

NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION PINAL COUNTY PLANNING AND ZONING COMMISSION SUMMARY FOR AGENDA FOR MEETING Thursday, July 17, 2025

9:00 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX EMERGENCY OPERATIONS CENTER 301 E. 11TH ST FLORENCE, AZ 85132

Action means discussion/recommendation for approval or denial to the Board of Supervisors 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 Commission with its permission.

(1) **REGULAR ITEMS**

- A. **PLEDGE OF ALLEGIANCE**
- B. CALL TO ORDER AND ROLL CALL OF COMMISSION MEMBERS: () MENNENGA, Chairman
 - () KLOB, Vice-Chairman
 - () HARTMAN, Member
 - () KELLER, Member
 - () LIZARRAGA, Member
 - () SCHNEPF, Member
 - () DAVILA, Member
 - () MOONEY, Member
 - () PRANZO, Member
 - () SCOTT, Member

C. PLANNING MANAGER REPORT (INFORMATION ITEM)

- 1. Review and discuss for possible Action proposed revisions to the Planning and Zoning Commission Rules and Regulations.
- (2) TENTATIVE PLATS
 - A. S-012-24 Magma Butte Ranches ACTION: A tentative plat for Magma Butte Ranches Parcel 1, for 34 Lots and Tracts A through H on 9.99+- acre parcel CR-3/PAD (PZ-PD-021-06 and PZ-021-06) zone, in a portion of the Southeast Quarter of Section 2 Township 4 South, Range 8 East of the Gila and Salt River Meridian, Maricopa County, Arizona, located west of Quail Run Lane and Page 1

south of Arizona Farms Rd San Tan Valley Area (District 4). Muhannad Zubi/Dedrick Denton

- (3) WORK SESSION: 2025-MAJOR COMPREHENSIVE PLAN AMENDMENTS
 - PZ-PA-009-25 I-8 and Stanfield: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Evergreen Investments Company, LLC, applicant to re-designate 536 ± acres from Moderate Low Density Residential (MLDR), to Employment uses such as industrial, offices, business park, warehousing and distribution, located approximately 3.5 miles south of Stanfield, and 16 miles west of Casa Grande, in the unincorporated area of Pinal County (District 1).
 - B. PZ-PA-010-25 Silver King Solar: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Silver King Solar LLC, applicant, a subsidiary of Arevia Power LLC, to re-designate 8,891± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Green Energy Production for a photovoltaic Solar Power Plant, located west intersection of State Highways 60 and 79, in the unincorporated area of Pinal County (District 5).
 - C. PZ-PA-011-25 La Osa Project: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Vermaland LLC, applicant, to re-designate 3,374± acres from Very Low Density Residential (VLDR, 0-1 du/ac) and Moderate Low Density Residential (MLDR, 1-3.5 du/ac) and Proposed Open Space to Employment and General Public Facilities/Services for industrial, office, business park, and energy generating facilities, located along the Greene Canal of Santa Cruz Wash, in the extended planning boundary south of the City of Eloy, in the unincorporated area of Pinal County (District 4).
 - D. PZ-PA-012-25 Silver Reef Solar: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Silver Reef Energy LLC, applicant, to re-designate 801± acres from Very Low Density Residential (VLDR, 0-1 du/ac) to Green Energy Production for a utility scale Solar facility for a 150 megawatt (MW) Photovoltaic (PV) solar and 200 MW Battery Storage System (BESS) project, located 6.5 miles southwest of Casa Grande, and south of Interstate 8 (I-8), in the unincorporated area of Pinal County (District 1).
 - E. PZ-PA-013-25 Project Midway: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Withey Morris Baugh PLC, applicant, to re-designate 215± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment for a data center campus, located at the southwest corner of Selma Highway and Midway, and north of I-8, in the unincorporated area of Pinal County (District 1).
 - F. PZ-PA-014-25 Griffin Energy: Work Session discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Griffin Energy LLC, applicant, to redesignate 2685.58± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) and Proposed Open Space to Green Energy Production, General Public Facilities/Services, and Proposed Open Space for a utility scale Solar facility with Battery Storage System (BESS) project along with a gas fired power plant, located between the Santa Rosa Wash and Green Wash sited on both sides of Interstate 8, in the unincorporated area of Pinal County (District 1).
 - G. PZ-PA-015-25 Energy Generation & Tech Campus: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by W Holdings, applicant, Rose Law Group, as the agent to re-designate 2495.2± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment for a large scale Energy Generation and Technology Campus, located

approximately 8 miles south and east of the City of Maricopa, and south of the Ak Chin Indian Community, in the unincorporated area of Pinal County (District 3).

(4) NEW CASES

A. PZ-PA-001-25 – PUBLIC HEARING/ACTION: Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and redesignate 9.47± acres of land from Rural Living to Suburban Neighborhood, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County (District 2).

Glenn Bak/Dedrick Denton

B. PZ-001-25 – PUBLIC HEARING/ACTION: Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting a rezoning of 9.47± acres from Suburban Ranch (SR) Zoning District to Community Commercial (C-1) Zoning District to allow for a commercial center and medical office, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County (District 2).

Glenn Bak/Dedrick Denton

C. SUP-001-25 – PUBLIC HEARING/ACTION: Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting approval of a Special Use Permit on a 9.47± acre parcel to allow for medical offices, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County (District 2).

Glenn Bak/Dedrick Denton

D. SUP-004-25 – PUBLIC HEARING/ACTION: Greg Davis, Iplan Consulting (agent), Nadeesha Nambukara Wellala (applicant), on behalf of landowner – Nirosha Senerath and Nadeesha Nambukara Wellala, are requesting an approval of a Special Use Permit (SUP) to operate an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era (Sky Village Dino Park) on 10.27± acres, situated in portion of Section 29, Township 06S, Range 03E, tax parcels 501-36-002X, 501-36-002Y, & 501-36-002Z, (legal on file) and generally located directly east of the intersection of W Highway 84 & S Green Rd, Maricopa-Stanfield area, in the unincorporated Pinal County (District 3).

Valentyn Panchenko/Dedrick Denton

 E. PZ-014-25 – PUBLIC HEARING/ACTION: Rick Miller, applicant, representing Tim & Shirley Tate, owner, Rick Miller, applicant, is requesting a rezoning of 24.23± acres from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2), Tax Parcels: 511-28-0050 and 511-28-004A – legals on file – situated in a portion of Section 9, Township 7 South, Range 6 East, and generally located southeast of S Trekkell Rd and W Cornman Rd in unincorporated Pinal County, AZ (District 3).

Justin Mullis/Dedrick Denton

(5) CALL TO THE COMMISSION

A. CALL TO THE COMMISSION ITEM)

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.

Pursuant to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN, that the public will have physical access to the meeting room around 8:45 AM. Posted this 10th day of July around 5:00 p.m. by Cory Busby



7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: PLEDGE OF ALLEGIANCE

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:

ATTACHMENTS

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7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: CALL TO ORDER AND ROLL CALL OF COMMISSION MEMBERS: () MENNENGA, Chairman () KLOB, Vice-Chairman () HARTMAN, Member () KELLER, Member () LIZARRAGA, Member () SCHNEPF, Member () DAVILA, Member () MOONEY, Member () PRANZO, Member () SCOTT, 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:

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7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: PLANNING MANAGER REPORT (INFORMATION ITEM) 1. Review and discuss for possible Action proposed revisions

to the Planning and Zoning Commission Rules and Regulations.

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:

ATTACHMENTS

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7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Muhannad Zubi/Dedrick Denton Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

S-012-24 - Magma Butte Ranches - ACTION: A tentative plat for Magma Butte Ranches Parcel 1, for 34 Lots and Tracts A through H on 9.99+- acre parcel CR-3/PAD (PZ-PD-021-06 and PZ-021-06) zone, in a portion of the Southeast Quarter of Section 2 Township 4 South, Range 8 East of the Gila and Salt River Meridian, Maricopa County, Arizona, located west of Quail Run Lane and south of Arizona Farms Rd San Tan Valley Area (District 4).

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:

ATTACHMENTS

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ATTACHMENTS:

	Description
D	Staff Report
D	Tentative plat



MEETING DATE: JULY 17, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: S-012-24 (MAGMA BUTTE RANCHES PARCEL 1)

CASE COORDINATOR: DEVEN PRICE/MUHANNAD ZUBI

Executive Summary:

This is a tentative plat for 34 Lots and Tracts A through H. This development was approved by the Board of Supervisors under Planning Case PZ-PD-021-06 and PZ-021-06, which zoned the subject property to Single Family Residence CR-3/PAD.

If This Request is Approved:

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

Staff Recommendation/Issues for Consideration/Concern:

Staff finds that the request with the attached stipulations meets County requirements. The tentative plat conditionally conforms to the approved development plan and standards as well as the Subdivision Regulations and Subdivision Infrastructure and Design Manual. A motion and recommended stipulations are included in this staff report.

LEGAL DESCRIPTION: Situated in a portion of the Southeast Quarter of Section 2 Township 4 South, Range 8 East of the Gila and Salt River Meridian, Maricopa County, Arizona.

TAX PARCELS: 200-58-024B and 200-58-015B.

DEVELOPER:

Langley McRae 10, LLC (Jason Brimhall) 2738 E. Guadalupe Road, Gilbert, AZ 85237

ENGINEER:

United Engineering Group, LLC (Christopher Lenz) 3205 W. Ray Road, Chandler, AZ 85226

REQUESTED ACTION: **S-012-24**: Langley McRae 10, LLC, landowner, United Engineering Group, LLC, engineer, requesting approval of a tentative plat for Magma Butte Ranches - Parcel 1, for 34 lots and tracts A through H, on a 9.99 ± acre parcel in the CR-3/PAD (PZ-PD-021-06) zone.

COMMUNITY DEVELOPMENT Planning Division **LOCATION**: The project is located west of Quail Run Lane and south of Arizona Farms Rd San Tan Valley Area.

SIZE: 9.99 ± acres

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density (1-3.5 du/ac). The zoning case predates the San Tan Valley Area Plan.

EXISTING ZONING AND LAND USE: The subject property is zoned Mixed Dwelling Zoning District Planned Area Development (PAD) Overlay District under approved Planning Case PZ-PD-021-06. Staff notes the subject site is vacant.

SURROUNDING ZONING AND LAND USE:

North: Single Family Residential (CR-3) Zone - Vacant South: Single Family Residential (CR-3) Zone with residence and General Rural (GR) Zone with Residence East: General Rural (GR) Zone - Vacant West: General Rural (GR) Zone - Vacant

HISTORY: The subject property was rezoned in 2006 its current state with case PZ-PD-021-06/PZ-021-06.

UTILITIES: The applicant has indicated that the proposed subdivision service providers are:

SERVICE PROVIDERS:

WATER	EPCOR
SEWER	EPCOR
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURY LINK
REFUSE COLLECTION	BY PRIVATE CONTRACT
FIRE	RURAL/METRO FIRE DEPT.
POLICE	PINAL COUNTY SHERIFF'S OFFICE
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT
NATURAL GAS	SOUTHWEST GAS CORPORATION

RESIDENTIAL DEVELOPMENT STANDARDS			
Minimum Lot Area	6,050 SF		
Minimum Lot Width	55'		
Minimum Front Yard	20'		
Minimum Side Yard	5′		
Minimum Rear Yard	20'		
Buildable Area	None		
Minimum Between Buildings	10'		
Buildable Height	30'		

TOTAL GROSS ACREAGE	9.99 ACRES
AREA OF R/W STREETS	1.66 ACRES
AREA OF TRACTS	2.27 ACRES
TOTAL NUMBER OF LOTS	34
AVERAGE LOT ACREAGE	7,760 SF
OVERALL DENSITY	3.40 DU/AC
OPEN SPACE	2.27 ACRES/22.22%

FINDINGS: Under Chapter 3.15.050(H) of the Development Services Code, the Commission shall hear and consider all evidence relating to the tentative plat and make findings as to the conformity of the tentative plat with these regulations. The Commission may request changes to the type and extent of improvements to be made.

The Commission shall consider the following criteria in conditionally approving or denying a tentative plat. The Commission may consider other criteria in addition to the criteria listed below, and may deny approval of a tentative plat if conformance is not found with one or more of the following:

- 1. Whether the proposed subdivision is consistent and in conformance with Title 3 of the Pinal County Development Services Code and other applicable ordinances and regulations.
 - **Analysis:** The tentative plat contains all the required information, is in satisfactory form, and comments have been received from all departments within Pinal County Planning Department.
 - **Finding:** Staff finds that the proposed subdivision will be consistent and in conformance with the Pinal County Development Services Code and other applicable ordinances and regulations with the recommended stipulations.
- 2. Whether the proposed subdivision is consistent with the approved zoning or Planned Area Development (PAD), if applicable.
 - **Analysis:** This project is located within the PAD zoning district. The Board approved with (33) stipulations of understanding for cases, PZ-PD-021-06/PZ-021-06.
 - **Finding:** Staff finds that the lots in the proposed tentative plat meet the requirement of the development standards of the Residential CR-3/PAD Zones.

- 3. Whether the design of the proposed subdivision is suitable to the environment or causes substantial environmental damage or presents serious public health problems.
 - Analysis: The design of Magma Butte Ranches Parcel 1 is suitable to the environment and does not cause any substantial environmental damage or presents any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.
 - Based on information provided to date, staff is not aware of any other Finding: situation(s) that the proposed subdivision may cause serious public health problems.
- 4. Whether the design of the proposed subdivision is compatible with the physical features of the site including, but not limited to, natural slopes greater than 15%, floodplains and habitat areas.
 - Analysis: The proposed subdivision is in an area where the topography is relatively flat.
 - Finding: Staff finds that the proposed tentative plat, with the approved attached stipulations will conform to the physical features of the site.
- 5. Whether the proposed subdivision will have adequate permanent access.
 - Analysis: Access to this tentative plat comes from existing 25' ingress/egress irrigation & utility easement and incidental purposes per DKT 878, PG. 932 & re-recorded as docket 887, PG 322, P.C.R. to Heritage Road.
 - Staff finds that the proposed subdivision, with the attached stipulations, Finding: will have permanent access.
- 6. Whether the proposed subdivision will place an unreasonable burden on the ability of the County or other local governments to provide for streets, water, sewage, fire, police, hospital, solid waste, education, housing, recreation and other services, that is not offset by improvements associated with the proposed subdivision.
 - Analysis: The applicant is required to develop the proposed streets both public and private to County Road Standards.

Water service is to be provided by EPCOR. A will serve letter will be provided at time of final plat approval.

Sewage will be handled by EPCOR.

Police protection is to be provided by the Pinal County Sheriff's Dept.

Solid waste service is to be provided by Private Contract.

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Electric service is to be provided by Arizona Public Service (APS)

Fire emergency response to be provided by Rural/Metro Fire Dept.

- **Finding:** Staff finds that the proposed subdivision, with the attached stipulations, will not place an unreasonable burden on the local government to provide necessary utilities and amenities.
- 7. Whether the design of the proposed subdivision promotes the safety, health, and general welfare of the public.
 - Analysis: The applicant did submit a tentative plat in conformance with the Planned Area Development and Development Services Code, in order to be heard by Pinal County Planning Commission. Additional requirements to be provided during the final platting process will ensure that the proposed subdivision will promote the safety, health and general welfare of the public.
 - **Finding:** With information that was provided by the applicant, County Departments and agencies/entities, staff finds that the design and layout of the proposed subdivision will promote the safety, health, and general welfare of the public, with the attached stipulations.

STAFF SUMMARY AND FINDING: All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-PD-021-06/PZ-021-06) with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the ATTACHED STAFF REPORT, staff finds that the request meets County requirements, and that the Commission can adopt the staff report and record as presented and grant approval to the tentative plat with the following motion:

I move to approve findings 1 - 7 as set forth in the staff report and approve the tentative plat in Planning Case S-021-24 with the 33 stipulations as presented in the staff report.

STIPULATIONS:

- All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer;
- submit copies of a Drainage Report to Pinal County Public Works for review and approval by the County Engineer. The approved Drainage Plan shall provide retention for the 100-year, 2-hour storm waters in a common retention area;

- the drainage plan shall be in accordance with the Pinal County Drainage Manual, August 2004;
- 4) an association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
- all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
 - Provide curb, gutter, sidewalk on both sides, paving and incidentals on all local, collector and arterial streets.
 - b. Provide a 33' x 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets. Provide 21' x 21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.
 - c. Minimum 55' half street right-of-way dedication along all section lines and a minimum 40' half street right-of-way dedication along all mid-section lines.
 - d. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 51' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
 - e. The minimum paving width for MITCHELL TR. shall be 25.5' (centerline to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within a

minimum 40' of half street right-of-way along the entire subdivision. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

- f. Provide 6.5' bike lanes (measured from back of curb to centerline of striping) on both sides of all arterial and major collector roadways.
- g. Provide sidewalks that meet the following minimum criteria: major arterials – minimum separation from back of curb is 5', minimum width of sidewalk is 10' (detached) or 12' (attached), minimum radius is 150' (if meandering); minor arterials – min. separation is 5', min. width is 10' (detached and attached), min. radius is 100' (meandering); major collector streets – min. separation is 3', min. width is 6' (detached) or 8' (attached), min. radius is 50' (if meandering); minor collector streets – min. separation is 3', min. width is 5' (detached) or 6' (attached); and local streets – min. width of sidewalk is 4' (attached only).
- A minimum 28' paved all weather public access shall be provided to the site to meet current Pinal County Standards.
- i. All right-of-way dedication shall be free and unencumbered.
- Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
- 6) the final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval;
- prior to recordation of the final plats, the developer shall name in a letter to the County Engineer, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record;
- existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County rightof-way;
- at Final Plat submittal, provide a copy of the computer closure for the subdivision boundary;
- water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q;
- property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33';
- 12) a 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer;

- Public Utility Easements (PUE) are to be 8' and are to be located outside the rear and side of lots;
- 14) abandonment of existing easements and right-of-ways must be completed by the developer prior to the Final Plat through a separate process. Recording a new plat does not extinguish existing ones;
- 15) the developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals;
- 16) applicant/owner agrees to contribute to the Superstition Valley Subregional Transportation Fund a certain amount per dwelling unit plus an annual inflation rate of 3.5% as set forth in Exhibit 21 -Fee Schedule of the Superstition Valley Subregional Transportation Study and hereinafter referred to as the Transportation Fee. Said Transportation Fee is based on the year when the Board of Supervisors approves the zoning case and, if applicable, the adjoining planned area development case. Transportation Fees will be paid in installments as shown in the Fee Schedule. Transportation Fees are separate from any development or impact fee that the Board of Supervisors may adopt in the future. Transportation Fees paid on a dwelling unit shall be a credit against the transportation element of any development or impact fee imposed on the dwelling unit;
- 17) at least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer;
- any roadway sections and alignments shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
- approval of this PAD will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
- approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-021-06;
- the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-021-06), in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant's submittal documents;

- 22) in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-021-06 and PZ-PD-021-06, the stipulations shall govern;
- 23) on all of the lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patio, etc.;
- 24) the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
- 25) prior to final plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District;
- 26) the applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Magma Butte Ranches Planned Area Development remains in open space, with maximum overall density of 3.50 dwelling units per gross acre;
- 27) applicant/developer/owner must show all existing, gas line, power lines and utility corridor easements on all plats/plans. Gas line, power lines, canals and utility corridor easements (minimum width twenty (20) feet) shall be designated as trails, subject to approval of the property owner. Trails shall be meandering, contiguous through the subject property, a minimum of six (6) feet in width and allow for connectivity to adjacent parcels to the property;
- 28) prior to development approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
 - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
 - b. the development boundaries are located within a service area designated with an approved CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN);
 - and the wastewater plan for the proposed development is in conformance with the CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN;
- 29) the developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD'S both current and proposed;
- provide minimum 20' driveway for front entry garage measured from face of garage to back of sidewalk;
- all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
- 32) approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking; and
 - 33) should the requested development not commence within 18 months of the Pinal County Board of Supervisors approval of this Planned Area Development (PAD) Overlay District, the Board may schedule a public hearing to grant an extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.

GENERAL NOTES:

3.4.1 PLANNING DEPARTMENT

- A. THE GROSS AREA OF THE SUBDIVISION IS 9.988 ACRES.
- B. ZONING IS CR-3 PAD.
- C. THE NUMBER OF LOTS IS 33.
- D. THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS 2.274 ACRES.

3.4.2 PUBLIC WORKS DEPARTMENT

- A. ARIZONA FARMS ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS LOCATED APPROXIMATELY 3914' NORTH OF THIS PROJECT.
- B. ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.

3.4.3 BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT

- A. PUBLIC SEWER
- 1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
- 2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

SPECIAL NOTES:

3.5.1 PLANNING DEPARTMENT

- A. ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0875E, DATED DECEMBER 4, 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
- ZONE "X" IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. B. MINIMUM LOT SIZE IS 6,050 SQUARE FEET (110'x55').

3.5.2 ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS

A. PUBLIC SEWERS

ALL SANITARY SEWER WILL BE DESIGNED TO PROVIDE GRAVITY FLOW TO THE NORTHWEST BOUNDARY TO CONNECT TO AN EXISTING 8" SEWERLINE IN "ASHBURN AT MAGIC RANCH", PROJECT NO. S-005-22

C. DRYWELLS

DRYWELLS ARE NOT SHOWN ON THIS PLAT. IF THE DRAINAGE BASINS DO NOT DRAIN WITHIN A 36 HOUR PERIOD, DRYWELLS ARE TO BE INSTALLED. THE DRYWELLS WILL BE MAINTAINED BY THE OWNER AND ARE TO BE REPLACED BY THE HOA/OWNER WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 36 HOUR PERIOD. ANNUAL INSPECTION AND MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED.

BENCHMARK

NGS BENCHMARK B517 (PID DU 2292) THE STEEL ROD (MARKER) IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ARIZONA FARMS ROAD AND THE SOUTHERN PACIFIC RAILROAD. ELEVATION=1516.07 (NAVD88)

BASE ZONING AND ZONING CASE

EXISTING ZONING	CR-3/PAD
ZONING CASE	
	PZ-021-06
MAX BUILDING HEIGHT	30'
MIN LOT SIZE	
MIN LOT WIDTH	55'
MIN FRONT YARD SETBACK	20'
MIN SIDE YARD SETBACK	5 '
MIN REAR YARD SETBACK	20'
MINIMUM BETWEEN UNITS	10'

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF HERITAGE ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTH HALF OF SECTION 2, USING A BEARING OF NORTH 89 DEGREES 48 MINUTES 30 SECONDS EAST, PER RESULTS OF SURVEY, BOOK 12 OF MAPS, PAGE 253, RECORDS OF PINAL COUNTY, ARIZONA.

LAND USE TABLE

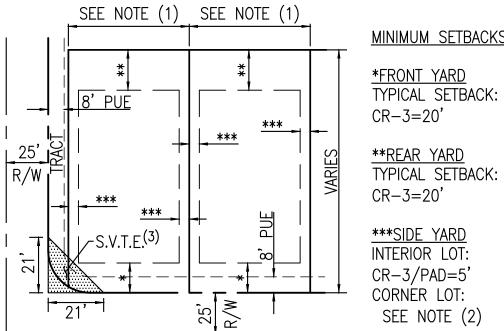
TOTAL GROSS ACREAGE	9.99 ACRES
AREA OF R/W STREETS	1.66 ACRES
AREA OF TRACTS	2.27 ACRES
TOTAL NUMBER OF LOTS	34
AVERAGE LOT ACREAGE	•
OVERALL DENSITY	/
OPEN SPACE	2.27 ACRES/22.22%

TRACT TABLE:

SEE SHEET 2 FOR TRACT TABLE

LOT TABLE:

SEE SHEET 2 FOR LOT TABLE



SERVICE PROVIDERS:

TELEPHONECENTURREFUSE COLLECTIONBY PFFIRERURALPOLICEPINALSCHOOLSFLORE	R DNA PUBLIC SERVICE (URY LINK RIVATE CONTRACT L/METRO FIRE DEPT. . COUNTY SHERIFF'S O ENCE UNIFIED SCHOOL HWEST GAS CORPORAT
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TENTATIVE PLAT OF MAGMA BUTTE RANCHES - PARCEL 1

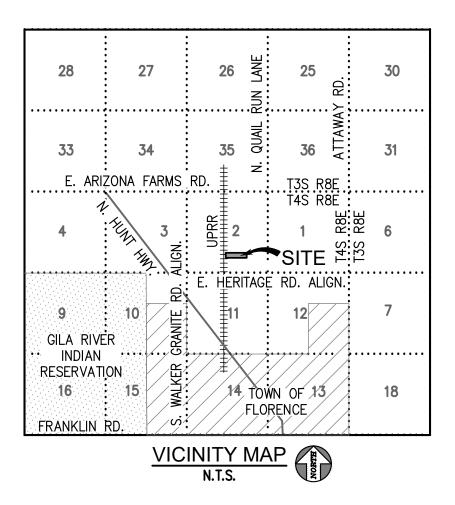
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, LOTS 1-34 AND COMMON AREAS "A" THROUGH "D"

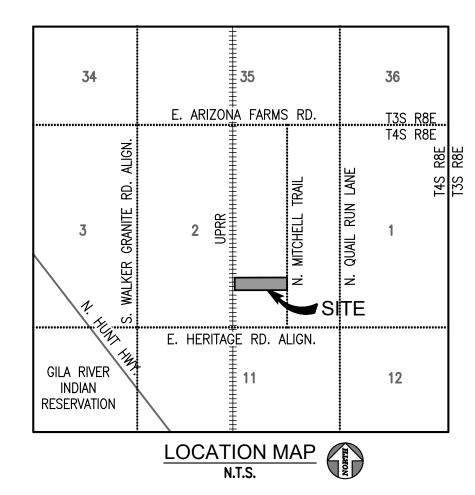
OWNER/DEVELOPER

LANGLEY MCRAE 10, LLC 2738 E. GUADELUPE ROAD GILBERT, AZ. 85237 PHONE: (480) 580-6838 CONTACT: JOSH BRIMHALL EMAIL: JBRIMHALL@LANGLEYLAND.COM

ENGINEER

UNITED ENGINEERING GROUP, LLC 3205 W. RAY ROAD CHANDLER, AZ 85226 PHONE: (480) 705-5372 FAX: (480) 705-5376 CONTACT: CHRISTOPHER LENZ, P.E.





LEGEND

IMUM	SETBACKS:	

- *FRONT <u>YARD</u> TYPICAL SETBACK: CR-3=20'
- **REAR YARD
- CR-3=20' ***SIDE YARD INTERIOR LOT: $CR - 3/PAD = 5^{2}$ CORNER LOT:
- (1) CR-3 PAD=55'
- (2) STREET SIDE YARD SETBACKS ON LOTS SHALL INCLUDE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO ANY LANDSCAPE TRACT, A 5' WIDE SIDE YARD SETBACK WILL BE REQUIRED ON THE LOT.
- (3) A 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT (S.V.T.E.) SHALL BE AT ALL LOCAL TO LOCAL INTERSECTIONS AND A 33'x33' S.V.T.E. AT ALL COLLECTOR AND ARTERIAL STREET INTERSECTION. GROUND COVER, GRANITE, FLOWERS AND TREES LESS THAN 2' (MATURE) IN HEIGHT WITH BRANCHES LESS THAN 6' ABOVE GROUND IN THIS AREA. TREES SHALL NOT BE SPACED LESS THAN 6' APART.

MINIMUM LOT DIMENSIONS AND BUILDING SETBACKS

NOT TO SCALE

(APS)

OFFICE DISTRICT TION

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CENTER LINE OR MONUMENT LINE
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PUBLIC UTILITY EASEMENT
SIGHT VISIBILITY TRIANGLE EASEMENT
VEHICULAR NON-ACCESS EASEMENT
ASSESSORS PARCEL NUMBER

			andineering		droup		3205 W. Ray Road, Sulte 1 Chandler, AZ 85226	Phone: 480.705.5372 www.unitedeng.com
		DATE						
	REVISIONS	DESCRIPTION						
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	WIDE OPEN OPPORTUNITY
Tentative Plat	Conditional Approval

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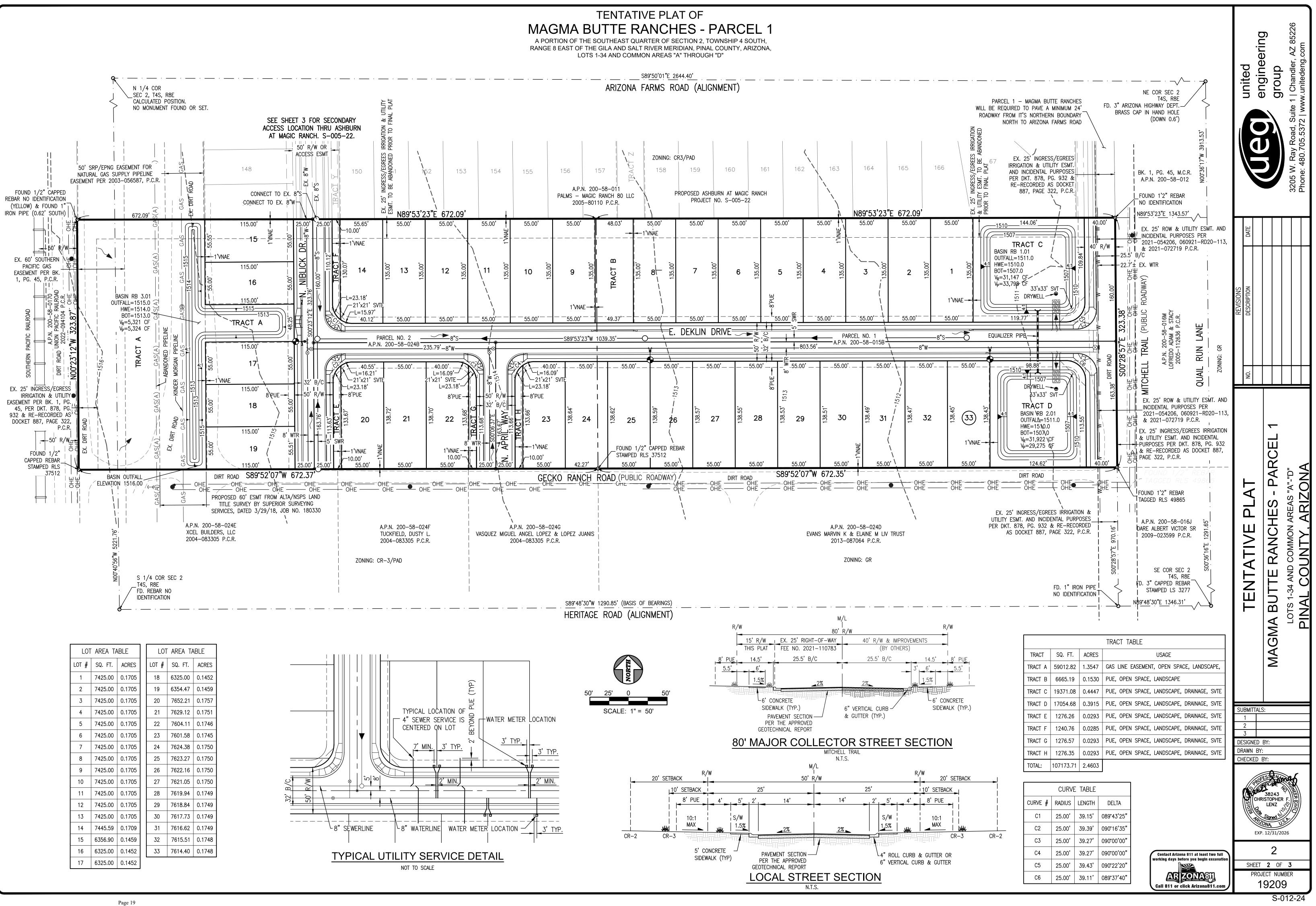
PINAL COUNTY

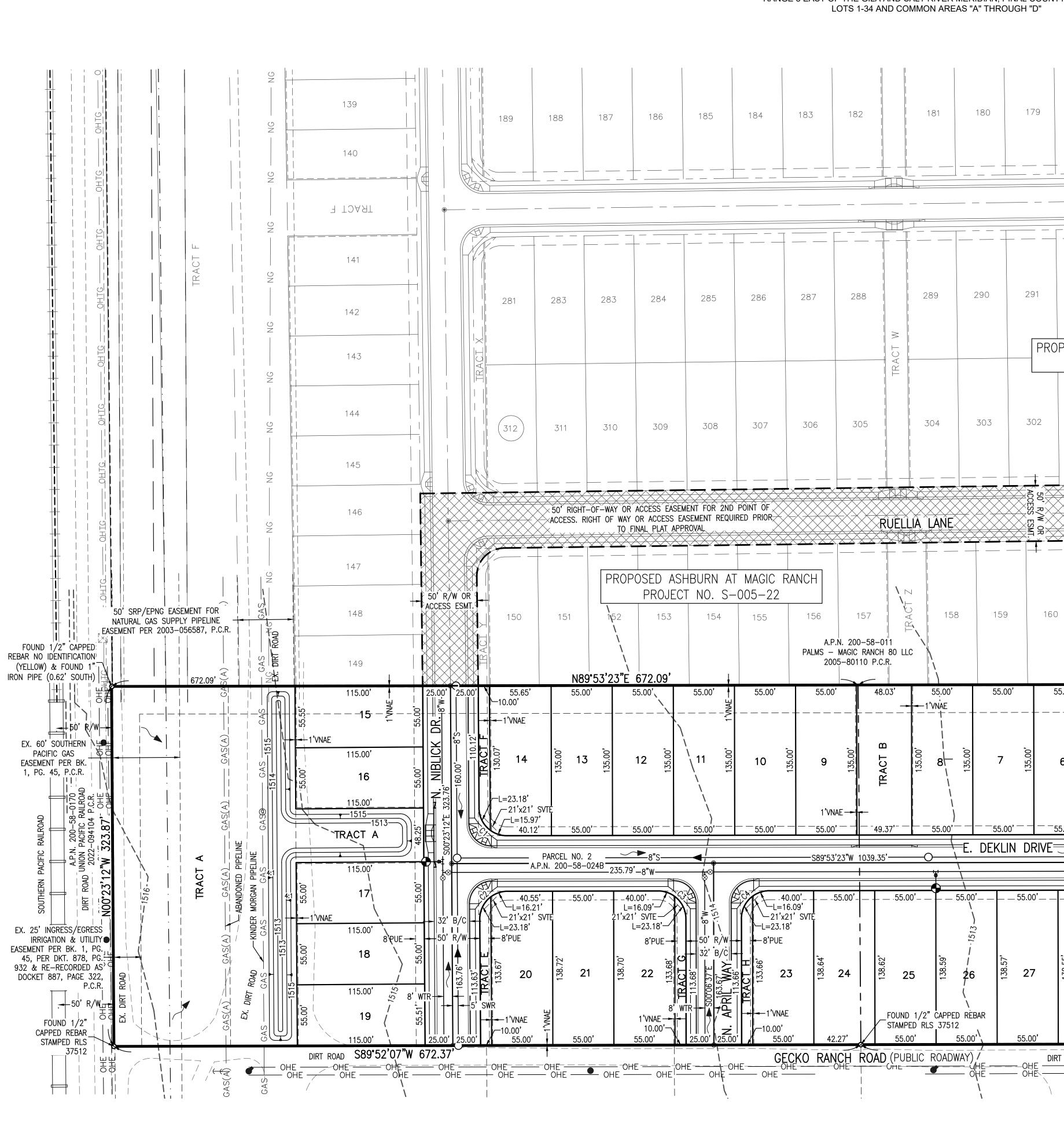
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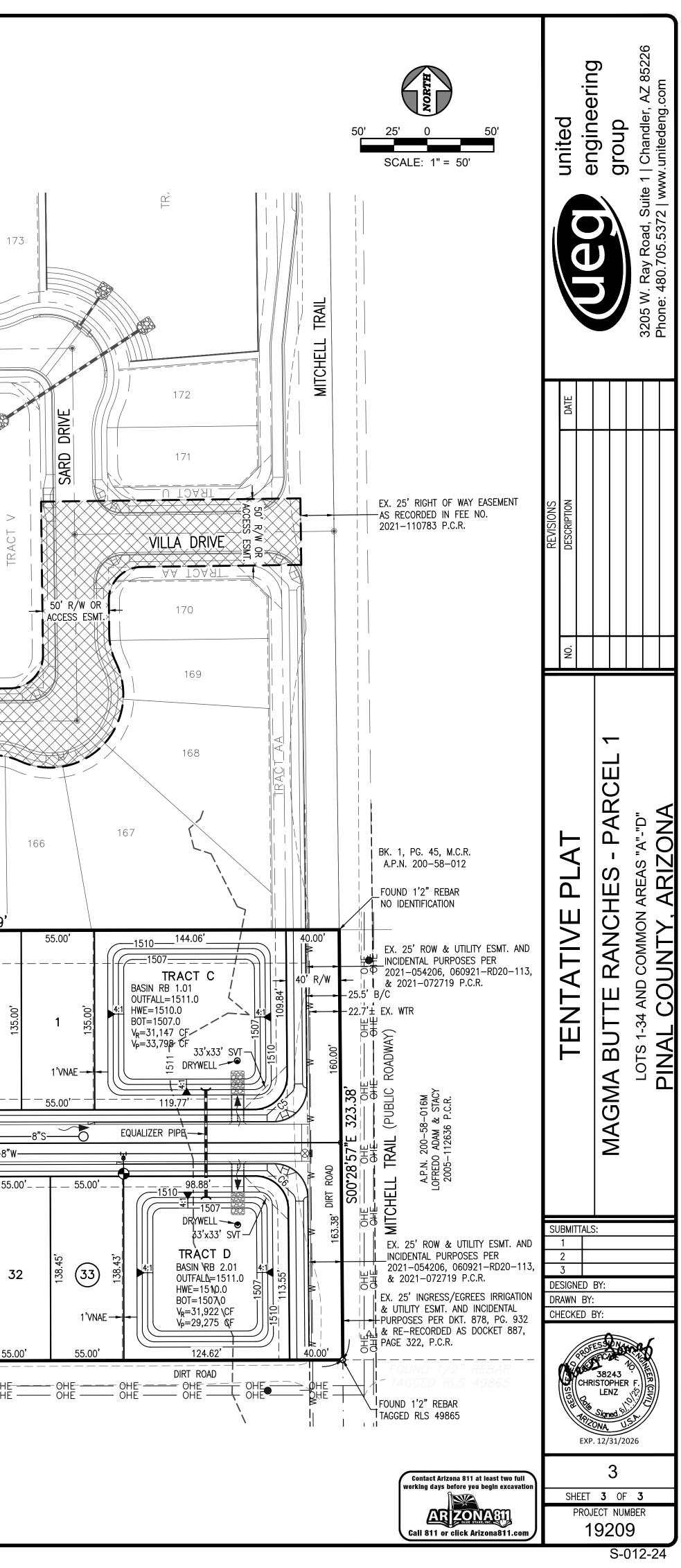
TENTATIVE PLAT OF MAGMA BUTTE RANCHES - PARCEL 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, LOTS 1-34 AND COMMON AREAS "A" THROUGH "D"

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7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PA-009-25 - I-8 and Stanfield: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Evergreen Investments Company, LLC, applicant to re-designate 536 ± acres from Moderate Low Density Residential (MLDR), to Employment uses such as industrial, offices, business park, warehousing and distribution, located approximately 3.5 miles south of Stanfield, and 16 miles west of Casa Grande, in the unincorporated area of Pinal County (District 1).

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:

ATTACHMENTS

Click to download

ATTACHMENTS:

Description



PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

- A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

- A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
 - a. 0-499 mailouts: \$4,478.00
 - b. 500 or more mailouts: \$4,824.00
 - c. With accompanying zone change: \$3,354.00

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.pinalcountyaz.gov



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA (All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & 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. The legal description of the property: See attached survey

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: Employment

- 5. Date of Concept Review: April 23, 2025 Concept Review Number: Z-PA-037-25
- 6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

The request will modify the existing comprehensive plan designation from Moderate Low Density Residential to Employment to allow

employment uses that are appropriate along Interstate 8

8. Explain why the proposed amendment is needed and necessary at this time.

See narrative

INV#:	AMT:	DATE:	CASE:		Xref:
			EVELOPMENT g Division		
	85 N. Florence, St, PO Box 2973, Flo		T 520-866-6442	FREE 888-431-1311	F 520-866-6530

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

X A. Certified Boundary Survey, including legal descriptions of the proposed designations X B. Location map which identifies the property and its relationship to Pinal Countyenvirons. X C Map showing the topography of the property. X D. Site map which specifically identifies the property including parcels under separate ownership. X E. Property owner(s) authorization for the Comprehensive Plan Amendment. E. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request. X G Non-refundable filing fee as shown on the cover page. Х н. Narrative in PDF format. XI. Neighborhood meeting report Your application must be submitted digitally via the online submittal portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx

Please call or email the Planning Division for more information.

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.

271 Winglow Way East, Und 10727 206-790-9989 Bainbridge Island, WA 98110 206-790-9989 Bruce Galloway - CTU Name of Landowner (Applicant) Phone Number

adam@wmbattorneys.com

E-Mail Address

Signature of Landowner (Applicant)		E-Mail Address
Adam Baugh		
Withey Morris Baugh, PLC	2525 E Arizona Biltmore Circle, A-212	602-230-0600
Name of Agent	Address	Phone Number

Signature of Agent

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

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services P.O. Box 2973 Florence, AZ 85132

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation] hereinafter referred to as "Owner," is/are the owner(s) of ________acres located at , and further identified

[Insert Address of Property] as assessor parcel number_____

[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

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

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

and legally described as follows:

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of abovereferenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]	[Signature]	
[Address]	[Address]	
Dated:	Dated:	
STATE OF		
COUNTY OF) 55)	
The foregoing instrument was acknowledged	before me thisday ofby [Insert Name of Signor(s)]	
My commission expires		
Printed Name of Notary	Signature of Notary Public	
	-0/	

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

	Stanfield I-8 LLC
- Elizabeth A Robie	[Insert Company or Trustee's Name]
Notary Public State of Washington	By:
My Appointment Expires 10/8/2025	
Commission Number 21034077	Its:
	[Insert Title]
1 1 - 1	Dated: 5/8/2025
STATE OF Washington)	
country of Kitsap) ss.	
The foregoing instrument was asknowledged by	fore me, this day of May
125 by Bruce gallown	his manager of
Standierd I-8 LLC	, an ARozona
[Insert Name of Company or Trust]	[Insert State of Incorporation, if applicable]
nd who being authorized to do so, executed the herein.	foregoing instrument on behalf of said entity for the purposes stated
nerent.	true
10/01-	Notary Public
My commission expires: 00000	
	1
ALTERNATE: Use the following acknowledgmen	t only when a second company is signing on behalf of the owner:
STATE OF)	
COUNTY OF	ss.
On thisday of,	, before me, the undersigned, personally appeared
	Who acknowledged himself/herself to be
[Insert Signor's Name]	
	of
[Title of Office Held]	[Second Company]
[i.e. member, manager, etc.]	, and who being [Owner's Name]
Authorized to do so, executed the foregoing inst	rument on behalf of said entities for the purposes stated therein.
My commission expires:	
Printed Name of Notary	Signature of Notary
	Page

Elizabeth & Robie Notary Public State of Washington My Appointment Expires 10/8/2025

I-8 & Stanfield Rd

Major Comprehensive Plan Amendment Narrative

Case No. _____

May 2025



Development Team

Developer: Evergreen Investment Company, LLC Bruce Galloway 271 Winslow Way E., Unit 10727 Bainbridge Island, WA 98110

Legal Representative: Withey Morris Baugh PLC Attorney: Adam Baugh Land Use Planner: Hannah Bleam, AICP 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016

TABLE OF CONTENTS

Α.	INTRODUCTION	.4
Β.	LOCATION AND SITE CONDITIONS	.4
C.	COMPREHENSIVE PLAN AND ZONING	.4
D.	REQUEST	.4
E.	COMPREHENSIVE PLAN AMENDMENT CRITERIA	. 5
F.	SUMMARY	. 8

LIST OF EXHIBITS

AERIAL CONTEXT MAP	A
EXISTING COMPREHENSIVE PLAN MAP	B
EXISTING ZONING MAP	C
PROPOSED COMPREHENSIVE PLAN MAP	D
COMPREHENSIVE PLAN COMPLIANCE CHECKLIST	E

A. Introduction

On behalf of Evergreen Investment Company, LLC (the "Applicant"), this application is a request for a major comprehensive plan amendment for approximately +/- 536 acres located at the north of the northwest corner of Interstate 8 (I-8) and Stanfield Road, and otherwise commonly known as all or portions of the following Pinal County Assessor's Parcel Numbers (APNs) 50014002C; 50014002B; 50014001B; 50014001D; 50060001B; 50060001A; 50060001B; 50014001C; 500600040; 500600020 (the "Property"). See **Exhibit A, Aerial Map**.

The request will modify the existing comprehensive plan designation from Moderate Low Density Residential to Employment.

B. Location and Site Conditions

The Property is located entirely within unincorporated Pinal County and is approximately 3.5 miles south of Stanfield and is roughly 16 miles west of Casa Grande. The Property is approximately 536 acres and is currently undeveloped.

The Property is bordered by undeveloped and/or agricultural land and is located along the I-8.

C. Comprehensive Plan and Zoning

The Property has a Comprehensive Plan land use designation of Moderate Low Density Residential. **See Exhibit B, Comprehensive Plan Map.** The Property is zoned both CR-3 and CR-2 which are single family residential zoning districts. In addition, there is a small piece of CB-1 zoned land along Stanfield Road, which is a Local Business Zoning. **See Exhibit C, Zoning Map.**

D. Request

Evergreen requests to amend the existing comprehensive plan designation from Moderate Low Density Residential to Employment, to be consistent with the adjacent properties and match the current patterns along the I-8. See **Exhibit D, Proposed Comprehensive Plan Map**. This amendment will allow uses that are more viable on the Property given the location along a major highway and adjacent to other land that is designated for Employment uses. This would be a continuation of that existing land use designation.

The Employment designation as noted in the Pinal County Comprehensive Plan "as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution."

Pinal County understands that its Comprehensive Plan is "intended to be a dynamic document that must be periodically updated in response to changing regional needs." Nevertheless, proposed amendments must still be consistent with the Plans goals, policies, and objectives. To that end, Pinal County provides a Compliance Checklist, which is attached here as **Exhibit E** and discussed in detail below.

PART ONE: Consistency with Pinal County's Vision Components

1. *Is the proposal consistent with the Sense of Community vision component?* The proposal is consistent with the Sense of Community vision component of the Comprehensive Plan. The proposal creates opportunities for employment to help balance the surrounding uses in a meaningful way.

In addition, the following are the goals and objectives that are met within this vision element:

3.1 Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment.

The Employment designation can support a variety of employment-generating businesses that will promote economic development. In addition, the location of the Property off Interstate 8, a major transportation corridor, further supports this goal.

3.1.1 Objective: Promote diverse employment opportunities near a population base.

The Property is located 16 miles from Casa Grande and will promote a range of employment opportunities.

2. Is the proposal consistent with the Mobility and Connectivity vision component? The proposal is consistent with the Mobility and Connectivity vision component. The development will provide opportunities for employment areas along an improved Stanfield Road. In addition, the site is currently underutilized, and the Employment designation is a prime use adjacent to the Interstate 8.

In addition, the following are the goal is met within this vision element:

4.1 Goal: Improve County and regional mobility.

The Property is located off the Interstate 8 which is a major transportation corridor in Arizona.

3. Is the proposal consistent with the Economic Sustainability vision component? The proposal is consistent with the Economic Sustainability vision component. The amendment to the Employment designation will provide land adjacent to the Interstate 8 that is prime for industrial and employment uses. This will continue to grow Pinal County and encourage development in this area.

In addition, the following are the goals and objectives that are met within this vision element:

5.1 Goal: Create more employment opportunities in Pinal County.

5.1.1 Objective: Increase the number of businesses that expand in and locate to Pinal County.

5.2 Goal: Encourage the preservation of adequate locations for employment uses to meet long-term economic development needs.

As noted, the Employment designation can support a variety of employmentgenerating businesses that will promote economic development. In addition, the location of the Property off Interstate 8 and near Casa Grande and Stanfield further supports these goals and objectives.

4. Is the proposal consistent with the Open Spaces and Places vision component? The proposal is consistent with the Open Spaces and Places vision.

In addition, the following are the goals and objectives that are met within this vision element:

6.1 Goal: Develop a connected system of open space areas that protect and conserve natural, physical and social resources.

The Property will meet any open space standards for future development.

5. Is the proposal consistent with the Environmental Stewardship vision component?

The proposal is consistent with the Environmental Stewardship vision component and will meet any requirements related to Environmental stewardship.

6. Is the proposal consistent with the Healthy, Happy Residents vision component? The proposal is consistent with the Healthy, Happy Residents vision components. While the project is not proposing residential uses, the Project does not adversely impact

residents' access to homes and makes nearby residentially zoned land more appealing with employment opportunities near potential homes.

7. Is the proposal consistent with the Quality Educational Opportunities vision component?

The proposal will have little impact on access to educational opportunities at any level but can provide employment and other workforce learning opportunities with the Employment designation.

PART TWO: Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation Graphics

1. Consistency with the Land Use Designation shown on the graphics

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from Moderate Low Density Residential to Employment.

2. Consistency with the Mixed Use Activity Center Concept

The proposal will not amend the Mixed-Use Activity Center.

3. Consistency with the Planning Guidelines described in the Land Use element

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from Moderate Low Density Residential to Employment.

4. Quality Employment Opportunities County-Wide

The proposed amendment will create a desirable place for employment in a prime location off the Interstate 8 and Stanfield Road.

5. Viable Agriculture, Equestrian and Rural Lifestyle

The proposed Project will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. In addition, there is land surrounding the Property that will remain as rural land.

6. System of Connected Trails and Preservation of Open Space

The proposed Project will be consistent with the Trails and Open Space concept, and will meet any requirements for future development.

7. Natural and Cultural Resource Conservation

The proposed Project will be consistent with the Natural and Cultural Resource Conservation concept. It will have minimal impacts to the natural and cultural environment. There is no significant or highly valued wildlife habitat on the Project lands and the Project would not impact any views of the mountains or foothills and would not impact any scenic vistas.

8. Water Resources, Public Facilities/Services, and Infrastructure Support

The proposed Project would be consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support concept. It is not determined at this time what infrastructure may be required for future development.

F. Summary

The location of employment off Interstate 8 and near Casa Grande and Stanfield is critical for continued growth in this area. The proposed Employment designation is appropriate and viable on this site, and may encourage other development within the area.

Exhibit A

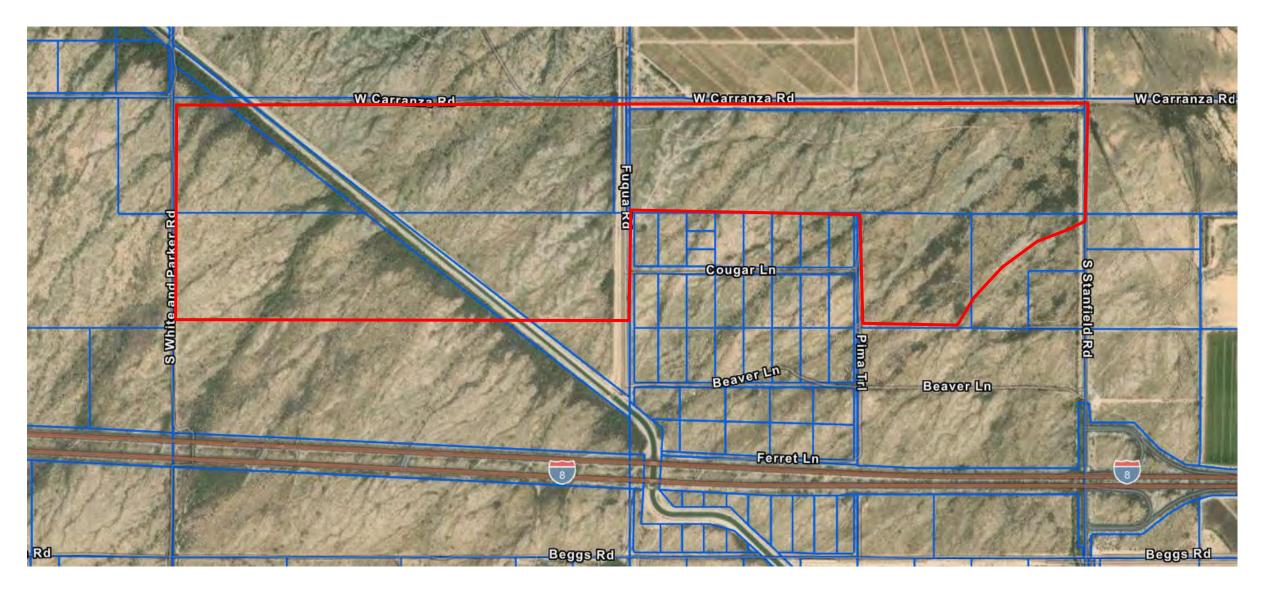


Exhibit B

Existing Comp Plan



Very Low Density Residential (0-1 du/ac)

General Commercial

and the state of t

Moderate Low Denisty Residential (1-3.5 du/ac)

Exhibit C

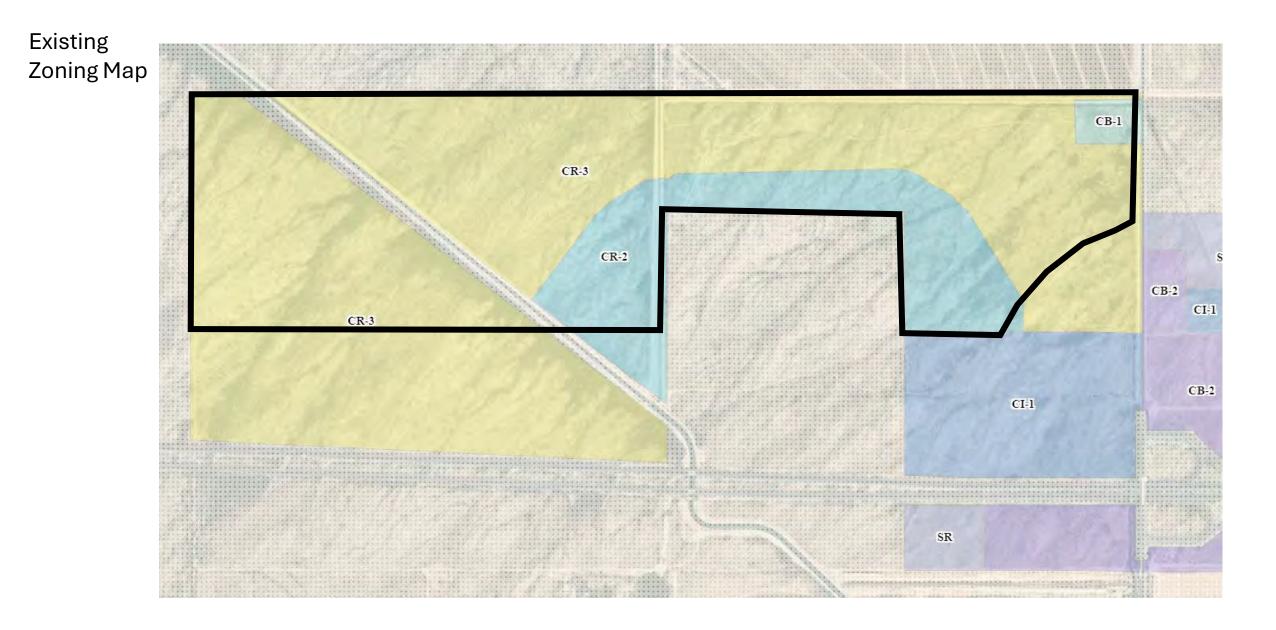


Exhibit D

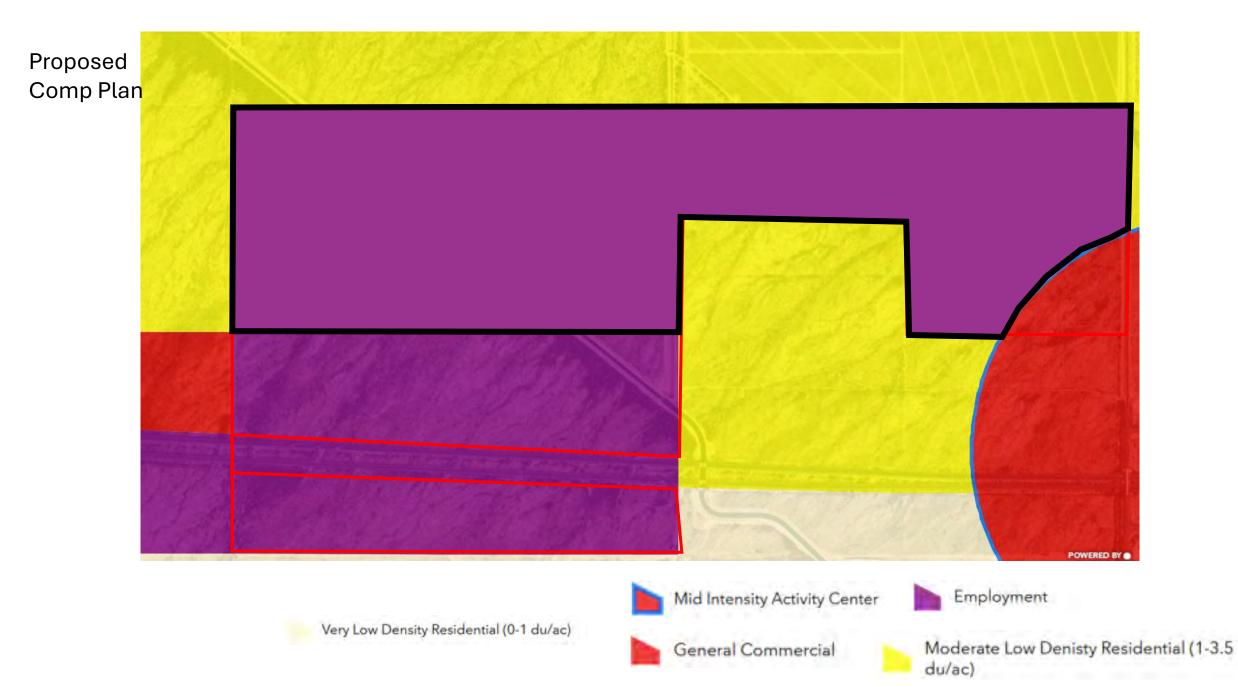


Exhibit E

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

- 1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
- 2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

- 1. Consistency with Pinal County's Vision Components
- 2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a \checkmark in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

• If a project has no relation to a particular check list item, a "non applicable" response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan's policies in the early stages of a development proposal and when submitting an application for review.
- Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

Please explain: See narrative

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

Is consistent with the **Open Spaces and Places** vision component

Please explain:

See narrative

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

Is consistent with the **Environmental Stewardship** vision component

Please explain:

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the Healthy, Happy Residents vision component

Please explain: See narrative

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

•	_					
2		Is consistent with	the Qualit	y Educational	Opportunities	vision component

Please explain:

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

Are shown as indicated on the Land Use and Economic Development graphic

Are not shown as indicated on the Land Use and Economic Development graphic

Consistency with the Mixed Use Activity Center Concept

The project land uses:

Meet the Mixed Use Activity Center requirements

Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

N/A

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

Are consistent with the applicable Planning Guidelines described in the Land Use element

See narrative

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- □ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

See narrative

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to <u>all</u> projects/proposals/actions.

The proposal:

- Is consistent with Pinal County Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter
- Includes additional information about how the development addresses the open space Vision and goals

Please explain:

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

Address environmentally sensitive areas it may impact.

Å Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain: See narrative

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

Å Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain: See narrative

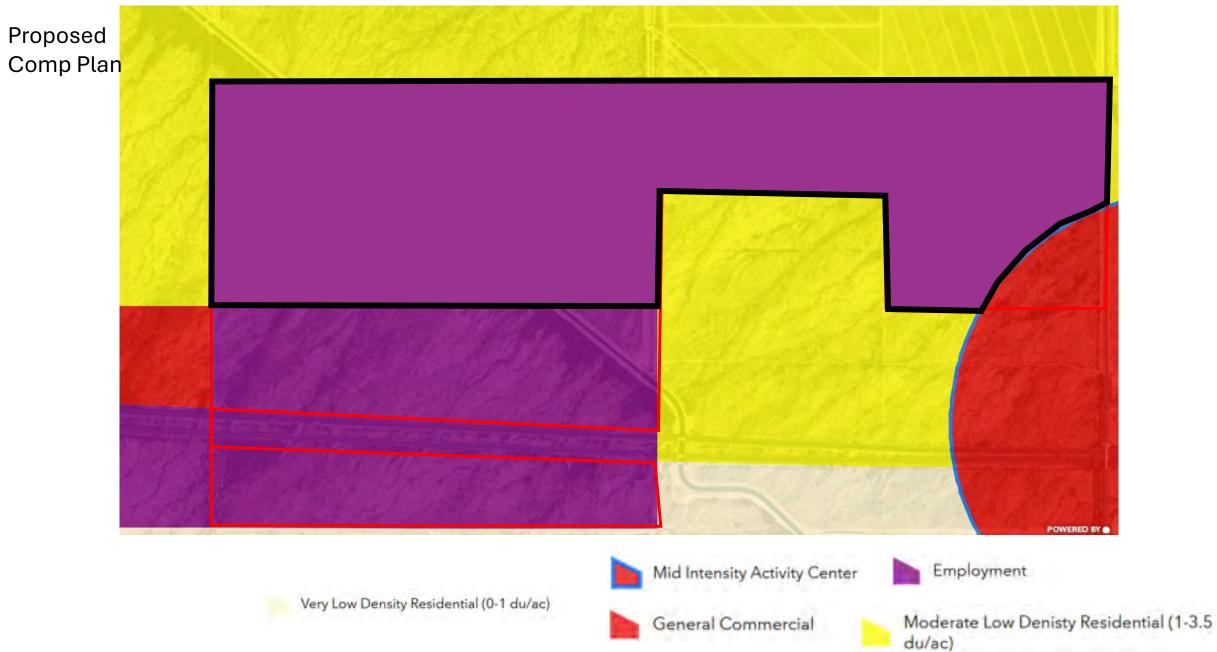
Existing Comp Plan



Very Low Density Residential (0-1 du/ac)

General Commercial

Moderate Low Denisty Residential (1-3.5 du/ac)



BOUNDARY SURVEY W OF STANFIELD ROAD & I-8

OF A PORTION OF SECTION 7 AND 8, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NOTES

1) THE SURVEY IS ORIENTED TO NAD83 ARIZONA CENTRAL ZONE PER PINAL COUNTY CONTROL NETWORK, POINT NUMBERS: 704129 & 704130, OBTAINED FROM THE PINAL COUNTY CONTROL NETWORK DOCUMENT, DATED MARCH 8, 2007.

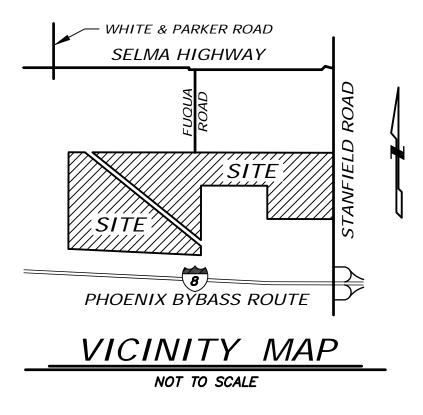
2) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

3) THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY REQUIRE.

4) USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SUBDIVISION OF "CAMERON VILLAGE" RECORDED IN MAP BOOK 16, PAGE 29, PINAL COUNTY RECORDS ADMINISTARATOR'S DEED IN DOCKET 317, PAGE 378, PINAL COUNTY RECORDS WARRANTY DEED IN DOCKET 317, PAGE 381, PINAL COUNTY RECORDS WARRANTY DEED IN DOCKET 1357, PAGE 568, PINAL COUNTY RECORDS SPECIAL WARRANTY DEED IN FEE NO. 2004–091925, PINAL COUNTY RECORDS SPECIAL WARRANTY DEED IN FEE NO. 2004–091926, PINAL COUNTY RECORDS SPECIAL WARRANTY DEED IN FEE NO. 2004–109184, PINAL COUNTY RECORDS RECORD OF SURVEY IN FEE NO. 2021-003314, PINAL COUNTY RECORDS RECORD OF SURVEY IN SURVEYS BOOK 1, PAGE 169, PINAL COUNTY RECORDS RECORD OF SURVEY IN SURVEYS BOOK 16, PAGE 26, PINAL COUNTY RECORDS RECORD OF SURVEY IN SURVEYS BOOK 1, PAGE 170, PINAL COUNTY RECORDS





A.P.N.: 500-60-0020 OWNER: HAMPDEN & CHAMBERS LLC DEED: 2004–109184. P.C.R.

> A.P.N.: 500-60-0030 OWNER: BEVNORM OLIVE LLC DEED: 2004-091925, P.C.R.

A.P.N.: 500–60–0040 OWNER: BEVNORM OLIVE LLC DEED: 2004-091926, P.C.R.

A.P.N.: 500-60-001A & 500-60-001B OWNER: HAMPDEN & CHAMBERS LLC DEED: 2004–109184, P.C.R.

A.P.N.: 500-14-001B, 500-14-001C, 500-14-001D, 500-14-002B & 500-14-002C OWNER: HAMPDEN & CHAMBERS LLC DEED: 2004–109184, P.C.R.

DESCRIPTION

DEED NO. 2004–109184. P.C.R: PARCEL.NO. 1: (500–14–001B)

The Southwest quarter of the Northeast quarter of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian. Pinal County, Arizona.

<u>PARCEL NO. 2: (500—14—001C)</u> The North 130 feet of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

<u>PARCEL NO. 3: (500–14–001D)</u> The North half of the North half of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. EXCEPT the North 130 feet thereof.

PARCEL NO. 4: (500-14-002B)

The North half of the Southeast quarter of the Northeast quarter AND the Southwest quarter of the Southeast quarter of the Northeast quarter of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 5: (500-14-002C)

The Southeast quarter of the Southeast quarter of the Northeast quarter of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

<u>PARCEL NO. 6: (500–60–001A)</u>

The West 155 feet of the East 188 feet and the North 130 feet of the East 33 feet of the North half of the North half of Section 7, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 7: (500-60-001B)

The North half of the North half of Section 7, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona lying East of the Santa Rosa Canal.

EXCEPT the West 155 of the East 188 feet and the North 130 feet of the East 33 feet thereof.

<u> PARCEL NO. 8: (500–60–002)</u>

The North half of the North half of Section 7, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona lying West of the Santa Rosa Canal.

DEED NO. 2004-091925. P.C.R:

A portion of the South half of the North half and the South half of Section 7, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian. Pinal County, Arizona, Tying North and East of the Santa Rosa Canal as set forth in Document recorded in Docket 1357, page 568 records of Pinal County, Arizona.

DEED NO. 2004-091926. P.C.R:

The South half of the North half and the South half of Section 7, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying South and West of the Santa Rosa Canal as set forth in Document recorded in Docket 1357, page 568 and North interstate 8, as set forth in Document recorded in Docket 317, pages 378 and 381, records of Pinal County, Arizona.

CERTIFICATION

I. DAVID S. KLEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY. 2025. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

DAVID S. KLEIN R.L.S. #42137



Y SURVE D ROAD AZ 85172 DUNDARY TANFIELL STANFIELD, AZ N O 0 N

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Suite

ictus Drive, AZ 85027 e) 623-869

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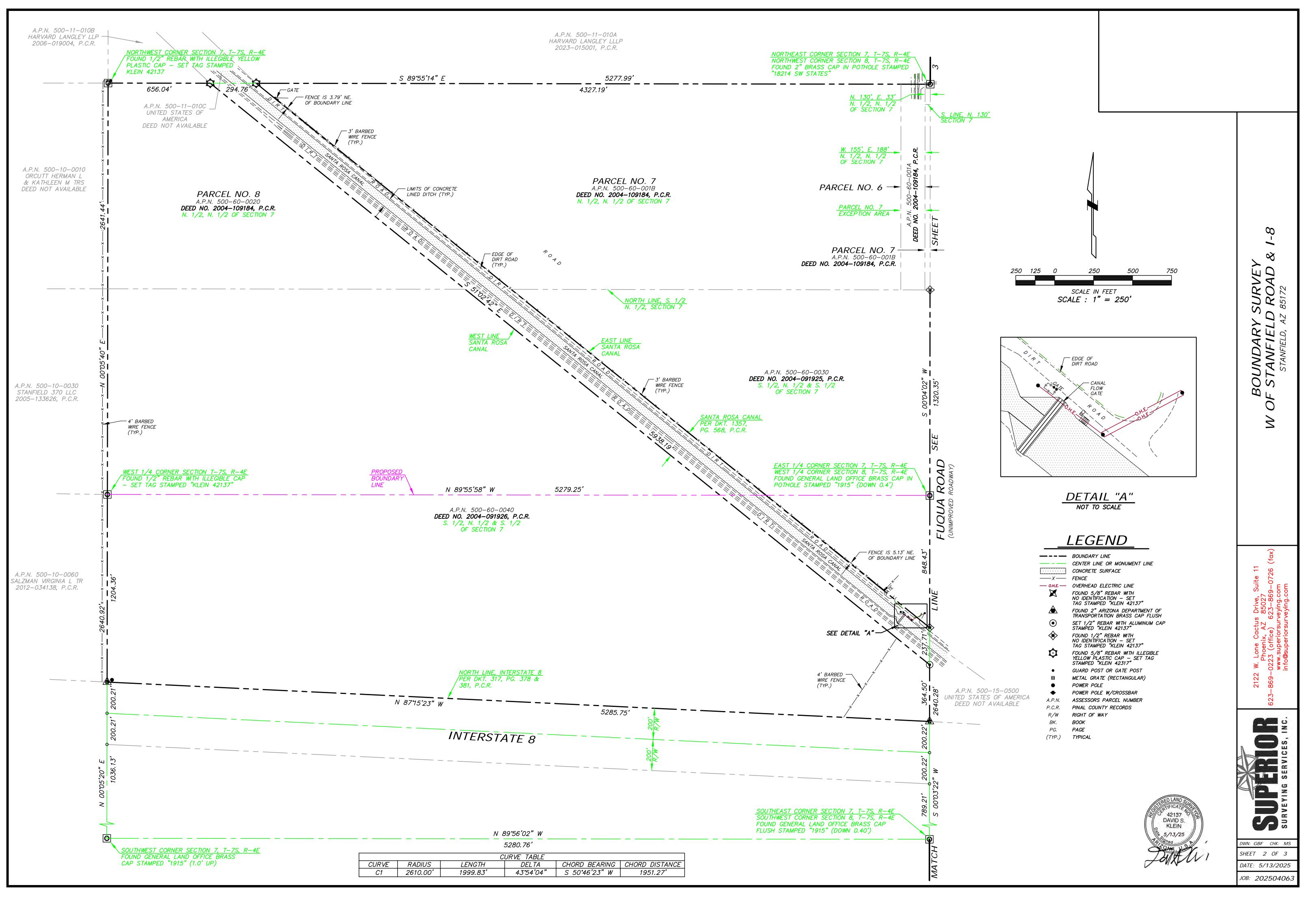
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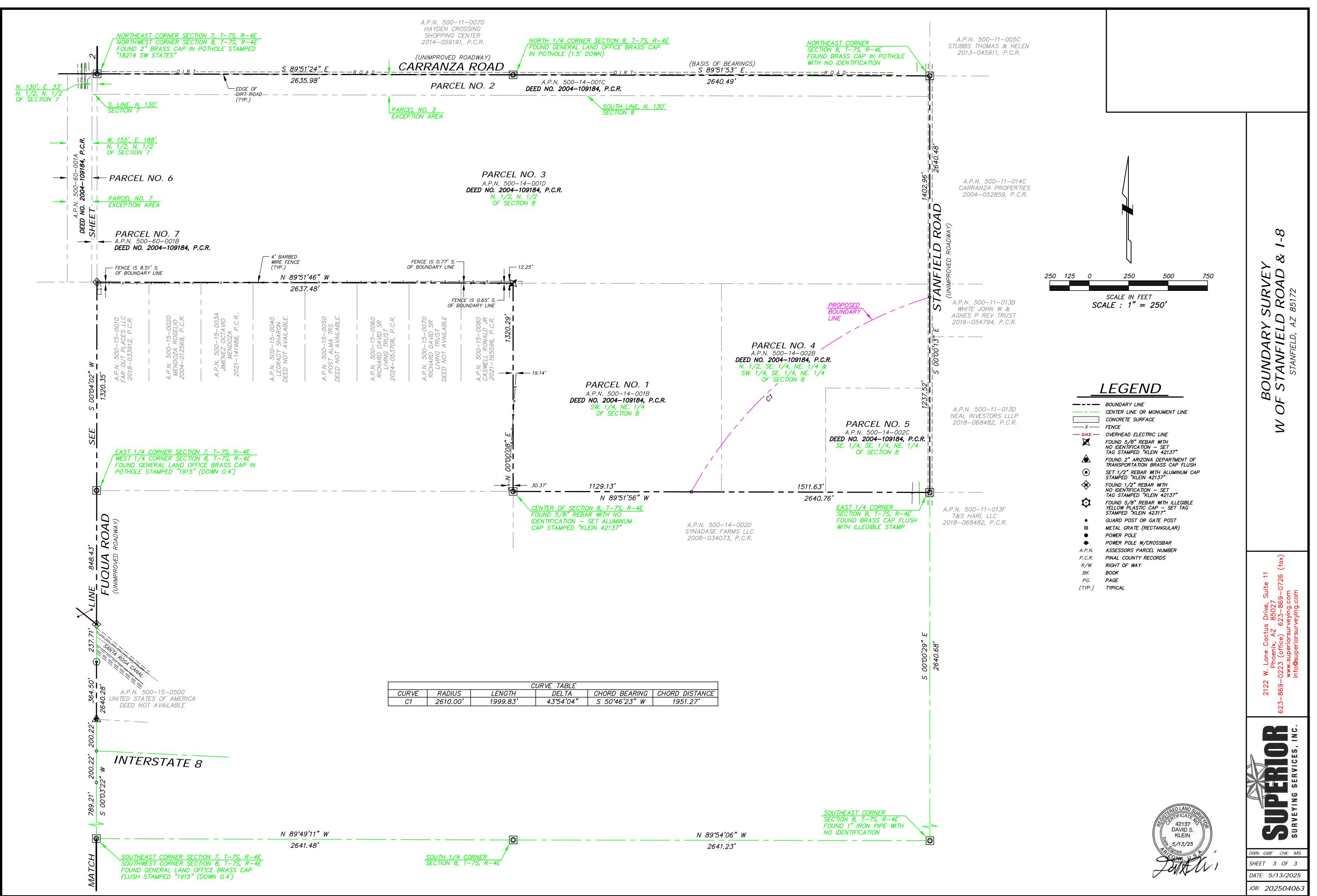
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		С	URVE TABLE		
RVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
1	2610.00'	1999.83 '	43°54'04"	S 50°46'23" W	1951.27 '

SIGN-IN

EVERGREEN INVESTMENT COMPANY LLC

NORTH OF THE NORTHWEST CORNER OF INTERSTATE 8 (I-8) AND STANFIELD ROAD, UNINCORPORATED PINAL COUNTY, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

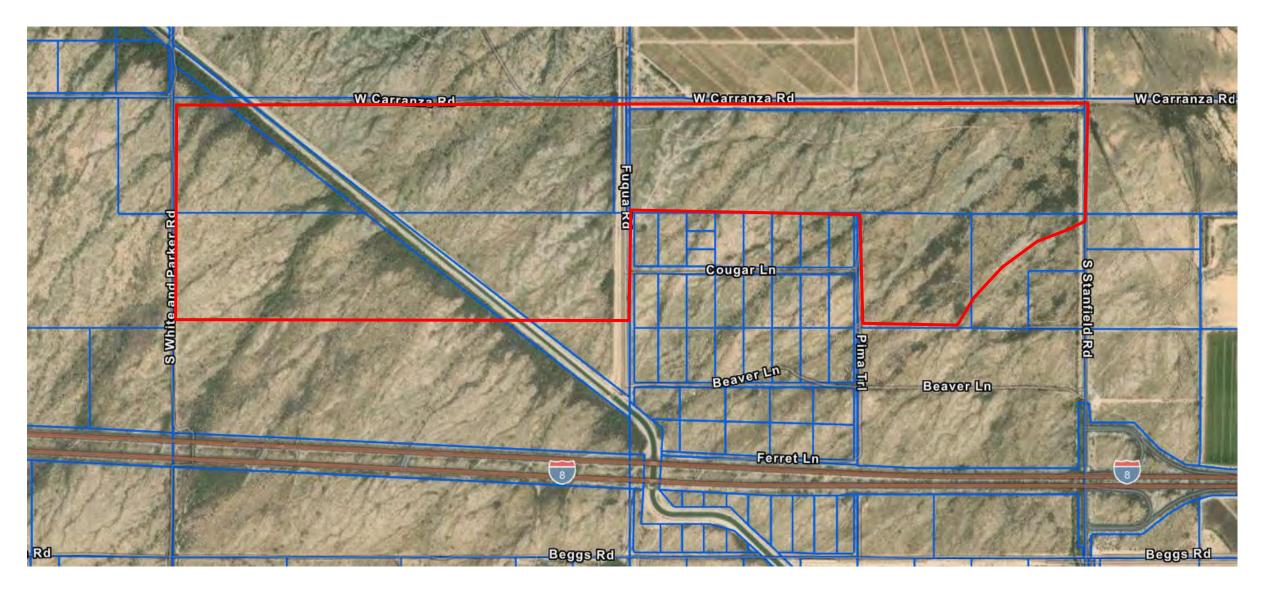
נ ח n Ś ND GOLE DECODE AGAVE ROOM - 12684 WEST <u>ה</u> **BEND HIGHWAY** CASA GRANDE AZ 85193

12422 VEA	DRASPAIR	TRENT RUSTAN	Charles Fouler	NAME (PLEASE PRINT)
GILBEET AZ	2 & 8 863 M	TEMPE, AZ	Sub #28	ADDRESS
486-390-7520	1272-242-084	602.550.0709	480-452-9943	PHONE NUMBER
480-390-7520 Arrin Otzaulas Lus.	Ververing Rol. Core	550.0709 TRUSTAN ECPIAZ.CON	Warcloud 2320 gmail. com	EMAIL ADDRESS

Neighborhood Meeting Minutes

We hosted a neighborhood meeting on April 15, 2025 at Francisco Grande Hotel And Golf Resort (12684 W Gila Bend Hwy, Casa Grande, AZ 85193). The meeting began at 6:00pm. We had exhibits up including an aerial map of the site, the site plan, and a map of the floodplain area.

There were four attendees who owned property nearby and were curious what was proposed on the site. We discussed with them the comprehensive amendment changes and what that means. In addition, we discussed that specific site plans are not yet determined, and they would likely be available during any future rezoning cases.





Topographic Map



EXHIBIT "A"

DESCRIPTION OF COMBINED PARCELS

A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN POTHOLE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 8 FROM WHICH A GENERAL LAND OFFICE BRASS CAP IN POTHOLE (1.50' DOWN) MARKING THE NORTH QUARTER CORNER OF SECTION 8 BEARS NORTH 89 DEGREES 51 MINUTES 53 SECONDS WEST 2640.49 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS EAST 1402.96 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2610.00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 46 MINUTES 23 SECONDS WEST 1951.27 FEET;

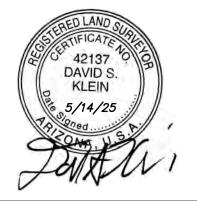
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH ANGLE OF 43 DEGREES 54 MINUTES 04 SECONDS, AN ARC LENGTH OF 1999.83 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE NORTH 89 DEGREES 51 MINUTES 56 SECONDS WEST 1129.13 FEET ALONG SAID SOUTH LINE TO A FIVE-EIGHTS-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" MARKING THE CENTER OF SAID SECTION 8;

THENCE NORTH OO DEGREES OO MINUTES OB SECONDS EAST 1320.29 FEET ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 8 TO A FIVE-EIGHTS-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137";

THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS WEST 2637.48 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO A HALF-INCH REBAR WITH TAG STAMPED "KLEIN 42137";

CONTINUING ON PAGE 2 . . .



PAGE 1 OF 2

2122 W. Lone Cactus Dr.

Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com

info@superiorsurveying.com

JOB NO.: 202504063-EX

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SURVEYING SERVICES. INC.

DATE: 5/14/2025

<u>EXHIBIT "A"</u>

DESCRIPTION OF COMBINED PARCELS

CONTINUED FROM PAGE 1 . . .

THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS WEST 1320.35 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO A GENERAL LAND OFFICE BRASS CAP IN POTHOLE STAMPED "1915" (DOWN 0.40') MARKING THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS WEST 5279.25 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 7 TO A HALF-INCH REBAR WITH TAG STAMPED "KLEIN 42137" MARKING THE WEST QUARTER CORNER OF SAID SECTION 7;

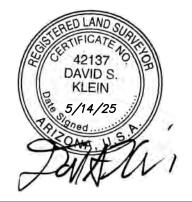
THENCE NORTH OO DEGREES 05 MINUTES 40 SECONDS EAST 2641.44 FEET ALONG THE WEST LINE OF SAID SECTION 7 TO A HALF-INCH REBAR WITH TAG STAMPED "KLEIN 42137" MARKING THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 5277.99 FEET ALONG THE NORTH LINE OF SAID SECTION 7 TO A 2-INCH BRASS CAP IN POTHOLE STAMPED "18214 SW STATES" MARKING THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 51 MINUTES 24 SECONDS EAST 2635.98 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO A GENERAL LAND OFFICE BRASS CAP IN POTHOLE (1.50' DOWN) MARKING THE NORTH QUARTER CORNER OF SAID SECTION 8;

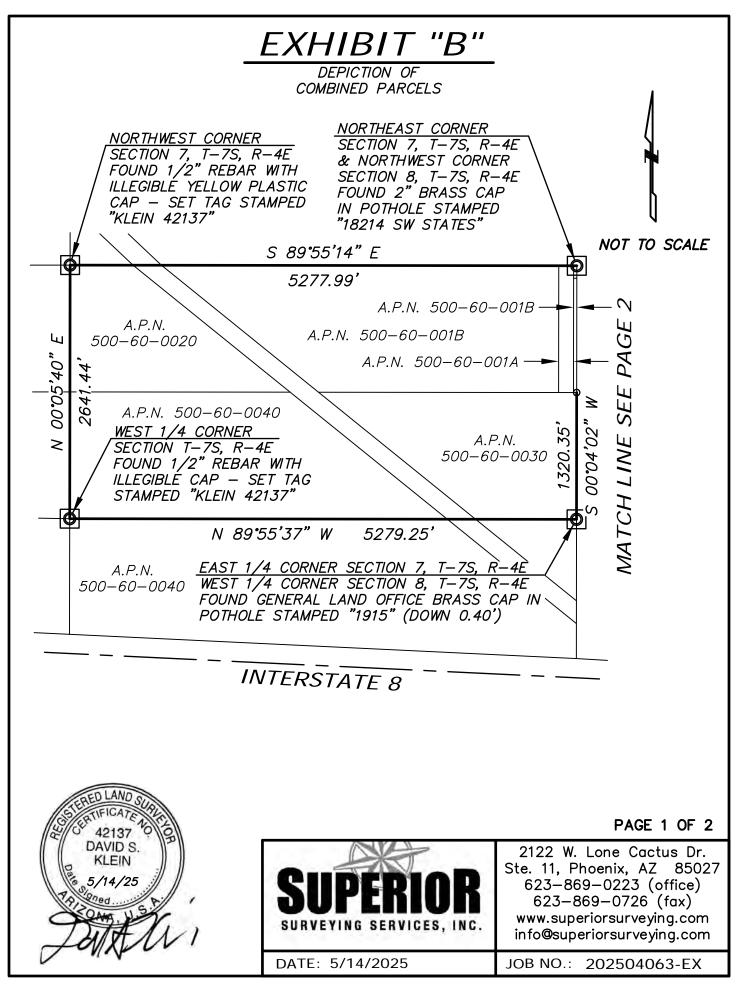
THENCE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS EAST 2640.49 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO THE POINT OF BEGINNING.

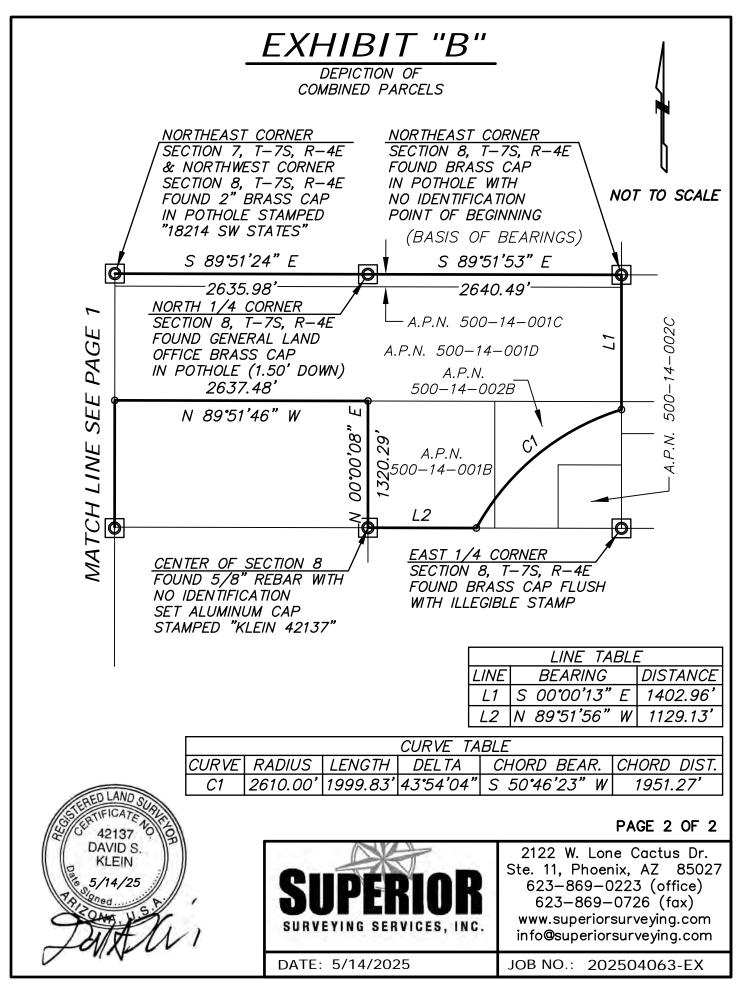
COMPRISING 23,212,319 SQUARE FEET MORE OR LESS.



PAGE 2 OF 2

SURVEYING SERVICES, INC.	2122 W. Lone Cactus Dr. Ste. 11, Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
DATE: 5/14/2025	JOB NO.: 202504063-EX







7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PA-010-25 - Silver King Solar: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Silver King Solar LLC, applicant, a subsidiary of Arevia Power LLC, to re-designate 8,891± acres from Moderate Low Density **Residential (MLDR, 1-3.5 du/ac) to Green Energy Production for a photovoltaic Solar Power Plant,** located west intersection of State Highways 60 and 79, in the unincorporated area of Pinal County (District 5).

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:

ATTACHMENTS



7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PA-011-25 - La Osa Project: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Vermaland LLC, applicant, to re-designate 3,374± acres from Very Low Density Residential (VLDR, 0-1 du/ac) and Moderate Low Density Residential (MLDR, 1-3.5 du/ac) and Proposed Open Space to Employment and General Public Facilities/Services for industrial, office, business park, and energy generating facilities, located along the Greene Canal of Santa Cruz Wash, in the extended planning boundary south of the City of Eloy, in the unincorporated area of Pinal County (District 4).

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:

ATTACHMENTS



7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PA-012-25 - Silver Reef Solar: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Silver Reef Energy LLC, applicant, to re-designate 801± acres from Very Low Density Residential (VLDR, 0-1 du/ac) to Green Energy Production for a utility scale Solar facility for a 150 megawatt (MW) Photovoltaic (PV) solar and 200 MW Battery Storage System (BESS) project, located 6.5 miles southwest of Casa Grande, and south of Interstate 8 (I-8), in the unincorporated area of Pinal County (District 1).

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:

ATTACHMENTS



7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PA-013-25 - Project Midway: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Withey Morris Baugh PLC, applicant, to re-designate 215± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment for a data center campus, located at the southwest corner of Selma Highway and Midway, and north of I-8, in the unincorporated area of Pinal County (District 1).

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:

ATTACHMENTS



AGENDA ITEM

7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PA-014-25 - **Griffin Energy:** Work Session discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Griffin Energy LLC, applicant, to re-designate 2685.58± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) and Proposed Open Space to Green Energy Production, General Public Facilities/Services, and Proposed Open Space for a utility scale Solar facility with Battery Storage System (BESS) project along with a gas fired power plant, located between the Santa Rosa Wash and Green Wash sited on both sides of Interstate 8, in the unincorporated area of Pinal County (District 1).

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:

ATTACHMENTS

Click to download



AGENDA ITEM

7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PA-015-25 - Energy Generation & Tech Campus: Work Session to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by W Holdings, applicant, Rose Law Group, as the agent to re-designate 2495.2± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment for a large scale Energy Generation and Technology Campus, located approximately 8 miles south and east of the City of Maricopa, and south of the Ak Chin Indian Community, in the unincorporated area of Pinal County (District 3).

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:

ATTACHMENTS

Click to download



AGENDA ITEM

7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Glenn Bak/Dedrick Denton Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-PA-001-25 – PUBLIC HEARING/ACTION: Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 9.47± acres of land from Rural Living to Suburban Neighborhood, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County (District 2).

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:

ATTACHMENTS

Click to download

ATTACHMENTS:

Description

- PZ-001-25 SEC Ranch & Ironwood Packet
- PZ-001-25 SEC Ranch & Ironwood
- Applicant PPT Ranch-Ironwood PC Presentation



MEETING DATE: JULY 17, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: PZ-PA-001-25, PZ-001-25, & SUP-001-25 (SEC Ranch and Ironwood)

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

SUPERVISOR DISTRICT #2, MIKE GOODMAN

Executive Summary/ Requested Action/Purpose:

PZ-PA-001-25 – **PUBLIC HEARING/ACTION:** Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 9.47± acres of land from Rural Living to Suburban Neighborhood, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County.

To Approve: I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-PA-001-25 to the Board of Supervisors.

To Deny: I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PA-001-25 to the Board of Supervisors.

Executive Summary/ Requested Action/Purpose:

PZ-001-25 – PUBLIC HEARING/ACTION: Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting a rezoning of 9.47± acres from Suburban Ranch (SR) Zoning District to Community Commercial (C-1) Zoning District to allow for a commercial center and medical office, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County.

Development Services Department Planning Division 85 N. Florence Street, PO Box 749 Florence, AZ 85132 T 520-509-3555 Hours: M-F 8:00 am – 5:00 pm F 520-866-6511 www.pinal.gov **To Approve:** I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-001-25 to the Board of Supervisors subject to the following 1 stipulation-:

 Approval of this zone change (PZ-001-25) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

To Deny: I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-001-25 to the Board of Supervisors.

Executive Summary/ Requested Action/Purpose:

SUP-001-25 – PUBLIC HEARING/ACTION: Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting approval of a Special Use Permit on a 9.47± acre parcel to allow for medical offices, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County.

To Approve: I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case SUP-001-25 to the Board of Supervisors subject to the following 8 stipulations:

- 1. Approval of this Special Use Permit shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
- 2. The Special Use Permit is issued to the land and shall be binding on the property owner from date of the Board of Supervisors approval;
- 3. The owner/applicant must apply for, and diligently seek a re-plat of the subdivision which the subject area is currently a part of;
- 4. Any rights-of-way dedications needed for any required infrastructure improvements for any roadways (resulting from the development's impacts as identified in the approved Traffic Report) shall be the responsibility of the developer/owner, at the developer's/owner's sole cost. All roadway and infrastructure improvements for the onsite work as well as improvements associated with Ranch Road shall be in accordance with the Pinal County Subdivision Infrastructure and Design Manual in effect at the time of construction or as approved by the County Engineer. All rights-of-way dedication shall be free and unencumbered;
- 5. All rights-of-way dedications, roadway improvements, and infrastructure improvements associated with Ironwood Road shall be coordinated with and approved by the Town of Queen Creek prior to approval of the Site Plan;

Page 77

- 6. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;
- 7. Drainage/irrigation canals/ditches in project-dedicated Rights-of-Way, will be required to be under grounded prior to dedication; and,
- 8. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvements is required with the first submittal of the site plans.

<u>To Deny:</u> I move that the Planning and Zoning Commission forward a recommendation of denial of Case SUP-001-25 to the Board of Supervisors.

BACKGROUND AND FINDINGS:

HISTORY:

The site was originally included as part of the western portion of several large lot parcels generally located southeast of Ranch Road and Ironwood Drive, that are currently part of an older subdivision, as evidenced by aerial photos. The subject site is essentially vacant at this time.

ANALYSIS:

San Tan Valley Special Area Plan Rural Living

Surrounding Land Uses and Zoning

Properties to the west are currently vacant. Residential subdivisions border the subject site to the north, south, and east.

Surrounding Land Uses and Zoning Designations:

North: General Rural (GR) - Large Lot Residential South: Suburban Ranch Zoning District (SR) - Large Lot Residential East: Suburban Ranch Zoning District (SR) - Large Lot Residential West: Queen Creek - Agricultural

Development Plan and Site Plan

The site is currently undeveloped. A development plan and/or formal site plan shall be required to establish specific aspects of internal circulation across the site as well as other life-safety aspects. Staff will require that the proposed layout provide an acceptable area for future circulation options. Pinal County Engineering has also added stipulations of approval addressing potential rights-of-way dedications and offsite improvements. The proposed land use concept shows the eastern portion developed with a proposed building with parking to the north, east, and south. This portion of the site is anticipated to be used for medical offices. To the west of this, the remainder of the subject site is to be developed with commercial uses.

Proposed Uses

Development Services Department Planning Division 85 N. Florence Street, PO Box 749 Florence, AZ 85132 T 520-509-3555 Hours: M-Th 8:00 am – 5:00 pm 520-866-6511 www.pinal.gov In addition to the above-referenced Non-Major Comprehensive Plan Amendment, Rezoning, and Special Use Permit, a re-plat of the subdivision will be required, as well as a Minor Land Division, to adjust the parcel configurations, and a Site Plan will also be required. The ultimate end users are currently unknown.

Flood Zone: "X" is an area of minimal flood hazard.

Public Participation

Neighborhood Meeting:	March 24, 2025
Neighborhood Mail out:	June 27, 2025
Newspaper Advertising:	June 28, 2025
Site Posting (Applicant):	June 26, 2025

At the time of this revised report, staff had received no letters of support and one item of opposition to this proposal from members of the public.

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NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **17th** DAY OF **JULY 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER 301 E 11th St., FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT TO AMEND THE SAN TAN VALLEY SPECIAL AREA PLAN, REZONING, AND SPECIAL USE PERMIT** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-001-25 – PUBLIC HEARING/ACTION: WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and redesignate 9.47± acres of land from Rural Living to Suburban Neighborhood, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

PZ-001-25 – PUBLIC HEARING/ACTION: WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting a rezoning of 9.47± acres from Suburban Ranch (SR) Zoning District to Community Commercial (C-1) Zoning District to allow for a commercial center and medical office, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

SUP-001-25 – PUBLIC HEARING/ACTION: WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting approval of a Special Use Permit on a 9.47± acres parcel to allow for medical offices, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

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

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

DATED THIS 25th DAY OF JUNE 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:

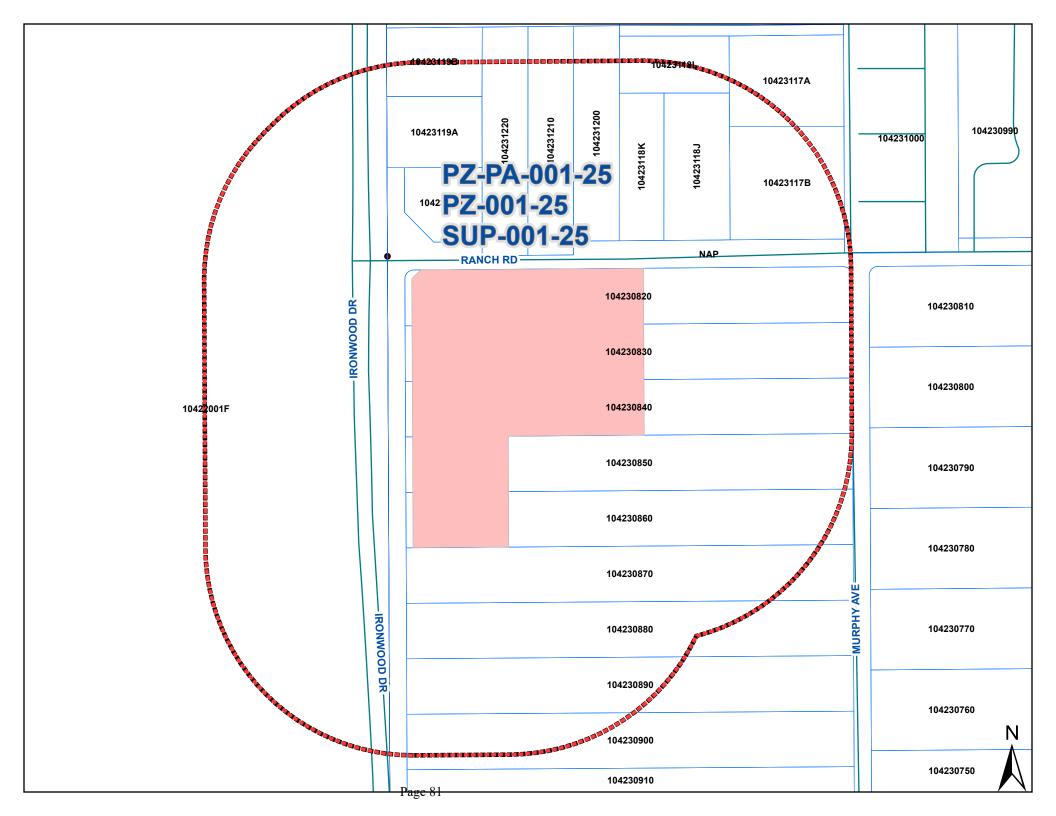
- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

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

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

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner E-mail address: <u>glenn.bak@pinal.gov</u> Phone # (520) 866-6444

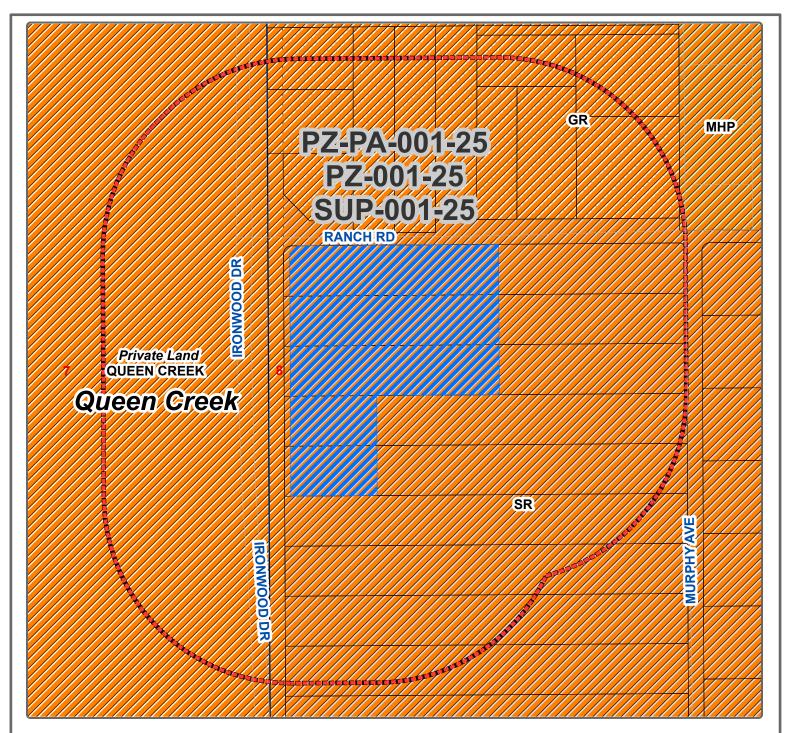




Community Development



PZ-PA-001-25 PZ-001-25 SUP-001-25



Community Development

PZ-PA-001-25 – PUBLIC HEARING/ACTION: WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 9.47± acres of land from Rural Living to Suburban Neighborhood, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0850, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

PZ-001-25 – PUBLIC HEARING/ACTION: WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting a rezoning of 9.47± acres from Suburban Ranch (SR) Zoning District to Community Commercial (C-1) Zoning District to allow for a commercial center and medical office, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0840, 104-23-0850, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

SUP-001-25 – PUBLIC HEARING/ACTION: WNDG, LLC, landowner, Brennan Ray, Ray Law Firm, applicant, requesting approval of a Special Use Permit on a 9.47± acres parcel to allow for medical offices, situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County.

Current Zoning: SR

Requested Zoning: Rezone

Current Land Use: SAN TAN VALLEY SAP

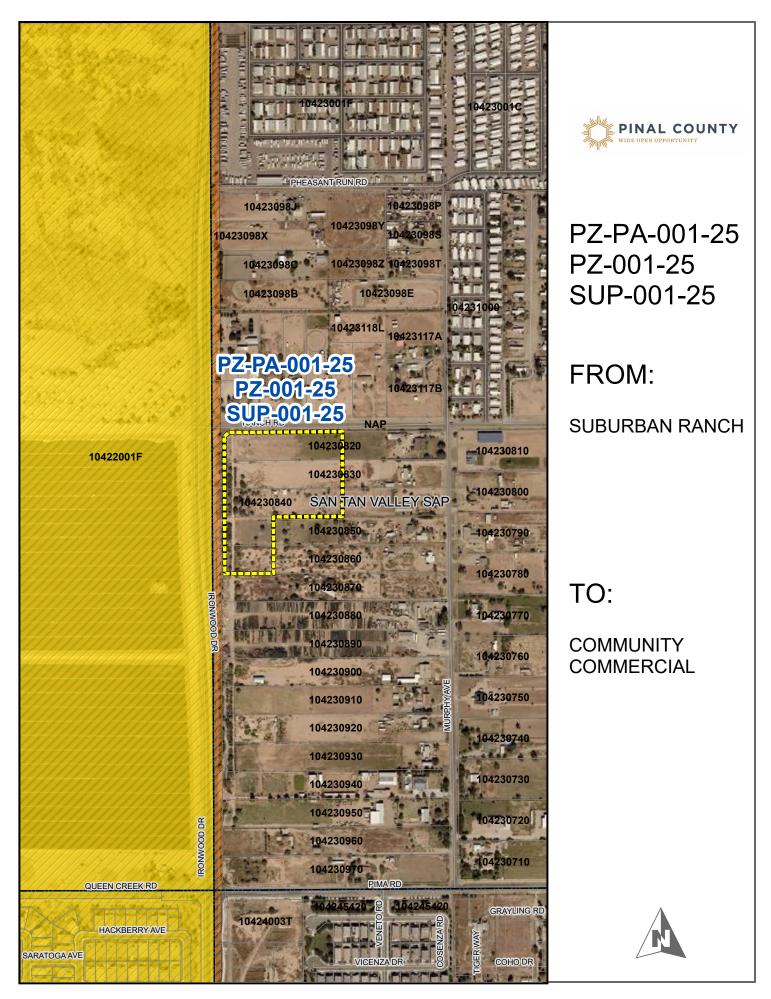


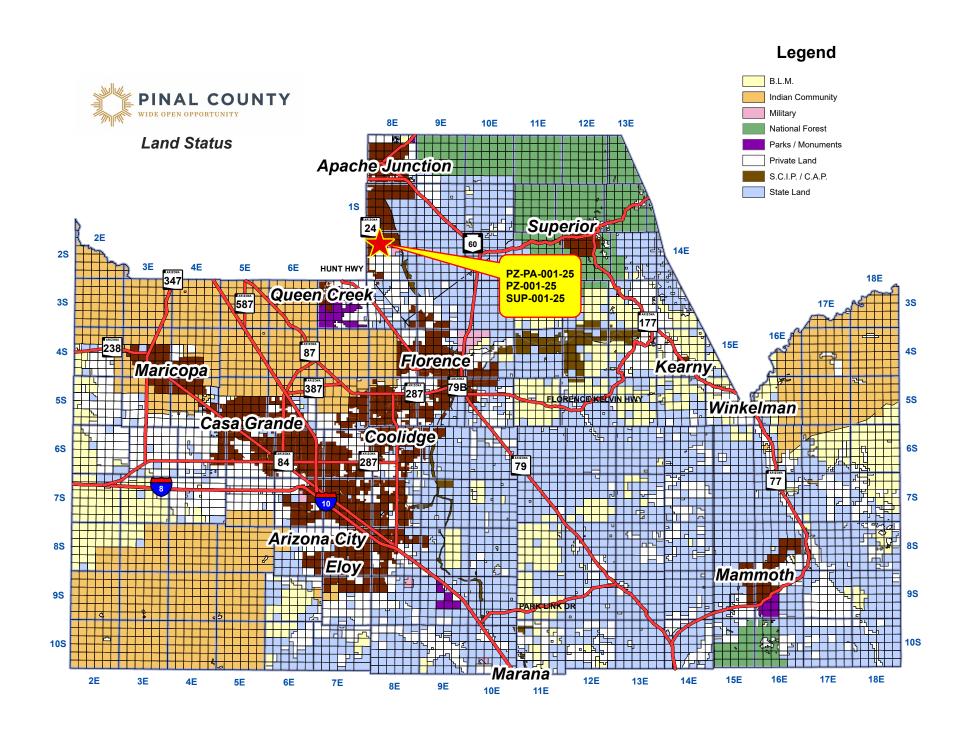
Legal Description: Situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County. SEC 08, TWN 02S, RNG 08E
 Owner/Applicant:
 WNDG, LLC

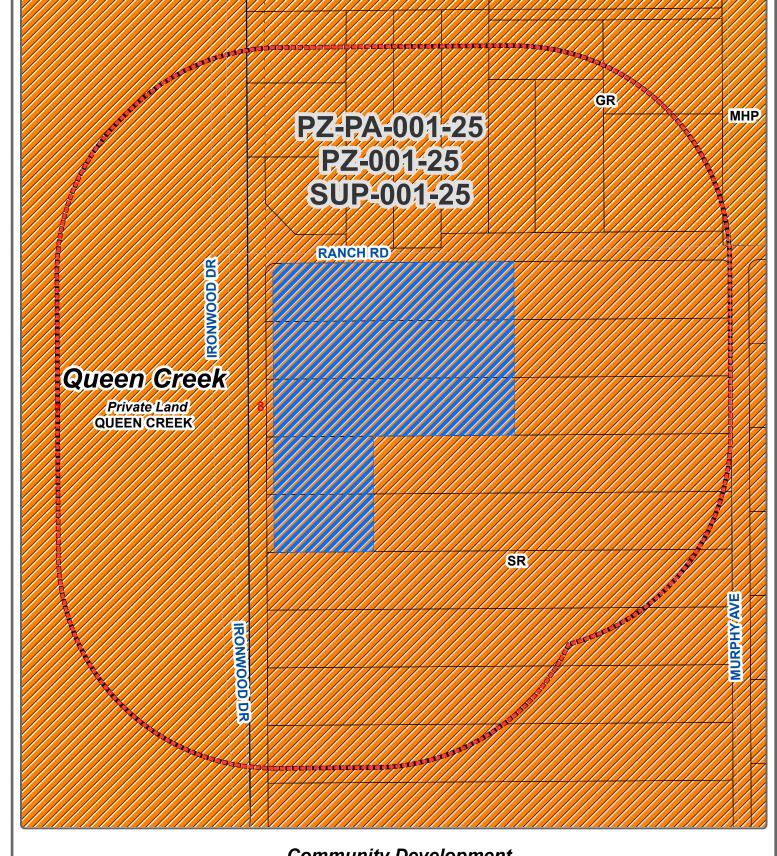
 Drawn By:
 GIS / IT /RWH
 Date:
 06/24/2025

 Sheet No.
 Section
 08
 Township
 Range
 08E

 1 of 1
 Case Number:
 PZ-PA-001-25 PZ-001-25 SUP-001-25
 SUP-001-25
 SUP-001-25







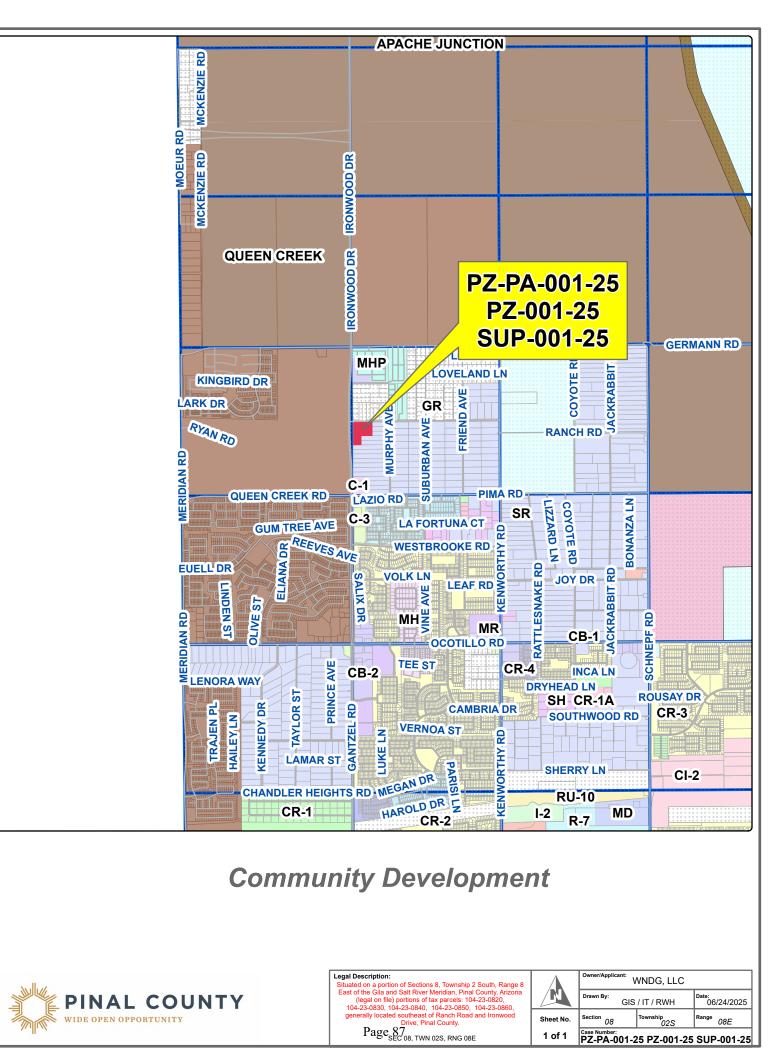
Community Development

Owner/Applicant:				Г
	WNDG	G, LLC		
Drawn By:		Date:		
GIS/IT - F	۲WH	0	6/24/2025	
Section	Township	p	Range	
08	02	S	08E	
Case Number:				
Case Number: PZ-PA-001-25 PZ-001-25 SUP-001-25				

Legal Description: Situated on a portion of Sections 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0860, 104-23-0860, 104-23-0860, generally located southeast of Ranch Road and Ironwood Drive, Pinal County. SEC 08, TWN 025, RNG 08E



Current Zoning: SR Requested Zoning: Rezone Current Land Use: SAN TAN VALLEY SAP



Brent Billingsley Community Development Associate Director

Todd Williams Community Development Deputy Director

Celeste Garza Public Works Deputy Director

Christopher Wanamaker County Engineer



Leo Lew **County Manager**

Joe Ortiz **Development Services** Managing Director

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA (All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1.	Pinal County Staff Coordinator: Patrick Roberts	
2.	Date of Pre-application Review: <u>08/_13_/_24</u> Pre-Application Review N	ю.: Z-PA- <u>080</u> -24
3.	Current Zoning (Please provide Acreage Breakdown): Suburban Ranch SR	
4.	Requested Zoning (Please provide Acreage Breakdown): Community Commercia	al C-1
5.	Parcel Number(s): portions of 104-23-0820, -0830, -0840, -0850 & 0860	
6.	Parcel Size(s): 9.47	
7.	The existing use of the property is as follows: Residential ranches	
8.	The exact use proposed under this request: Commercial center and medical of	fice
9.	What is the Comprehensive Plan Designation for the subject property: Rural Liv	ing
10.	Is the property located within three (3) miles of an incorporated community?	🗹 YES 🗖 NO
11.	Is an annexation into a municipality currently in progress?	🗆 yes 🗹 no
12.	Is there a zoning violation on the property for which the owner has been cited?	🗖 yes 🗹 no
	If yes, zoning violation #	
13.	Discuss any recent changes in the area that would support your application i.	e.: zone change(s), subdivision

- ihhi . yu ٩Ч 85(3), approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. A parcel at the corner of Ironwood and Pima has recently been rezoned to C-1 with a CPA to a Suburban Neighborhood.
- Explain why the proposed development is needed and necessary at this time. This proposal will provide residents 14. easy access to high quality medical care and more options for shopping and dining.

INV	:AMT:	DATE:	CASE:	Xref:
2024		ENT SERVICES		Page 1
	COMMUNITY D	EVELOPMENT : P	LANNING DIVISION	
	85 N. Florence St., PO Box 749, Florence, AZ 85132	T 520-866-6442 Page		F 520-866-6530 www.pinalcountyaz.gov

Supporting Information for a Rezone:

- 1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: ______
- 2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:_____
- 3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

- 5. What type of landscaping are you proposing to screen this use from your neighbors?_____
- 6. What type of signage are you proposing for the activity? Where will the signs be located?_____
- 7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
- 8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:
- 9. Do you understand there may be possible conditions that may be placed on the approval with the Planning Department? I YES NO
- 10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES NO

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

Brennan Ray, Ray Law Firm

2325 E Camelback Rd, Ste 400, Phoenix, AZ 85016

Name of Applicant 602-536-8983 bray@raylawaz.com E-Mail Address Phone Number Signature of Applicant Same as Applicant Address Name of Agent/Representative 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. 7339 E McDonald Dr, Scottsdale, AZ 85250 WNDG, LLC Name of Landowner Address Kelly/ dpcre.com 480383 of Landowner Signatú If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and <u>cannot</u> be submitted digitally)

TO: Pinal County Community Development P.O. Box 2973 Florence, AZ 85232

WNDG, LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

As assessor parcel number 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property." Owner hereby appoints Ray Law Firm

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]	[Signature]	
[Address]	[Address]	
Dated:	Dated:	
STATE OF)		
) COUNTY OF)	SS.	(SEAL)
The foregoing instrument was acknowledged by	before me, this day, 20	
My Commission Expires		
	Signature of Notary Public	
Printed Name of Notary	Signature of Notary	

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

WNDG, LLC
DIANE SCAPPATICCI Notary Public, State of Arizona Maricopa County Commission # 629762 My Commission Expires July 27, 2026
Dated:
STATE OF ARIZONA
) ss. COUNTY OF <u>MAR I COPA</u>) The foregoing instrument was acknowledged before me, this <u>23RD</u> day of <u>TINE</u> , 20 <u>95</u> b
The foregoing instrument was acknowledged before me, this 23^{KD} day of \overline{IINE} , 20,25 b WALT BROWN, \overline{IR} , $MANAGING$ MEMBER
[Insert Signor's Name] [Insert Title]
WN.DG, UC AZ LLC an,
[Name of Company or Trust] [Insert State of Incorporation, if applicable]
And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.
My Commission Expires: JULY 27, 2026
DANE SCHEPATION Dane Capodioci
Printed Name of Notary Signature of Notary
ALTERNATE: Use the following acknowledgment only when a second company is signing
On behalf of the owner:
STATE OF)
) ss. (Seal) COUNTY OF)
COONTI OF)
The foregoing instrument was acknowledged before me, this day of, 20 by, who acknowledges himself/herself to be
[Insert Signor's Name]
, of
[Title of Office Held] [Second Company] As for and who being
[i.e. member, manager, etc.] [Owner's Name]
Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.
My Commission Expires
Printed Name of Notary Signature of Notary

Application Checklist:

A. Check the appropriate item:

L This Zone Change is being submitted without a PAD request

This Zone Change is being submitted in conjunction with a PAD request.

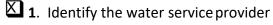
Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

The applicant must complete a PAD application. – (Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).

B. Hold a Neighborhood/Community Meeting:

- Notify all property owners within 1200' (feet)
- Hold the meeting within five (5) miles of the subject property
 - Hold the meeting between 5:00 pm 9:00 pm
- Include with the application the following:
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified (Use page 5 of this application)
 - Minutes of the meeting
 - Attendance sign-in sheet with names & addresses
- C. Submit a completed "Agency Authorization" form (if applicable).
- D. Submit a written Narrative concerning the proposed development (if not submitting in conjunction with a **PAD Application)** to include:
 - **1.** Title Page
 - **2.** Purpose of Request
 - **3.** Description of Proposal
 - a. Nature of the Project including Proposed Land Use
 - b. Conformance to adopted Comprehensive Plan
 - c. Answers to the questions from the Supporting Information sheet
 - d. Location & Accessibility
 - e. Utilities & Services
 - f. Neighborhood Meeting Information
 - g. Existing Zoning Stipulation
 - **h.** Appendix, as applicable

- E. Submit a Site Plan (if not submitting in conjunction with a PAD Application). The submittal shall be professionally prepared (by a surveyor, architect, or other design professional) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:
 - **1.** Legal Description of total site.
 - **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
 - **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
 - **4.** Location of all Existing & Proposed Structures & Buildings
 - **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
 - **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
 - **7.** All Points of Ingress & Egress.
 - **8.** Location & Types of Existing & ProposedLandscaping.
 - **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
 - **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access ManagementManual.
- F. Submit the following information regarding Water Supply:



- 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- **3.** Provide information about water supply and source, including renewable and non-groundwater supplies
- 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
 - Depth to bedrock & Depth to groundwater
 - o Known fissures or land subsidence in the area
 - o Known wells in the area, available information on status and water levels
 - o Summary of data-gathering efforts and sources of information
- G. Provide a copy of the Title Report

- H. Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.
- I. Development Agreements (DA):

Provide a copy of the approved DA, if applicable.

- J. Submit a Drainage report and a TIA report. (Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).
- K. Aware that earth fissure maps are available online from the Arizona State Geologic Survey.
- L. Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).
- **M. Complete and Submit** the "Comprehensive Plan ComplianceChecklist" a copy of the Checklist can be found here:

http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

- **N. Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.
- **O. Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: <u>https://citizenaccess.pinalcountyaz.gov/CitizenAccess/</u>. *
 - a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

* Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.

- P. Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 10 & 11 of this application for illustrative details). Aware that newspaper advertising fees and postage must be paid by the applicant. (in addition to application fees
- **Q.** Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Brennan Ray	2325 E. Camelback Rd, Suite 400, Phoenix, AZ 85016
Name of Applicant	Address
M. Z. B.	1/24(2025 Date



Legal Description SEC Ironwood and Ranch Retail

Job No. 24-0567

April 24, 2025

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION, A PINAL COUNTY BRASS CAP FLUSH, FROM WHICH POINT THE CALCULATED SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 2647.06 FEET (**BASIS OF BEARING**), AND FROM SAID CALCULATED SOUTHWEST CORNER, A PINAL COUNTY BRASS CAP FLUSH AT THE CENTERLINE OF IRONWOOD ROAD BEARS NORTH 77 DEGREES 45 MINUTES 31 SECONDS WEST, 12.96 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 844.57 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 70.00 FEET TO THE **POINT OF BEGINNING;**

THENCE 70.00 EAST OF AND PARALLEL WITH SAID WEST LINE, NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, 779.59 FEET;

THENCE NORTH 44 DEGREES 34 MINUTES 55 SECONDS EAST, 35.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF RANCH ROAD PER THE PLAT OF QUEEN CREEK SUBURBAN RANCHES, RECORDED IN BOOK 15 OF MAPS, PAGE 16, RECORDS OF SAID PINAL COUNTY;

THENCE ALONG SAID RIGHT OF WAY, NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST, 644.87 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 483.30 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 393.00 FEET;

THENCW SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 321.50 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 277.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 412,551 SQUARE FEET, OR 9.4709 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

SEC Ironwood & Ranch

Rezone and Special Use Permit

Narrative

Submitted to: Pinal County Planning Department 85 N. Florence St. P.O. Box 2973 Florence, AZ 85132

for:

WNDG, LLC 7339 E McDonald Dr., Scottsdale, AZ 85250

Prepared by: **Ray Law Firm** Brennan Ray/Lisa Gage 2325 E. Camelback Rd, Ste 400, Phoenix, Arizona, 85016

Case Number: PZ-PA-001-25, PZ-001-25, SUP-001-25 First Submittal: January 24, 2025 Second Submittal: May 13, 2025 Third Submittal: June 25, 2025

Project Team

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Exhibit 1 – Neighborhood Meeting Report

I. Introduction

Diversified Partners ("Diversified") is the proposed developer of approximately 9.47 acres at the southeast corner of Ironwood Road and Ranch Road (the "Site"). Diversified anticipates developing this Site with a commercial development that will be a viable and sustainable use of this Site and will add needed commercial services to the area. The proposed development aligns with Pinal County's vision for coordinated physical development that meets present and future needs while ensuring efficient use of public resources. Diversified plans meet the County's goal of creating vibrant, healthy, and economically sustainable communities by introducing essential services to an area experiencing significant population growth. To facilitate this development, Diversified requests a rezoning from SR to C-1 and a Special Use Permit to allow medical office uses. The Site is outlined below in Blue. A Minor General Plan Amendment has been filed in conjunction with this rezone.

Rezoning the Site from SR to C-1 with a Special Use Permit for medical office uses makes good sense. The Site is located at the corner of an arterial road and a major collector road, Ironwood Road and Ranch Road, respectively. Ironwood Road is a road of regional significance, carrying considerable amounts of traffic to/from the San Tan Valley area to SR-24. Retail development is appropriate at this location due to the future development planned for the immediate vicinity. The development of a medical office building in this location is crucial to meet the increasing healthcare needs of the rapidly expanding San Tan Valley area. Introducing commercial retail uses alongside the medical office building will contribute to local economic growth and job creation. This proposed development adds to the County's efforts to diversify its economy. While Pinal County has attracted significant manufacturing investments recently, the addition of medical and retail services complements these industrial developments by providing essential services to the growing population.



II. Existing Zoning and Relationship to Surrounding Properties

The Site and adjacent properties are designated Rural Living as part of the San Tan Valley Special Area Plan. The Site is part of five large residential ranch properties that are a part of the "Queen Creek Suburban Ranches" subdivision. The properties to the south and east are also part of the "Queen Creek Suburban Ranches" subdivision. To the west, across Ironwood Road, is vacant land that is currently being farmed but is planned for an approximately 150-acre master planned development that will include commercial and a variety of residential uses. Surrounding uses and designations are listed below.

	Existing Zoning	Existing Use
North	GR	Residential Home / Ranch
South	SR	Residential Home/Ranch
East	SR	Residential Home /Ranch
West	Town of Queen Creek	Agriculture

The remaining portions of the parcels (east of the proposed development) will remain zoned SR and contain single-family residences. The parcels will be re-platted consistent with this proposal and comply with the requirements of the applicable zoning districts.

III. <u>Conformance to the Comprehensive Plan</u>

A minor amendment to the San Tan Valley Special Area Plan (STVSPA) to reclassify the Site from Rural Living to Suburban Neighborhood was submitted in conjunction with this rezone request. This amendment aligns with Pinal County's growth strategies by addressing the increasing demand for commercial and medical services due to significant population growth. The development, featuring a medical office building and retail spaces, aims to enhance healthcare access, create jobs, and support economic sustainability while being strategically located at a key intersection. The proposal adheres to the goals of the Pinal County Comprehensive Plan, promoting coordinated development, economic diversity, and improved quality of life for residents.

IV. <u>Rezoning Request</u>

Diversified requests a rezoning from SR to C-1 with a Special Use Permit to allow for development of a medical office building on the northwest corner of the Site. Pinal County has recently experienced significant growth. Per Pinal County's website, the County's population has grown approximately 23.5% since 2010.¹ To keep up with the increased population, additional commercial developments are needed. Specifically, this area lacks commercial uses, with only approximately 108 acres of commercially zoned properties located within 2 miles of the Site within Pinal County. This proposed development, at the corner of an arterial road and major collector road (Ironwood Road and Pima Road), is a great opportunity to provide additional commercial services to the area and will generate employment opportunities.

A two-story medical office building is currently proposed for the northeast portion of the site, designated for a well-known medical operator, a leading orthopedic medical practice with multiple locations across the Valley and a team of over 70 specialists. The medical provider will offer a comprehensive range of services, including fracture care, interventional

¹ <u>https://www.pinal.gov/DocumentCenter/View/13144/AZ-Big-Media-ED-Article-?bidId=</u>

pain management, podiatry, sports medicine, and general orthopedic care. The presence of this high-quality medical facility will provide significant benefits to the surrounding community. The western portion of the site is planned for neighborhood-oriented commercial development, further enhancing the area's accessibility and convenience.

The Site will be appropriately landscaped with a variety of trees, shrubs, and ground covers, providing shade in appropriate locations and buffering the Site from the adjacent residential uses. The adjacent residential uses are also buffered by a drainage channel running along the eastern side of the Site. A 6-foot-high masonry wall is planned along the Site's eastern perimeter to provide additional screening for the residential properties.

V. <u>Supporting Information - Rezone</u>

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public.

Services are available to the site. No improvements would be paid for by the public.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan.

Ingress and egress points are shown on the site plan. A TIA has been submitted in conjunction with this request.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan.

Parking will meet the requirements of the County's Zoning Ordinance.

4. Is there a potential for excessive noise (I.E.: children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use. If yes, how will you alleviate these problems for your neighbors?

No excessive noise or negative emissions are expected from this proposed development.

5. What type of landscaping are you proposing to screen this use from your neighbors?

The Site will feature diverse landscaping, including trees, shrubs, and ground covers, to provide shade and buffer adjacent residential areas. Additional screening will be ensured by a drainage channel along the eastern and northern sides and a 6-foot-high masonry wall on the eastern perimeter.

6. What type of signage are you proposing for the activity? Where will the signs be located?

The proposed signage will be of the type typically found at commercial retail developments and medical office buildings.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative.

There will not be any manufacturing on the site.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested.

The proposed development is a low-profile development, with the maximum height of the medical office building being 2-stories and the commercial retail being 1story. This is consistent with the building heights of the surrounding residential and commercial developments. The landscaping will complement the existing landscaping in the area.

VI. <u>Special Use Permit</u>

In addition to the Rezoning request, Diversified seeks a Special Use Permit for a medical health care facility. The Special Use Permit is justified as the proposed medical office use meets the growing demand for healthcare services in the rapidly expanding Pinal County, where commercial options are currently limited. Its strategic location at a major intersection, minimal impact on surrounding properties, and thoughtful site design with adequate buffering and infrastructure ensure it will benefit the community while maintaining compatibility with neighboring uses.

VII. <u>Supporting Information – Special Use Permit</u>

- 1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010:
- That there are special circumstances or conditions applicable to the location of the property referred to in the application, which would make the proposed special use appropriate on this property, though not in the zoning district at large.

The Site's location at the intersection of Ironwood Road and Ranch Road makes it suitable for a medical office development. The Site benefits from visibility and accessibility along a major transportation corridor, while its position allows for efficient access management and circulation. These characteristics make the property especially appropriate for medical office use, distinguishing it from other parcels within the zoning district.

• That the specific treatment of the proposed special use will not contribute to a worsening of traffic safety or otherwise have a negative impact on nearby properties or otherwise affect the health and safety of persons residing or working in the area.

The proposed medical office development incorporates appropriate traffic management strategies to ensure safe and efficient circulation. Access through the future commercial development to the west from Ironwood Road and properly spaced driveways on Ranch Road will facilitate safe ingress and egress. The Site's corner location allows for multiple access points, distributing traffic flow and minimizing congestion. The projected traffic generation from medical office use is generally spread throughout the day, avoiding concentrated peak hour impacts typical of other commercial uses.

• The proposed special use will not materially affect or endanger the public health, safety or welfare.

The development enhances public health, safety, and welfare by providing essential medical services to the surrounding community. The Site includes modern safety features such as well-lit parking areas, clear pedestrian pathways, and appropriate emergency vehicle access. The medical office use generates minimal noise, odor, or other nuisances that could affect nearby properties. Furthermore, the development will comply with all applicable building and fire safety codes.

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

The special use complies with the regulations and standards applicable within the proposed zoning district.

 The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area.

The development incorporates several design elements to ensure compatibility with adjacent properties. These include landscaping buffers, architecturally treated building facades on all sides, and careful placement of service areas away from residential interfaces. Building height and massing are scaled appropriately to create a transition between different uses. Operational characteristics of medical offices, such as regular business hours and professional management, are compatible well with nearby residential uses.

• Traffic circulation.

The site plan provides a logical internal circulation system with clear wayfinding for patients and emergency vehicles. The parking layout facilitates efficient circulation while maintaining appropriate buffering from adjacent properties. The development's access points are positioned to maximize sight distance and operational safety.

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

The development will comply with the County's regulations pertaining to drainage and development.

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

The development incorporates multiple measures to minimize off-site impacts: dark-sky compliant lighting fixtures with proper shielding; HVAC equipment screening and strategic placement; dust control plan during construction; Solid waste management plan with screened enclosures; enhanced landscaping for visual buffering and dust control; and stormwater retention designed to prevent off-site discharge. • Same special use. The number and locations of special uses already established in the zoning district that are the same or substantially the same as the proposed special use.

There are currently no other medical office special uses within a three-mile radius of the subject property. The nearest medical facilities are located over five miles away, demonstrating a significant gap in healthcare services in this area.

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

The proposed medical office development addresses a critical need in the community. Recent demographic analysis indicates that the surrounding area is underserved by medical facilities, with a growing population having to travel significant distances for healthcare services. The development will provide convenient access to medical care for nearby residents, reducing travel times and improving healthcare accessibility. Local economic development studies have identified healthcare services as a priority need for this portion of Pinal County.

2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use.

Services are available to the site. Water and sewer will be brought to the Site by the developer

- 3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? **X YES** \Box NO
- 4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare? XYES □ NO
- 5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? **XYES** INO
- 6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan.
- 7. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan.

Parking will meet the requirements of the Zoning Ordinance for the proposed medical office building.

8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

No, the proposed development does not have the potential for excessive noise or the production of smoke, fumes, dust, or glare

9. What type of landscaping are you proposing to screen this use from your neighbors? Indicate the landscaping on your site plan.

Appropriate amounts of landscaping will be provided on the Site and the perimeter, the details of which are not finalized.

10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan.

The proposed signage will be of the type typically found at commercial retail developments and medical office buildings.

11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative.

No manufacturing or production process will occur on the Site.

12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested.

The proposed development is a low-profile development, with the maximum height of the medical office building being 2-stories. This is consistent with the building heights of the surrounding residential and commercial developments. The landscaping will complement the existing landscaping in the area

VIII. Location & Accessibility

Four ingress and egress points will serve the Site, two on Ironwood Road and two on Ranch Road. Additionally, the Site benefits from access to SR-24 and it's future extension to the east.

IX. <u>Utilities</u>

Water/ Sewer	Epcor	800-383-0834
Electric	Salt River Project (SRP)	602-236-8888
Gas	Mesa Gas	480-644-4277
Telephone	Century Link	888-320-3452
Police	Pinal County Sherriff	520-866-5111
Fire/ Medical	Rural Metro	800-624-5835
Solid Waste	Waste Management	866-909-4458

X. Nearby Schools & Distance from Proposed Site

Ranch Elementary School	1.1 Miles
Combs High School	1.7 Miles
Legacy Traditional School	1.9 Miles

XI. <u>Conclusion</u>

This request proposes a thoughtful plan that will allow much-needed commercial development. This development will provide additional commercial services and employment opportunities within Pinal County. We request your approval.

Exhibit 1

3/24/2025 Neighborhood Meeting Summary SEC Ranch Rd and Ironwood Rd Case #PZ-PA-001-25, PZ-001-25, SUP-001-25 Ranch Elementary School 43521 N. Kenworthy Rd, San Tan Valley, AZ 85140

Attendees

Robert Mayhew- Diversified Partners John Holman- EPS group Brennan Ray- Ray Law Firm Lisa Gage- Ray Law Firm 43 community neighbors

Introductions and Overview

Mr. Ray gave a brief overview of the proposed development. However, as many community members were already familiar with it, the discussion quickly moved into questions and comments.

Questions and Comments

• Why did they pick that spot? There are so many places to build. *A: This location was chosen due to the proximity to the 24 freeway and the*

proposed development planned for the west side of Ironwood Road, which is in Queen Creek's jurisdiction.

- Where else is this developer going to build? A: Diversified Partners also has a development planned for the northeast corner of Ironwood Road and Pima Drive.
- What other uses are going into this development?
 A: Apart from the medical office building on the northeastern part of the development, specific users have not yet been identified.
- Where is the traffic going to enter for the medical office? *A: Traffic for the medical office will enter using two access points on Ranch Road.*
- Will medical offices be open at night?

A: It is anticipated at this time that they will have normal office hours for a medical facility. This is not an emergency room and will not be open 24 hours per day.

How much traffic will this generate?
 A: A traffic report was submitted to Pinal County in conjunction with these applications.

• How will water be retained during rain?

A: All the rainwater will be retained on site and follow the drainage requirements set forth by Pinal County.

- Is there a plan to support the people who ride horses on Ironwood and Ranch roads?
 A: We will need to look into this.
- What is the monument sign? A: Monument signage has not been determined at this time.
- Is the developer buying the entire two south parcels? *A: Diversified Partners now owns all 5 parcels.*
- We haven't had a vote yet for CC&R's. Are you going to go around them? A: We are currently working on the amendment to the CC&R's; however, that process and the entitlements process through Pinal County happen independent of each other.
- What are you going to do for safety? People already speed on Ranch Rd. even though its 25 mph.

A: Speed humps exist on Ranch today. Traffic will be reviewed as part of the process.

- Are you going to gate over our community? (suburban ranches) A: This development will not include gating the adjacent residential community.
- What happens if the amendment the CC&R's doesn't get approved? *A:* We are not involved in the CC&R amendment.
- Is this considered spot zoning?
 A: This is not considered spot zoning.
- Are you adding hitching post to this development? A: This is not something that we have previously discussed.
- Every lot is supposed to be 3.33 acres but that's not what is going to happen with this development.

A: All lots will meet the minimum lot size required by the CC&R's.

- Will an environmental impact statement be completed? Has Pinal County requested one to be done? Will we get copies of the Phase I report. *A: It will be completed at a later date.*
- Is this project going to be considered Phase 1 of a larger project that will be developed in the future?

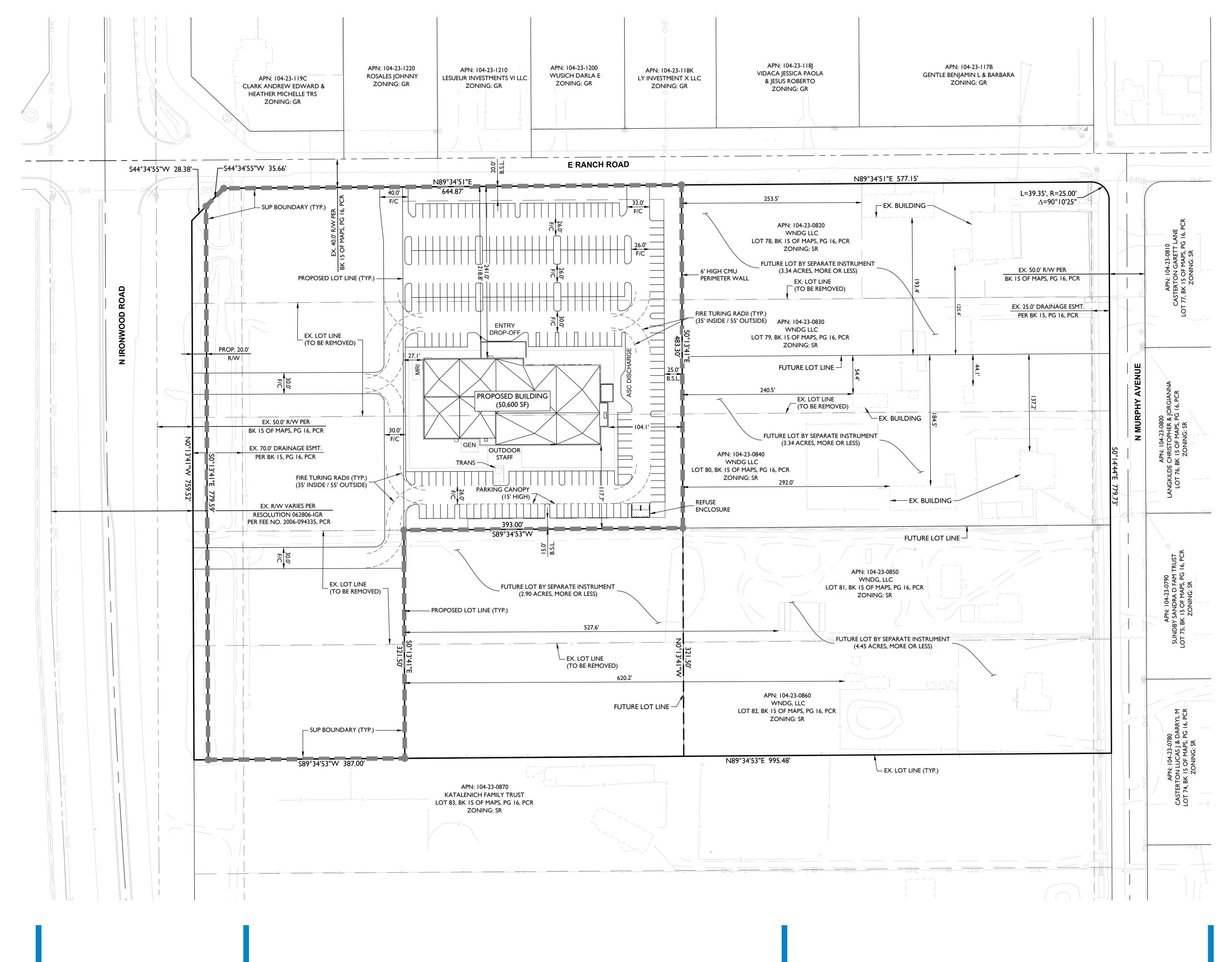
A: No, there are no plans to increase the size of the development beyond what has been included in the current applications with the County.

- Why does the medical building have to go so far east? A: This is the location that Ortho Arizona chose for their building.
- Will there be a gas station? A: We do not anticipate having a gas station at this location.
- Is the whole length of ironwood going to be turned into commercial? A: It is not our intent to develop all of Ironwood Road.
- Will there be a traffic signal at the corner? A: Traffic is being reviewed as part of this process.
- How many different businesses can locate on the west side? Is a Tractor Supply store going there?

A: There are currently no users under contract for that side of the development.

- Why aren't you waiting to do the zoning until the CC&R's amendment is approved? *A:* The CC&R's are a separate matter from the zoning case.
- Do the CPA, rezone, and SUP follow the same track?
 A: Yes, all those applications were submitted together, and we anticipate for them to track together moving forward.

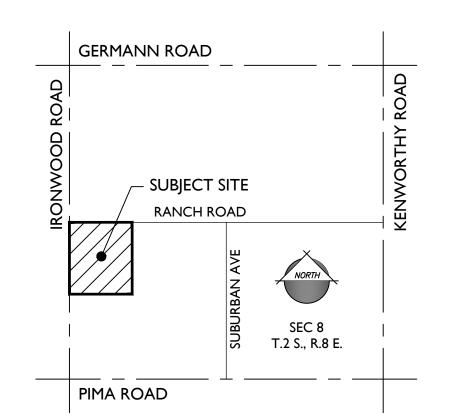
End of meeting.



San Tan Valley MOB & Surgery Center

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VICINITY MAP N.T.S.



PROJECT DATA

A.P.N.:

EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:

GROSS AREA: NET AREA:

SUP AREA:

BUILDING AREA:

PARKING REQUIRED: PARKING PROVIDED:

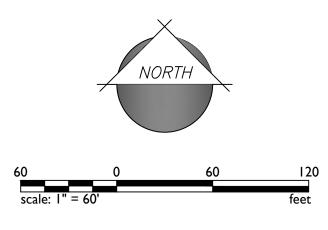
PORTIONS OF 104-23-0820; 0830; 0840; 0850; 0860 MODERATE LOW DENSITY RESIDENTIAL SR C-2 SUP

11.45 ACRES 9.47 ACRES

9.47 ACRES

50,600 SF

169 SPACES (1 PER 300 SF) 256 SPACES (8 ADA)



SUP-001-25 06.25.2025





APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA (All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & 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. The legal description of the property: 2. Parcel Number(s):______ Total Acreage: ______ 3. Current Land Use Designation: _____ Requested Land Use Designation: 4. Date of Concept Review: _____Concept Review Number: _____ 5. 6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): 7. Discuss any recent changes in the area that would support your application. 8. Explain why the proposed amendment is needed and necessary at this time. DATE: CASE: INV#:______AMT:_____ Xref: 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

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A .	Certified Boundary Survey , including legal descriptions of the proposed designations
В.	Location map which identifies the property and its relationship to Pinal Countyenvirons.
С.	Map showing the topography of the property.
D .	Site map which specifically identifies the property including parcels under separate ownership.
D E.	Property owner(s) authorization for the Comprehensive Plan Amendment.
□ F.	Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G .	Non-refundable filing fee as shown on the cover page.
🔲 н.	Narrative in PDF format.
П.	Neighborhood meeting report
	Your application must be submitted digitally via the online submittal portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx
	Please call or email the Planning Division for more information.

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.

WNDG, LLC

Name of Landowner (Applicant)

Address

7339 E McDonald Dr, Scottsdale, AZ 85250

Phone Number

Signature of Landowner (Applicant)		E-Mail Address
Brennan Ray, Ray Law Firm	2325 E Camelback Rd, Ste 400, Phoenix, AZ 85016	602-536-8983
Name of Agent	Address	Phone Number
M. Prik		bray@raylawaz.com.com
Signature of Agent		E-Mail Address
The Agent has the suther it uto act on hehelf of the lan	downey. The Agent will be the contect new	on for Dianning staff

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached <u>Agency Authorization</u> form, if applicable

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and <u>cannot</u> be submitted digitally)

TO: Pinal County Community Development P.O. Box 2973 Florence, AZ 85232

WNDG, LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

As assessor parcel number 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property." Owner hereby appoints Ray Law Firm

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]	[Signature]	×
[Address]	[Address]	
Dated:	Dated:	
STATE OF)		()
): COUNTY OF)	SS.	(SEAL)
The foregoing instrument was acknowledged I by	before me, this day, 20	
My Commission Expires		
	Signature of Notary Public	
Printed Name of Notary	Signature of Notary	

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

	WNDG, LLC	
DIANE SCAPPATICCI Notary Public, State of Arizona Maricopa County Commission # 629762 My Commission Expires July 27, 2026	By: [Insert Company's or Trust's Nam [Signature of Authorized Officer, or Tr Its: Managy Manak [Insert Title]	
Dat STATE OF ARIZONA)	red:	
) ss.		
COUNTY OF MARICOPA	DARD	0-
The foregoing instrument was acknowledge		, 20 <u>65</u> by
WHIT ISROWN, JR	MANAGING MEMBER	
[Insert Signor's Name]	A 7 1 (C	an,
[Name of Company or Trust]	[Insert State of Incorporation, if applicable]	
And who being authorized to do so, execute purposes stated therein. My Commission Expires:	ed the foregoing instrument on behalf of said entit	y for the
wiy commission expires:		
DANE SCAPPATIOCI	Nane Supposed	vi
Printed Name of Notary	Signature of Notary	
ALTERNATE: Use the following	g acknowledgment only when a second company is signing On behalf of the owner:	
STATE OF		
) ss.		(Seal)
COUNTY OF)		()
The foregoing instrument was acknowledge		20 by
[Insert Signor's Name]	, who acknowledges himself/herself to be	
	, of	
[Title of Office Held]	[Second Company]	
As [i.e. member, manager, etc.]	for, a <i>[Owner's Name]</i>	nd who being
[i.e. member, manager, etc.]	[Owner's Name]	
Authorized to do so, executed the foregoing therein.	g instrument on behalf of said entities for the purp	oses stated
My Commission Expires		
Printed Name of Notary	Signature of Notary	
· · · · · · · · · · · · · · · · · · ·		



Legal Description SEC Ironwood and Ranch Retail

Job No. 24-0567

April 24, 2025

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION, A PINAL COUNTY BRASS CAP FLUSH, FROM WHICH POINT THE CALCULATED SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 2647.06 FEET (**BASIS OF BEARING**), AND FROM SAID CALCULATED SOUTHWEST CORNER, A PINAL COUNTY BRASS CAP FLUSH AT THE CENTERLINE OF IRONWOOD ROAD BEARS NORTH 77 DEGREES 45 MINUTES 31 SECONDS WEST, 12.96 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 844.57 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 70.00 FEET TO THE **POINT OF BEGINNING;**

THENCE 70.00 EAST OF AND PARALLEL WITH SAID WEST LINE, NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, 779.59 FEET;

THENCE NORTH 44 DEGREES 34 MINUTES 55 SECONDS EAST, 35.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF RANCH ROAD PER THE PLAT OF QUEEN CREEK SUBURBAN RANCHES, RECORDED IN BOOK 15 OF MAPS, PAGE 16, RECORDS OF SAID PINAL COUNTY;

THENCE ALONG SAID RIGHT OF WAY, NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST, 644.87 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 483.30 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 393.00 FEET;

THENCW SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 321.50 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 277.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 412,551 SQUARE FEET, OR 9.4709 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

SEC Ranch & Ironwood

Minor Amendment to the San Tan Valley Special Area Plan

Project Narrative

Submitted to: Pinal County Planning Department 85 N. Florence St. P.O. Box 2973 Florence, AZ 85132

Submitted on Behalf of: WNDG, LLC 7339 E McDonald Dr., Scottsdale, AZ 85250

Prepared by: Ray Law Firm Brennan Ray/Lisa Gage 2325 E. Camelback Rd, Ste 400, Phoenix, AZ 85016

> Case Number: PZ-PA-001-25 Submitted: January 24, 2025 2nd Submittal: Juane 25, 2025

Development Team

Diversified Partners

Kelly Ganter E: Kelly@dpcre.com C: (480) 383-8189 7339 E. McDonald Drive Scottsdale, Arizona 85250

Robert Mayhew E: Robert@dpcre.com C: (602) 206-8379

RKAA Architects

Rajesh Gore 2233 E. Thomas Rd. Phoenix, AZ 85016 E: Rgore@rkaa.com O: (602) 955-3900 ext. 160

EPS Group

John Holman) 1130 N. Alma School Rd., #120 Mesa, AZ 85201 E: John.Holman@epsgroupinc.com C: (480) 244-867

Zoning – Ray Law Firm

Brennan Ray/Lisa Gage 2325 E. Camelback Rd., Ste. 400 Phoenix, Arizona 85016 E: Bray@raylawaz.com O: (602) 536-8983

I. Introduction

Diversified Partners ("Diversified") is the proposed developer of approximately 9.47 acres at the southeast corner of Ironwood Road and Ranch Road (the "Site"). Diversified anticipates developing this Site with a commercial development that will be a viable and sustainable use of this Site and will add needed commercial services to the area. The proposed development aligns with Pinal County's vision for coordinated physical development that meets present and future needs while ensuring efficient use of public resources. Diversified plans meet the County's goal of creating vibrant, healthy, and economically sustainable communities by introducing essential services to an area experiencing significant population growth. To facilitate this development, Diversified requests a Minor Amendment to the San Tan Valley Special Area Plan (STVSPA) from Rural Living to Suburban Neighborhood. Simultaneous with this request Diversified has filed a rezoning application to change the zoning on the Site from SR to C-1.

A Minor Amendment to the STVSAP (the "Amendment") from Rural Living to Suburban Neighborhood to facilitate commercial development makes good sense. The Site is located at the hard corner of an arterial road and a major collector road, Ironwood Road and Ranch Road. Ironwood Road is a road of regional significance, carrying considerable amounts of traffic to/from the San Tan Valley area to SR-24. Retail development is appropriate at this location due to the future development planned in the immediate vicinity. The development of a medical office building in this location is crucial to meet the increasing healthcare needs of the rapidly expanding San Tan Valley area. Introducing commercial retail uses alongside the medical office building will contribute to local economic growth and job creation. This proposed development adds to the County's efforts to diversify its economy. While Pinal County has attracted significant manufacturing investments recently, the addition of medical and retail services complements these industrial developments by providing essential services to the growing population.

II. Existing Designation and Relationship to Surrounding Properties

The Site and adjacent properties are designated Rural Living as part of the San Tan Valley Special Area Plan. The Site is part of five large residential ranch properties that are a part of the "Queen Creek Suburban Ranches" subdivision. The properties to the south and east are also part of the "Queen Creek Suburban Ranches" subdivision. To the west, across Ironwood Road is vacant land that is currently being farmed but is planned for an approximately 150-acre master planned development that will include significant amounts of commercial, employment, and residential uses. Surrounding uses and designations are listed below.

	Existing Designation	Existing Use	Existing Zoning
North	Rural Living	Residential Home / Ranch	GR
South	Rural Living	Residential Home/Ranch	SR
East	Rural Living	Residential Home / Ranch	SR
West	Town of Queen Creek	Farm	Town of Queen Creek

III. Minor Amendment to the San Tan Valley Special Area Plan Request

Diversified requests a Minor STVSAP Amendment from Rural Living to Suburban Neighborhood to facilitate commercial development. This request is necessary to make the best use of this Site and will benefit the area. Pinal County has recently experienced significant growth. Per Pinal County's website, the County's population has grown approximately 23.5% since 2010.¹ To keep up with the increased population, additional commercial and medical uses are needed. Additionally, a medical office building and commercial retail spaces will generate both direct and indirect employment opportunities, supporting government services and infrastructure improvements. The medical office building will contribute to improving healthcare access in the area, addressing the needs of the rapidly growing population and helping to meet the increasing demand for medical services in the region.

The Pinal County Comprehensive Plan strongly supports the proposed minor SVTSAP Amendment for medical office and commercial retail uses. The plan emphasizes several key points that align with this development:

- Economic Development: Pinal County's economic development efforts must "encourage a full range of quality jobs for residents" and "increase economic sustainability". The proposed medical office building and commercial retail uses directly contribute to this goal by creating new employment opportunities and diversifying the local economy.
- Coordinated Development: The Comprehensive Plan aims to bring about "coordinated physical development in accordance with the present and future needs of the County". The mixed-use nature of the proposed development, combining medical and retail services, supports this coordinated approach.
- Quality of Life: The Comprehensive Plan emphasizes creating "vibrant, healthy, and economically sustainable" communities. By providing essential medical services and retail amenities, the proposed development directly contributes to improving the quality of life for local residents.
- Smart Growth Principles: The Comprehensive Plan is founded on smart growth and sustainability principles. The proposed development, located at a strategic intersection, aligns with these principles by promoting efficient land use and providing services close to residential areas.
- Economic Sustainability: The plan identifies economic sustainability as a key vision component, emphasizing the need to "expand opportunities for residents to live, work, learn, and play in close proximity"4. The proposed medical office and retail development directly supports this vision by bringing essential services and job opportunities closer to residential areas.

This request which will create jobs, generate tax dollars, and promote economic development is supported by the following specific goals and policies of the Pinal County Comprehensive Plan:

¹ <u>https://www.pinal.gov/DocumentCenter/View/13144/AZ-Big-Media-ED-Article-?bidId=</u>

3.1 Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment.

3.1.1 Objective: Promote diverse employment opportunities near population base.

3.1.1.3 Encourage retention of existing and creation of new (and diverse) employment opportunities, including mining, agriculture and farming, tourism, high-technology industries, services and retail in appropriate areas.

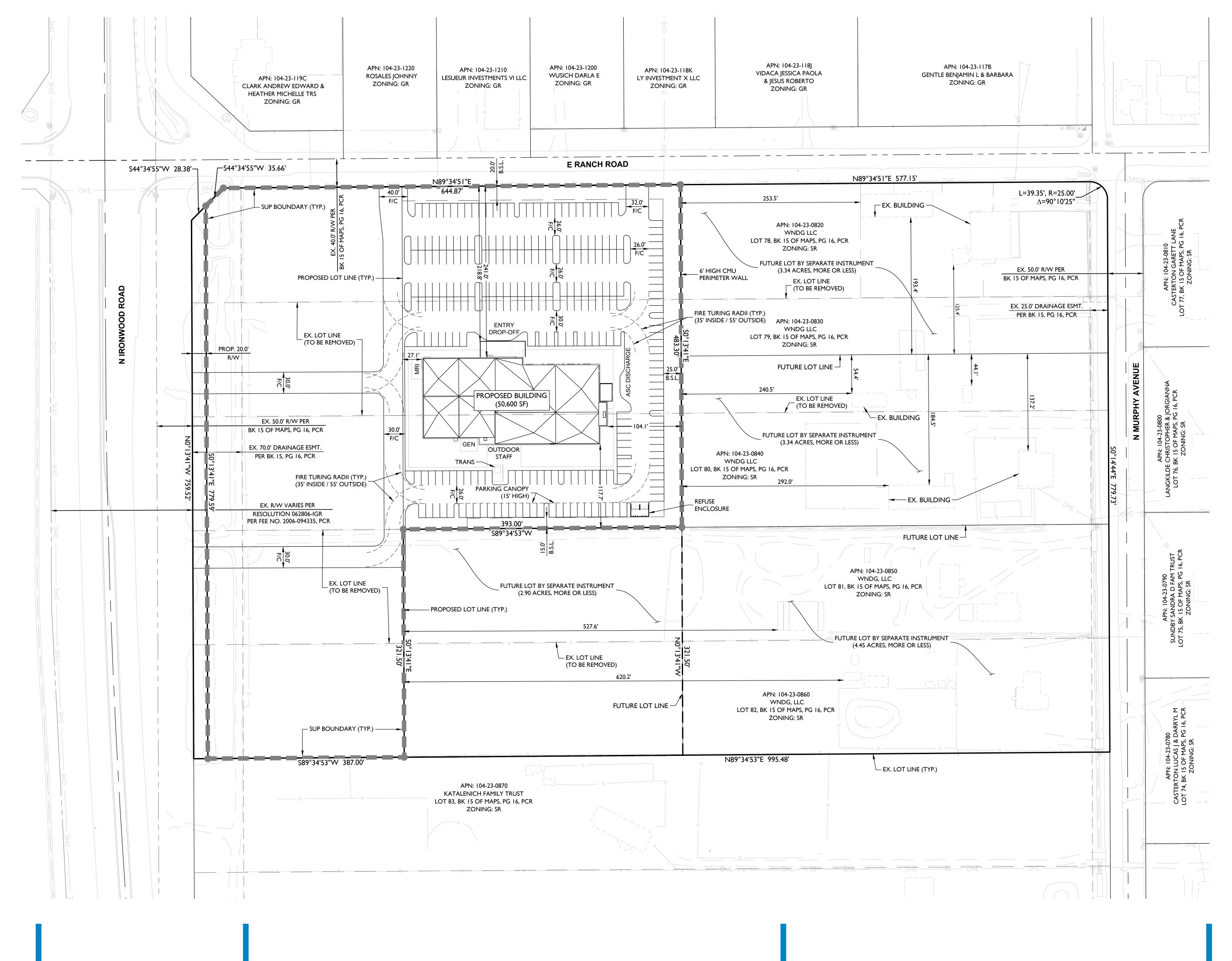
3.1.1.6 Encourage a suitable balance between employment opportunities and available housing, taking into consideration the labor force and other demographic and economic characteristics of the County.

This Amendment will facilitate the development of needed commercial and is supported by the STVSAP's "Principal Themes" of 1) enhancing local spending and 2) encouraging investment in the local economy. Further, Pinal County continues to grow rapidly. Pinal County's population as of the 2020 Census was 425,264. Pinal County's population is expected to reach 587,821 in 2023 and 1,230,545 in 2060 according to projections by Arizona Office of Economic Opportunity. This increase in growth necessitates additional commercial developments and jobs.

This proposed development is fitting for the Suburban Neighborhood designation and area. The Suburban Neighborhood designation permits both single-family homes and neighborhood-scale shopping facilities. This Site, adjacent to single family homes as well as other commercial uses in the vicinity, is well suited for this designation. This amendment is appropriate for surrounding designations, surrounding uses, and is supported by the goals of both the STVSAP and the Pinal County Comprehensive Plan.

IV. <u>Conclusion:</u>

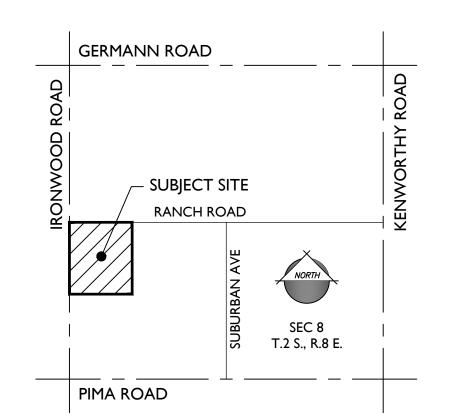
This development will provide additional commercial services and employment opportunities within Pinal County. We request your approval.



San Tan Valley MOB & Surgery Center

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VICINITY MAP



PROJECT DATA

A.P.N.:

EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:

GROSS AREA: NET AREA:

SUP AREA:

BUILDING AREA:

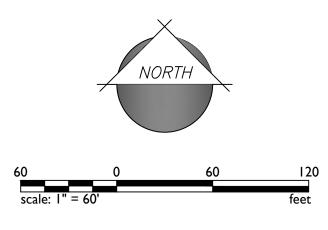
PARKING REQUIRED: PARKING PROVIDED: PORTIONS OF 104-23-0820; 0830; 0840; 0850; 0860 MODERATE LOW DENSITY RESIDENTIAL SR C-2 SUP

11.45 ACRES 9.47 ACRES

9.47 ACRES

50,600 SF

169 SPACES (1 PER 300 SF) 256 SPACES (8 ADA)



SUP-001-25 06.25.2025





APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA (All applications must be typed or written in ink)

Special Use Permit & Property Information:

(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Date of Pre-application Meeting:______2. Pre-application Number: Z-PA-_____

3. The legal description of the property:

Portions of 104-23-0820, **4.** Tax Assessor Parcel Number(s):____^{-0830, -0840, -0850, -0860}___**5.** Current Zoning:_____

6. Parcel size:

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

8. The exact use proposed under this request:

9. Is the property located within three (3) miles of an incorporated community?______ If yes, which ones?

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time:

INV#:	AMT:	DATE:	CASE:		Xref:	
COMMUNITY DEVELOPMENT Planning Division						
	85 N. Florence St., PO Box 2973		T 520-866-6442 ountyaz.gov	FREE 888-431-1311	F 520-866-6530	

Supporting Information for a Special Use Permit:

- 1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: _____
- 2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: ______
- 3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
- Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare?
 □ YES □ NO
- 5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO
- How many parking spaces are to be provided (employees and customers)?
 Indicate these parking spaces on the site plan.
- 8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
- 10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. See Narrative.
- 11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. See Narrative.
- 12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested.

Application Checklist:

🗵 Submit	t a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include
the fol	lowing:
0	Size and shape of parcel; property dimensions; north arrow
0	Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
0	Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
0	Driveways and parking areas, show access, dimensions and surface material
0	Existing and proposed utilities, show location of lines, size and serving company
0	Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
	t the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the sted action. Forms are in this packet.
mailing	t a list of all property owners within 1200' of the subject property boundary showing name, g address and tax parcel numbers. This list must be obtained within the 30 days prior to ation submission.
🖾 Submit	t a map of the area with the 1200' boundary shown. (A Tax Assessor Parcel Map is acceptable).
	t the non-refundable filing fee according to the fee schedule shown on page 1 of the application. pplication is not considered filed until the fees are paid.)
🗖 Submit	t a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
Hold a	neighborhood/community meeting prior to application submittal: Notify all property owners within 1200' Hold the meeting within 5 miles of the subject property
0	Hold the meeting between 5:00pm and 9:00pm
0	Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
🔲 Include	e neighborhood Public participation information with the application:
0	Copy of Notice of Neighborhood/Community Meeting
0	List of property owners notified
0	Meeting Minutes
0	Attendance sign-in sheet with names & addresses
Install applica	Broadcast Notification Sign(s) on the site in conformance with the information shown in this ation.

Please feel free to compile all information into a separate Narrative

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

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

Brennan Ray, Ray Law Firm

2325 E Camelback Rd, Ste 400, Phoenix, AZ 85016

Name of Applicant 602-536-8983 bray@raylawaz.com E-Mail Address Phone Number Signature of Applicant Same as Applicant Address Name of Agent/Representative 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. 7339 E McDonald Dr, Scottsdale, AZ 85250 WNDG, LLC Name of Landowner Address Kelly/adpere.com 480383 of Landowner Signatú If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and <u>cannot</u> be submitted digitally)

TO: Pinal County Community Development P.O. Box 2973 Florence, AZ 85232

WNDG, LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

As assessor parcel number 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property." Owner hereby appoints Ray Law Firm

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]	[Signature]
[Address]	[Address]
Dated:	Dated:
STATE OF)	
) ss.	(SEAL)
The foregoing instrument was acknowledged before by	re me, this day, 20
My Commission Expires	
	Signature of Notary Public
Printed Name of Notary	Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

	WNDG, LLC
DIANE SCAPPATICCI Notary Public, State of Arizona Maricopa County Commission # 629762 My Commission Expires July 27, 2026	Insert Company's or Trust's Name] By: [Signature of Authorized Officer, or Trustee] ts: MAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
Date	10/02/07
STATE OF ARIZONA	
) ss. COUNTY OF <u>MAR I CoPA</u>) The foregoing instrument was acknowledged	d before me, this 33^{RD} day of 310^{RD} , 20 35^{RD} by
LIAIT BROWN TR	MANAGING MEMBER
[Insert Signor's Name]	[Insert Title]
WN.DG, UC	AZ LLCan,
[Name of Company or Trust]	[Insert State of Incorporation, if applicable]
And who being authorized to do so, executed purposes stated therein.	d the foregoing instrument on behalf of said entity for the
My Commission Expires: JULY 27, 20	26
DANE SCHAPATIOCI	Dane Carposticci
Printed Name of Notary	Signature of Notary
ALTERNATE: Use the following	acknowledgment only when a second company is signing
	On behalf of the owner:
STATE OF)	
) ss. COUNTY OF)	(Seal)
The foregoing instrument was acknowledged	before me, this day of 20 by, who acknowledges himself/herself to be
[Insert Signor's Name]	
	, of
[Title of Office Held] As	[Second Company] for, and who being
[i.e. member, manager, etc.]	[Owner's Name]
Authorized to do so, executed the foregoing	
therein.	instrument on behalf of said entities for the purposes stated
therein.	



Legal Description SEC Ironwood and Ranch Retail Special Use Permit

Job No. 24-0567

April 24, 2025

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION, A PINAL COUNTY BRASS CAP FLUSH, FROM WHICH POINT THE CALCULATED SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 2647.06 FEET **(BASIS OF BEARING)**, AND FROM SAID CALCULATED SOUTHWEST CORNER, A PINAL COUNTY BRASS CAP FLUSH AT THE CENTERLINE OF IRONWOOD ROAD BEARS NORTH 77 DEGREES 45 MINUTES 31 SECONDS WEST, 12.96 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 844.57 FEET;

THENCE DEPARTING SAID WEST LINE,

NORTH 89 DEGREES 46 MINUTES 19 SECONDS EAST, 70.00 FEET TO THE **POINT OF BEGINNING**;

THENCE 70.00 EAST OF AND PARALLEL WITH SAID WEST LINE, NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, 779.59 FEET;

THENCE NORTH 44 DEGREES 34 MINUTES 55 SECONDS EAST, 35.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF RANCH ROAD PER THE PLAT OF QUEEN CREEK SUBURBAN RANCHES, RECORDED IN BOOK 15 OF MAPS, PAGE 16, RECORDS OF SAID PINAL COUNTY;

THENCE ALONG SAID RIGHT OF WAY, NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST, 644.87 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 483.30 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 393.00 FEET;

THENCW SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, 321.50 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST, 277.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING 412,551 SQUARE FEET, OR 9.4709 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

SEC Ironwood & Ranch

Rezone and Special Use Permit

Narrative

Submitted to: Pinal County Planning Department 85 N. Florence St. P.O. Box 2973 Florence, AZ 85132

for:

WNDG, LLC 7339 E McDonald Dr., Scottsdale, AZ 85250

Prepared by: **Ray Law Firm** Brennan Ray/Lisa Gage 2325 E. Camelback Rd, Ste 400, Phoenix, Arizona, 85016

Case Number: PZ-PA-001-25, PZ-001-25, SUP-001-25 First Submittal: January 24, 2025 Second Submittal: May 13, 2025 Third Submittal: June 25, 2025

Project Team

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Exhibit 1 – Neighborhood Meeting Report

I. Introduction

Diversified Partners ("Diversified") is the proposed developer of approximately 9.47 acres at the southeast corner of Ironwood Road and Ranch Road (the "Site"). Diversified anticipates developing this Site with a commercial development that will be a viable and sustainable use of this Site and will add needed commercial services to the area. The proposed development aligns with Pinal County's vision for coordinated physical development that meets present and future needs while ensuring efficient use of public resources. Diversified plans meet the County's goal of creating vibrant, healthy, and economically sustainable communities by introducing essential services to an area experiencing significant population growth. To facilitate this development, Diversified requests a rezoning from SR to C-1 and a Special Use Permit to allow medical office uses. The Site is outlined below in Blue. A Minor General Plan Amendment has been filed in conjunction with this rezone.

Rezoning the Site from SR to C-1 with a Special Use Permit for medical office uses makes good sense. The Site is located at the corner of an arterial road and a major collector road, Ironwood Road and Ranch Road, respectively. Ironwood Road is a road of regional significance, carrying considerable amounts of traffic to/from the San Tan Valley area to SR-24. Retail development is appropriate at this location due to the future development planned for the immediate vicinity. The development of a medical office building in this location is crucial to meet the increasing healthcare needs of the rapidly expanding San Tan Valley area. Introducing commercial retail uses alongside the medical office building will contribute to local economic growth and job creation. This proposed development adds to the County's efforts to diversify its economy. While Pinal County has attracted significant manufacturing investments recently, the addition of medical and retail services complements these industrial developments by providing essential services to the growing population.



II. Existing Zoning and Relationship to Surrounding Properties

The Site and adjacent properties are designated Rural Living as part of the San Tan Valley Special Area Plan. The Site is part of five large residential ranch properties that are a part of the "Queen Creek Suburban Ranches" subdivision. The properties to the south and east are also part of the "Queen Creek Suburban Ranches" subdivision. To the west, across Ironwood Road, is vacant land that is currently being farmed but is planned for an approximately 150-acre master planned development that will include commercial and a variety of residential uses. Surrounding uses and designations are listed below.

	Existing Zoning	Existing Use
North	GR Residential Home / Ranch	
South	SR	Residential Home/Ranch
East	SR	Residential Home /Ranch
West	Town of Queen Creek	Agriculture

The remaining portions of the parcels (east of the proposed development) will remain zoned SR and contain single-family residences. The parcels will be re-platted consistent with this proposal and comply with the requirements of the applicable zoning districts.

III. <u>Conformance to the Comprehensive Plan</u>

A minor amendment to the San Tan Valley Special Area Plan (STVSPA) to reclassify the Site from Rural Living to Suburban Neighborhood was submitted in conjunction with this rezone request. This amendment aligns with Pinal County's growth strategies by addressing the increasing demand for commercial and medical services due to significant population growth. The development, featuring a medical office building and retail spaces, aims to enhance healthcare access, create jobs, and support economic sustainability while being strategically located at a key intersection. The proposal adheres to the goals of the Pinal County Comprehensive Plan, promoting coordinated development, economic diversity, and improved quality of life for residents.

IV. <u>Rezoning Request</u>

Diversified requests a rezoning from SR to C-1 with a Special Use Permit to allow for development of a medical office building on the northwest corner of the Site. Pinal County has recently experienced significant growth. Per Pinal County's website, the County's population has grown approximately 23.5% since 2010.¹ To keep up with the increased population, additional commercial developments are needed. Specifically, this area lacks commercial uses, with only approximately 108 acres of commercially zoned properties located within 2 miles of the Site within Pinal County. This proposed development, at the corner of an arterial road and major collector road (Ironwood Road and Pima Road), is a great opportunity to provide additional commercial services to the area and will generate employment opportunities.

A two-story medical office building is currently proposed for the northeast portion of the site, designated for a well-known medical operator, a leading orthopedic medical practice with multiple locations across the Valley and a team of over 70 specialists. The medical provider will offer a comprehensive range of services, including fracture care, interventional

¹ <u>https://www.pinal.gov/DocumentCenter/View/13144/AZ-Big-Media-ED-Article-?bidId=</u>

pain management, podiatry, sports medicine, and general orthopedic care. The presence of this high-quality medical facility will provide significant benefits to the surrounding community. The western portion of the site is planned for neighborhood-oriented commercial development, further enhancing the area's accessibility and convenience.

The Site will be appropriately landscaped with a variety of trees, shrubs, and ground covers, providing shade in appropriate locations and buffering the Site from the adjacent residential uses. The adjacent residential uses are also buffered by a drainage channel running along the eastern side of the Site. A 6-foot-high masonry wall is planned along the Site's eastern perimeter to provide additional screening for the residential properties.

V. <u>Supporting Information - Rezone</u>

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public.

Services are available to the site. No improvements would be paid for by the public.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan.

Ingress and egress points are shown on the site plan. A TIA has been submitted in conjunction with this request.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan.

Parking will meet the requirements of the County's Zoning Ordinance.

4. Is there a potential for excessive noise (I.E.: children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use. If yes, how will you alleviate these problems for your neighbors?

No excessive noise or negative emissions are expected from this proposed development.

5. What type of landscaping are you proposing to screen this use from your neighbors?

The Site will feature diverse landscaping, including trees, shrubs, and ground covers, to provide shade and buffer adjacent residential areas. Additional screening will be ensured by a drainage channel along the eastern and northern sides and a 6-foot-high masonry wall on the eastern perimeter.

6. What type of signage are you proposing for the activity? Where will the signs be located?

The proposed signage will be of the type typically found at commercial retail developments and medical office buildings.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative.

There will not be any manufacturing on the site.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested.

The proposed development is a low-profile development, with the maximum height of the medical office building being 2-stories and the commercial retail being 1story. This is consistent with the building heights of the surrounding residential and commercial developments. The landscaping will complement the existing landscaping in the area.

VI. <u>Special Use Permit</u>

In addition to the Rezoning request, Diversified seeks a Special Use Permit for a medical health care facility. The Special Use Permit is justified as the proposed medical office use meets the growing demand for healthcare services in the rapidly expanding Pinal County, where commercial options are currently limited. Its strategic location at a major intersection, minimal impact on surrounding properties, and thoughtful site design with adequate buffering and infrastructure ensure it will benefit the community while maintaining compatibility with neighboring uses.

VII. <u>Supporting Information – Special Use Permit</u>

- 1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010:
- That there are special circumstances or conditions applicable to the location of the property referred to in the application, which would make the proposed special use appropriate on this property, though not in the zoning district at large.

The Site's location at the intersection of Ironwood Road and Ranch Road makes it suitable for a medical office development. The Site benefits from visibility and accessibility along a major transportation corridor, while its position allows for efficient access management and circulation. These characteristics make the property especially appropriate for medical office use, distinguishing it from other parcels within the zoning district.

• That the specific treatment of the proposed special use will not contribute to a worsening of traffic safety or otherwise have a negative impact on nearby properties or otherwise affect the health and safety of persons residing or working in the area.

The proposed medical office development incorporates appropriate traffic management strategies to ensure safe and efficient circulation. Access through the future commercial development to the west from Ironwood Road and properly spaced driveways on Ranch Road will facilitate safe ingress and egress. The Site's corner location allows for multiple access points, distributing traffic flow and minimizing congestion. The projected traffic generation from medical office use is generally spread throughout the day, avoiding concentrated peak hour impacts typical of other commercial uses.

• The proposed special use will not materially affect or endanger the public health, safety or welfare.

The development enhances public health, safety, and welfare by providing essential medical services to the surrounding community. The Site includes modern safety features such as well-lit parking areas, clear pedestrian pathways, and appropriate emergency vehicle access. The medical office use generates minimal noise, odor, or other nuisances that could affect nearby properties. Furthermore, the development will comply with all applicable building and fire safety codes.

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

The special use complies with the regulations and standards applicable within the proposed zoning district.

 The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area.

The development incorporates several design elements to ensure compatibility with adjacent properties. These include landscaping buffers, architecturally treated building facades on all sides, and careful placement of service areas away from residential interfaces. Building height and massing are scaled appropriately to create a transition between different uses. Operational characteristics of medical offices, such as regular business hours and professional management, are compatible well with nearby residential uses.

• Traffic circulation.

The site plan provides a logical internal circulation system with clear wayfinding for patients and emergency vehicles. The parking layout facilitates efficient circulation while maintaining appropriate buffering from adjacent properties. The development's access points are positioned to maximize sight distance and operational safety.

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

The development will comply with the County's regulations pertaining to drainage and development.

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

The development incorporates multiple measures to minimize off-site impacts: dark-sky compliant lighting fixtures with proper shielding; HVAC equipment screening and strategic placement; dust control plan during construction; Solid waste management plan with screened enclosures; enhanced landscaping for visual buffering and dust control; and stormwater retention designed to prevent off-site discharge. • Same special use. The number and locations of special uses already established in the zoning district that are the same or substantially the same as the proposed special use.

There are currently no other medical office special uses within a three-mile radius of the subject property. The nearest medical facilities are located over five miles away, demonstrating a significant gap in healthcare services in this area.

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

The proposed medical office development addresses a critical need in the community. Recent demographic analysis indicates that the surrounding area is underserved by medical facilities, with a growing population having to travel significant distances for healthcare services. The development will provide convenient access to medical care for nearby residents, reducing travel times and improving healthcare accessibility. Local economic development studies have identified healthcare services as a priority need for this portion of Pinal County.

2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use.

Services are available to the site. Water and sewer will be brought to the Site by the developer

- 3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? **X YES** \Box NO
- 4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare? XYES □ NO
- 5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? **XYES** INO
- 6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan.
- 7. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan.

Parking will meet the requirements of the Zoning Ordinance for the proposed medical office building.

8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

No, the proposed development does not have the potential for excessive noise or the production of smoke, fumes, dust, or glare

9. What type of landscaping are you proposing to screen this use from your neighbors? Indicate the landscaping on your site plan.

Appropriate amounts of landscaping will be provided on the Site and the perimeter, the details of which are not finalized.

10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan.

The proposed signage will be of the type typically found at commercial retail developments and medical office buildings.

11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative.

No manufacturing or production process will occur on the Site.

12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested.

The proposed development is a low-profile development, with the maximum height of the medical office building being 2-stories. This is consistent with the building heights of the surrounding residential and commercial developments. The landscaping will complement the existing landscaping in the area

VIII. Location & Accessibility

Four ingress and egress points will serve the Site, two on Ironwood Road and two on Ranch Road. Additionally, the Site benefits from access to SR-24 and it's future extension to the east.

IX. <u>Utilities</u>

Water/ Sewer	Epcor	800-383-0834
Electric	Salt River Project (SRP)	602-236-8888
Gas	Mesa Gas	480-644-4277
Telephone	Century Link	888-320-3452
Police	Pinal County Sherriff	520-866-5111
Fire/ Medical	Rural Metro	800-624-5835
Solid Waste	Waste Management	866-909-4458

X. Nearby Schools & Distance from Proposed Site

Ranch Elementary School	1.1 Miles
Combs High School	1.7 Miles
Legacy Traditional School	1.9 Miles

XI. <u>Conclusion</u>

This request proposes a thoughtful plan that will allow much-needed commercial development. This development will provide additional commercial services and employment opportunities within Pinal County. We request your approval.

Exhibit 1

3/24/2025 Neighborhood Meeting Summary SEC Ranch Rd and Ironwood Rd Case #PZ-PA-001-25, PZ-001-25, SUP-001-25 Ranch Elementary School 43521 N. Kenworthy Rd, San Tan Valley, AZ 85140

Attendees

Robert Mayhew- Diversified Partners John Holman- EPS group Brennan Ray- Ray Law Firm Lisa Gage- Ray Law Firm 43 community neighbors

Introductions and Overview

Mr. Ray gave a brief overview of the proposed development. However, as many community members were already familiar with it, the discussion quickly moved into questions and comments.

Questions and Comments

• Why did they pick that spot? There are so many places to build. *A: This location was chosen due to the proximity to the 24 freeway and the*

proposed development planned for the west side of Ironwood Road, which is in Queen Creek's jurisdiction.

- Where else is this developer going to build? A: Diversified Partners also has a development planned for the northeast corner of Ironwood Road and Pima Drive.
- What other uses are going into this development?
 A: Apart from the medical office building on the northeastern part of the development, specific users have not yet been identified.
- Where is the traffic going to enter for the medical office? *A: Traffic for the medical office will enter using two access points on Ranch Road.*
- Will medical offices be open at night?

A: It is anticipated at this time that they will have normal office hours for a medical facility. This is not an emergency room and will not be open 24 hours per day.

• How much traffic will this generate? A: A traffic report was submitted to Pinal County in conjunction with these applications. • How will water be retained during rain?

A: All the rainwater will be retained on site and follow the drainage requirements set forth by Pinal County.

- Is there a plan to support the people who ride horses on Ironwood and Ranch roads?
 A: We will need to look into this.
- What is the monument sign? A: Monument signage has not been determined at this time.
- Is the developer buying the entire two south parcels? *A: Diversified Partners now owns all 5 parcels.*
- We haven't had a vote yet for CC&R's. Are you going to go around them? A: We are currently working on the amendment to the CC&R's; however, that process and the entitlements process through Pinal County happen independent of each other.
- What are you going to do for safety? People already speed on Ranch Rd. even though its 25 mph.

A: Speed humps exist on Ranch today. Traffic will be reviewed as part of the process.

- Are you going to gate over our community? (suburban ranches) A: This development will not include gating the adjacent residential community.
- What happens if the amendment the CC&R's doesn't get approved? *A:* We are not involved in the CC&R amendment.
- Is this considered spot zoning?
 A: This is not considered spot zoning.
- Are you adding hitching post to this development? A: This is not something that we have previously discussed.
- Every lot is supposed to be 3.33 acres but that's not what is going to happen with this development.

A: All lots will meet the minimum lot size required by the CC&R's.

- Will an environmental impact statement be completed? Has Pinal County requested one to be done? Will we get copies of the Phase I report. *A: It will be completed at a later date.*
- Is this project going to be considered Phase 1 of a larger project that will be developed in the future?

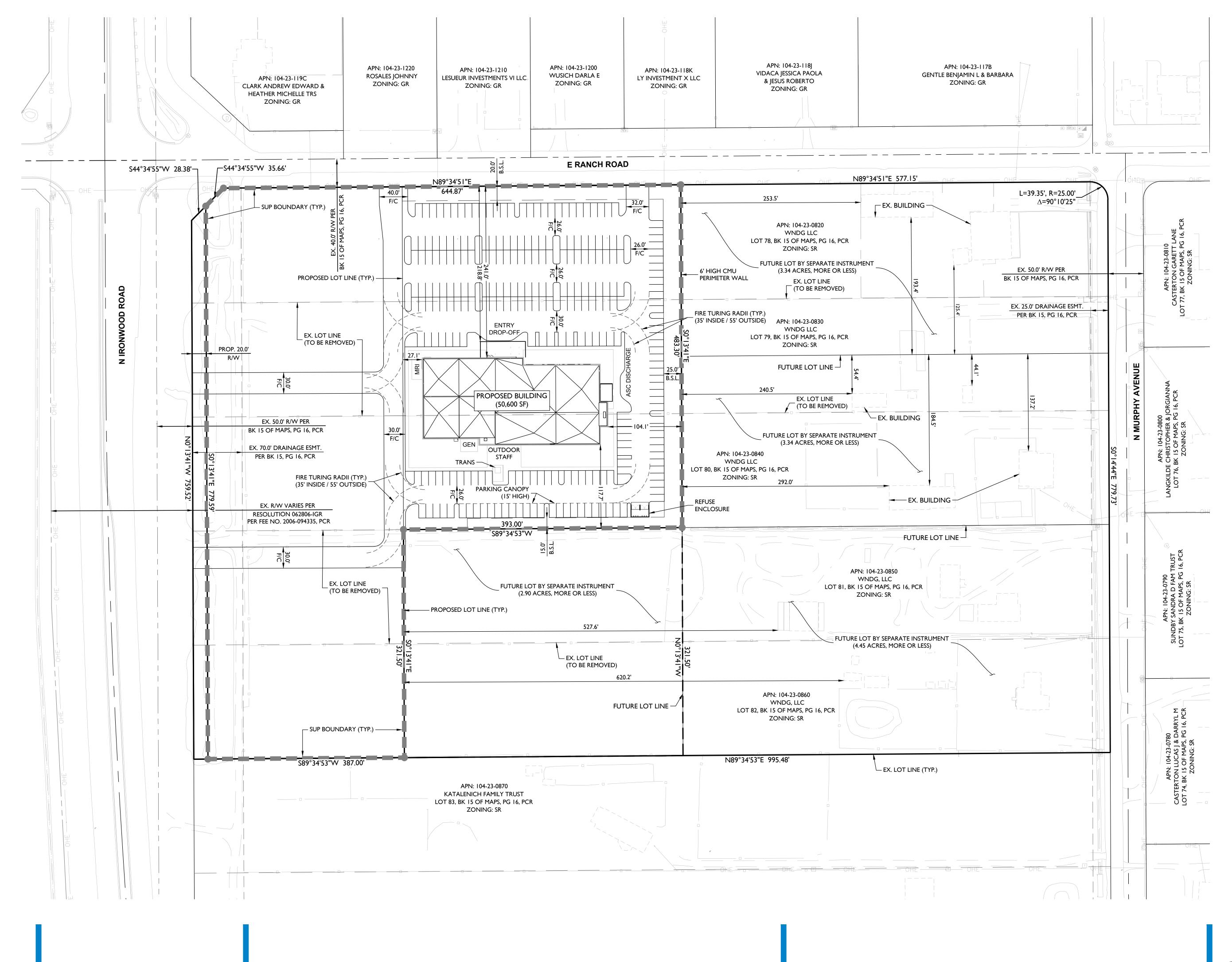
A: No, there are no plans to increase the size of the development beyond what has been included in the current applications with the County.

- Why does the medical building have to go so far east? A: This is the location that Ortho Arizona chose for their building.
- Will there be a gas station? A: We do not anticipate having a gas station at this location.
- Is the whole length of ironwood going to be turned into commercial? A: It is not our intent to develop all of Ironwood Road.
- Will there be a traffic signal at the corner? A: Traffic is being reviewed as part of this process.
- How many different businesses can locate on the west side? Is a Tractor Supply store going there?

A: There are currently no users under contract for that side of the development.

- Why aren't you waiting to do the zoning until the CC&R's amendment is approved? *A:* The CC&R's are a separate matter from the zoning case.
- Do the CPA, rezone, and SUP follow the same track?
 A: Yes, all those applications were submitted together, and we anticipate for them to track together moving forward.

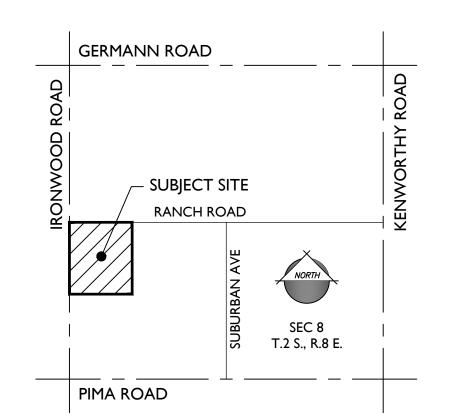
End of meeting.



San Tan Valley MOB & Surgery Center

Page 144

VICINITY MAP



PROJECT DATA

A.P.N.:

EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:

GROSS AREA: NET AREA:

SUP AREA:

BUILDING AREA:

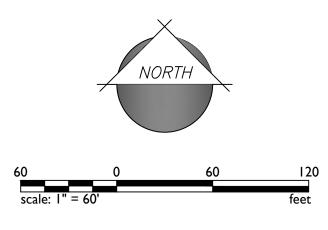
PARKING REQUIRED: PARKING PROVIDED: PORTIONS OF 104-23-0820; 0830; 0840; 0850; 0860 MODERATE LOW DENSITY RESIDENTIAL SR C-2 SUP

11.45 ACRES 9.47 ACRES

9.47 ACRES

50,600 SF

169 SPACES (1 PER 300 SF) 256 SPACES (8 ADA)



SUP-001-25 06.25.2025



Heather Clark 43311 N. Ironwood Drive (mailing address) 254 E. Ranch Road (2nd home) San Tan Valley, AZ 85140 hclark5501@msn.com 602-524-3565 cell July 7, 2025

Pinal County Community Development Department Board of Supervisors PO Box 749 Florence, AZ 85132

Subject: Opposition to Proposed Medical Building (SE corner of Ironwood/Ranch)

Dear Members of the Board,

I am writing to express my **strong opposition** to the proposed construction of a medical building (and other future commercial development) at the southeast corner of Ironwood Drive and Ranch Road (PZ-PA-001-25, PZ-001-25 and SUP-001-25) which is currently zoned for residential use.

This project poses several significant concerns for our neighborhood:

1. Traffic and Safety Impacts

The addition of a medical facility and other commercial buildings will substantially increase daily vehicle traffic on roads designed specifically for residential use (Ranch Road is NOT a major intersection and has no traffic light), posing risks to pedestrians, horseback riders, cyclists, children waiting at bus stops, families and seniors who regularly walk in the area.

2. Noise, Privacy, and Quality of Life

A medical building and other commercial establishments will bring increased noise, parking congestion (especially during construction with workers parking along the main street and in front of residential homes – blocking driveways, mailboxes, and trash pickup), and commercial activity/noise incompatible with the quiet, residential character of our neighborhood for many months/years during the construction of all future development. These changes will negatively impact the peaceful enjoyment of our homes and erode the sense of community that residents value deeply. Many of the residents moved here several years ago to enjoy a rural life that will now be taken away from them. There were several unhappy residents voicing their concerns at the neighborhood meeting held a few months ago. This will most adversely affect me since my home is at 254 E. Ranch Road which is directly across the street from the proposed medical building.

3. Property Values and Neighborhood Character

The introduction of a commercial medical facility and other commercial establishments in a purely residential area is likely to affect property values adversely. It will also set a precedent for further commercial encroachment into our neighborhood, undermining its long-established residential and rural integrity.

4. Environmental and Infrastructure Concerns

Increased surface runoff from expanded parking areas, waste management issues, water drainage issues, light pollution, and the general strain on local utilities are additional worries associated with this project. At the neighborhood meeting even the attorney for Diversified Partners stated that the drainage system throughout our neighborhood is very poor. This really concerns me since I have a drainage system right in front of my home.

For these reasons, I respectfully urge the Board of Supervisors to **deny approval of this project** or require relocation to an appropriately zoned commercial or medical office district where such services can operate without disrupting residential neighborhoods. One example of such an area is located at Gantzel and Ocotillo where land is specifically zoned for medical use.

Thank you for your consideration of my concerns. I request that this letter be included in the public record for this proposal and provided at the public hearing(s). I also ask to be notified of all upcoming hearings or decisions regarding this matter.

Sincerely,

/Heather Clark/

Heather Clark



7/17/2025

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

Community Development Department

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

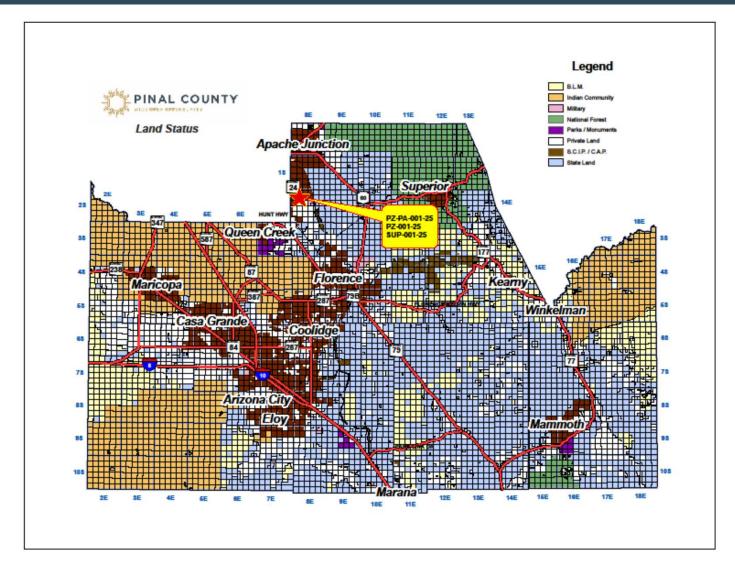


Proposals:

- PZ-PA-001-25 Requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 9.47± acres of land from Rural Living to Suburban Neighborhood;
- PZ-001-25 Requesting a rezoning of 9.47± acres from Suburban Ranch (SR) Zoning District to Community Commercial (C-1) Zoning District to allow for a commercial center and medical office; and
- **SUP-001-25** Requesting approval of a Special Use Permit on a 9.47± acre parcel to allow for medical offices.
- Location: The subject site is generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County.
- Applicant/Agent: : Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner

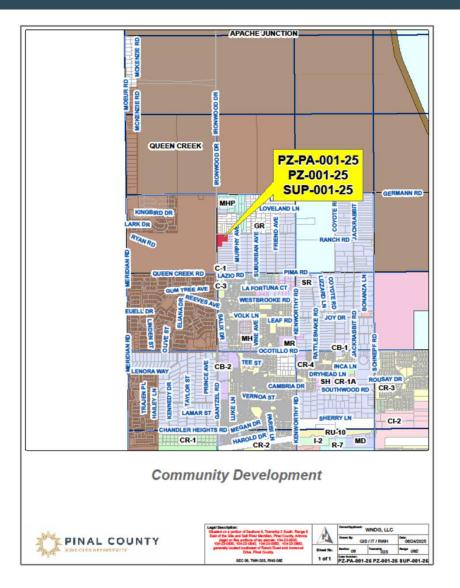


County Map





Vicinity Map





Aerial Map



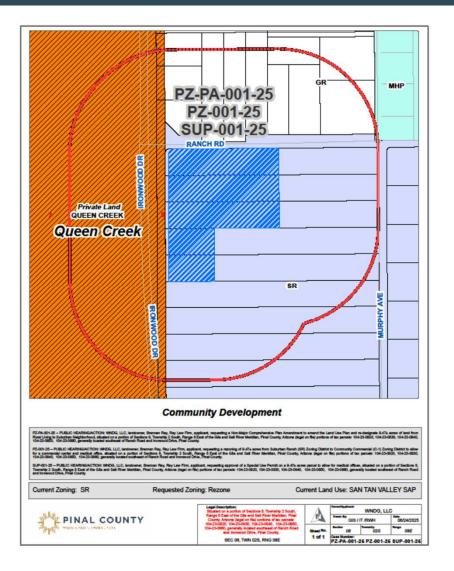
Community Development



PZ-PA-001-25 PZ-001-25 SUP-001-25

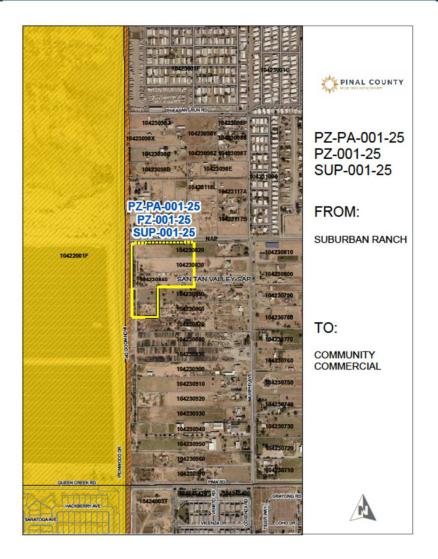
Case Map





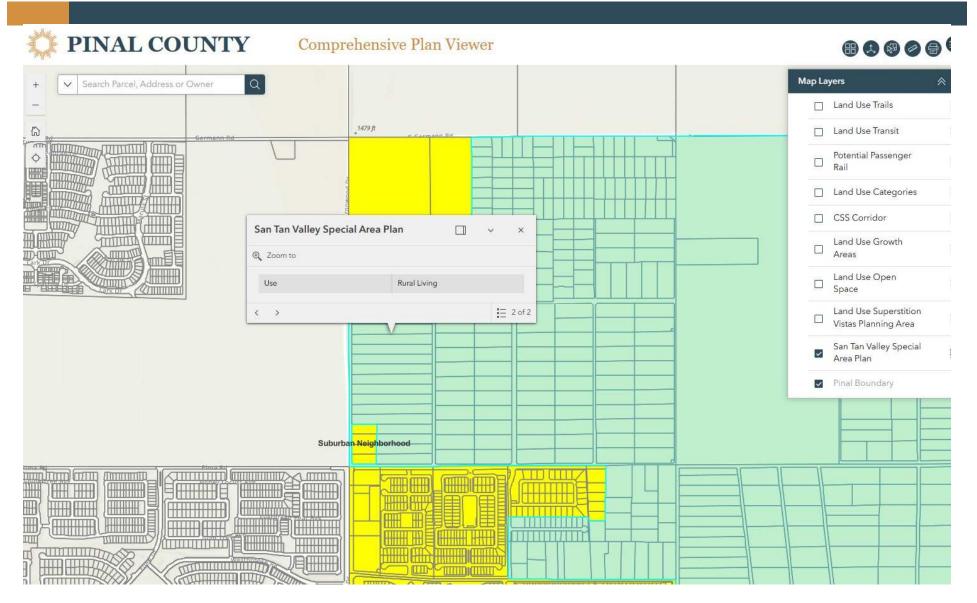


CPA Case Map



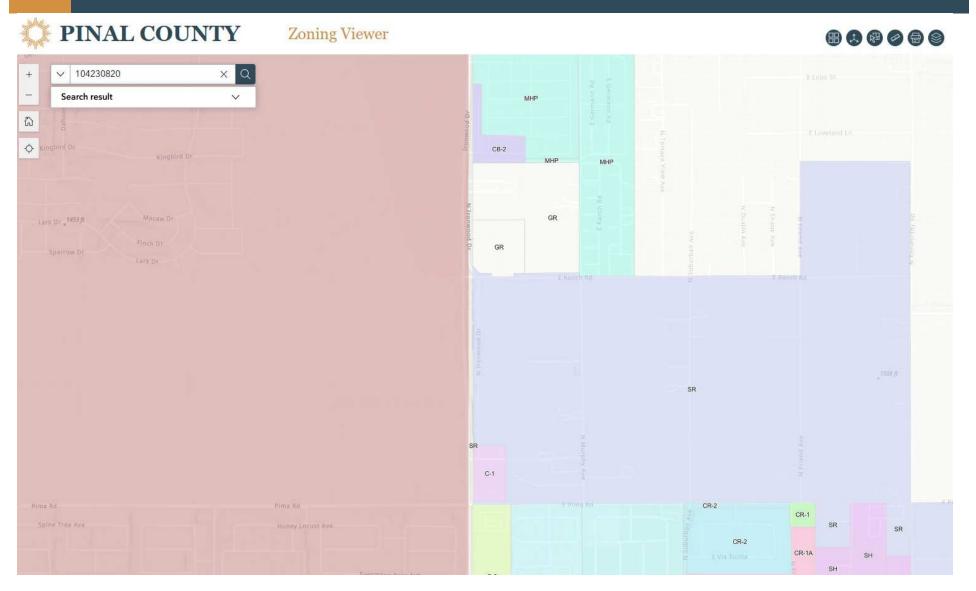


Comprehensive Plan



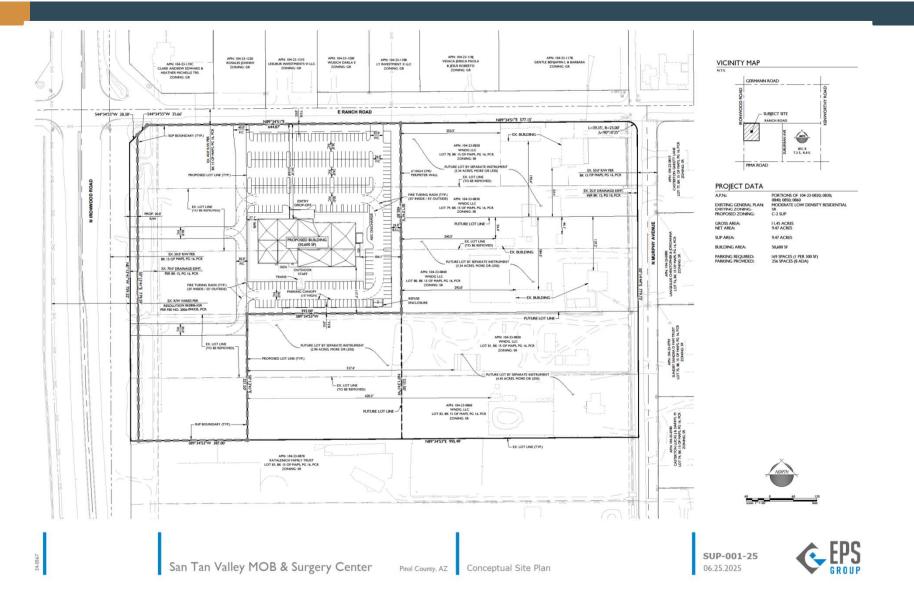


Zoning



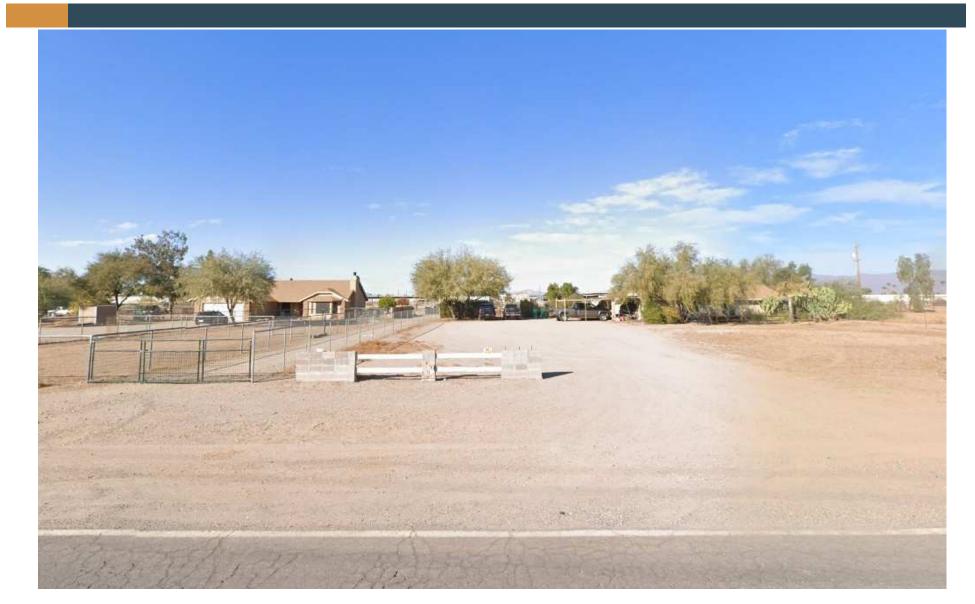


Site Plan Overall



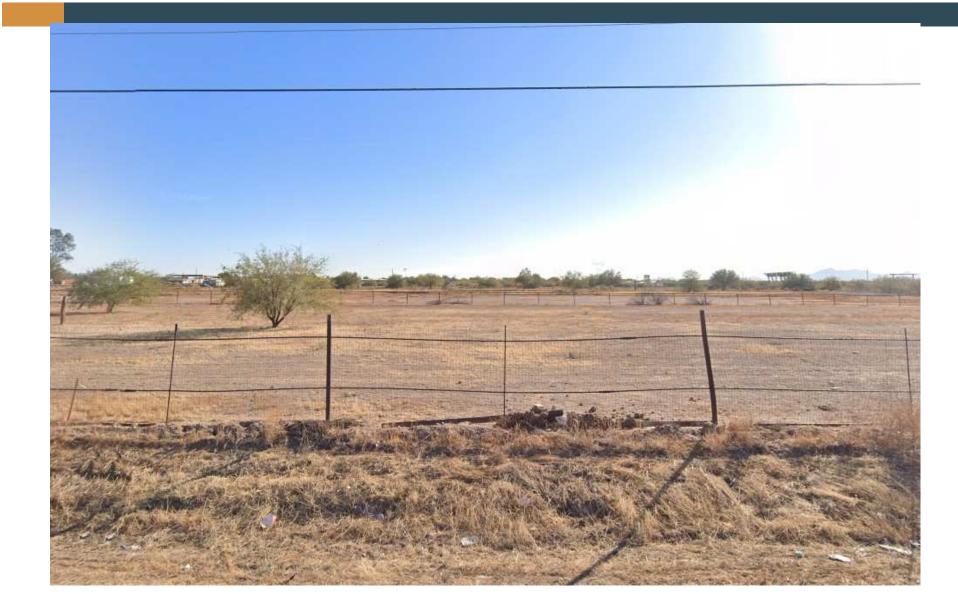
North





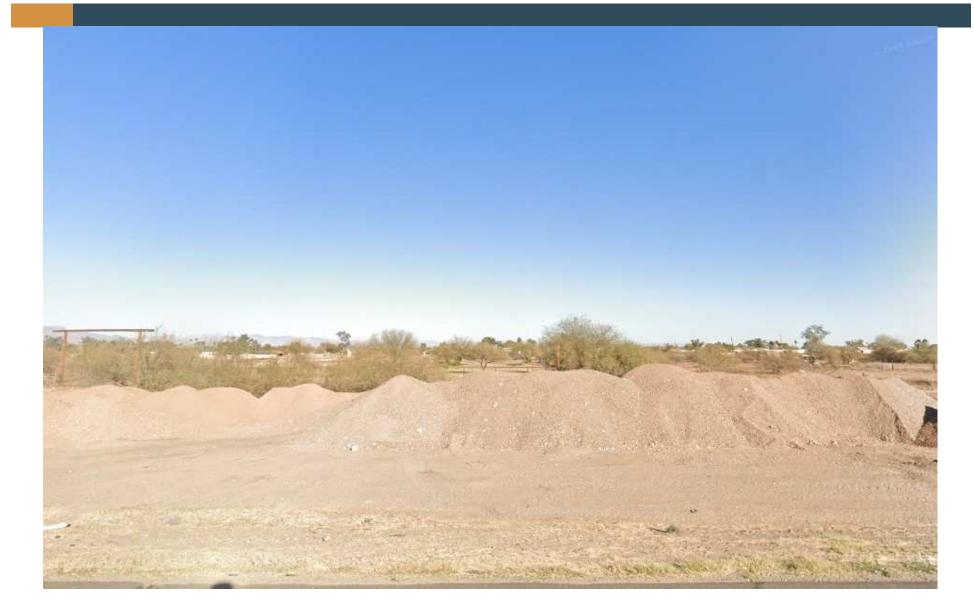
South

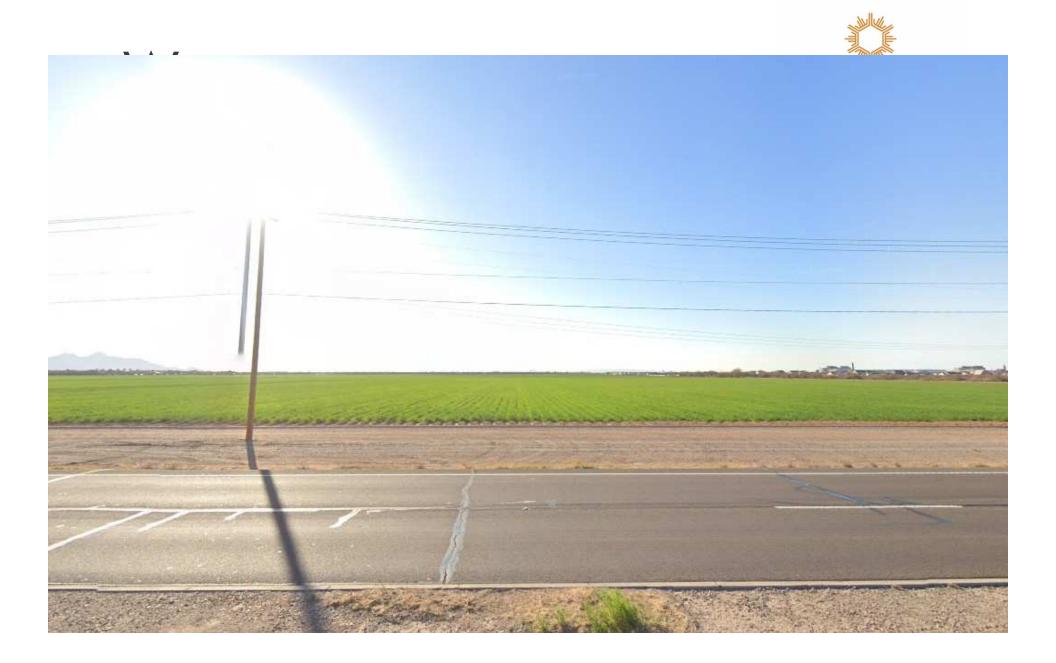




East







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



Items for Commission's Consideration:

- The site was originally included as part of the western portion of several large lot parcels generally located southeast of Ranch Road and Ironwood Drive, that are currently part of an older subdivision.
- In addition to the above-referenced Non-Major Comprehensive Plan Amendment, Rezoning, and Special Use Permit, a re-plat of the subdivision will be required, as well as a Minor Land Division, to adjust the parcel configurations, and a Site Plan will also be required.
- □ The ultimate end users are currently unknown.

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

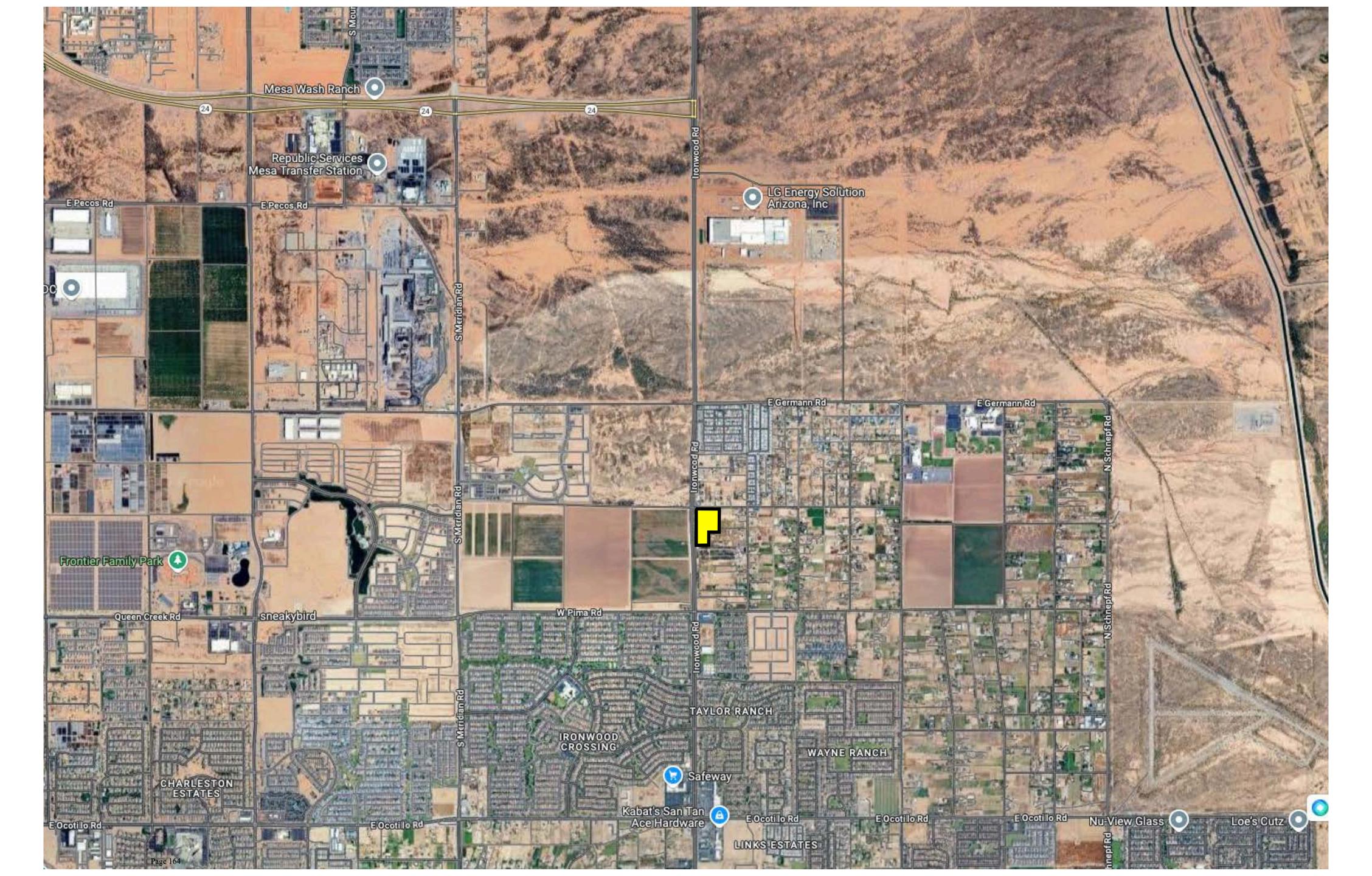


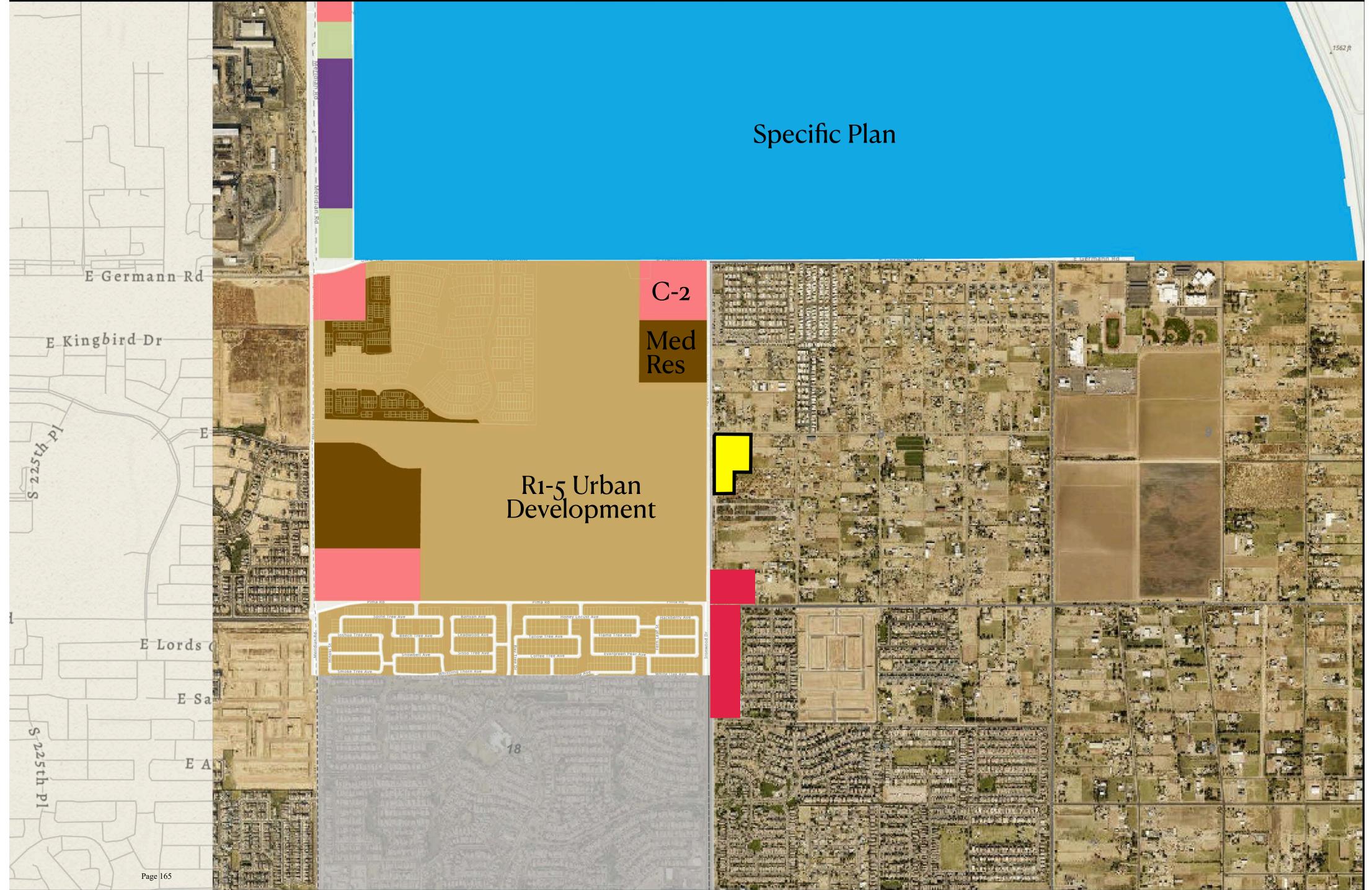
PUBLIC RESPONSE: One item of opposition was received by staff at the time the report was written.

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

Rezone and Special Use Permit

July 17, 2025 Planning Commission





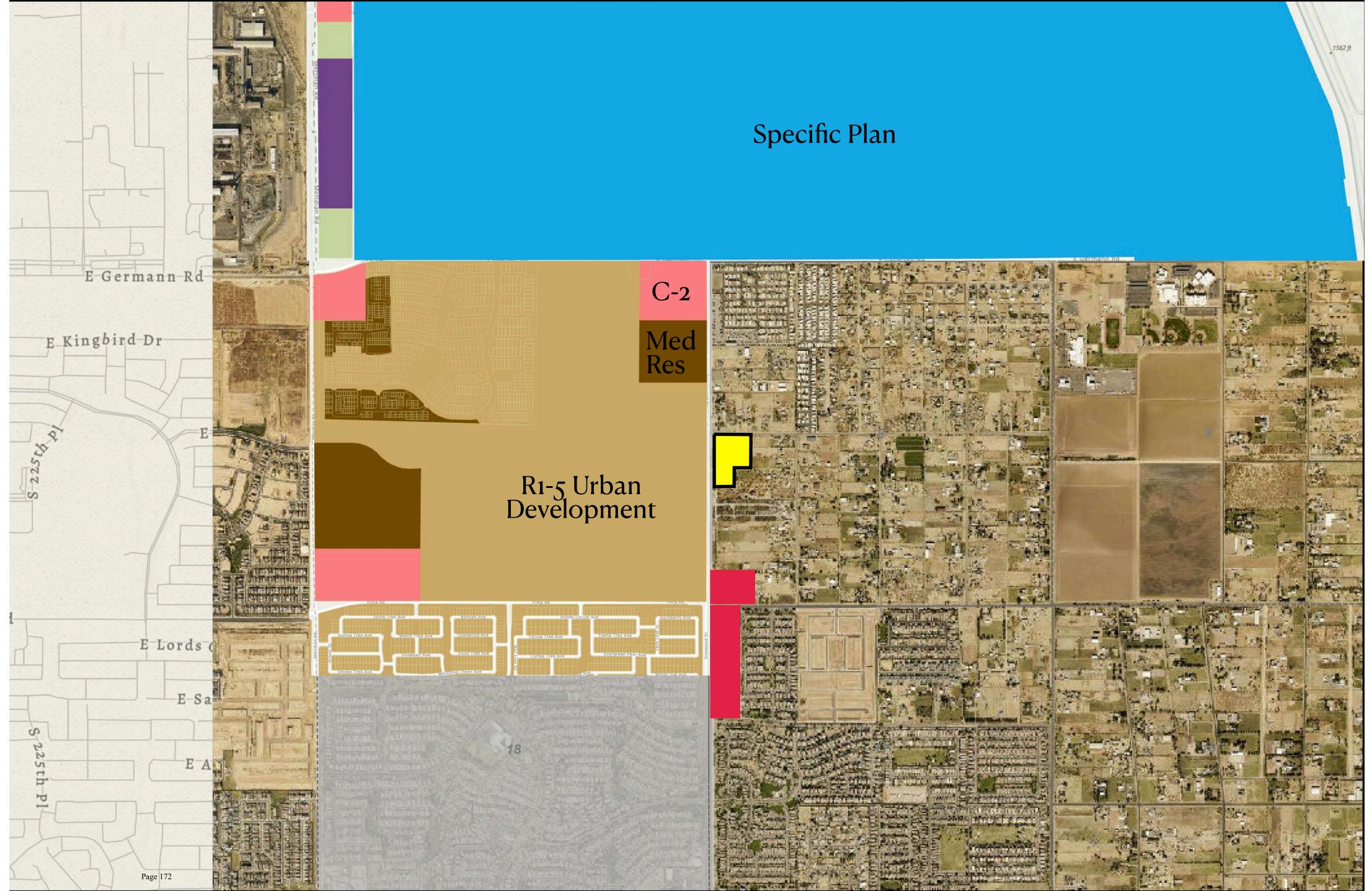


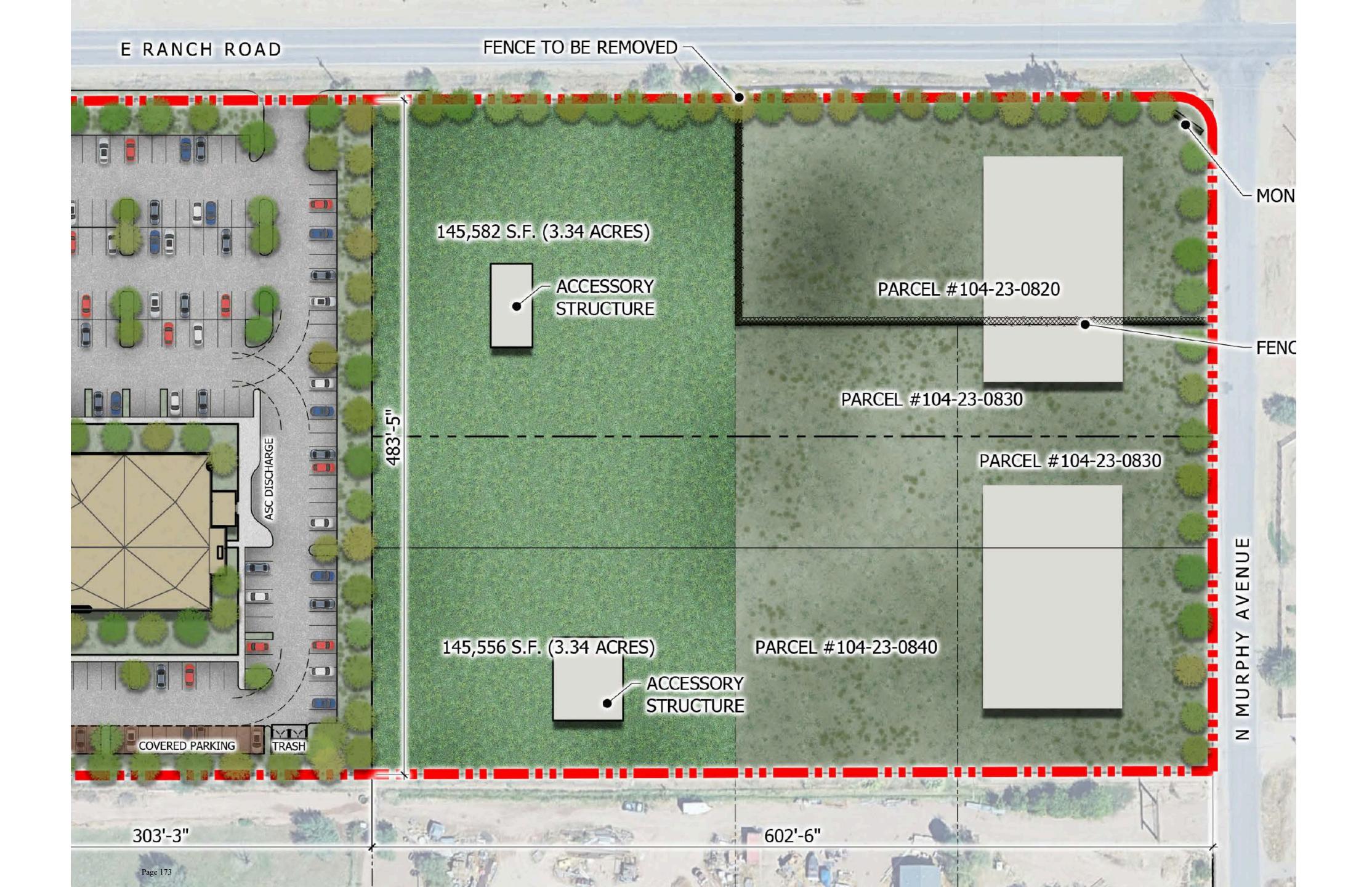


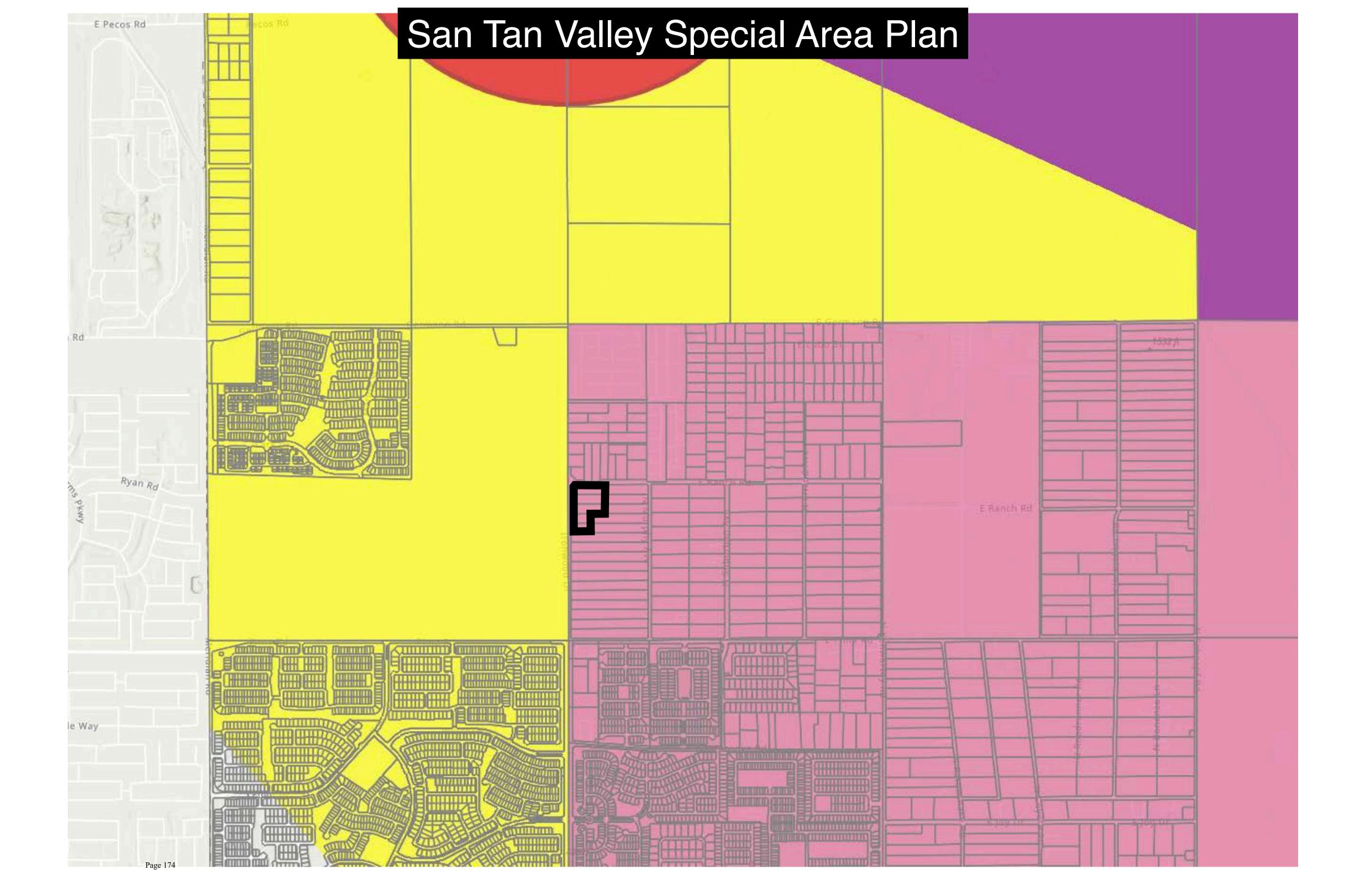




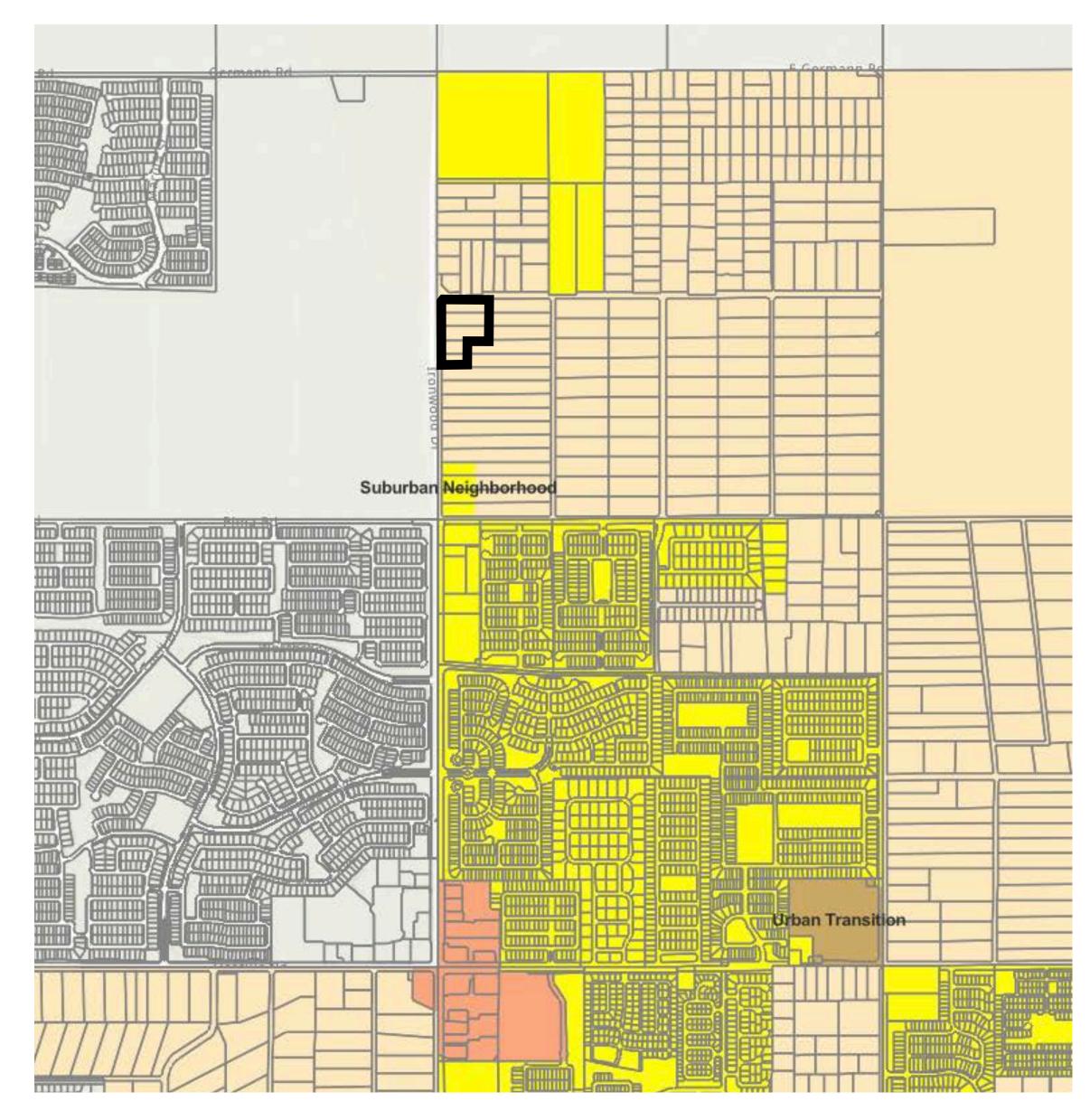
Request Planning Commission's Recommendation for Approval.



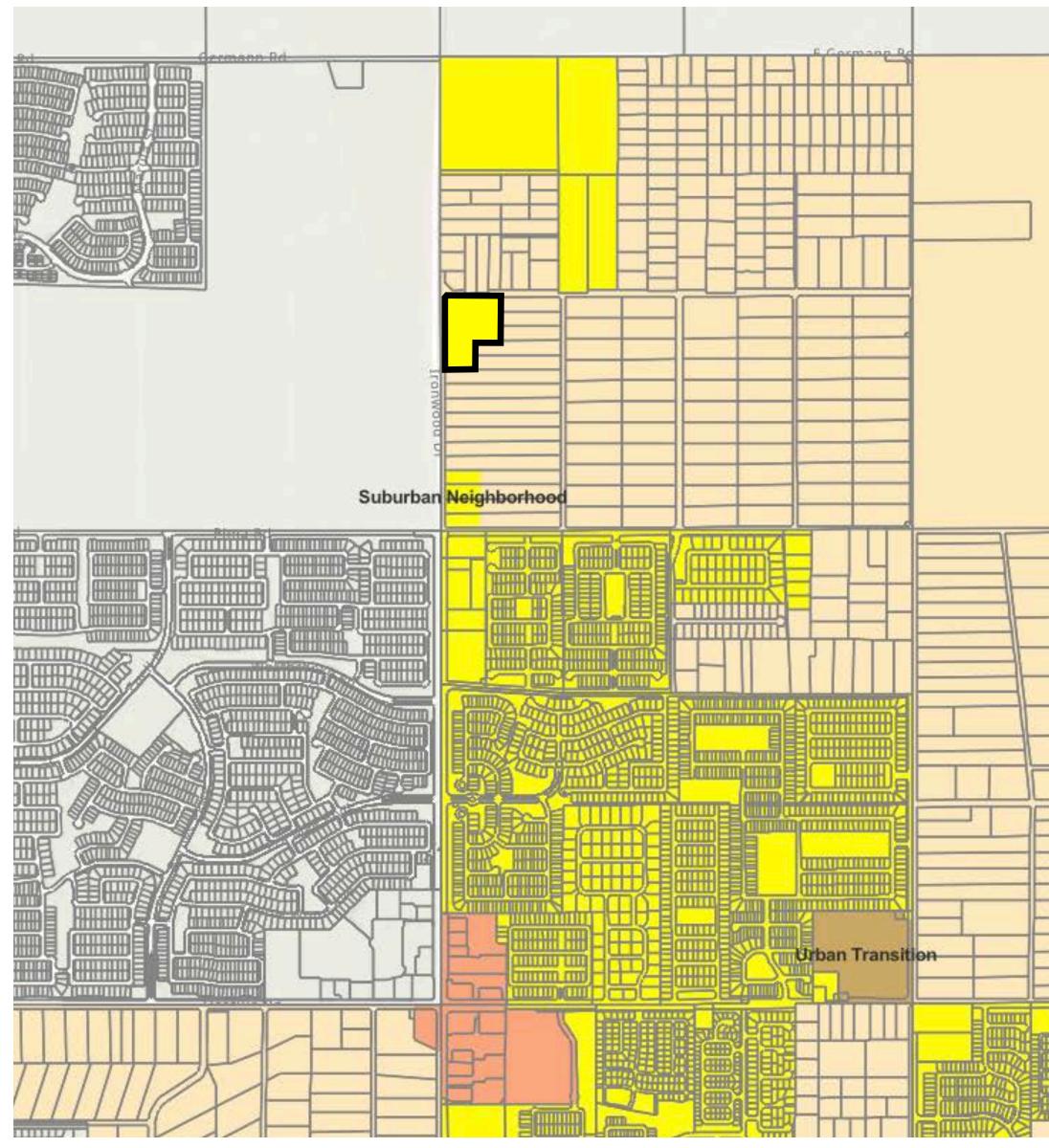


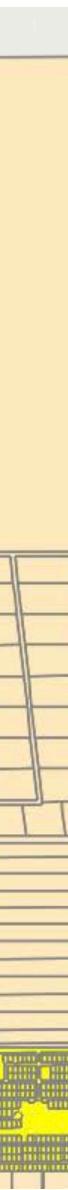


Existing San Tan Valley SPA

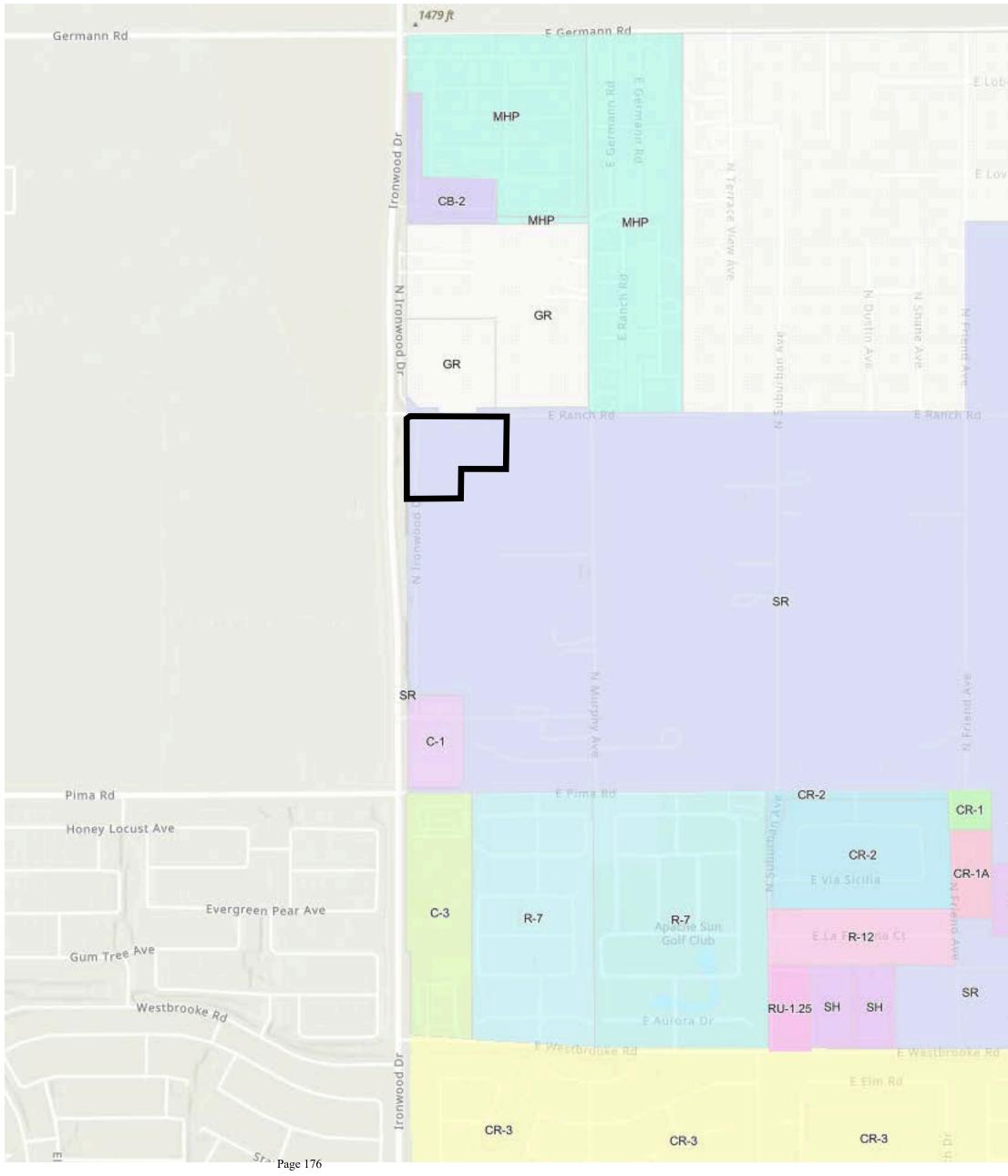


Proposed Amendment

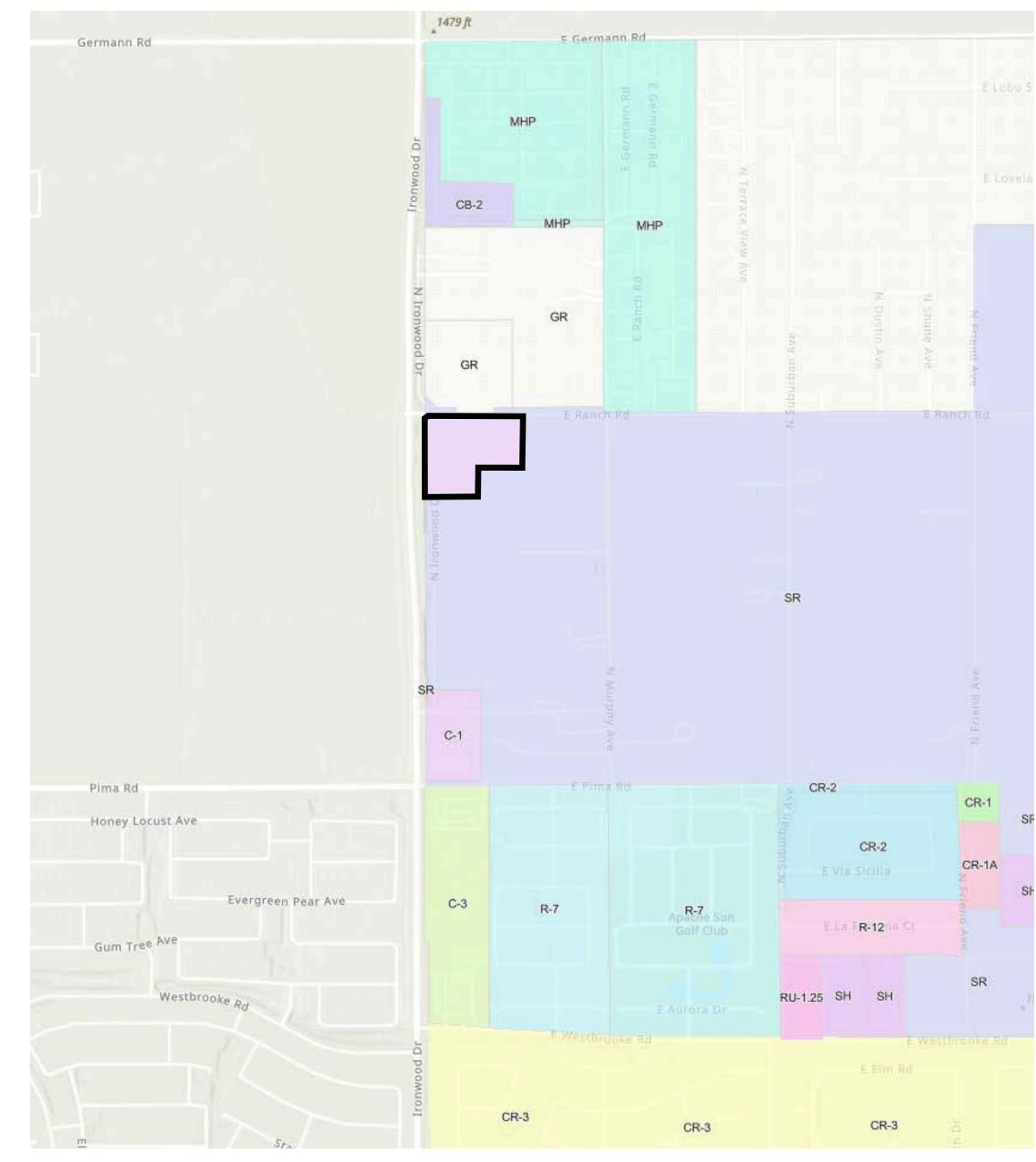




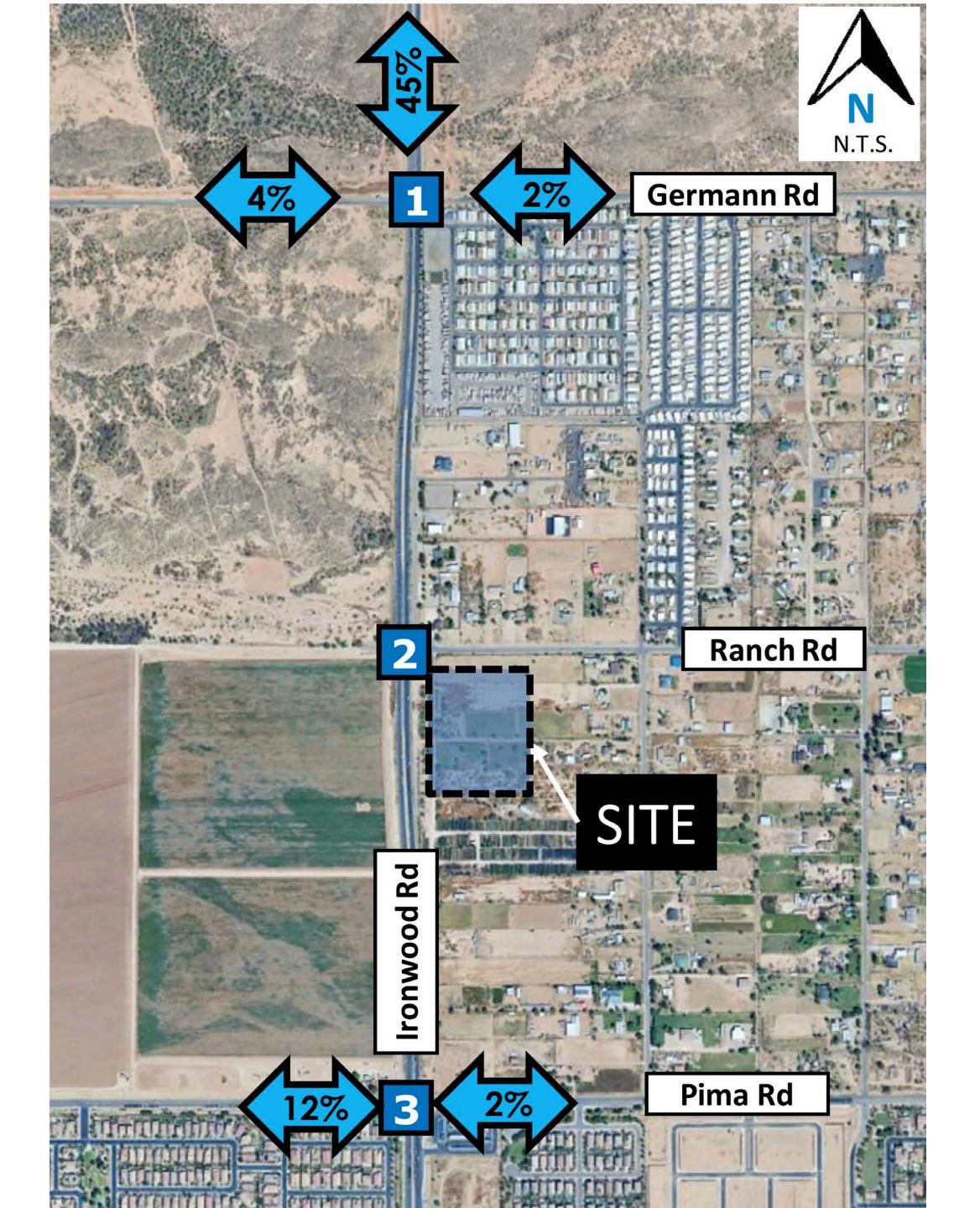
Existing Zoning

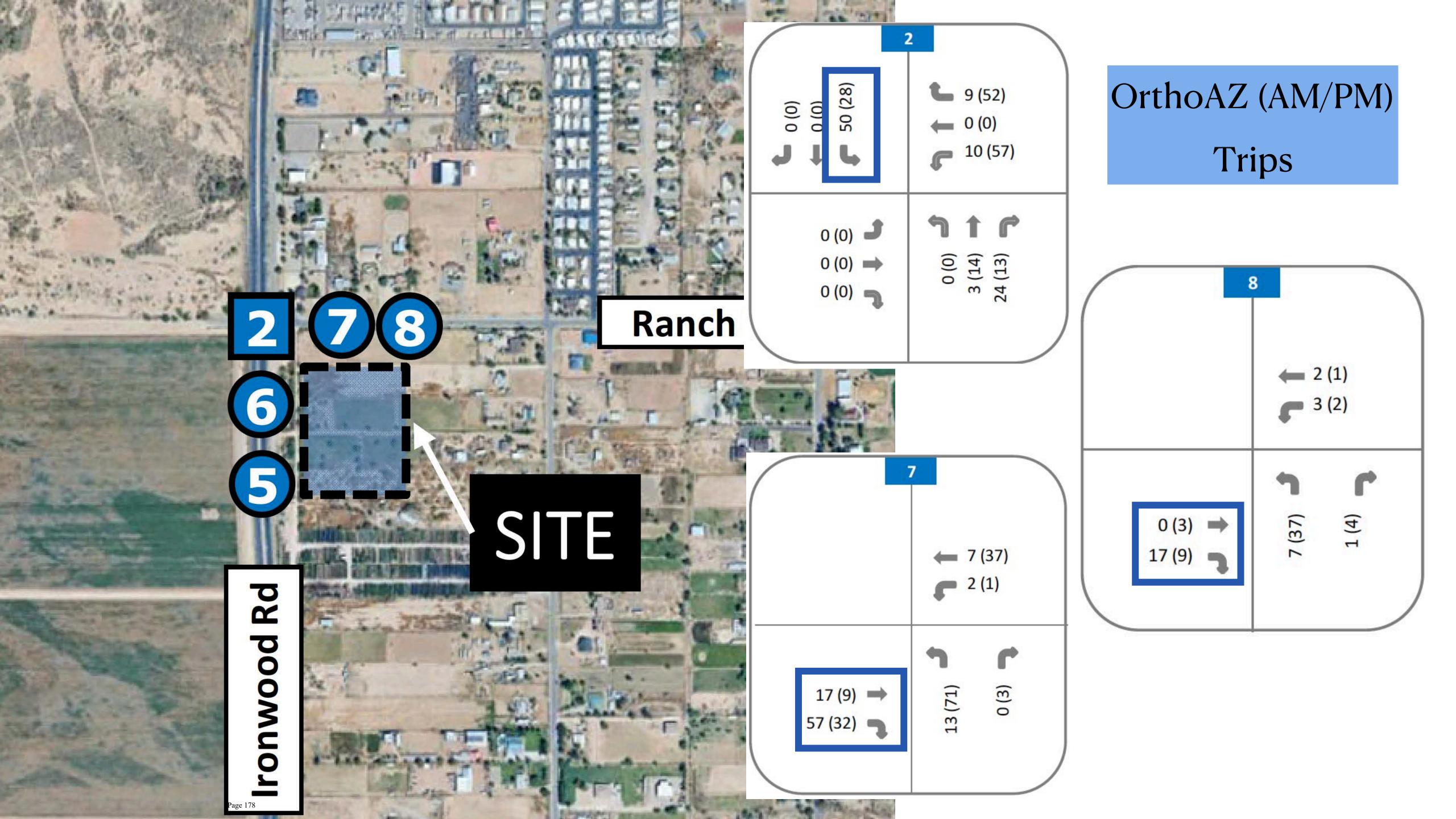


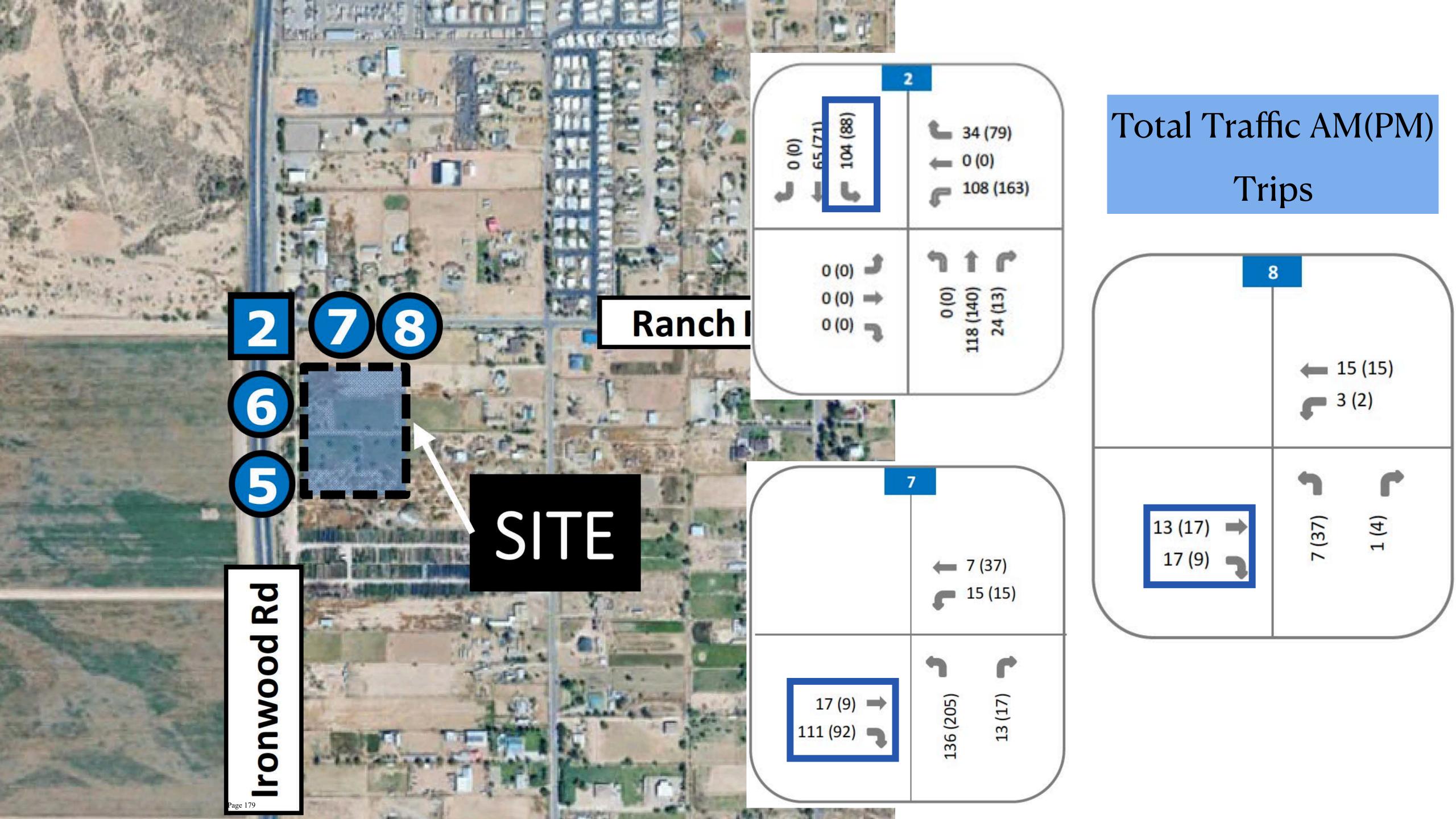
Proposed Rezone













AGENDA ITEM

7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Glenn Bak/Dedrick Denton Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-001-25 – **PUBLIC HEARING/ACTION:** Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting a **rezoning of 9.47± acres from Suburban Ranch (SR) Zoning District to Community Commercial (C-1) Zoning District to allow for a commercial center and medical office,** situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0850, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County (District 2).

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:

ATTACHMENTS

Click to download



AGENDA ITEM

7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Glenn Bak/Dedrick Denton Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

SUP-001-25 – PUBLIC HEARING/ACTION: Brennan Ray, Ray Law Firm, applicant, on behalf of WNDG, LLC, landowner, is requesting approval of a Special Use Permit on a 9.47± acre parcel to allow for medical offices, situated on a portion of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) portions of tax parcels: 104-23-0820, 104-23-0830, 104-23-0840, 104-23-0860, and generally located southeast of Ranch Road and Ironwood Drive, in unincorporated Pinal County (District 2).

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:

ATTACHMENTS

Click to download



AGENDA ITEM

7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Valentyn Panchenko/Dedrick Denton Funds #: Dept. #: Dept. Name: Boards & Commissions Director: Dedrick Denton

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

SUP-004-25 – PUBLIC HEARING/ACTION: Greg Davis, Iplan Consulting (agent), Nadeesha Nambukara Wellala (applicant), on behalf of landowner – Nirosha Senerath and Nadeesha Nambukara Wellala, are requesting an approval of a Special Use Permit (SUP) to operate an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era (Sky Village Dino Park) on 10.27± acres, situated in portion of Section 29, Township 06S, Range 03E, tax parcels 501-36-002X, 501-36-002Y, & 501-36-002Z, (legal on file) and generally located directly east of the intersection of W Highway 84 & S Green Rd, Maricopa-Stanfield area, in the unincorporated Pinal County (District 3).

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:

ATTACHMENTS

Click to download

ATTACHMENTS:

D

Description SUP-004-25-Sky Village Dino Park



MEETING DATE: JULY 17, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

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

CASE COORDINATOR: VALENTYN PANCHENKO, PLANNER

SUPERVISOR DISTRICT #3, STEPHEN MILLER

Executive Summary/ Requested Action/Purpose:

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

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

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

require approval by the Board of Supervisors; and,

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

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

BACKGROUND AND FINDINGS: HISTORY:

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

ANALYSIS:

Comprehensive Plan

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

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

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

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

Surrounding Land Uses and Zoning

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

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

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

Development Plan and Site Plan

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

The proposed development consists of:

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

Other notable features include:

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

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

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

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

Flood Zone

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

Special Use and Proposed Uses

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

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

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

Public Participation:

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

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

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It is important to note that this proposal does not include a rezoning request, and no changes to the current outdoor lighting standards are proposed. The project will be required to comply with the outdoor lighting provisions applicable to the General Rural (GR) zoning district, which are consistent with the requirements for surrounding properties.

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

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

Planning and Zoning Commission

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

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

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

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

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NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

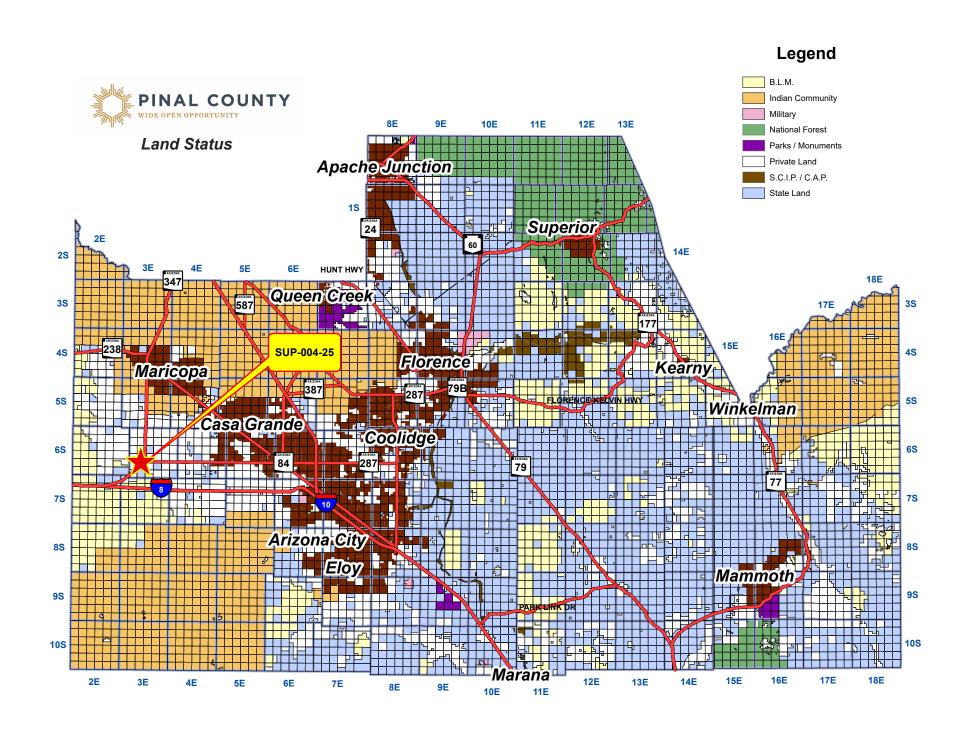
ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

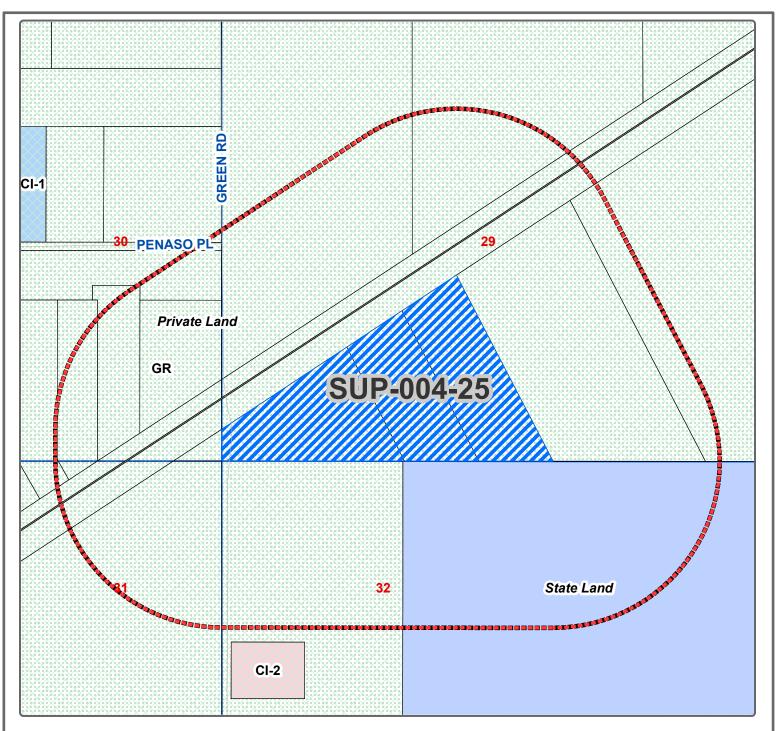
IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

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

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

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

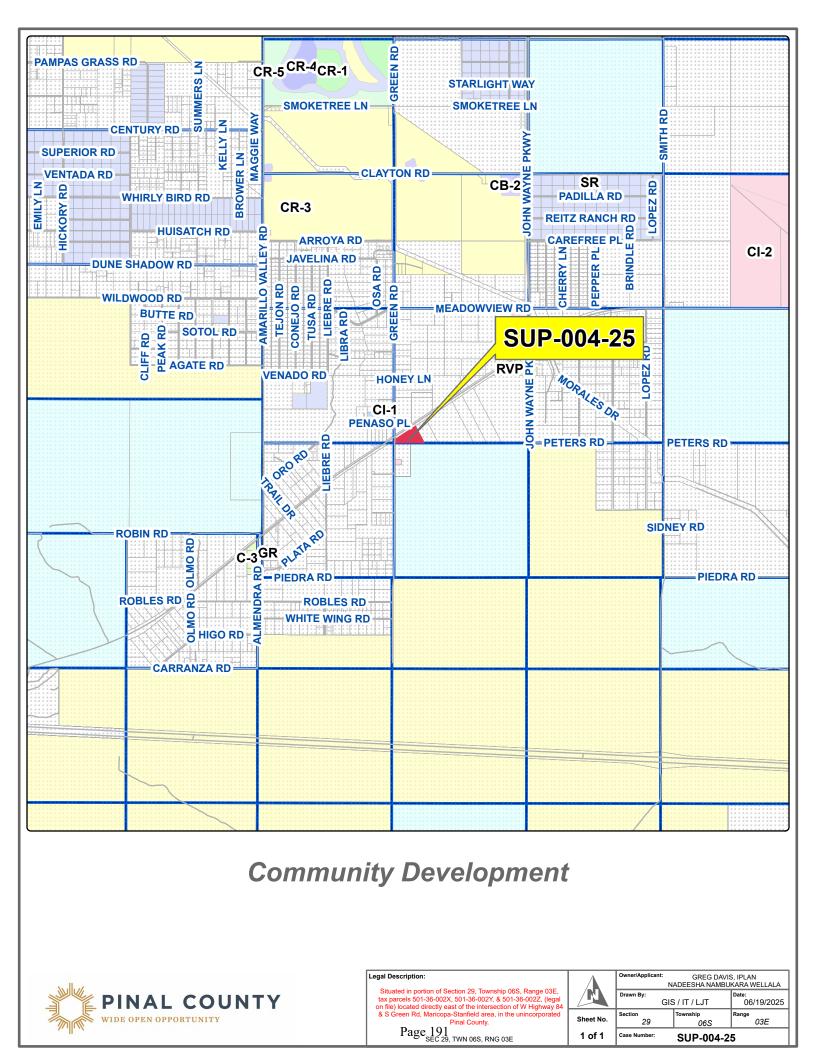


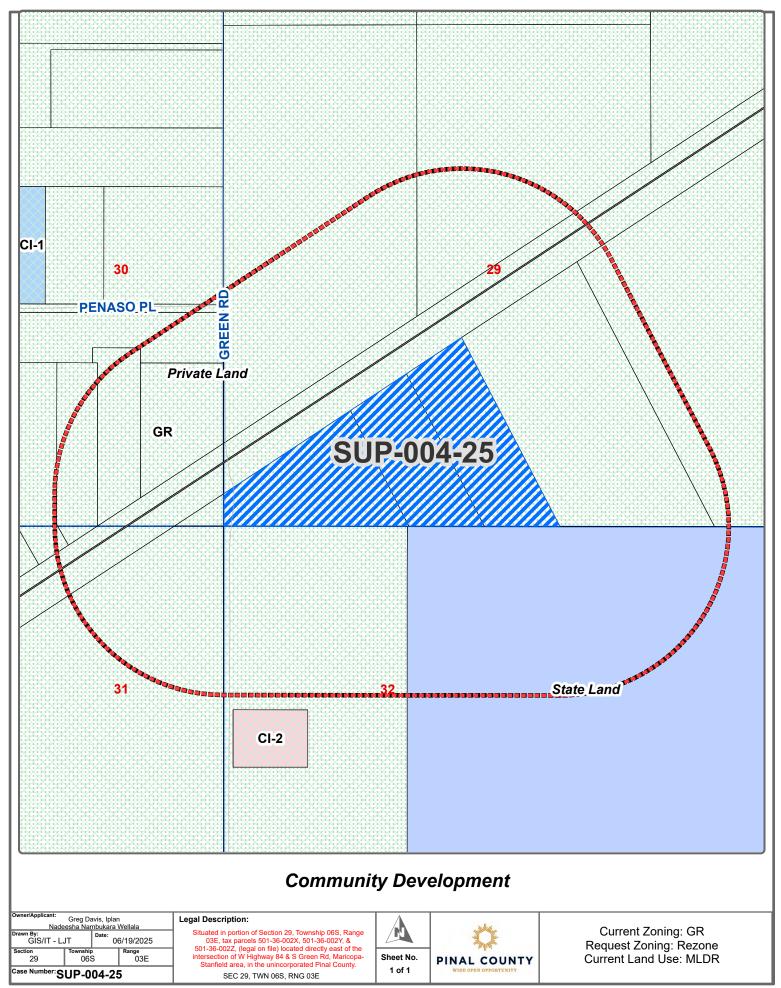


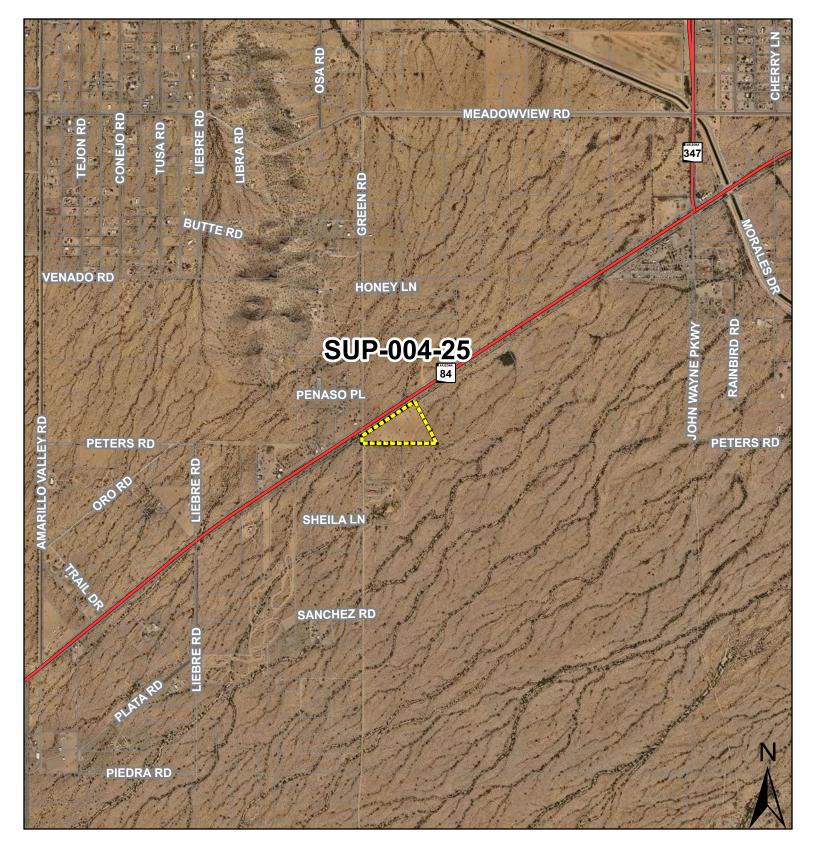
Community Development

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

Current Zoning: GR	Requested Zoning: Rezone		Current	Land Use:	MLDR
PINAL COUNTY	Legal Description: Situated in portion of Section 29, Township 06S, Range 03E, tax parcels 501-36-002X, 501-36-002Y, & 501-36-002Z, (legal on file) located directly east of the intersection of W	NADEESHA NAMBU		EG DAVIS, IPLAN IKARA WELLALA Date: 06/19/2025	
WIDE OPEN OPPORTUNITY	Highway 84 & S Green Rd, Maricopa-Stanfield area, in the unincorporated Pinal County.	Sheet No.	Section 29	Township 06S	Range 03E
	SEC 29, TWN 06S, RNG 03E	1 of 1	Case Number:	SUP-004-2	5



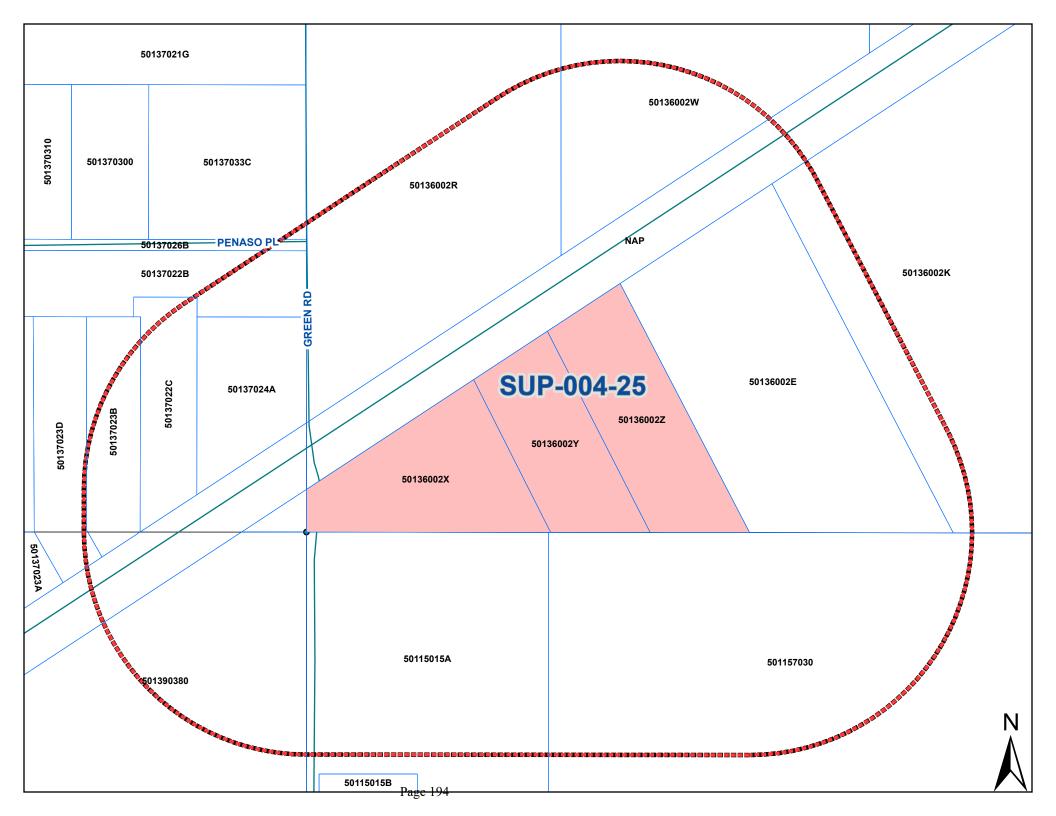




Community Development



SUP-004-25





APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA (All applications must be typed or written in ink)

Special Use Permit & Property Information:

(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

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

3. The legal description of the property: see submittal

4. Tax Assessor Parcel Number(s): 5. Current Zoning: GR

6. Parcel size: 10 acres

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

8. The exact use proposed under this request: Outdoor recreation - Dinosaur Museum

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

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

11. Is there a zoning or building violation on the property for which the owner has been cited?<u>No</u> If yes, Zoning/Building Violation Number:_____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time: Growth of Maricopa and Casa Grande - owner wants to develop a family friendly use.

INV#:	AMT:	DATE:	CASE:		Xref:	
		COMMUNITY DEV Planning Div				
	85 N. Florence St., PO Box 297	-	20-866-6442	FREE 888-431-1311	F 520-866-6530	

Supporting Information for a Special Use Permit:

- 1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: <u>See Project narrative</u>
- 2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: Site currently is not served by public water or wasterwater. On site well and septic planned.
- 3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
- 4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare?

 YES
 NO
- 5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO
- 6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). <u>up to 60/day</u> , Show ingress/egress on the site plan.
- How many parking spaces are to be provided (employees and customers)? <u>~40</u>
 Indicate these parking spaces on the site plan.
- 8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? Happy children could create noise but site is large enough to incoporate adequate buffers and a solid wall.
- 10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. A project name sign is planned along SR 84.
- 11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. None
- 12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested. The museum/park is a realtively quiet use with limited traffic and lighting so will be compatible with the mostly vacant area.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

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

Name of Applicant	Address	
1 thele	nadeeshapnw@gmai	l.com 513-390-8824
Signature of Applicant	E-Mail Address	Phone Number
Iplan Consulting	3317 S. Higley Rd.	Gilbert, AZ 85297
Name of Agent/Representative	Address	
An D-	Greg@iplanconsulting	I.com 4802279850
Signature of Agent/Representative	E-Mail Address	Phone Number
The Agent/Representative has the authority	to act on behalf of the landowner/a	pplicant, which includes

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.

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

Name of Landowner

Address

nadeeshapnw@gmail.com 513-390-8824

Signature of Landowner

E-Mail Address

Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

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AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development P.O. Box 2973 Florence, AZ 85232

Nadeesha Nambukara Wellala Ms

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

Insert Legal Description Here OR Attach as Exhibit A

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

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

full	
[Signature] 42206 W Capistrano Dr.	[Signature]
42206 W Capistrano Dr. [Address] Maricopa AZ 85138	[Address]
Dated: $\frac{02/22/2025}{h}$	Dated:
STATE OF H2	
COUNTY OF PINCE	
The foregoing instrument was acknowledged befor	re me bhanna Mathis day <u>72.02.25</u> of by
My commission Expires 510.28	Signature of Notary Public
Printed Name of Notary	Signature of Notary

Version 5-21

۱

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

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

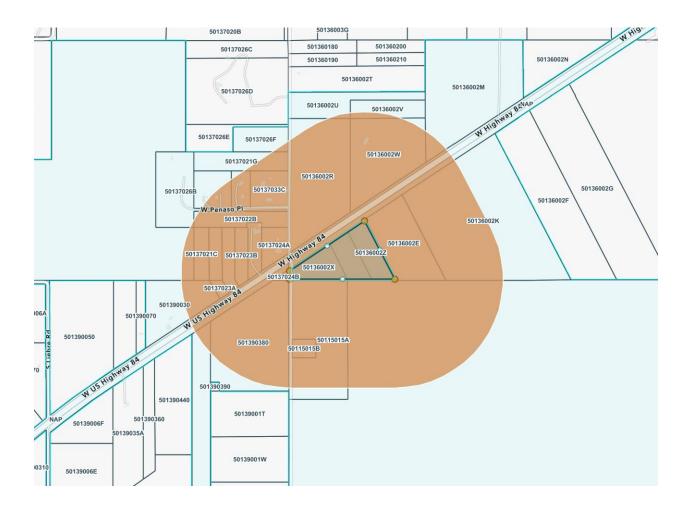
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Addss:
City/ST/Zip:	C'LV/A T/ZID'
Parcel No.:	Parcel No.:
Name:	Name:
Address.	Address:
City/ST/Zin.	City/ST/Zip:
SK	
Parcel No.:	Larcel No.:
Name:	Name:
Address:	Address:
City/St/Zip.	City/ST/Zip:
Parcel No.	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:

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

On this 28th day of February,	20 <u>,25</u> , before me personally appeared	(Name of Signor) VdO
Signature	Date 2/28/25	
State of Anzona		OO OO OO
County of Man' copp	My Commission Expires 03/31/2	1021 WAIMAD
Fernanda J Damian Printed Name of Notary	As	ignature of Notary

3

Notification Map – 1,200 feet



50115015B

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

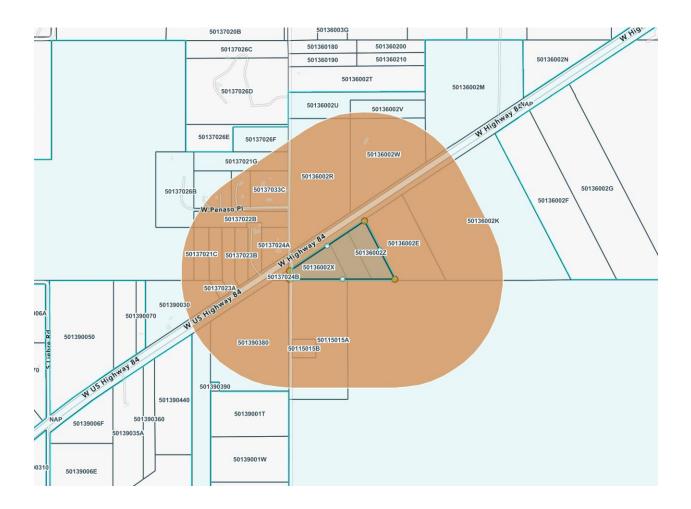
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50136002R PREMIUM PROPERTY LLC 8194 W DEER VALLEY RD # 106-248 PEORIA , AZ 85382-2212

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Sky Village Dino Park

Dear Neighbor,

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

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

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

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

Thank you for your attention to this matter,

-J.

Greg Davis Entitlement Consultant



Sky Village Dino Park Neighborhood Meeting Summary:

City of Maricopa Library – February 13, 2025

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

Meeting started at approximately 6:00 PM.

Meeting Summary:

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

- **Q:** Will there be loud speakers?
- A: No, but there may be speakers at certain exhibits as part of the interaction.
- **Q:** Will there be a fence?
- A: Yes, we will have a solid fence on the east and south sides and a view fence on the west and north sides of the property.
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- A: As part of this process, we will engage a Civil Engineer to assess the grading and drainage and will make them aware of this issue. The County has very stringent grading rules and we are not allowed to impact anyone up or down stream. Also, since this is an outdoor use, we can accommodate a natural wash into the design of the project. We will update you once we get to that point in the process.
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Seeing no more questions or comments, Mr. Davis concluded the meeting.

Meeting adjourned at approximately 6:55PM.

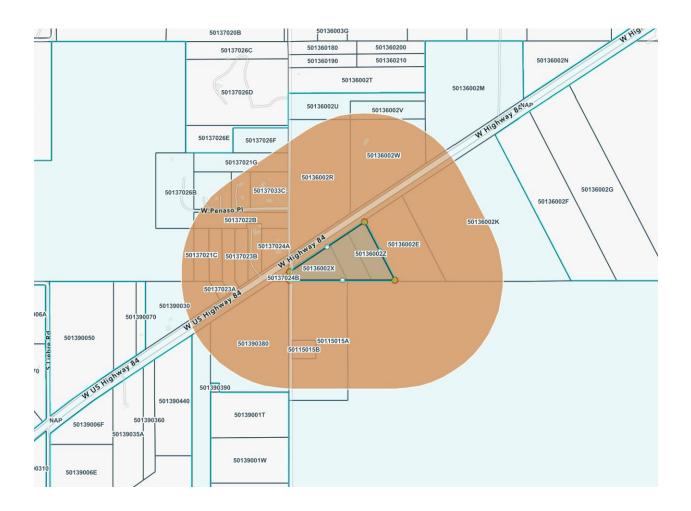
Sky Village Dino Park Neighborhood Meeting Attendance Sheet

<u>Attendees:</u> Applicant:

Greg Davis - Iplan Consulting

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

Notification Map – 1,200 feet



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Meeting adjourned at approximately 6:55PM.

Sky Village Dino Park

CASE: TBD

SPECIAL USE PERMIT Project Narrative

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

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

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

February 2025

PURPOSE OF REQUEST:

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

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



VICINITY MAP

LOCATION AND ACCESSIBILITY:

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

SITE AERIAL MAP



RELATIONSHIP TO SURROUNDING PROPERTIES:

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

ADJACENT LAND USE TABLE

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

DESCRIPTION OF PROPOSAL:

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

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



Exhibit Examples



Page 215



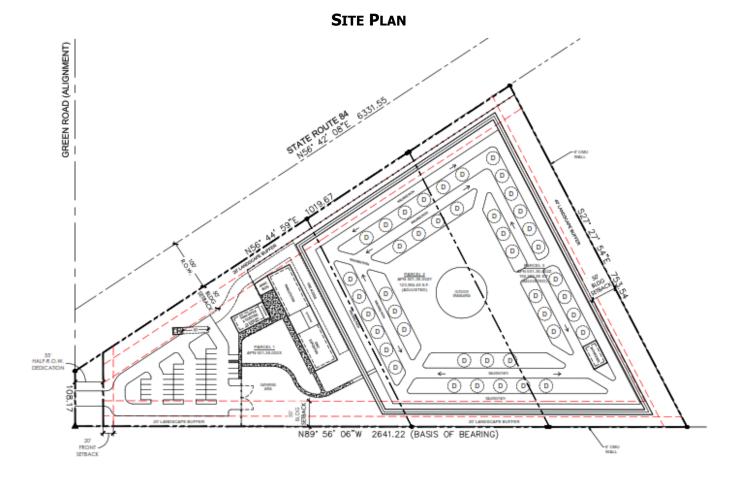


A total of five structures are planned. The park office/sales building, the tram station, the dinosaur ride pavilion, a maintenance building, and restroom. These structures will most likely be pre-fabricated units, though may be assembled on site. The property will be secured via obscure six-foot tall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

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

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

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



ZONING:

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

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

DEVELOPMENT STANDARDS TABLE

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

FINDINGS OF FACT:

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

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

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

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

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

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

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

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

3. The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area. Considerations/factors:

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

Response: Although the area is largely rural zoned, there are very few homes nearby thus the project won't have much of an impact to the area's current character. Furthermore, suburban growth is making its way into the area and the City of Maricopa's General Plan for this property identifies it as employment as it is situated along SR84. b. Whether the proposed development is beneficial to the public health, safety and general welfare of the community or county as a whole subject to mitigation of its impact on the adjoining property and surrounding area with additional conditions.

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

4. Traffic circulation. Considerations/factors:

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

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

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

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

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

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

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

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

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

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

Same special use. The number and locations of special uses already established in the zoning district that are the same or substantially the same as the proposed special use.
 Response: The proposed use is unique but the type of use, outdoor recreation, is not and exists

under Special Use Permits elsewhere in the County.

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

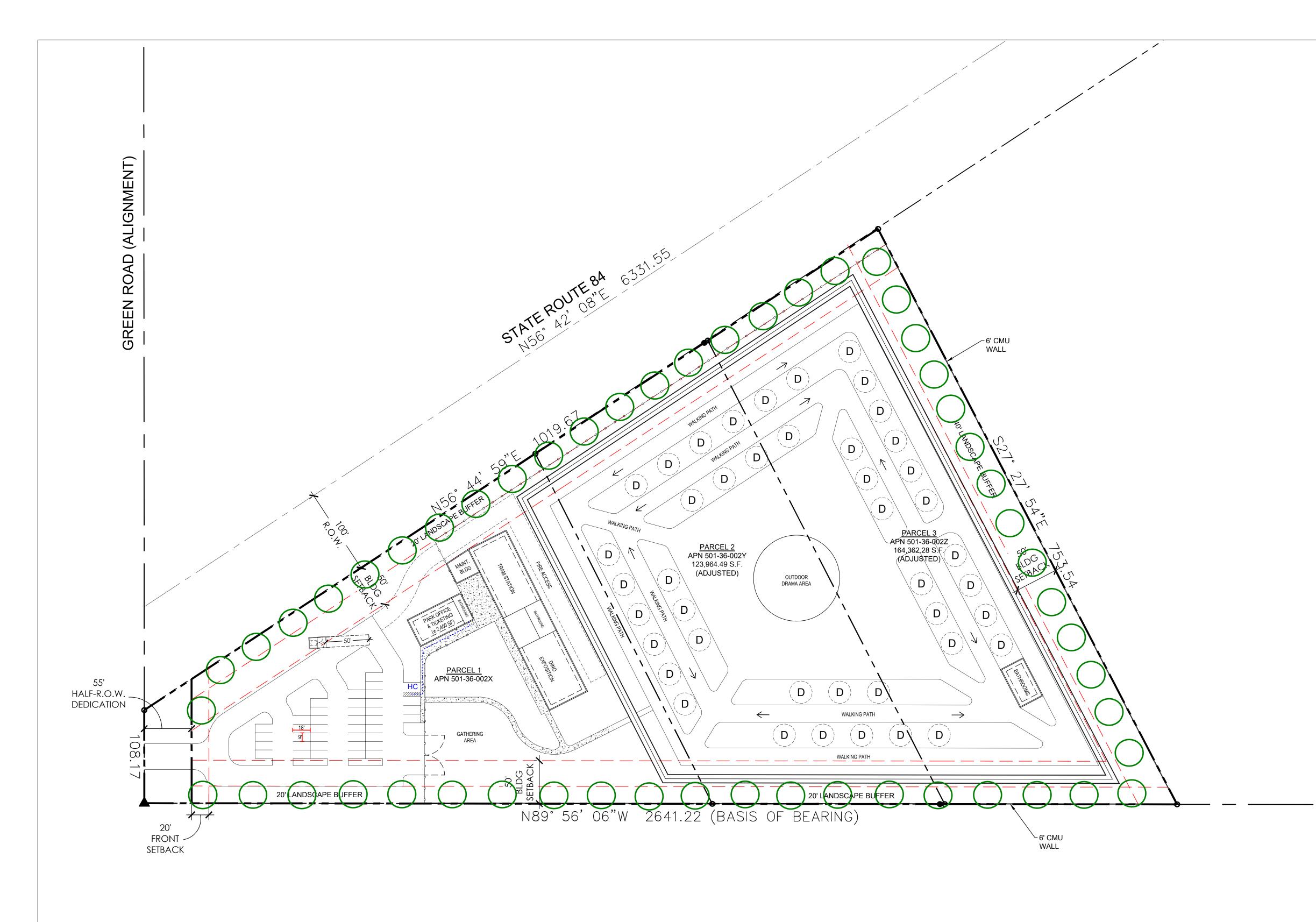
Response: This region of the County is devoid of educational and entertainment uses, making the proposal needed and welcome in the community.

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

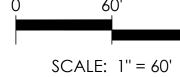
Response: A neighborhood meeting was held and the residents that attended were not opposed to the use and, in fact, were generally in favor of the proposal.

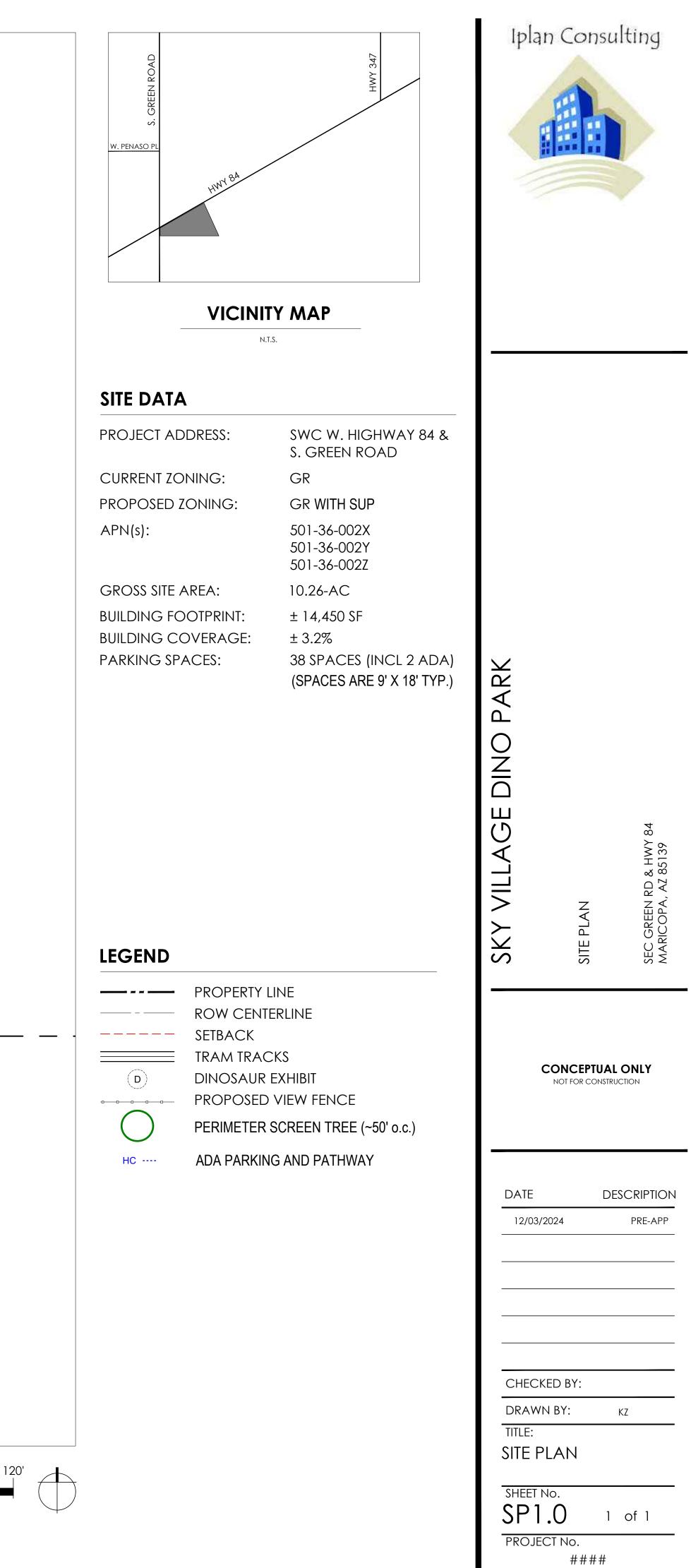
CONCLUSION:

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



Plotted: 02/07/25 - 12:43 PM, By: kgz06 File: C:\Users\kgz06\Dropbox\IPlan\Sky Village Dino Park\DWG\24-01_Dino Park_Zoning Site Plan.dwg, ---> CSP1.0





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

May 23, 2025

UCG Project Number: TR25059

Prepared for: Sky Village Dino Park, LLC





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



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

INTRODUCTION

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

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

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

EXISTING ROADWAY CONDITIONS

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

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

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

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



SITE DESCRIPTION

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

The following are the surrounding existing conditions and land uses:

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

South: Vacant desert land.

East: Vacant desert land.

West: Green Road followed by vacant desert land.

SITE ACCESS

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

SITE TRAFFIC GENERATION

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

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

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

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



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

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

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

TABLE 2: Sky VILLAGE DINO PARK TRIP GENERATION

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

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

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



TRIP DISTRIBUTION

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

IABLE 4: I RIP DISTRIBUTION PERCENTAGES	TABLE 4:	TRIP DISTRIBUTION PERCENTAGES
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Direction	Trip Distribution Percentage Arriving from/Departing to
Maricopa Area (via SR 347)	40%
Casa Grande Area (via SR 84)	30%
Northeast of Subject Site on SR 84	70%
Eloy/Arizona City/South Casa Grande Area (via I-8)	20%
Gila Bend Area (via I-8)	10%
Southwest of Subject Site on SR 84	30%

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

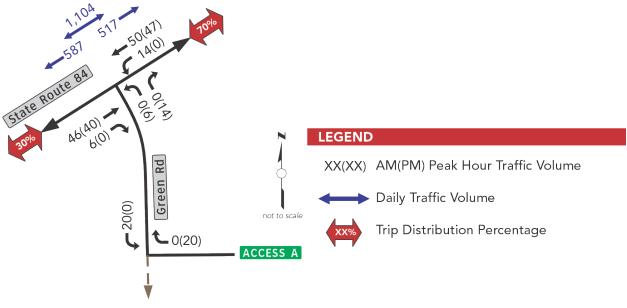


Exhibit A – Traffic Volumes



TURN LANE WARRANTS

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

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

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

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

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

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

Number of SWB through lanes on SR 84: 1



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

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

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

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

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

CONCLUSIONS

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

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

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

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



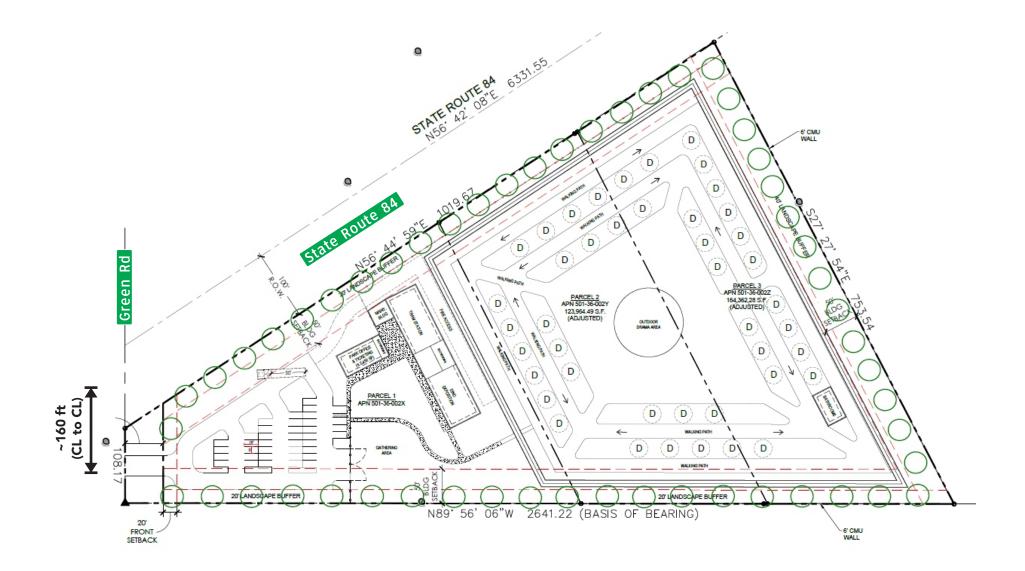
APPENDIX A

Figures





Figure 1: Aerial View and Vicinity





SUP-004-25 Sky Village Dino Park

Response to Comments

Missing Documentation:

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

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

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

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

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

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

Missing Elements on Site Plan:

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

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

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

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

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

Response: Understood.



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:

Jun. 26, 2025

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

Edmar Corachia

(Signed

VERIFICATION

State of Florida County of Orange

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

OF

Notary Public Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17TH DAY OF JULY 2025. AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E 11TH STREET, FLORENCE, ANALZONA, TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT, IN THE UNINCORPORATED AREA CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT, IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. SUP-004-25 – PUBLIC HEARING/ ACTION: Greg Davis, Iplan Consulting (agent), Nadeesha Nambukara Wellala (applicant), on behalf of landowner – Nirosha Senerath and Nadeesha Nambukara Wellala (applicant), on behalf of landowner – Nirosha Senerath and Nadeesha Nambukara Wellala (seplicant), on behalf of landowner – Nirosha Nambukara Wellala (seplicant), on behalf of landowner – Nirosha Nambukara Wellala (seplicant), on behalf of landowner – Nirosha Nambukara Wellala (seplicant), on behalf of a Special Use Permit (SUP) to operate an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era (Sky Village Dino Park) on 10.27± acres, situated in portion of Saction 29, Township 065, Range 03E; tax parcels 501-36-0022, (legal on file) located directly east of the intersection of W Highway 84 & SGreen Rd, Maricopa-Stanfield area, in the unincorporated Pinal County. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING AND ZONING COMMISSION AT: https://www.pinal.gov/36/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 PETTION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE Requested AND are AVALLABLE for review from Pinal County Planning DIVISION and Development Services Department PLEASE CALL (520) 866-6442 for more information. THE UNINCORPORATED AREA

CALL (520) 866-6442 for more information. DATED THIS 19th DAY OF JUNE, 2025, BY PINAL COUNTY DEVELOPMENT SERVICES

DEVELOPMENT SERVICES DEPARTIMENT. TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION, YOUR STATEMENT MUST

SIAIEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION: 1) Planning Case Number (see above) 2) Your name, address, telephone number (Print or type) 3) A brief statement of reasons for supporting or opposing the request 4) Whether or not you wish to appear and be heard at the hearing ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUTWRITTEN STATEMENTS DESIRED TO

annihhha PAMELA BAEZ ARY PU Notary Public - State of Florida Commission # HH 186700 Expires on October 14, 2025

BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF. IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING. WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY PLANNING DIVISION, DEVELOPMENT SERVICES DEPARTMENT PO. BOX 749 (85 N. Florence Street) FLORENCE, AZ 85132 Contact for this matter: Valentyn Panchenko, Planner E-mail Address: Valentyn. Panchenko@pinal.gov Phone: (520) 866-6414 No. of publications: 1: date of publication: Jun 26, 2025

AFFIDAVIT OF POSTING OF BROADCAST SIGN

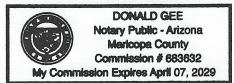
The notice was posted as indicated on the attached map and photograph.

Applicant

Subscribed and sworn to me by Greg Davis this 26th day of June, 2025.

My Commission Expires: 04/07/2029

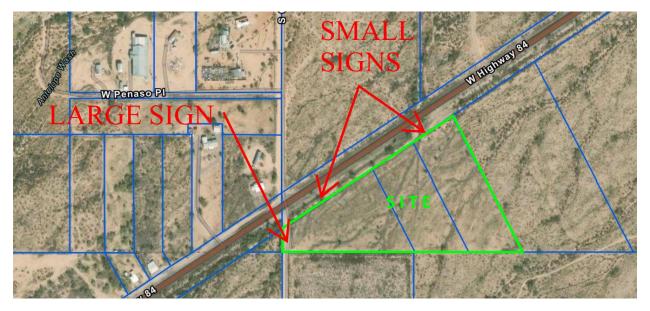




Sign Posting Documentation

Signs Posted 06/23/2025

Sign Posting Map



Sign Photos







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

TO: Valentyn Panchenko – Planner

Pinal County Planning Division,

Development Services Department,

Hello,

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

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

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

I don't wish to appear.

Thank You for taking this into consideration,

Ryan C. Byers

Resident-Property Owner



AGENDA ITEM

7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Justin Mullis/Dedrick Denton Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

PZ-014-25 – **PUBLIC HEARING/ACTION:** Rick Miller, applicant, representing Tim & Shirley Tate, owner, Rick Miller, applicant, is requesting a rezoning of 24.23± acres from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2), Tax Parcels: 511-28-0050 and 511-28-004A – legals on file – situated in a portion of Section 9, Township 7 South, Range 6 East, and generally located southeast of S Trekkell Rd and W Cornman Rd in unincorporated Pinal County, AZ (District 3).

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:

ATTACHMENTS

Click to download

ATTACHMENTS:

	Description
D	Packet PZ-014-25
۵	PZ-014-25 Staff Presentation



MEETING DATE: July 17, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: PZ-014-25 (Tate Property Rezoning)

CASE COORDINATOR: Justin Mullis, PLANNER

SUPERVISOR DISTRICT #3, STEPHEN MILLER

Executive Summary/ Requested Action/Purpose:

PZ-014-25 – PUBLIC HEARING/ACTION: Rick Miller, applicant, representing Tim & Shirley Tate, owner, Rick Miller, applicant, is requesting a rezoning of 24.23± acres from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2), Tax Parcels: 511-28-0050 and 511-28-004A – legals on file – situated in a portion of Section 9, Township 7 South, Range 6 East, and generally located southeast of S Trekkell Rd and W Cornman Rd in unincorporated Pinal County, AZ.

To Approve: I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-014-25 to the Board of Supervisors with the following 6 stipulations:

- 1. Approval of this zone change (PZ-014-25) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
- 2. Trekell Road has been identified as "Routes of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report, December 2008", the 2020 RSRSM map update, and the current "Access Management Manual" which may specify limited or reduced access on these roads or as approved by the County Engineer
- 3. Half-street right-of-way dedication will be required for Trekell Road (Western boundary). The required minimum half-street right-of-way is seventy-five feet (75ft) for Trekell Road along the western boundary. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 4. All right-of-way dedication shall be free and unencumbered; any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer.

- 5. Any future developments must adhere to the allowed uses for I-2 zoning under Chapter 2.335.020. of the Pinal County Development Services Code.
- 6. Any future development on the subject parcels will be required to go through the Site Plan Review process.

To Deny: I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-014-25 to the Board of Supervisors.

BACKGROUND AND FINDINGS:

HISTORY:

The property is currently zoned General Rural (GR) and the two parcels have no prior rezoning cases. The property has remained vacant and undeveloped throughout its history. The surrounding area has seen significant increase in intensity of uses with a tax parcel to its east 511-28-001G having been rezoned from GR to Cl-1 in 2011 in case PZ-001-11. Additionally, tax parcels to its south, 511-28-007D, 511-28-007C, and 511-28-008, were rezoned from General Rural (GR), Manufactured Home (MH) and General Business (CB-2) to Industrial Zoning (I-2) in 2025.

ANALYSIS:

Comprehensive Plan

The subject site is designated Employment. This designation is characterized as mixed uses, existing near adequate transportation corridors where traffic demands can be met. In Chapter 10: Implementation of the Comprehensive Plan, all amendments are tasked with conveying an overall improvement to Pinal County. Policy 5.3.2.2 of the comprehensive plan encourages cooperation with private development to secure critical infrastructure in order to establish economically competitive sites. Policy 3.7.1.1 states, "Collaborate with municipalities and private landowners on a West Pinal Growth Area plan that knits together all of the public and private efforts and infrastructure development." The property is .3 miles from the US Highway I-8, which contributes to the value of this project for industrial development and encourages compliance with the Employment designation.

Surrounding Land Uses and Zoning

The subject site is a vacant property within the City of Casa Grande planning area under the Commerce and Business Land Use type. Through development of this site as an I-2 zoning district, this project proposes development congruent with surrounding land uses and consistent with nearby zoning. This proposal is also directly north of parcels rezoned in 2025 from General Rural (GR), Manufactured Home (MH) and General Business (CB-2) to Industrial Zoning (I-2) for the development of an industrial complex.

 Development Services Department

 Planning Division

 85 N. Florence Street, PO Box 749 Florence, AZ 85132

 T 520-509-3555

 Hours: M-Th 8:00 am – 5:00 pm 520-866-6511

 www.pinal.gov

While no end user has been indicated for this parcel, the development of additional industrial sites within a localized district presents an opportunity to attract new industrial users to the area. This site specifically benefits from access to the Highway I-8 connection and proximity to larger industrial projects in the local vicinity.

Surrounding Land Uses and Zoning Designations:

North: GR General Rural, CB-2 General Business
South: CI-1 Light Industry and Warehouse, I-2 Light Industrial and Warehouse
East: CB-2 General Business
West: GR General Rural

Development Plan and Site Plan

At present, there are no plans to develop the property. The applicant has stated that the site will be maintained and remain vacant for the foreseeable future.

Rezone and Proposed Uses

The subject acreage is zoned GR (General Rural). The rezone request seeks the I-2 Light Industrial Zoning District. Permitted uses in the I-2 zone include light manufacturing opportunities, heavy truck storage, warehouse and restaurant type uses.

Flood Zone: "X" is an area of minimal flood hazard.

Public Participation

Neighborhood Meeting:	June 10, 2025
Neighborhood and Agency Mail out:	June 30, 2025
Newspaper Advertising:	July 1, 2025
Site Posting: Applicant:	June 26, 2025
Site Posting: County:	June 30, 2025

At the time of this report, staff has received three letters of support and no letters of opposition to this proposal from members of the public.

Development Services Department Planning Division **NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **17th** DAY OF **JULY 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER 301 E 11th St., FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **A REZONING REQUEST (PZ)** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-014-25 – PUBLIC HEARING/ACTION: Tim & Shirley Tate, owner, Rick Miller, applicant, requesting a rezoning of 24.23± acres from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2), Tax Parcels: 511-28-0050 and 511-28-004A – legals on file – situated in a portion of Section 9, Township 7 South, Range 6 East, generally located southeast of S Trekkell Rd and W Cornman Rd in Pinal County, AZ.

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

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

DATED THIS 23rd DAY OF **JUNE 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

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

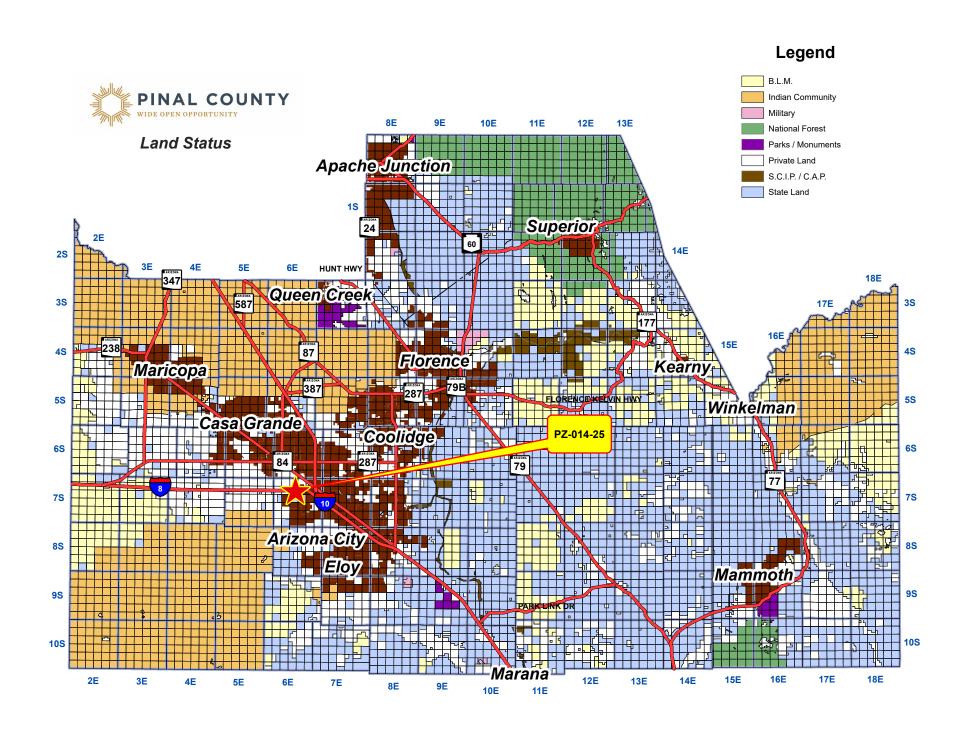
IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

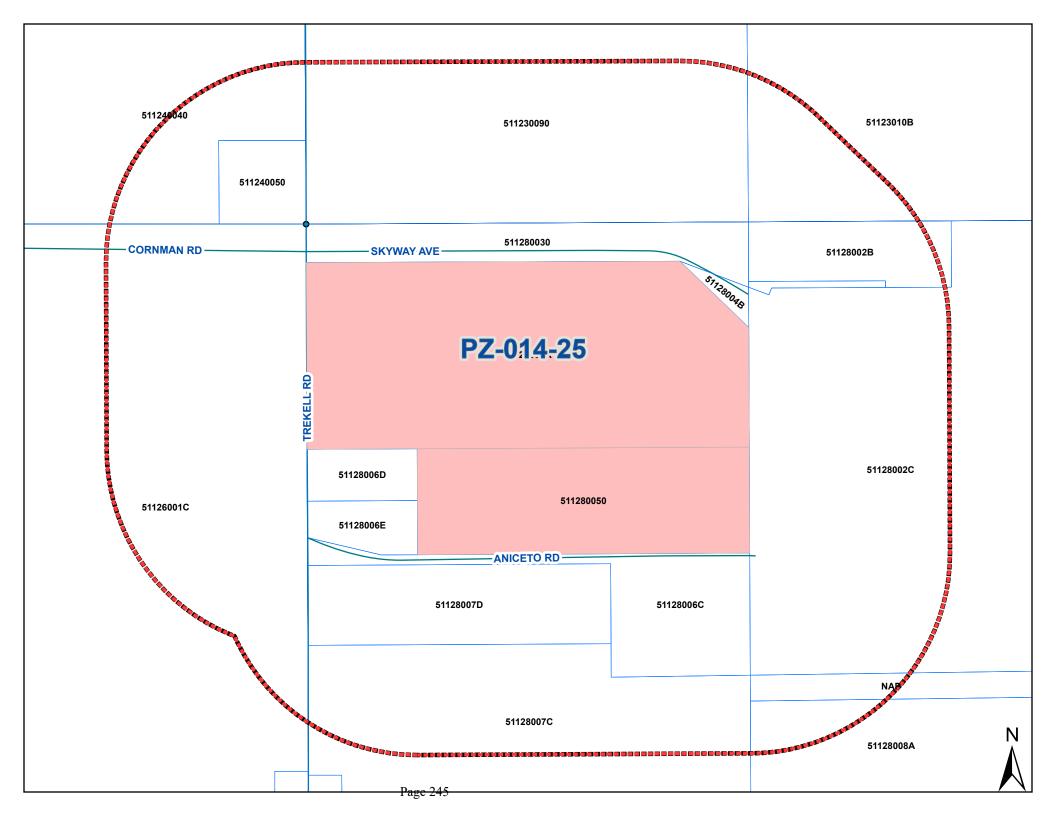
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner E-mail address: <u>glenn.bak@pinal.gov</u> Phone # (520) 866-6444

[Anything below this line is not for publication.]

PUBLISHED ONCE: Pinal Central Dispatch Arizona Republic



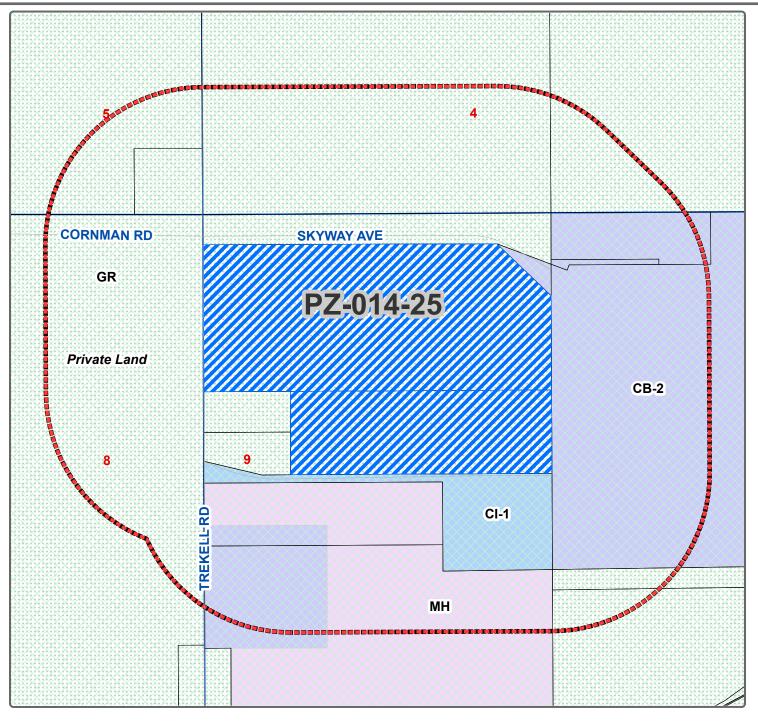




Community Development



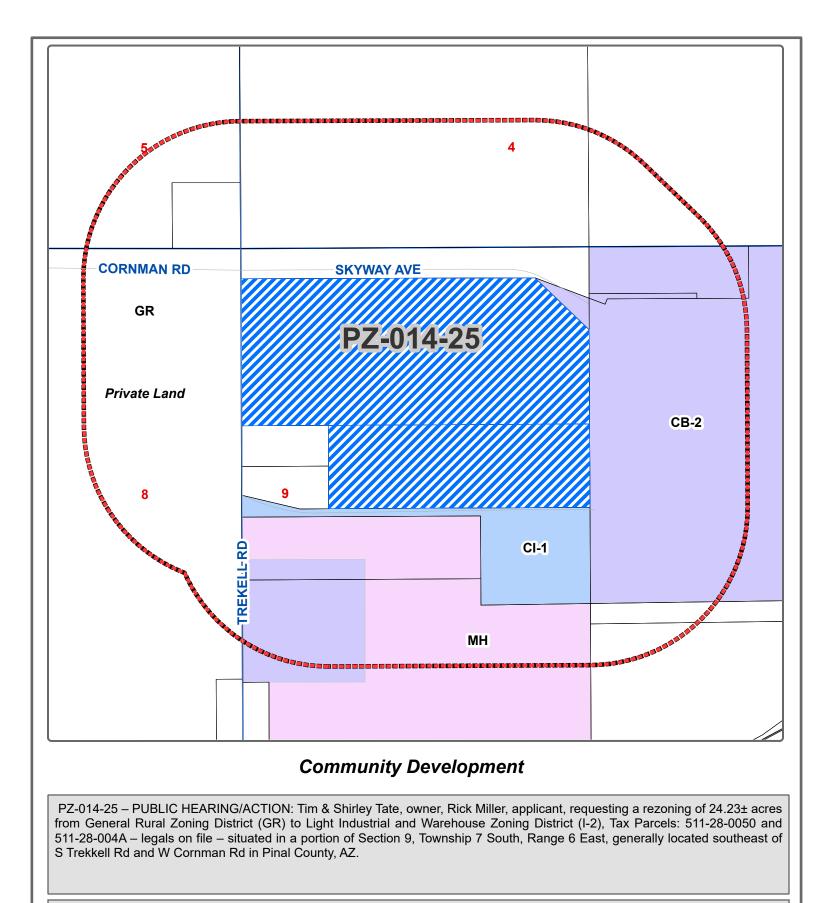
PZ-014-25



Community Development

PZ-014-25 – PUBLIC HEARING/ACTION: Tim & Shirley Tate, owner, Rick Miller, applicant, requesting a rezoning of 24.23± acres from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2), Tax Parcels: 511-28-0050 and 511-28-004A - legals on file - situated in a portion of Section 9, Township 7 South, Range 6 East, generally located southeast of S Trekkell Rd and W Cornman Rd in Pinal County, AZ.

Current Land Use: EMPLOYMENT Current Zoning: GR Requested Zoning: Rezone Owner/Applicant: TIM & SHIRLEY TATE Legal Description: Situated in a portion of Section 9, Township 7 South, Range 6 East, generally located southeast of S Trekkell Rd and W Cornman Rd in Pinal County, AZ. Drawn By: GIS / IT /RWH ate: 06/23/2025 PINAL COUNTY Section 09 WIDE OPEN OPPORTUNITY wnship 07S Range 06E Sheet No. 1 of 1 Case Number: PZ-014-25 SEC 09, TWN 07S, RNG 06E

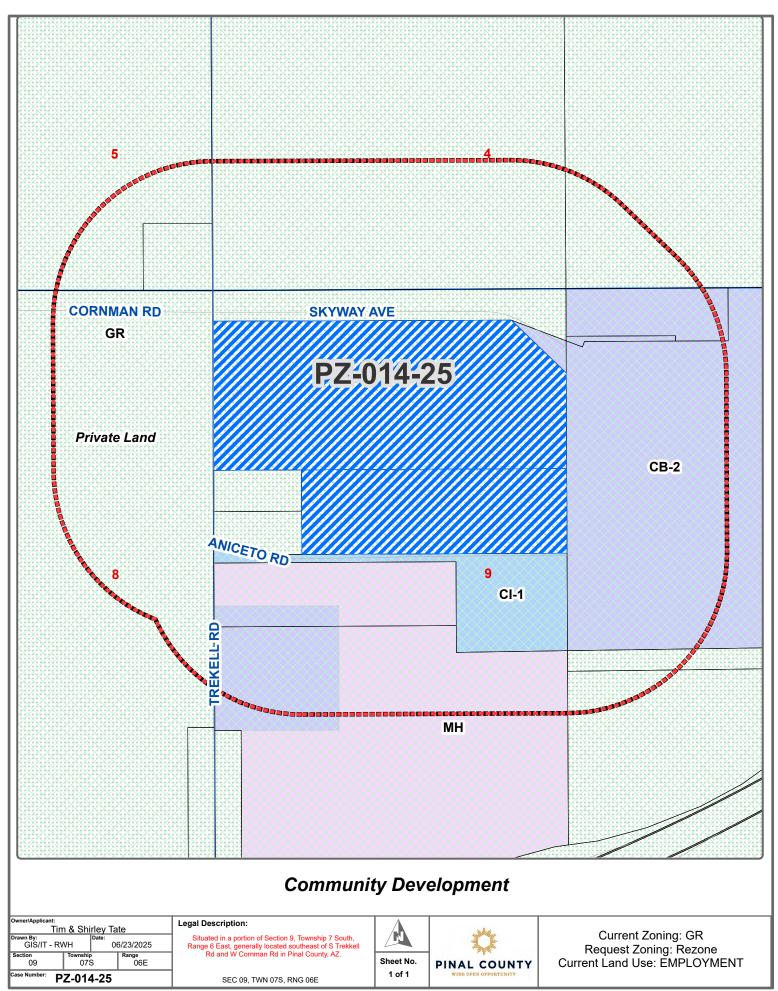


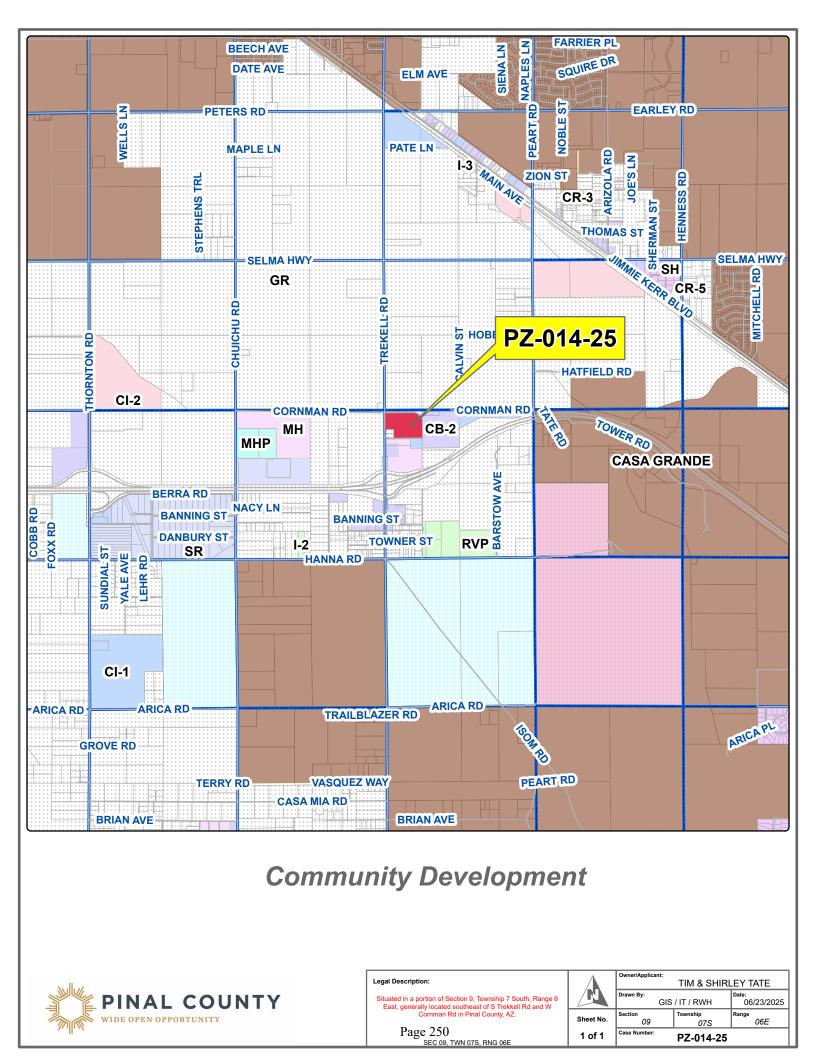
Current Zoning:	GR
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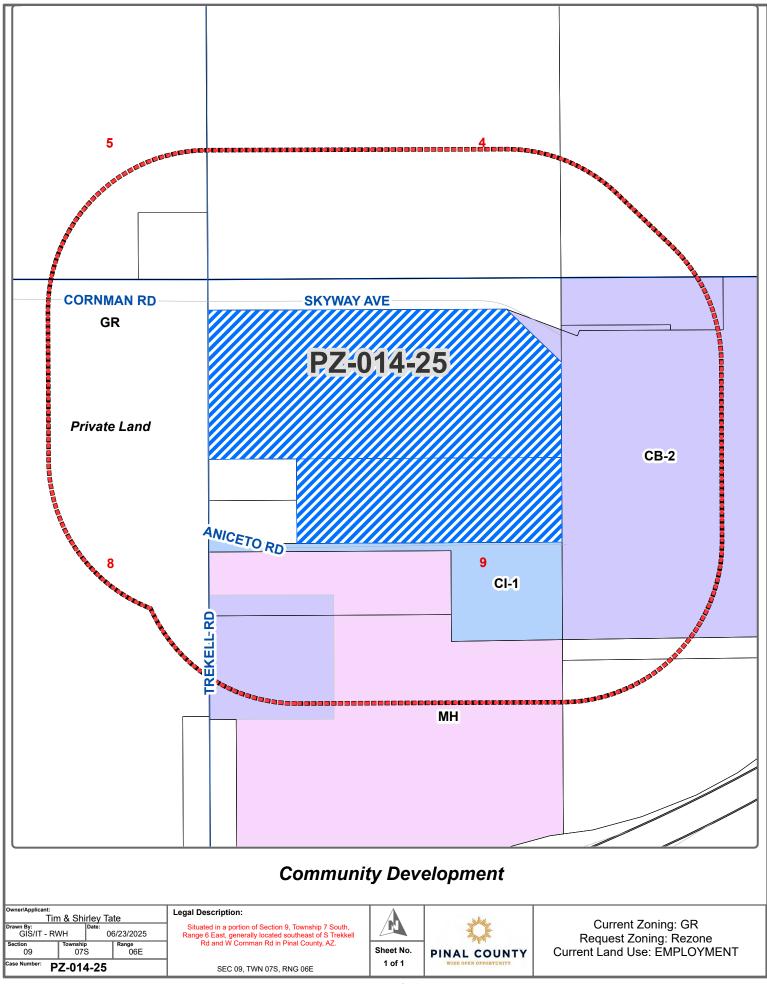
Requested Zoning: Rezone

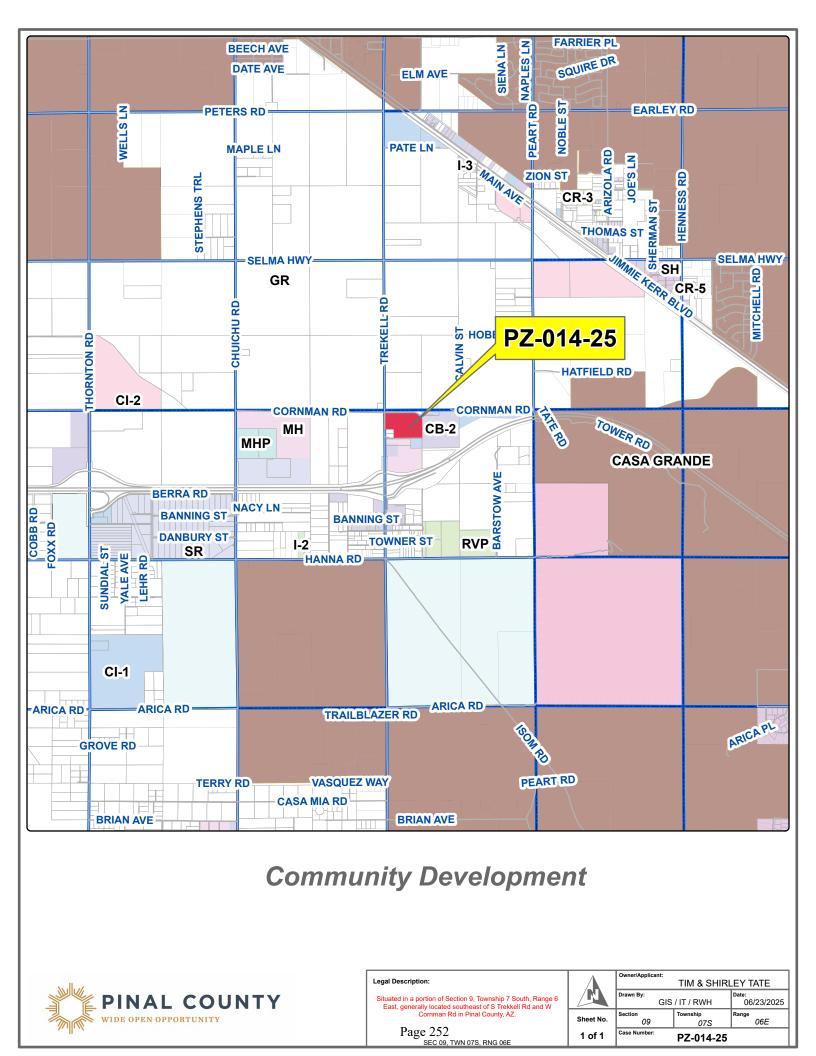
Current Land Use: EMPLOYMENT

PINAL COUNTY	Legal Description: Situated in a portion of Section 9, Township 7 South, Range 6 East, generally located southeast of S Trekkell Rd and W Corrman Rd in Pinal Courty, AZ.		Drawn By:	TIM & SHIRLEY TATE	
WIDE OPEN OPPORTUNITY		Sheet No.	Section 09	Township 07S	Range 06E
	SEC 09, TWN 07S, RNG 06E	1 of 1	Case Number:	PZ-014-25	;









Brent Billingsley Community Development Associate Director

Todd Williams Community Development Deputy Director

Celeste Garza Public Works Deputy Director

Christopher Wanamaker County Engineer PINAL COUNTY WIDE OPEN OPPORTUNITY Leo Lew County Manager

Joe Ortiz Development Services Managing Director

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

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1.	Pinal County Staff Coordinator: KENDALL RILEY	
2.	Date of Pre-application Review:03/11/2025 Pre-Application Review No.:	Z-PA-011 - 25
3.	Current Zoning (Please provide Acreage Breakdown): <u>GENERAL</u> RURAL	
4.	Requested Zoning (Please provide Acreage Breakdown): <u><u> </u></u>	
5.	Parcel Number(s): 511-28-005 (7.5Ac) 511-28-004 (16.730	10)
6.	Parcel Size(s): 7.5 Acres & 16.73 ac = 24.23 acres	
7.	The existing use of the property is as follows: VACAN $ au$	
8.	The exact use proposed under this request: NOT NONE AT THIS TIME	
9.	What is the Comprehensive Plan Designation for the subject property:	LENT
10.	Is the property located within three (3) miles of an incorporated community?	🖾 YES 🗔 NO
11.	Is an annexation into a municipality currently in progress?	🖬 yes 🕍 no
12.	Is there a zoning violation on the property for which the owner has been cited?	🗖 yes 🖾 no
	If yes, zoning violation #	

- 13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. ZONING REQUESTED IS CONSISTENT WITH ADOPTED COUNTY COMPREHENSIVE PLAN. SIMILAR ZONE CHANGE REQUEST BEING CONSIDERED FOR THE PROPERTY TO THE SOUTH PZ027-24
- 14. Explain why the proposed development is needed and necessary at this time. <u>PROPERTY OWNER IS</u> <u>REQUESTING THE REZONING AT THIS TIME TO ALLOW A HIGHER AN</u> <u>BETTER USE OF THE PROPERTY UNDER THE I-Z ZONING DISTRICT</u>

INV#:	_AMT:	DATE:	_CASE:	Xref:
2024		MENT SERVICES		Page 1

SUPPORTING INFORMATION

- 1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: <u>SEWER SERVICE NOT AVAILABLE TO SITE</u>. NO <u>SERVICES PAID BY THE PUBLIC ARE ANTICIPATED OTHER THAN</u> LAW ENFORCEMENT RESPONSE (F NEEDED.
- 2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: <u>SITE IS PRESENTY VACANT - NO TRAFFIC GENERATED BY THIS</u> VACANT SITE, INGRESS EGRESS OFF OF TREKELL OR W. SKYWAY AVE,
- 3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: NO PEVELOPMENT OF THE SITE CURRENTLY CONTEMPLATED.
- 4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? <u>SPECIFIC</u> <u>MO LAND USE PROPOSED AT THISTIME</u>, <u>MITIGATION OF ADVERSE</u> (MPACTS TO BE CONSIDERED WHEN A SITE PLANFOR DEVELOPMENT IS SUBMITTED AT A FUTURE PATE.
- 5. What type of landscaping are you proposing to screen this use from your neighbors? LANDSCAPE BUFFER ZONE TO BE ESTABLISHED ADJACENT TO RESIDENTIAL USES AND STREET FRONTAGES WHERE APPROPRIATE
- 6. What type of signage are you proposing for the activity? Where will the signs be located? NO SIGNAGE ANTICIPATED FOR THIS VACANT PROPERTY
- 7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
 NO PROPOSED DEVELOPMENT PLAN AT THIS TIME, THIS ISSUE
 WILL BE ADDRESSED WHEN BITE IS DEVELOPED.
- 8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: <u>REZONING OF THIS PROPERTY WILL</u> NOT CHANGE ANYTHING AT THIS TIME. PROPERTY IS VACANT AND WILL REMAIN VACANT UNTIL SUCH TIME IT IS DEVELOPED WITH A USE THAT IS PERMITTED IN THE I-2 ZONING DISTRICT.
- 9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?
- 10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted?I YES X NO

(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.

now to use the bullet root off our rad spuge if y	ou are generating the list.
511-28-006E	
Parcel No.: 511-28-006 D	Parcel No.: 511-23-6090
Name: HENRY AND AMY EPP 5	Name: TREKELL EIGHTY LLC
Address: 5155 S. TREKELL RD.	Address: 5650 LINDA LANE
City/ST/Zip: CASA GRANDE, AZ 85122	City/ST/Zip: CHANDLER, AZ 85226
Parcel No.: 511 - 28 - 606C	Parcel No.: 511-28-0030
Name: VALLEY HUMANE SOCIETY	Name: CITY OF CASA GRANDE C/O BARRY RAWS
Address: RO. BOX 10480	Address: SIO E. FLORENCE, BLUD
City/ST/Zip: CASA GRANDE, AZ 85130	City/ST/Zip: CASA GRANDE, AZ 85122
511-28-007D 511-28-007C	
Parcel No.: 511-28-008A	Parcel No.: 5/1-28-004B, 511-28-002B
Name: TREKELL & IB OWNERS LLC	Name: SCI ARIZONA FUNERAL SERVICES, LLC
Address: 3844 3rd AVE, 5.	Address: 1929 ALLEN PARKWAY
City/ST/Zip: MINNEAPOLIS MA 55409	City/ST/Zip: HOUSTON, TX 77019
Parcel No.: 511-24-0050 511-24-004C	Parcel No.: 511-23-010B
Name: TREKELL 160 LLC	Name: LAWRENCE LINEACE LLC
Address: 5650 LINDA AVE.	Address: 5650 W. LINDA LANE
City/ST/Zip: CHANDLER, AZ 85226	City/ST/Zip: CHANDLER, AZ 85226
Parcel No.: 511-26-001 C	Parcel No.: 511-28-002C
Name: tim & SHIRLEY TATE	Name: JW FUNEFAL SERVICES, LLC
Address: P.O. Box	Address: 525 N. PEART RD
City/ST/Zip:	City/ST/Zip: CASA GRANAE, AZ 85122
eby verify that the name list above was obtained or	athe 51% day of APRIL 2025 at the

I hereby verify that the name list above was obtained on the <u> 5^{Th} </u> day of <u>APRIL</u>, 20<u>25</u>, at the office of <u>PINAL COUNTY ASSESOR</u> and is accurate and complete to the best of my knowledge.

(Source of Information)

On this 16th day of April , 2020	S, before me personally appeared <u>RICHARD</u>	C. MILLER
Signature Richard C. Milley	_Date///(Nam	ne of signor)
State of Arizona		
County of Ping)ss.	ALEXIS MONCADA Notary Public - Arizona Pinal County Commission # 677011	(SEAL)
My Commission Expires NOV 15, 2028	My Comm Expires Nov 15 2028	
	Signature of Notary Public	

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

RICK MILLER	1559 E. BRENDA	DR. CASA GRANDE AZ
Name of Applicant	Address	85122
Puto Miller	rckmiller. planegmail	100m 520 635 3073
Signature of Applicant	E-Mail Address	Phone Number
RICK MILLER Name of Agent/Representative	1559 E. BRENDA DR. Address	CASA GRANDE, AZ. 85122
De la sola		520-635-3073
Kech Miller	rekmiller. planegr	nail.com
Signature of Agent/Representative	E-Mail Address	Phone Number
The Agent/Representative has the aut	hority to act on behalf of the landow	ner/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.

-

TIM AND SHIRLEY TATE	P.O. Box 11228	CASAGRANDE AZ
Name of Landowner	Address	85130
Tom The Shirley Ate	teepee-tateomsn. Com	520-510-9475
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

4

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and <u>cannot</u> be submitted digitally)

TO: Pinal County Community Development P.O. Box 2973 Florence, AZ 85232

[insert Name if a Corporation, Partnership or Association, Include State of I	ncorporationj
Hereinafter referred to as "Owner," is/are the owner(s) of24.23	acres located at
Southeast corner of Trekell Rd. and Skyway Ave.	, and further identified
[Insert Address of Property]	
As assessor parcel number(<u>s) 511-28-005; 511-28-004A</u> and legally	y described as follows:
[Insert Parcel Number]	

....

.. 7

finance Manage 16 - Comparison Data and the American Laboratory

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property." Owner hereby appoints ______ PLAN , LLC [Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]		[Signature]		
[Address]	na da fa	[Address]		
Dated:		Dated:		
STATE OF)			
COUNTY OF) ss.)			(SEAL)
The foregoing instrument was a by		e me, this day	, 20	
My Commission Expires		Signature of Notary Pub	lic	
Printed Name of Notary			Signature of Nota	ary
2004	DEVELO	PMENT SERVICES		Page 5

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

/ TIM AND SHIRLEY TATE FAMILY TRUST
By: Timoly ley Got Mary any's or Trust's Name]
[Signature of Authorized Officer, or Trustee]
Its:
Dated: 04/08/2025 [Insert Title]
STATE OF AVIZONA
COUNTY OF PINAL) SS.
The foregoing instrument was acknowledged before me, this <u>8</u> day of <u>April</u> , 20 <u>25</u> by <u>Timothy Ray Tate and</u> , <u>Shivley Ann Tate</u>
[Insert Signor's Name] [Insert Title] Tim and Shirley Tate, Family Trust an.
Tim and Shirley Tate, tamily Trustan, [Name of Company or Trust] [Insert State of Incorporation, if applicable]
And who being authorized to do so, executed the foregoing instrument on he half of said entity for the
purposes stated therein.
My Commission Expires: 10/16/2026 My Commission No. 637935
Imelder Amador Marquez Inda Anader Alery
Printed Name of Notary Signature of Notary
ALTERNATE: Use the following acknowledgment only when a second company is signing
On behalf of the owner:
STATE OF)
) ss. (Seal)
COUNTY OF)
The foregoing instrument was acknowledged before me, this day of, 20 by
, who acknowledges himself/herself to be
[Insert Signor's Name]
, of
[Title of Office Held] [Second Company]
[Title of Office Held] [Second Company] Asfor, and who being [i.e. member, manager, etc.] [Owner's Name]
[Title of Office Held] [Second Company] Asfor, and who being [i.e. member, manager, etc.] [i.e. member, manager, etc.] [Owner's Name] Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated
[Title of Office Held] [Second Company] Asfor, and who being [i.e. member, manager, etc.] [i.e. member, manager, etc.] [Owner's Name] Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.
[Title of Office Held] [Second Company] Asfor, and who being [i.e. member, manager, etc.] [i.e. member, manager, etc.] [Owner's Name] Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated
[Title of Office Held] [Second Company] Asfor, and who being [i.e. member, manager, etc.] [i.e. member, manager, etc.] [Owner's Name] Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.
[Title of Office Held] [Second Company] Asfor
[Title of Office Held] [Second Company] Asfor, and who being [i.e. member, manager, etc.] [i.e. member, manager, etc.] [Owner's Name] Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.
[Title of Office Held] [Second Company] Asfor, and who being [i.e. member, manager, etc.] [Owner's Name] Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein. My Commission Expires
[Title of Office Held] [Second Company] Asfor, and who being [i.e. member, manager, etc.] [Owner's Name] Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein. My Commission Expires

Application Checklist:

A. Check the appropriate item:

This Zone Change is being submitted without a PAD request

This Zone Change is being submitted in conjunction with a PAD request.

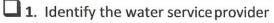
Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

The applicant must complete a PAD application. – (*Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application*).

B. Hold a Neighborhood/Community Meeting:

- Notify all property owners within 1200' (feet)
- Hold the meeting within five (5) miles of the subjectproperty
- Hold the meeting between 5:00 pm 9:00 pm
- Include with the application the following:
 - o Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified (Use page 5 of this application)
 - o Minutes of the meeting
 - o Attendance sign-in sheet with names & addresses
- C. Submit a completed "Agency Authorization" form (if applicable).
- D. Submit a written Narrative concerning the proposed development (if not submitting in conjunction with a PAD Application) to include:
 - **1.** Title Page
 - 2. Purpose of Request
 - **3.** Description of Proposal
 - a. Nature of the Project including Proposed Land Use
 - b. Conformance to adopted Comprehensive Plan
 - c. Answers to the questions from the Supporting Information sheet
 - d. Location & Accessibility
 - e. Utilities & Services
 - f. Neighborhood Meeting Information
 - g. Existing Zoning Stipulation
 - h. Appendix, as applicable

- E. Submit a Site Plan (if not submitting in conjunction with a PAD Application). The submittal shall be professionally prepared (by a surveyor, architect, or other design professional) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:
 - **1.** Legal Description of total site.
 - **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
 - **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
 - **4.** Location of all Existing & Proposed Structures & Buildings
 - **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
 - **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
 - **7.** All Points of Ingress & Egress.
 - **8.** Location & Types of Existing & ProposedLandscaping.
 - 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
 - **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access ManagementManual.
- F. Submit the following information regarding WaterSupply:



- **2**. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- **3.** Provide information about water supply and source, including renewable and non-groundwater supplies
- 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
 - o Depth to bedrock & Depth to groundwater
 - o Known fissures or land subsidence in the area
 - o Known wells in the area, available information on status and water levels
 - o Summary of data-gathering efforts and sources of information
- G. Provide a copy of the Title Report

- H. Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.
- I. Development Agreements (DA):

Provide a copy of the approved DA, if applicable.

- J. Submit a Drainage report and a TIA report. (Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).
- K. Aware that earth fissure maps are available online from the Arizona State Geologic Survey.
- L. Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).
- M. Complete and Submit the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here:

http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

- N. Submit the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.
- **O.** Submit all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *
 - An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

* Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.

- P. Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 10 & 11 of this application for illustrative details). Aware that newspaper advertising fees and postage must be paid by the applicant. (in addition to application fees
- Q. Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Richard 1559 E. Brenda Dr. Casa Grande C. Miller Name of Applicant A7 852 Address 85122 ichard C. niller

Signature

2004

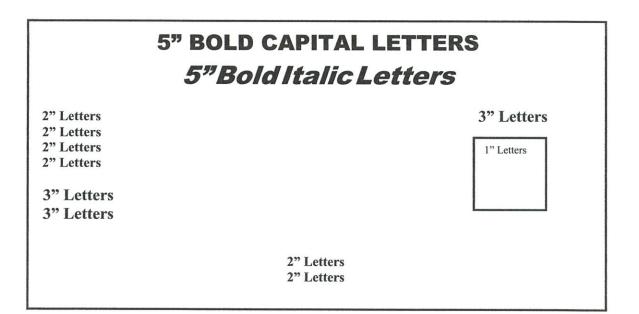
Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits

Site Posting Requirements

- 1. Broadcast signs shall be installed and removed by theapplicant
- 2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
- 3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
- 4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
- 5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
- 6. Broadcast signs can contain more than one case
- 7. Regular signs, if needed, will be posted by County Staff
- 8. Text on the sign shall meet the specifications shown on page 2 of this document
- 9. Broadcast sign specifications:
 - a. 4 Feet Tall by 8 Feet Wide
 - b. Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - d. Attached to $2 4^{"}$ by $4^{"}$ wooden poles
 - e. All surfaces, including edges shall be painted Yellow
 - f. Black letters shall be used and shall be sized per the specifications shown below
- 10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Zoning and Planned Area Development Cases: (4 Feet Tall by 8 Feet Wide)

PINAL COUNTY Public Hearings

Case Number: Existing Zoning: Proposed Zoning: Acreage: **Public Hearing Information**

Hearing Info Posted by Pinal County

Applicant Name: Applicant Phone Number:

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

Special Use Permit and Industrial Use Permit Cases

(4 Feet Tall by 8 Feet Wide)



AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

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

whard c. miller

Ápplicant

STATE OF ARIZONA)) ss: COUNTY OF PINAL)

Subscribed and sworn to me by______this____day of_____, 20____,

Notary Public My Commission Expires:

2004

* as directed by your staff Coordinator

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Richard C. MilleApplicant for case _____ (Case number), personally caused _____ mailer(s) to be mailed by first class post regarding the public hearing associated with case on __(Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed (Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

and C. nieller

Applicant

STATE OF ARIZONA) ss: COUNTY OF PINAL)

Subscribed and sworn to me by ______ this ____ day of ______, 20 .

Notary Public My Commission Expires: * as directed by your staff Coordinator

* please attach the mailer and the list addresses

×.

51127001N COOPER VASQUEZ & RUETER LLP 221 N FLORENCE ST CASA GRANDE , AZ 85122-2442

51127001R MCLEOD DAVID K W5584 US HIGHWAY 2 HERMANSVILLE , MI 49847-7950

51127001X COOPER VASQUEZ & RUETER LLP 221 N FLORENCE ST CASA GRANDE , AZ 85122-2442

51126002M WADE ROSS PO BOX 10766 CASA GRANDE , AZ 85130-0010

51126002K KAKAR JOSEPH 16932 PRESKETT LN CASA GRANDE , AZ 85193-8519

51129024A HOBACK INVESTMENTS LLC 1001 INDUSTRIAL PKWY MCDONOUGH , GA 30253-3733

51126009E SAAR CGRANDE LLC 4443 E GRAND CANYON DR CHANDLER , AZ 85249-9050

51126009G HOLLEY BRANDON A 16536 W ASHMOORE ST CASA GRANDE , AZ 85193-3980

51126009H LOPEZ ALFRED DAVID 1662 E INTREPID AVE MESA , AZ 85204-4684 51126001B MCMILLAN ALEX & CHRISTINA 4711 E FALCON DR STE 231 MESA , AZ 85215-5250

51126001A MCMILLAN ALEX & CHRISTINA 4711 E FALCON DR STE 231 MESA , AZ 85215-5250

51126002J SUNRISE TRUCKING INC 8956 S EISENHOWER TUCSON , AZ 85706-8570

51126010A ASSECCION LLC MAIL RETURN

, -

511290020 CHEETHAM JONATHAN & JULIE 15797 W BOXELDER DR CASA GRANDE , AZ 85193-3774

511260240 RAMSDALE GREGORY P & TERRY L 10030 S 43RD PL PHOENIX , AZ 85044-4103

511260230 RAMSDALE GREGORY P & TERRY L 10030 S 43RD PL PHOENIX , AZ 85044-4103

51128008A ** TREKELL & I8 OWNERS LLC 3844 3RD AVE S MINNEAPOLIS , MN 55409-9130

511260220 RAMSDALE GREGORY P & TERRY L 10030 S 43RD PL PHOENIX , AZ 85044-4103

51128007C *
 TREKELL & I8 OWNERS LLC
 3844 3RD AVE S
 MINNEAPOLIS , MN 55409-9130



51128007D **TREKELL & 18 OWNERS LLC** 3844 3RD AVE S MINNEAPOLIS, MN 55409-9130

51128006C * VALLEY HUMANE SOCIETY PO BOX 10480 CASA GRANDE , AZ 85130-0006

51128006E * EPPS AYMEE & HENRY 5155 S TREKELL RD CASA GRANDE, AZ 85193-3977

51128006D * **EPPS AYMEE & HENRY** 5155 S TREKELL RD CASA GRANDE , AZ 85193-3977

511280050 ¥ TATE TIM & SHIRLEY PO BOX 11228 CASA GRANDE, AZ 85130-0014

51126002D PRESCOTT LAND LLC 7000 N 16TH ST STE 120-398 PHOENIX, AZ 85020-0551

51128002D 🛣 SCI ARIZONA FUNERAL SERVICES LLC 1929 ALLEN PKWY HOUSTON, TX 77019-9250

51128004A * TATE TIM & SHIRLEY PO BOX 11228

CASA GRANDE, AZ 85130-0014

51128004B X SCI ARIZONA FUNERAL SERVICES LLC 1929 ALLEN PKWY HOUSTON, TX 77019-9250

51126001C ¥ TATE TIMOTHY RAY & SHIRLEY ANN PO BOX 11228 CASA GRANDE, AZ 85130-0014

511260250 PHOENIX INDUSTRIAL LAND LLC 7000 N 16TH ST STE 120-398 PHOENIX, AZ 85020-0551

511260110 PERALTA LAND COMPANY LLC 2929 N 44TH ST STE 120 PHOENIX, AZ 85018-8723

511280030 * **CITY OF CASA GRANDE 510 E FLORENCE BLVD** CASA GRANDE , AZ 85122-2410

51128002B * SCI ARIZONA FUNERAL SERVICES LLC 1929 ALLEN PKWY HOUSTON, TX 77019-9250

51128002C * JW FUNERAL SERVICES LLC 525 N PEART RD CASA GRANDE , AZ 85122-2534

511240050 * **TREKELL 160 LLC** 5650 W LINDA LN CHANDLER, AZ 85226-8522

511230090 * TREKELL EIGHTY LLC 5650 W LINDA LN CHANDLER, AZ 85226-8522

511240040 * **TREKELL 160 LLC** 5650 W LINDA LN CHANDLER, AZ 85226-8522

51123010B × LAWRENCE LINEAGE LLC 5650 W LINDA LN CHANDLER, AZ 85226-6188

DRAINAGE REPORT

This site is undeveloped with no current plans for development. There are no impervious surfaces on the property and the drainage currently follows historic patterns at a pre-developed rate. A full drainage report will be completed as part of a site plan application. This property is in Flood Zone X according to FEMA Map Panel 0421C1555. This is an area of minimal to moderate flood risk representing an area outside the 500-year flood having 0.2% annual flood chance.

The applicant is requesting a deferral of any drainage report for this zoning application until it is determined how the property will be developed.

TRAFFIC IMPACT ANALYSIS

This undeveloped site generates no traffic, so there is no impact. A traffic impact analysis will be completed when it is known how the site will develop. It is suggested to defer the traffic impact analysis for an undeveloped property until the specific use within the I-2 zone is identified, as conducting the study prematurely may be unnecessary and expensive. This property has frontage on Trekell Rd. which is a road of regional significance according to the County Plan and the owner will dedicate additional right-of-way when a development plan for the site is requested. Requiring right-of-way isn't a requirement of the County rezoning process. The County may stipulate the requirement for dedication of right-of-way when the property owner comes in for formal site plan approval at a future date.

At some point it is anticipated that a full-access driveway will be requested onto Trekell Rd. and one or more access drives will be requested on City of Casa Grande owned and improved drive that provides access to the Cemetery to the East of the site. Access locations will be determined once a user and site plan are identified for the property.

Legal Descriptions

Rezoning Parcel No. 1

That part of the Northwest quarter of the Northwest quarter of Section 9, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Section 9, measure North 89°52' East, along the Section line, a distance of 1324.76 feet to a point;

thence South 00° 12' East, along the east line of the West half of said Northwest quarter, a distance of 989.61 feet to a point;

thence South 89° 47' 17" West, a distance of 994.21 feet to point;

thence North 00° 9' 45" West, a distance of 329.98 feet to a point;

thence South 89° 47' 33" West, a distance of 331.29 feet to a point;

thence North 00° 9' West, a distance of 661.46 feet to the point of beginning;

EXCEPT that portion of said Section 9, described as follows:

COMMENCING at the Northwest corner, measure South 00° 9' East, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

thence North 89° 52' East, a distance of 1324.82 feet to a point;

thence South 00° 12' East a distance of 144.20 feet to a point;

thence North 69° 08' 43" West, a distance of 144.20 feet to a point;

thence North 69° 08' 43" West, a distance of 290.93 feet to a point;

thence South 89° 52' West, a distance of 1053.30 feet to a point;

thence North 00° 9' West, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

also EXCEPT that portion of said Section 9 as follows:

COMMENCING at the Northwest corner, measure South 00° 09' East, a distance of 90.00 feet to the TRUE POINT OF BEGINNING;

thence North 89° 52' East, a distance of 1053.30 feet to a point;

thence South 69° 08' 43" East, a distance of 70.22 feet to a point;

thence South 89° 52' West, a distance of 1118.92 feet to a point;

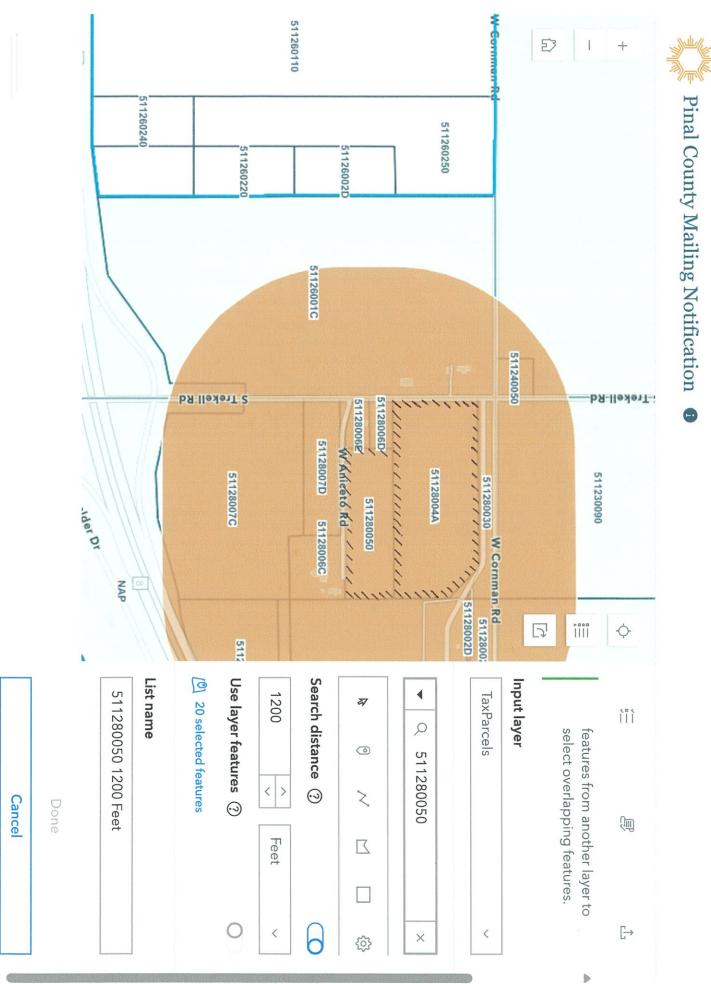
thence North 00° 09' West, a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

APN: 511-28-004A

Rezoning Parcel No. 2

The North half of the Southeast quarter of the Northwest quarter of the Northwest quarter, and the Northeast quarter of Southwest quarter of the Northwest quarter of the Northwest quarter of Section 9, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

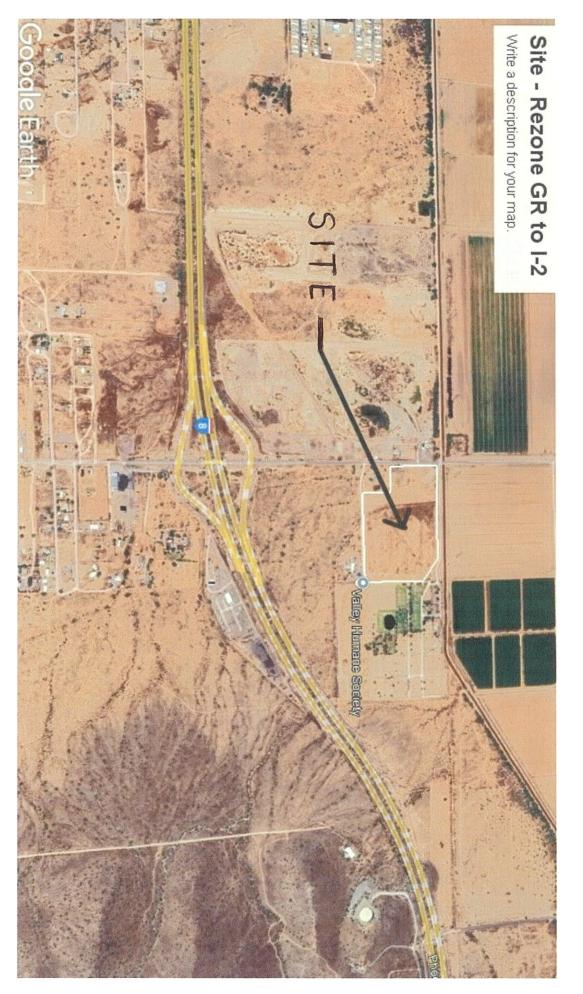
APN: 511-28-0050



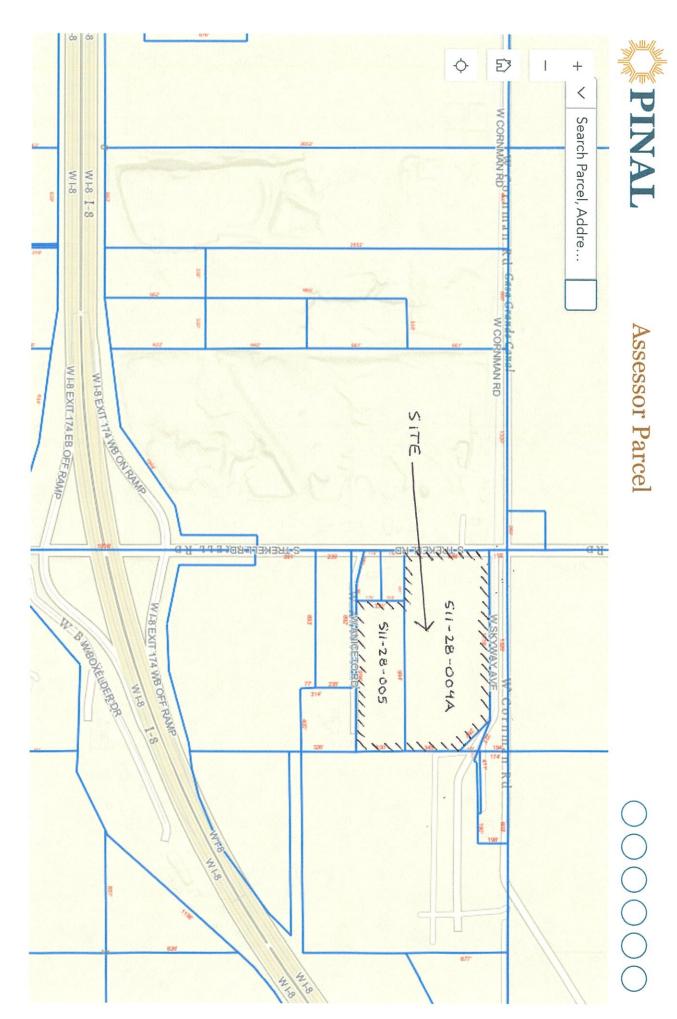
Page 272

Esri Community Maps Contributors, City of Eloy, © OpenStreetMap, Microsoft, Esri, TomTom, Gar... Powered by Esri

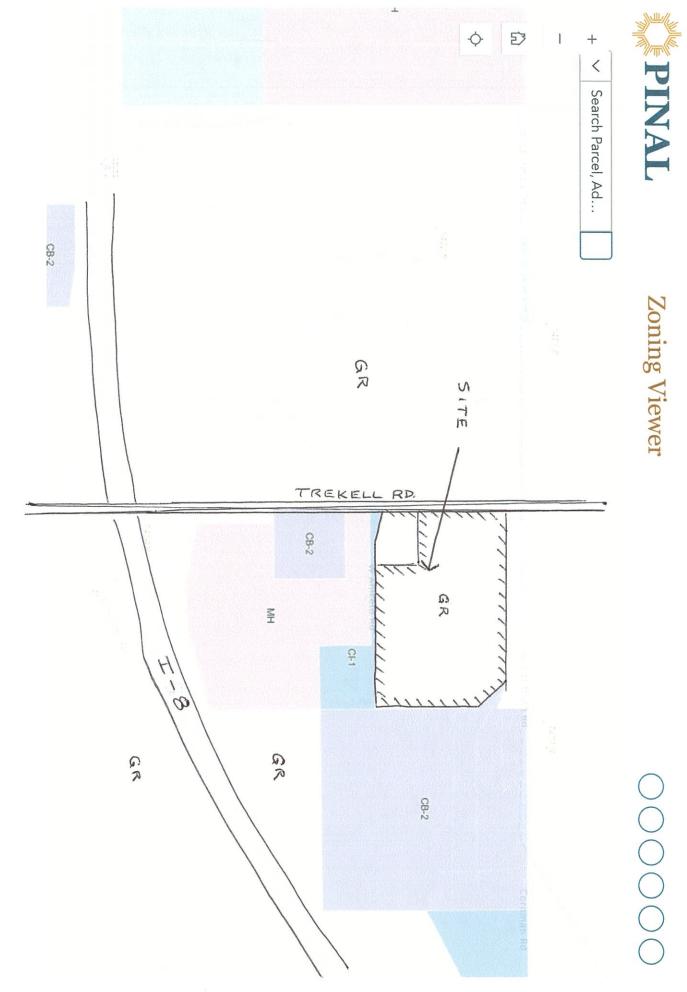
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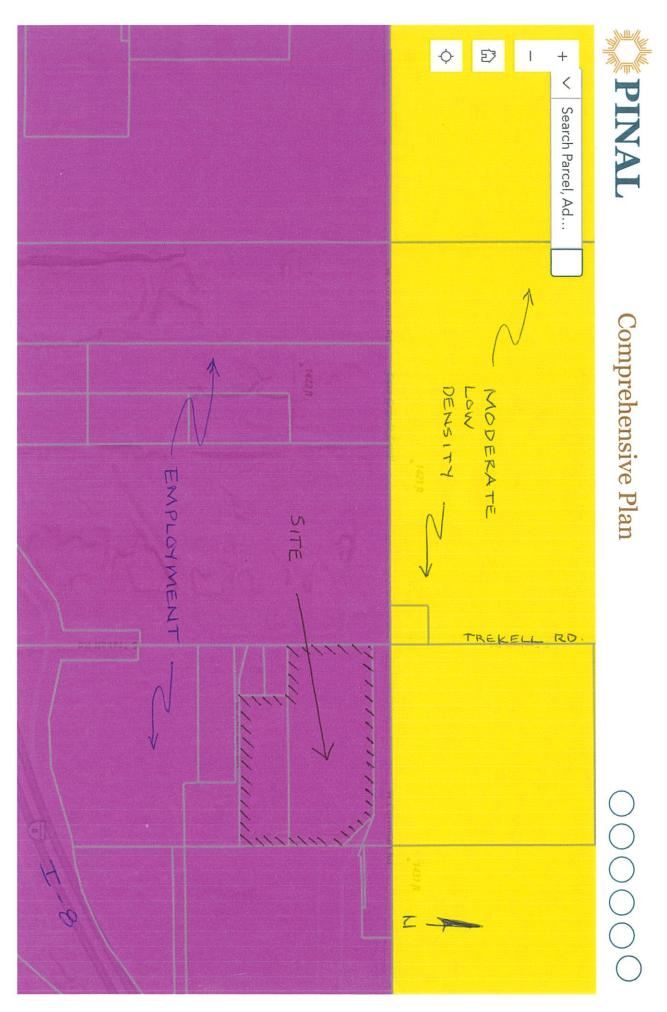




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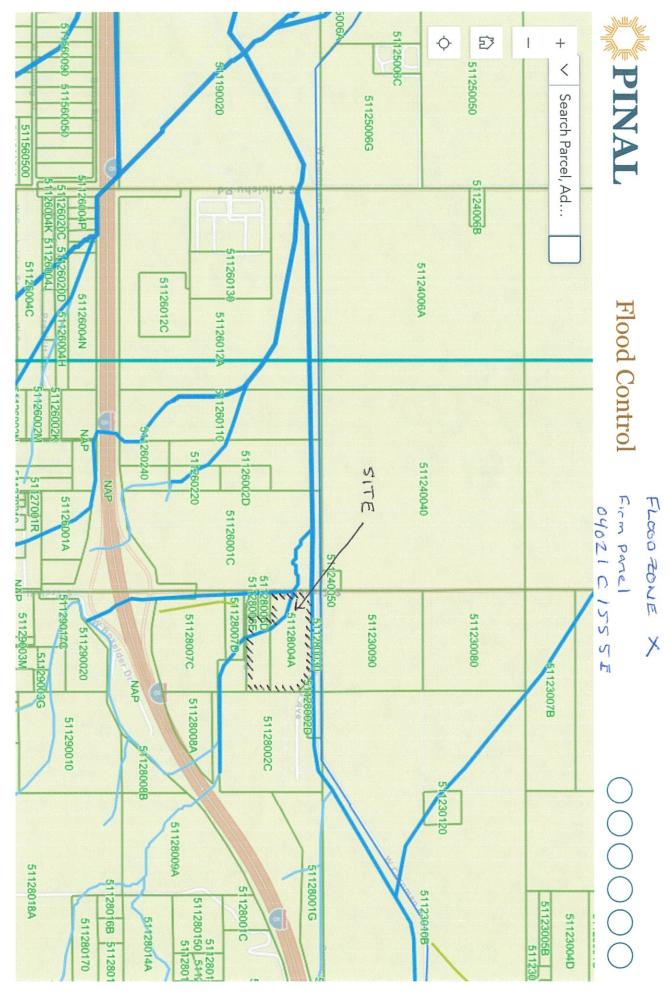


Page 275



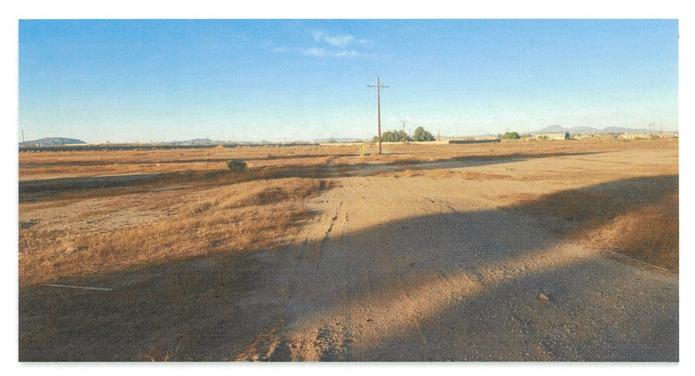
Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, City of Eloy, @ OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnol... Powered by Esri

Page 276





SITE PHOTO LOOKING WEST



SITE PHOTO LOOKING SOUTHWEST ALONG GAS LINE EASEMENT



SITE PHOTO LOOKING NORTHWEST. PAVED DRIVEWAY IS ON CITY OF CASA GRANDE PROPERTY THAT ACCESSES CEMETERY TO THE EAST OF THE PROPERTY. Pinal County Development Services Department – Community Development Planning Division 85 N Florence Street Florence, AZ 85132

March 19, 2025

RE: Support for Approval of Rezoning Application

Dear Pinal County Supervisors & Planning and Zoning Commissioners:

On behalf of Trekell & I8 Owners LLC, the owners of assessor's parcel numbers 511-28-007D, 511-28-007C, and 511-28-008A, properties located south and east of the proposed rezoning encompassing parcel numbers 511-28-0050 and 511-28-004A, I write in support of the rezoning and believe the proposed uses will be an appropriate addition to the area.

The proposed rezoning of parcels 511-28-0050 and 511-28-004A aligns with the goals of the I-8 and Trekell PAD to take advantage of the booming industrial sector in the Casa Grande Valley and the State of Arizona by creating ready-to-develop land with entitlements that support innovative light industrial warehousing, logistics, and manufacturing, such as semiconductor and microchip manufacturing and space for smaller companies that support larger industry.

As evidenced by the Comprehensive Plan land use designation of 'Employment' on the properties, this area is intended for commercial and industrial investment that fosters job creation and strengthens the local economy. Development of this land will also improve a key entry into the City of Casa Grande along a regionally significant route, helping create an image of activity that entices other users to locate in this area of Pinal County.

We strongly encourage the approval of this request, as it represents a positive step toward sustainable growth and economic prosperity.

Sincerely,

Larry Boatman Trekell & 18 Owners LLC



AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday 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: Jul. 1, 2025

NOTICE ID: SUcGNFNd7laWrpzb43pM NOTICE NAME: PZ-014-25 Public Hearing Notice Tate rezoning

Rachel Cozart

(Signed)

VERIFICATION

LIZA ORTIZ NOTARY PUBLIC STATE OF NEW JERSEY My Commission Expires November 27, 2028

State of New Jersey County of Burlington

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

Notary Public Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17th DAY OF JULY 2025, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER 301 E 11th St, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONING REQUEST (P2) IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-014-25 – PUBLIC HEARING/ ACTION: TIM & Shirley Tate, owner, Rick Miller, applicant, requesting a rezoning of 24.23± acres from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (1-2), Tax Parcels: 511-28-0050 and 511-28-004A-legals on file – situated in a portion of Section 9, Township 7 South, Range 6 East, generally located acutheast of Si Trekell Rd and W comman Rd in Pinal County, AZ ALL PERSONS INTERESTED IN THE HEARING, ATTHE TIME AND PLACE DESIGNATED ABOVE, AND SHOV CAUSE. IFANY, 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 DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING TO THIS CASE CAN BE FOUND ON THE CASE CAN BE FOUND ON

FOR THE PRZ COMMISSION AT: https://www.pinal.gov/236/Notice-of-https://www.pinal.gov/236/Notice-OTED THIS 23rd DAY OF JUNE DATED THIS 23rd DAY OF JUNE DATED THIS 23rd DAY OF JUNE DATED THIS 23rd DAY OF JUNE DOUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WHITTEN 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 and property tax parcel number of property tax parcel number or not you wish to appear and be heard at the hearing ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO DE A PRAT OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF. IF TWENTY PERCENT OF THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF. IF TWENTY PERCENT OF THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL

PZ-014-25 Public Hearing Notice Tate rezoning - Page 1 of 2

MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING. PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 FLORENCE, AZ 85132 Contact for this matter: Glenn Bak, Senior Planner E-mail address: glenn.bak@pinal. gov Phone # (520) 866-6444 Published 7/01/25

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

(Case number), personally 1. Rick miller ____ Applicant for case PZ-014-25 6/26/25 (Date), at least 28 days before the Planning and Zoning Commission Public (Type of application), in Hearing, regarding the proposed REZONING unincorporated Pinal County

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

fled miller

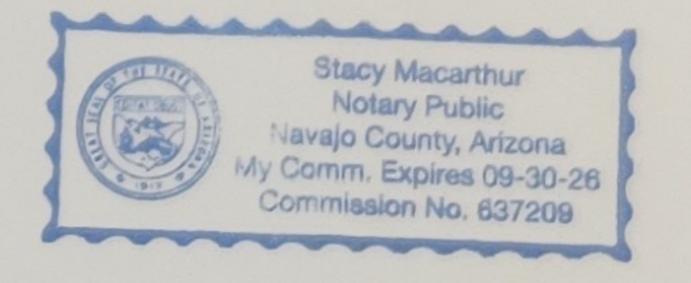
Applicant

STATE OF ARIZONA) SS: COUNTY OF PINAL

Subscribed and sworn to me by Rick Millethis 27 day of June ,2025

Juthur 9/30/26 Motary Public

My Commission Expires:



* as directed by your staff Coordinator

Ver. 5/21

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AFFIDAVIT OF Mailing of Notice of Hearing*

I, Rick Miller, Applicant for case 12-014-025 (Case number), personally caused 10 mailer(s) to be mailed by first class post regarding the public hearing associated with case P2-014-025 on 6-30-25 (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed REZONING (Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

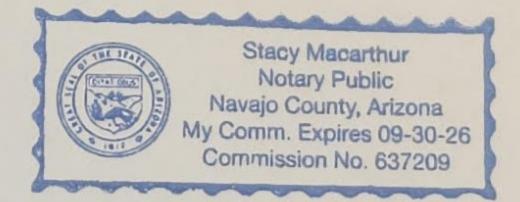
halle

Applicant

STATE OF ARIZONA SS: COUNTY OF PINAL

Subscribed and sworn to me by Rick Miller this 27 day of June 20 25

Stacy Marcher Notary Public My Commission Expires: 9/30/26



* as directed by your staff Coordinator * please attach the mailer and the list addresses



Page 285

Ver. 5/21

Page | 13

Narrative: Proposed Rezoning Request: From GR - General Rural to I-2 - Light Industrial Warehouse Zoning District

Northeast of the Intersection of I-8 and Trekell Road, Pinal County, Arizona

Introduction

We respectfully submit this narrative to request the rezoning of a parcel of land located northeast of the intersection of I-8 and Trekell Road in Pinal County, Arizona, AKA Pinal County Parcel Number 511-28-005 and 511-28-004A. The current zoning classification is GR - General Rural. We propose to rezone this area to I-2 Light Industrial /Warehouse Zoning District to foster enhanced economic development opportunities within the region.

Background

The parcel in question lies at a strategic location with proximity to major transport routes, including Interstate 8. The current General Rural zoning has limited the potential for industrial and commercial use of the land. With the rapid development in the neighboring areas and increasing demand for industrial spaces, it is imperative to reconsider the zoning classification to align with the economic growth and development plans of Pinal County.

Justification for Rezoning

Economic Growth

Rezoning to I-2 Light Industrial/Warehouse Zoning District will create significant economic benefits. This change will allow various businesses and industries, generating employment opportunities and stimulating local economic activities.

Optimal Land Use

The location's accessibility makes it suitable for industrial purposes. The rezoning will ensure optimal use of the land, aligning it with the county's broader economic development strategy. The I-2 zoning will facilitate the establishment of businesses that require large storage spaces and light manufacturing capabilities, which are currently restricted under GR zoning.

Infrastructural Development

The proposed rezoning will likely lead to infrastructural developments, including better road networks, utilities, and other services essential for industrial operations. This will not only benefit the businesses but also improve the living conditions for residents in and around the area.

Community Benefits

Enhanced economic activities and job creation will lead to improved quality of life for the residents of Pinal County. The proposed rezoning will also increase the tax base, enabling the county to invest in further community services and infrastructure.

Conclusion

We believe that the proposed rezoning from GR - General Rural to I-2 Light Industrial Warehouse Zoning District is a strategic move that will unlock the economic potential of the area northeast of the intersection of I-8 and Trekell Road. This change will facilitate attraction of businesses, create jobs, and foster infrastructural development, aligning with Pinal County's vision for sustainable growth and development.

We request your favorable consideration of this rezoning proposal for the betterment of the community and the economic landscape of Pinal County.

Overview of the Existing Site Conditions

Zoning/Land Use

The existing site is a vacant property consisting of two parcels that are zoned General Rural. The Property to the North of the site is vacant and zoned General Rural. A paved drive, adjoining the North property line, is under City of Casa Grande ownership which provides the only access to the JW Funeral Services cemetery located to the East of the site. The cemetery is zoned CB-2. There's an irrigation ditch and a 230 KV electric transmission line easement also to the North that extends in and East-West alignment. The property to the West is zoned General Rural and is owned by the applicant who has operated a sand and gravel operation for many years. A single-family home is located to the West, having frontage onto Trekell Road, and is zoned General Rural. Property to the South of the property is the subject of a recent rezoning request from General Rural, Manufactured home and General Business to Industrial I-2 with a PAD Overlay District (Case Number PZ-027-24 & PZ-PD-017-24). The Valley Humane Society has an animal shelter to the South of the property. The Shelter is zoned I-1 with plans to expand on five acres set aside by the Trekell & I-8 Owners, LLC as discussed in the I-8 & Trekell Industrial Park plan recently approved by the Pinal County Planning and Zoning Commission.

<u>Acreage</u>

The two parcels comprise 24.23 acres

Development Proposal

There are no plans to develop the property at this time. The site will be maintained free of weeds and will remain vacant for the foreseeable future. The rezoning of the property will provide greater potential for future development consistent with the Pinal County Comprehensive Plan and its vision for economic development in the Casa Grande area.

Existing Public Services

- Public Safety Law Enforcement
- The Pinal County Sheriff's Office is the agency assigned to service the property when developed. There are no current fiscal impacts to the Pinal County Sheriff from this vacant property. There have been no calls for service to this site and this will most likely be the case moving forward until the site develops. The closest Sheriff's station serving this area is located approximately 4 miles to the north of the site near the corner of Trekell Road and Cottonwood Lane.
- Public Safety Fire Response
 Fire service is provided through a subscription service through
 Regional Fire & Rescue which is a private fire department located
 South of Central Arizona College on the Overfield and McCartney
 Road intersection.
- Solid Waste Management Solid waste management will be provided through a contract for services in this area. The City of Casa Grande operates a landfill approximately one mile East of the site off of Thornton Rd. just North of Interstate 10.

<u>Drainage –</u>

 The site drains from Southeast to Northwest. Historic flows entering the site from the south were calculated in a preliminary hydrological report by the WLB Group for the proposed I-8 Trekell Industrial Park. Pinal County Public Works has agreed to defer preliminary hydrologic analysis of this site until such time that a site plan for development of the property is submitted. Rezoning of this vacant site will have no impact on the historic or predeveloped runoff.

<u>Access –</u>

 The proximity of the site to Trekell Rd. and Interstate 8 intersection makes the site optimal for future industrial development. The site has frontage on Trekell Road and a paved access drive owned by the City of Casa Grande. Future access to the site will be from one, or both, of these points of ingress. Trekell is identified as a route of regional significance on the Pinal County transportation plan. The owner will dedicate the required additional right-of-way through the site plan review process and prior to issuance of building permits at some future date. Pinal County Public Works has agreed to defer a preliminary traffic impact assessment until such time it is known what use within the I-2 zoning district is proposed for the site.

Conformance with Comprehensive Plan

The proposed rezoning of the site from General Rural to I-2 is consistent with the Comprehensive Plan components.

- Is consistent with the sense of Community vision component. Casa Grande is a growing urban center in Pinal County. Recent industrial expansion has created a higher demand for housing and business services to support the growing population. Providing lands for future industrial expansion at locations designated for employment in the Pinal County Comprehensive plan will foster greater economic growth and job opportunities for local communities in the urban areas of the County.
- Is consistent with Mobility and connectivity vision component. The proximity to the Trekell Road Interstate 8 interchange is ideal for moving goods and services throughout the Southwest Region and local community of Casa Grande. Roadway infrastructure is currently in place and planned for future expansion as the urban area continues to grow.
- Is consistent with the Economic Sustainability vision component.

This goes without saying. The proposed rezoning from the General Rural zoning district to the I-2 zoning district is a precursor to the development of potential uses that will sustain economic growth for the region.

• Is consistent with the Open Space and places vision component. The site was previously used as a staging yard for equipment used to install the 500 kv electrical transmission lines. There are no viable opportunities for Open Space and Places in the vicinity of future industrial development of this and adjacent sites.

• Is consistent with the Environmental Stewardship vision component.

As stated above, the site was cleared and used for equipment staging. There are no sensitive animal or bird habitats identified on this property. A follow-up environmental assessment will be completed, if required, prior to development of the site.

• Is consistent with the Healthy, Happy, Residents vision component.

Jobs are a significant contributor to the health and happiness of residents. This rezoning request will establish a necessary foundation for job creation in this urbanizing area of Pinal County.

• Is consistent with the Quality Educational Opportunities vision component.

There are no schools or educational facilities planned for the area and such facilities would be inappropriately located in the vicinity of active sand and gravel operations and the heavy trucks that will be associated with this and other industrial projects. Future industrial uses of the property may align with programs offered at area colleges and technical schools to train workers.

 Consistency with Land Use Designations shown on Land Use Plan

The I-2 Zoning requested is consistent with the Employment Land Use classification of the County Land Use Plan.

- **Consistency with the mixed use Activity Center concept.** The site is not being planned as a mixed use activity center.
- Consistency with the Planning Guidelines described in the Land Use element.

Future development of the property will comply with the development guidelines of the County Land Use element.

• Consistency with the Economic Development element

The rezoning and future development of the site for employment activity is consistent with the Economic development element of the County Plan.

• Viable Agriculture, Equestrian and Rural Lifestyle

The property itself is not contusive to an agricultural or rural lifestyle. The 500 KV transmission line easement to the North of the site may present opportunities for equestrian, bicycle or hiking trail. Those considerations would have to be worked out between Pinal County and the owner of the transmission line corridor.

• System of connected trails and preservation of open space There is a potential for the County to work with the electric company to establish a connected trail system along the powerline easement to the north of the site.

• Natural and cultural resource conservation There are no known natural or cultural resources on the site. Future site grading or excavation for development will monitor for any

uncovered natural or cultural resources.

- Water resources, public facilities/services, and infrastructure The Arizona Water Company will provide domestic water service to the site upon development. The site is located within the Arizona water Company's Casa Grande Certificate of Convenience and Necessity. Future developers of the site will coordinate with the Arizona water Company on the construction and provision of water supply to the site.
- The City of Casa Grande is expected to annex this area once a majority of property owners, representing over 50% of the property value, petition for it. Infrastructure to service this region will be installed as the area develops including the necessary roadway improvements and public utility services required to support future uses.

Neighborhood Meeting Report

PZ-014-25

- Neighborhood meeting notice
- List of property owners notified
- Minutes of meeting
- Attendance sign-in sheet with names and addresses
- Letters of Support Received

• Minutes of meeting-

The neighborhood meeting commenced at 5pm on June, 9, 2025 at the TeePee Sand and Gravel Office located at 4970 S. Trekell Road, Casa Grande, Arizona 85122.

Initial attendees included: Rick Miller, LAND II PLAN, LLC (applicant's consultant), Mr. Tim and Mrs. Shirley Tate (applicant property owners).

Mr. Tim Tate received a text message that an adjoining neighbor would attend the meeting but was running a little behind schedule and would arrive soon.

At approximately 5:40 pm Mr. Henry Epps and Mrs, Aymee Epps, residing in a doublewide manufactured home located at 5155 South Trekell arrived at the meeting location.

Mr. Epps had previously provided a support letter for the proposed rezoning dated May 27, 2025 to Shirley Tate at her request. Mrs. Epps had not signed the letter and wanted to attend the meeting to hear about the proposed rezoning before she would commit to supporting the request.

Miller explained Pinal County's public participation process for rezoning property. The meeting was to help residents understand the requests before the public hearings with the Planning and Zoning Commission and the Board of Supervisors.

Miller further explained that Cities and Counties are granted Zoning Powers under the Arizona Revised Statute and are required to adopt General or Comprehensive Plans that provide a future vision for Land use in their respective jurisdictions throughout the State. It was explained the Pinal County Comprehensive Land Use Plan identifies Mr. and Mrs. Tate's property as Employment envisioning the type of uses that would be permitted in the Tate's requested zoning district. He explained that the requested rezoning was for I-2 Light Industrial/Warehouse Zone.

Mrs. Epps stated that she was concerned that the request would increase traffic that would affect their family home and would not like to see a Quik-Trip or similar use developed on the property. Mr. Miller explained that the County Planning and Zoning Commission recently considered and approved a rezoning of property immediately to the South and asked if she attended those meetings to express similar concerns. She stated that she did not attend those meetings. Mr. Miller stated that the County would be holding public hearings to consider the Tate's rezoning request and that they would see a sign posted on the property and receive a mailed notice of the hearing dates that their rezoning would be considered.

Mr. Miller again reiterated that the applicants were requesting a zoning that is consistent with the County Comprehensive Plan designation for the area and that prior to any development of the property the County would require a site plan that would address landscaping buffers, setbacks, lighting controls, traffic circulation and other conditions that would lesson any negative impacts on their residential property.

Overall the conversation with the Epps was very positive and before leaving they were asked if they would like to retract the prior support letter from Mr. Henry Epps to Mrs. Shirley Tate. They did not retract the letter and they were happy to learn more about the process and the request.

Mr. Miller and the Tate's waited around to nearly 8pm and no one else arrived to the meeting so we left.

Meeting concluded at 7:53 pm.

• List of property owners notified within 1,200 feet

Trekell & I-8 Owners, LLC – 3844 3rd Ave S., Minneapolis, Mn. 55409-9130 Valley Humane Society – PO Box 10480, Casa Grande, Az 85130-0006 Aymee and Henry Epps – 5155 S. Trekell Rd. Casa Grande, Az. 85193-3977 Tim and Shirley Tate – P.O. Box 11228, Casa Grande, Az. 85130-0014 SCI Arizona Funeral Services LLC – 1929 Allen Parkway, Houston, Tx. 77019-9250 City Casa Grande, c.o. City Mgr. 510 E. Florence Boulevard, Casa Grande, 85122-2410 JW Funeral Services – 525 N. Peart Rd., Casa Grande, Az. 85122-2534 Trekell 160, LLC – 5650 W. Linda Ln., Chandler, Az. 85226-8522 Trekell Eighty LLC – 5650 W. Linda Ln, Chandler, Az. 85226-8522 Lawrence Lineage LLC – 5650 W. Linda Ln, Chandler, Az. 85226-6188

Neighborhood Meeting Attendance Sign in Sheet
(SEE ATTACHED)

• Letters of Support

(SEE ATTACHED)

END OF REPORT



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First American Title Insurance Company Issuing Office: 6390 E Tanque Verde Road, Tucson, AZ 85715 Commitment Number: 700012500 Issuing Office File Number: 700012500 Property Address: Approx. 24.23 Ac S. Trekell Rd., Casa Grande, AZ 85193 Revision Number:

Title officer: David Riley @ (520) 202-6651.

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: Latisha Sopha at (520) 426-4600

SCHEDULE A

- 1. Commitment Date: May 06, 2025 at 8:00 a.m.
- 2. Policy to be issued:
 - a. ALTA® Standard Owner's Policy Proposed Insured: To Be Determined Proposed Amount of Insurance: \$1,000.00 The estate or interest to be insured: See Item 3 below
- 3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Timothy Ray Tate and Shirley Ann Tate, Co-Trustees of The Tim and Shirley Tate Family Trust Dated August 29, 2023

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

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Commitment No.: 700012500

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- 5. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details

NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a. Print must be ten-point type or larger.
- b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
- c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.
- 6. All of 2024 taxes are paid in full.

NOTE: Taxes are assessed in the total amount of \$744.78 for the year 2024 under Assessor's Parcel No. 511-28-004A 1.

(Affects Parcel 1)

NOTE: Taxes are assessed in the total amount of \$390.98 for the year 2024 under Assessor's Parcel No. 511-28-0050 2.

(Affects Parcel 2)

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- 7. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
- 8. Furnish certified copy of Trust Agreement dated August 29, 2023 known as The Tim and Shirley Tate Family Trust, together with any modification or amendments thereto.
- 9. Furnish the names of parties to be insured herein and disposition of any matters disclosed thereby.
- 10. Approval by all parties to this transaction of the description used herein.
- 11. Record Warranty Deed from Timothy Ray Tate and Shirley Ann Tate, Co-Trustees of The Tim and Shirley Tate Family Trust Dated August 29, 2023 to Buyer(s).

NOTE: Said Deed must disclose and identify the names and addresses of the beneficiaries and the Trust Agreement in which the above Trustee is acting pursuant to ARS 33-404.

NOTE: If this will be <u>other</u> than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

- 12. Such further requirements as may be necessary after completion of the above.
- 13. Return to title department for final recheck before recording.

NOTE: According to the Public Records, the following matters constitute the chain of title for the 24 month period preceding the Commitment Date hereof OR the last recorded instrument vesting title to the Land:

A document recorded September 01, 2023 as 2023-065463 of Official Records.

- From: Timothy Ray Tate a/k/a Timothy R. Tate a/k/a Tim Tate and Shirley Ann Tate a/k/a Shirley Tate, husband and wife
- To: Timothy Ray Tate and Shirley Ann Tate, Co-Trustees of The Tim and Shirley Tate Family Trust Dated August 29, 2023

(Affects Parcels 1 and 2)

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NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

First American Title™

The map attached, if any, may or may not be a survey of the Land thereon. The Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy.

DISCLOSURE NOTE: In the event any Affidavit required pursuant to A.R.S. § 33-422 has been, or will be, recorded pertaining to the Land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be used in connection with this Commitment.

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Commitment No.: 700012500

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage. THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- 2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

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7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

- Taxes for the full year of 2025. (The first half is due October 1, 2025 and is delinquent November 1, 2025. The second half is due March 1, 2026 and is delinquent May 1, 2026.)
- 9. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District.
- 10. Any charge upon said land by reason of its inclusion in Central Arizona Groundwater Replenishment District.
- 11. Certification by the Board of Supervisors of Pinal County, Arizona, recorded as <u>Docket 375, Page 572</u>, purporting to establish a county roadway.

(Affects Parcel 1)

12. An easement for pipe line and incidental purposes in the document recorded in <u>Book 56, Page 389</u> of Deeds.

(Affects Parcels 1 and 2)

13. An easement for pipe line and incidental purposes in the document recorded in <u>Book 59, Page 505</u> of Deeds.

(Affects Parcels 1 and 2)

14. An easement for pipe line and incidental purposes in the document recorded as <u>Docket 366, Page</u> <u>526</u>.

(Affects Parcel 2)

15. An easement for communication and other facilities and incidental purposes in the document recorded as Docket 1295, Page 223.

(Affects Parcel 1)

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16. An easement for right of way and incidental purposes in the document recorded as <u>Docket 1724,</u> <u>Page 485</u>.

(Affects Parcel 1)

17. An easement for right of way and incidental purposes in the document recorded as <u>Docket 1724,</u> <u>Page 487</u>.

(Affects Parcel 1)

18. All matters as set forth in Results of Survey, recorded April 15, 2009 as <u>2009-037900</u> of Official Records.

(Affects Parcels 1 and 2)

19. All matters as set forth in Record of Survey, recorded October 03, 2017 as 2017-071868 of Official Records.

(Affects Parcel 2)

20. Water rights, claims or title to water, whether or not shown by the public records.

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EXHIBIT A

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

Parcel 1:

A parcel of land lying in and being a part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 7 South, Range 6 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 9, said point being a found Brass Cap in hand hole, from whence the West Quarter Corner, of said Section 9, a found Brass Cap, bears South 00°08'18" East, a distance of 2644.49 feet;

Thence South 00°08'18" East, a distance of 115.00 feet, a found pk nail LS 37512, the true Point of Beginning;

Thence North 89°47'46" East, a distance of 1118.92 feet, a set 1/2" iron Pin LS 17278;

Thence South 46°08'17" East, a distance of 286.42 feet, a found 5/8" iron pin LS 37512;

Thence South 00°10'56" East, a distance of 345.48 feet, a calculated point;

Thence South 89°44'02" West, a distance of 1325.22 feet, a set pk nail LS 17278;

Thence North 00°08'18" West, a distance of 546.12 feet, to the true Point of Beginning.

Parcel 2:

A parcel of land lying in and being a part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 7 South, Range 6 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 9, said point being a found Brass Cap in hand hole, from whence the West Quarter Corner, of said Section 9, a found Brass Cap, bears South 00°08'18" East, a distance of 2644.49 feet;

Thence South 00°08'18" East, a distance of 661.12 feet;

Thence North 89°44'02" East, a distance of 331.30 feet, a set $\frac{1}{2}$ " iron pin LS 17278, the true Point of Beginning;

Thence continuing North 89°44'02" East, a distance of 993.92 feet, a calculated point;

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Thence South 00°10'56" East, a distance of 329.84 feet, a set ½" iron pin LS 17278; Thence South 89°42'10" West, a distance of 994.10 feet, a found 1" open pipe LS 3042; Thence North 00°09'02" West, a distance of 330.38 feet, to the true Point of Beginning.

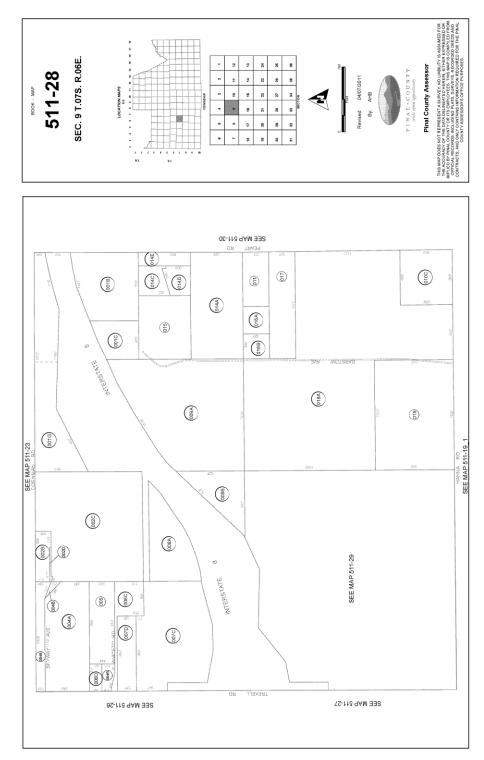
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Description: AE Pinal Assessor Map - Book.Page 511.28 Page I of I Order: 700012500 Comment:



ALTA COMMITMENT FOR TITLE INSURANCE issued by FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

ler. President

Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- **2.** If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- **3.** The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;

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- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or

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oral, express or implied, relating to the subject matter of this Commitment.

- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

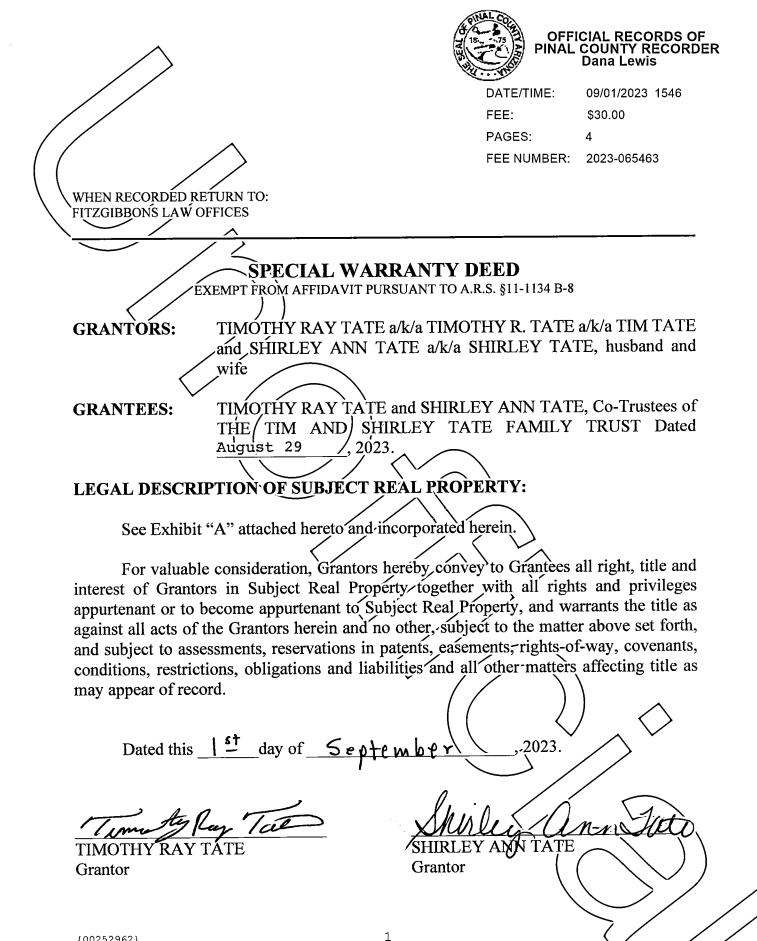
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{00252962}

\land	
STATE OF ARIZONA) (County of Pinal	s.
County of Pinal)	
ACKNOWLEDGED b TIMOTHY RAY TATE and	efore me this <u>1st</u> day of <u>Septimber</u> , 2023 by SHIRLEY ANN TATE.
	Notary Public / Sigh
Notary Seal and Expiration D	ate:
M	Denis M. Fitzgibbons Notary Public Pinal County, Arizona (Comm. Expires 10-11-2025 Commission No. 612297
Pursuant to the provisions of TIMOTHY RAY TATE and Arizona 85130.	A.R.S. §33-404, the primary beneficiaries of said trust are SHIRLEY ANN TATE, P.O. Box 11228, Casa Grande,
{00252962}	2

EXHIBIT "A"

Parcel No. 1:

The North 120 feet of the East 100 feet of the South 182.83 feet of Lot 8, of MOELLER-SELLER'S UNIT NO. 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 3 of Maps, Page 4.

APN: 505-30-066B Parcel No. 2:

That part of the Northwest quarter of the Northwest quarter of Section 9, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Section 9, measure North 89° 52' East, along the Section line, a distance of 1324.76 feet to a point;

thence South 00° 12' East, along the East line of the West half of said Northwest quarter, a distance of 989.61 feet to a point;

thence South 89° 47' 17" West, a distance of 994.21 feet to point; thence North 00° 09' 45" West, a distance of 329.98 feet to a point; thence South 89° 47' 33" West, a distance of 331.29 feet to a point; thence North 00° 09' West, a distance of 661.46 feet to the point of beginning;

EXCEPT that portion of said Section 9, described as follows:

COMMENCING at the Northwest corner, measure South 60° 09' East, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

thence North 89° 52' East, a distance of 1324.82 feet to a point; thence South 00° 12' East, a distance of 144.20 feet to a point; thence North 69° 08' 43" West, a distance of 144.20 feet to a point; thence North 69° 08' 43" West, a distance of 290.93 feet to a point; thence South 89° 52' West, a distance of 1053.30 feet to a point; thence North 00° 09' West, a distance of 40.00 feet to the TRUE POINT OF BEGINNING.

3

also EXCEPT that portion of said Section 9, described as follows:

{00252962}

COMMENCING at the Northwest corner, measure South 00° 09' East, a distance of 90.00 feet to the TRUE POINT OF BEGINNING;

thence North 89° 52' East, a distance of 1053.30 feet to a point; thence South 69° 08' 43" East, a distance of 70.22 feet to a point; thence South 89° 52' West, a distance of 1118.92 feet to a point; othence North 00° 09' West, a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

APN: 511-28-004A Parcel No. 3:

The North half of the South

The North half of the Southeast quarter of the Northwest quarter of the Northwest quarter, and the Northeast quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 9, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 511-28-0050

4

{00252962}



PINAL COUNTY Public Hearings

Case Number:PZ-014-25 Existing Zoning: General Rural Zoning Distrct (GR) Proposed Zoning: Light Industrial & Warehouse Zoning District (I-2) Acreage: 24.23 +/- Acres

Applicant Name: Rick Miller Applicant Phone Number: 520-635-3073

Case Information Available at Pinal County Planning and Development Services



Public Hearing Information

0

+1



COUNTY Hearings Public Hearing Information

oning Distrct (GR) trial & Warehouse District (I-2) 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.

POST COPY OF ACTUAL NOTICE BELOW

Date Posted:

20-635-3073

nal County Planning and Development Services

INAL COUNTY Public Hearings

r:PZ-014-25

g:General Rural Zoning Distrct (GR) ig: Light Industrial & Warehouse Zoning District (I-2)

-/- Acres

: Rick Miller ne Number: 520-635-3073

on Available at Pinal County Planning and Development Services (520) 866-6442



Public Hearing Information

NOTICE

May 27, 2025 Pinal County Supervisors and Planning and Zoning Commissioners:

I Nap Lawrence as the property owner surrounding the Tate property parcel numbers 511-28-0050 and 511-28-004A on South Trekell Rd., am fully in favor of this rezoning request coming before you. I strongly encourage the approval of this as it fits the general plan for this area.

Thank You for your time.

Nap Lawrence Dich Map

May 27, 2025

Pinal County Supervisors and Planning and Zoning Commissioners:

I Henry Epps as the property owner abutting the Tate property parcel numbers 511-28-0050 and 511-28-004A on South Trekell Rd., am fully in favor of this rezoning request coming before you. I strongly encourage the approval of this as it fits the general plan for this area.

Thank You for your time.

Pinal County Development Services Department – Community Development Planning Division 85 N Florence Street Florence, AZ 85132

March 19, 2025

RE: Support for Approval of Rezoning Application

Dear Pinal County Supervisors & Planning and Zoning Commissioners:

On behalf of Trekell & 18 Owners LLC, the owners of assessor's parcel numbers 511-28-007D, 511-28-007C, and 511-28-008A, properties located south and east of the proposed rezoning encompassing parcel numbers 511-28-0050 and 511-28-004A, I write in support of the rezoning and believe the proposed uses will be an appropriate addition to the area.

The proposed rezoning of parcels 511-28-0050 and 511-28-004A aligns with the goals of the I-8 and Trekell PAD to take advantage of the booming industrial sector in the Casa Grande Valley and the State of Arizona by creating ready-to-develop land with entitlements that support innovative light industrial warehousing, logistics, and manufacturing, such as semiconductor and microchip manufacturing and space for smaller companies that support larger industry.

As evidenced by the Comprehensive Plan land use designation of 'Employment' on the properties, this area is intended for commercial and industrial investment that fosters job creation and strengthens the local economy. Development of this land will also improve a key entry into the City of Casa Grande along a regionally significant route, helping create an image of activity that entices other users to locate in this area of Pinal County.

We strongly encourage the approval of this request, as it represents a positive step toward sustainable growth and economic prosperity.

Sincerely,

Larry Boatman Trekell & 18 Owners LLC



Community Development Department

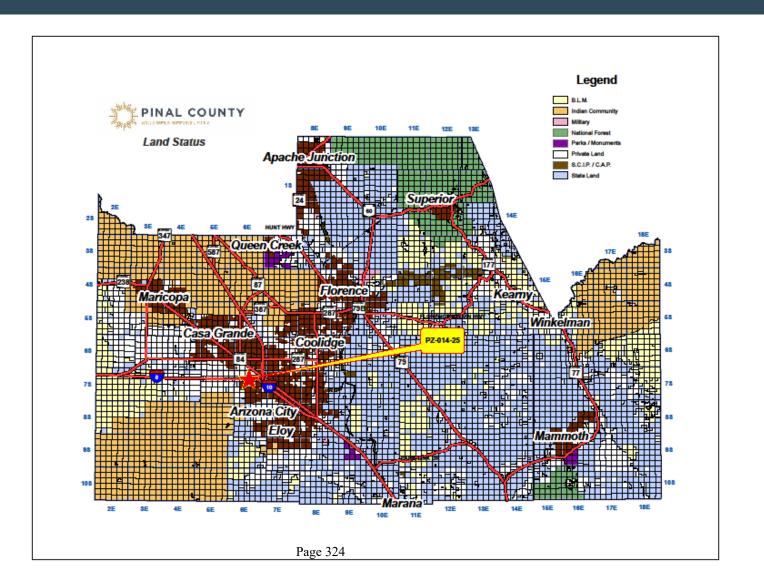


Proposal:

- Requesting to rezone, from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2) with no plans at present to develop the property.
- □Size:
- 24.23 ± acres
- Location:
 - SE of S Trekkell Rd and W Cornman Rd
- Owner/Applicant:
 - Tim & Shirley Tate, Owner, Rick Miller, Applicant

Location Map

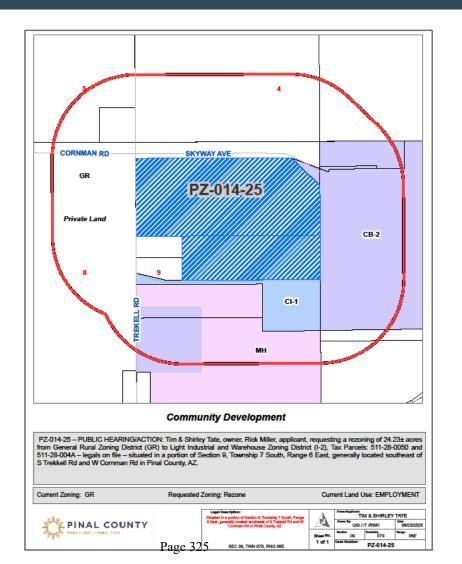




3

Case/Zoning Map





Aerial Map





Community Development



PZ-014-25

North





South





East





West





Items of Consideration



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

PZ-014-25



Recommendation: Approval with the following 6 stipulations

- Approval of this zone change (PZ-014-25) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
- 2. Trekell Road has been identified as "Routes of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report, December 2008", the 2020 RSRSM map update, and the current "Access Management Manual" which may specify limited or reduced access on these roads or as approved by the County Engineer
- 3. Half-street right-of-way dedication will be required for Trekell Road (Western boundary). The required minimum half-street right-of-way is seventy-five feet (75ft) for Trekell Road along the western boundary. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 4. All right-of-way dedication shall be free and unencumbered; any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer.
- 5. Any future developments must adhere to the allowed uses for I-2 zoning under Chapter 2.335.020. of the Pinal County Development Services Code.
- 6. Any future development on the subject parcels will be required to go through the Site Plan Review process.





□QUESTIONS?



AGENDA ITEM

7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: CALL TO THE COMMISSION (DISCUSSION 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:

ATTACHMENTS

Click to download



AGENDA ITEM

7/17/2025 301 E. 11th Street, Florence, AZ 85132

REQUESTED BY: Funds #: Dept. #: Dept. Name: Boards & Commissions Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION: Pursuant to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN, that the public will have physical access to the meeting room around 8:45 AM. Posted this 10th day of July around 5:00 p.m. by Cory Busby

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:

ATTACHMENTS

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