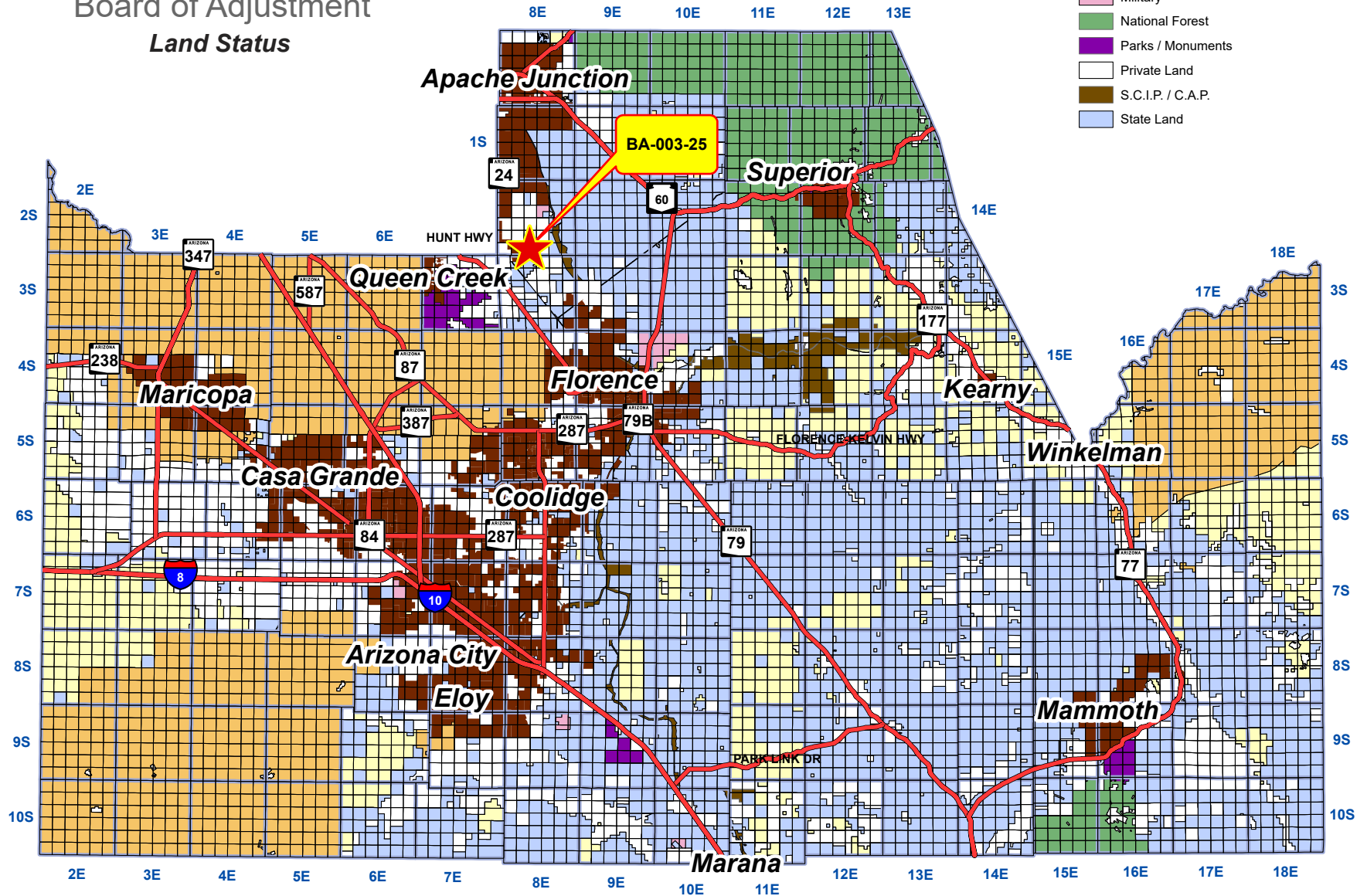


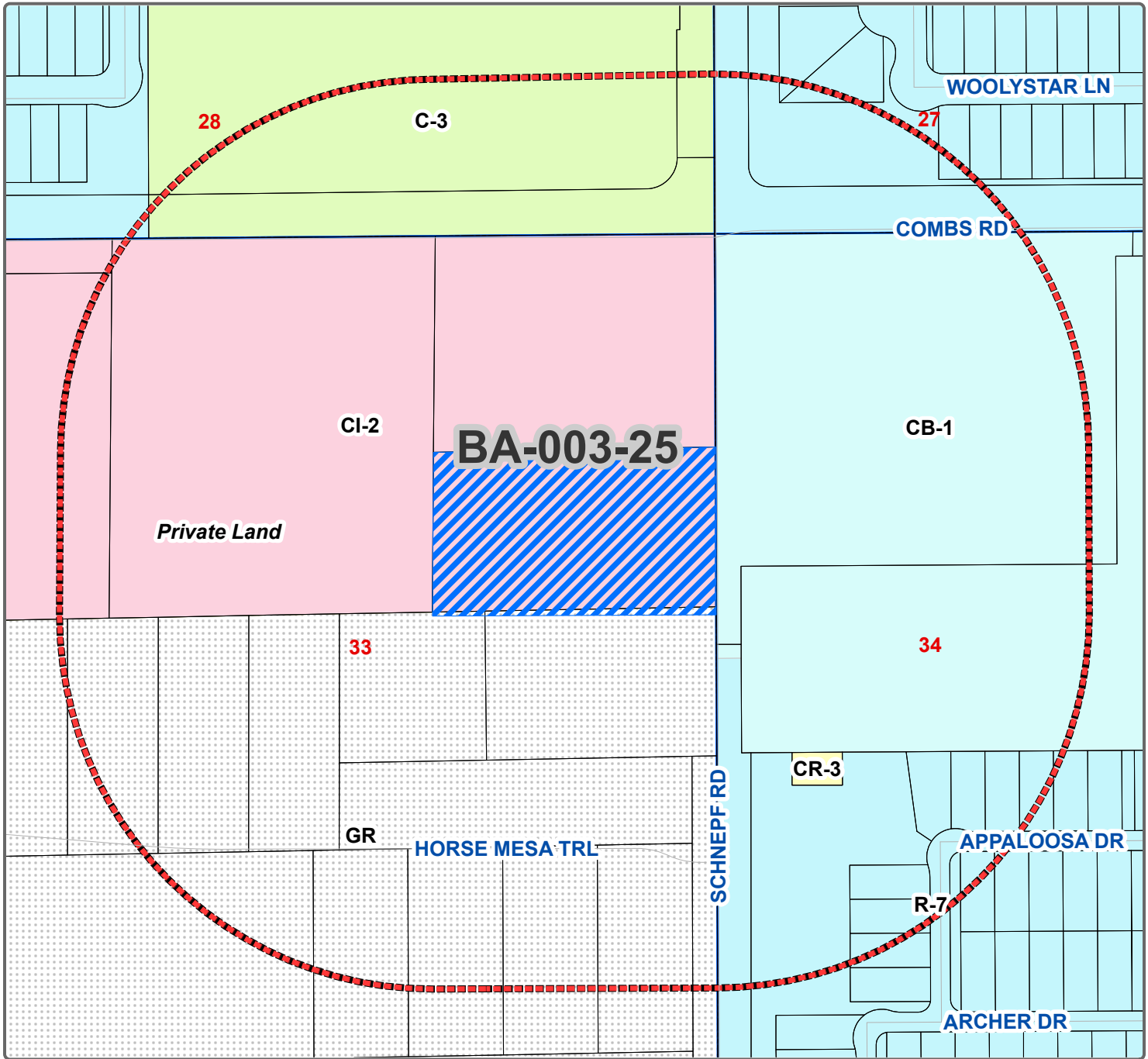
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Board of Adjustment Land Status

Legend

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





Board of Adjustment

BA-003-25 – PUBLIC HEARING/ACTION: 37360NSR-AZ Owner, LLC – Michelle Bach (applicant/landowner) requesting a reduction in the off-street parking spaces requirements of Section 2.140.020 of the Pinal County Development Service Code; to decrease the parking spaces requirement from one hundred and three (103) to fifteen (15), as indicated on the site plan submitted for the proposed Schnepf Self Storage Facility, on a 2.66± acre parcel in the CI-2 Industrial Zone, situated in north-east quarter of Section 44, Township 02S, Range 08E of the Gila and Salt River Base and Meridian, Tax Parcel 104-64-002E, generally located south of intersection E Combs Rd and N Schnepf Rd in San Tan Valley area of unincorporated Pinal County, AZ.

Current Zoning: CI-2

Requested Zoning: Board of Adjustment

Current Land Use: SAN TAN VALLEY SAP



Legal Description:

Situated in north-east quarter of Section 33, Township 02S, Range 08E of the Gila and Salt River Base and Meridian, Tax Parcel 104-64-002E, generally located south of intersection E Combs Rd and N Schnepf Rd in San Tan Valley area of unincorporated Pinal County, AZ.

SEC 33, TWN 02S, RNG 08E



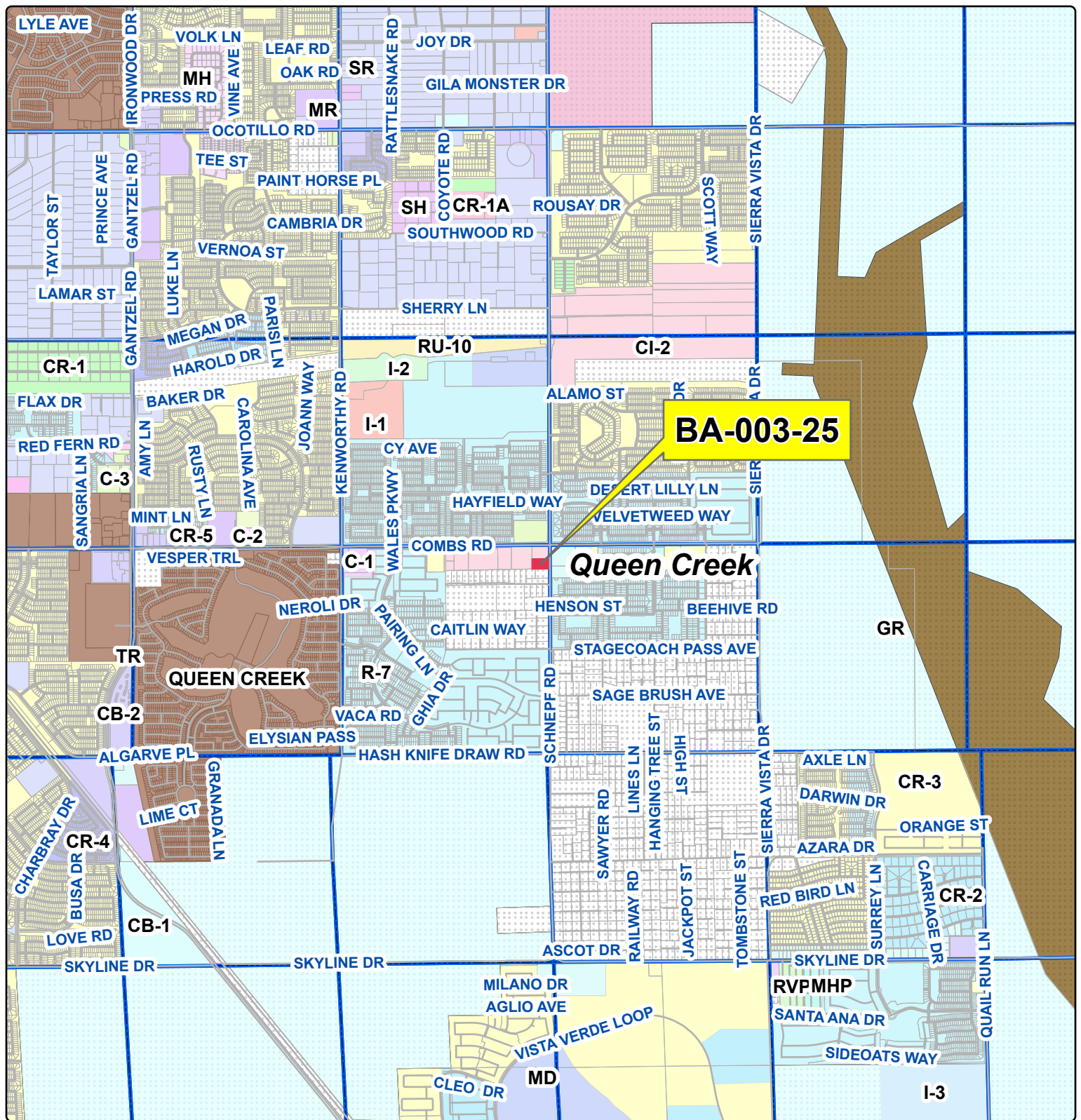
Owner/Applicant: 37360NSR-AZ OWNER, LLC – MICHELLE BACH

Drawn By: GIS / IT / RWH Date: 02/24/2025

Sheet No.
1 of 1

Section 33 Township 02S Range 08E

Case Number: BA-003-25



Board of Adjustment
Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in north-east quarter of Section 33, Township 02S, Range 08E of the Gila and Salt River Base and Meridian, Tax Parcel 104-64-002E, generally located south of Intersection E Combs Rd and N Schnepf Rd in San Tan Valley area of unincorporated Pinal County, AZ.

Page 46

SEC 33, TWN 02S, RNG 08E



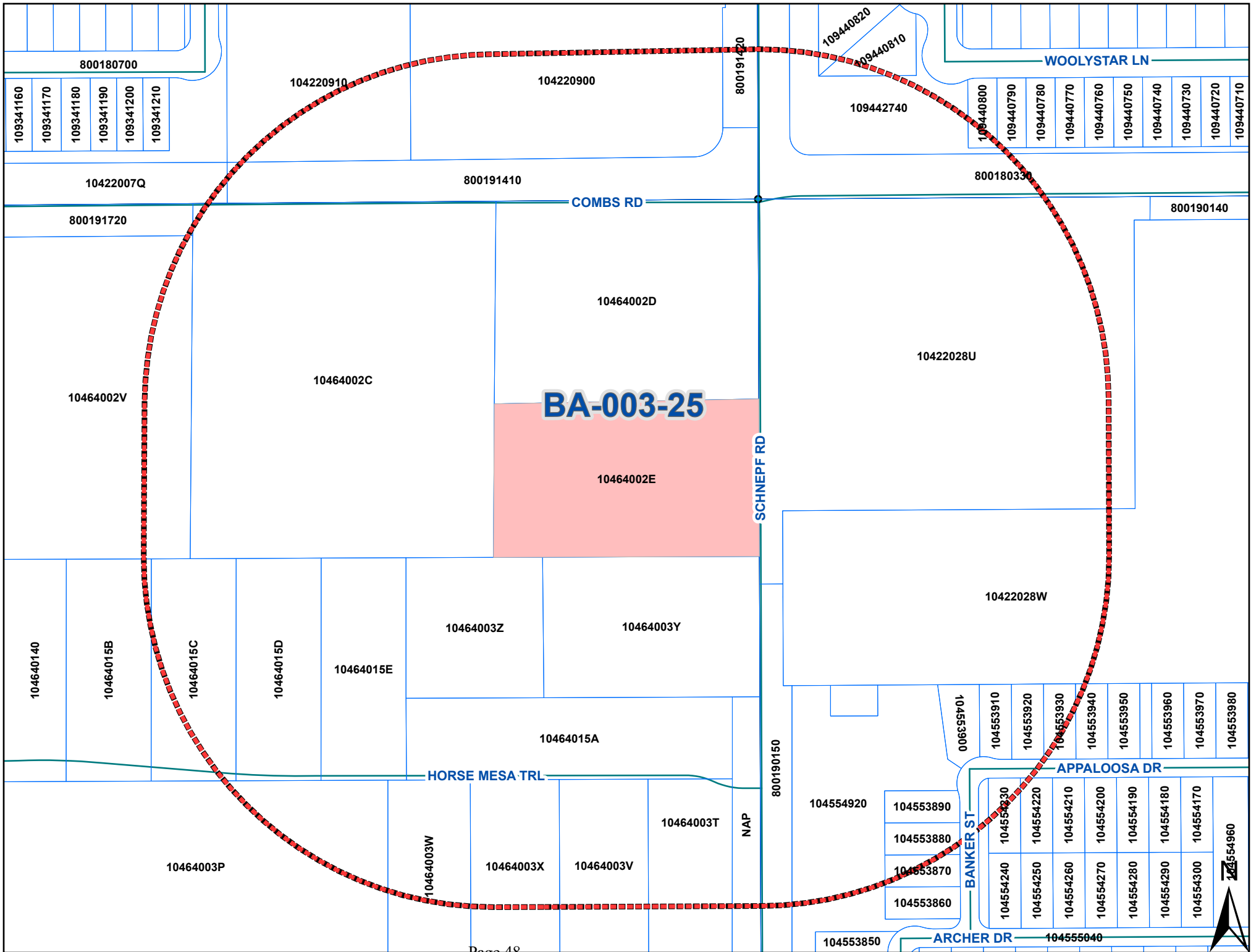
Sheet No.

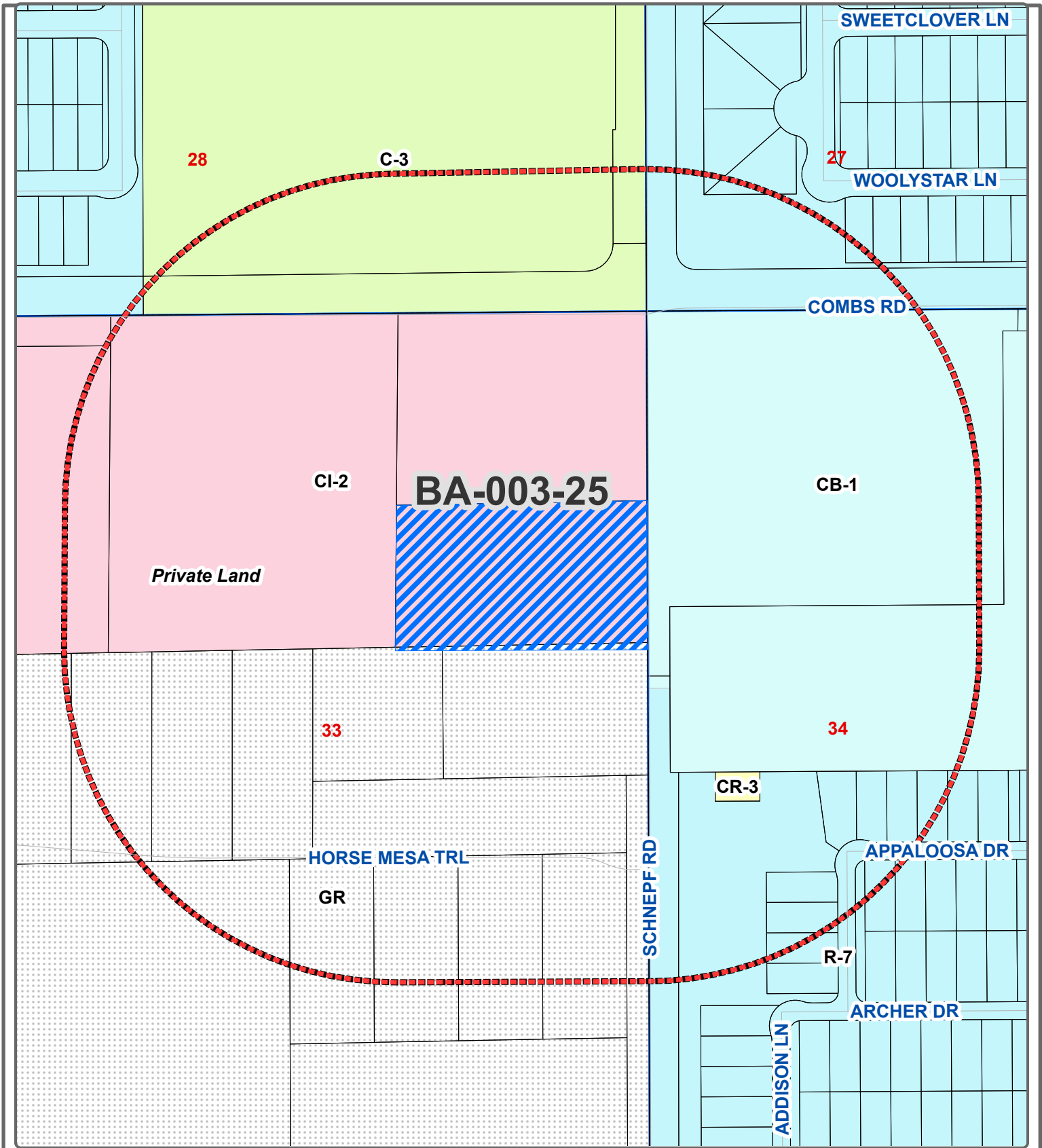
1 of 1

Owner/Applicant: 37360NSR-AZ OWNER, LLC MICHELLE BACH		
Drawn By: GIS / IT / RWH		Date: 02/24/2025
Section 33	Township 02S	Range 08E
Case Number: BA-003-25		



Board of Adjustment





Board of Adjustment

Owner/Applicant: 37360NSR-AZ Owner, LLC Michelle Bach		
Drawn By: GIS/IT - RWH	Date: 02/24/2025	
Section 33	Township 02S	Range 08E
Case Number: BA-003-25		

Legal Description:
 Situated in north-east quarter of Section 33, Township 02S, Range 08E of the Gila and Salt River Base and Meridian, Tax Parcel 104-64-002E, generally located south of intersection E Combs Rd and N Schnepp Rd in San Tan Valley area of unincorporated Pinal County, AZ.
 SEC 33, TWN 02S, RNG 08E


 Sheet No.
 1 of 1


PINAL COUNTY
 WIDE OPEN OPPORTUNITY

Current Zoning: CI-2
 Request Zoning: Board of Adjustment
 Current Land Use: SAN TAN VALLEY
 SAP

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MARCH 27TH, 2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER / PLANNING & ZONING BUILDING, 75 FEET WEST OF 85 N FLORENCE STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-003-25 – PUBLIC HEARING/ACTION: 37360NSR-AZ Owner, LLC – Michelle Bach (applicant/landowner) requesting a reduction in the off-street parking spaces requirements of **Section 2.140.020** of the Pinal County Development Service Code; **to decrease the parking spaces requirement from one hundred and three (103) to fifteen (15)**, as indicated on the site plan submitted for the proposed Schnepf Self Storage Facility, on a 2.66± acre parcel in the CI-2 Industrial Zone, situated in north-east quarter of Section 33, Township 02S, Range 08E of the Gila and Salt River Base and Meridian, Tax Parcel 104-64-002E, generally located south of intersection E Combs Rd and N Schnepf Rd in San Tan Valley area of unincorporated Pinal County, AZ.

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

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6414 FOR MORE INFORMATION

DATED THIS **27th DAY OF FEBRUARY, 2025**, by Pinal County Community Development Department.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. Florence Street)
FLORENCE, AZ 85132

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

[Anything below this line is not for publication.]

PUBLISHED ONCE:

Pinal Central Dispatch

APPLICATION FOR VARIANCE OF REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink) and submitted via the online portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/>

Variance Request & 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. Tax Assessor Parcel No.: 10464002E **2. Size (to the nearest 1/10th of an acre)** 2.66 Acres

3. The legal description of the property: THE SOUTH 257.00 FEET OF THE EAST 450.00 FEET OF THE NORTH 600.00 FEET OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE B EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. PINAL COUNTY, ARIZONA.

4. Current zoning: CI-2

6. The existing use(s) of the property: The site is currently developed for industrial uses.

7. The exact variance request and/or Section(s) of Code impacted: Variance for a reduction in required parking per Pinal County Zoning Ordinance 2.140.020 Parking Space Requirements.

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) No

9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties.

Schnepf Road should be improved to the Minor Arterial cross section with 55 feet of right of way measured centerline to right of way line.

10. State any special circumstances or conditions about the property that do not negatively impact other properties in that zoning district. Also state any physical characteristics of this property that are unique and unlike other properties in the area.

The Pinal County Development Services Code (“PCDSC”) provides use specific requirements for many uses but does not address self-storage as a unique use. Operational history confirms that visits are infrequent and of short duration. The off-street parking requirements are well in excess of what the facility needs in order to operate successfully while not negatively impacting neighboring parcels.

**COMMUNITY DEVELOPMENT
Planning Division**

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountvaz.gov

11. State how the special circumstances or conditions referred to question #10 are not self-imposed.

The special circumstances outlined herein were not created by the property owner or previous owner, the PCDSC parking requirements are well above what is required for self-storage. If the PCDSC contemplated parking standards for uses consistent with ITE standards, the requirements would be more consistent with what is practical and necessary for a Use.

12. State how the granting of this application will not materially affect the health or safety of persons residing or working in the neighborhood and how this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The parking requirement is far in excess of the established need and as such, the approval of this request will not cause a detrimental impact to the public welfare or to properties in the vicinity. Furthermore, the denial of this request would require approximately 18,000 square feet of additional paving that would be detrimental by unnecessarily contributing to the heat island effect.

13. State how the variance will only allow permitted uses in the zoning district in which the property is located.

No additional land uses are proposed through this request. The site will be utilized as a self-storage facility.

14. State how the strict application of the current regulations would work an unnecessary nonfinancial hardship and how the granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights. Show how all beneficial uses and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professionals can be useful.

Here, the strict application of the regulations, which arbitrarily group self-storage together with uses with significantly dissimilar parking needs, create a hardship for the landowner that would need to devote approximately 18,000 square feet or 15.6% of the Site to parking that would mostly remain unused and contribute to the heat island effect. This hardship impedes upon the owner's right to maintain and utilize their Site in a functional way, and without excess.

(The following are additional questions for reductions in parking requests only)

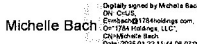
15. Site Plan Review or Building Permit Number: SPR-PA-059-024

16. Required parking either in total number or ratio: 103 **17. Requested (# or ratio)** 15

18. Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction: Self-Storage parking requirements for other AZ jurisdictions listed below:

Tempe = 1 space per 5,000 SF, Peoria = 1 space per 50 units, Queen Creek & Mesa = 4 spaces plus 2 for manager's quarters, Phoenix = 1 space per 35 units plus 2 for manager's apartment.

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

Michelle Bach	8777 N. Gainey Center Dr. Suite 191, Scottsdale, AZ 85258	
Name of Applicant	Address	
 Michelle Bach	mbach@1784holdings.com	(509) 669-7946
Signature of Applicant	E-Mail Address	Phone Number

Michelle Bach	8777 N. Gainey Center Dr. Suite 191, Scottsdale, AZ 85258	
Name of Agent/Representative	Address	
 Michelle Bach	mbach@1784holdings.com	509-669-7946
Signature of Agent/Representative	E-Mail Address	Phone Number

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

37360NSR-AZ Owner, LLC	8777 N. Gainey Center Dr. Suite 191, Scottsdale, AZ 85258	
Name of Landowner	Address	
	mbach@1784holdings.com	(509) 669-7946
Signature of Landowner	E-Mail Address	Phone Number

If the landowner is not the applicant, then the applicant must submit a signed and notarized agency authorization form from the landowner with this application.

Application Checklist:

- ☐ Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - Driveways and parking areas, show access, dimensions and surface material
 - Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc., floor plan
- ☐ Submit the "This Application Checklist" for the requested action.
- ☐ Submit, or request from the case planner assigned, a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- ☐ Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- ☐ Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.)
 - A) Residential with 0-499 mail-outs \$500.00
 - B) Residential with 500 or more mail-outs: \$500.00
 - C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084.00
 - D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00
- ☐ The application and narrative in PDF format.
- ☐ I understand that two newspaper publications must be advertised for this variance case per Pinal County staff instructions no later than 21 days before the hearing date as assigned. The applicant is responsible for all publication fees.
- ☐ Submitted application via online portal (<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>)

Important:

If the application is incomplete or is not detailed enough, the case will not be presented to the Board of Adjustments.

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: 10464003Y
Name: GILLISPIE, ANDREA J & HARVEY H
Address: 37290 N SCHNEPF RD
City/ST/Zip: San Tan Valley, AZ 85140

Parcel No.: 10422028Y
Name: EPCOR WATER AZ INC
Address: 2355 W PINNACLE PEAK RD STE 300
City/ST/Zip: Phoenix, AZ 85027

Parcel No.: 10464002D
Name: COMBS, GREG
Address: 3359 E COMBS RD
City/ST/Zip: Queen Creek, AZ 85140

Parcel No.: 10464015E
Name: GROSECLOSE, STEVEN, JAY & TAMMY
Address: 3240 E HORSE MESA TRL
City/ST/Zip: San Tan Valley, AZ 85140

Parcel No.: 10464003Z
Name: GILLISPIE, HARVEY H & ANDREA J
Address: 37290 N SCHNEPF RD
City/ST/Zip: San Tan Valley, AZ 85140

Parcel No.: 800191410
Name: PINAL COUNTY
Address: PO BOX 827
City/ST/Zip: Florence, AZ 85132

Parcel No.: 10464015A
Name: VAN METER, CHRISTOPHER & AMANDA
Address: 3282 E HORSE MESA TRL
City/ST/Zip: San Tan Valley, AZ 85140

Parcel No.: 10422028U
Name: VIAL, STEPHANIE & MARGARET, ETAL
Address: 4707 E DESERT PARK PL
City/ST/Zip: Paradise Valley, AZ 85253

Parcel No.: 10464002C
Name: REED'S RENTAL PROPERTIES LLC
Address: 39749 N CREEKSIDE RD
City/ST/Zip: San Tan Valley, AZ 85140

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 23rd day of January, 2025, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 23 day of January, 2025 before me personally appeared Shane Albers
Signature Shane Albers Date 1.23.2025 (Name of signor)
State of Arizona)ss.

County of Maricopa

My Commission Expires 1/31/2028



(SEAL)

Signature of Notary Public

Jerri Brenner

January 23, 2025

Pinal County Board of Adjustment
31 North Pinal Street, Building F
Florence, AZ 85132

RE: Variance for a Reduction in Required Parking per Pinal County Zoning Ordinance §2.140.020
Parking Space Requirements

Dear Board of Adjustment Members:

Please accept this application for a variance to allow a reduction in parking required on the proposed self-storage facility proposed for the approximate 2.66-acre site located at 37360 N. Schnepf Rd, San Tan Valley, AZ 85140 (the “Site”), consistent with the actual parking demand for facilities of this type and size. The Site is currently developed for industrial uses and will be replaced with a new 3-story climate-controlled self-storage facility of approximately 101,469 gross square feet. The proposed self-storage facility is subject of a separate Specific Site Plan Review to permit the proposed development. See **Exhibit A** - Proposed Site Plan.



Variance Request

An application for site plan review is being submitted for a self-storage project that proposes fewer parking spaces than required and as such a variance is needed. Pursuant to Section 2.140.020 of the Pinal County Development Services Code (“PCDSC”), all industrial land uses, including manufacturing, warehouses, distribution and storage of goods, must comply with the same parking standard – one per 1,000 square feet of total floor area or one per three employees in the largest working shift, whichever is greater. However, those land uses that fit within Pinal County’s Industrial land use category is exceptionally broad – with substantially different parking requirements. Self-storage by nature is a very unique land use with an unusually low parking requirement in comparison to other commercial and industrial land uses. Here, the inclusion of self-storage among a broad land use category that typically requires much higher parking counts creates a property hardship that is especially burdensome for a use that will never fully utilize that parking.

Other jurisdictions recognize the unusually low parking needs of self-storage and identify a specific parking requirement not grouped among other land uses. The chart below demonstrates the considerable difference between Pinal County’s application of the parking requirement compared to other local jurisdictions.

Jurisdiction	Parking Requirement	Resulting Requirement for Site
Pinal County	1 space / 1,000 SF storage, 2 spaces for Manager’s apartment and 1 / 250 SF of sales	102
Goodyear	1 space / 50 units and 1 / 300 SF of office	20
Phoenix	1 space / 35 units and 2 spaces for Manager’s apartment	26
Tempe	1 space / 5,000 SF	20
Peoria	1 space / 50 units	17
Gilbert	8 spaces and 2 per dwelling unit	8
Queen Creek	4 spaces and 2 for Manager’s quarters	4
Mesa	4 spaces and 2 for Manager’s quarters	4

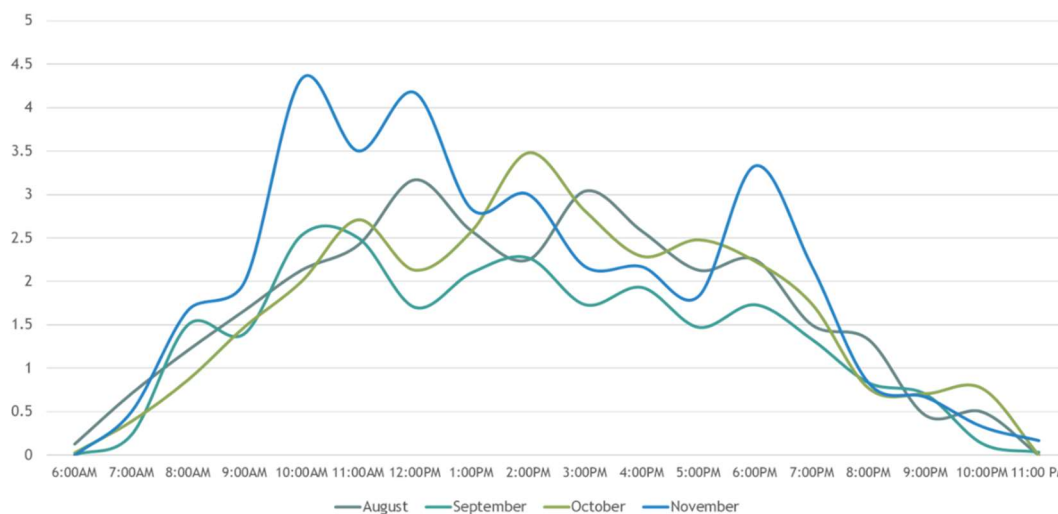
It has been the case that with other self-storage projects completed by this development team according to another jurisdiction’s lower parking requirements, it has been found that the number of spaces mandated by the applicable codes and ordinances is sufficient, and in many cases, excessive. This variance application requests that the parking requirement be reduced from 103 spaces to 15 spaces to align with actual need. This development team has established through the construction and operation of a number of similar storage sites that the proposed parking count is sufficient for a facility of this size.

The traffic impact statement that was produced by United Civil Group in conjunction with the pending Site Plan Review application concludes that the total daily trips generated by the development will be 147. The requirement that the facility provide 103 parking spaces, which is equal to approximately 70% of the total daily trips, is far in excess of what will truly be required. Traffic to a self-storage facility is typically scattered throughout the day and there is absolutely no need to provide the capacity for well over half of the daily trips. The proposed number of parking spaces (15) still exceeds the estimated peak number of trips that would occur during the day. See below and **Exhibit B**, Traffic Impact Statement.

TABLE 1: TRIP GENERATION – ITE TRIP GENERATION MANUAL

Land Use	Units	Size	Daily	AM Peak			PM Peak		
				total	in	out	total	in	out
Mini-warehouse	1,000 sqft	101.47	147	9	5	4	15	7	8

In addition, the developer owns and operates many facilities in the Valley and throughout the U.S. and as such, they have site specific data about customer trips their facilities. The true number of trips per day are in fact much lower than ITE standards. Data obtained from two facilities in Scottsdale, averaged over four months, using daily customer keypad entry into the facility show that hourly trips are closer to a total of 28 to 40 total trips per day and between 1 to 4 per hour depending on the time of day. See below and **Exhibit C**, Keycard Access Data.



TRAFFIC

These use specific conditions described above provide justification for a variance to reduce the required parking spaces from 103 to 15, as further outlined below.

- a. **There are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that zoning district.**

Response: The Pinal County Development Services Code (“PCDSC”) provides use specific requirements for many uses but does not address self-storage as a unique use. Operational history confirms that visits are infrequent and of short duration. The off-street parking requirements are well in excess of what the facility needs in order to operate successfully while not negatively impacting neighboring parcels.

- b. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights.**

Response: Here, the strict application of the regulations, which arbitrarily group self-storage together with uses with significantly dissimilar parking needs, create a hardship for the landowner that would need to devote approximately 18,000 square feet or 15.6% of the Site to parking that would mostly remain unused and contribute to the heat island effect. This hardship impedes upon the owner’s right to maintain and utilize their Site in a functional way, and without excess.

- c. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

Response: The parking requirement is far in excess of the established need and as such, the approval of this request will not cause a detrimental impact to the public welfare or to properties in the vicinity. Furthermore, the denial of this request would require approximately 18,000 square feet of additional paving that would be detrimental by unnecessarily contributing to the heat island effect.

- d. That the special circumstances or conditions referred to in subsection (C)(4)(a) of this section are not self-imposed and are not a matter of mere inconvenience or personal preference.**

Response: The special circumstances outlined herein were not created by the property owner or previous owner, the PCDSC parking requirements are well above what is required for self-storage. If the PCDSC contemplated parking standards for uses consistent with ITE standards, the requirements would be more consistent with what is practical and necessary for a use.

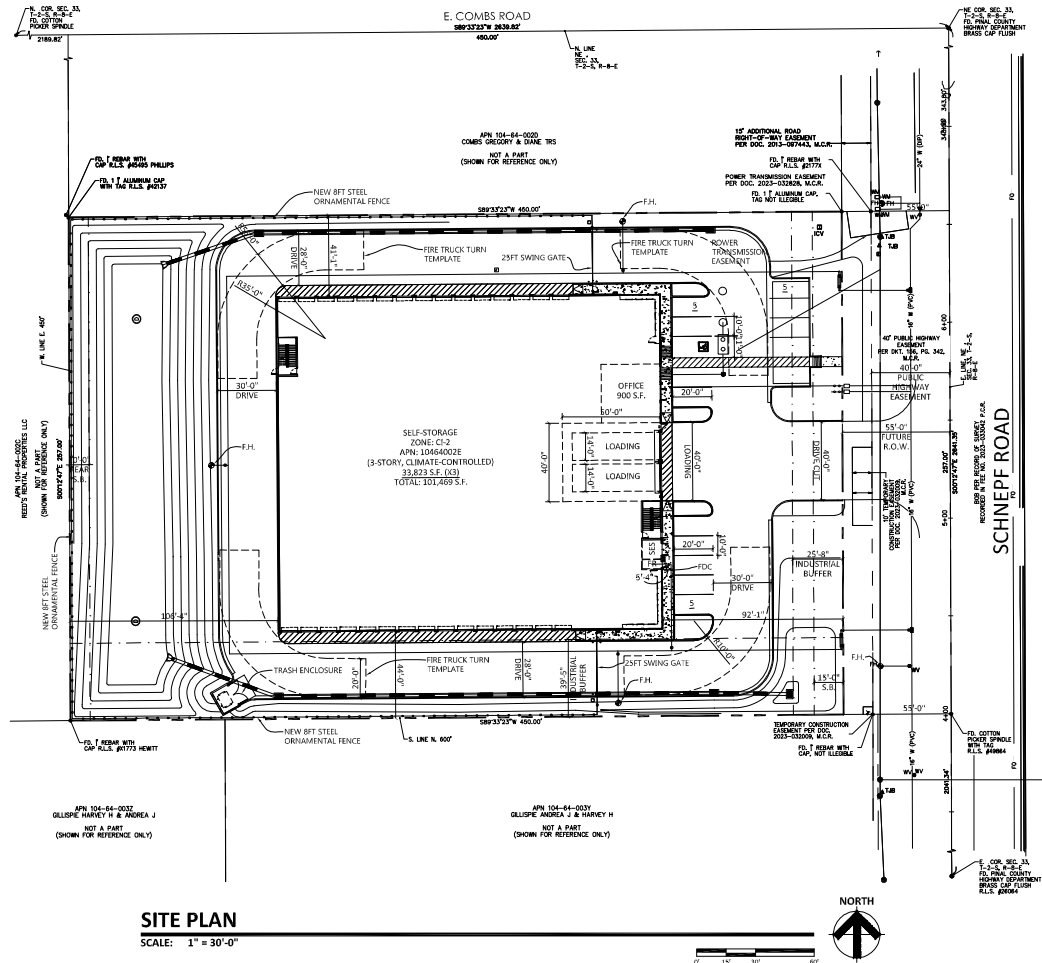
- e. That the variance will not allow a use that is not permitted in the zoning district where the property is located.**

Response: No additional land uses are proposed through this request. The Site will be utilized as a self-storage facility.

We respectfully request your approval of the variance for the reasons outlined above and appreciate your consideration of this matter.

SCHNEPF ROAD SELF STORAGE

37360 N. SCHNEPF ROAD
SAN TAN VALLEY, AZ 85140
PINAL COUNTY



SITE PLAN
SCALE: 1" = 30'-0"

PROJECT DIRECTORY

DEVELOPER:
1784 HOLDINGS, LLC
8777 NORTH GAINES CENTER DRIVE, SUITE 101
SCOTTSDALE, AZ 85258
POINT OF CONTACT: MICHELLE BACH
PHONE: 509.669.7946 EMAIL: mbach@1784holdings.com

CIVIL ENGINEER:
3 ENGINEERING
6370 EAST THOMAS ROAD, SUITE #200
SCOTTSDALE, AZ 85251
POINT OF CONTACT: DAN MANN
PHONE: 602.334.4387 EMAIL: dan@3engineering.com

LAND USE CONSULTANT:
NIMBLE CONSULTING, LLC
PO BOX 45294
PHOENIX, AZ 85064
POINT OF CONTACT: JESSI RAY
PHONE: 602.510.3654 EMAIL: jessi@nimbleconsulting.com

SITE DATA

ADDRESS	37360 N. SCHNEPF ROAD SAN TAN VALLEY, AZ 85140
JURISDICTION	PINAL COUNTY
APN	10464002E
TOWNSHIP	SECTION 33, TOWNSHIP 02S, RANGE 08E
GROSS ACRES / S.F.	2.66 ACRES (115,312 S.F.)
NET ACRES / S.F.	2.33 ACRES (101,516 S.F.)
EXISTING ZONING	CI-2
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	SELF STORAGE
FLOOD ZONE	X
CONSTRUCTION TYPE	II-B
OCCUPANCY TYPE	S-1 (STORAGE), B (BUSINESS)

BUILDING HEIGHT ALLOWED	35 FEET
BUILDING HEIGHT PROPOSED	35 FEET
BUILDING AREA (3-STORY) WITH 900 SF OFFICE AREA	101,469 S.F.

BUILDING SETBACKS (PER SECTION 2.110.020)

	REQUIRED	PROVIDED
FRONT SETBACK / INDUSTRIAL BUFFER (PER SECTION 2.105.030)	15 FEET / 10% OF LOT DEPTH OR WIDTH: 25'-8"	92 FEET
SIDE INTERIOR SETBACK (NORTH)	0 FEET	41 FEET
SIDE INTERIOR SETBACK (SOUTH) / INDUSTRIAL BUFFER (PER SECTION 2.105.030)	0 FEET / 10% OF LOT DEPTH: 39'-5"	44 FEET
REAR SETBACK	10 FEET	106 FEET

LANDSCAPE CALCULATION

TOTAL LANDSCAPE PROVIDED	31,683 S.F. (31%)
--------------------------	-------------------

*STANDARD PARKING REQUIRED: WAREHOUSE: 1 PER 1,000 S.F. & 1 PER 3 EMPLOYEES IN THE LARGEST WORKING SHEET	102 SPACES (WAREHOUSE) 1 SPACE (EMPLOYEES)
STANDARD PARKING PROVIDED	15 SPACES*
ADA PARKING REQUIRED	1 SPACES
ADA PARKING PROVIDED	1 SPACES
LOADING PARKING PROVIDED (INTERIOR)	2 SPACES

*PARKING VARIANCE REQUIRED

1784 Holdings

8777 N. GAINES CENTER DRIVE, SUITE 101
SCOTTSDALE, ARIZONA 85258

PROJECT DESCRIPTION

PROPOSED 2-STORY
CLIMATE-CONTROLLED
SELF-STORAGE

COUNTY: PINAL

STATE: ARIZONA

ISSUE DATE

SAPP SITE PLAN APPLICATION 10-21-2024

PAPP SITE PLAN PRE-APPLICATION 06-25-2024

DRAWING TITLE

SITE PLAN

A.01

SHEET #02 OF 32

TRAFFIC STATEMENT

Schnepf Road Self Storage

West side of Schnepf Road south of Combs Road
Pinal County, Arizona

PREPARED FOR
1784 Holdings, LLC
8777 North Gainey Center Drive, Suite 191
Scottsdale, Arizona 85258

PREPARED BY



APPROVED BY:

PINAL COUNTY ENGINEER
PINAL COUNTY DEPARTMENT OF PUBLIC WORKS

DATE

County Case Number: xxx-xxx-xx

TRAFFIC STATEMENT

Schnepf Road Self Storage

West side of Schnepf Road south of Combs Road
Pinal County, Arizona

January 14, 2025

UCG Project Number: TR24100

PREPARED FOR
1784 Holdings, LLC
8777 North Gainey Center Drive, Suite 191
Scottsdale, Arizona 85258

PREPARED BY



United Civil Group

2803 N. 7th Avenue
Phoenix, Arizona 85007
602-265-6155



CONDUCTED BY

Sarah Simpson, PhD, PE
President

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Introduction

1784 Holdings, LLC retained United Civil Group (UCG) to perform this Traffic Statement (TS) for the proposed Schnepf Road Self Storage facility located on the west side of Schnepf Road south of Combs Road in Pinal County, Arizona. The site (APN 104-64-002E) of approximately 2.66 acres is planned as 101,469 square feet of climate controlled self storage and will be developed in one phase by 2026.

Guiding Criteria

This TS has been performed per the Pinal County Traffic Impact Assessment Guidelines and Procedures dated January 2007, locally accepted standards, and industry practice. The purpose of this TS is to forecast the trip generation of the proposed Schnepf Road Self Storage, evaluate potential impacts the proposed development has on the surrounding roadway network, and evaluate the proposed site access driveways for the development.

Site Description

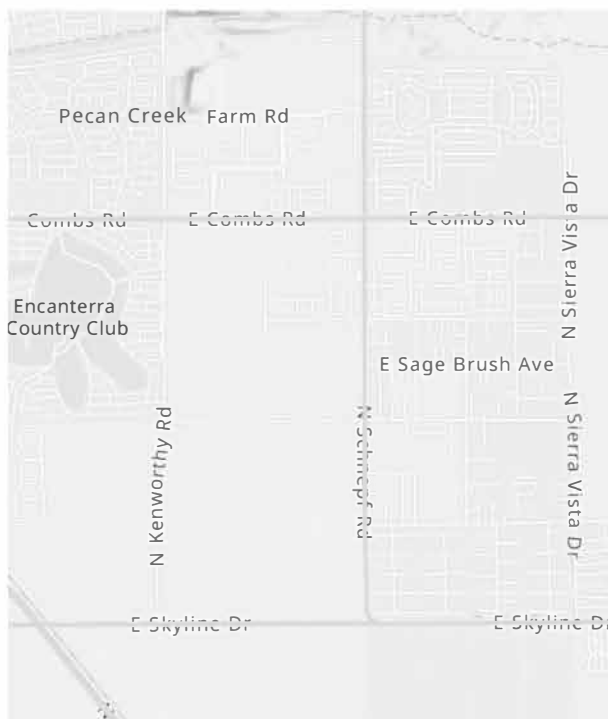
Schnepf Road Self Storage is planned on the west side of Schnepf Road south of Combs Road in Pinal County, Arizona. To the north of the site is commercial development followed by Combs Road; to the south of the site is single family homes; to the east is Schnepf Road followed by agricultural land; to the west RV Storage. A vicinity map, aerial view and site plan are attached and shown in **Figures 1 through 3**.

One access is proposed for the site that will provide ingress and egress on Schnepf Road. The primary access, Access A, is proposed as a full turning movement access.




Roadway Conditions

Adjacent to the subject site, **Schnepf Road** is constructed as a two-lane section with one lane in the northbound and one lane in the southbound directions. The posted speed limit on Schnepf Road is 45 mph. According to ADOT's HPMS website, the annual average daily traffic (AADT) on Schnepf Road between Combs Road and Skyline Road is 5,737 vehicles per day collected in 2023.

Schnepf Road, located on the 2-mile section, is classified as a north south principal arterial on Pinal County's Community Development GIS website, accessed October 12, 2024. Because of limited regional expansion, the County agreed to a 110 foot cross section which reduces the roadway to a minor arterial cross section.



RSR 2020

-  Freeway\Expressway, 400
-  Parkway, 200
-  Principal Arterial, 150

In the future, when Schnepf Road is constructed to its ultimate roadway section, Pinal County's Subdivision and Infrastructure Design Manual Exhibit 6.2 illustrates its ultimate cross section.

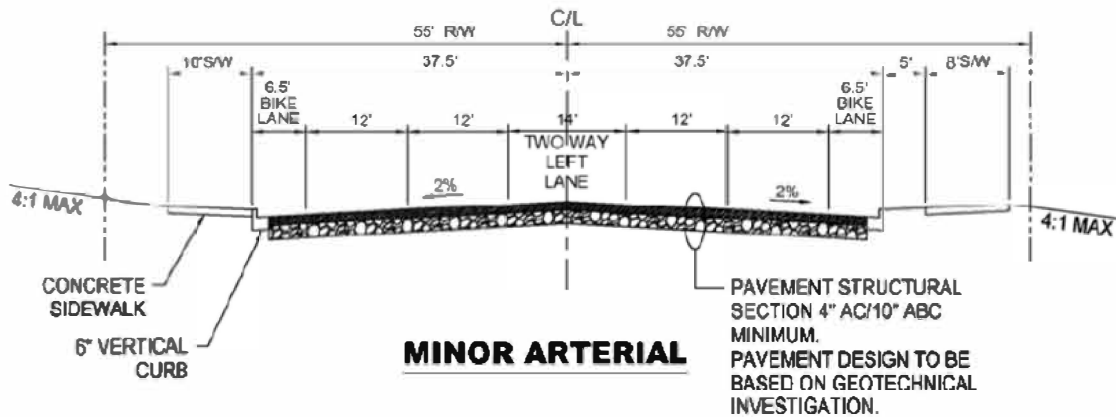


EXHIBIT 6.2

Site Generated Traffic

Estimates of the traffic volumes that will be generated by the proposed Schnepf Road Self Storage were determined from transportation planning data taken from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, 2021. Per ITE Trip Generation the following land use was chosen for this development:

Mini-Warehouse (LUC 151) - A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Table 1 presents the estimated trip generation for the Self Storage at full buildout per ITE.

TABLE 1: TRIP GENERATION – ITE TRIP GENERATION MANUAL

Land Use	Units	Size	Daily	AM Peak			PM Peak		
				total	in	out	total	in	out
Mini-warehouse	1,000 sqft	101.47	147	9	5	4	15	7	8

The storage facility is forecasted to generate 147 daily trips with 9 trips occurring in the morning peak hour and 15 trips occurring in the evening peak hour, per the ITE *Trip Generation Manual*.

Driveways

As depicted in the site plan, one site access is planned for the site on Schnepf Road. \ Access A is located approximately 145 feet south of an existing commercial access and approximately 140 feet north of an existing single family residence access.

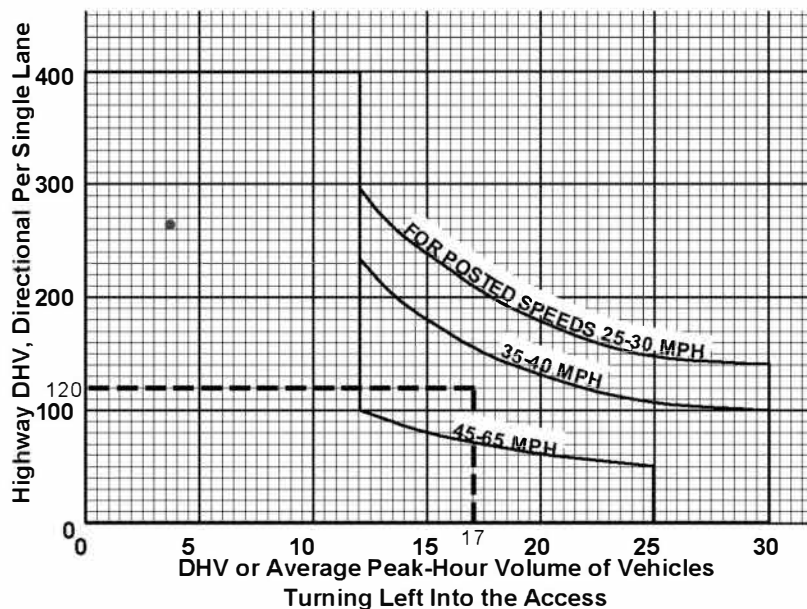
Figure 4 illustrates the driveway spacing.

Per the Pinal County Access Management Manual, Table 1, the driveway spacing and corner clearance for minor arterial roadways is 360 feet, measured from intersection centerline to intersection centerline. Based on the location of the access, this criterion for Pinal County's driveway spacing is not met. However, due to the low volume of vehicles that will be accessing the site this proposed access should be granted as it is in the center of the property and equally spaced from both the north and the south existing accesses.

Auxiliary Lanes

Left Turn Lanes - Per the Pinal County Traffic Impact Assessment Guidelines and Procedures, Section 8, a left turn lane is warranted according to the left turn lane warrant graph. Because 4 vehicles are projected to enter the site in the evening peak hour and make a left turn into the site, a left turn lane is not warranted according to the graph at Access A.

LEFT TURN LANE WARRANT

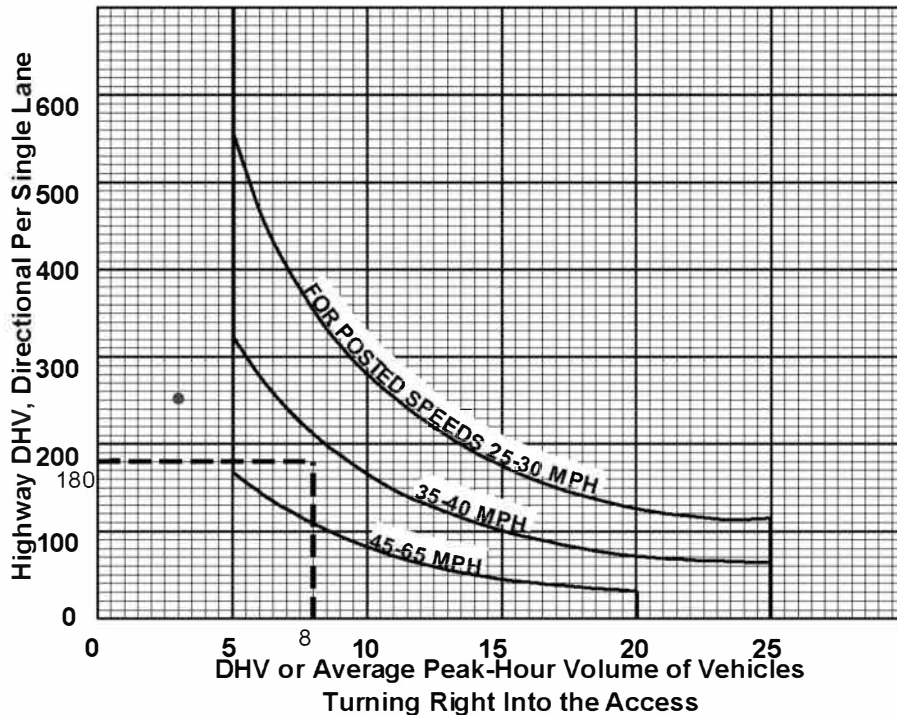


In the future when Schnepf Road is constructed to its ultimate roadway section, a two way left turn lane should be considered in front of the site.

Right Turn Lanes - Per the Pinal County Traffic Impact Guidelines, right turn lanes are warranted based on the design hourly volume on the roadway, the peak hour volume of vehicles turning right and the posted speed. For the development, a total of 3 vehicles are anticipated to enter the site in the peak hour. This is less than the warrant

of at least 5 right turns. Therefore, a right turn lane is not warranted per the Pinal County right turn lane criteria at Access A.

RIGHT TURN LANE WARRANT



Sight Triangles

Sight triangles shall be maintained or provided at all driveways to give drivers exiting and entering a clear view of conflicting traffic. The landscape and hardscape within the sight triangles must not obstruct the driver's view. The site designers shall follow most current edition of the American Association of State Highway and Transportation Officials, A Policy on Geometric Design of Highways and Streets and the Pinal County TIA Guidelines.

The sight triangles shall be included on the developer's paving plans at the site driveways.

Traffic Mitigation Recommendations

Schnepf Road is classified as a minor arterial roadway within the vicinity of the site, therefore, 55 feet of right of way should be provided, measured centerline to right of way line. Along the site's eastern boundary on Schnepf Road, full half-street improvements should be constructed per Pinal County's standard detail Minor Arterial on Exhibit 6.2.

Conclusions

The proposed Schnepf Road Self Storage, planned on the west side of Schnepf Road south of Combs Road is forecasted to generate 147 daily trips with 9 trips occurring in the morning peak hour and 15 trips occurring in the evening peak hour, per the ITE *Trip Generation Manual*.

One access is proposed for the site and will provide full ingress and egress on Schnepf Road. The access does not meet the Pinal County driveway spacing criteria for minor arterial roadways as presented in Table 1 of the Access Management Manual dated 2017. However, this access should be granted because it is located between two existing accesses and the site is anticipated to generate low trips during the peak periods.

Proper intersection sight distance and sight triangles shall be provided and maintained at the site accesses of the proposed development. To ensure adequate sight distances and sight distance triangles, AASHTO's *A Policy on Geometric Design of Highways and Streets* 7th Edition and the Pinal County TIA Guidelines should be followed when designing the accesses and landscaping.

This TS is based on a variety of assumptions related to the site plan and land use of the proposed development. If a larger building or alternate land use is ultimately proposed, these trip generation calculations and criteria evaluation may not remain valid.

Based on the findings within this TS, when fully constructed, the Schnepf Road Self Storage is not anticipated to negatively affect traffic conditions within the vicinity of the site.

Recommended Improvements

Based on the findings within this TS, the following recommendations apply:

Provide right of way dedication and the construction of the required Schnepf Road improvements on the eastern boundary of the Schnepf Road Self Storage development per input and coordination with Pinal County Traffic Engineering Staff. Schnepf Road should be improved to the Minor Arterial cross section with 55 feet of right of way measured centerline to right of way line.

Limitations

Our professional services have been performed using that degree of skill ordinarily exercised, under similar circumstances, by reputable transportation engineering firms practicing in this locality. No other warranty, expressed or implied, is made.

The contents of this report are intended for the sole use of the addressee and his/her designees. In completing this report, data was obtained from a variety of sources which were assumed reliable and accurate (i.e., City, County, State and Federal sources). Should deviations from this report be noted, this firm shall be contacted for review of the area of concern.

A reasonable attempt was made to acquire recent traffic impact studies, traffic projections and/or data that may be helpful in more accurately projecting traffic volumes. United Civil Group is not responsible for incorporating data made available after this document has been finalized.

This report is issued with the understanding that it is the responsibility of the owner to see that its findings are carried out or brought to the attention of those concerned. If any changes to the proposed project are made, the findings of this report shall be subject to review and may require modification or addendum.

Sources

A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials, 2018.

Highway Capacity Manual, HCM, Transportation Research Board, 2010.

Manual on Uniform Traffic Control Devices, Federal Highway Administration, MUTCD 2009.

Pinal County Access Management Manual, February 24, 2017.

Pinal County Regionally Significant Routes for Safety and Mobility Final Report. December 2008.

Pinal County Small Area Transportation Study Final Report, August 2006.

Pinal County Subdivision & Infrastructure Design Manual.

Pinal County Traffic Assessment Guidelines & Procedures, January 2007.

Trip Generation, 11th Edition, Institute of Transportation Engineers, 2021.

Appendix A

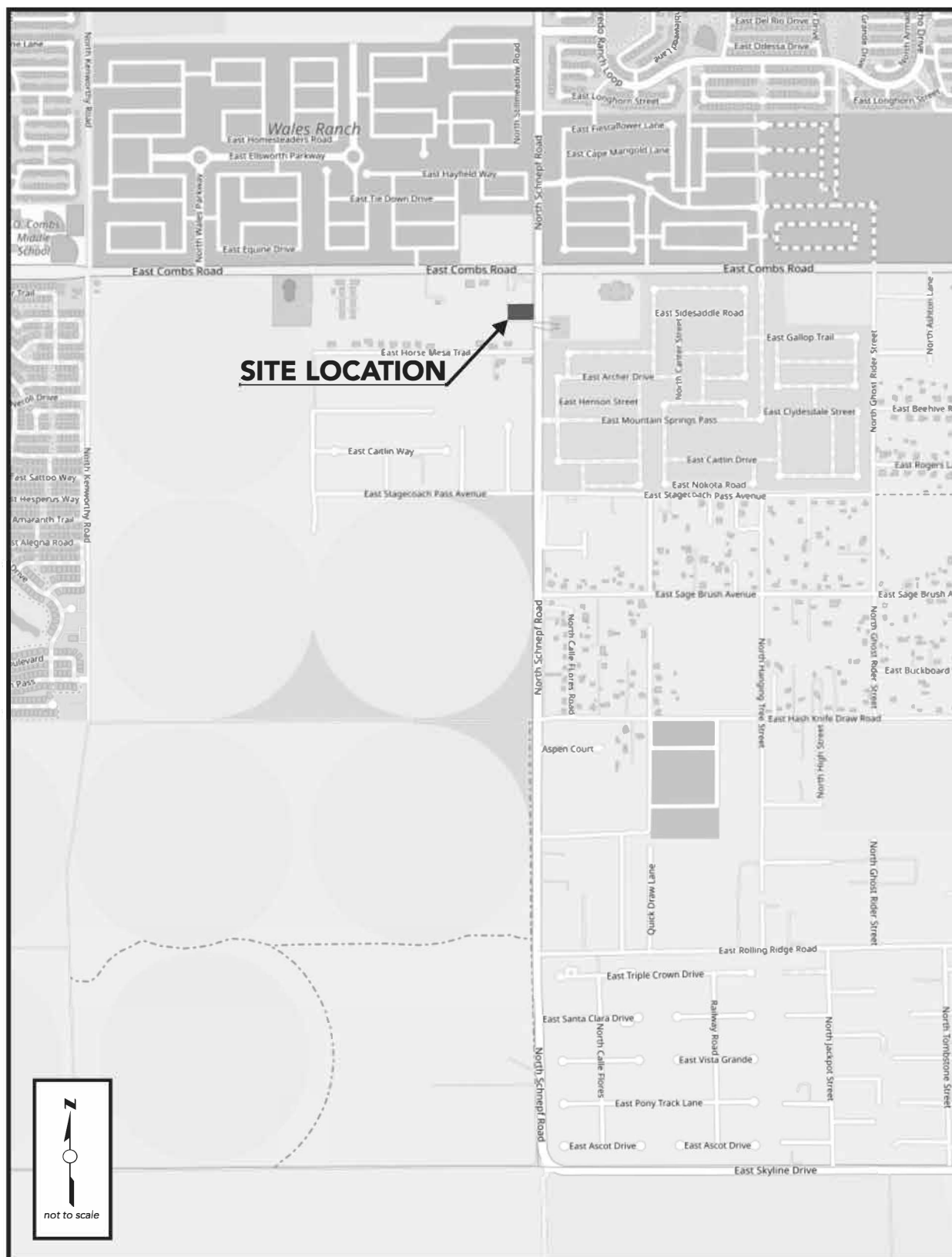


Figure 1: Vicinity Map



Permission for commercial use granted by Google Earth

Figure 2: Aerial View



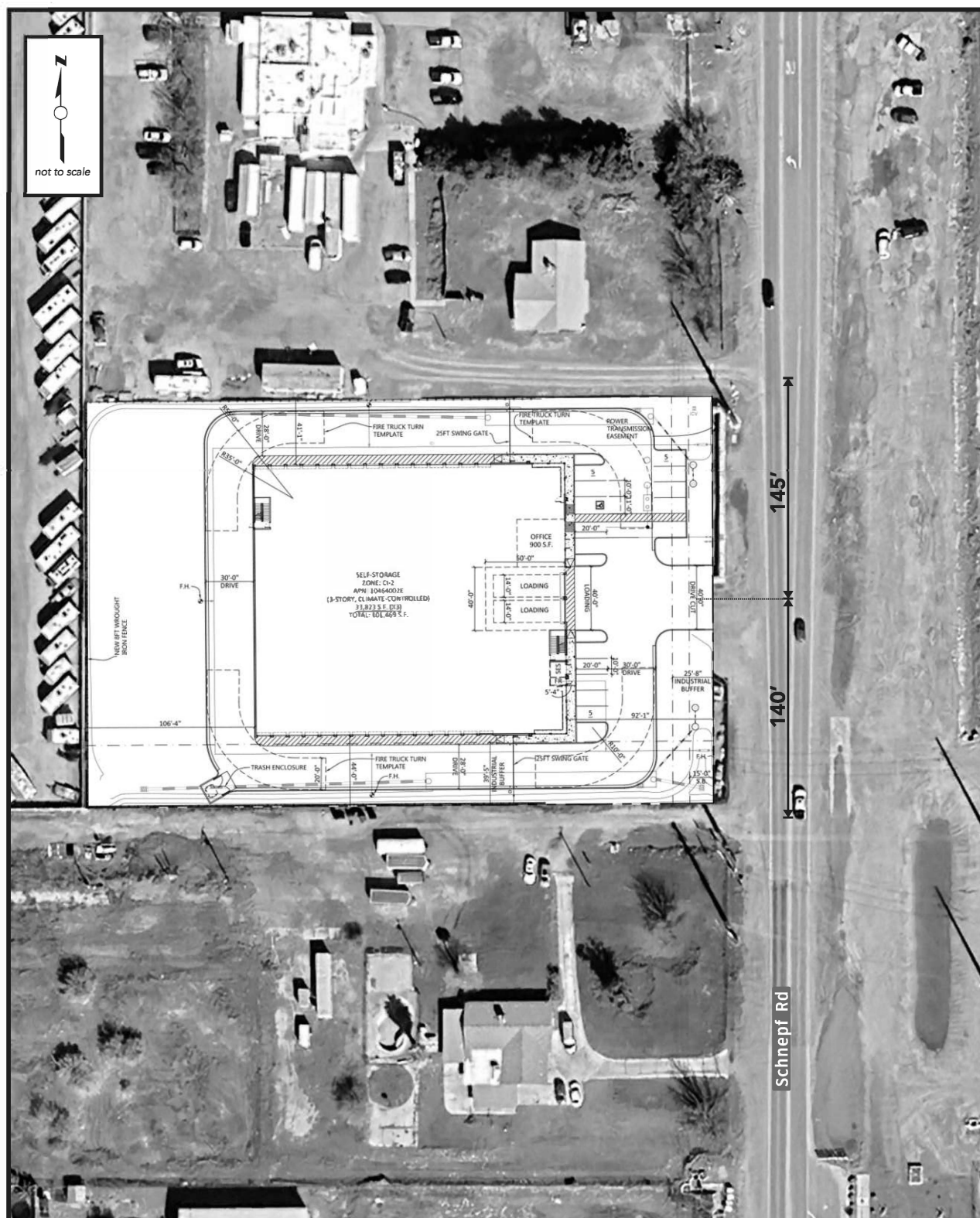


Figure 4: Driveway Spacing

EXHIBIT C

1784 KEYCARD ACCESS DATA

GOLD DUST

117,567 Gross Sq Ft

Hour of Day	Aug	Sep	Oct	Nov	Overall Avg
0	0	0	0.03	0	0.01
5:00 AM	0	0.03	0	0.17	0.05
6:00 AM	0.33	1.03	0.84	1.5	0.93
7:00 AM	1.17	0.7	0.42	0.83	0.78
8:00 AM	1.46	0.93	1.42	1	1.2
9:00 AM	2.46	2.23	1.77	1.5	1.99
10:00 AM	3.63	2.47	2.74	3.33	3.04
11:00 AM	4.33	3.6	2.94	4	3.72
12:00 PM	4.08	3.2	3.58	3.33	3.55
1:00 PM	2.92	4.27	3.45	4	3.66
2:00 PM	4.21	3.5	3.74	3.5	3.74
3:00 PM	3.29	3	3.74	4.33	3.59
4:00 PM	2.92	3.27	3.06	4.33	3.4
5:00 PM	2.88	3.47	2.35	2.67	2.84
6:00 PM	2.04	2.5	2.1	2.5	2.28
7:00 PM	1.75	2.17	1.84	0.5	1.56
8:00 PM	1.21	1.47	1.45	0.67	1.2
9:00 PM	0.71	1.07	1.26	0.17	0.8
10:00 PM	1.25	1.27	1.42	0.67	1.15
11:00 PM	0	0	0.03	0	0.01
	40.64	40.18	38.18	39	39.5

PROMENADE

140,607 Gross SQ FT

Hour of Day	Aug	Sep	Oct	Nov	Grand Total
6:00 AM	0.13	0	0.03	0	0.04
7:00 AM	0.71	0.23	0.39	0.5	0.43
8:00 AM	1.21	1.5	0.87	1.67	1.22
9:00 AM	1.67	1.4	1.48	2	1.54
10:00 AM	2.13	2.53	2	4.33	2.36
11:00 AM	2.42	2.5	2.71	3.5	2.62
12:00 PM	3.17	1.7	2.13	4.17	2.4
1:00 PM	2.58	2.1	2.58	2.83	2.44
2:00 PM	2.25	2.27	3.48	3	2.73
3:00 PM	3.04	1.73	2.81	2.17	2.47
4:00 PM	2.58	1.93	2.29	2.17	2.24
5:00 PM	2.13	1.47	2.48	1.83	2.01
6:00 PM	2.25	1.73	2.23	3.33	2.14
7:00 PM	1.5	1.33	1.74	2.17	1.57
8:00 PM	1.33	0.83	0.77	0.83	0.95
9:00 PM	0.46	0.7	0.71	0.67	0.64
10:00 PM	0.5	0.13	0.77	0.33	0.46
11:00 PM	0	0.03	0	0.17	0.02
	30.06	24.11	29.47	35.67	28.28

NAP
, -
10464003X
POBSTMAN CHRISTOPHER J
3311 E HORSE MESA TRL
SAN TAN VALLEY , AZ 85140-0552

10422028Y
EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD STE 300
PHOENIX , AZ 85027-7128
10464003W
MARTIN JEFFERY E
3255 E HORSE MESA TRL
QUEEN CREEK , AZ 85140-8514

10422028W
SALT RIVER PROJECT AG IMP & POWER DIST
PO BOX 52025, PAB 350
PHOENIX , AZ 85072-8507
10464003T
LOVELESS DAREK J & LAUREN R
3465 E HORSE MESA TRL
SAN TAN VALLEY , AZ 85140-0585

10464002D
COMBS GREG
3359 E COMBS RD
QUEEN CREEK , AZ 85140-8514
10464015A
VAN METER CHRISTOPHER & AMANDA
3282 E HORSE MESA TRL
SAN TAN VALLEY , AZ 85140-0550

10464015D
ROBINSON CURTIS H & APRIL J
3200 E HORSE MESA TRL
SAN TAN VALLEY , AZ 85140-0550
10464003P
ZIMMERMAN WILLIAM MARK
PO BOX 356
SKULL VALLEY , AZ 86338-8035

10464015C
CARR RONALD L LIV TRUST
1740 DOWN RIVER DR
WOODLAND , WA 98674-4969
10464015E
GROSECLOSE STEVEN JAY & TAMMY
3240 E HORSE MESA TRL
SAN TAN VALLEY , AZ 85140-8514

10464015B
PRECISION FARMING
2726 E BELLA VISTA RD
SAN TAN VALLEY , AZ 85143-3840
10422028U
VIAL STEPHANIE MARGARET ETAL
4707 E DESERT PARK PL
PARADISE VALLEY , AZ 85253-8525

10464002C
REED'S RENTAL PROPERTIES LLC
39749 N CREEKSIDE RD
SAN TAN VALLEY , AZ 85140-0813
104554950
ARCHER MEADOWS COMMUNITY ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE , AZ 85282-2113

10464002E
37360NSR-AZ OWNER LLC
8777 N GAINEY CENTER DR STE 191
SCOTTSDALE , AZ 85258-8210
104555040
ARCHER MEADOWS COMMUNITY ASSOCIATION
450 N DOBSON RD STE 201
MESA , AZ 85201-1528

10464003V
FANCINI MORGAN
3329 E HORSE MESA TRL
SAN TAN VALLEY , AZ 85140-8514
104554920
ARCHER MEADOWS COMMUNITY ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE , AZ 85282-2113

104553900
RENTERIA JOE A JR
7006 PEACHTREE TOWN LN
KNIGHTDALE , NC 27545-5637

104553940
AMEZQUITA SAMUEL A JR
3630 E APPALOOSA DR
SAN TAN VALLEY , AZ 85140-8514

104553930
RABURN SARAH L
3614 E APPALOOSA DR
SAN TAN VALLEY , AZ 85140--161

104553920
PEREZ ANNAMARIE
3598 E APPALOOSA DR
SAN TAN VALLEY , AZ 85140-8514

104553910
MARKEE INDUSTRIES LLC
612 E HAZELNUT LN
SAN TAN VALLEY , AZ 85140-0812

104553890
CAMACHO SAUL E ALVARADO
37240 N BANKER ST
SAN TAN VALLEY , AZ 85140-8514

104554220
MCLAMORE PARKER R
3597 E APPALOOSA DR
SAN TAN VALLEY , AZ 85140-8514

104554230
GONZALEZ CARLOS MANUEL
3581 E APPALOOSA DR
SAN TAN VALLEY , AZ 85140-8514

104553880
HATHAWAY WESLEY A & KRISTA M
37222 N BANKER ST
SAN TAN VALLEY , AZ 85140-8514

104553870
FLOWERS CAMILLE
37206 N BANKER ST
SAN TAN VALLEY , AZ 85140-8514

109442740
COMBS RANCH COMMUNITY ASSOCIATION INC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE , AZ 85251-1765

109440810
STONE SHAWN JAMES
4086 HICKORY DR
MISSISSAUGA , ON -

109440820
FERRARA HEATHER IRENE
37654 N BRIDLEWOOD LN
SAN TAN VALLEY , AZ 85140--380

109440800
MOORE TYLER DUANE
3565 E WOOLYSTAR LN
SAN TAN VALLEY , AZ 85140-0380

109440790
JOHNSON ASHLEY K & ISSAC DESHUN
3581 E WOOLYSTAR LN
SAN TAN VALLEY , AZ 85140-0380

800180330
PINAL COUNTY
PO BOX 827
FLORENCE , AZ 85132-8513

10422007Q
KL LHB AZ AIV LLC
1665 W ALAMEDA DR STE 130
TEMPE , AZ 85282-2322

800191410
PINAL COUNTY
PO BOX 827
FLORENCE , AZ 85132-2301

800191420
PINAL COUNTY
PO BOX 827
FLORENCE , AZ 85132-2301

800190150
PINAL COUNTY
PO BOX 827
FLORENCE , AZ 85132-8513

104220910
WALES RANCHES LLP
180 S ARIZONA AVE STE 202
CHANDLER , AZ 85225-5960

104220900
SUN VALLEY COMMUNITY CHURCH
456 E RAY RD
GILBERT , AZ 85296-6403

10464002V
MEDIACOM ARIZONA CABLE NETWORK LLC
1 MEDICOM WAY
MEDIACOM PARK , NY 10918-1091

10464003Y
GILLISPIE ANDREA J & HARVEY H
37290 N SCHNEPF RD
SAN TAN VALLEY , AZ 85140-0978

10464003Z
GILLISPIE HARVEY H & ANDREA J
37290 N SCHNEPF RD
SAN TAN VALLEY , AZ 85140-0978

800191720
PINAL COUNTY
PO BOX 827
FLORENCE , AZ 85132-2301

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 03/06/2025

COMMUNITY DEVELOPMENT DEPARTMENT

BY: [signature] Valentyn Panchenko, Planner
[signature] [print name and title]

DATED: 03/06/2025

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF ADJUSTMENT AND APPEALS AT 9:30 A.M., ON **MARCH 27TH, 2025** AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER / PLANNING & ZONING BUILDING, 75 FEET WEST OF 85 N FLORENCE STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A VARIANCE FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-003-25 – PUBLIC HEARING/ACTION: 37360NSR-AZ OWNER, LLC – MICHELLE BACH (APPLICANT/LANDOWNER) REQUESTING A REDUCTION IN THE OFF-STREET PARKING SPACES REQUIREMENTS OF **SECTION 2.140.020** OF THE PINAL COUNTY DEVELOPMENT SERVICE CODE; **TO DECREASE THE PARKING SPACES REQUIREMENT FROM ONE HUNDRED AND THREE (103) TO FIFTEEN (15)**, AS INDICATED ON THE SITE PLAN SUBMITTED FOR THE PROPOSED SCHNEPF SELF STORAGE FACILITY, ON A 2.66± ACRE PARCEL IN THE CI-2 INDUSTRIAL ZONE, SITUATED IN NORTH-EAST QUARTER OF SECTION 33, TOWNSHIP 02S, RANGE 08E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TAX PARCEL 104-64-002E, GENERALLY LOCATED SOUTH OF INTERSECTION E COMBS RD AND N SCHNEPF RD IN SAN TAN VALLEY AREA OF UNINCORPORATED PINAL COUNTY, AZ.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE BOARD OF ADJUSTMENT AND APPEALS AT: [HTTPS://WWW.PINAL.GOV/236/NOTICE-OF-HEARINGS](https://www.pinal.gov/236/NOTICE-OF-HEARINGS)

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6414 FOR MORE INFORMATION

DATED THIS **27TH DAY OF FEBRUARY, 2025**, BY PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) PLANNING CASE NUMBER (SEE ABOVE)
- 2) YOUR NAME, ADDRESS, TELEPHONE NUMBER AND PROPERTY TAX PARCEL NUMBER (**PRINT OR TYPE**)
- 3) A BRIEF STATEMENT OF REASONS FOR SUPPORTING OR OPPOSING THE REQUEST
- 4) WHETHER OR NOT YOU WISH TO APPEAR AND BE HEARD AT THE HEARING

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 749 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

CONTACT FOR THIS MATTER: VALENTYN PANCHENKO, PLANNER
E-MAIL ADDRESS: VALENTYN.PANCHENKO@PINAL.GOV
PHONE: (520) 866-6414

PUBLISHED ONCE:
Pinal Central Dispatch

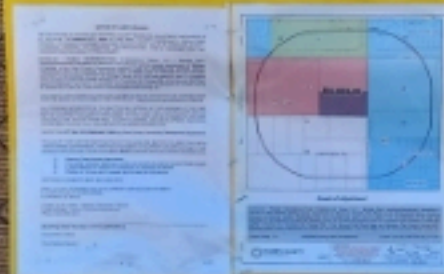
NOTICE

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 or appear in person at the hearing.

Date Posted: 5 MAR 2025

POST COPY OF ACTUAL NOTICE BELOW



AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

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

PUBLICATION DATES:

Mar. 6, 2025

NOTICE ID: mUZxagYzv1jzCKrEMSfc

NOTICE NAME: BA-003-25

India Johnston

(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 03/07/2025

Nicole Burkholder

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING BY
THE PINAL COUNTY BOARD OF
ADJUSTMENT AND APPEALS
AT 9:30 A.M., ON MARCH 27TH,
2025 AT THE PINAL COUNTY
EMERGENCY OPERATIONS
CENTER / PLANNING & ZONING
BUILDING, 75 FEET WEST
OF 85 N FLORENCE STREET,
FLORENCE, ARIZONA, TO
CONSIDER AN APPLICATION
FOR A VARIANCE FOR THE
UNINCORPORATED AREA OF
PINAL COUNTY.
BA-003-25 - PUBLIC HEARING/
ACTION: 37360NSR-AZ Owner,
LLC - Michelle Bach (applicant/
landowner) requesting a reduction
in the off-street parking spaces
requirements of Section 2.140.020
of the Pinal County Development
Service Code; to decrease the
parking spaces requirement from
one hundred and three (103)
to fifteen (15), as indicated on
the site plan submitted for the
proposed Schnepf Self Storage
Facility, on a 2.66± acre parcel in
the CI-2 Industrial Zone, situated
in north-east quarter of Section
33, Township 02S, Range 08E
of the Gila and Salt River Base
and Meridian, Tax Parcel 104-64-
002E, generally located south of
intersection E Combs Rd and N
Schnepf Rd in San Tan Valley area
of unincorporated Pinal County,
AZ.
DOCUMENTS PERTAINING TO
THIS CASE CAN BE FOUND
ON THE NOTICE OF HEARING
PAGE FOR THE BOARD OF
ADJUSTMENT AND APPEALS
AT: [https://www.pinal.gov/236/](https://www.pinal.gov/236/Notice-of-Hearings)
Notice-of-Hearings
ALL PERSONS INTERESTED IN
THIS MATTER MAY APPEAR AT
THE HEARING AT THE TIME AND
PLACE DESIGNATED ABOVE,
AND SHOW CAUSE, IF ANY, WHY
THIS PETITION SHOULD NOT
BE GRANTED. DOCUMENTS
PERTAINING TO THIS CASE
CAN BE REQUESTED AND ARE
AVAILABLE FOR REVIEW FROM
PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT PLEASE CALL
(520) 866-6414 FOR MORE
INFORMATION
DATED THIS 27th DAY OF
FEBRUARY, 2025, by Pinal
County Community Development
Department.
TO QUALIFY FOR FURTHER
NOTIFICATION IN THIS LAND
USE MATTER YOU MUST
FILE WITH THE PLANNING
DEPARTMENT A WRITTEN
STATEMENT OF SUPPORT
OR OPPOSITION TO THE
SUBJECT APPLICATION.
YOUR STATEMENT MUST
CONTAIN THE FOLLOWING
INFORMATION:
1) Planning Case Number (see
above)
2) Your name, address, telephone
number and property tax parcel
number (Print or type)
3) A brief statement of reasons for
supporting or opposing the request
4) Whether or not you wish to
appear and be heard at the hearing

WRITTEN STATEMENTS MUST
BE FILED WITH:
PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT
P.O. BOX 749 (85 N. Florence
Street)
FLORENCE, AZ 85132
Contact for this matter:
Valentyn Panchenko, Planner
E-mail Address: Valentyn.
Panchenko@pinal.gov
Phone: (520) 866-6414
No. of publications: 1: date of
publication: Mar 06, 2025