



PINAL COUNTY
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PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, February 16, 2012

Emergency Operations Center (EOC) Pinal County Complex - Building F

31 N. Pinal St. Florence, Arizona

NOTICE OF PUBLIC MEETING AND AGENDA

There may be a supplemental agenda for this hearing, please check with the Planning & Development Department at 520-866-6447.

CALL TO ORDER:

- | | | | |
|--------------------------|------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | HARTMAN, Chairman | <input type="checkbox"/> | RIGGINS, Vice-Chairman |
| <input type="checkbox"/> | AGUIRRE-VOGLER, Member | <input type="checkbox"/> | SALAS, Member |
| <input type="checkbox"/> | FAUCETTE, Member | <input type="checkbox"/> | ELLIS, Member |
| <input type="checkbox"/> | BROWN, Member | <input type="checkbox"/> | MORITZ, Member |
| <input type="checkbox"/> | GUTIERREZ, Member | <input type="checkbox"/> | DEPUTY COUNTY ATTORNEY |

SCHEDULE OF AGENDA: 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. DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:

- January 19, 2012

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- Order of Agenda

3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

- January 18, 2012
- February 8, 2012 No Cases

NEW CASES:**AGENDA ITEMS 5 & 6 WILL BE DISCUSSED TOGETHER**

4. **PZ-011-11 – PUBLIC HEARING/ACTION:** One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Rezone request from GR (General Rural) to CB-1 (Commercial) to allow a church/ office/ commercial use within the 1.25± acre parcel; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area).
5. **PZ-PD-011-11 – PUBLIC HEARING/ACTION:** One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Planned Area Development to allow a church/ office/ commercial use within the 1.25± acre parcel; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area).

AGENDA ITEMS 7 & 8 WILL BE DISCUSSED TOGETHER

6. **PZ-PA-011-11 PUBLIC HEARING/ACTION:** Candelario Chacon, landowner, applicant requesting approval of a Non-Major Comprehensive Plan Amendment from **Moderate Low Density Residential, 3.5 DU/AC, (MDR) to Employment** to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).
7. **SUP-012-11 - PUBLIC HEARING/ACTION:** Candelario Chacon, landowner, applicant requesting approval of a Special Use Permit to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres in the General Business Zone (CB-2) (**PZ-585-79**) situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).

TENTATIVE PLATS:

REVIEW/DISCUSSION/ACTION OF TENTATIVE PLATS IS NOT A PUBLIC HEARING. THE PUBLIC MAY ATTEND AND LISTEN TO THE PROCEEDINGS, BUT MAY ONLY ADDRESS THE COMMISSION WITH ITS PERMISSION.

8. **S-001-05 - ACTION:** Amarillo Creek South, LLC, landowner, Barbara Rust, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Amarillo Creek South**, 1,086 lots on a 321.3± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as the E½ of Section 20, T5S, R3E, G&SRB&M, Tax Parcels 510-48-015F & 510-48-015G (located approximately 2 miles southwest of the City of Maricopa).

NEW CASES:

9. **PZ-C-001-12 – DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. 11-829 (E) a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.166 Rezoning**s, to consider adding language to require metes and bounds legal descriptions for each zoning district in a rezone request.

The Planning Commission may go into executive session for purposes 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).

ADJOURNMENT



**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
DRAFT MINUTES OF January 19, 2012**

PRESENT: Mr. Hartman, Chairman
Mr. Salas, Member
Mr. Gutierrez, Member
Mr. Faucette, Member
Ms. Aguirre-Vogler, Member
Mr. Brown, Member
Ms. Moritz, Member

ABSENT: Mr. Ellis, Member
Mr. Riggins, Vice-Chairman

LEGAL STAFF PRESENT:
Ms. Grieb, Deputy County Attorney

PLANNING STAFF PRESENT:
Mr. Abraham, Planning Manager
Mr. Denton, Planner I
Ms. Bruninga, Secretary II
Ms. MacDonald, Planner II

PUBLIC WORKS STAFF PRESENT:
Mr. Chow, Development Section Chief

The meeting was called to order at 9:05 a.m., this date by Chairman Hartman in the Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: November 17, 2011

Commissioner Aguirre-Vogler asked if the statement referring to fifty (50) tanks on page four (4) was a correct statement. Mr. Abraham stated that the statement did not fit, and would be deleted.

MOTION

Commissioner Aguirre-Vogler made a motion to accept the minutes from November 17, 2011 with the deletion on page four (4). Commissioner Salas seconded the motion. Motion passed unanimously.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: December 15, 2011

MOTION

Commissioner Aguirre-Vogler made a motion to accept the minutes from December 15, 2011. Commissioner Salas seconded the motion. Motion passed unanimously.

PLANNING DIRECTORS DISCUSSION ITEMS

Mr. Abraham shared with the Commission that Commissioner Moritz was reappointed through January 8, 2016.

Mr. Abraham discussed updates to the Planning and Development website, showing how to locate notice of hearing information online. Mr. Abraham stated that the commission packet would also be available to view online the Friday before the Commission hearings.

Chairman Hartman stated that the Commission has not seen a map of the upcoming five (5) supervisor district areas. Mr. Abraham responded that he would provide a hard copy of the map to the Commission.

Commissioner Salas asked why there was a need to move to five (5) supervisors. Mr. Abraham responded that it is based on population, and the population of the county has increased. Commissioner Salas asked why jurisdictions were not extended, instead of adding additional supervisors.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

Mr. Abraham discussed the Board of Supervisors adopting the new zoning ordinance. Ms. MacDonald went over the approval and modifications by the Board of Supervisors on the zoning ordinance.

Mr. Abraham stated that the Comprehensive Plan amendment regarding aggregate mining was passed by the Board of Supervisors.

Mr. Abraham stated that a new restaurant on Highway 88 in Apache Junction was also approved.

CONTINUED CASES:

PZ-PA-010-11 - PUBLIC HEARING/ACTION: Tapia Acencion, landowner/applicant, requesting approval of a Non-Major Comprehensive Plan Amendment from Very Low Density Residential (0-1 DU/AC) to Employment on 3.3± acres to allow parking for 10 semi-trucks for business use; situated in a portion of the northeast quarter of Section 23, T05S, R04E G&SRB&M (legal on file) Tax Parcel 502-44-014 (located approximately ¼ mile west of Russell Road and south of Trading Post Road in the Casa Grande area). (Continued from the November 17, 2011 Planning Commission Meeting)

SUP-013-11 - PUBLIC HEARING/ACTION: Tapia Acencion, landowner/applicant, requesting approval of a Special Use Permit to allow parking for 10 semi-trucks for business use on a 3.3± acre parcel in the Suburban Ranch Zone; situated in a portion of the northeast quarter of Section 23, T05S, R04E G&SRB&M (legal on file) Tax Parcel 502-44-014 (located approximately ¼ mile west of Russell Road and south of Trading Post Road in the Casa Grande area). (Continued from the November 17, 2011 Planning Commission Meeting)

Mr. Abraham stated that the applicant submitted a request for withdrawal.

Ms. Grieb stated that staff had not received anything in writing, and since the applicant is present, he should be asked if that is truly what he wants.

Mr. Abraham stated that staff received an email from the applicant.

Chairman Hartman called the applicant forward.

Ernesto Tapia 32621 W. San Lorenzo Dr. Maricopa, AZ 85138 came forward to address the Commission. Mr. Tapia stated that his son sent the email requesting withdrawal without his knowledge. Mr. Tapia stated he decided to come before the Commission to explain his circumstances. Mr. Tapia stated that he only wants to park his trucks on the property, and not conduct any business on the property. Mr. Tapia stated that he asked the county if he was allowed to park his trucks on the lot, and he was told to look around, and if other people are parking their trucks in the area, then he could do it also. Mr. Tapia asked the Commission for time to find another property to park his trucks.

Ms. Grieb asked if Mr. Tapia wanted to go forward with the cases and ask for permission to park his trucks at this location. Mr. Tapia responded that he would like permission to park his trucks at this location until he can buy an industrial property.

Chairman Hartman asked if this would be better covered under a Temporary Use Permit. Mr. Tapia stated that the best option is to allow him enough time to save money and love the property to a different location.

Mr. Abraham suggested a continuance, as staff was under the impression that the applicant was to withdraw. Mr. Abraham stated that it is the opinion of staff that Temporary Use Permits are for uses that will cease fairly quickly.

Commissioner Salas asked how long the continuance would be. Mr. Abraham responded that staff suggests a sixty (60) day continuance. Mr. Tapia stated that sixty days is not enough time for him to save enough money.

Commissioner Moritz asked if by parking trucks, the trucks are stationary. Mr. Tapia responded no, they come and go from the property. Commissioner Moritz asked if the applicant was aware that his son was sending an email requesting to withdraw. Mr. Tapia responded that his son told him after the fact.

Commissioner Moritz stated that the applicant wants to conduct business as he currently is, without any stipulations being imposed.

Chairman Hartman stated that there will be additional problems, changing the Comprehensive Plan is another issue to deal with.

Mr. Tapia stated that he parks his trucks in Maricopa County, but he is unable to stay there and start business. MR. Tapia stated that he transports commodities for the cows, transporting mainly corn. Mr. Tapia stated that he keeps his property cleaner than most other properties in the area.

Ms. Grieb stated that this case came about because of a violation, and instead of going to the Hearing Office, the applicant was given the opportunity to come before the Commission to request the Plan Amendment and Special Use Permit. Ms. Grieb stated that staff would not like to grant an extension longer than sixty (60) days, because he needs to come back in and talk to staff to see what he is going to do.

Commissioner Aguirre-Vogler asked if other property owners in the area got violations as well. Ms. Grieb responded that Code Enforcement Officers went out in the area, and sent notices to property owners in the area.

Chairman Hartman stated that he is aware of other property owners with violations on their properties in the area, but just because they do it as well, does not make it right.

Mr. Tapia stated that the economy does not allow him to work fast enough to make the money to move forward in sixty (60) days. Chairman Hartman asked if Mr. Tapia understands the process after the hearing. The case would come back before the Commission and then be forwarded to the Board of Supervisors allowing more than the sixty (60) day continuance time frame.

MOTION

Commissioner Brown made a motion to continue case PZ-PA-010-11 for sixty (60) days to March 15, 2012. Commissioner Salas seconded the motion. Motion passed unanimously.

MOTION

Commissioner Brown made a motion to continue case SUP-013-11 for sixty (60) days to March 15, 2012. Commissioner Salas seconded the motion. Motion passed unanimously.

TENTATIVE PLATS

S-026-05 - DISCUSSION/APPROVAL/DISAPPROVAL: Meridian Land Holdings, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Santa Cruz Ranch, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone; situated in portions of Sections 26, 27, 34 & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-14-002A et al. (parcel list on file) (located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande). (Continued from the July 21, 2011 Commission Meeting)

S-033-06 - DISCUSSION/APPROVAL/DISAPPROVAL: SCR, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Santa Cruz Ranch Units 4&5, 2,030 lots on a 674± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portions of Sections 26, 34, & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-23-001 et al. (parcel list on file) (located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande). (Continued from the July 21, 2011 Commission Meeting)

Jordan Rose, Rose Law Group, 6613 N Scottsdale Rd, Suite 200, Scottsdale, Arizona 85250, came forward to address the commission. Ms. Rose thanked the Commission for considering a six (6) month extension to allow time to continue the annexation to the city of Maricopa.

Commissioner Aguirre-Vogler stated that there are many lots involved, and asked if something will be done with the traffic problem as the annexation moves forward. Ms. Rose responded that Union Pacific had a railroad crossing planned for that area, and she would return with more detail for the Commission.

Chairman Hartman stated that there were letters from both Dennis Fitzgibbons and Greg Stanley in support of the six (6) month extension.

Commissioner Aguirre-Vogler stated that the letter from Mr. Stanley stated there were noncompliance issues, and asked if this would be an issue. Ms. Rose responded that the applicant is working through flood control issues with the county and the city of Maricopa.

MOTION

Commissioner Aguirre-Vogler made a motion to continue case S-026-05 for six (6) months to July 19, 2012. Commissioner Salas seconded the motion. Motion passed unanimously.

MOTION

Commissioner Aguirre-Vogler made a motion to continue case S-033-06 for six (6) months to July 19, 2012. Commissioner Salas seconded the motion. Motion passed unanimously.

NEW CASES

PZ-PA-009-11 – PUBLIC HEARING/ACTION: Arizona State Land Department, landowner, Jason Allen, agent, requesting approval of a Non-Major Comprehensive Plan Amendment from Restricted Use Open Space to Moderate Low Density Residential on 4.91± acres to allow an unmanned aircraft testing field; situated in a portion of the southeast quarter of Section 30, T03S, R10E G&SRB&M (legal on file) State Land (located on the east side of Highway 79 approximately 1 mile north of Arizona Farms Road).

SUP-016-11- PUBLIC HEARING/ACTION: Arizona State Land Department, landowner, The Boeing Company, applicant, Jason Allen, agent, requesting approval of a Special Use Permit to allow an unmanned aircraft testing field on 4.91± acres in the General Rural Zone; situated in a portion of the southeast quarter of Section 30, T03S, R10E G&SRB&M (legal on file) State Land (located on the east side of Highway 79 approximately 1 mile north of Arizona Farms Road).

Ms. MacDonald read a portion of the staff report and used a power point.

Chairman Hartman called the applicant forward.

Jason Allen, 3219 E Camelback Rd, Suite 258, Phoenix, Arizona 85018, came forward to address the Commission. Mr. Allen gave a brief history of the proposal.

Commissioner Aguirre-Vogler asked if there is a state land lease. Mr. Allen responded that the lease would be executed in February.

Commissioner Salas asked if the applicant considered building parallel to Highway 79, to avoid any potential drones going out of control and landing on the highway. Mr. Allen responded that the site is 367 feet away from State Route 79, and also stated that they are required to stay within all of the federal aviation regulations. Mr. Allen stated that flights would be conducted further inside the parcel.

Commissioner Brown asked what the attraction was for this location. Mr. Allen responded that it is close enough to civilization, yet far enough away to avoid impact on property owners. Mr. Allen stated that Mesa Boeing is on McDowell, and this location is close to that as well.

Commissioner Salas asked what efforts are being made to protect the desert flora. Mr. Allen responded that most vegetation is low shrubbery, and there is only going to be a 10,000 square foot helipad as well as a 3,600 square foot pad for the ground control station. Mr. Allen stated that the site plan is laid out in the most undistruptive way as possible, and he would like to request a low intense access way. Commissioner Salas asked if there are any saguaro or other cacti. Mr. Allen responded that the applicant will not disrupt any mature cacti.

Commissioner Moritz asked how long the lease would be with the State Land. Mr. Allen responded that there would be a five (5) year minimum with an extension option. Commissioner Moritz asked where the site is in relation to the town of Florence. Mr. Allen responded that it is 8 miles north. Commissioner Moritz stated that she has seen a lot of aircraft traffic already, and asked what is wrong with testing at the Falcon Field location.

Mark Gasper, Manager of State and Local Operations at the Boeing Company, came forward to address the Commission. Mr. Gasper stated that this location is unique, due to the restricted airspace. Mr. Gasper stated that they are completely limited to fly within the restricted airspace and bound to the borders of this airspace. Mr. Gasper stated that the airspace does not extend south to the town of Florence, terminating at the Military Reservation. Mr. Gasper stated that the Falcon Field site would not work, because they are unable to fly in general airspace. Mr. Gasper stated that this location is the closest with restricted airspace to the unmanned system headquarters.

Commissioner Brown asked what will happen in the long run, as low density housing grows in the area. Mr. Gasper responded that the market for unmanned testing is preliminary. Mr. Gasper stated that it also depends on what the FAA decides to do with general airspace, and whether or not they allow unmanned

aircrafts into the airspace. Mr. Gasper stated that high density residential could be a potential issue, but there are numerous controls in place.

Chairman Hartman stated that the area is livestock grazing and there is no development there.

Mr. Abraham showed the Comprehensive Plan map and asked her Allen to show where the restricted airspace is.

Mr. Gasper stated that the airspace stops short of the US 60, and stated that the reason for the restricted airspace is because of the artillery range in proximity to the site. Chairman Hartman asked if ATV's were also in the area on certain days of the week. Mr. Abraham responded that riders on ATV's are not allowed in the military reservation area.

Commissioner Salas asked if it was possible to make the proposal parallel to Highway 79, to avoid any potential fugitive aircraft going out of control and landing on the highway or a car. Mr. Allen responded that the way the site is laid out allows them to be further away from Highway 79 to conduct testing.

Commissioner Faucette stated that the helipad is parallel to the highway as it is shown on the site plan.

Commissioner Moritz asked if the direction of the property made a difference, since the helicopter takes off vertically. Mr. Allen responded that it does not matter.

Chairman Hartman asked if the drones are being controlled from the 500 square foot building on site. Mr. Allen stated that is correct. Chairman Hartman asked if employees are on site 24 hours a day. Mr. Allen responded that once the testing is complete, the helicopter is removed and taken back to the Mesa facility, and the employees leave.

Chairman Hartman asked if the flights would be coordinated with the National Guard artillery uses. Mr. Allen responded that there is an agreement with the National Guard.

Commissioner Faucette asked why the helipad was not put on the Guard property. Mr. Gasper responded that there were discussions with the National Guard, but the Department of Defense stipulates that private entities cannot make improvements to a military facility.

Commissioner Gutierrez asked what size transport unit is used. Mr. Allen responded that it is forty (40) feet. Commissioner Gutierrez asked how visible Highway 79 is from the site while testing. Mr. Allen responded that it would be fairly invisible, with testing occurring on the eastern portion of the parcel.

Commissioner Gutierrez asked what safety precautions would be taken in case of an accident. Mr. Allen responded that all government aircrafts are subject to SAS 360 standards and that outlines safety systems, and also ensures that all safety precautions are in place. Commissioner Gutierrez asked if there would be a certain amount of emergency equipment on site. Mr. Allen responded that in addition, they would be working with the fire marshal, to ensure compliance with the County's standards.

Chairman Hartman asked for clarification on stipulation one (1). Mr. Chow responded that the right of way is ADOT's. Mr. Chow stated that the county would like a copy of the permit when issued by ADOT. Mr. Chow stated that the county has no control over the right of way. Chairman Hartman stated that the ingress, egress, and surfacing is up to ADOT to determine requirements.

Commissioner Moritz stated that she appreciates Boeing considering Pinal County, as these types of projects are great for the county.

Commissioner Faucette asked if the helicopters go up 1,000 feet into the air before accelerating forward. Mr. Allen responded that it might be closer to 1,500 feet.

Commissioner Faucette asked what the noise level involved would be. Mr. Allen responded that it was below the County requirement of 85 decibels.

Commissioner Aguirre-Vogler asked if the project would be cancelled if the lease from the State Land Department was not acquired. Mr. Abraham responded that if the lease were not acquired, the rescission process would begin.

Chairman Hartman opened the meeting to the public. Hearing none, Chairman Hartman closed the public portion of the meeting.

MOTION

Commissioner Aguirre-Vogler made a motion to forward case PZ-PA-009-11 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded the motion. Motion passed unanimously.

MOTION

Commissioner Aguirre-Vogler made a motion to forward case SUP-016-11 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded the motion. Motion passed unanimously.

WORK SESSION

Discussion on Commission procedures for work sessions

Mr. Abraham stated that some Commissioners wanted to discuss how to handle work sessions, and how to focus the energy of the group on the topic at hand. Chairman Hartman stated he has seen problems when presenters at work sessions are interrupted. Chairman Hartman asked if the Commission agrees to let the presenter complete their presentation and follow up with questions at the end.

Commissioner Salas stated that his problem is that sometimes work sessions get thrown in the middle of the agenda. Commissioner Salas stated that he would rather have cases with applicants be heard first, and have work sessions at the end, to avoid the applicants being delayed.

Commissioner Moritz stated that Mr. Stabley tries to interject cases and work sessions to avoid the monotony, but she agrees with Commissioner Salas and would prefer to hear cases first and then work sessions after. Commissioner Moritz stated that it is discourteous to interrupt the presenter during a presentation.

Commissioner Faucette stated that work sessions are sometimes held to give information before a case. Commissioner Faucette stated that once in a while a work session is needed before a case is heard.

Ms. Grieb stated that it is hard to get a presenter to attend a meeting if they will be at the end of the agenda; they are placed at the beginning as a professional courtesy. Ms. Grieb stated that in order to have a work session at the end, we need a quorum at the end.

Chairman Hartman stated that work sessions were originally for cases coming before the Commission with specific requirements that the Commission needed to review. Mr. Abraham stated that this was also when there were twenty (20) agenda items. Mr. Abraham stated that the Commission's input is needed to move forward, especially on items like code amendments.

Commissioner Moritz asked if the agenda could have cases first, work sessions with outside attendees, and then work sessions without anyone else involved. Mr. Abraham responded that would work.

Commissioner Faucette stated that sometimes the Commission members want to make a point and be heard, and can be discourteous. Commissioner Faucette stated that sometimes a question helps to clarify questions that other Commission members may have as well.

Commissioner Aguirre-Vogler asked for an update on the restricting of the Supervisors. Mr. Abraham stated that staff would have someone from the Board of Supervisors come give the Commission an update.

Commissioner Moritz stated that district 5 is Gold Canyon, Queen Valley, Apache Junction, and part of Queen Creek.

Chairman Hartman asked if he could still be on the Commission if he was in the city of Maricopa. He stated that the boundary on the map is unclear. Ms. Grieb responded that when the Board increases to five (5) Supervisors, that restriction no longer applies. Ms. Grieb stated that this rule applies to a Board of three (3) Supervisors.

Chairman Hartman asked if the Commission will increase in the amount of members. Ms. Grieb responded that the Commission will increase to ten (10) members, two (2) from each district. Ms. Grieb stated that by the end of 2013, the Commission will be in compliance with that requirement.

Commissioner Salas asked if it would be best to have the Chairman vote only in the case of a tie. Ms. Grieb responded that would mean that one district would only be allowed to have one representative voting, and the Commission does not have the authority to make this restriction.

FUTURE MEETING DATES AND AGENDA ITEMS

Mr. Abraham stated that the Agenda for February would be much like the January agenda.

ADJOURNMENT

Commissioner Aguirre-Vogler made a motion to adjourn. Commissioner Salas seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 10:41 a.m

RESPECTFULLY submitted February 15, 2012.

Jerry Stabley, Planning Director

9:30 a.m. The following cases will be heard without additional input from the applicant or public unless prior to the time the case is publically heard, the applicant, a staff member or a member of the public requests that a case be considered separately. In the event that no such request for a hearing is made, the Board shall vote to approve the recommendation of the Commission.

Zoning Consent

A. PZ-009-11: Keith Spaulding, landowner/applicant, requesting approval of a rezone request from CR-1 (Single Residence zone) to CB-2 (General Business zone) to allow a permanent restaurant with outdoor cooking and dining on a 4.81± acre parcel; situated in a portion of the south half of Section 11, T1NS, R8E G&SRB&M (legal on file) Tax Parcel 100-01-001S, (south side of Highway 88 in the Apache Junction area). Planning Commission voted 8 to 0 to recommend approval of PZ-009-11 with 19 stipulations.

B. PZ-PA-007-11: Pinal County, applicant, requesting a text amendment to the Pinal County Comprehensive Plan by amending the language of Chapter 3: Sense of Community, to add and amend text, goals, objectives and policies to comply with a State Law mandate to include information on aggregate mining in the Comprehensive Plan. Planning Commission voted 7-0 to recommend approval of PZ-PA-007-11.

Chairman Rios asked if there was anyone present who wished to remove a zoning consent case for public hearing. There was no such request.

Motion was made by Supervisor Snider and seconded by Supervisor Martyn to approve the following zoning cases as recommended by the Planning and Zoning Commission:

PZ-009-11: Keith Spaulding, approved with nineteen (19) stipulations:

1. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 5± acres covered under case PZ-009-11;
2. the applicant/property owner shall construct the Restaurant, including completing the conditions enumerated herein as, within (5) years from the effective date of this Ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;
3. The applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
4. If a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by registered mail to the property

- owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
5. If at the expiration of the (5) five year time period the Property has not been developed with a restaurant facility, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
 6. No building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
 7. The zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;
 8. After compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
 9. Upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;
 10. Approval of this Rezone 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;
 11. The property shall be developed as a restaurant with outdoor cooking and dining facilities as the primary use with other uses associated and used in conjunction with the restaurant such as: bar, outdoor entertainment facilities and refreshment stand (mobile food vendor);
 12. The property shall meet all noise ordinance requirements;
 13. A revised site plan will be required to include outdoor facilities;
 14. A Traffic Impact Analysis may be required to be submitted to ADOT and the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;

15. Drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
16. Access to State Highway 88 will require ADOT approval. Applicant shall provide ADOT approval document prior to Site Plan approval;
17. 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;
18. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and
19. Approval of this Rezone request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

PZ-PA-007-11: Pinal County, approved as presented.

Motion carried by unanimous vote.

Discussion of budget priorities for fiscal year of 2012-2013.

Mr. Behring said the process would be similar to last year's to establish priorities as to what direction the Board would like to go. He indicated that the Board will not have to cut as much spending as last year, but that it will take several years to get out of the recession. The County is starting to see sales increase although property values remain flat. The Assessor's office anticipates a double-digit decrease in the assessed values of properties in Pinal County for the coming year. Staff will be working with the Elected Officials on the spending guidelines.

The Board expressed their desire to maintain the tax rate.

Supervisor Martyn asked Mr. Behring to update the Board on the status of the 2 million in general fund reductions.

Based on current projections, Mr. Behring indicated that 1.5 million in true spending reductions has been identified. The last \$500,000 will need to be identified through the budget process. All of this contemplates every department operating within their budgets.

Discussion continued regarding the impact of the State budget. They also discussed the importance of the County employees and would like to focus on their compensation in the future as the cost of living continues to rise.

Richard Brinkley of SaddleBrooke Arizona commended the County for acknowledging that there is room for improvement in regard to the spending habits of the County.

The Board agreed on the direction of the County Manager relative to the discussion and letter of priorities submitted.

General Fund midyear department expenditure update.

Budget Director Leo Lew appeared before the Board. At a previous meeting the Board asked Mr. Lew to give an update on the spending of the general fund. The Budget department reviewed all departments and of the 39, only 2 departments were projected to exceed their budget if their spending trend continued. The School Superintendent's office is expected to exceed budget by \$13,000 (2%) due to vacation payout for an employee who retired and the Sheriff's office is projected to go over budget by 3.1 million (7%) due to fuel and overtime wages. Mr. Lew said that staff will be meeting with the Sheriff's office to discuss alternative operational issues and additional funding sources available to help offset the deficit. Staff is also exploring the Board's legal capacity regarding their authority to regulate spending in an elected official's office.

Supervisor Martyn said that the budget is like a contract between the department and the Board. He felt there was an oversight somewhere in the organization not to have foreseen the budget shortfalls.

Supervisor Snider said that all departments are faced with the same decisions and problems and was concerned that the Sheriff's office needed assistance in creating and maintaining their budget.

Chairman Rios pointed out that the Board approved an overtime payout to the Sheriff's office employees last fiscal year and that the policy was also amended to give the Sheriff the authority to manage the overtime in an effort to better control it. He expressed concern over how this has come to be.

Mr. Behring stated that the Sheriff has vowed to work with staff to find solutions to the problem. He has identified some ideas as to how to mitigate some of the issues discussed.

PZ-C-007-10: Public Hearing/discussion/approval/disapproval of ordinance repealing Resolution PZ-C-52-82, the Pinal County Light Pollution Code; repealing Pinal County Rural Addressing Ordinance #72993 and amending Pinal County Development Services Code, Title 2 (County Zoning Ordinance) by: amending words and phrases throughout the zoning ordinance to correspond with statutory words and phrases; amending chapter 2.05 (Purpose and Application), chapter 2.10 (Definitions), and chapter 2.15 (Zone, Maps and boundaries); deleting chapter 2.25 (SR-1 Suburban Ranch Zone), chapter 2.45 (GR-5 General Rural Zone, and chapter 2.50 (GR-10 General Rural Zone); amending chapter 2.105 (CI-1 Light Industry and Warehouse Zone), chapter 2.110 (CI-2 Industrial Zone); chapter

2.140 (Off-Street Parking and Loading – Public Garages and Gas Stations), and Chapter 2.150 (General Provisions and Exceptions) adding chapter 2.151 (Permits: Special Use, Special Density, Temporary Use and Special Event); amending chapter 2.155 (Board of Adjustment and appeals), chapter 2.160 (Enforcement), and chapter 2.165 (Zoning Ordinance Amendment and Zone Changes); adding chapter 2.166 (Rezoning); amending chapter 2.175 (Planned Area Development); Adding chapter 2.176 (Planned area development after effective date of ordinance); Amending chapter 2.185 (Outside Storage and Parking, chapter 2.190 (Adult Oriented Businesses and Adult Service Providers), chapter 2.191 (Medical Marijuana Dispensary, Medical Marijuana Dispensary Off-Site Cultivation Location and Medical Marijuana Food Establishment), chapter 2.195 (Outdoor Lighting), and chapter 2.205 (Wireless Communications Facilities); Adding chapter 2.215 (Addressing and Street Naming), chapter 2.220 (RU-10 Rural Zoning District), Chapter 2.225 (RU-5 Rural Zoning District); chapter 2.230 (RU-3.3 Rural Zoning District), chapter 2.235 (RU-2 Rural Zoning District), chapter 2.240 (RU-1.25 Rural Zoning District), chapter 2.245 (RU-C Rural Commercial Zoning District), chapter 2.250 (R-43 Single Residence Zoning District), chapter 2.255 (R-35 Single Residence Zoning District), Chapter 2.260 (R-20 Single Residence Zoning District), Chapter 2.265 (R-12 Single Residence Zoning District), chapter 2.270 (R-9 Single Residence Zoning District), Chapter 2.275 (R-7 Single Residence Zoning District), Chapter 2.280 (MD Mixed Dwelling Zoning District), Chapter 2.285 (MR Multiple Residence Zoning District), chapter 2.290 (AC-1 Activity Center Zoning District), chapter 2.295 (AC-2 Activity Center Zoning District), Chapter 2.300 (AC-3 Activity Center Zoning District), chapter 2.305 (O-1 Minor Office Zoning District), chapter 2.310 (O-2 General Office Zoning District), chapter 2.315 (C-1 Neighborhood Commercial Zoning District), chapter 2.320 (C-2 Community Commercial Zoning District), CHAPTER 2.325 (C-3 General Commercial Zoning District), chapter 2.330 (I-1 Industrial Buffer Zoning District), chapter 2.335 (I-2 Light Industrial and Warehouse Zoning District), chapter 2.340 (I-3 Industrial Zoning District), chapter 2.345 (MH-8 Manufactured Home Zoning District), chapter 2.350 (MH- 435 Manufactured Home Park Zoning District), and chapter 2.355 (PM/RV Park Model//Recreational Vehicle Park Zoning District); and any other amendments deemed necessary during the amendment process to meet the current needs of the county. Planning Commission voted unanimously to recommend approval of PZ-C-007-10.

Planning Director, Jerry Stabley presented a power point presentation summarizing each of the areas being considered for amendment which Planning and Zoning recommended approval back in September, 2011. Mr. Stabley discussed the remaining issue areas. The presentation can be found in the "Minutes" section of the Board of Supervisor's webpage.

Issue one addressed the allowances for golf courses. The current policy allows 50% of required open space to be used for golf course. Staff recommended that the policy allow for 25% of recreation area and 50% of total open space (with community visual access) be used for golf courses. Rose Law Group suggested that the 50% of recreation and 100% of total open space proposed by Pinal Partnership be approved but applied only to those projects of 1000 ac or less.

Sandie Smith of Gold Canyon, Arizona appeared on behalf of Pinal Partnership. She thanked staff for coming up with ordinances that are going to work towards economic development goals as well as the head of household jobs needed.

Jordan Rose of Rose Law Group appeared before the Board representing Pulte Development. With the limitation of applying to projects of only 1000 ac or less, it will allow them to develop a golf course a Red Rock. Ms. Rose requested that the Board approve option 1C.

Lynne Legarde of Phoenix, Arizona appeared on behalf of a client who owns a number of properties in the county that are likely to be developed as PADs. Ms. Legarde said the County would be better served in the long run by not creating a disincentive for any golf course and would like to see the golf course included in the total open space and as half of the recreation space.

Cameron Carter with the Rose Law Group pointed out that in the larger communities, over 1200 ac, the affect of the open space limitation of 25/50 is not that significant.

Issue two addressed the RSRSM implementation. Staff researched how to expedite the process for owners of existing PADs who want to comply with RSRSM. He cautioned the Board that there is no guarantee that property owners will dedicate ROW at no cost to County. Graphics in the presentation showed how the Comprehensive Plan and draft ordinance will ease this process.

Linda Cheney of Phoenix, Arizona said there are a number of properties in the county that have PADs prior RSRSM and the comp plan being adopted. Ms. Cheney felt that those projects could be brought into compliance administratively in exchange for giving the County the right-of-way which is now required. It has been done administratively in other counties.

Discussion continued regarding whether or not the law allows for these changes to be done administratively.

Lynne Legarde echoed Ms. Cheney's comments and felt that the opinion of County Attorney's office that it can't be done administratively was a difference in the interpretation of the statute.

Jerry Stabley informed the Board that should they wish to seek this type of process, staff would work with members of the Partnership, go back to the Planning Commission to seek initiation and go through the process to bring it back before the Board.

Issue three addressed the requirement of surveys for rezoning. Staff felt the surveys were needed to tie down exactly where the properties are and to prepare the county for any legal challenges that can occur. GIS technology was also considered.

Supervisor Martyn asked if there was a way to do this without cost that will preclude development of PADs and structures the communities need.

Mr. Stabley stated that the cities have powers that counties do not. In discussion with sister counties, staff felt surveys will be needed for those projects. Linda Cheney of Phoenix, Arizona requested that the requirement for surveys on rezoning of a PAD be removed as it is a huge issue for developers.

Lynne Legard echoed Ms. Cheney's comments. When minor shifts have to be made in response to in the field conditions, every parcel would have to be changed every time a change takes place. Ms. Legard supported not doing legal descriptions at the inappropriate time for internal parcels.

12:09 P.M. - Chairman Rios recessed for a ten (10) minute break.

12:21 P.M. - The Board reconvened and continued discussion on PZ-C-007-10.

Jerry Stabley stated that when zoning lines are changed, the survey would be necessary.

Issue four addressed the schedule of development. Staff was directed in 2009 to implement a schedule of development because those projects not moving forward could be rescinded. No matter what the Board decided, the county will have the ability to do schedules of development. Staff felt it was important to make sure that the Planning Director has direction from the Board to update the zoning maps when a rezoning occurs and to show conditional zoning on the maps. Pinal Partnership's proposal would remove the language about conditional zoning and remove direction to staff to revise zoning maps.

Linda Cheney of Phoenix, Arizona felt that putting a C on a map and zoning a property as conditional was a disincentive. It is nearly impossible to get financing for a project with that kind of open ended condition. The statute authorizes the Board to rescind a zoning case if it doesn't move forward.

Lynne Legarde appeared in support of not putting a C or R on the zoning maps. An out of state bank needs zoning that is clear that they can rely on.

Chairman Rios asked if there was anyone else who wished to address the Board. There was no one who wished to speak. Chairman Rios closed the public hearing and called for a motion.

Jerry Stabley read the options chosen by the Board into the record.

ALLOWANCES FOR GOLF COURSES – The Board modified the recommendation of the Planning Commission to allow projects that are 1000 ac or less to be able to count 50% of their recreation area and 100% of their remaining open space as part of their allowance for the golf course.

IMPLEMENTATION OF RSRSM – The Board chose the recommendation of the Planning Commission as outlined in the draft zoning ordinance.

REQUIRING A SURVEY FOR REZONING - The Board chose the recommendation of the Planning Commission but requested that the Planning Commission consider initiating an amendment to the zoning ordinance to look at the staff policy of requiring surveys for rezoning to see if the Commission would like to turn that into ordinance.

SCHEDULE OF DEVELOPMENT- The Board modified the recommendation of the Planning Commission to remove the Cs and Rs showing conditional zoning on zoning maps, but kept existing language directing staff to revise zoning maps to reflect changes to zone boundaries.

Motion was made by Supervisor Martyn and seconded by Chairman Rios to approve Ordinance No. 011812-ZO-PZ-C-007-10 repealing Resolution PZ-C-52-82, the Pinal County Light Pollution Code; Repealing Pinal County Rural Addressing Ordinance #72993 and amending Title 2 (County Zoning Ordinance) as read with the stipulations as presented by Mr. Stabley of the Pinal County Development Services Code.

Motion carried by unanimous vote.

Executive Session of the Pinal County Board of Supervisors for discussion and consultation for legal advice with the attorneys for the County in accordance with the provisions of A.R.S. § 38-431.03(A)(3) concerning planning and zoning case No. PZ-C-007-10: amendments to the Pinal County Development Services Code, Title 2 (County Zoning Ordinance).

The executive session was removed from the agenda.

Public Hearing and discussion/approval/disapproval of adoption by Board Resolution of the Activity Center Development Guidelines Manual ("AC Guidelines Manual") and the Open Space and Recreation Area Guidelines Manual ("OSRAM") as allowed by the Pinal County Development Services Code sections 2.150.320 and 2.176.090.

Ashlee McDonald of Planning and Development appeared before the Board. She summarized the Open Space and Recreation Guideline Manual (OSRAM) which identifies criteria for open space, recreation area multi use PADs and trails. The document is to be used as a guideline with all new residential PADs to achieve high quality open space recreational amenities and provide quality of life, which are items, deemed to be important during the comprehensive plan update process. Ms. McDonald continued with a summary of the Activity Center guideline manual. The goal is to influence the general character of new projects in designated activity centers to create a strong sense of community. Staff provided recommendations for site developments, building form and landscape character. The effort is to create a mix of jobs, both commercial and residential, a great pedestrian environment, support transit and provide flexibility through these guidelines. Details of Ms. McDonald's presentation can be found in the "Minutes" section of the Board of Supervisors website.

Chairman Rios opened the public hearing and called for comments.

Cameron Carter of Rose Law Group thanked the Board and staff for their assistance supported approval of the proposal.

There was no one else who wished to address the Board. Chairman Rios closed the public hearing and called for a motion.

Motion was made by Supervisor Snider and seconded by Supervisor Martyn to approve Resolution No. 011812-GM adopting the Activity Center Development Guidelines Manual ("AC Guidelines Manual") and the Open Space and Recreation Area Guidelines Manual ("OSRAM") as presented. Motion carried by unanimous vote.

Executive Session for the purpose of discussion and consultation with the County's attorneys for legal advice and in order to consider the Board's position regarding the Settlement Agreement and Release of Claims between Pinal County and Jean Ulmer in accordance with the provisions of A.R.S. § 38-431.03(A)(3)(4).

Settlement Agreement and Release of Claims entered into between Pinal County/Pinal County Sheriff's Office and Jean Ulmer.

The above two items were removed from the agenda to be brought back with changes at a later date.



MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Arline Studley, Drafting Specialist
Planning & Development

DATE: February 16, 2012

SUBJECT: **BOARD OF SUPERVISORS (BOS) ACTION ON P&Z CASES**

BOS HEARING OF JANUARY 18, 2012 P&Z Cases

PZ-009-11 - Keith Spaulding, landowner/applicant, requesting approval of a rezone request from CR-1 (Single Residence zone) to CB-2 (General Business zone) to allow a permanent restaurant with outdoor cooking and dining.

P&Z voted unanimously to recommend approval.

BOS Action: Approved

PZ-PA-007-11 - Pinal County, applicant, requesting a text amendment to the Pinal County Comprehensive Plan by amending the language of Chapter 3: Sense of Community, to add and amend text, goals, objectives and policies to comply with a State Law mandate to include information on aggregate mining in the Comprehensive Plan.

P&Z voted unanimously to recommend approval.

BOS Action: Approved

PZ-C-007-10 – Zoning Ordinance Amendments

P&Z voted unanimously to recommend approval.

BOS Action: Approved

GUIDELINES – Requesting Activity Center Development Guidelines Manual (AC Guidelines Manual) and the Open Space and Recreation Area Guidelines Manual (OSRAM).

P&Z voted unanimously to recommend approval.

BOS Action: Approved



PINAL COUNTY
wide open opportunity

**BOS HEARING OF FEBRUARY 8, 2012
P&Z Cases**

No Cases

PZ/PZ-PD-011-11

PZ/PZ-PD-011-11



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: February 16, 2012

CASE NO.: PZ-011-11 and PZ-PD-011-11 (One Community Church)

CASE COORDINATOR: Jessica Sarkissian, AICP

LEGAL DESCRIPTION: 1.27± acres situated in Section 3, T3S, R7E G&SRB&M (legal on file)

TAX PARCELS: 509-04-002E

APPLICANT/LANDOWNER: One Community Church, landowner/ applicant, 35244 N Trica Rd, Queen Creek, AZ 85241

REQUESTED ACTION & PURPOSE: One Community Church, landowner/ applicant, requesting approval of a Rezone request with a Planned Area Development (PAD) from GR (commercial) to CB-1 PAD (commercial) to allow church assembly, commercial and office uses within a 1.27± acre parcel.

LOCATION: The subject property is located south of Hunt Highway and west of Trica Road, south of the Town of Queen Creek.

SIZE: 1.27± acres

EXISTING ZONING AND LAND USE: The subject property is currently zoned GR (General Rural), the property currently has a vacant residential unit on it.

SURROUNDING ZONING AND LAND USE:

North: (CB-2); vacant
South: (GR); residential
East: (CB-1); vacant
West: (CB-1); residential

FINDINGS:

Site data:
Flood zone: "X" is determined to be outside the 100 and 500 year flood plain
Water: Queen Creek Water
Sewer: Septic
Access: The property is accessed from Trica Road

PUBLIC PARTICIPATION:

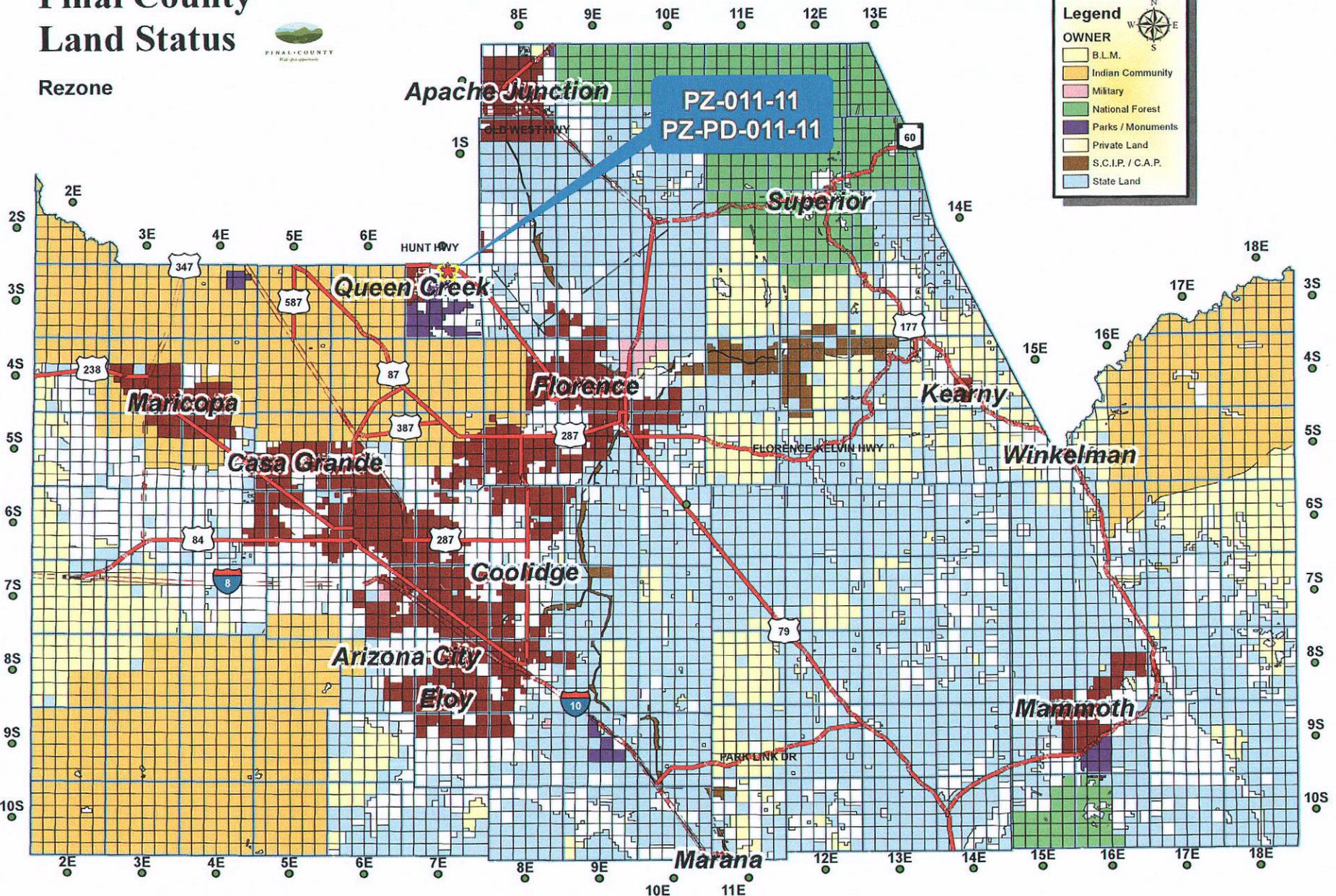
Neighborhood Meeting: November 29, 2011
Neighborhood and agency mail out: January 6, 2012
News Paper Advertising: January 23, 2012
Site posting: Applicant: January 13, 2011 & County: January 24, 2012

HISTORY: The site is zoned GR and was previously a residence but is currently vacant.

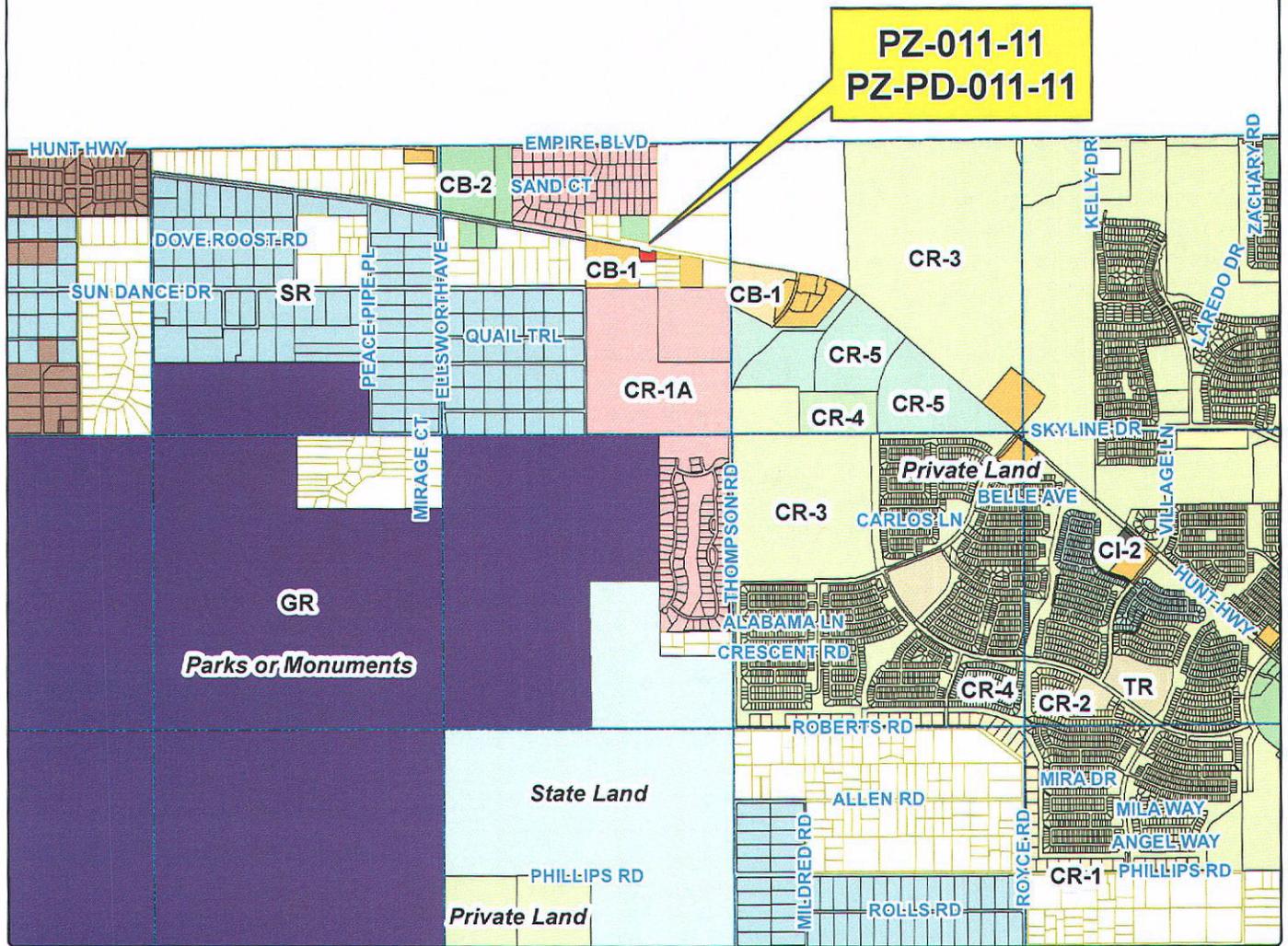
Pinal County Land Status



Rezone



Maricopa County



Rezone

Planning & Development Services



PINAL COUNTY

Wide open opportunity

ONE COMMUNITY CHURCH

Legal Description:
Sited in a portion of the Section 3, T03S R07E, G45R84M, Parcel 509-04-002E.
(legal on file) (Queen Creek area).

T03S-R07E Sec 3



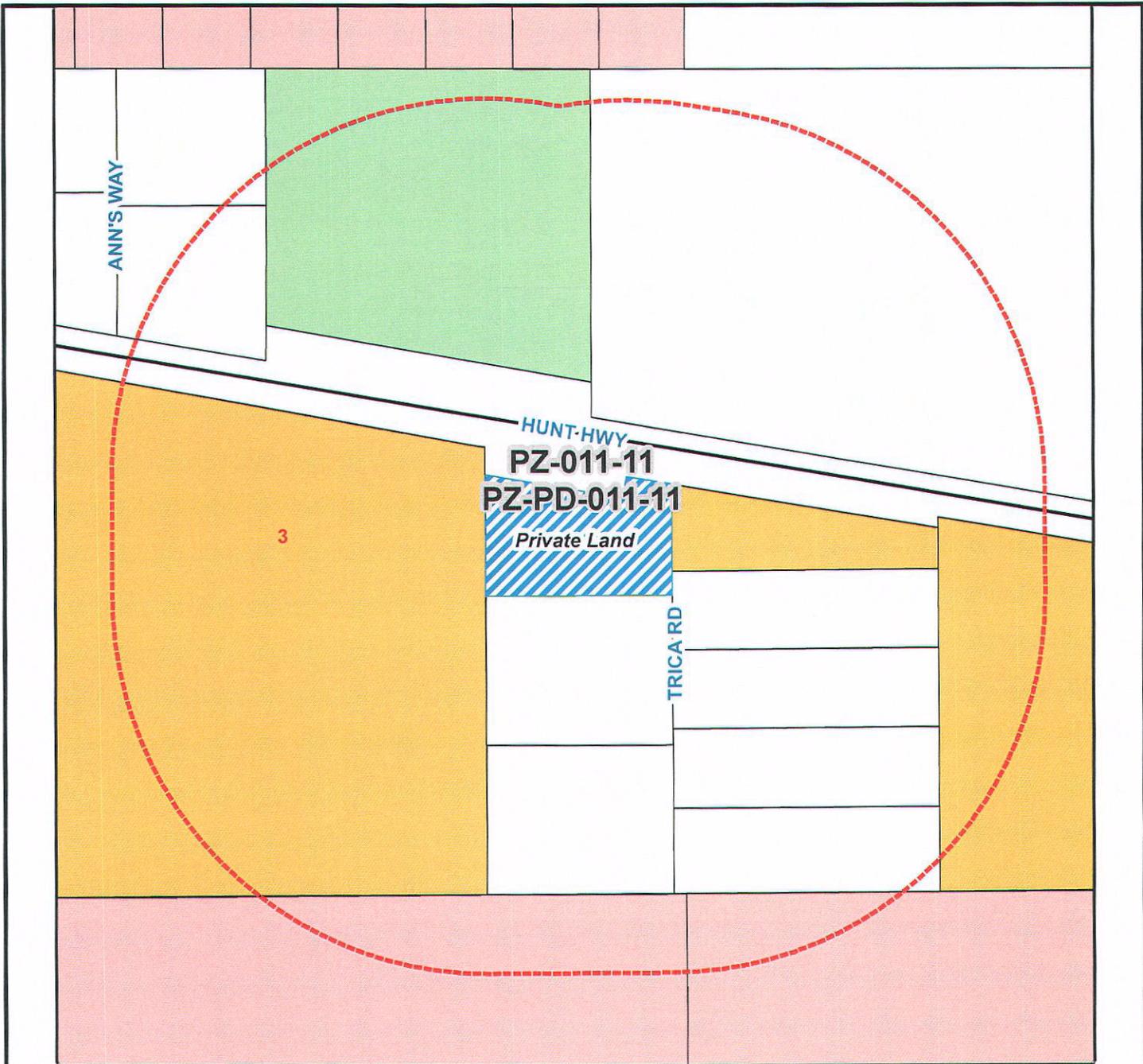
Sheet No.
1 of 1

ONE COMMUNITY CHURCH

Drawn By: GIS ITT/LJT Date: 01/05/2012

Section: 3 Township: 03S Range: 07E

Case Number: PZ-011-11 & PZ-PD-011-11



Rezone

PZ-011-11 & PZ-PD-011-11 PUBLIC HEARING/ACTION: One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Rezone request from GR (General Rural) to CB-1 (Commercial) to allow a church/ office/ commercial use within the 1.25± acre parcel; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area).



Current Zoning: GR
 Request Zoning: Rezone
 Current Land Use: MLDR



Legal Description:
(Situated in a portion of the Section 3, T03S, R07E, G&SRB&M Parcel 509-04-002E (legal on file) (Queen Creek area).
 T03S-R07E Sec 3

 Sheet No: 1 of 1	Owner/Applicant: ONE COMMUNITY CHURCH		
	Drawn By: GIS/JIT/LIT	Date: 01/09/2012	
Sections: 3	Township: 03S	Range: 07E	
Case Number: PZ-011-11 & PZ-PD-011-11			



Rezone



**PZ-011-11
PZ-PD-011-11**

ADMP Flows

-  100 cfs
-  200 cfs

Site

-  Parcel(s)
-  5,000 cfs
-  10,000 cfs
-  50,000 cfs
-  Fissures AZGS

Flood Zones

-  A
-  AE
-  AH
-  AO
-  X (Shaded)
-  X
-  D
-  Administrative FP

2009_Aerials

RGB

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



Taken From the 12/4/2007 Effective FEMA Flood Insurance Rate Maps Modified to Reflect Current LOMCs.



It is the user and/or creator's responsibility to verify the truth, lack of truth, validity, inaccuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Flood Hazard Area Zone Definitions

- Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.
- Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.
- Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.
- Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.
- Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.
- Zone X: An area determined to be outside the 100- and 500-year floodplains.
- Zone D: An area of undetermined but possible flood hazards.

Case: PZ-PD-011-11

ANALYSIS: The applicant is requesting approval of a Rezone and Planned Area Development overlay to allow church assembly, commercial and office uses. The subject property is located within the Moderate Low Density Residential (1-3.5 du/ac) land use designation of the Pinal County Comprehensive Plan. The proposed use appears to conform to the goals and policies of this Comprehensive Plan designation.

The applicant conducted a neighborhood meeting the results of which are included in the narrative.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The **Pinal County Department of Public Works** reviewed the proposal and provided stipulations.

The **Pinal County Flood Control Section** provided comments that the site is located within flood zone "X" and a large wash exists on the property which will need to be addressed at the time of site plan submittal.

The **Pinal County Department of Air Quality** reviewed the proposal and commented that the site should have paved arterial road access to the project, paved road access within the project and paved parking lots.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this rezone request under Planning Case **PZ-011-11** and Planned Area Development under Planning Case **PZ-PD-011-11**, to allow church assembly, commercial and office uses. Furthermore, the Commission must determine that this rezone and planned area development will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

STAFF SUMMARY: The applicant, One Community Church, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Rezone and PAD Overlay request to allow a church assembly, commercial and office uses.
2. To date 1 letter has been received which is in favor of the PAD and in opposition of the rezone.
3. This development will be served by planned utility facilities and services.
4. The subject property is located in the vicinity of existing commercial and residential uses.
5. The proposed development will have access to public streets.
6. The proposed Rezone and Planned Area Development are to be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
7. Granting of the rezone and planned area development overlay request 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. Also include landscaping plans, as applicable.

STAFF RECOMMENDATION (PZ-011-11): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-011-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

1. The property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-011-11), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents including the submitted site plan and project narrative dated December 2011;
2. approval of this Rezone will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. any change of the specified uses shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.15 of the Development Services Code;
4. any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
5. access to County right-of-ways shall be per the Regionally Significant Routes for Safety & Mobility (RSRSM): Access Management Manual, October 2008;

6. the design of Hunt Hwy and Site Plan shall be coordinated with the County's Hunt Highway Widening CIP. Applicant/Owner shall contact the Project Manager for coordination;
7. all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
8. all peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) 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. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;
9. the drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
10. 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;
11. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and
12. approval of this Rezone request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

STAFF RECOMMENDATION (PZ-PD-011-11): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this planned area development request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-011-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

1. The property is to be developed in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents including the submitted site plan and project narrative dated December 2011;

2. approval of this Rezone will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. approval of this rezone request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
4. any change of the specified uses shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.175 of the Development Services Code;
5. any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
6. access to County right-of-ways shall be per the Regionally Significant Routes for Safety & Mobility (RSRSM): Access Management Manual, October 2008;
7. the design of Hunt Hwy and Site Plan shall be coordinated with the County's Hunt Highway Widening CIP. Applicant/Owner shall contact the Project Manager for coordination;
8. all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
9. all peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) 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. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;
10. the drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
11. the applicant/ property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
12. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

DATE PREPARED: 2/8/12 – jds
REVISED:

Jessica Sarkissian - ONE Community Church rezoning RZ-011-11

From: Wayne Balmer <wayne.balmer@queencreek.org>
To: <mark@discoverone.net>
Date: 2/1/2012 7:56 PM
Subject: ONE Community Church rezoning RZ-011-11
CC: <[REDACTED]>, Jessica Sarkissian <Jessica.sarkissian@pinalcounty...>
Attachments: 2011 General Plan.JPG

Pastor Krenz:

I am writing in follow-up to our conversation this afternoon regarding the proposed rezoning of the property at 35244 N. Trica Road.

The Town is not concerned with the conversion of the home to become a church office/meeting facility, nor the setback variances the PD approval would allow. Conversion of homes to churches on arterial streets as areas develop is a fairly common occurrence in that the homes become less attractive for continued residential use, and churches are seen as being compatible with the remaining residential uses.

We do not typically see, however, homes being proposed for commercial zoning as part of the conversion from a house to a church. Churches are allowed in all residential districts, and do not require the property be rezoned.

In fact, zoning churches for commercial uses can be counterproductive in that it introduces an air of uncertainty into the true future use of the property over the long term and will it be compatible with its surrounding residential neighbors. In addition, since commercial uses have different use characteristics than churches do in such areas as hours of operation, parking needs, noise, traffic, etc. it is hard to determine in advance if the proposed commercial use would be a good use of the property and compatible with the neighbors and the area.

I understand your thought that commercial zoning would make the property more valuable for later resale should the church elect to move, but wouldn't having a higher price make it less likely that another church would be able to buy the property, and more likely it would be converted to a commercial use at that time?

Generally as a matter of public policy we don't rezone churches for commercial use prior to their construction because of the uncertainty it creates on the future use of the property and compatibility with the surrounding area. Most churches have frontage on an arterial street, and we would prefer not to set a precedent that they could be converted to later commercial use rather than remaining with their intended use as a church.

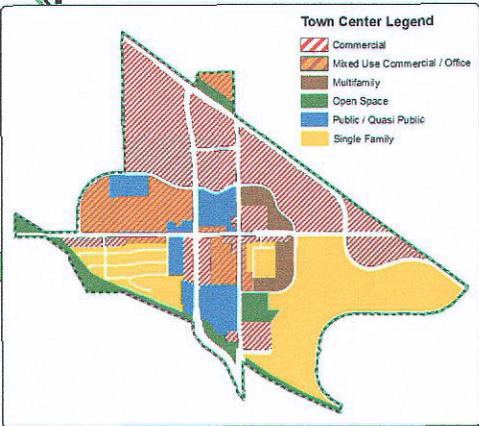
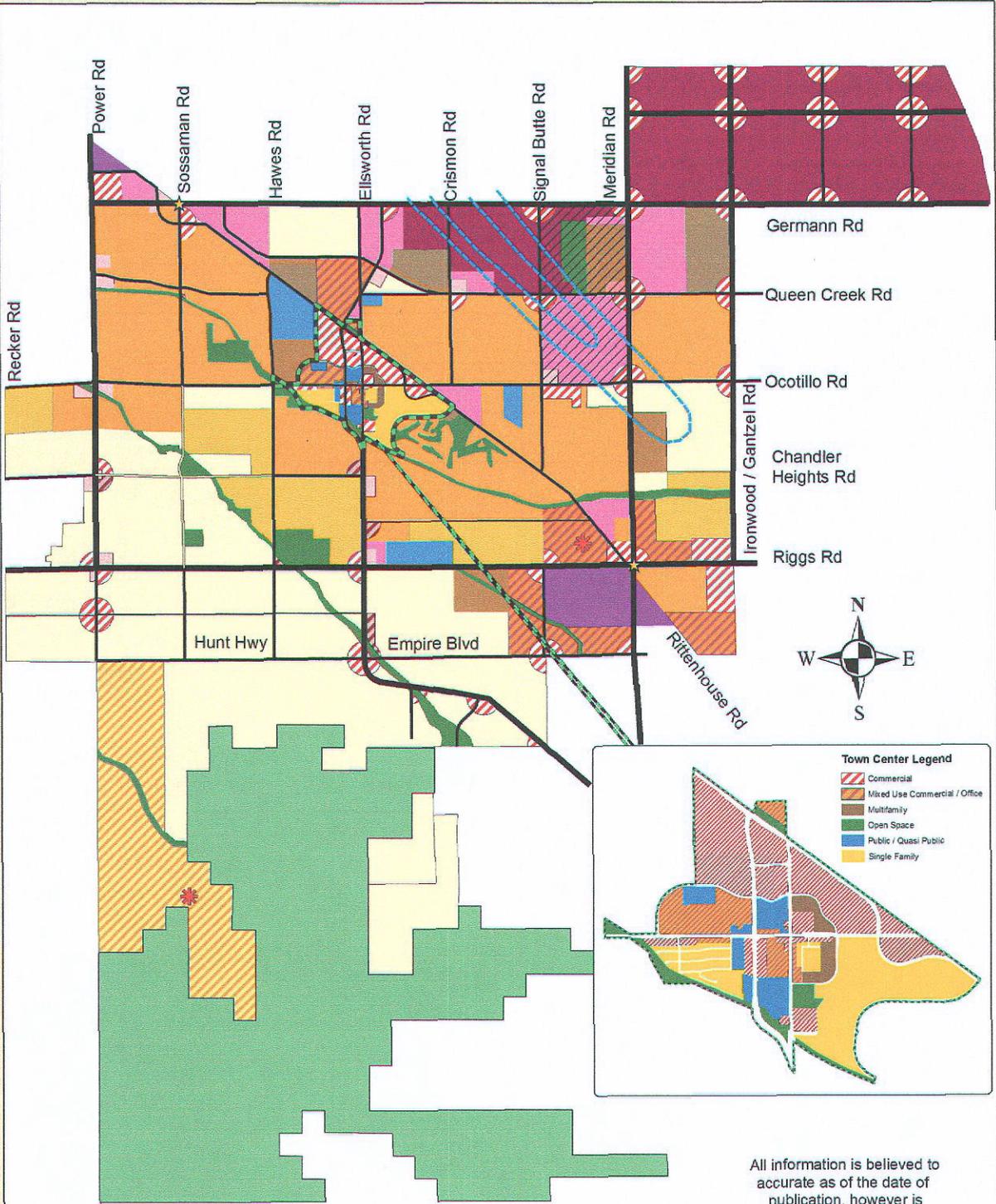
We will be taking your request to our Town Council for their review and recommendation on the evening on Wednesday, February 15 at 7:00 pm in our Town Council Chambers located at 22350 S. Ellsworth Road. I will forward you a copy of the staff report prior to the meeting in the event there are questions, or you would like to address the Council.

Should you have questions, please feel free to contact me.

Wayne Balmer, AICP | Planning Administrator, Development Services Department | Town of Queen Creek | phone: 480-358-3095 | fax: 480-358-3105 | e-mail: wayne.balmer@queencreek.org | 22350 S. Ellsworth Road, Queen Creek, AZ 85242 | www.queencreek.org

Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

E-mails that board members or staff generate pertaining to the business of the public body are public records. Therefore, the e-mails must be preserved according to a records retention program and generally be made available for public inspection. The recipient of this message is hereby notified that participation in email discussions with this sender can and will result in all information contained therein being reviewed by any interested parties, including media outlets and reporters. To ensure compliance with the Open Meeting Law, Town Council recipients of this message should not forward it to other members of the Council. Members of the Council may reply to this message, but they should not send a copy of the reply to other members. Any questions may be directed to the Town of Queen Creek's Town Attorney: 602-285-5000.



- Town Center Legend**
- Commercial
 - Mixed Use Commercial / Office
 - Multifamily
 - Open Space
 - Public / Quasi Public
 - Single Family

All information is believed to accurate as of the date of publication, however is not guaranteed.

- General Plan Land Use Legend**
- | | | | | |
|--|-------------------------|-----------------------------------|----------------------------------|-------------------------------|
| Very Low Density Residential (0-1 DU/AC) | Mixed Use | Recreation / Conservation / Parks | SanTan Regional Park | Principal Arterial (6 Lanes) |
| Low Density Residential (1-2 DU/AC) | Neighborhood Commercial | Regional Commercial Center | Future Intersection Modification | Arterial (4 Lanes) |
| Master Planned Community | Community Commercial | Employment Type A | Resort / Tourism / Entertainment | Arterial with Rural Character |
| Medium Density Residential (2-3 DU/AC) | Office / Services | Employment Type B | Roadway Realignment Area | Collector (2 Lanes) |
| Medium High Density Residential Type A (3-5 DU/AC) | Commercial Services | Public / Quasi-Public | Noise Contours | |
| Medium High Density Residential Type B (5-8 DU/AC) | | | | |

2008 General Plan

Modified in 2011 by Resolutions
813-09, 814-09 and 824-10

Created by Dave Williams, Senior Planner
480-358-3089



APPLICATION FOR CHANGE OF ZONING CLASSIFICATION IN AN UNINCORPORATED
AREA OF PINAL COUNTY, ARIZONA

(all applications must be typed or written in ink.)

1. Pinal County Staff Coordinator: Jessica Sarkissian
2. Date of Concept Review: 8-30-11 Concept Review Number: 058-11
3. The legal description of the property: 35244 N. Trica Rd. Queen Ck. 8524. SEE ATTACHED FOR DETAILS... OF EAST QUARTER CORNER SECTION 3, TOWNSHIP 3 SOUTH, RANGE 7...
4. Tax Assessor Parcel Number: APN 509-04-002E
5. Current Zoning: "GR" Requested Zoning: "CB-1"
6. Parcel size: 55,473 Sq. Ft. or 1.27 acres
7. The existing use of the property is as follows: Residence and open lot
8. The exact use proposed under this request: Residence becomes the church office with the intent of constructing a future small church on the parcel.
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
YES NO If yes, zoning 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. The parcels to the west, north and east are re-zoned to CB-1 and CR-2. It is apparent the Hunt Hwy corridor, in this area, will be developed with commercial enterprises.
13. Explain why the proposed development is needed and necessary at this time. The residential home is oriented toward Trica & Hunt Hwy and would make a nice transitional commercial function buffering Hunt from the residential (low density). The house has less than 50' setback for commercial. A re-zone / P.A.D will adjust the setbacks.

RECEIPT #:

AMT:

DATE:

CASE:

Revised November 2011

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

(All applications must be typed or written in ink.)

1. Pinal Court Staff Coordinator: ASHLEE MACDONALD
2. Date of Concept Review: 8-30-11 Concept Review No.: 058-11
3. The Legal Description of the Property: 35244 N. TRICA RD.
Queen Creek AZ. 85242.
SEE ATTACHED FOR DETAILS OF EAST QUARTER CORNER SECTION 3, TOWNSHIP 3 SOUTH, RANGE 7
4. Tax Assessor Parcel No.: APN 509-04-002E
5. Current Zoning: "GR"
Requested PAD Overlay District: GR/PAD
6. Parcel Size: 55,473 Sq Ft. or 1.27 Acres
7. The existing use of the property is as follows: Residence and open lot
8. The exact use proposed under this request: Residence becomes the church office with the intent of constructing a future small church on the parcel.
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
 YES NO
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # _____
 YES NO
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.
The parcels to the west, north and east are re-zoned to CB-2 and CR-2.
It is apparent the Hunt Hwy corridor, in this area, will be developed with commercial enterprises.
13. Explain why the proposed development is needed and necessary at this time.
The residential home is oriented towards Trica + Hunt Hwy. and would make a nice soft transitional commercial function buffering Hunt from the low density residential. The house is less than the 50' setback for commercial. The PAD will reduce the setback requirement to less than 25' (current distance off lot line) so an office function can be used in this facility.

RECEIPT #:

AMT:

DATE:

CASE:

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO.1:

COMMENCING at the East quarter corner of Section 3, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 89 degrees 59 minutes 52 seconds West, (basis of bearings), along the East-West Mid-Section line of said Section 3, a distance of 914.99 feet to the Southeast corner of Lot 1 as recorded in Book 5 of Surveys, Page 220, Pinal County Records;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 735.16 feet to the Southwest corner of said Lot 1;

THENCE North 00 degrees 01 minutes 09 seconds West, along the Westerly line of said Lot 1, a distance of 470.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 01 minutes 09 seconds West, a distance of 293.15 feet to the Northwest corner of said Lot 1, being on the physical centerline of Hunt Highway;

THENCE South 80 degrees 15 minutes 40 seconds East, along said centerline, a distance of 304.40 feet to a point from which the Northeast corner of said Lot 1, bears South 80 degrees 15 minutes 40 seconds East, 441.56 feet distant therefrom;

THENCE South 00 degrees 01 minutes 09 seconds East, a distance of 241.67 feet to a point from which a point on the said East-West Mid-Section line of Section 3, bears South 00 degrees 01 minutes 09 seconds East, 470.00 feet distant therefrom;

THENCE North 89 degrees 59 minutes 52 seconds West, a distance of 300.00 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion conveyed to Pinal County, a political subdivision of the State of Arizona recorded in Fee No. 2009-014509; and

EXCEPTING therefrom all the coal and other minerals in said land, as reserved to the United States of America, in the Patent of said land.

PARCEL NO.2:

An Easement for ingress, egress and public utilities as created in Recording No. 2001-47202 over the East 23 feet of the following described property.

COMMENCING at the East quarter corner of Section 3, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 89 degrees 59 minutes 52 seconds West, (basis of bearings), along the East-West Mid-Section line of said Section 3, a distance of 914.99 feet to the Southeast corner of Lot 1, as Recorded in Book 5 of Surveys, Page 220, Pinal County Records;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 435.16 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 300.00 feet to the Southwest corner of said Lot 1;

THENCE North 00 degrees 01 minutes 09 seconds West, along the Westerly line of said Lot 1, a distance of 783.15 feet to a point on the physical centerline of Hunt Highway;

THENCE South 80 degrees 15 minutes 40 seconds East, a distance of 304.40 feet;

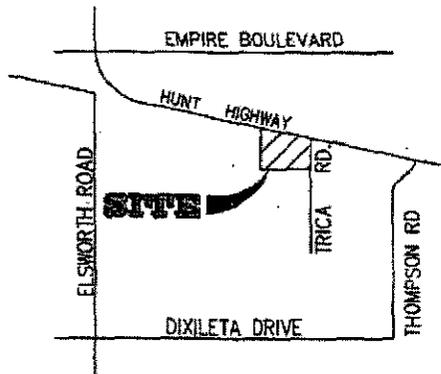
THENCE South 00 degrees 01 minutes 09 seconds East, a distance of 711.67 feet to the POINT OF BEGINNING;

EXCEPT any portion thereof lying within Parcel NO.1.

GRAPHIC SCALE



(IN FEET)
1 inch = 80ft.
3/4"



VICINITY MAP

SURVEYING
 ARIZONA
 CBILE
 10-1762

ALTA SURVEYOR
 REGISTERED
 SURVEYOR
 LICENSE NO. 10000
 EXP. 12/31/2010
 10-1762

THROUGH PLANS, CERTIFICATES
 AND RECORDS

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.

Name of Landowner (Applicant) Phone Number

Address (City, State, Zip Code)

Signature of Landowner (Applicant) Print Name E-Mail Address

DEAN SCHIFFERER
Name of Agent Phone Number

Address (City, State, Zip, Code)

 DEAN SCHIFFERER
Signature of Agent Print Name E-Mail Address

The Agent has the authority to act on behalf of the landowner, 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.

[Corporate PROPERTY OWNER signature block and acknowledgment: The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

ONE Community Church
[Insert Company or Trustee's Name]

By: [Signature]
[Signature of Authorized Officer or Trustee]

Its: Lead Pastor
[Insert Title]

Dated: 10/24/11

STATE OF Arizona
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 24TH day of October, by

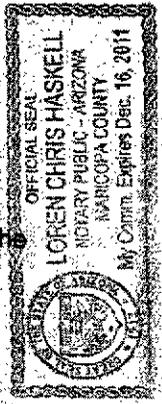
MARK KRENZ Lead Pastor
[Insert Signor's Name] [Insert Title]

ONE COMMUNITY CHURCH, an ARIZONA
[Insert 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.

Loren Chris Haskell
Notary Public

My commission expires: Dec. 16, 2011



ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be _____

[Title of Office Held] of _____
[Second Company]

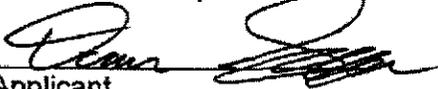
As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____
Notary Public

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, DEAN SCHIEFFERER, Applicant for case PZ-PD-011-11 (Case number), personally caused 1 sign(s) to be posted in a visible place on or near the proposed project site on Nov, 4 - 11 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed CB-1/PAD (Type of application), in unincorporated Pinal County

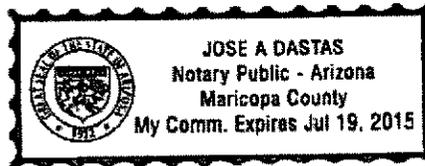
The notice was posted as indicated on the attached map and photograph.


Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Dean Schifferer this 30th day of December, 2011.


Notary Public
My Commission Expires:



ONE Community Church

35244 N. Trica Rd. Queen Creek, AZ.

Parcel #509-04-002E

Development Narrative

Dec 29, 2011

Owner:

Pastor Mark Krenz – President of ONE Community Church
35244 N. Trica Rd. Queen Creek, AZ. 85242
mark@discoverone.net
480-383-9393

Development Agent:

Schifferer Consulting LLC
Dean Schifferer CSI CDT – Principal



Purpose of the Request:

ONE Community Church is now the owner of this parcel and desires to utilize the existing facilities as the church office. It is their long term goal to further develop the site to include a multi-purpose meeting building and associated parking.

The parcel is currently zoned GR (General Rural) with a residential house situated 26' from the southern property line. GR zoning requires setbacks of 50' front, side and rear.

We are requesting the subject parcel be re-zoned to a "Local Business Zone" (CB-1) with a "Planned Area Development" (PAD) overlay district to enhance the functionality of the site.

Description of Proposal

1. Nature of Project:

The nature of this project is to convert a residential lot and structure along the Hunt Highway corridor to a "soft commercial" transitional use. The residential building will become the church offices with the intent that a future phase could develop the lot further which would add a church building and associated parking.

The short term goal, would be for 4 or 5 staff to office and have an occasional volunteer coordination meeting in the residential building. As ministries develop and additional development funding is available, ONE Community Church desires to have week-day evening Bible studies and volunteer meetings that may grow to as large as 60-70 people in attendance. This facility is never intended to replace the larger week-end worship celebrations which currently occur in the San Tan Heights sub-division at the Mountain Vista School.

The long term goal would be to add a multi-purpose building sizable to seat 180 - 200 occupants in approximately 4,000 SqFt along with the necessary associated parking.

This site has been chosen because of its proximity to the start-up location of the church. The church organization believes it will be very beneficial to the church if their building location was addressed along Hunt Highway. There are a very limited number of real estate options along Hunt Hwy, in the San Tan Village area, that could accommodate such a development making this parcel very attractive.

Please note, ONE Community Church are currently in discussions with Pinal County Public Works to adjust the Right-of-Way alignment along Hunt highway.

2. Proposed Land Uses and Relationship to Surrounding Properties:

This parcel is intended to be used for a commercial office space with the option of adding a church building and additional parking.

It is our understanding many other previous potential buyers have had the desire to make this parcel into a commercial use. A church function on this site has a very compatible interface with the rural residential properties directly adjacent to the south. The parcels adjacent to the North, West and East are currently zoned; commercial CB-1, General Business CB-2, and should not find objection to the PAD church utilization.

3. Building Types and Densities:

The parcel is currently occupied by a 1,920 SqFt single story residential home constructed of a wood frame, weatherproofed with stucco and a composite shingle roof. This structure will remain as it is with minor modifications for improved accessibility. Bedrooms will be utilized as offices while living/dining areas will be used as small group meeting spaces.

The parcels proposed site study/master-plan includes another structure sizable to seat 180 - 200 occupants in approximately 4,000 SqFt. This church auditorium building will be a high volume, single story, structure with weatherproofing finishes compatible with residential construction looks and practices. Approximately 50 additional parking places will be added in sequence to accommodate building improvements as congregational growth occurs.

The parcels net area, without Ingress/Egress easement, is 51,154 SqFt. Therefore the proposed lot coverage, for the structures, would be less than 12%.

4. Conformance to Adopted Land Use Plans:

This parcel is situated along the Hunt Highway corridor, within the "San Tan Plan Area 1B" and Land Use Plan – "Tile A". The comprehensive "Land Use Plan" identifies this area as a "Moderate Low Density Residential" district. This type of district allows "Quasi-Public Uses" which identifies and includes churches as a Quasi-Public Use. Therefore we believe this PAD request conforms to the intent of the Pinal County Land Use Plan.

5. Circulation and Recreational Systems:

The 1.27 acre site will generate negligible impact on the traffic volumes and recreational opportunities. The further development of the site is not known to interfere with potential future recreational paths. The Right-Of-Way is dedicated to the widest dimension found along this stretch of highway.

6. Relationship to Surrounding Properties:

The parcels adjacent to the North, West and East are currently zoned commercial CB-1 (Local Business), General Business CB-2 and should not find objection to the CB-1/PAD church utilization. The Parcel to the south is zoned GR (General Rural) and is developed into a suburban ranch type property with a single family home, barns and fenced pasture.

7. Location & Accessibility:

Entrance into the site will be off of Trica (a private road) and Hunt Hwy. Trica Road is established as an Ingress-Egress easement to the adjacent parcels south of Hunt Hwy. Trica Road is situated approximately 3,120 feet west of N. Thompson Road and approximately 1,570 feet east of Valley View Rd. There are no other intersections in the area other than other private driveways.

By utilizing Trica Road as an access point, the grade has an opportunity to transition to the future Hunt Hwy elevation. It also provides opportunity to stage cars exiting onto Hunt Hwy.

There is also a desire to add a future driveway directly onto Hunt Hwy as far away from Trica Road as possible (to the west). Should a 50 car parking lot be developed, the second entrance would be extremely beneficial to the church as well as the residential neighbors.

There would be no interior streets. On-site circulation will be achieved entirely through the parking lots.

8. Timing of Development:

The initial phase of this development would be to use the existing structure as an office building. Minor parking provisions will be constructed as soon as the project is approved.

A multi-year fund-raising phase will follow prior to any further development that would include any type of significant structure.

9. Public Utilities and Services:

The parcel is served by municipal water of significant size to accommodate significant development for miles in either direction along Hunt Highway.

Electrical and telephone service is currently serving the parcel with overhead lines along the south side of Hunt Hwy. Additional capacity is available.

The facility is currently treating sewage with a septic system. The septic system permitted design flow is 450 Gallons per day (permit # 926-01). Additional structures will require expansion of the septic system and likely incorporate a storage tank with metered discharge to balance the load into the septic system evenly throughout the course of the week.

10. Maintenance of Streets & Common Areas:

There will be no interior streets on this parcel. The parking lots, landscaping and hardscape will be maintained similarly to other free standing commercial properties with scheduled landscape pruning, and annual parking cleaning and/or sealing.

11. Appendix (Not applicable)

Name of Project:

ONE Community Church

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
EXISTING GR	54,450		100		Front: 40 Side: 20 Rear: 40	Front: Side: Rear:	30		Main Building: 7 Front Lot Line: 60 Rear & Side Lot Lines: 15 side 4 rear	Main Building: Front Lot Line: Rear & Side Lot Lines:	1/3 of rear and side yards	14,900sf
PROPOSED CB-1/ PAD	54,450		100		Front: Side: Rear:	Front: 20 Side: 4 Rear: 4	30		Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: 7 Front Lot Line: 15 Rear & Side Lot Lines: 4 side 4 rear		40,000sf
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project:

ONE COMMUNITY CHURCH

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that <u>WILL BE</u> permitted in this Planned Area Development
CB-1/PAD	All proposed use's included in a GR or CB-1 excluding exceptions noted.

Name of Project:

ONE COMMUNITY CHURCH

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that will <u>NOT</u> be permitted in this Planned Area Development
CB-1/PAD	<ul style="list-style-type: none">• Liquor Store• Gas Station• Abortion Clinic• Adult Club or Boutique <hr/> <p>SEE ATTACHED CB-1 ORD.</p>

Jessica Sarkissian - ONE Community Church Zoning Restrictions

From: Dean Schifferer <[REDACTED]>
To: Jessica Sarkissian <Jessica.Sarkissian@pinalcountyz.gov>
Date: 2/8/2012 8:02 AM
Subject: ONE Community Church Zoning Restrictions
CC: Mark Krenz <mark@discoverone.net>, Dean Schifferer <[REDACTED]>

Jessica:

Mark Krenz (Pastor / President ONE Community Church) and I have concluded we would like Pinal County to modify the restriction list under our CB-1 Zoning classification. The final Owner requested list of restrictions is as follows:

- Auto parking Lot
- Clinic
- Cigar Store
- Catering Service
- Dental or Medical labs
- Garage for Public Storage
- Gas Station
- Hotel
- Laundromat and Dry Cleaning
- Liquor Store
- Taxidermist

Note... if we can't be specific about an eliminating an Adult shop, we will leave "Gift, curio, novelty, toy or hobby shop" because this is so broad sweeping. It may become a church bookstore!

Thanks for your time & support.

--

Dean Schifferer
Schifferer Consulting LLC
12345 E. Cloud Rd.
Chandler, AZ 85249
O) 480-802-1306
[REDACTED]

Chapter 2.90
CB-1 LOCAL BUSINESS ZONE

Sections:

(amended 2/8/2)

- 2.90.010 Uses permitted.
- 2.90.020 Site development standards.
- 2.90.030 Detached accessory buildings.

2.90.010 Uses permitted.

A. Any use permitted in PCDS 2.85.010(B) through (J) (TR transitional zone).

B. The following uses, which in any CB-1 zone shall be conducted wholly within a completely enclosed building unless otherwise specified and use operated as a store, shop or business, shall be a retail establishment and all products on the premises shall be sold at retail on the premises.

Antique store;

Apparel store;

Art needlework or hand-weaving establishment;

Art gallery or store;

~~Auto parking lot (within or without building) subject to the provisions of PCDS 2.140.030;~~

Bakery;

Bank, safe depository or trust company;

Barber or beauty shop;

Bicycle shop (no sales or servicing of motor scooter or motorcycles);

Book, newspaper, magazine, stationery, art or drawing supply store;

Cafe, lunch room (provided no dancing is allowed and no alcoholic beverages sold except beer and wine);

~~Catering service;~~

→ Church;

~~Cigar store;~~

Cleaning, dyeing, laundry, collection agency;

~~Clinic; *(specifics noted)*~~

Club or lodge (nonprofit);

Community service agency;

Confectionery store;

Custom dress making, millinery, hemstitching or pleating;

Custom weaving or mending;

Day nursery or child-care center;

Dealer in coins, stamps, or similar collector's items;

Delicatessen store;

~~Dental or medical laboratory;~~

Department store, variety store;

Drug store;

Dry goods or notions store;

Electric appliance store;

Florist shop;

Frozen food locker;

Furniture or house furnishing store;

~~Garage for public storage only;~~

~~Gasoline service station (incidental repairing only) subject to the provisions of PCDSG
2.140.070;~~

Gift, curio, novelty, toy or hobby shop; *(specifics noted)*

Governmental structure;

Grocery, fruit or vegetable store;

Hardware store;

~~Hotel;~~

Ice cream store;

Ice station for packaged sales only;

Interior decorator;

Jewelry store or jewelry and watch repair;

~~Laundry and dry cleaning units provided the same occupy no more than 3,000 square feet
of gross floor area;~~

Leather goods store;

Library, rental or public;

~~Liquor store for packaged sales only;~~

Meat, fish or dressed poultry market, provided no live poultry are kept on premises;

Messenger service;

Multigraphing, mimeographing, duplicating, addressographing;

Museum;

Music, phonograph or radio store;

Nursery, flower, plant or tree (within a building or enclosure);

Office: business, professional or semi-professional);

Photograph studio or photographic supply store;

Postal stations;

Pressing establishment;

Refreshment stand;

Religious rescue mission;

School, barber or beauty culture;

School, business;

School, dramatic;

School, handicraft, painting or sculpture;

Shoe store or shoe repair shop;

Sporting goods, hunting and fishing equipment store;

Station, bus or stage;

Tailor shop;

Taxi cab stand;

~~Taxidermist;~~

Theater, except drive-in or outdoor theater;

Water, telephone or telegraph distribution, installation or electrical receiving or distribution station (within or without a building) subject to the provisions of PCDSC 2.140.030;

Other similar enterprise or business of the same class, which in the opinion of the board of supervisors, as evidenced by resolution or record, is not more obnoxious or detrimental to

NEIGHBORHOOD MEETING NOTICE

Nov 2, 2011

Dear Area Neighbor:

You are invited to a neighborhood meeting regarding a Rezoning request to be filed with Pinal County. The subject property is located at 35244 N. Trica Rd (South West Corner of Hunt Hwy and Trica), which we desire to be the "ONE Community Church Ministry Center" property. The Church has purchased the property and wishes to initially utilize the home for church office functions and small group meetings. The long term goal would be to add a small church multi-use building with associated parking. This function would require the parcel to have our "General Rural" zoning overlaid with a "Planned Area Development (PAD) classification. This neighborhood meeting is an opportunity for property owners to learn more about the development project, support the improvements and/or express their concerns and make their requests known.

The neighborhood meeting will be held at the time and place listed below:

DATE: November 21th (Monday)

TIME: 6:30 PM

LOCATION: 35244 N. Trica Rd. at subject property

If you are unable to attend the meeting, or need additional information, please feel free to contact our design consultant, Dean Schifferer, for information at or You may also contact me, Mark Krenz, ONE Community Church Pastor at (480) 383-9393 or mark@discoverone.net.

Sincerely,



Dr. Mark Krenz
Lead Pastor - ONE Community Church

The Neighbors within 1,200' of One Community Church

<u>Parcel No.</u>	<u>Primary Owner</u>	<u>Name 2</u>	<u>Address</u>
509-04-002E	ONE COMMUNITY CHRUCH		35244 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002F	ROBINSON CARMEL		35172 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002G	JOHNSON CARRIE		35106 N. TRICA ROAD, QUEEN CREEK, AZ 85142
	ROACH JAMES		(MAILING: 205 HUBBARD WAY, YOUNG, AZ 85554)
509-04-002M	AGUILAR JOEL ETAL		35265 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002N	HANSEN WES A & KAREN K		35203 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002P	SHERKO JOSHUA J		35163 N. TRICA ROAD, QUEEN CREEK, AZ 85142 (MAILING: 13230 HIDDEN VALLEY DR, HOMER GLEN, IL 60491)
509-04-002R	BULLOCK GREGORY & AMY		35127 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002S	STOUTENBURG JAMES E		35095 N. TRICA ROAD, QUEEN CREEK, AZ 85142
	STOUTENBURG JAMI SUE		
509-04-002X	HUNT HWY LLC		(MAILING: 1818 ERIE ST, SAN DIEGO, CA 92110)
	TJ ASTON GROUP LLC		
509-04-002W	INTERNATIONAL INVESTMENT SOURCE		(MAILING: 1051 W. 4 TH PL 102, MESA, AZ 85201)
509-04-0030	FIRST TRUST COMPANY OF ONAGA CUSTODIAN FBO LOUIS VASQUEZ ETA		
	C/O ML MANAGER LLC		5505 W HUNT HWY, QUEEN CREEK, AZ 85142 (MAILING ADDRESS: 14050 N 83RD AVE STE 180, PEORIA, AZ 85381)
509040640	PALACIOS JOSE LUIS		5510 W HUNT HWY, SAN TAN VALLEY, AZ 85142
509040660	CYR ABRAHAM E		35376 N ANN'S WAY, SAN TAN VALLEY, AZ 85142
509040650	TORMALA KENNETH TORMALA KATHARINE		35440 N ANN'S WAY, SAN TAN VALLEY, AZ 85142

509040670	CAUDRON BRYAN	35441 N ANN'S WAY, SAN TAN VALLEY, AZ 85142
509040680	SEATON JOHNNY & BARTON TARA	35375 N ANN'S WAY, SAN TAN VALLEY, AZ 85142
50904001A	MAMIES LLC C/O LUE YOUSE	
	(BONANZA LAND CO LLC C/O DAVID A BIRDSSELL	MAILING: 216 N CENTER ST, MESA, AZ 85201)
509041590	DLC & ASSOCIATES BUSINESS CONSULTING INC	5179 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: 9602 W BUCKEYE RD, TOLLESON, AZ 85353)
509041580	BARBETTA COSIMO BARBETTA SANDRA L	5223 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041570	DAHLSTRAND CHARLES	5267 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
	DAHLSTRAND CONNIE	
509041560	BILL & KAR ENTERPRISES LLC ETAL	5333 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
	C/O DURFEE & PHELPS PLLC	(MAILING: 1423 S HIGLEY RD STE 127, MESA, AZ 85206)
509041550	MOSES SCOTT & JODY	5357 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041540	SOUTHEAST VALLEY ASSOCIATES LLC	5401 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: 20509 E VIA DE ARBOLES, QUEEN CREEK, AZ 85142)
509041530	MAY WILLIAM F MAY MARILYN S	5441 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041520	RED MOUNTAIN FUNDING INC	5465 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: 916 E BASELINE RD #105, MESA, AZ 85204)
509041510	RODRIGUEZ LUIS A	35480 N SOL ST, SAN TAN VALLEY, AZ 85142
509041500	RYAN DENNIS M & PAMELA C	35570 N SOL ST, SAN TAN VALLEY, AZ 85142

509041720	RADOWICK JAMES & DINA	5460 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041730	AVA HOLDING LLC	5438 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: PO BOX 2594, MESA, AZ 85214)
509041740	BERNAL ANDREW S BERNAL MARY ANN M	5396 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041750	C P LAND LLC	5348 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: 4120 W KITTY HAWK WAY #1, CHANDLER, AZ 85226)
509041760	BAEZ MARIO D & MARIO A	5300 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041770	MANN STEVE TISSAW JULIE A	5260 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041780	ANDERSON MARK S & TERESA JONES DOUGLAS & INORIO GINA	5222 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041600	WALKER JAMES L WALKER TERESA E	35615 N CABALLERO DR, SAN TAN VALLEY, AZ 85142
50904002J	CLARK WILLIAM & MARGARET TRUST C/O TODD A SCHULTZ ESQ	(MAILING: 714 E ROSE LN STE 200, PHOENIX, AZ 85014)
50904002K	CHURCH MOUNTAIN VIEW FREE WILL BAPTIST	4815 W HUNT HWY, QUEEN CREEK, AZ 85142
509040040	ARIZONA SAN TAN BORGATA RETURN LLC	(MAILING: 1111 MAIN ST STE 1600, KANSAS CITY, MO 64105)
509040050	ARIZONA SAN TAN BORGATA RETURN LLC	(MAILING: 1111 MAIN ST STE 1600, KANSAS CITY, MO 64105)

Name	Address	Email
Amy Bullock Greg Bullock	35127 N. Trica Rd. Queen Creek, AZ. 85142	
JAMIE STOUTENBURG	35095 N. Trica Rd Queen Creek AZ 85142	
DEAN SCHIFFEREN	12345 E. CLOUD RD. CHANDLER AZ. 85249	
MARK KRENZ	24441 N. Plum Rd FLORENCE, AZ 85132	

Public Meeting Notes
35244 N Trica Rd, Queen Creek, AZ, 85242
Nov 29, 2011 6:30pm

Neighbors Present:

- Jamie Stoutenburg (Neighbor on Trica) – Would not like to see usage of property for WIC
- Amy and Greg Bullock (Neighbor on Trica)

Meeting Facilitated By

- Dean Schifferer, Construction Engineer and Architectural Consultant
- Dr. Mark Krenz, Lead Pastor, ONE Community Church, Property Owner

Meeting Notes

- Meeting began at 6:37pm
- Presentation by Dean Schifferer
 - Drawings Displayed and referenced
 - Zoning of surrounding properties (picture shown)
 - Widening of Hunt Hwy
 - Driveway off Trica vs Hunt Hwy
 - Property Lines
 - Phase 1 improvements
 - Site Plan Capacity Study
 - Comparison of buildable footprint GR-1 v PAD
 - Setbacks comparison
 - Lighting regulations

Questions by Neighbors and Responses from Dean and Mark

- Greg's Position
 - Everything is zoned commercial, maybe our best way out is to have everything zoned commercial and increase our property value in the future. Commercial zoning seems inevitable.
 - We would like to have Trica Rd well maintained. Anything to help with that would be welcomed.
- Jamie's Items
 - Usage of property over short, medium and long-term?
 - Short – Offices for 1 full-time and 4 part-time employees
 - Medium – Mid-size groups (20-30 people for evening mid-week church functions)
 - Longer – occupancy for 60-70 people in current house, and adding a multi-purpose building

- Parking items, cars coming and going?
 - Short-term very little additional traffic
 - Long-term, desire is for direct Hunt Hwy access for our parking lot
- Timeframe for PAD approval and exterior improvements?
 - 3-4 months for PAD approval
 - 2-3 months for site improvements
- Landscaping – responsibility for and design and ongoing maintenance?
 - Maintained by church members under the direction of church leadership
- Overall concern – What does this ultimately do to help improve the attractiveness for the Trica rd properties to become commercial?
 - We can only speculate, but it would seem that this property moving to a public use, along with adjacent properties already being zoned commercial, makes the remaining lots desirable for future investor to buy up and make commercial as well.
- What wouldn't be allowed on this property?
 - Adult novelty boutiques, abortion clinic, gas station
- Who is your primary constituency?
 - Cross section of residents primarily from San Tan Valley, some from Queen Creek, and Chandler
- What is your expected rate of growth?
 - Currently we have 200 average in worship attendance. We have Sunday worship at Mountain Vista School in San Tan Heights. We are five years old as a church.
- What is your primary source of funding for this property?
 - Donations from members and outside donors.
- How do you gain new members?
 - We are an active part of our community and stay visible. Church members invite friends to church with them. We don't go door to door.
- What will the lighting be?
 - We discussed lighting regulations and that lighting will be restricted to our property.
- Neighbors expressed overall consent and approval for the project.
- Meeting adjourned 7:45pm

Notes taken by Mark Krenz

Additional Meeting

November 22, 2011

With Carmel Robinson - neighbor with adjacent property immediately to the South

NOTES

- Carmel was not able to attend the Nov 21 Public Meeting because she works evening shift.
- Mark Krenz met personally with her on the 35244 N Trica Rd property at 12:30p on Nov 22.
- Items Reviewed:
 - Surrounding zoning
 - Phase 1 plans
 - Maximum build out potential
 - Planned usage of the property/facility as office and small group meetings
- Carmel's Questions
 - Trica Rd access verses Hunt Hwy access to property?
 - Phase 1 access will be off of Trica Rd. With future construction of buildings on site and a larger parking lot we are requesting direct Hunt Hwy access.
 - How will the county address the entrance/connection to Trica Rd when Hunt Hwy is widened?
 - Unable to answer that question
 - How does a church/PAD affect my property value?
 - Don't know that for sure, but with the beautification of our property and landscaping it will create a much nicer entrance to this small neighborhood and a much more appealing corner property
- No other concerns were noted.
- Carmel expressed support of the project and ONE Community Church as her neighbor.

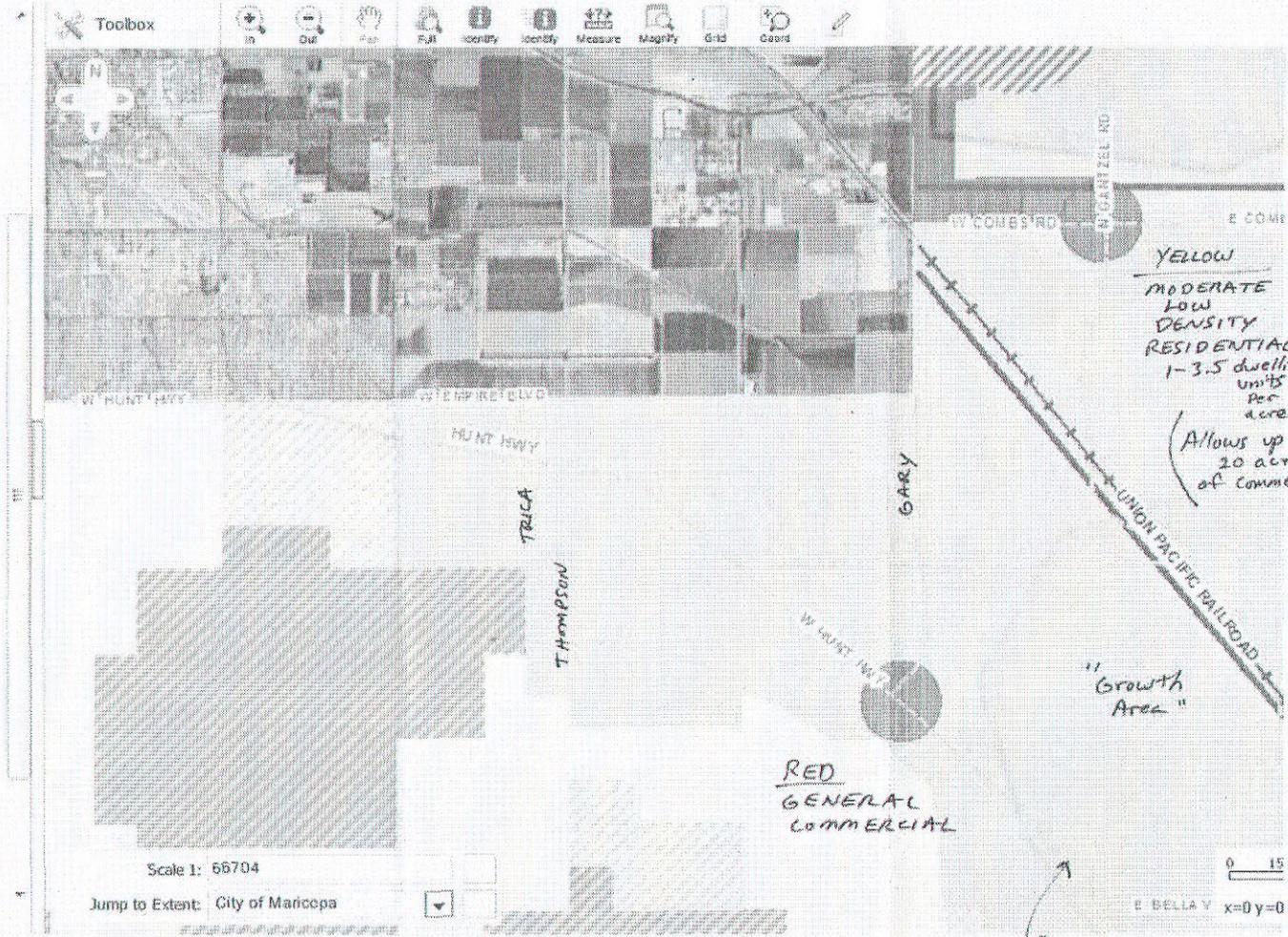
Submitted by Mark Krenz

LAND USE PLAN

"COMPREHENSIVE PLAN"

- [Industrial Use Permits](#)
- [Special Use Permits](#)
- [Impact Fee Areas](#)
- [Subdivisions](#)
- [Affluent Basins](#)
- [Former Defense Sites](#)
- [No-Fence District](#)
- [Farm Easements](#)
- [S-Quad Index](#)
- [Special Density Permits](#)
- Comprehensive Plan 2009**
 - [Comprehensive Plan 2009](#)
 - [Land Use PDI](#)
 - [Transit Centers](#)
 - [Corner Corridor](#)
 - [High Capacity Corridors](#)
 - [Land Use Interstate](#)
 - [Land Use Rivers](#)
 - [Land Use Roadways](#)
 - [Land Use Transportation](#)
 - [Land Use Transit](#)
 - [Potential Future High Capacity Corridor](#)
 - [CSS Corridor](#)
 - [Land Use Categories](#)
 - [Land Use Growth Areas](#)
 - [Land Use Open Space](#)
 - [Land Use Superstation Vicinity Planning Area](#)

- Tax Authorities**
- [General](#)
- [2010 Census](#)



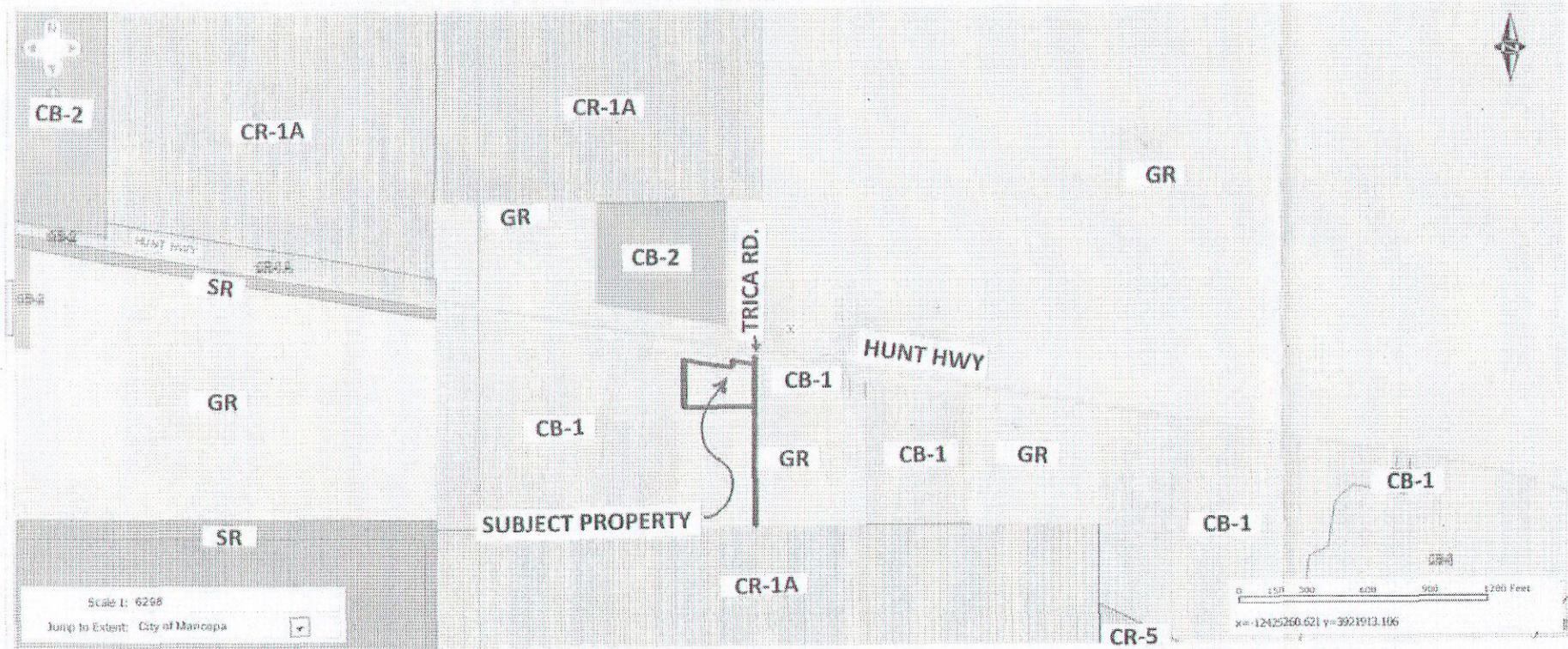
YELLOW
 MODERATE
 LOW
 DENSITY
 RESIDENTIAL
 1-3.5 dwelling
 units
 per
 acre
 (Allows up to
 20 acres
 of commercial)

"Growth
 Area"

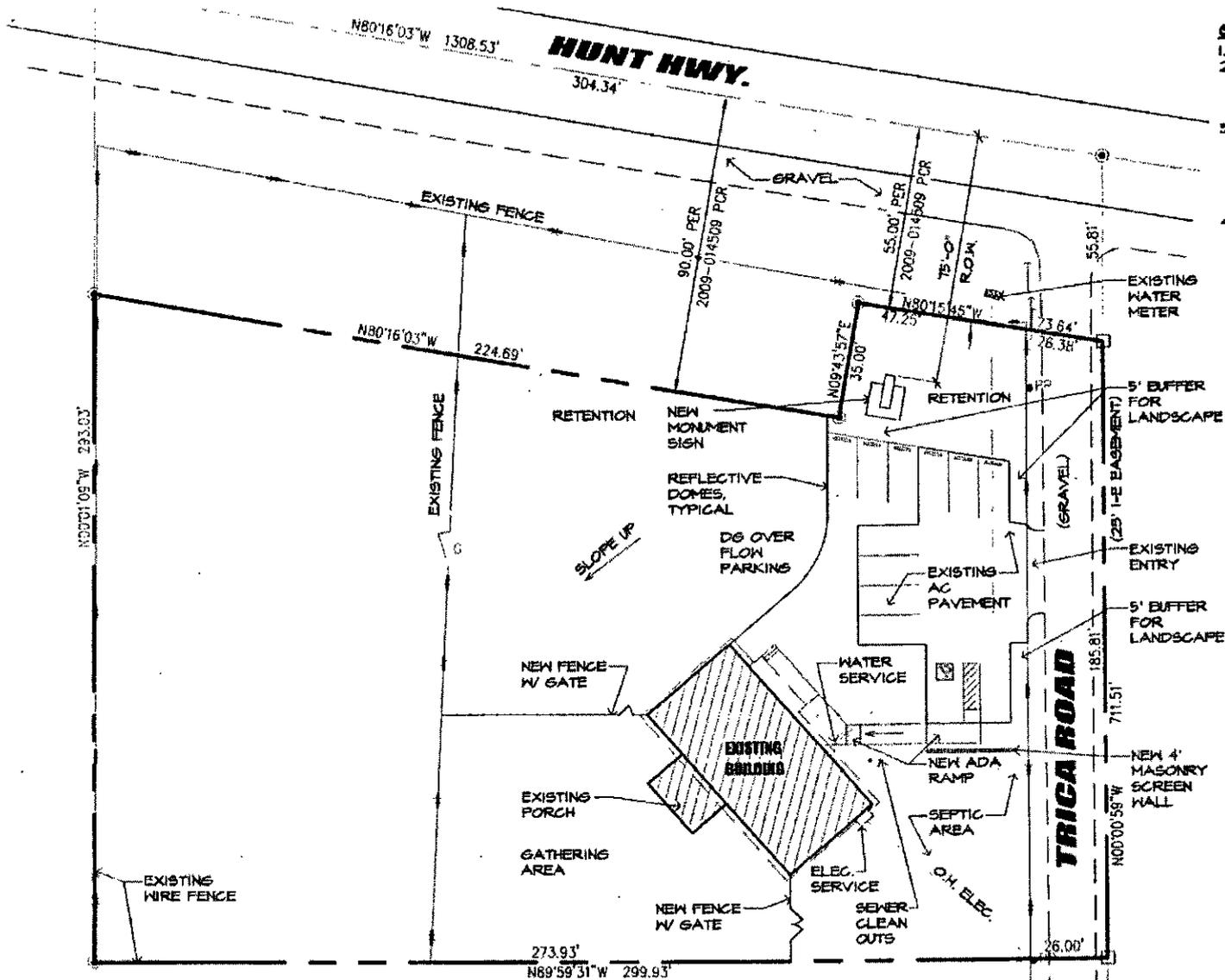
RED
 GENERAL
 COMMERCIAL

"LAND USE
 ROADWAY"

P.A.D for ONE COMMUNITY CHURCH - 35244 N. TRICA RD.



- | | | | |
|------|-----------------------|-------|-------------------------|
| CB-1 | Local Business Zone | CR-1A | Single Residence Zone |
| CB-2 | General Business Zone | CR-5 | Multiple Residence Zone |
| GR | General Rural Zone | SR | Suburban Ranch Zone |



GENERAL NOTES

1. NO KNOWN FIGURES
2. THE LOW POINT ON THE SITE IS AT HUNT HWY. AND TRICA ROAD. NATURAL SLOPE IS SOUTH TO NORTH.
3. MINIMAL LANDSCAPING EXISTS BUT CREOSOTE BUSHES AND PALO VERDE TREE. FUTURE LANDSCAPING TO BE FULLY DEVELOPED PER COUNTY AND MUNICIPAL CODES.
4. SETBACKS:
 - FRONT AND SIDE STREET 10'
 - REAR AND SIDE 0'

**PHASE I SITE PLAN
MINISTRY CENTER**
SCALE: 1" = 30'-0"

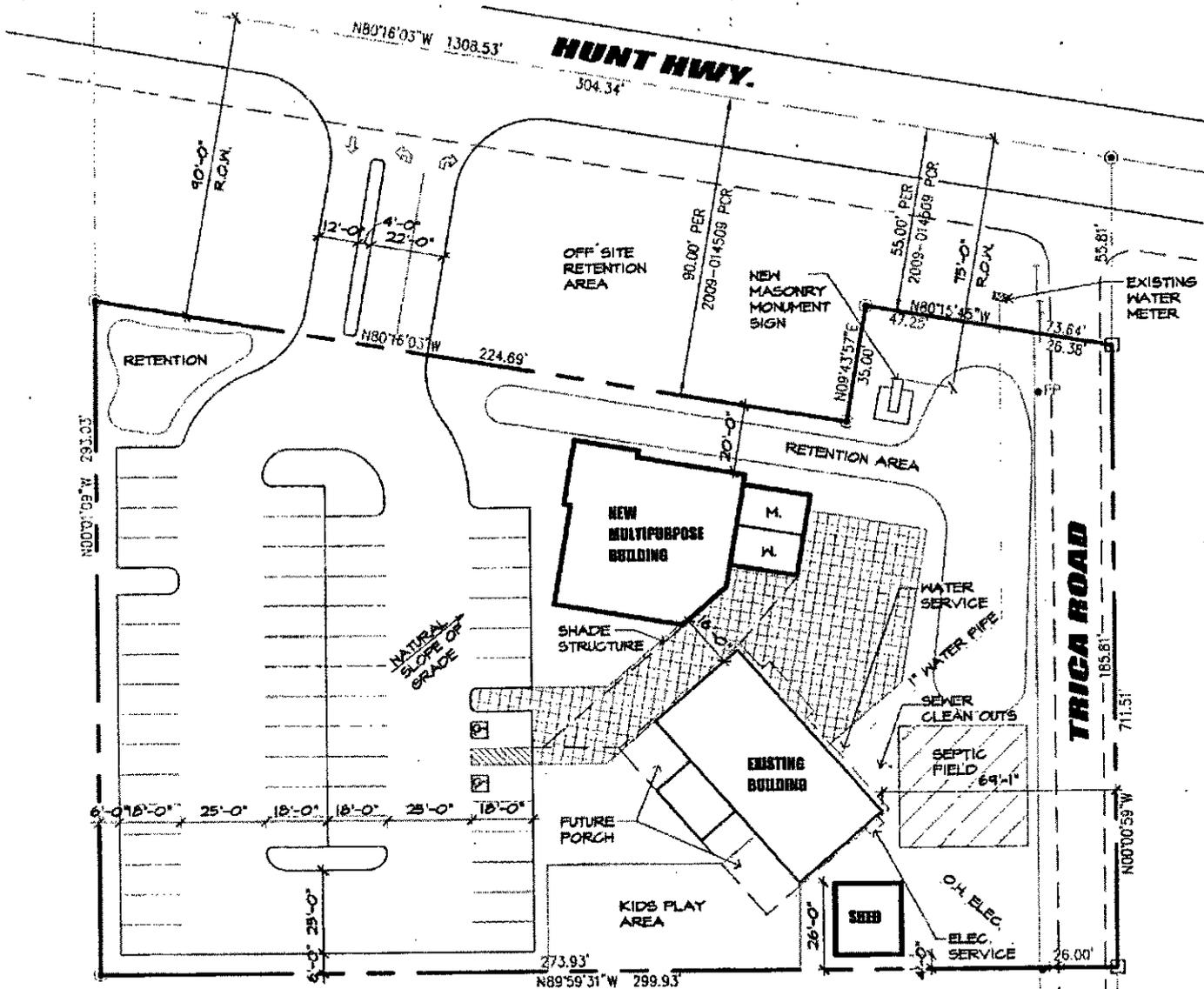
ONE COMMUNITY CHURCH
15244 North Trica Road, Queen Creek, AZ 85242
P.A.D. DEVELOPMENT PLAN - PHASE ONE



Scott Ferber Consulting LLC
22415 Chestnut
Chandler, Arizona 85249
P: 480.222.1306
F: 480.222.1306
info@scottferber.com
Date: OCTOBER 24, 2014
Project no: OCC

P-1

PHASE ONE SITE



**SITE PLAN
CAPACITY STUDY**
SCALE: 1" = 30'-0"

GENERAL NOTES

1. NO KNOWN FIGURES
2. THE LOW POINT ON THE SITE IS AT HUNT HWY. AND TRIGA ROAD. NATURAL SLOPE IS SOUTH TO NORTH.
3. MINIMAL LANDSCAPING EXISTS BUT CREOSOTE BUSHES AND PALO VERDE TREE. FUTURE LANDSCAPING TO BE FULLY DEVELOPED PER COUNTY AND MUNICIPAL CODES.
4. SETBACKS:
 - FRONT AND SIDE STREET 10'
 - REAR AND SIDE 0'
5. FENCING:
 - REAR AND SIDE, 6' MASONRY

ONE COMMUNITY CHURCH
33244 North Triga Road, Quasaca Creek, AZ 85242
MASTER DEVELOPMENT PLAN



by: Matthew Chamberlain, P.E.
DATE: 10/21/2014
PROJECT NO: OCC

MP

REGISTERED SITE



CHICAGO TITLE INSURANCE COMPANY

Title No.: CT1102532

COMMITMENT FOR TITLE INSURANCE

Issued by

Chicago Title Insurance Company

Chicago Title Insurance Company ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Natalie Bombardieri
Countersigned



CHICAGO TITLE INSURANCE COMPANY

BY *[Signature]* President
ATTEST *[Signature]* Secretary



Title No.: CT1102532
Amendment No.: 2/MKB

CHICAGO TITLE INSURANCE COMPANY

2555 E. Camelback Rd., # 500
Phoenix, AZ 85016

SCHEDULE A

Title Officer: Joseph Dani
Escrow Officer: Theresa Bolin-Alberico
Escrow No.: CT1102532-CT2333
Loan No.: 7631

1. Effective date: October 4, 2011 at 07:30 AM
2. Policy or Policies to be issued: Amount
 - (a) Owner's Policy (ALTA Standard Owner's Policy (06/17/2006)) \$ 1.00
Proposed Insured:
Town of Queen Creek, a(n) _____
3. The estate or interest in the land described or referred to in this Commitment is:
A Fee as to Parcel(s) 1
Easement(s) more fully described below as to Parcel(s) 2
4. Title to the estate or interest in the land is at the Effective Date vested in:
One Community Church
5. The land referred to in the Commitment is described as follows:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

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CHICAGO TITLE INSURANCE COMPANY
LEGAL DESCRIPTION
EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

COMMENCING at the East quarter corner of Section 3, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 89 degrees 59 minutes 52 seconds West, (basis of bearings), along the East-West Mid-Section line of said Section 3, a distance of 914.99 feet to the Southeast corner of Lot 1 as recorded in Book 5 of Surveys, Page 220, Pinal County Records;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 735.16 feet to the Southwest corner of said Lot 1;

THENCE North 00 degrees 01 minutes 09 seconds West, along the Westerly line of said Lot 1, a distance of 470.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 01 minutes 09 seconds West, a distance of 293.15 feet to the Northwest corner of said Lot 1, being on the physical centerline of Hunt Highway;

THENCE South 80 degrees 15 minutes 40 seconds East, along said centerline, a distance of 304.40 feet to a point from which the Northeast corner of said Lot 1, bears South 80 degrees 15 minutes 40 seconds East, 441.56 feet distant therefrom;

THENCE South 00 degrees 01 minutes 09 seconds East, a distance of 241.67 feet to a point from which a point on the said East-West Mid-Section line of Section 3, bears South 00 degrees 01 minutes 09 seconds East, 470.00 feet distant therefrom;

THENCE North 89 degrees 59 minutes 52 seconds West, a distance of 300.00 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion conveyed to Pinal County, a political subdivision of the State of Arizona recorded in Fee No. 2009-014509; and

EXCEPTING therefrom all the coal and other minerals in said land, as reserved to the United States of America, in the Patent of said land.

PARCEL NO. 2:

An Easement for ingress, egress and public utilities as created in Recording No. 2001-47202 over the East 23 feet of the following described property:



EXHIBIT "ONE"

(Continued)

COMMENCING at the East quarter corner of Section 3, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 89 degrees 59 minutes 52 seconds West, (basis of bearings), along the East-West Mid-Section line of said Section 3, a distance of 914.99 feet to the Southeast corner of Lot 1, as Recorded in Book 5 of Surveys, Page 220, Pinal County Records;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 435.16 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 300.00 feet to the Southwest corner of said Lot 1;

THENCE North 00 degrees 01 minutes 09 seconds West, along the Westerly line of said Lot 1, a distance of 763.15 feet to a point on the physical centerline of Hunt Highway;

THENCE South 80 degrees 15 minutes 40 seconds East, a distance of 304.40 feet;

THENCE South 00 degrees 01 minutes 09 seconds East, a distance of 711.67 feet to the POINT OF BEGINNING;

EXCEPT any portion thereof lying within Parcel No. 1.



CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION I
REQUIREMENTS

1. Pay the agreed amounts for the interest in the Land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the Land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
5. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.
6. Furnish evidence that all assessments which are due, if any, as disclosed by that certain instrument entitled "Road Maintenance Agreement", recorded October 15, 2001 in Fee No. 2001-047203, have been paid in full and are current as of the close of escrow.
7. The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance by the church named below.

Name of Church: One Community Church

- a) Proof of incorporation from the state or other place of incorporation.
- b) A copy of its discipline, by-laws or other regulations authorizing real estate transactions.
- c) A copy of the resolution authorizing the purchase, sale or encumbrance of real property and designating appropriate officers to represent the church.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. Furnish for recordation a deed as set forth below:

Type of deed: Warranty Deed

Grantor(s): One Community Church, an Arizona non-profit corporation

Grantee(s): Town of Queen Creek, a(n) _____

Note: ARS 11:1133 may require the completion and filing of an Affidavit of Value.



SCHEDULE B - SECTION I

(Continued)

Tax Note:

Year: 2011

Tax Parcel No: 509-04-002E

Total Tax: \$862.64

First Installment Amount: \$431.32 UNPAID

Second Installment Amount: \$431.32 UNPAID

The Land described in this commitment DOES NOT qualify for the issuance of the 1987 ALTA Residential Title Insurance Policy or the ALTA Homeowner's 1-4 Family Residence (1-1-08) Policy. The ALTA Owner's Policy (06-17-06) Standard Coverage will be issued insuring the buyer named in Schedule A hereof.

The Company is not aware of any matters which would cause it to decline to attach the CLTA Endorsement Form 116 indicating that there is located on said land Single Family Residence known as 35244 N. Trica Road, Queen Creek, AZ, 85142 to an Extended Coverage Loan Policy.

Note: Pursuant to Arizona Revised Statutes 11-480, effective 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) Margins of at least one-half inch along all sides, including top and bottom, except the top of the first page which must be at least two inches for recording and return address information. The margin must be clear of all information including but not limited to, notaries, signatures, page numbers.
- (c) Each instrument shall be no larger than 8 - 1/2 inches in width and 14 inches in length.

Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

END OF SCHEDULE B - SECTION I



CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II
EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes or assessments which 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. Proceedings by a public agency which 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 rights, interests or claims, which are not shown by the public records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
6. (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 in the public records.
7. Property taxes, which are a lien, including any assessments collected with taxes to be levied for the year 2011.
8. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
9. Taxes and assessments levied by the Municipality of Queen Creek.
10. Any rights, liens, claims or equities, if any, in favor of the following District(s):
 - A. Central Arizona Water Conservation District
 - B. Pinal County Flood Control District
 - C. Phoenix Active Management Area Groundwater Replenishment District
11. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof.
12. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.
13. Water rights, claims or title to water, whether or not disclosed by the public records.

SCHEDULE B - SECTION II

(Continued)

- 14. Matters contained in that certain document

Entitled: An Ordinance of the Board of Supervisors of Pinal County, Arizona, Relating to Residential Fireplace Restrictions
Recording Date: January 5, 2001
Recording No.: Fee No. 2001-000756 and in document recorded January 8, 2008 in Fee No. 2008-001862

Reference is hereby made to said document for full particulars.

- 15. All matters set forth on Record of Survey Minor Land Division recorded in Book 5 of Record of Survey, Page 220.

- 16. All matters set forth on Record of Survey Map showing a Minor Land Division recorded in Book 5 of Record of Survey, Page 252.

- 17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, Egress and Public Utilities
Recording Date: October 15, 2001
Recording No: Fee No. 2001-047202

- 18. Terms, conditions, liabilities and obligations contained in that certain document

Entitled: Road Maintenance Agreement
Recording Date: October 15, 2001
Recording No: Fee No. 2001-47203

Reference is hereby made to said document for full particulars.

- 19. All matters set forth on Record of Survey recorded in Fee No. 2009-066617.

- 20. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$100,000.00
Dated: May 13, 2011
Trustor/Grantor: One Community Church
Trustee: Chicago Title Insurance Company, a Nebraska corporation
Beneficiary: Everence Association, Inc., a fraternal benefit society
Recording Date: May 16, 2011
Recording No: 2011-040799

END OF SCHEDULE B - SECTION II



CHICAGO TITLE INSURANCE COMPANY

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>*



PZ/PZ-PD-011-11

PZ/PZ-PD-011-11



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: February 16, 2012

CASE NO.: PZ-011-11 and PZ-PD-011-11 (One Community Church)

CASE COORDINATOR: Jessica Sarkissian, AICP

LEGAL DESCRIPTION: 1.27± acres situated in Section 3, T3S, R7E G&SRB&M (legal on file)

TAX PARCELS: 509-04-002E

APPLICANT/LANDOWNER: One Community Church, landowner/ applicant, 35244 N Trica Rd, Queen Creek, AZ 85241

REQUESTED ACTION & PURPOSE: One Community Church, landowner/ applicant, requesting approval of a Rezone request with a Planned Area Development (PAD) from GR (commercial) to CB-1 PAD (commercial) to allow church assembly, commercial and office uses within a 1.27± acre parcel.

LOCATION: The subject property is located south of Hunt Highway and west of Trica Road, south of the Town of Queen Creek.

SIZE: 1.27± acres

EXISTING ZONING AND LAND USE: The subject property is currently zoned GR (General Rural), the property currently has a vacant residential unit on it.

SURROUNDING ZONING AND LAND USE:

North: (CB-2); vacant
South: (GR); residential
East: (CB-1); vacant
West: (CB-1); residential

FINDINGS:

Site data:
Flood zone: "X" is determined to be outside the 100 and 500 year flood plain
Water: Queen Creek Water
Sewer: Septic
Access: The property is accessed from Trica Road

PUBLIC PARTICIPATION:

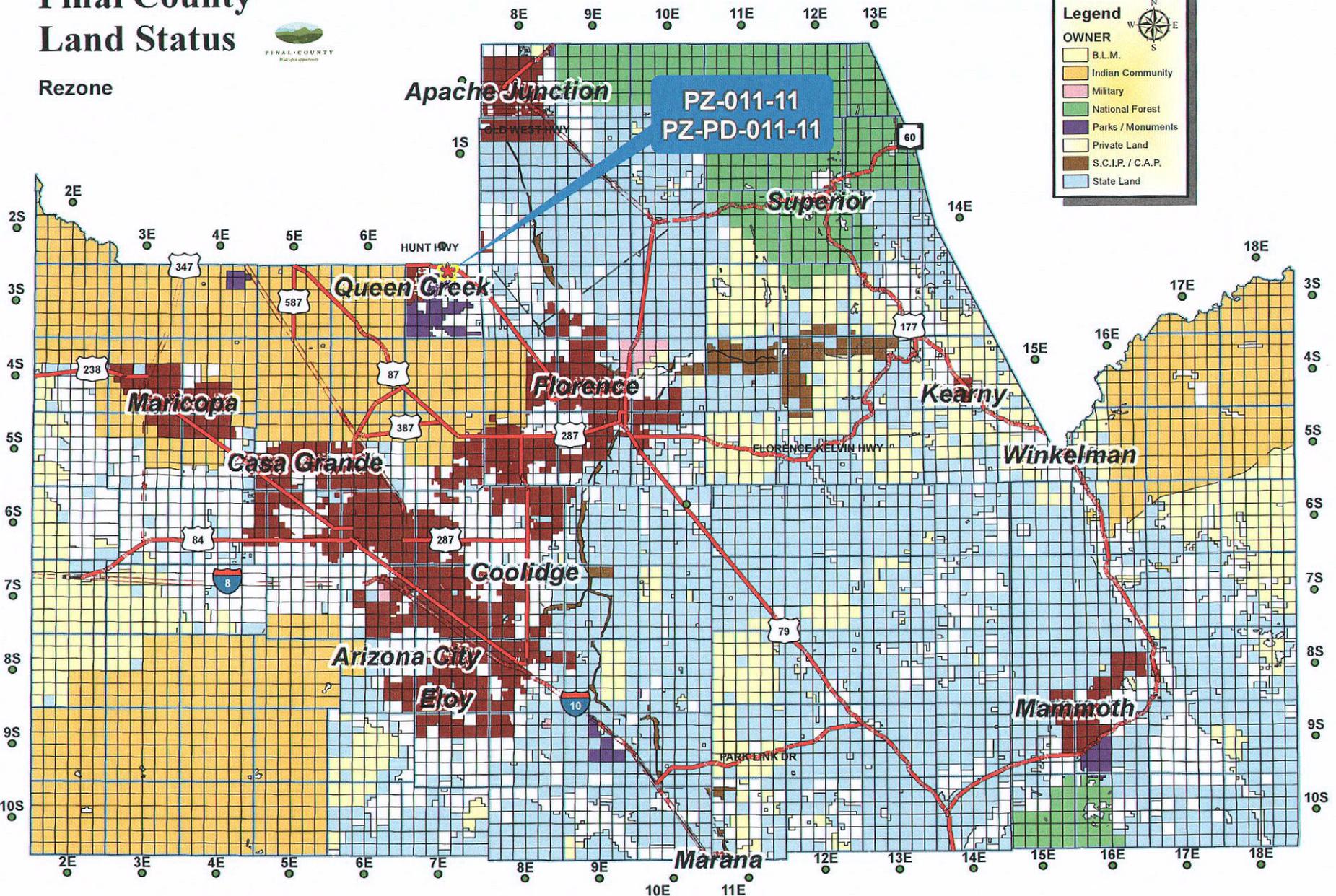
Neighborhood Meeting: November 29, 2011
Neighborhood and agency mail out: January 6, 2012
News Paper Advertising: January 23, 2012
Site posting: Applicant: January 13, 2011 & County: January 24, 2012

HISTORY: The site is zoned GR and was previously a residence but is currently vacant.

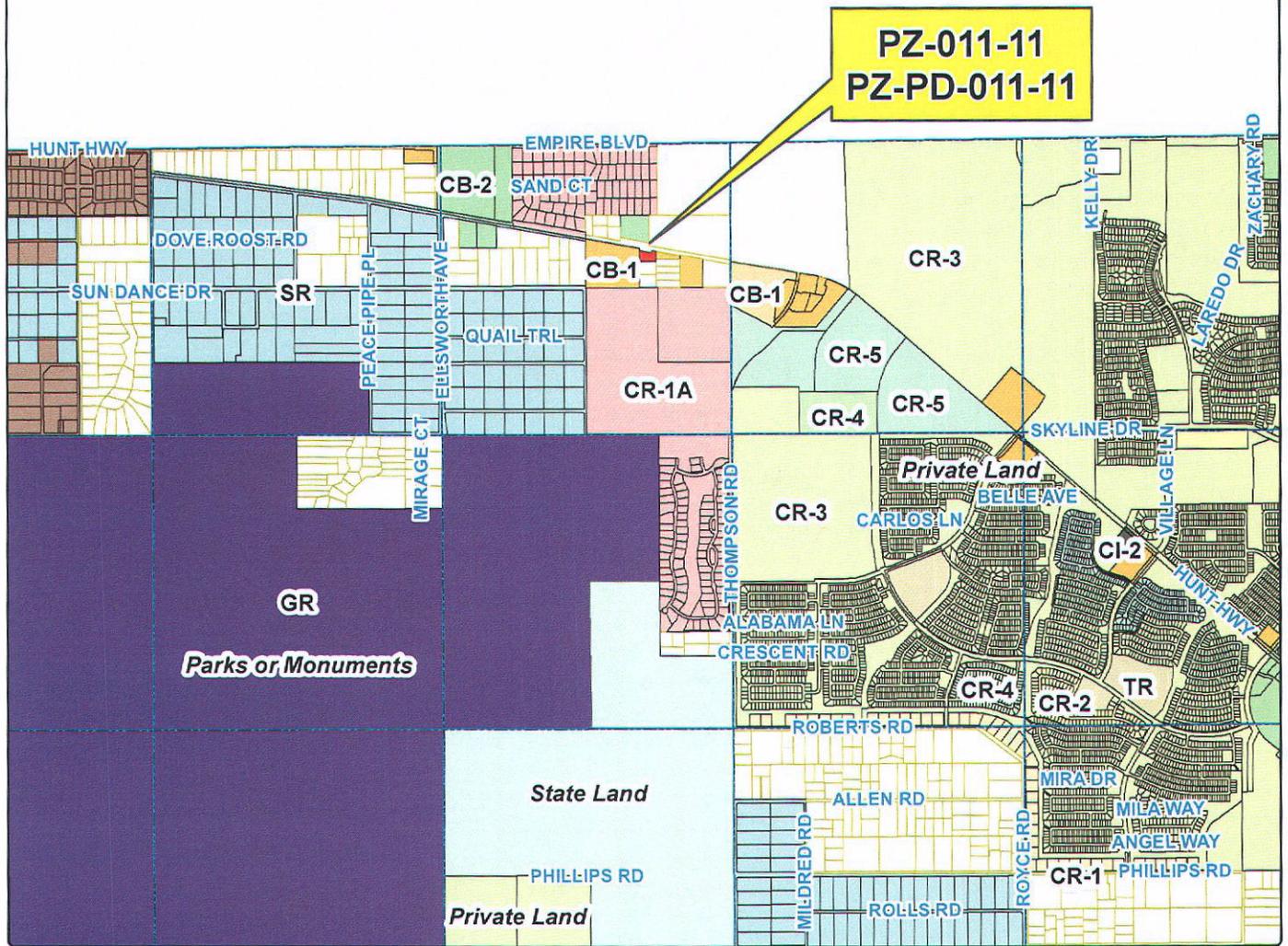
Pinal County Land Status



Rezone



Maricopa County



Rezone

Planning & Development Services



PINAL COUNTY

Wide open opportunity

ONE COMMUNITY CHRUCH

Legal Description:
Sited in a portion of the Section 3, T03S R07E, G45RB&M, Parcel 509-04-002E.
(legal on file) (Queen Creek area).

T03S-R07E Sec 3



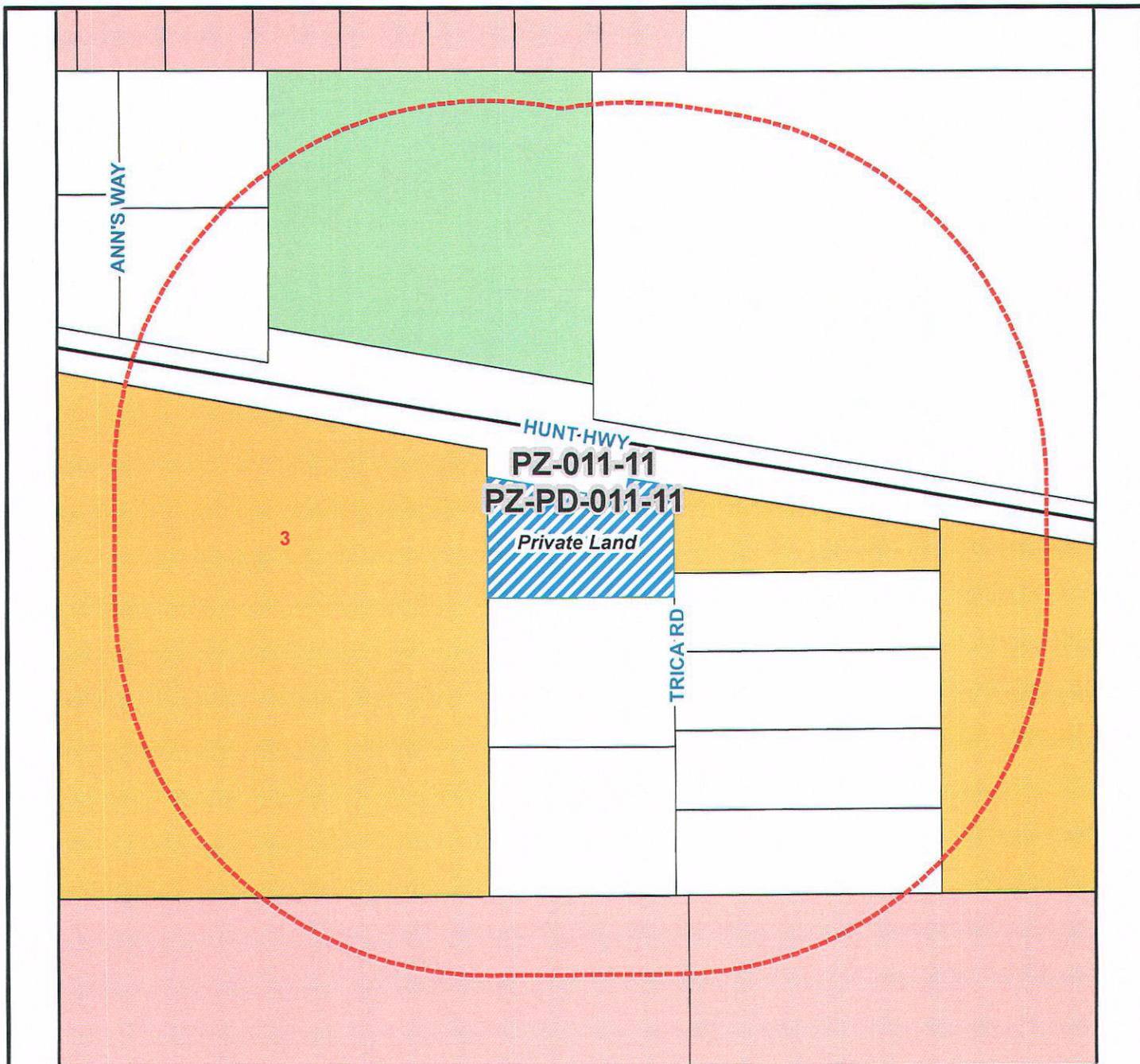
Sheet No.
1 of 1

ONE COMMUNITY CHRUCH

Drawn By: GIS ITT/LJT Date: 01/05/2012

Section: 3 Township: 03S Range: 07E

Case Number: PZ-011-11 & PZ-PD-011-11



Rezone

PZ-011-11 & PZ-PD-011-11 PUBLIC HEARING/ACTION: One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Rezone request from GR (General Rural) to CB-1 (Commercial) to allow a church/ office/ commercial use within the 1.25± acre parcel; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area).



Current Zoning: GR
 Request Zoning: Rezone
 Current Land Use: MLDR



Legal Description:
(Situated in a portion of the Section 3, T03S, R07E, G&SRB&M Parcel 509-04-002E (legal on file) (Queen Creek area).
 T03S-R07E Sec 3

 Sheet No: 1 of 1	Owner/Applicant: ONE COMMUNITY CHURCH		
	Drawn By: GIS/JIT/LJT	Date: 01/09/2012	
Sections: 3	Township: 03S	Range: 07E	
Case Number: PZ-011-11 & PZ-PD-011-11			



Rezone



PZ-011-11
PZ-PD-011-11

ADMP Flows

-  100 cfs
-  200 cfs

Site

-  Parcel(s)

-  5,000 cfs
-  10,000 cfs
-  50,000 cfs

-  Fissures AZGS

Flood Zones

-  A
-  AE
-  AH
-  AO
-  X (Shaded)
-  X
-  D
-  Administrative FP

2009_Aerials

RGB

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



Taken From the 12/4/2007 Effective FEMA Flood Insurance Rate Maps Modified to Reflect Current LOMCs.



It is the user and/or creator's responsibility to verify the truth, lack of truth, validity, invalidity, accuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Flood Hazard Area Zone Definitions

- Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.
- Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.
- Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.
- Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.
- Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.
- Zone X: An area determined to be outside the 100- and 500-year floodplains.
- Zone D: An area of undetermined but possible flood hazards.

Case: PZ-PD-011-11

ANALYSIS: The applicant is requesting approval of a Rezone and Planned Area Development overlay to allow church assembly, commercial and office uses. The subject property is located within the Moderate Low Density Residential (1-3.5 du/ac) land use designation of the Pinal County Comprehensive Plan. The proposed use appears to conform to the goals and policies of this Comprehensive Plan designation.

The applicant conducted a neighborhood meeting the results of which are included in the narrative.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The **Pinal County Department of Public Works** reviewed the proposal and provided stipulations.

The **Pinal County Flood Control Section** provided comments that the site is located within flood zone "X" and a large wash exists on the property which will need to be addressed at the time of site plan submittal.

The **Pinal County Department of Air Quality** reviewed the proposal and commented that the site should have paved arterial road access to the project, paved road access within the project and paved parking lots.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this rezone request under Planning Case **PZ-011-11** and Planned Area Development under Planning Case **PZ-PD-011-11**, to allow church assembly, commercial and office uses. Furthermore, the Commission must determine that this rezone and planned area development will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

STAFF SUMMARY: The applicant, One Community Church, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Rezone and PAD Overlay request to allow a church assembly, commercial and office uses.
2. To date 1 letter has been received which is in favor of the PAD and in opposition of the rezone.
3. This development will be served by planned utility facilities and services.
4. The subject property is located in the vicinity of existing commercial and residential uses.
5. The proposed development will have access to public streets.
6. The proposed Rezone and Planned Area Development are to be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
7. Granting of the rezone and planned area development overlay request 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. Also include landscaping plans, as applicable.

STAFF RECOMMENDATION (PZ-011-11): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-011-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

1. The property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-011-11), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents including the submitted site plan and project narrative dated December 2011;
2. approval of this Rezone will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. any change of the specified uses shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.15 of the Development Services Code;
4. any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
5. access to County right-of-ways shall be per the Regionally Significant Routes for Safety & Mobility (RSRSM): Access Management Manual, October 2008;

6. the design of Hunt Hwy and Site Plan shall be coordinated with the County's Hunt Highway Widening CIP. Applicant/Owner shall contact the Project Manager for coordination;
7. all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
8. all peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) 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. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;
9. the drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
10. 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;
11. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and
12. approval of this Rezone request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

STAFF RECOMMENDATION (PZ-PD-011-11): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this planned area development request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-011-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

1. The property is to be developed in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents including the submitted site plan and project narrative dated December 2011;

2. approval of this Rezone will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. approval of this rezone request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
4. any change of the specified uses shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.175 of the Development Services Code;
5. any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
6. access to County right-of-ways shall be per the Regionally Significant Routes for Safety & Mobility (RSRSM): Access Management Manual, October 2008;
7. the design of Hunt Hwy and Site Plan shall be coordinated with the County's Hunt Highway Widening CIP. Applicant/Owner shall contact the Project Manager for coordination;
8. all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
9. all peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) 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. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;
10. the drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
11. the applicant/ property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
12. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

DATE PREPARED: 2/8/12 – jds
REVISED:

Jessica Sarkissian - ONE Community Church rezoning RZ-011-11

From: Wayne Balmer <wayne.balmer@queencreek.org>
To: <mark@discoverone.net>
Date: 2/1/2012 7:56 PM
Subject: ONE Community Church rezoning RZ-011-11
CC: <[REDACTED]>, Jessica Sarkissian <Jessica.sarkissian@pinalcounty...>
Attachments: 2011 General Plan.JPG

Pastor Krenz:

I am writing in follow-up to our conversation this afternoon regarding the proposed rezoning of the property at 35244 N. Trica Road.

The Town is not concerned with the conversion of the home to become a church office/meeting facility, nor the setback variances the PD approval would allow. Conversion of homes to churches on arterial streets as areas develop is a fairly common occurrence in that the homes become less attractive for continued residential use, and churches are seen as being compatible with the remaining residential uses.

We do not typically see, however, homes being proposed for commercial zoning as part of the conversion from a house to a church. Churches are allowed in all residential districts, and do not require the property be rezoned.

In fact, zoning churches for commercial uses can be counterproductive in that it introduces an air of uncertainty into the true future use of the property over the long term and will it be compatible with its surrounding residential neighbors. In addition, since commercial uses have different use characteristics than churches do in such areas as hours of operation, parking needs, noise, traffic, etc. it is hard to determine in advance if the proposed commercial use would be a good use of the property and compatible with the neighbors and the area.

I understand your thought that commercial zoning would make the property more valuable for later resale should the church elect to move, but wouldn't having a higher price make it less likely that another church would be able to buy the property, and more likely it would be converted to a commercial use at that time?

Generally as a matter of public policy we don't rezone churches for commercial use prior to their construction because of the uncertainty it creates on the future use of the property and compatibility with the surrounding area. Most churches have frontage on an arterial street, and we would prefer not to set a precedent that they could be converted to later commercial use rather than remaining with their intended use as a church.

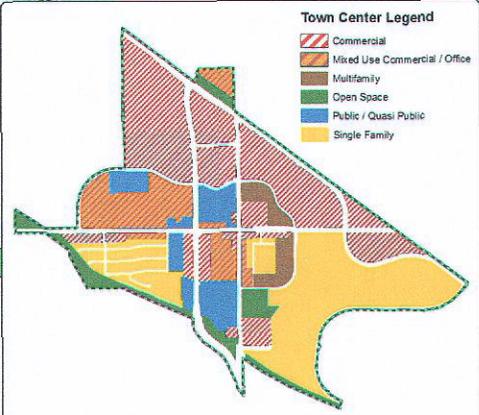
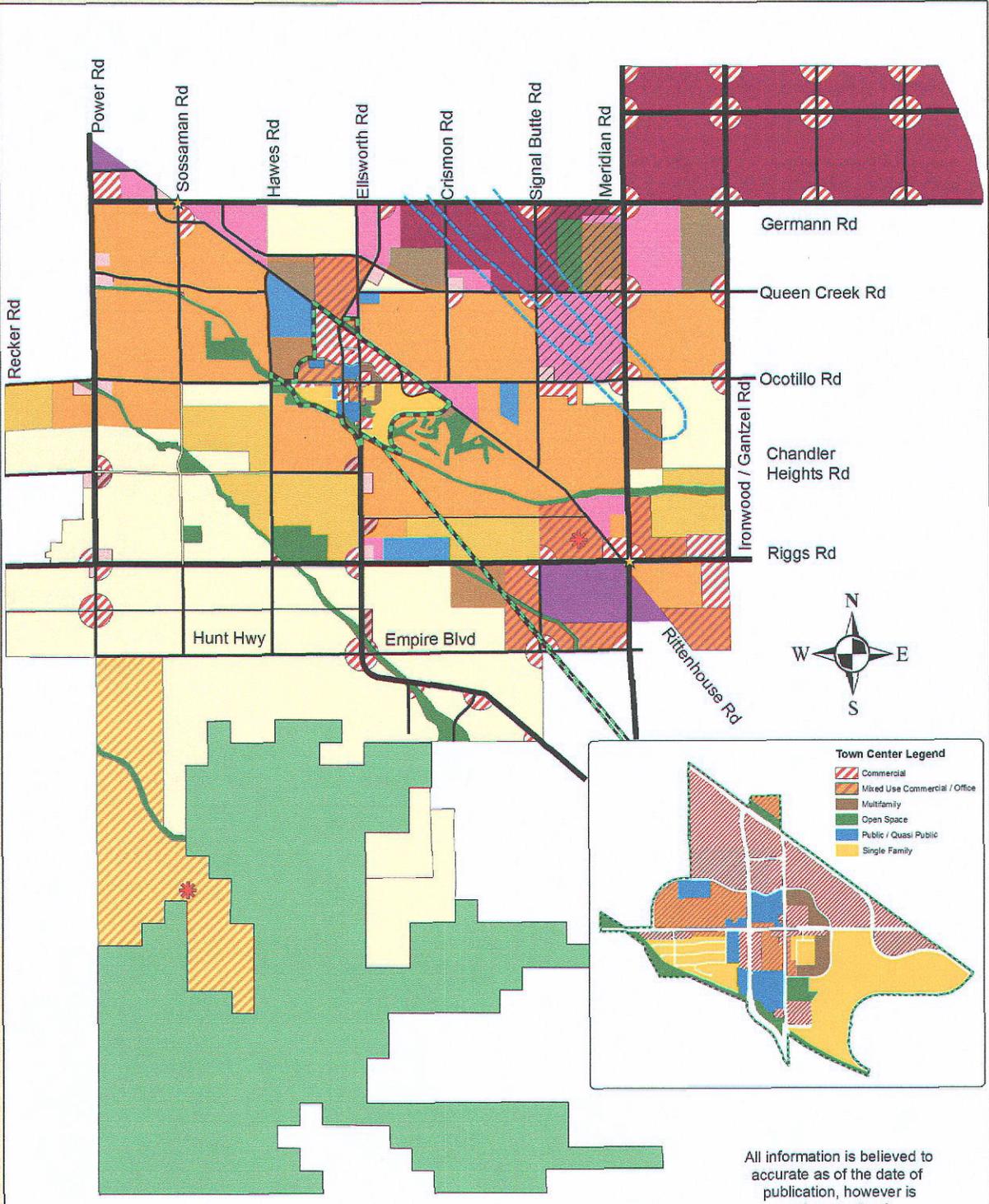
We will be taking your request to our Town Council for their review and recommendation on the evening on Wednesday, February 15 at 7:00 pm in our Town Council Chambers located at 22350 S. Ellsworth Road. I will forward you a copy of the staff report prior to the meeting in the event there are questions, or you would like to address the Council.

Should you have questions, please feel free to contact me.

Wayne Balmer, AICP | Planning Administrator, Development Services Department | Town of Queen Creek | phone: 480-358-3095 | fax: 480-358-3105 | e-mail: wayne.balmer@queencreek.org | 22350 S. Ellsworth Road, Queen Creek, AZ 85242 | www.queencreek.org

Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

E-mails that board members or staff generate pertaining to the business of the public body are public records. Therefore, the e-mails must be preserved according to a records retention program and generally be made available for public inspection. The recipient of this message is hereby notified that participation in email discussions with this sender can and will result in all information contained therein being reviewed by any interested parties, including media outlets and reporters. To ensure compliance with the Open Meeting Law, Town Council recipients of this message should not forward it to other members of the Council. Members of the Council may reply to this message, but they should not send a copy of the reply to other members. Any questions may be directed to the Town of Queen Creek's Town Attorney: 602-285-5000.



- Town Center Legend**
- Commercial
 - Mixed Use Commercial / Office
 - Multifamily
 - Open Space
 - Public / Quasi Public
 - Single Family

All information is believed to be accurate as of the date of publication, however is not guaranteed.

- General Plan Land Use Legend**
- | | | | | |
|--|-------------------------|-----------------------------------|----------------------------------|-------------------------------|
| Very Low Density Residential (0-1 DU/AC) | Mixed Use | Recreation / Conservation / Parks | SanTan Regional Park | Principal Arterial (6 Lanes) |
| Low Density Residential (1-2 DU/AC) | Neighborhood Commercial | Regional Commercial Center | Future Intersection Modification | Arterial (4 Lanes) |
| Master Planned Community | Community Commercial | Employment Type A | Resort / Tourism / Entertainment | Arterial with Rural Character |
| Medium Density Residential (2-3 DU/AC) | Office / Services | Employment Type B | Roadway Realignment Area | Collector (2 Lanes) |
| Medium High Density Residential Type A (3-5 DU/AC) | Commercial Services | Public / Quasi-Public | | Noise Contours |
| Medium High Density Residential Type B (5-8 DU/AC) | | | | |

2008 General Plan

Modified in 2011 by Resolutions
813-09, 814-09 and 824-10

Created by Dave Williams, Senior Planner
480-358-3089



APPLICATION FOR CHANGE OF ZONING CLASSIFICATION IN AN UNINCORPORATED
AREA OF PINAL COUNTY, ARIZONA

(all applications must be typed or written in ink.)

1. Pinal County Staff Coordinator: Jessica Sarkissian
2. Date of Concept Review: 8-30-11 Concept Review Number: 058-11
3. The legal description of the property: 35244 N. Trica Rd. Queen Ck. 8524.
SEE ATTACHED FOR DETAILS... OF EAST QUARTER CORNER SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 7...
4. Tax Assessor Parcel Number: APN 509-04-002E
5. Current Zoning: "GR" Requested Zoning: "CB-1"
6. Parcel size: 55,473 Sq. Ft. or 1.27 acres
7. The existing use of the property is as follows: Residence and open lot
8. The exact use proposed under this request: Residence becomes the church
office with the intent of constructing a future
small church on the parcel.
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
YES NO If yes, zoning 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. _____
The parcels to the west, north and east are re-zoned
to CB-1 and CR-2.
It is apparent the Hunt Hwy corridor, in this area,
will be developed with commercial enterprises.
13. Explain why the proposed development is needed and necessary at this time. The residential
home is oriented toward Trica & Hunt Hwy and would make a
nice transitional commercial function buffering Hunt from the
residential (low density). The house has less than 50' setback
for commercial. A re-zone / P.A.D will adjust the setbacks.
- RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

Revised November 2011

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

(All applications must be typed or written in ink.)

1. Pinal Court Staff Coordinator: ASHLEE MACDONALD
2. Date of Concept Review: 8-30-11 Concept Review No.: 058-11
3. The Legal Description of the Property: 35244 N. TRICA RD.
Queen Creek AZ. 85242.
SEE ATTACHED FOR DETAILS OF EAST QUARTER CORNER SECTION 3, TOWNSHIP 3 SOUTH, RANGE 7
4. Tax Assessor Parcel No.: APN 509-04-002E
5. Current Zoning: "GR"
Requested PAD Overlay District: GR/PAD
6. Parcel Size: 55,473 Sq Ft. or 1.27 Acres
7. The existing use of the property is as follows: Residence and open lot
8. The exact use proposed under this request: Residence becomes the church office with the intent of constructing a future small church on the parcel.
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
 YES NO
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # _____
 YES NO
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.
The parcels to the west, north and east are re-zoned to CB-2 and CR-2.
It is apparent the Hunt Hwy corridor, in this area, will be developed with commercial enterprises.
13. Explain why the proposed development is needed and necessary at this time.
The residential home is oriented towards Trica + Hunt Hwy. and would make a nice soft transitional commercial function buffering Hunt from the low density residential. The house is less than the 50' setback for commercial. The PAD will reduce the setback requirement to less than 25' (current distance off lot line) so an office function can be used in this facility.

RECEIPT #:

AMT:

DATE:

CASE:

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO.1:

COMMENCING at the East quarter corner of Section 3, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 89 degrees 59 minutes 52 seconds West, (basis of bearings), along the East-West Mid-Section line of said Section 3, a distance of 914.99 feet to the Southeast corner of Lot 1 as recorded in Book 5 of Surveys, Page 220, Pinal County Records;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 735.16 feet to the Southwest corner of said Lot 1;

THENCE North 00 degrees 01 minutes 09 seconds West, along the Westerly line of said Lot 1, a distance of 470.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 01 minutes 09 seconds West, a distance of 293.15 feet to the Northwest corner of said Lot 1, being on the physical centerline of Hunt Highway;

THENCE South 80 degrees 15 minutes 40 seconds East, along said centerline, a distance of 304.40 feet to a point from which the Northeast corner of said Lot 1, bears South 80 degrees 15 minutes 40 seconds East, 441.56 feet distant therefrom;

THENCE South 00 degrees 01 minutes 09 seconds East, a distance of 241.67 feet to a point from which a point on the said East-West Mid-Section line of Section 3, bears South 00 degrees 01 minutes 09 seconds East, 470.00 feet distant therefrom;

THENCE North 89 degrees 59 minutes 52 seconds West, a distance of 300.00 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion conveyed to Pinal County, a political subdivision of the State of Arizona recorded in Fee No. 2009-014509; and

EXCEPTING therefrom all the coal and other minerals in said land, as reserved to the United States of America, in the Patent of said land.

PARCEL NO.2:

An Easement for ingress, egress and public utilities as created in Recording No. 2001-47202 over the East 23 feet of the following described property.

COMMENCING at the East quarter corner of Section 3, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 89 degrees 59 minutes 52 seconds West, (basis of bearings), along the East-West Mid-Section line of said Section 3, a distance of 914.99 feet to the Southeast corner of Lot 1, as Recorded in Book 5 of Surveys, Page 220, Pinal County Records;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 435.16 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 300.00 feet to the Southwest corner of said Lot 1;

THENCE North 00 degrees 01 minutes 09 seconds West, along the Westerly line of said Lot 1, a distance of 783.15 feet to a point on the physical centerline of Hunt Highway;

THENCE South 80 degrees 15 minutes 40 seconds East, a distance of 304.40 feet;

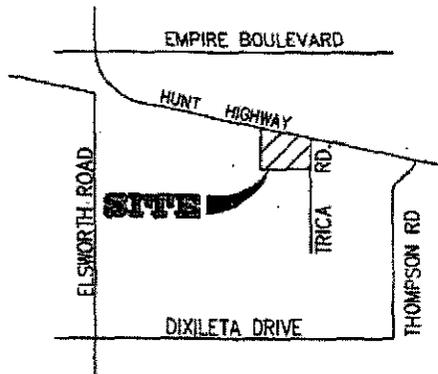
THENCE South 00 degrees 01 minutes 09 seconds East, a distance of 711.67 feet to the POINT OF BEGINNING;

EXCEPT any portion thereof lying within Parcel NO.1.

GRAPHIC SCALE



(IN FEET)
1 inch = 80ft.
3/4"



VICINITY MAP

ALTA SURVEYING
CONSTRUCTION SURVEYING
BOUNDARY SURVEYING
ROADWAY CONTROL SURVEYS
UTILITY SURVEYS
LAND ACQUISITION MAPS
LAND DEVELOPMENT
TRUCK PLATE CERTIFICATION
ARIZONA
OBILE
10-1762

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.

Name of Landowner (Applicant) Phone Number

Address (City, State, Zip Code)

Signature of Landowner (Applicant) Print Name E-Mail Address

DEAN SCHIFFERER
Name of Agent Phone Number

Address (City, State, Zip, Code)

 DEAN SCHIFFERER
Signature of Agent Print Name E-Mail Address

The Agent has the authority to act on behalf of the landowner, 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.

[Corporate PROPERTY OWNER signature block and acknowledgment: The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

ONE Community Church
[Insert Company or Trustee's Name]

By: [Signature]
[Signature of Authorized Officer or Trustee]

Its: Lead Pastor
[Insert Title]

Dated: 10/24/11

STATE OF Arizona
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 24TH day of October, by

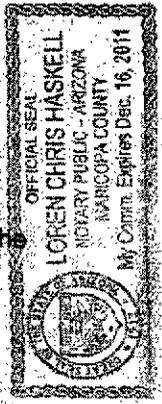
MARK KRENZ Lead Pastor
[Insert Signor's Name] [Insert Title]

ONE COMMUNITY CHURCH, an ARIZONA
[Insert 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.

Loren Chris Haskell
Notary Public

My commission expires: Dec. 16, 2011



ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

[Title of Office Held] of [Second Company]

As [i.e. member, manager, etc.] for [Owner's Name], and who being

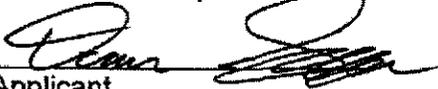
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____
Notary Public

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, DEAN SCHIEFERER, Applicant for case PZ-PD-011-11 (Case number), personally caused 1 sign(s) to be posted in a visible place on or near the proposed project site on Nov, 4 - 11 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed CB-1/PAD (Type of application), in unincorporated Pinal County

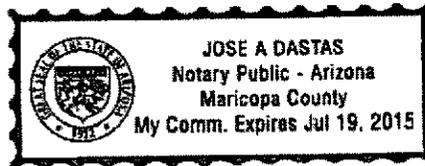
The notice was posted as indicated on the attached map and photograph.


Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by Dean Schieferer this 30th day of December, 2011.


Notary Public
My Commission Expires:



ONE Community Church

35244 N. Trica Rd. Queen Creek, AZ.

Parcel #509-04-002E

Development Narrative

Dec 29, 2011

Owner:

Pastor Mark Krenz – President of ONE Community Church
35244 N. Trica Rd. Queen Creek, AZ. 85242
mark@discoverone.net
480-383-9393

Development Agent:

Schifferer Consulting LLC
Dean Schifferer CSI CDT – Principal



Purpose of the Request:

ONE Community Church is now the owner of this parcel and desires to utilize the existing facilities as the church office. It is their long term goal to further develop the site to include a multi-purpose meeting building and associated parking.

The parcel is currently zoned GR (General Rural) with a residential house situated 26' from the southern property line. GR zoning requires setbacks of 50' front, side and rear.

We are requesting the subject parcel be re-zoned to a "Local Business Zone" (CB-1) with a "Planned Area Development" (PAD) overlay district to enhance the functionality of the site.

Description of Proposal

1. Nature of Project:

The nature of this project is to convert a residential lot and structure along the Hunt Highway corridor to a "soft commercial" transitional use. The residential building will become the church offices with the intent that a future phase could develop the lot further which would add a church building and associated parking.

The short term goal, would be for 4 or 5 staff to office and have an occasional volunteer coordination meeting in the residential building. As ministries develop and additional development funding is available, ONE Community Church desires to have week-day evening Bible studies and volunteer meetings that may grow to as large as 60-70 people in attendance. This facility is never intended to replace the larger week-end worship celebrations which currently occur in the San Tan Heights sub-division at the Mountain Vista School.

The long term goal would be to add a multi-purpose building sizable to seat 180 - 200 occupants in approximately 4,000 SqFt along with the necessary associated parking.

This site has been chosen because of its proximity to the start-up location of the church. The church organization believes it will be very beneficial to the church if their building location was addressed along Hunt Highway. There are a very limited number of real estate options along Hunt Hwy, in the San Tan Village area, that could accommodate such a development making this parcel very attractive.

Please note, ONE Community Church are currently in discussions with Pinal County Public Works to adjust the Right-of-Way alignment along Hunt highway.

2. Proposed Land Uses and Relationship to Surrounding Properties:

This parcel is intended to be used for a commercial office space with the option of adding a church building and additional parking.

It is our understanding many other previous potential buyers have had the desire to make this parcel into a commercial use. A church function on this site has a very compatible interface with the rural residential properties directly adjacent to the south. The parcels adjacent to the North, West and East are currently zoned; commercial CB-1, General Business CB-2, and should not find objection to the PAD church utilization.

3. Building Types and Densities:

The parcel is currently occupied by a 1,920 SqFt single story residential home constructed of a wood frame, weatherproofed with stucco and a composite shingle roof. This structure will remain as it is with minor modifications for improved accessibility. Bedrooms will be utilized as offices while living/dining areas will be used as small group meeting spaces.

The parcels proposed site study/master-plan includes another structure sizable to seat 180 - 200 occupants in approximately 4,000 SqFt. This church auditorium building will be a high volume, single story, structure with weatherproofing finishes compatible with residential construction looks and practices. Approximately 50 additional parking places will be added in sequence to accommodate building improvements as congregational growth occurs.

The parcels net area, without Ingress/Egress easement, is 51,154 SqFt. Therefore the proposed lot coverage, for the structures, would be less than 12%.

4. Conformance to Adopted Land Use Plans:

This parcel is situated along the Hunt Highway corridor, within the "San Tan Plan Area 1B" and Land Use Plan – "Tile A". The comprehensive "Land Use Plan" identifies this area as a "Moderate Low Density Residential" district. This type of district allows "Quasi-Public Uses" which identifies and includes churches as a Quasi-Public Use. Therefore we believe this PAD request conforms to the intent of the Pinal County Land Use Plan.

5. Circulation and Recreational Systems:

The 1.27 acre site will generate negligible impact on the traffic volumes and recreational opportunities. The further development of the site is not known to interfere with potential future recreational paths. The Right-Of-Way is dedicated to the widest dimension found along this stretch of highway.

6. Relationship to Surrounding Properties:

The parcels adjacent to the North, West and East are currently zoned commercial CB-1 (Local Business), General Business CB-2 and should not find objection to the CB-1/PAD church utilization. The Parcel to the south is zoned GR (General Rural) and is developed into a suburban ranch type property with a single family home, barns and fenced pasture.

7. Location & Accessibility:

Entrance into the site will be off of Trica (a private road) and Hunt Hwy. Trica Road is established as an Ingress-Egress easement to the adjacent parcels south of Hunt Hwy. Trica Road is situated approximately 3,120 feet west of N. Thompson Road and approximately 1,570 feet east of Valley View Rd. There are no other intersections in the area other than other private driveways.

By utilizing Trica Road as an access point, the grade has an opportunity to transition to the future Hunt Hwy elevation. It also provides opportunity to stage cars exiting onto Hunt Hwy.

There is also a desire to add a future driveway directly onto Hunt Hwy as far away from Trica Road as possible (to the west). Should a 50 car parking lot be developed, the second entrance would be extremely beneficial to the church as well as the residential neighbors.

There would be no interior streets. On-site circulation will be achieved entirely through the parking lots.

8. Timing of Development:

The initial phase of this development would be to use the existing structure as an office building. Minor parking provisions will be constructed as soon as the project is approved.

A multi-year fund-raising phase will follow prior to any further development that would include any type of significant structure.

9. Public Utilities and Services:

The parcel is served by municipal water of significant size to accommodate significant development for miles in either direction along Hunt Highway.

Electrical and telephone service is currently serving the parcel with overhead lines along the south side of Hunt Hwy. Additional capacity is available.

The facility is currently treating sewage with a septic system. The septic system permitted design flow is 450 Gallons per day (permit # 926-01). Additional structures will require expansion of the septic system and likely incorporate a storage tank with metered discharge to balance the load into the septic system evenly throughout the course of the week.

10. Maintenance of Streets & Common Areas:

There will be no interior streets on this parcel. The parking lots, landscaping and hardscape will be maintained similarly to other free standing commercial properties with scheduled landscape pruning, and annual parking cleaning and/or sealing.

11. Appendix (Not applicable)

Name of Project:

ONE Community Church

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
EXISTING GR	54,450		100		Front: 40 Side: 20 Rear: 40	Front: Side: Rear:	30		Main Building: 7 Front Lot Line: 60 Rear & Side Lot Lines: 15 side 4 rear	Main Building: Front Lot Line: Rear & Side Lot Lines:	1/3 of rear and side yards 14,900sf	
PROPOSED CB-1/ PAD	54,450		100		Front: Side: Rear:	Front: 20 Side: 4 Rear: 4	30		Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: 7 Front Lot Line: 15 Rear & Side Lot Lines: 4 side 4 rear	40,000sf	
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project:

ONE COMMUNITY CHURCH

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that <u>WILL BE</u> permitted in this Planned Area Development
CB-1/PAD	All proposed use's included in a GR or CB-1 excluding exceptions noted.

Name of Project:

ONE COMMUNITY CHURCH

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that will <u>NOT</u> be permitted in this Planned Area Development
CB-1/PAD	<ul style="list-style-type: none">• Liquor Store• Gas Station• Abortion Clinic• Adult Club or Boutique <hr/> <p>SEE ATTACHED CB-1 ORD.</p>

Jessica Sarkissian - ONE Community Church Zoning Restrictions

From: Dean Schifferer <[REDACTED]>
To: Jessica Sarkissian <Jessica.Sarkissian@pinalcountyz.gov>
Date: 2/8/2012 8:02 AM
Subject: ONE Community Church Zoning Restrictions
CC: Mark Krenz <mark@discoverone.net>, Dean Schifferer <[REDACTED]>

Jessica:

Mark Krenz (Pastor / President ONE Community Church) and I have concluded we would like Pinal County to modify the restriction list under our CB-1 Zoning classification. The final Owner requested list of restrictions is as follows:

- Auto parking Lot
- Clinic
- Cigar Store
- Catering Service
- Dental or Medical labs
- Garage for Public Storage
- Gas Station
- Hotel
- Laundromat and Dry Cleaning
- Liquor Store
- Taxidermist

Note... if we can't be specific about an eliminating an Adult shop, we will leave "Gift, curio, novelty, toy or hobby shop" because this is so broad sweeping. It may become a church bookstore!

Thanks for your time & support.

--
Dean Schifferer
Schifferer Consulting LLC
12345 E. Cloud Rd.
Chandler, AZ 85249
O) 480-802-1306
[REDACTED]

Chapter 2.90
CB-1 LOCAL BUSINESS ZONE

Sections:

(amended 2/8/2)

- 2.90.010 Uses permitted.
- 2.90.020 Site development standards.
- 2.90.030 Detached accessory buildings.

2.90.010 Uses permitted.

A. Any use permitted in PCDS 2.85.010(B) through (J) (TR transitional zone).

B. The following uses, which in any CB-1 zone shall be conducted wholly within a completely enclosed building unless otherwise specified and use operated as a store, shop or business, shall be a retail establishment and all products on the premises shall be sold at retail on the premises.

Antique store;

Apparel store;

Art needlework or hand-weaving establishment;

Art gallery or store;

~~Auto parking lot (within or without building) subject to the provisions of PCDS 2.140.030;~~

Bakery;

Bank, safe depository or trust company;

Barber or beauty shop;

Bicycle shop (no sales or servicing of motor scooter or motorcycles);

Book, newspaper, magazine, stationery, art or drawing supply store;

Cafe, lunch room (provided no dancing is allowed and no alcoholic beverages sold except beer and wine);

~~Catering service;~~

→ Church;

~~Cigar store;~~

Cleaning, dyeing, laundry, collection agency;

~~Clinic; *(specifics noted)*~~

Club or lodge (nonprofit);

Community service agency;

Confectionery store;

Custom dress making, millinery, hemstitching or pleating;

Custom weaving or mending;

Day nursery or child-care center;

Dealer in coins, stamps, or similar collector's items;

Delicatessen store;

~~Dental or medical laboratory;~~

Department store, variety store;

Drug store;

Dry goods or notions store;

Electric appliance store;

Florist shop;

Frozen food locker;

Furniture or house furnishing store;

~~Garage for public storage only;~~

~~Gasoline service station (incidental repairing only) subject to the provisions of PCDSG
2.140.070;~~

Gift, curio, novelty, toy or hobby shop; *(specifics noted)*

Governmental structure;

Grocery, fruit or vegetable store;

Hardware store;

~~Hotel;~~

Ice cream store;

Ice station for packaged sales only;

Interior decorator;

Jewelry store or jewelry and watch repair;

~~Laundry and dry cleaning units provided the same occupy no more than 3,000 square feet
of gross floor area;~~

Leather goods store;

Library, rental or public;

~~Liquor store for packaged sales only;~~

Meat, fish or dressed poultry market, provided no live poultry are kept on premises;

Messenger service;

Multigraphing, mimeographing, duplicating, addressographing;

Museum;

Music, phonograph or radio store;

Nursery, flower, plant or tree (within a building or enclosure);

Office: business, professional or semi-professional);

Photograph studio or photographic supply store;

Postal stations;

Pressing establishment;

Refreshment stand;

Religious rescue mission;

School, barber or beauty culture;

School, business;

School, dramatic;

School, handicraft, painting or sculpture;

Shoe store or shoe repair shop;

Sporting goods, hunting and fishing equipment store;

Station, bus or stage;

Tailor shop;

Taxi cab stand;

~~Taxidermist;~~

Theater, except drive-in or outdoor theater;

Water, telephone or telegraph distribution, installation or electrical receiving or distribution station (within or without a building) subject to the provisions of PCDSC 2.140.030;

Other similar enterprise or business of the same class, which in the opinion of the board of supervisors, as evidenced by resolution or record, is not more obnoxious or detrimental to

NEIGHBORHOOD MEETING NOTICE

Nov 2, 2011

Dear Area Neighbor:

You are invited to a neighborhood meeting regarding a Rezoning request to be filed with Pinal County. The subject property is located at 35244 N. Trica Rd (South West Corner of Hunt Hwy and Trica), which we desire to be the "ONE Community Church Ministry Center" property. The Church has purchased the property and wishes to initially utilize the home for church office functions and small group meetings. The long term goal would be to add a small church multi-use building with associated parking. This function would require the parcel to have our "General Rural" zoning overlaid with a "Planned Area Development (PAD) classification. This neighborhood meeting is an opportunity for property owners to learn more about the development project, support the improvements and/or express their concerns and make their requests known.

The neighborhood meeting will be held at the time and place listed below:

DATE: November 21th (Monday)

TIME: 6:30 PM

LOCATION: 35244 N. Trica Rd. at subject property

If you are unable to attend the meeting, or need additional information, please feel free to contact our design consultant, Dean Schifferer, for information at [redacted] or [redacted]. You may also contact me, Mark Krenz, ONE Community Church Pastor at (480) 383-9393 or mark@discoverone.net.

Sincerely,



Dr. Mark Krenz
Lead Pastor - ONE Community Church

The Neighbors within 1,200' of One Community Church

<u>Parcel No.</u>	<u>Primary Owner</u>	<u>Name 2</u>	<u>Address</u>
509-04-002E	ONE COMMUNITY CHRUCH		35244 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002F	ROBINSON CARMEL		35172 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002G	JOHNSON CARRIE		35106 N. TRICA ROAD, QUEEN CREEK, AZ 85142
	ROACH JAMES		(MAILING: 205 HUBBARD WAY, YOUNG, AZ 85554)
509-04-002M	AGUILAR JOEL ETAL		35265 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002N	HANSEN WES A & KAREN K		35203 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002P	SHERKO JOSHUA J		35163 N. TRICA ROAD, QUEEN CREEK, AZ 85142 (MAILING: 13230 HIDDEN VALLEY DR, HOMER GLEN, IL 60491)
509-04-002R	BULLOCK GREGORY & AMY		35127 N. TRICA ROAD, QUEEN CREEK, AZ 85142
509-04-002S	STOUTENBURG JAMES E		35095 N. TRICA ROAD, QUEEN CREEK, AZ 85142
	STOUTENBURG JAMI SUE		
509-04-002X	HUNT HWY LLC		(MAILING: 1818 ERIE ST, SAN DIEGO, CA 92110)
	TJ ASTON GROUP LLC		
509-04-002W	INTERNATIONAL INVESTMENT SOURCE		(MAILING: 1051 W. 4 TH PL 102, MESA, AZ 85201)
509-04-0030	FIRST TRUST COMPANY OF ONAGA CUSTODIAN FBO LOUIS VASQUEZ ETA		
	C/O ML MANAGER LLC		5505 W HUNT HWY, QUEEN CREEK, AZ 85142 (MAILING ADDRESS: 14050 N 83RD AVE STE 180, PEORIA, AZ 85381)
509040640	PALACIOS JOSE LUIS		5510 W HUNT HWY, SAN TAN VALLEY, AZ 85142
509040660	CYR ABRAHAM E		35376 N ANN'S WAY, SAN TAN VALLEY, AZ 85142
509040650	TORMALA KENNETH TORMALA KATHARINE		35440 N ANN'S WAY, SAN TAN VALLEY, AZ 85142

509040670	CAUDRON BRYAN	35441 N ANN'S WAY, SAN TAN VALLEY, AZ 85142
509040680	SEATON JOHNNY & BARTON TARA	35375 N ANN'S WAY, SAN TAN VALLEY, AZ 85142
50904001A	MAMIES LLC C/O LUE YOUSE	
	(BONANZA LAND CO LLC C/O DAVID A BIRDSSELL	MAILING: 216 N CENTER ST, MESA, AZ 85201)
509041590	DLC & ASSOCIATES BUSINESS CONSULTING INC	5179 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: 9602 W BUCKEYE RD, TOLLESON, AZ 85353)
509041580	BARBETTA COSIMO BARBETTA SANDRA L	5223 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041570	DAHLSTRAND CHARLES	5267 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
	DAHLSTRAND CONNIE	
509041560	BILL & KAR ENTERPRISES LLC ETAL	5333 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
	C/O DURFEE & PHELPS PLLC	(MAILING: 1423 S HIGLEY RD STE 127, MESA, AZ 85206)
509041550	MOSES SCOTT & JODY	5357 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041540	SOUTHEAST VALLEY ASSOCIATES LLC	5401 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: 20509 E VIA DE ARBOLES, QUEEN CREEK, AZ 85142)
509041530	MAY WILLIAM F MAY MARILYN S	5441 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041520	RED MOUNTAIN FUNDING INC	5465 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: 916 E BASELINE RD #105, MESA, AZ 85204)
509041510	RODRIGUEZ LUIS A	35480 N SOL ST, SAN TAN VALLEY, AZ 85142
509041500	RYAN DENNIS M & PAMELA C	35570 N SOL ST, SAN TAN VALLEY, AZ 85142

509041720	RADOWICK JAMES & DINA	5460 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041730	AVA HOLDING LLC	5438 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: PO BOX 2594, MESA, AZ 85214)
509041740	BERNAL ANDREW S BERNAL MARY ANN M	5396 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041750	C P LAND LLC	5348 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142 (MAILING: 4120 W KITTY HAWK WAY #1, CHANDLER, AZ 85226)
509041760	BAEZ MARIO D & MARIO A	5300 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041770	MANN STEVE TISSAW JULIE A	5260 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041780	ANDERSON MARK S & TERESA JONES DOUGLAS & INORIO GINA	5222 W ENCANTO VERDE DR, SAN TAN VALLEY, AZ 85142
509041600	WALKER JAMES L WALKER TERESA E	35615 N CABALLERO DR, SAN TAN VALLEY, AZ 85142
50904002J	CLARK WILLIAM & MARGARET TRUST C/O TODD A SCHULTZ ESQ	(MAILING: 714 E ROSE LN STE 200, PHOENIX, AZ 85014)
50904002K	CHURCH MOUNTAIN VIEW FREE WILL BAPTIST	4815 W HUNT HWY, QUEEN CREEK, AZ 85142
509040040	ARIZONA SAN TAN BORGATA RETURN LLC	(MAILING: 1111 MAIN ST STE 1600, KANSAS CITY, MO 64105)
509040050	ARIZONA SAN TAN BORGATA RETURN LLC	(MAILING: 1111 MAIN ST STE 1600, KANSAS CITY, MO 64105)

Name	Address	Email
Amy Bullock Greg Bullock	35127 N. Trica Rd. Queen Creek, AZ. 85142	
JAMIE STOUTENBURG	35095 N. Trica Rd Queen Creek AZ 85142	
DEAN SCHIFFEREN	12345 E. CLOUD RD. CHANDLER AZ. 85249	
MARK KRENZ	24441 N. Plum Rd FLORENCE, AZ 85132	

Public Meeting Notes
35244 N Trica Rd, Queen Creek, AZ, 85242
Nov 29, 2011 6:30pm

Neighbors Present:

- Jamie Stoutenburg (Neighbor on Trica) – Would not like to see usage of property for WIC
- Amy and Greg Bullock (Neighbor on Trica)

Meeting Facilitated By

- Dean Schifferer, Construction Engineer and Architectural Consultant
- Dr. Mark Krenz, Lead Pastor, ONE Community Church, Property Owner

Meeting Notes

- Meeting began at 6:37pm
- Presentation by Dean Schifferer
 - Drawings Displayed and referenced
 - Zoning of surrounding properties (picture shown)
 - Widening of Hunt Hwy
 - Driveway off Trica vs Hunt Hwy
 - Property Lines
 - Phase 1 improvements
 - Site Plan Capacity Study
 - Comparison of buildable footprint GR-1 v PAD
 - Setbacks comparison
 - Lighting regulations

Questions by Neighbors and Responses from Dean and Mark

- Greg's Position
 - Everything is zoned commercial, maybe our best way out is to have everything zoned commercial and increase our property value in the future. Commercial zoning seems inevitable.
 - We would like to have Trica Rd well maintained. Anything to help with that would be welcomed.
- Jamie's Items
 - Usage of property over short, medium and long-term?
 - Short – Offices for 1 full-time and 4 part-time employees
 - Medium – Mid-size groups (20-30 people for evening mid-week church functions)
 - Longer – occupancy for 60-70 people in current house, and adding a multi-purpose building

- Parking items, cars coming and going?
 - Short-term very little additional traffic
 - Long-term, desire is for direct Hunt Hwy access for our parking lot
- Timeframe for PAD approval and exterior improvements?
 - 3-4 months for PAD approval
 - 2-3 months for site improvements
- Landscaping – responsibility for and design and ongoing maintenance?
 - Maintained by church members under the direction of church leadership
- Overall concern – What does this ultimately do to help improve the attractiveness for the Trica rd properties to become commercial?
 - We can only speculate, but it would seem that this property moving to a public use, along with adjacent properties already being zoned commercial, makes the remaining lots desirable for future investor to buy up and make commercial as well.
- What wouldn't be allowed on this property?
 - Adult novelty boutiques, abortion clinic, gas station
- Who is your primary constituency?
 - Cross section of residents primarily from San Tan Valley, some from Queen Creek, and Chandler
- What is your expected rate of growth?
 - Currently we have 200 average in worship attendance. We have Sunday worship at Mountain Vista School in San Tan Heights. We are five years old as a church.
- What is your primary source of funding for this property?
 - Donations from members and outside donors.
- How do you gain new members?
 - We are an active part of our community and stay visible. Church members invite friends to church with them. We don't go door to door.
- What will the lighting be?
 - We discussed lighting regulations and that lighting will be restricted to our property.
- Neighbors expressed overall consent and approval for the project.
- Meeting adjourned 7:45pm

Notes taken by Mark Krenz

Additional Meeting

November 22, 2011

With Carmel Robinson - neighbor with adjacent property immediately to the South

NOTES

- Carmel was not able to attend the Nov 21 Public Meeting because she works evening shift.
- Mark Krenz met personally with her on the 35244 N Trica Rd property at 12:30p on Nov 22.
- Items Reviewed:
 - Surrounding zoning
 - Phase 1 plans
 - Maximum build out potential
 - Planned usage of the property/facility as office and small group meetings
- Carmel's Questions
 - Trica Rd access verses Hunt Hwy access to property?
 - Phase 1 access will be off of Trica Rd. With future construction of buildings on site and a larger parking lot we are requesting direct Hunt Hwy access.
 - How will the county address the entrance/connection to Trica Rd when Hunt Hwy is widened?
 - Unable to answer that question
 - How does a church/PAD affect my property value?
 - Don't know that for sure, but with the beautification of our property and landscaping it will create a much nicer entrance to this small neighborhood and a much more appealing corner property
- No other concerns were noted.
- Carmel expressed support of the project and ONE Community Church as her neighbor.

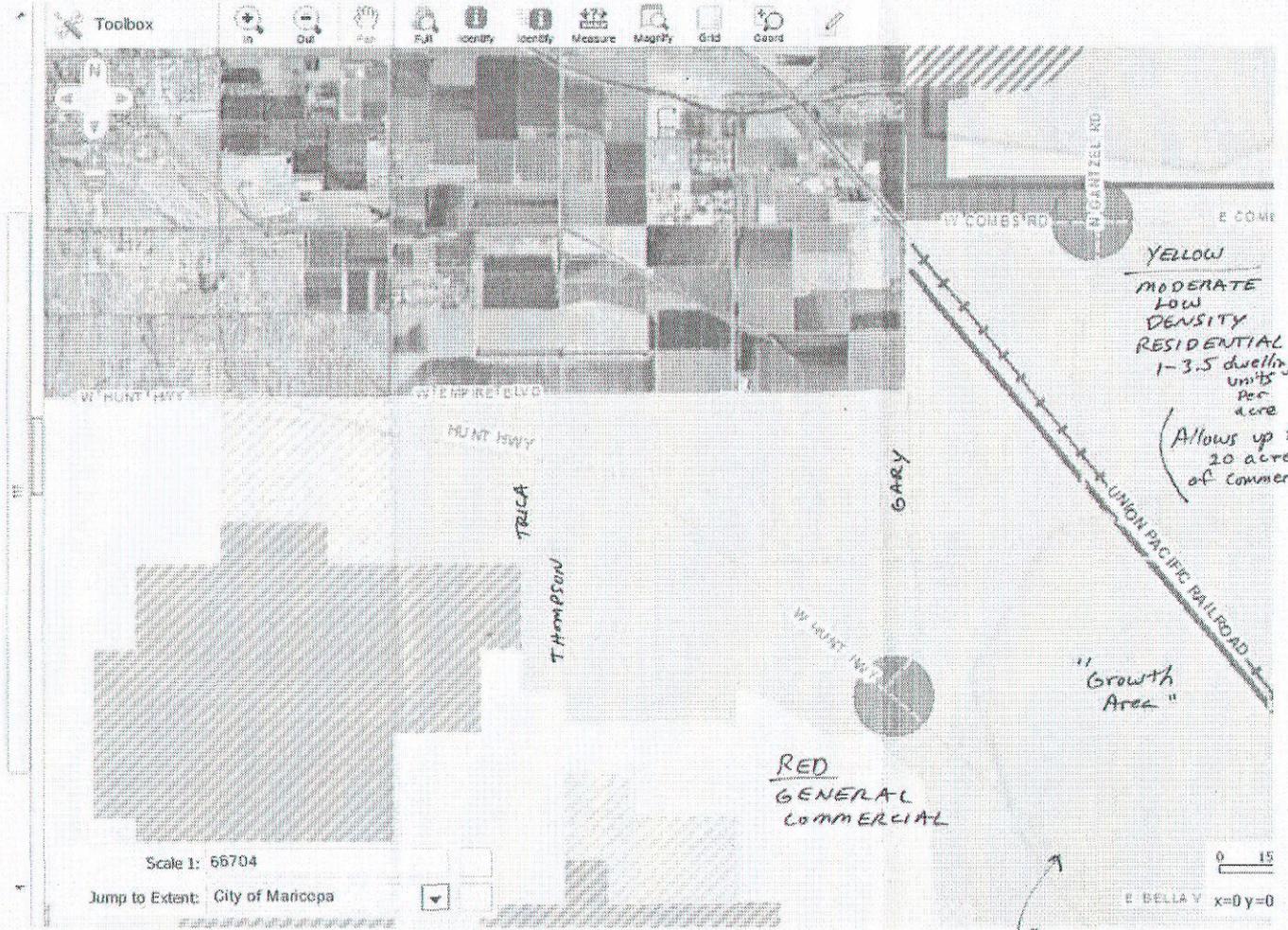
Submitted by Mark Krenz

LAND USE PLAN

"COMPREHENSIVE PLAN"

- [Industrial Use Permits](#)
- [Special Use Permits](#)
- [Impact Fee Areas](#)
- [Subdivisions](#)
- [Affluent Basins](#)
- [Former Defense Sites](#)
- [No Fear District](#)
- [Earth Features](#)
- [S-Quad Index](#)
- [Special Density Permits](#)
- Comprehensive Plan 2009**
 - [Comprehensive Plan 2009](#)
 - [Land Use PDI](#)
 - [Transit Centers](#)
 - [Corner Corridor](#)
 - [High Capacity Corridors](#)
 - [Land Use Interstate](#)
 - [Land Use Rivers](#)
 - [Land Use Roadways](#)
 - [Land Use Topography](#)
 - [Land Use Transit](#)
 - [Potential Future High Capacity Corridor](#)
 - [CSS Corridor](#)
 - [Land Use Categories](#)
 - [Land Use Growth Areas](#)
 - [Land Use Open Space](#)
 - [Land Use Superstation Vicinity Planning Area](#)

- Tax Authorities**
- [General](#)
- [2010 Census](#)



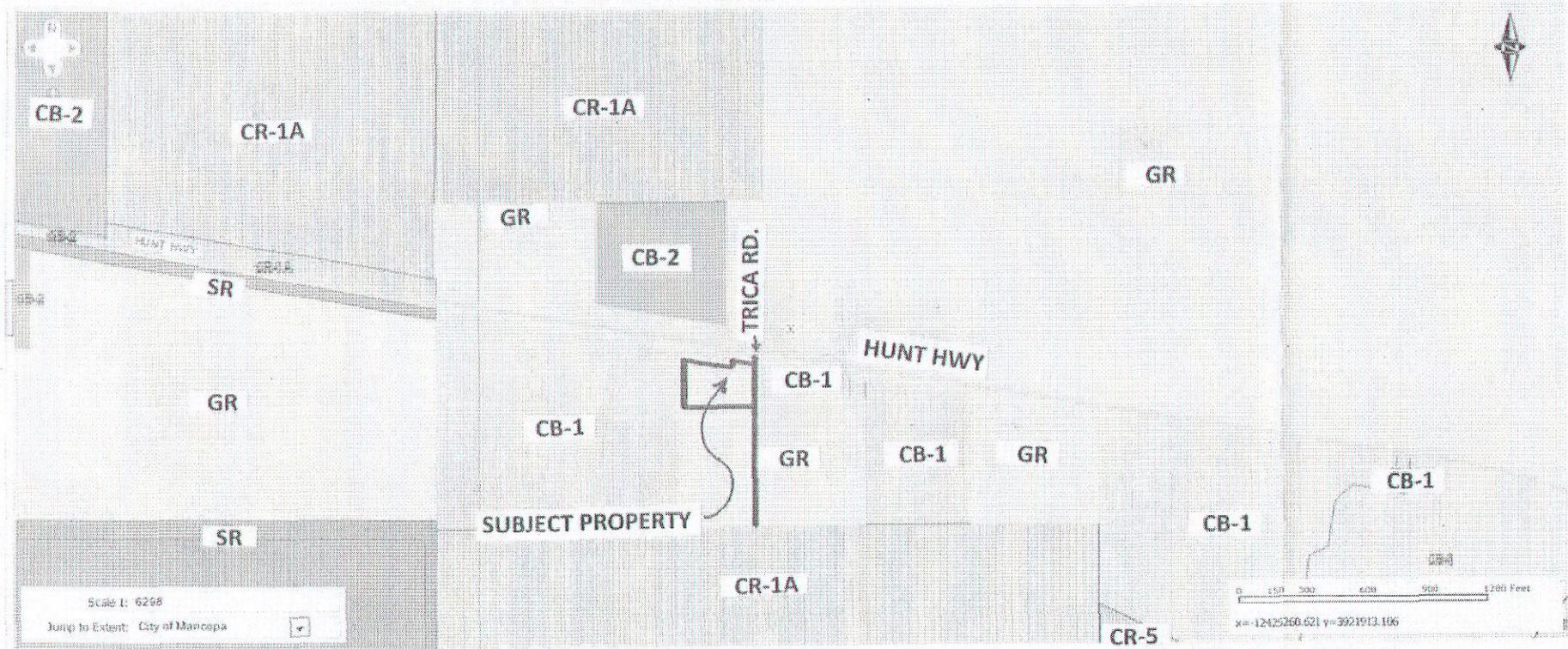
YELLOW
 MODERATE
 LOW
 DENSITY
 RESIDENTIAL
 1-3.5 dwelling
 units
 per
 acre
 (Allows up to
 20 acres
 of commercial)

"Growth
 Area"

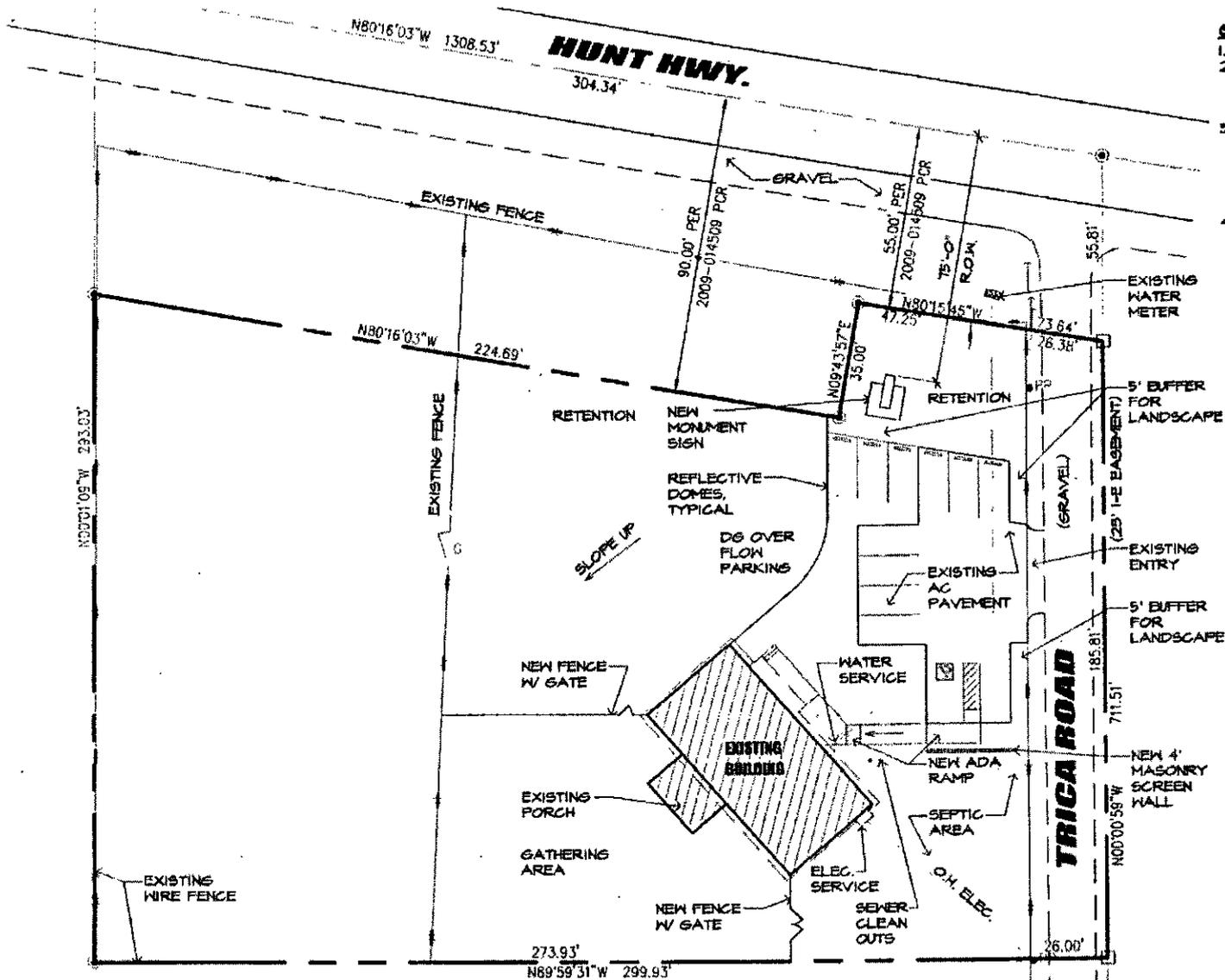
RED
 GENERAL
 COMMERCIAL

"LAND USE
 ROADWAY"

P.A.D for ONE COMMUNITY CHURCH - 35244 N. TRICA RD.



- | | | | |
|------|-----------------------|-------|-------------------------|
| CB-1 | Local Business Zone | CR-1A | Single Residence Zone |
| CB-2 | General Business Zone | CR-5 | Multiple Residence Zone |
| GR | General Rural Zone | SR | Suburban Ranch Zone |



GENERAL NOTES

1. NO KNOWN FIGURES
2. THE LOW POINT ON THE SITE IS AT HUNT HWY. AND TRICA ROAD. NATURAL SLOPE IS SOUTH TO NORTH.
3. MINIMAL LANDSCAPING EXISTS BUT CREOSOTE BUSHES AND PALO VERDE TREE. FUTURE LANDSCAPING TO BE FULLY DEVELOPED PER COUNTY AND MUNICIPAL CODES.
4. SETBACKS:
 - FRONT AND SIDE STREET 10'
 - REAR AND SIDE 0'

**PHASE I SITE PLAN
MINISTRY CENTER**
SCALE: 1" = 30'-0"

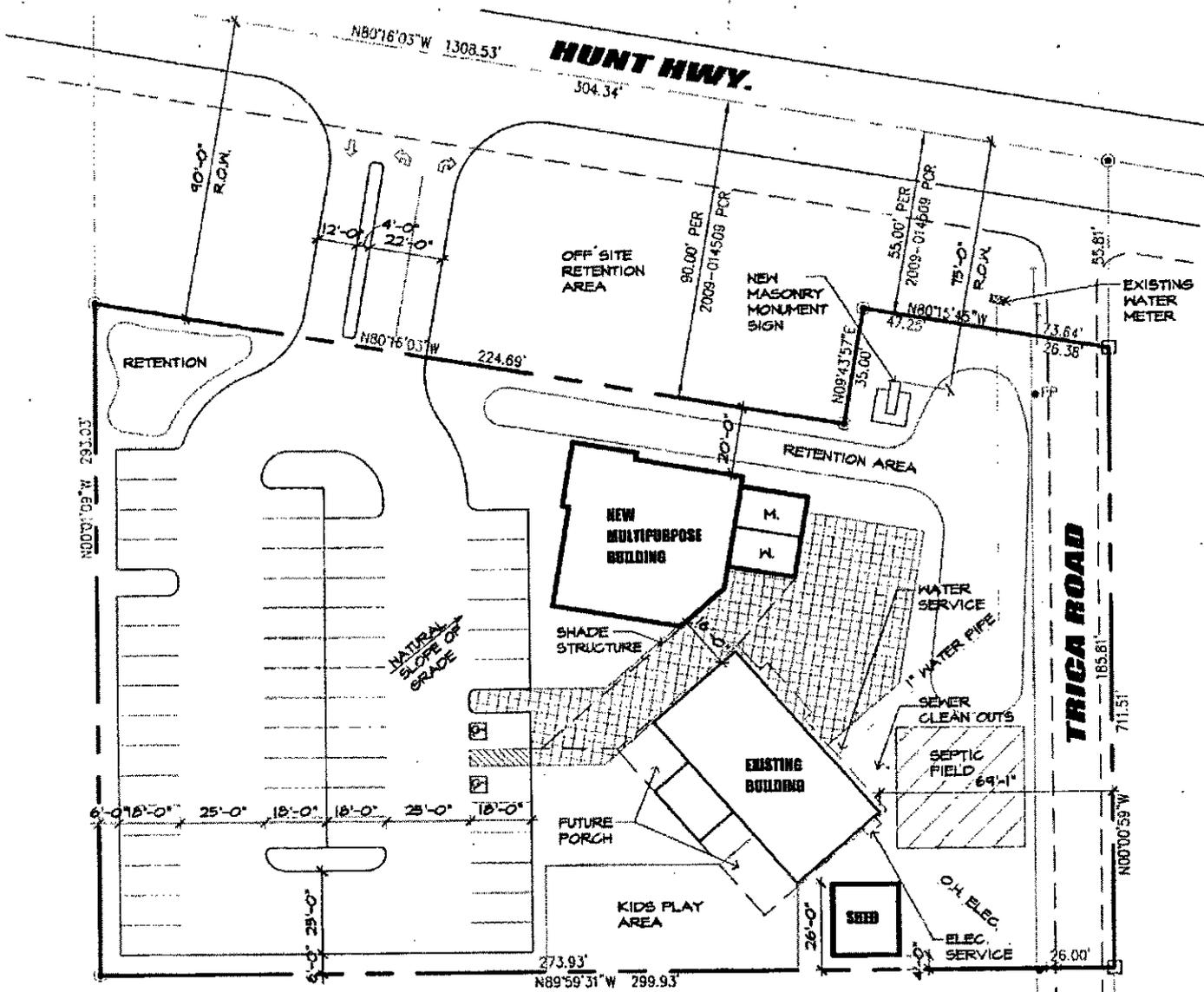
ONE COMMUNITY CHURCH
15244 North Trica Road, Queen Creek, AZ 85242
P.A.D. DEVELOPMENT PLAN - PHASE ONE



Scott Ferber Consulting LLC
2244 N. Chandler
Chandler, Arizona 85224
P: 480.222.1306
F: 480.222.1306
www.scottferber.com
Date: OCTOBER 24, 2011
Project no: OCC

P-1

PHASE ONE SITE



**SITE PLAN
CAPACITY STUDY**
SCALE: 1" = 30'-0"

GENERAL NOTES

1. NO KNOWN FIGURES
2. THE LOW POINT ON THE SITE IS AT HUNT HWY. AND TRIGA ROAD. NATURAL SLOPE IS SOUTH TO NORTH.
3. MINIMAL LANDSCAPING EXISTS BUT CREOSOTE BUSHES AND PALO VERDE TREE. FUTURE LANDSCAPING TO BE FULLY DEVELOPED PER COUNTY AND MUNICIPAL CODES.
4. SETBACKS:
 - FRONT AND SIDE STREET 10'
 - REAR AND SIDE 0'
5. FENCING:
 - REAR AND SIDE, 6' MASONRY

ONE COMMUNITY CHURCH
33244 North Triga Road, Quasaca Creek, AZ 85242
MASTER DEVELOPMENT PLAN



by: Matthew Chamberlain, P.E.
DATE: 10/21/2014
PROJECT NO: 140000059
DATE: OCTOBER 21, 2014
PROJECT NO: OCC

MP

REGISTERED SITE



CHICAGO TITLE INSURANCE COMPANY

Title No.: CT1102532

COMMITMENT FOR TITLE INSURANCE

Issued by

Chicago Title Insurance Company

Chicago Title Insurance Company ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Natalie Bombardieri
Countersigned

CHICAGO TITLE INSURANCE COMPANY
BY *[Signature]* President
ATTEST *[Signature]* Secretary



Title No.: CT1102532
Amendment No.: 2/MKB

CHICAGO TITLE INSURANCE COMPANY

2555 E. Camelback Rd., # 500
Phoenix, AZ 85016

SCHEDULE A

Title Officer: Joseph Dani
Escrow Officer: Theresa Bolin-Alberico
Escrow No.: CT1102532-CT2333
Loan No.: 7631

1. Effective date: October 4, 2011 at 07:30 AM
2. Policy or Policies to be issued: Amount
 - (a) Owner's Policy (ALTA Standard Owner's Policy (06/17/2006)) \$ 1.00
Proposed Insured:
Town of Queen Creek, a(n) _____
3. The estate or interest in the land described or referred to in this Commitment is:
A Fee as to Parcel(s) 1
Easement(s) more fully described below as to Parcel(s) 2
4. Title to the estate or interest in the land is at the Effective Date vested in:
One Community Church
5. The land referred to in the Commitment is described as follows:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

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FDAZ0244.rdw

ALTA Commitment - 2006

CHICAGO TITLE INSURANCE COMPANY
LEGAL DESCRIPTION
EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

COMMENCING at the East quarter corner of Section 3, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 89 degrees 59 minutes 52 seconds West, (basis of bearings), along the East-West Mid-Section line of said Section 3, a distance of 914.99 feet to the Southeast corner of Lot 1 as recorded in Book 5 of Surveys, Page 220, Pinal County Records;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 735.16 feet to the Southwest corner of said Lot 1;

THENCE North 00 degrees 01 minutes 09 seconds West, along the Westerly line of said Lot 1, a distance of 470.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 01 minutes 09 seconds West, a distance of 293.15 feet to the Northwest corner of said Lot 1, being on the physical centerline of Hunt Highway;

THENCE South 80 degrees 15 minutes 40 seconds East, along said centerline, a distance of 304.40 feet to a point from which the Northeast corner of said Lot 1, bears South 80 degrees 15 minutes 40 seconds East, 441.56 feet distant therefrom;

THENCE South 00 degrees 01 minutes 09 seconds East, a distance of 241.67 feet to a point from which a point on the said East-West Mid-Section line of Section 3, bears South 00 degrees 01 minutes 09 seconds East, 470.00 feet distant therefrom;

THENCE North 89 degrees 59 minutes 52 seconds West, a distance of 300.00 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion conveyed to Pinal County, a political subdivision of the State of Arizona recorded in Fee No. 2009-014509; and

EXCEPTING therefrom all the coal and other minerals in said land, as reserved to the United States of America, in the Patent of said land.

PARCEL NO. 2:

An Easement for ingress, egress and public utilities as created in Recording No. 2001-47202 over the East 23 feet of the following described property:



EXHIBIT "ONE"

(Continued)

COMMENCING at the East quarter corner of Section 3, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 89 degrees 59 minutes 52 seconds West, (basis of bearings), along the East-West Mid-Section line of said Section 3, a distance of 914.99 feet to the Southeast corner of Lot 1, as Recorded in Book 5 of Surveys, Page 220, Pinal County Records;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 435.16 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 89 degrees 59 minutes 52 seconds West, a distance of 300.00 feet to the Southwest corner of said Lot 1;

THENCE North 00 degrees 01 minutes 09 seconds West, along the Westerly line of said Lot 1, a distance of 763.15 feet to a point on the physical centerline of Hunt Highway;

THENCE South 80 degrees 15 minutes 40 seconds East, a distance of 304.40 feet;

THENCE South 00 degrees 01 minutes 09 seconds East, a distance of 711.67 feet to the POINT OF BEGINNING;

EXCEPT any portion thereof lying within Parcel No. 1.



CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION I
REQUIREMENTS

1. Pay the agreed amounts for the interest in the Land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the Land and/or the mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
5. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.
6. Furnish evidence that all assessments which are due, if any, as disclosed by that certain instrument entitled "Road Maintenance Agreement", recorded October 15, 2001 in Fee No. 2001-047203, have been paid in full and are current as of the close of escrow.
7. The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance by the church named below.

Name of Church: One Community Church

- a) Proof of incorporation from the state or other place of incorporation.
- b) A copy of its discipline, by-laws or other regulations authorizing real estate transactions.
- c) A copy of the resolution authorizing the purchase, sale or encumbrance of real property and designating appropriate officers to represent the church.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. Furnish for recordation a deed as set forth below:

Type of deed: Warranty Deed

Grantor(s): One Community Church, an Arizona non-profit corporation

Grantee(s): Town of Queen Creek, a(n) _____

Note: ARS 11:1133 may require the completion and filing of an Affidavit of Value.



SCHEDULE B - SECTION I

(Continued)

Tax Note:

Year: 2011

Tax Parcel No: 509-04-002E

Total Tax: \$862.64

First Installment Amount: \$431.32 UNPAID

Second Installment Amount: \$431.32 UNPAID

The Land described in this commitment DOES NOT qualify for the issuance of the 1987 ALTA Residential Title Insurance Policy or the ALTA Homeowner's 1-4 Family Residence (1-1-08) Policy. The ALTA Owner's Policy (06-17-06) Standard Coverage will be issued insuring the buyer named in Schedule A hereof.

The Company is not aware of any matters which would cause it to decline to attach the CLTA Endorsement Form 116 indicating that there is located on said land Single Family Residence known as 35244 N. Trica Road, Queen Creek, AZ, 85142 to an Extended Coverage Loan Policy.

Note: Pursuant to Arizona Revised Statutes 11-480, effective 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) Margins of at least one-half inch along all sides, including top and bottom, except the top of the first page which must be at least two inches for recording and return address information. The margin must be clear of all information including but not limited to, notaries, signatures, page numbers.
- (c) Each instrument shall be no larger than 8 - 1/2 inches in width and 14 inches in length.

Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

END OF SCHEDULE B - SECTION I



CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II
EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes or assessments which 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. Proceedings by a public agency which 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 rights, interests or claims, which are not shown by the public records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
6. (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 in the public records.
7. Property taxes, which are a lien, including any assessments collected with taxes to be levied for the year 2011.
8. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
9. Taxes and assessments levied by the Municipality of Queen Creek.
10. Any rights, liens, claims or equities, if any, in favor of the following District(s):
 - A. Central Arizona Water Conservation District
 - B. Pinal County Flood Control District
 - C. Phoenix Active Management Area Groundwater Replenishment District
11. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof.
12. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.
13. Water rights, claims or title to water, whether or not disclosed by the public records.

SCHEDULE B - SECTION II

(Continued)

- 14. Matters contained in that certain document

Entitled: An Ordinance of the Board of Supervisors of Pinal County, Arizona, Relating to Residential Fireplace Restrictions
Recording Date: January 5, 2001
Recording No.: Fee No. 2001-000756 and in document recorded January 8, 2008 in Fee No. 2008-001862

Reference is hereby made to said document for full particulars.

- 15. All matters set forth on Record of Survey Minor Land Division recorded in Book 5 of Record of Survey, Page 220.

- 16. All matters set forth on Record of Survey Map showing a Minor Land Division recorded in Book 5 of Record of Survey, Page 252.

- 17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress, Egress and Public Utilities
Recording Date: October 15, 2001
Recording No: Fee No. 2001-047202

- 18. Terms, conditions, liabilities and obligations contained in that certain document

Entitled: Road Maintenance Agreement
Recording Date: October 15, 2001
Recording No: Fee No. 2001-47203

Reference is hereby made to said document for full particulars.

- 19. All matters set forth on Record of Survey recorded in Fee No. 2009-066617.

- 20. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$100,000.00
Dated: May 13, 2011
Trustor/Grantor: One Community Church
Trustee: Chicago Title Insurance Company, a Nebraska corporation
Beneficiary: Everence Association, Inc., a fraternal benefit society
Recording Date: May 16, 2011
Recording No: 2011-040799

END OF SCHEDULE B - SECTION II



CHICAGO TITLE INSURANCE COMPANY

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>*



**PZ- PA-011-11
&
SUP-012-11**

PZ- PA-011-11 & SUP-012-11



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: February 16, 2012

CASE NO.: **PZ-PA-011-11 & SUP-012-11 (Chacon Recycling Center)**

CASE COORDINATOR: Steve Abraham

LEGAL DESCRIPTION: A 3.5± acre parcel in the General Business Zone (CB-2) (**PZ-585-79**) situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file)

TAX PARCEL: 511-21-013A

LANDOWNER: Candelario Chacon

REQUESTED ACTION & PURPOSE: **PZ-PA-011-11** Candelario Chacon, landowner, applicant requesting approval of a Non-Major Comprehensive Plan Amendment from **Moderate Low Density Residential, 3.5 DU/AC, (MDR)** to **Employment** to allow an outdoor aluminum and light metal recycling facility

SUP-012-11 Chacon, landowner, applicant requesting approval of a Special Use Permit to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres in the General Business Zone (CB-2) (**PZ-585-79**).

LOCATION: located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area.

SIZE: 3.5± acre parcel

COMPREHENSIVE PLAN: The site is located within the Moderate Low Density Residential (1-3.5 du/ac). The Comprehensive plan does not allow industrial uses in MLDR, hence the need for a Comprehensive Plan Amendment. Due to the parcels size, the request can be considered a non-major amendment.

EXISTING ZONING AND LAND USE: The subject property is currently zoned CB-2 and currently being utilized with a single family residence with occasional swap meets and other commercial uses.

SURROUNDING ZONING AND LAND USE:

North: (GR), Single Family Residential
East: (GR), Single Family Residential/Agriculture
South: (GR), Agriculture
West: (CR-5), Single Family Residential

FINDINGS:

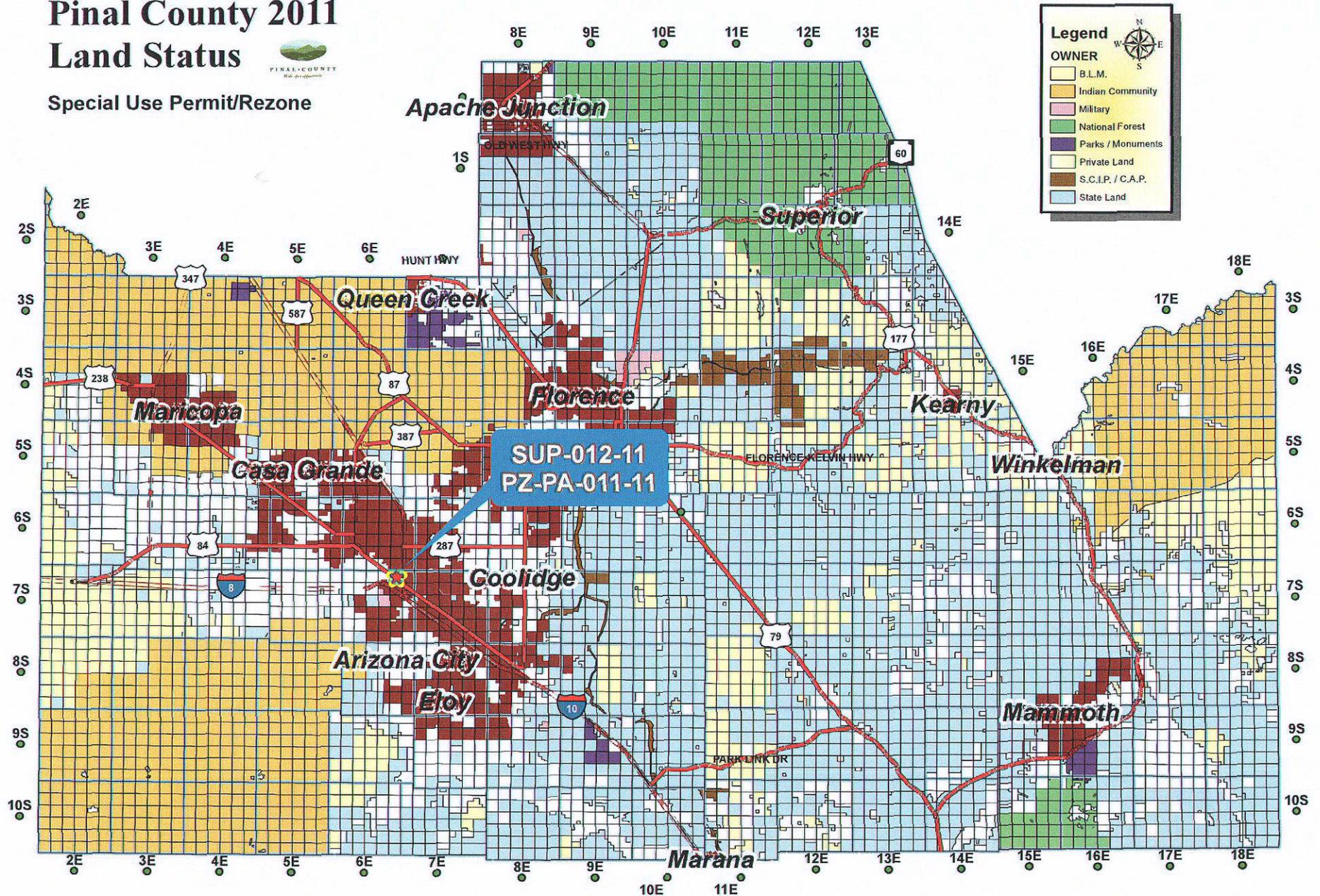
Site data:

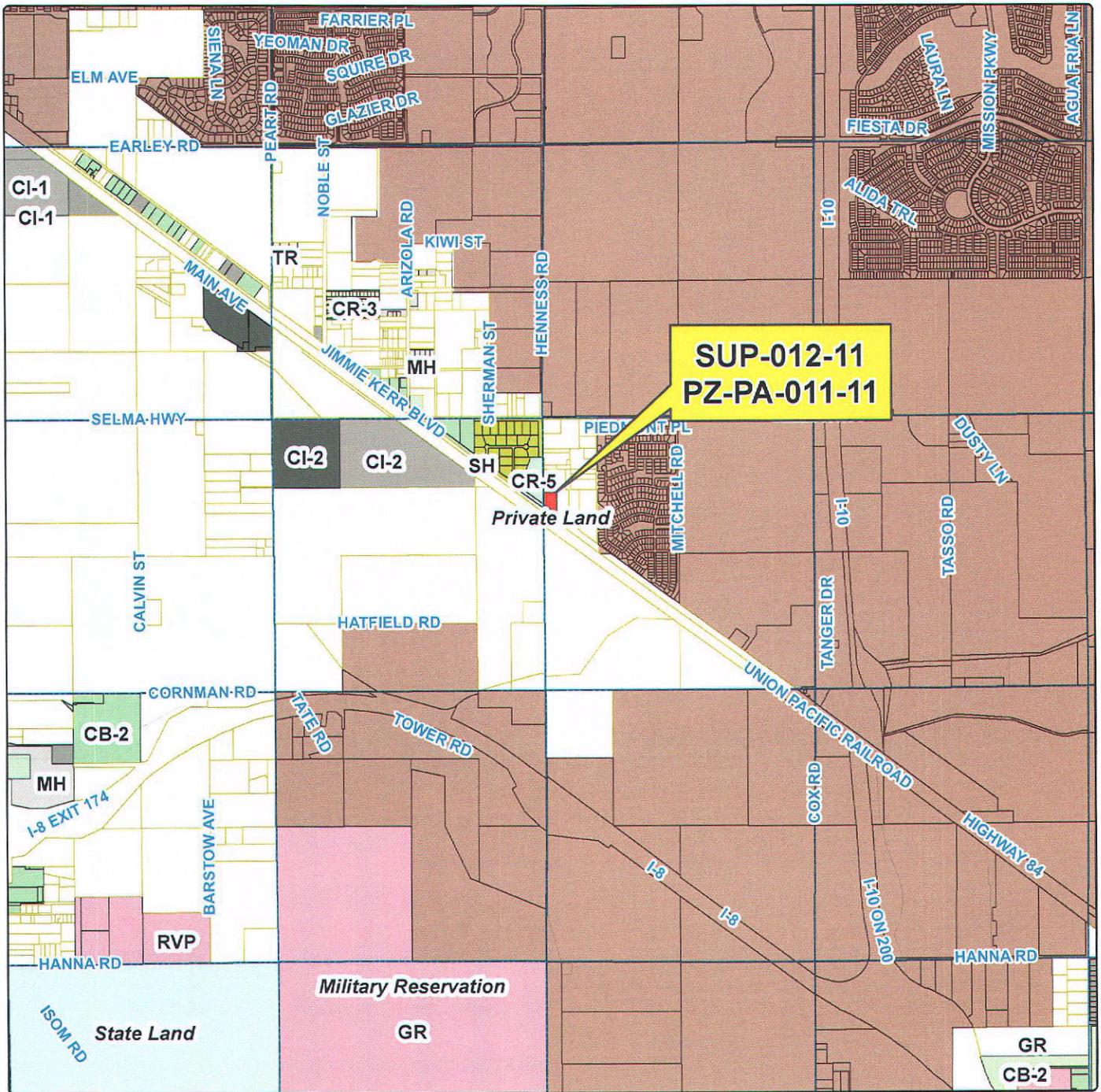
Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Water: available to property
Sewer: Temporary Septic (port-o-potty)

Pinal County 2011 Land Status



Special Use Permit/Rezone





Special Use Permit/Rezone

Planning & Development Services



PINAL COUNTY

Wide open opportunity

CHACON CANDELARIO &
ROSALIA REV LIV TRUST

Legal Description:
Situated in a portion of the Section 2, T07S-R06E, G&SRB&M, Parcel 511-21-013A,
(legal on file) (Casa Grande area).

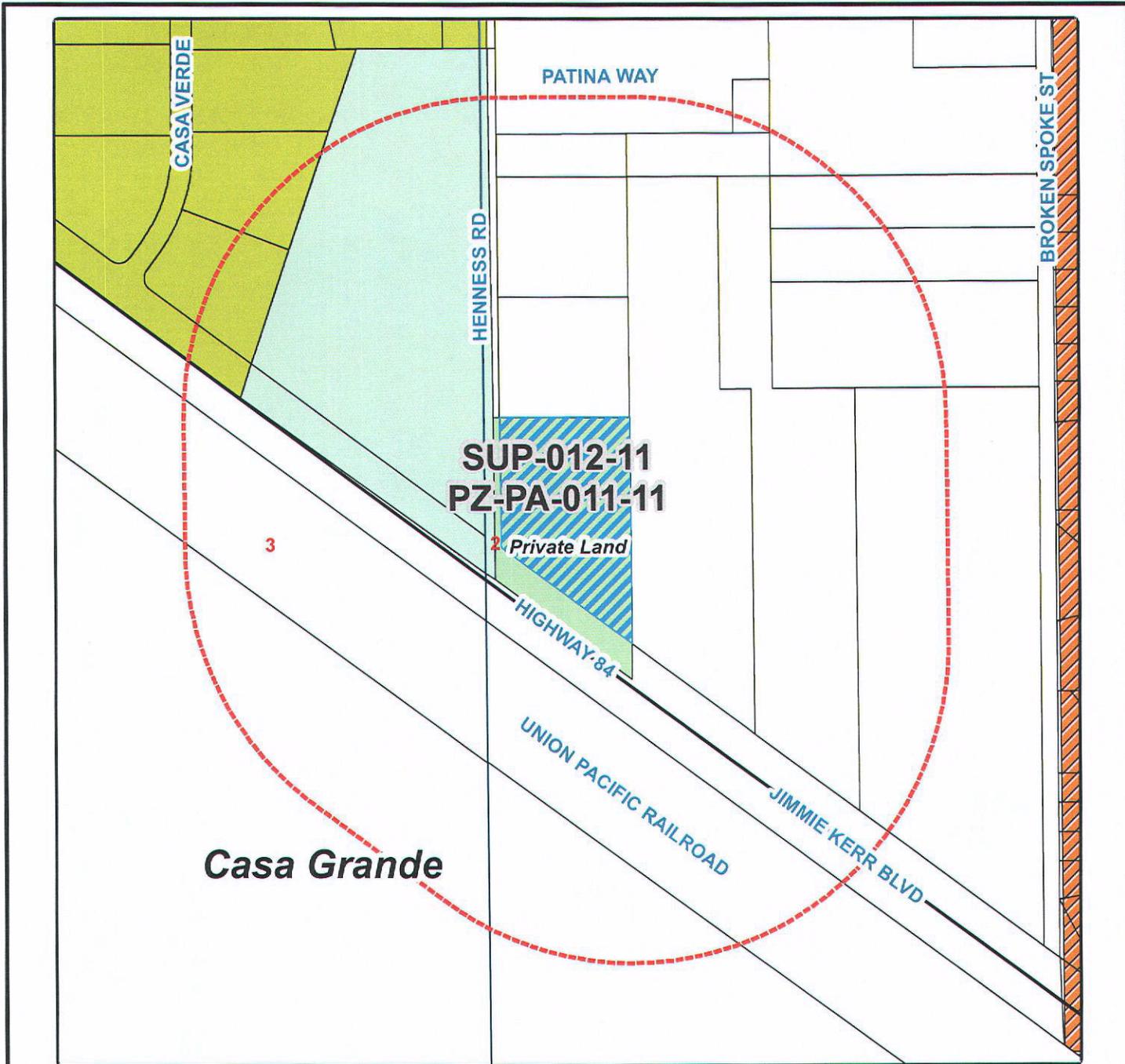
T07S-R06E Sec 2



CHACON CANDELARIO & ROSALIA REV LIV TRUST

Drawn By: GIS/JIT/LAT	Date: 12/06/2011
Sections: 2	Township: 07S
Range: 06E	Case Number: SUP-012-11 & PZ-PA-011-11

Sheet No:
1 of 1



Special Use Permit/Rezoning

SUP-012-11 & PZ-PA-011-11 PUBLIC HEARING/ACTION: Candelario Chacon, landowner, applicant requesting approval of a Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential, 3.5 DU/AC, (MDR) to Employment and SUP to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).

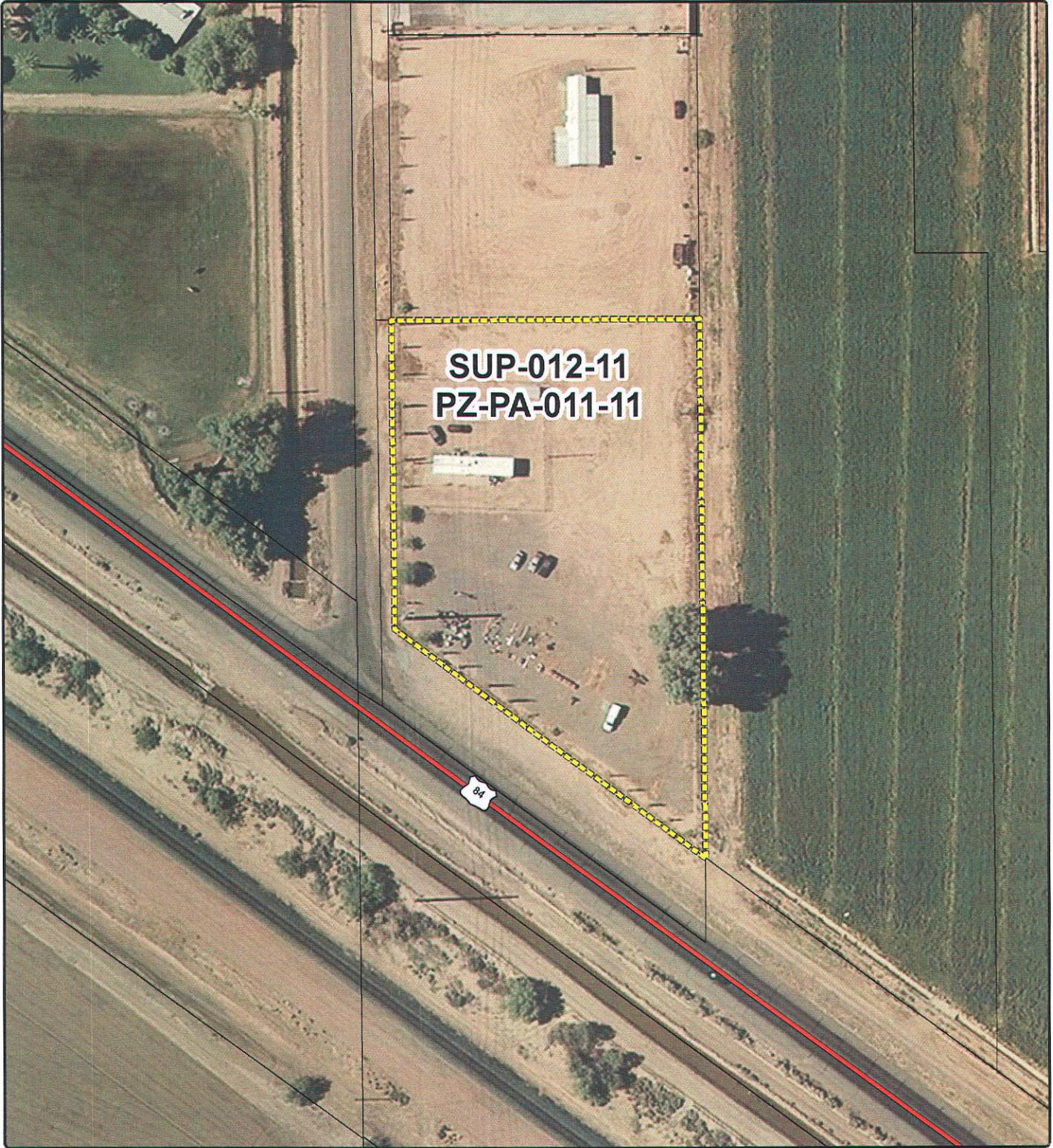


Current Zoning: CB-2
Request Zoning: Special Use Permit/Rezoning



Legal Description:
(Situated in a portion of the Section 2, T07S, R06E, G&SRB&M, Parcel 511-21-013A, (legal on file) Casa Grande area)
T07S-R06E Sec 2

 Sheet No. 1 of 1	Owner/Applicant: CHACON CANDELARIO & ROSALIA REV. LIV. TRUST		
	Drawn By: GIS / IT / LIT	Date: 12/06/2011	
Section: 2	Township: 07S	Range: 06E	
Case Number: SUP-012-11 & PZ-PA-011-11			



**Rezone
Special Use Permit**



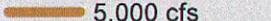
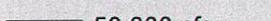
**SUP-012-11
PZ-PA-011-11**

ADMP Flows

-  100 cfs
-  200 cfs

Site

-  Parcel(s)

-  5,000 cfs
-  10,000 cfs
-  50,000 cfs
-  Fissures AZGS

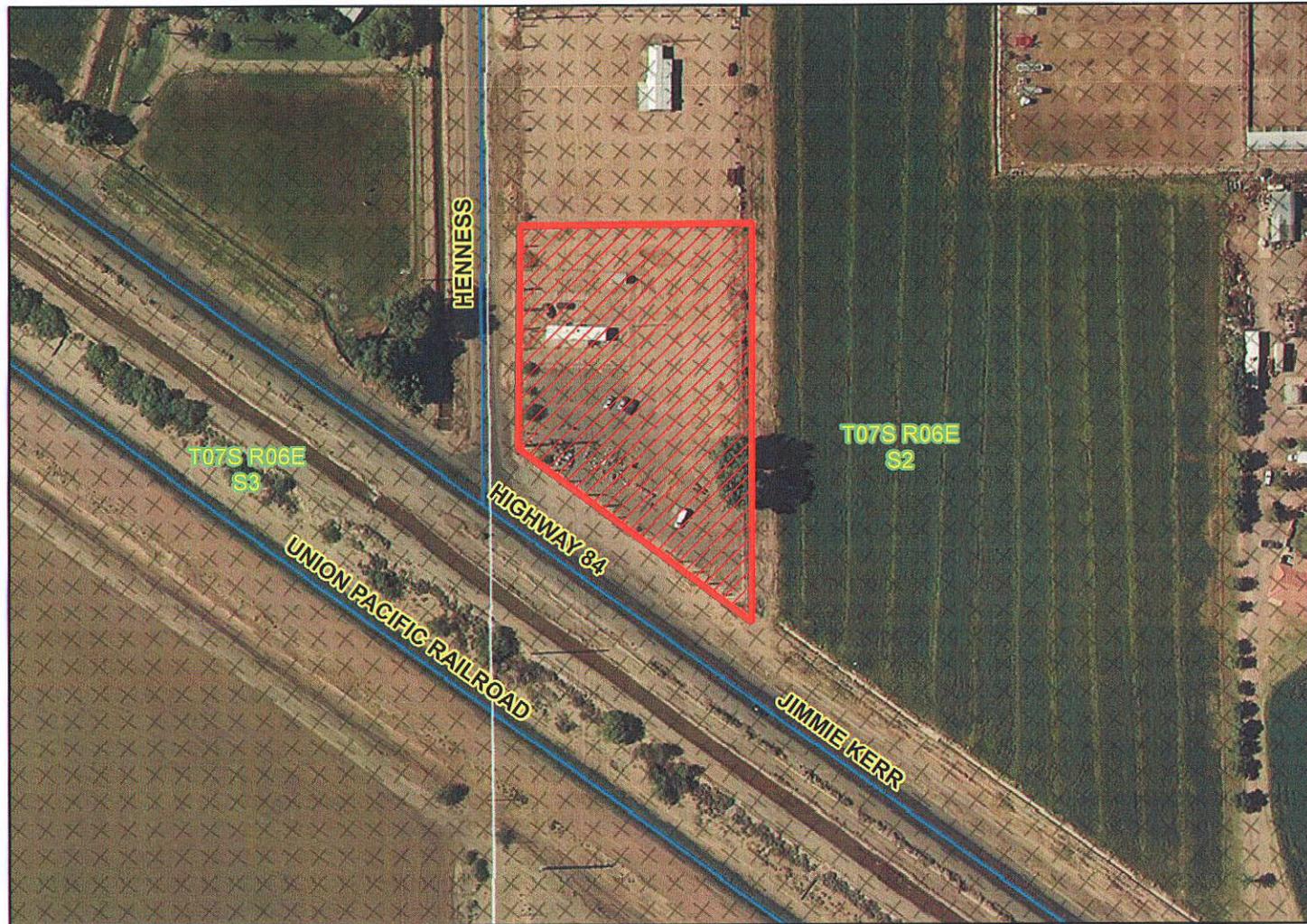
Flood Zones

-  A
-  AE
-  AH
-  AO
-  X (Shaded)
-  X
-  D
-  Administrative FP

2009_Aerials

RGB

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



Taken From the 12/4/2007 Effective FEMA Flood Insurance Rate Maps Modified to Reflect Current LOMC's.



Flood Hazard Area Zone Definitions

- Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.
- Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.
- Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.
- Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.
- Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.
- Zone X: An area determined to be outside the 100- and 500-year floodplains.
- Zone D: An area of undetermined but possible flood hazards.

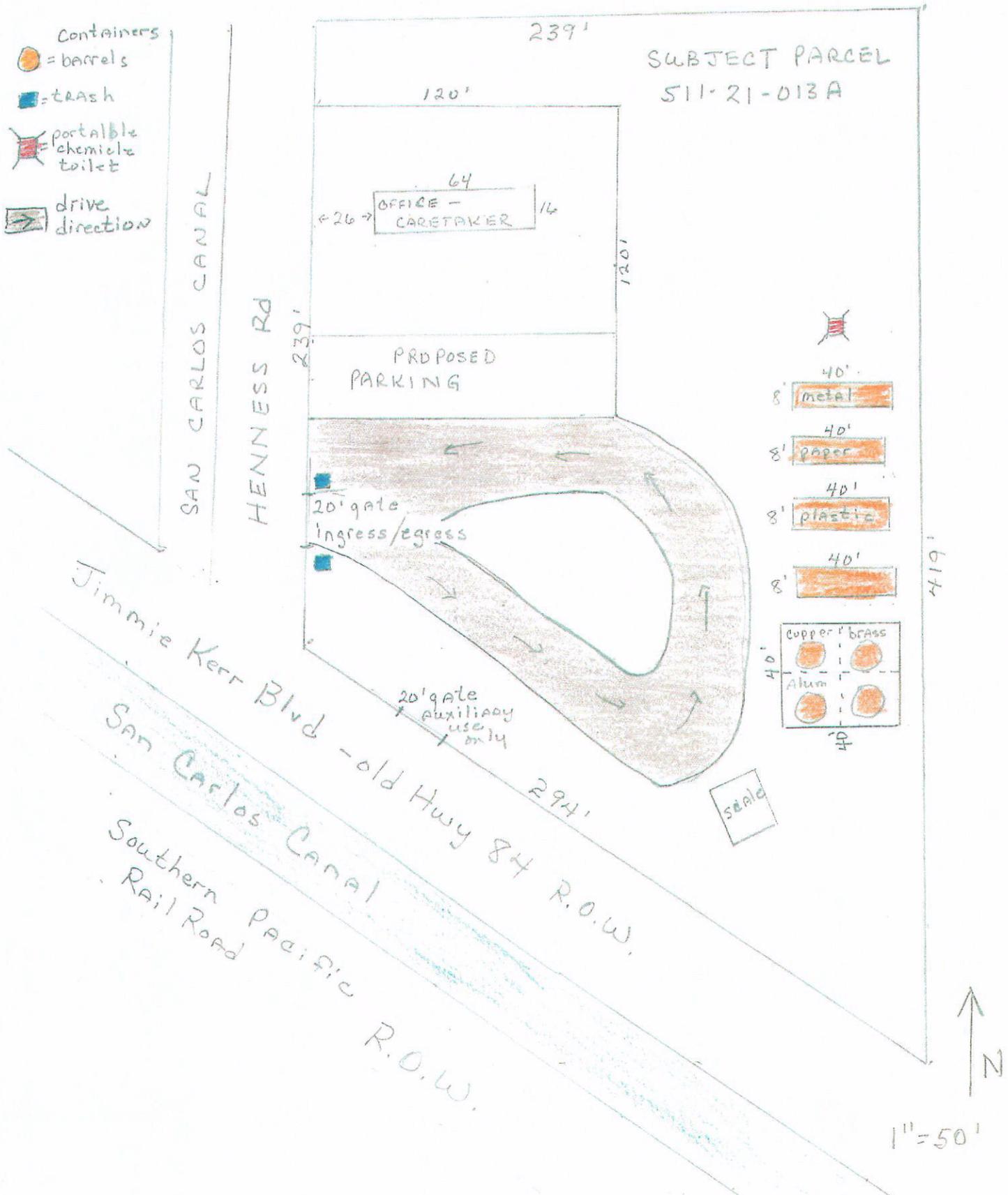
It is the user and/or creators responsibility to verify the truth, lack of truth, validity, inaccuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Case: SUP-012-11

Site Plan traffic flow

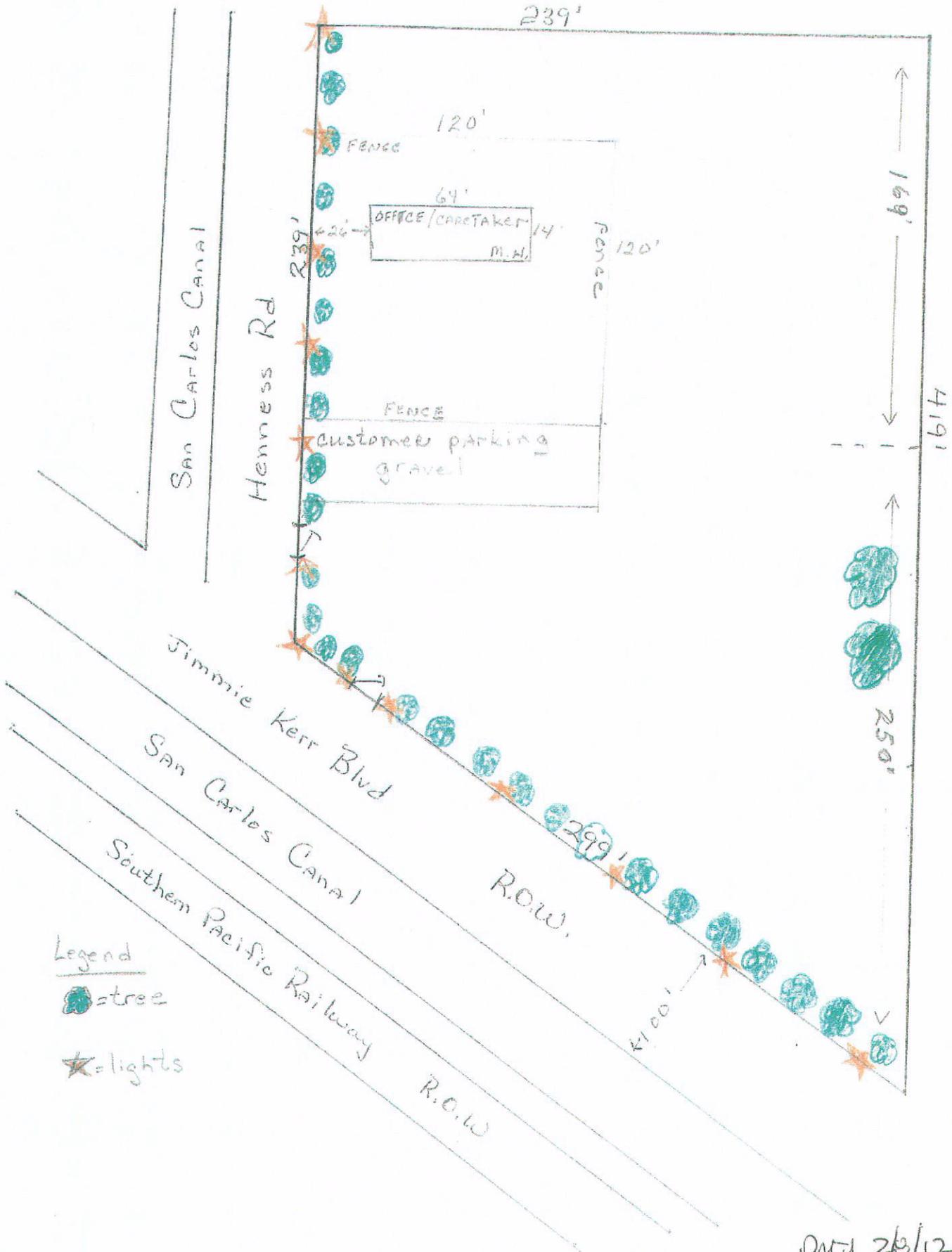
511-21-013A

- Containers
-  = barrels
 -  = trash
 -  portable chemical toilet
 -  drive direction



Dated 2/8/12

Landscape Plot Plan



Legend

● = tree

★ = lights

DATE 2/8/12

Access: The property is accessed from Jimmie Kerr Blvd.

PUBLIC PARTICIPATION:

Neighborhood Meeting: December 3, 2011
Neighborhood and agency mail out: January 16, 2012
News paper Advertising: January 26, 2012
Site posting: Applicant: December 12, 2011 & County: January 30, 2012

HISTORY: The subject property is zoned CB-2 and is currently being used as a single family residence and various commercial uses most notably as a swap meet with no permanent structures. The property was rezoned in 1979 but is still largely undeveloped.

ANALYSIS: The applicant is requesting a Non-Major Comprehensive plan Amendment from Moderate Low Density Residential to Employment. In all directions around the subject property is moderate low density residential with the nearest employment designation over a mile away. The applicant has provided information regarding the change in the narrative. Staff would like to respectfully remind the Commission that Comprehensive Plan changes are permanent alterations of the plan and cannot be automatically reverted. Additionally should this change be approved the Comprehensive Plan would support future rezoning requests (or special use permits) to industrial zones or uses.

Staff is concerned with the long term planning implications of changing the Comprehensive Plan for this site. Staff asks the Commission to consider not just this use but future industrial land uses and if those types of uses could fit into the surrounding development pattern. Staff has included several stipulations regarding the operation of outdoor recycling center.

To date, 5 letters in opposition property owners within the 600 foot notification area and 3 property owners have written letters of support.

The **Pinal County Department of Public Works** reviewed the proposal and their recommended stipulations are included.

The **Pinal County Air Quality Control District** provided comments which are included in the correspondence section of this staff report.

The **Pinal County Flood Control Section** reviewed the proposal and had no comments other than it is in a Flood zone "X".

The City of Casa Grande has reviewed the proposal and does not support the request. Their General Plan designates the site as "Rural"

The City of Eloy was sent a copy of the materials and as of the writing of this report the City has not commented.

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 Non-major Comprehensive plan amendment request and SUP request. Furthermore, the

Commission must determine that this non major comprehensive plan amendment and SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

STAFF SUMMARY: The applicant, Candelario Chacon, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of an SUP.
2. To date, 5 letters in opposition and 3 letters of support have been received from owners within the 600 foot notification area.
3. The property is accessed from Jimme Kerr Blvd.
4. Currently, the subject property is located within the "Moderate Low Density Residential" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request and non major Comprehensive Plan Amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-011-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

PZ-PA-011-11:

No recommended stipulations

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request and Non-Major Comprehensive Plan Amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-012-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

Stipulations:

1. A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. Right-of-way dedication may be required along Henness Rd. All right-of-way dedication shall be free and unencumbered. All right-of-way conveyances shall be completed prior to the Site Plan approval;
3. A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
4. Any roadway sections, alignments and accesses shown in the SUP application are conceptual only and have not been approved by the Pinal County Engineer;
5. The permit is issued to Candelario Chacon, not to the land;
6. This permit is for an outdoor recycling center, the layout, design and set up of the outdoor recycling center shall be developed as shown and set forth on the applicant's submittal documents and site plan;
7. in the event any discrepancy or conflict arises between the written narrative report and site plan for the Special Use Permit and the stipulations attached to case number SUP-012-11, the stipulations shall govern;
8. the recycling center shall be limited to 4, 8' x 40' "roll-off" dumpsters and a 40' x 40' (160 square foot) area for barrels, as shown on the site plan dated 2/8/12. Roll-off dumpsters shall be a minimum of 100 feet from Jimmie Kerr Blvd. and 10 feet from the side/east property line
9. There shall be no dismantling or wrecking of automobiles or machinery on site.
10. The recycling center can only accept paper plastic and metal, The collection or transfer of household refuse, hazardous, toxic or biological/medical waste is prohibited;

11. All collected items must be stored in a roll-off dumpster or in a barrel;
12. Public access to the office/caretaker residence is prohibited;
13. The installed trees all be a minimum of 15 gallon in size;
14. 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;
15. all Federal, State, County and Local rules and regulations shall be adhered to and all applicable and required submittals, plans, approvals and permits be obtained, including but not limited to planning clearance, building permits, fencing and security lighting;
16. the applicant shall keep the property free of trash, litter and debris;
17. any expansion of use or increase in number of roll-off bins or barrels shall require a Special Use Permit.
18. violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Department;
19. the Pinal County Planning & Development Services Department may invoke revocation proceedings should the facility not be in operation within 18 months from Board of Supervisors approval.

DATE PREPARED: 1/8/12 - sja

CHACON RECYCLE CENTER PROJECT

This property currently has a 5' chain link fence that encloses the entire parcel. There are two (2) 20' gates for ingress and egress. One is located on the West fence 39' North of Jimmie Kerr Blvd on Henness Rd. opening onto the property, and the other is on the South boundary line. It is located 45' East of Henness Rd., opening towards Jimmie Kerr Blvd. Customers will enter and exit thru the Henness Rd. gate. Upon entering, they will proceed to the scales located in the Southeast portion of the property for weigh-in and unloading, then on to the office in order to complete the transaction. There is sufficient space in front of (South of) the office for the customers to park after unloading and to conduct business. The gate on the Southern boundary, facing Jimmie Kerr Blvd., will be used only as an auxiliary or emergency. This is so as not to cause undue traffic tie-ups on Jimmie Kerr Blvd.

It is intended that the materials received will be separated and stored in containers in order for them to be shipped out in a timely manner. The containers will be located North of the scales in order to facilitate the flow from the scales, to the containers and on toward the office. There will be a portable, chemical toilet placed North of the containers for the use of the public. The current plans are for the shipping to be done no less than three (3) times weekly. This facility will do no shredding or crushing on the premises. There will be no storage of the materials directly on the ground. The ground of the parcel will be covered with gravel for mud and dust control. The planned hours for business are from 7:00 A.M. until 5:00 P.M.

There are trees planted every twenty (20) feet inside the parcel on the West and Southerly sides for dust control, sound abatement and also for aesthetic purposes. This will also help screen the containers from sight of residents living nearby. There are lights (carriage type) on the West and Southerly borders for security, which are spaced every sixty (60) feet and at the gates, there is also one (1) security light close to the office. These lights have all been in place for several years.

CHACON RECYCLE CENTER PROJECT

Please keep in mind, while this project does not exactly conform to what most would expect of the Pinal County Comprehensive Plan, it will serve a specific purpose. That purpose being to encourage the public to recycle rather than throw their items away into our desert or the landfills. By having a facility where their items can be sold, it will give the public choices and also encourage competition.

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:

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

Please explain:

This venture will be located in a rural area and should not upset the sense of community.

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:

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

- A Meet the Mixed Use Activity Center requirements
- A 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.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

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

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:

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

Please explain:

Being a low-key operation, the employment opportunities are small. But, there will be several job openings.

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:

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

Please explain:

Our application will not apply - there will be no
animals or animal related products.

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 all projects/proposals/actions.

The proposal:

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

Please explain:

This venture will not affect any trails or
open spaces.

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:

- A Address environmentally sensitive areas it may impact.
- A Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

As this parcel is level and located on existing roadways, it will not impact watersheds.

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:

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

Please explain:

This proposed business will not adversely affect either the infrastructure or water resources.

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:

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

Please explain:

This facility will be located in an area with access to major thoroughfares and will not require further upgrading of roadways. There is access to property that will not create congestion.

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:

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

Please explain:

While this venture is a small, low-key business, it will provide steady employment to several people.

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:

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

Please explain:

Having A recycle center with easy access will allow
the public a place to sell their recyclable whether
whether they help clean our deserts and roadways or
the item are brought from home. It will not be in
open spaces or displace wildlife,

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:

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

Please explain:

This business will not adversely effect
either the water table or use excess energy,

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:

A Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

This does not apply to the venture. This will not
be A meeting place.

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:

A Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

The work that will be available at this place of
business will be manual labor, but necessary.



Memorandum

Date: February 16, 2012

To: Steve Abraham, Senior Planner
Planning and Development Services Department

From: A.J. Blaha, P.E. *WJ*
Deputy Public Works Director

Subject: **Rezoning Application for the operation of an OUTDOOR RECYCLING CENTER, Case No. SUP-012-11**

The Public Works Department has reviewed the Rezoning Application for the operation of an OUTDOOR RECYCLING CENTER, Case No. SUP-012-11 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
- 2) Right-of-way dedication may be required along Henness Rd. All right-of-way dedication shall be free and unencumbered. All right-of-way conveyances shall be completed prior to the Site Plan approval
- 3) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 4) Any roadway sections, alignments and accesses shown in the SUP application are conceptual only and have not been approved by the Pinal County Engineer;

rev: L. Chow
c: D. Denton



MEMORANDUM FROM AIR QUALITY

Date: February 3, 2012
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
2/16/12	PZ-Pd-011-11	Dean Schifferer	PAD - Church	See comments 1 & 2
2/16/12	SUP-011-11	Candelario Chacon	Recycling Center	See comments 1 & 2

*Comments:

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:

All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.

From: "Leila Demaree" <LDemaree@ci.casa-grande.az.us>
To: <steve.abraham@pinalcountyz.gov>
Date: 1/17/2012 5:08 PM
Subject: Comments from the City of Casa Grande for CASES: PZ-PA-011-11 and SUP-012-11.

Steve,

Please consider this e-mail as our official comments to the above cases. I just received the CD from the County last Friday, Jan 13th. It was posted mailed on Jan 11th. It was noted on the notice that comments are needed no later than January 10th for the January 19th County Planning Commissioners meeting. Obviously, with the sequence of dates enumerated I did not have enough turn around time to prepare you a formal letter.

The City does not support this application due to the location of the project. The proposed site is within the entrance to the City of Casa Grande. It is designated as "Rural" in our General Plan 2020. The proposed recycling land use type is only appropriate in the industrial zoned district. We hope that this comment will merit attention from the Commissioners in making their decision. Thank you.

Leila

CASES: PZ-PA-011-11 PUBLIC HEARING/ACTION: Candelario Chacon, landowner, applicant requesting approval of a Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential, 3.5 DU/AC, (MDR) to Employment to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).
SUP-012-11 - PUBLIC HEARING/ACTION: Candelario Chacon, landowner, applicant requesting approval of a Special Use Permit to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres in the General Business Zone (CB-2) (PZ-585-79) situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).

Leila A. DeMaree
Senior Planner
510 E. Florence Blvd.
City of Casa Grande, AZ 85122

November 8, 2011

To Planning and Zoning,

I, Wayne R. Gear, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am opposed to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen,

Signature: By Wayne R. Gear

Address: _____

Phone No: _____

Robert Gerster
Dorothy Gerster
15257 State Hwy 23
Davenport Center NY 13751

RE: Parcel Nos:511-77-015, 511-77-016, 511-77-017, 511-77-018, 511-019, 511-22-001B

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion.

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

By Wayne R. Chacon

Robert Gerster
15257 State Hwy 23
Davenport Center NY 13751

RE: Parcel No. 511-22-001B/511-77/015/016/017/018/019

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience..

Your cooperation will be greatly appreciated.

Thank You,

CM Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

By Wayne G. ...

November 8, 2011

To Planning and Zoning,

I, ANTONIO SALAZAR, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am **opposed** to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen,

Signature: Antonio Salazar 11/8/11

Address: 12600 W. JIMMIE KERR BLVD.

Phone No: 

November 8, 2011

To Planning and Zoning,

I, ANDREW SALAZAR, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am **opposed** to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen

Signature:

Andrew Salazar 11/8/11

Address:

1150 E. SUNSET DR CASA GRANDE, AZ 85122

Phone No:



November 8, 2011

To Planning and Zoning,

I, CECIL KINSER, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am opposed to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen,

Signature: Cecil Kinser

Address: PO Box 12155 Casper WY 82513

Phone No: [REDACTED] 11-08-2011

November 8, 2011

To Planning and Zoning,

I, Joe S. Wright, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am **opposed** to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen,

Signature: Joe S Wright

11/8/2011

Address: 3520 S. Broken Spoke St, Casa Grande, AZ 85122

Phone No: [REDACTED]

2nd letter

Antonio & Irene Salazar
12600 W Jimmie Kerr Blvd
Casa Grande AZ 8122

RE: Parcel No. *511-21-012A*

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience.

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

[Signature]

2nd letter

Andrew & Bettina Salazar
1150 E Sunset Dr
Casa Grande AZ 85122

RE: Parcel No. *511-21-012C*

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience..

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

Andrew Salazar - Bettina Salazar

MK ROX LLC
c/o Keck Investments, LLC
3151 N Piper Ste B117
Casa Grande AZ 85122

RE: Parcel No. 511-77-008

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience..

Your cooperation will be greatly appreciated.

Thank You,

CM Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

[Handwritten signature]

Donald J Billingsley
12934 W Via Verde
Casa Grande AZ 85122

RE: Parcel No. 511-77-014

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion.

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

Donald J Billingsley

Henry & Louise Lopez
13190 W Via Verde
Casa Grande AZ 85122

RE: Parcel No. 511-77-010

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience..

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

Henry M Lopez

No, I do not approve

I have no opinion, either way

Marco & Fransesca Duran
13185 W Selma Hwy
Casa Grande AZ 8122

RE: Parcel No. 511-77-006/007

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion.

Your cooperation will be greatly appreciated.

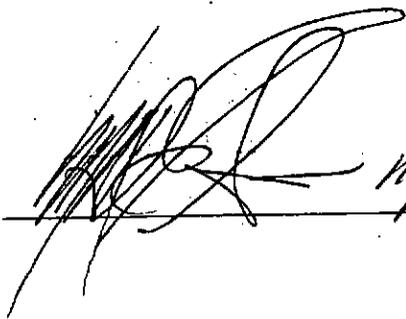
Thank You,

C M Chacon
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

 11/16/11

Michael & Julie Nebi
2583 W Selma Hwy
Casa Grande AZ 85194

RE: Parcel No. 511-21-012D

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion.

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon

Casa Grande AZ 85122

Yes, I do approve



No, I do not approve

I have no opinion, either way

December 5, 2011

RE: Chacon Recycle Project
Neighborhood Meeting

On the morning of Dec. 3, 2011, there was a neighborhood meeting at the location of Chacon Recycle Project. The only attendees were Mr. & Mrs. Don Billingsley. I introduced them to Mr. Chacon, as he had not previously met them. Their only question they had was to wonder if the Recycle Center would accept metals other than aluminum cans. Mr. Chacon explained to them that the plan was to receive and ship metals, paper, aluminum and glass. He did explain that there would be no shredding or crushing at the property.

Mr. Chacon and I stayed at the property until approximately 11:00 A.M. on that day. There were no other area residents that came. At that time, we decided that there was no longer a need to stay.

Attached you will find the sign-in sheet that was presented to Mr. & Mrs. Billingsley.



Catheren Lawson
for: C. M. Chacon

CHACON RECYCLE CENTER PROJECT

PLEASE SIGN IN:

Arellano, Heriberto & Frances

Asher, David or Sandy

Billingsley, Donald J

Donald J. Billingsley

Chacon, C M & Rosalia

Dauids, Nancy

Duran Marco & Fransesca

Encizo, David & Betty

Gastellum, Cynthia

Gerster, Robert

Kinser, Cecil & Charlene

Kluver, John & Topsy

Lawrence, Charles

Lira, Victor E Sr

Lopez, Henry & Louise

Leroy, Deborah

MK ROX LLC

McDaniel, Joseph

Morton, Jeffrey & Virginia

CHACON RECYCLE CENTER PROJECT

Nebi, Michael & Julie

Ramirez, Juan

Robles, Jerry

Rodriguez, Jesus & Debra

Salazar, Andrew & Bettina

Salazar, Antonio & Irene

Sommers, Robert & Marlynn

Sotelo, Teresa

Taylor, Ron

Wise, Walter & Cleo

Wright, Joe & Barbara

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA

(all applications must be typed or written in ink)

1. Pinal County Staff Coordinator: _____
2. Date of Concept Review: 6-14-11 Concept Review Number: CR-048-11
3. The legal description of the property: Mountain View Estates
Tract 10 Exc N-451.20'
4. Tax Assessor Parcel Number: 511-21-013A
5. Current Zoning: CB-2
6. Parcel size: 3.5 acres
7. The existing use of the property is as follows: flea market
8. The exact use proposed under this request: Recycle facility - we propose
to buy aluminum and light metals and to take them to
Phoenix scrap metal yard to sell.
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
YES NO If yes, Zoning 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.
To our knowledge, there have been no recent
changes
13. Explain why the proposed development is needed and necessary at this time. This
facility will give the general public a way to recycle
cans and other light metals that may otherwise go into
a landfill.

RECEIPT #:

AMT # 995 DATE: 7/10/11 CASE: SWP-012-11

SUPPORTING INFORMATION

1. Which category applies to this application? N
2. If item (N) above, provide information as to the use and evidence that it is in accordance with the intent of Section 2.150.020 Recycle facility - buy cans and light metals locally and sell into Metro Area
3. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public All services are on property
4. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. we expect 8-12 arrivals (customers) each day and will be leaving with loads 3-4 times a week
5. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. we plan on a minimum of 6 parking spaces
6. 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? there is a potential of some dust generated by vehicles entering Henness Rd from Jimmie Kepp Blvd
7. What type of landscaping are you proposing to screen this use from your neighbors? If necessary, there will be trees planted inside fencing
8. What type of signage are you proposing for the activity? Where will the signs be located? there will be 1 4x6 sign on Jimmie Kepp BL and 1 3x2 on Henness Rd
9. 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 be no manufacturing or production process.
10. 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 We propose a 6' chain link with slats or a 6' metal fence, this will shield any unsightly stacks from the public.
11. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
12. 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

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.

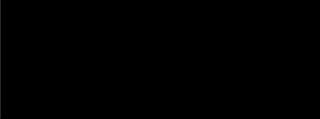
Candelario Chacon 3589 S Henness cell 
Name of Applicant Address Phone Number

Signature of Applicant E-Mail Address

Name of Agent/Representative Address Phone Number

Signature of Agent/Representative E-Mail Address

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.

Candelario Chacon 3589 S Henness  -C
Name of Landowner Address Phone Number -h

Signature of Landowner E-Mail Address

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.

Search Criteria (Parcel Number: 511-21-013-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (511-21-013A)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 511-21-013A shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number: 511-21-013A (Taxing Information)
Section: 02 Township: 07S Range: 06E
Atlas Number: 093-02 Map: View Parcel Map
Property Description: (What is this?) MOUNTAIN VIEW ESTATES TRACT 10 EXC N-451.20' 3.50 AC

Primary Owner:	CHACON CANDELARIO & ROSALIA REV LIV TRUST
Name 2:	
In: C/O:	
Tax Bill Mailing Address	
Address:	3589 S HENNESS RD
City:	CASA GRANDE
State:	AZ
Zip Code:	85122

Parcel Size: 3.500000 Size Indicator: Acres
Tax Area Code: 0424 (Rates current as of 2010)
Use Code: 0820
Land Legal Class: 04 - RENTAL RESIDENTIAL
Impr. Legal Class: 04 - RENTAL RESIDENTIAL
Full Cash Value (FCV): \$45,465.00 >> Value Details <<
Limited Value (LPV): \$45,465.00
Real Property Ratio:
Assessed FCV: \$4,547.00
Assessed LPV: Pending

Document:	2010-099466
Date of Sale:	10/22/2010
Sale Amount:	Not Given
Property/Address (Location):	3717 S HENNESS RD CASA GRANDE AZ 85122
* Property Address refers to a geographical location; it may not match the mailing address city or zip code	
Subdivision:	MOUNTAIN VIEW ESTATES UNIT NO 1
Unit: 1 Block: Lot: Phase:	
Cabinet: 0004 Slide: 0016	

No Personal Property Listed

Value Details (1 Improvements)	View Values
---------------------------------------	--------------------

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 511-21-011C
Name: KINSEY Cecil & Charlene
Address: PO Box 12155
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 511-77-019
Name: Gerster Roberla Dorothy
Address: 15257 State Hwy 23
City/ST/Zip: Davenport Center NY 13751

Parcel No.: 511-21-012A
Name: SALAZAR Antonio & Irene
Address: 12600 W Jimmie Kepp Bl
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 511-77-018
Name: Gerster Robert & Dorothy
Address: 15257 State Hwy 23
City/ST/Zip: Davenport Center NY 13751

Parcel No.: 511-21-012C
Name: SALAZAR Andrew & Bettina
Address: 1150 E Sunset
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 511-22-005A
Name: BNC National Bank
Address: 40 Steech Cheryl
City/ST/Zip: 17550 N Perimeter DR Scottsdale AZ 85255 #110

Parcel No.: 511-21-012D
Name: Nebi Michael & Julie
Address: 2583 W Selma Hwy
City/ST/Zip: CASA GRANDE AZ 85194

Parcel No.: 511-22-013
Name: Southern Pacific R.R.
Address: _____
City/ST/Zip: _____

Parcel No.: 511-22-001B
Name: Gerster Robert & Dorothy
Address: 15257 State Hwy 23
City/ST/Zip: Davenport Center NY 13751

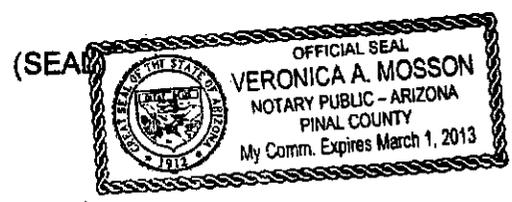
Parcel No.: 511-21-014
Name: Southern Pacific R.R.
Address: _____
City/ST/Zip: _____

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

Signature _____

11 ch
Date: July 11, 2011

Acknowledged before me by Candelario Chacon on this 11 day of July, 2011



Signature of Notary Public _____

(If additional copies of this form are needed, please photocopy)

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications must be typed or written in ink)

1. The legal description of the property: Mountain View Estates
Tract 10 Exc N-451.20'

2. Parcel Number(s): 511-21-013A Total Acreage: 3.5 Ac.

3. Current Land Use Designation: CB-2

4. Requested Land Use Designation: 01-2

5. Date of Concept Review: _____ Concept Review Number: _____

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.): This amendment is requested in order to facilitate the opening of a recycle center. The proposed business will buy and ship aluminum, paper, plastic and possibly small metals. It is planned that all recyclables will be shipped out within 2-3 day of receipt. No long-term storage of recyclables will be done.

Please see additional comments attached.

7. Discuss any recent changes in the area that would support your application. To my knowledge, there have been no recent changes.

8. Explain why the proposed amendment is needed and necessary at this time. This facility will give the general public access to a place where they can sell their tight recyclables that would otherwise be sent to a landfill or possibly just tossed in roadways or desert areas.

RECEIPT #:

AMT:

DATE:

CASE:

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.

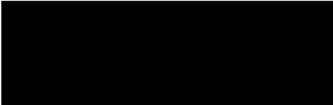
Candelaria Chacon 3589 S Henness cell 
Name of Applicant Address Phone Number

Signature of Applicant E-Mail Address

Name of Agent/Representative Address Phone Number

Signature of Agent/Representative E-Mail Address

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.

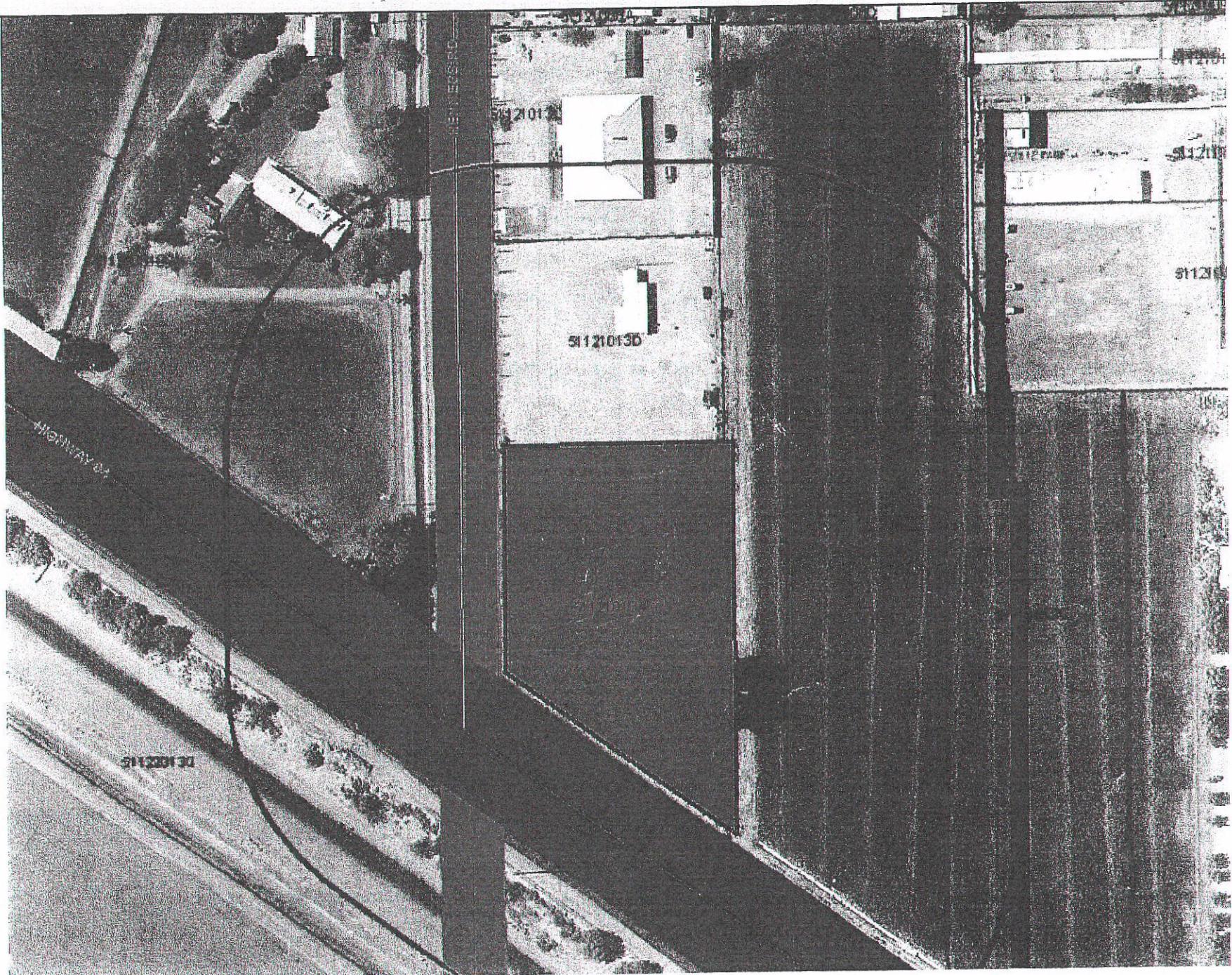
Candelaria Chacon 3589 S Henness  C
Name of Landowner Address Phone Number h

Signature of Landowner E-Mail Address

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.

511-21-013A

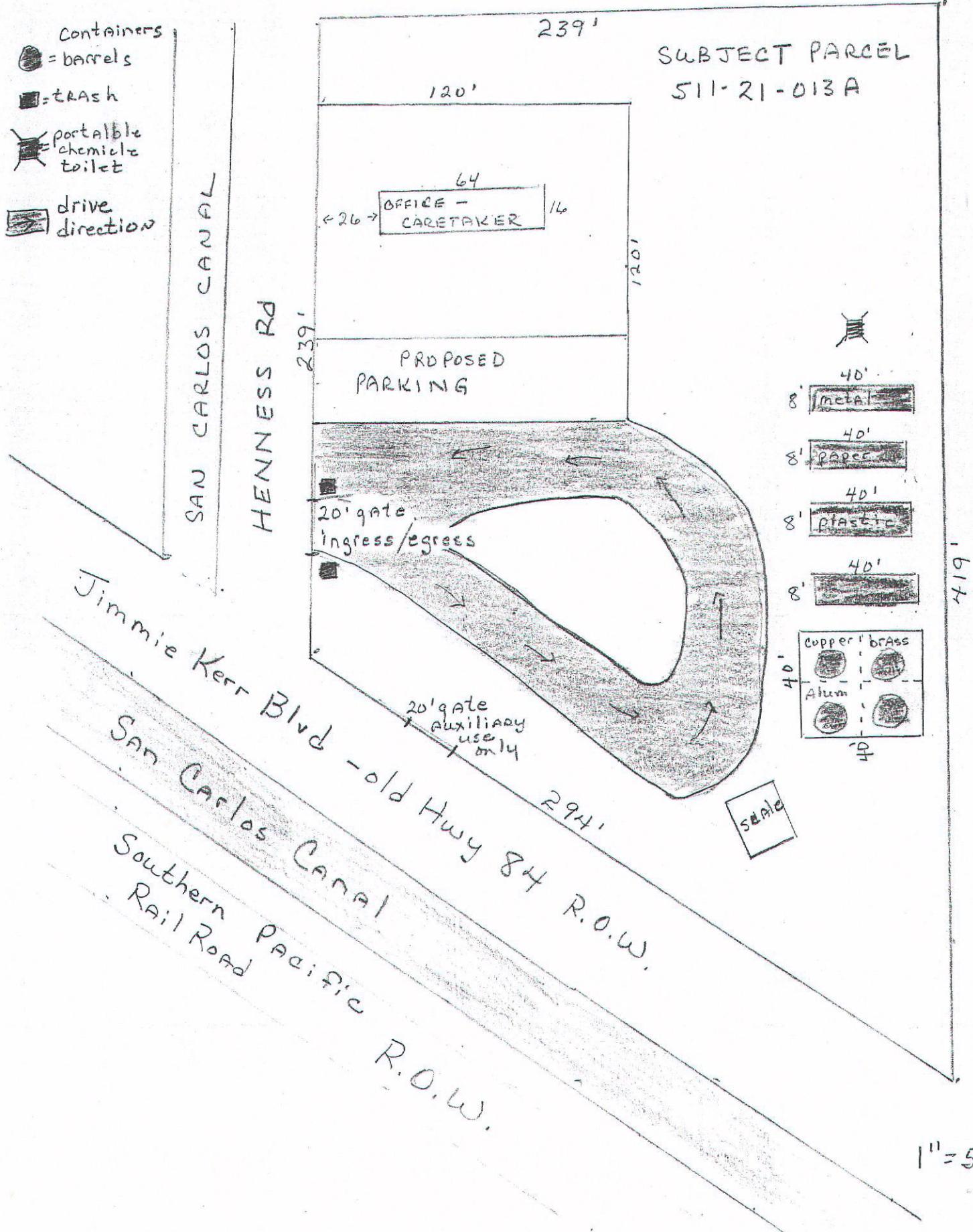
TUP



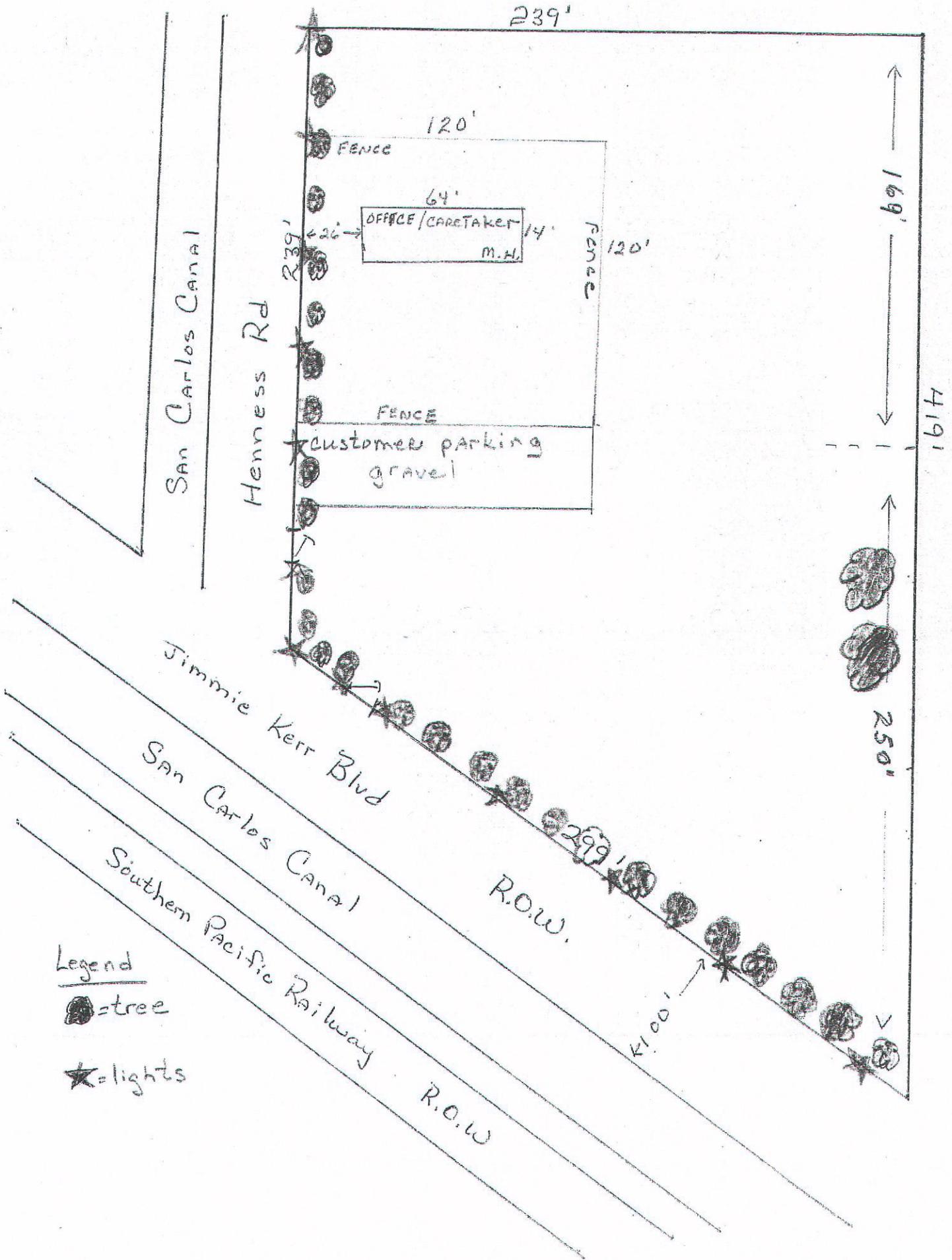
Site Plan Traffic Flow

511-21-013A

- Containers
- = barrels
 - = trash
 - = portable chemical toilet
 - = drive direction



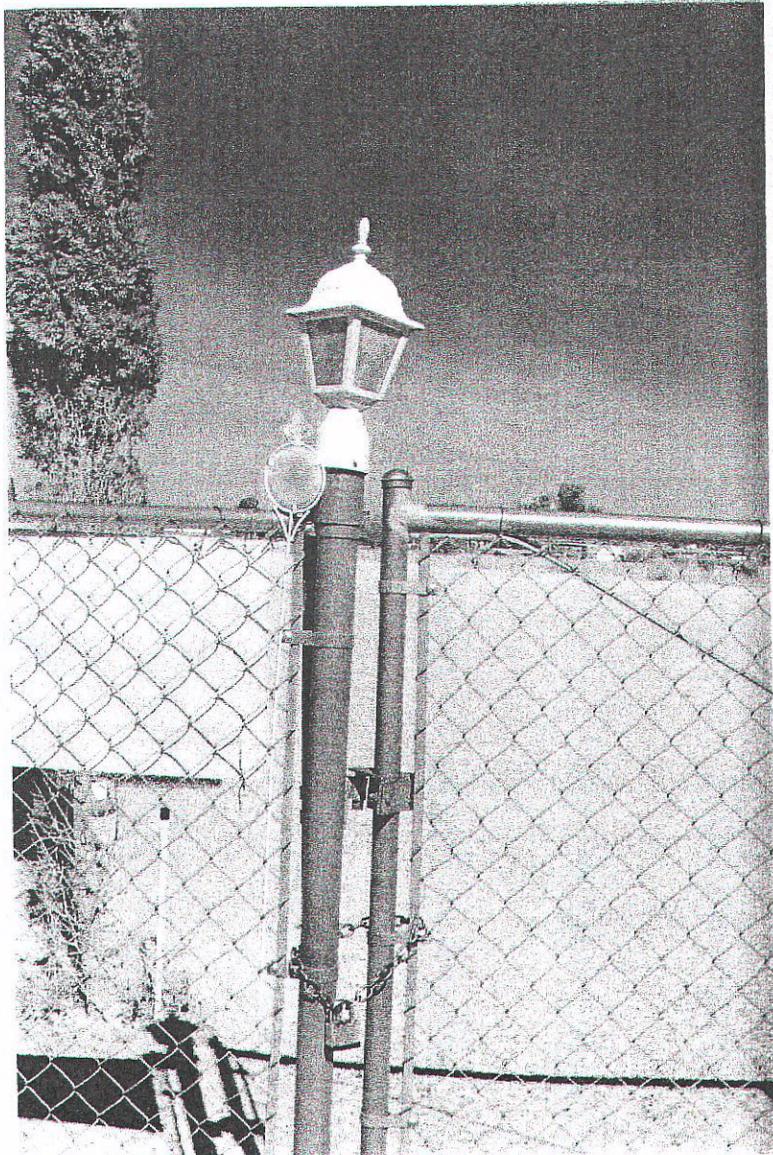
Landscape Plot Plan



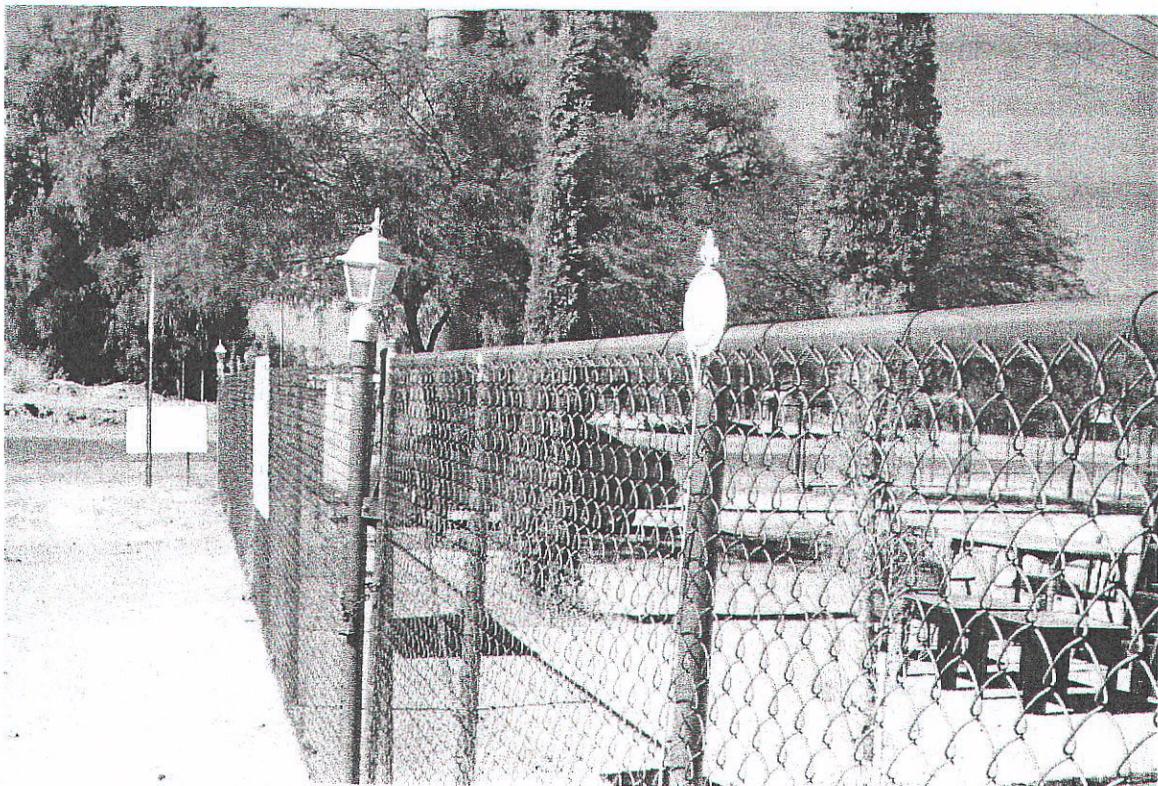
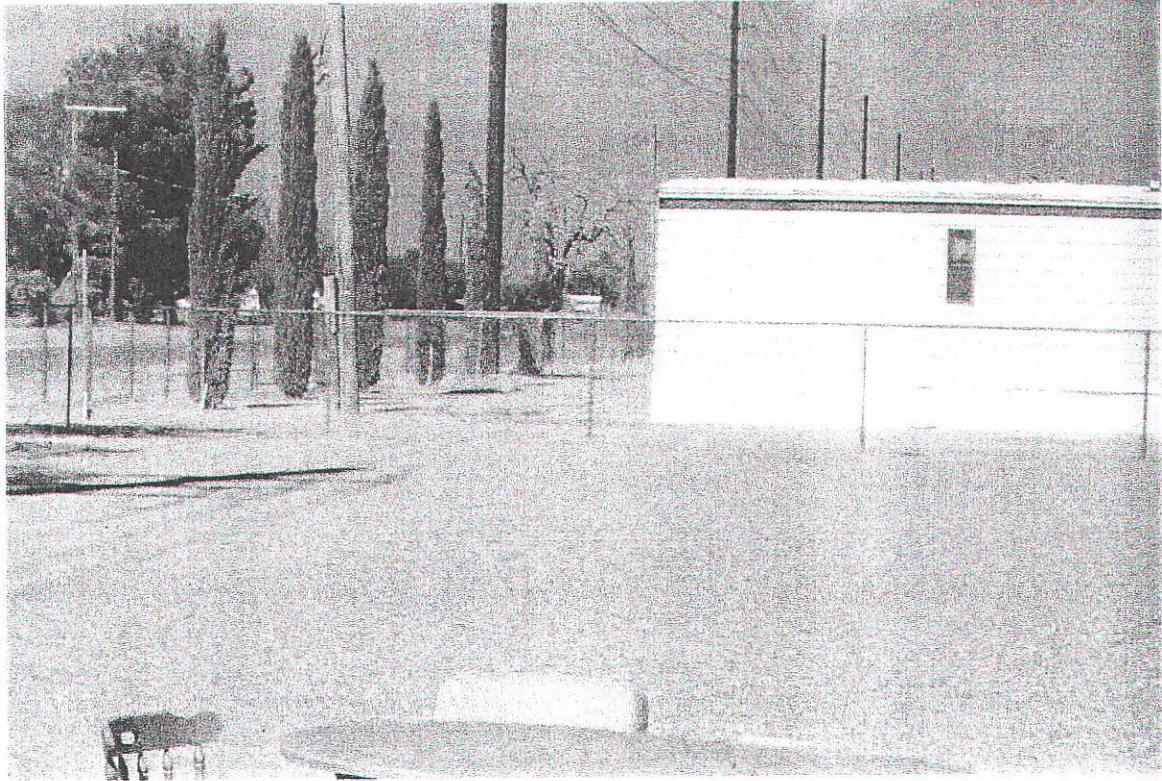
Legend

● = tree

★ = lights



CARRIAGE Type Lights





PINAL COUNTY

Search Criteria (Parcel Number: 511-21-013-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (511-21-013A)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 511-21-013A shows the following information for Tax Year: **2012 -** [Tax Year Chart](#)

Parcel Number:	511-21-013A (Taxing Information)		
Section:	02	Township:	07S
		Range:	08E
Atlas Number:	093-02	Map:	View Parcel Map
Property Description: (What is this?)			
MOUNTAIN VIEW ESTATES TRACT 10 EXC N-451.20' 3.50 AC			

Primary Owner:	CHACON CANDELARIO & ROSALIA REV LIV TRUST
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	3589 S HENNESS RD
City:	CASA GRANDE
State:	AZ
Zip Code:	85122

Document:	2010-099466
Date of Sale:	10/22/2010
Sale Amount:	Not Given
Property Address (Location):	
3717 S HENNESS RD CASA GRANDE AZ 85122	
<small>* Property Address refers to a geographical location; it may not match the mailing address city or zip code</small>	
Subdivision:	MOUNTAIN VIEW ESTATES UNIT NO 1
Unit:	1
Block:	
Lot:	
Phase:	
Cabinet:	0004
Slide:	0016

Value Details (1 Improvements)	View Values
---------------------------------------	-----------------------------

**PZ- PA-011-11
&
SUP-012-11**

PZ- PA-011-11 & SUP-012-11



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: February 16, 2012

CASE NO.: **PZ-PA-011-11 & SUP-012-11 (Chacon Recycling Center)**

CASE COORDINATOR: Steve Abraham

LEGAL DESCRIPTION: A 3.5± acre parcel in the General Business Zone (CB-2) (**PZ-585-79**) situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file)

TAX PARCEL: 511-21-013A

LANDOWNER: Candelario Chacon

REQUESTED ACTION & PURPOSE: **PZ-PA-011-11** Candelario Chacon, landowner, applicant requesting approval of a Non-Major Comprehensive Plan Amendment from **Moderate Low Density Residential, 3.5 DU/AC, (MDR)** to **Employment** to allow an outdoor aluminum and light metal recycling facility

SUP-012-11 Chacon, landowner, applicant requesting approval of a Special Use Permit to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres in the General Business Zone (CB-2) (**PZ-585-79**).

LOCATION: located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area.

SIZE: 3.5± acre parcel

COMPREHENSIVE PLAN: The site is located within the Moderate Low Density Residential (1-3.5 du/ac). The Comprehensive plan does not allow industrial uses in MLDR, hence the need for a Comprehensive Plan Amendment. Due to the parcels size, the request can be considered a non-major amendment.

EXISTING ZONING AND LAND USE: The subject property is currently zoned CB-2 and currently being utilized with a single family residence with occasional swap meets and other commercial uses.

SURROUNDING ZONING AND LAND USE:

North: (GR), Single Family Residential
East: (GR), Single Family Residential/Agriculture
South: (GR), Agriculture
West: (CR-5), Single Family Residential

FINDINGS:

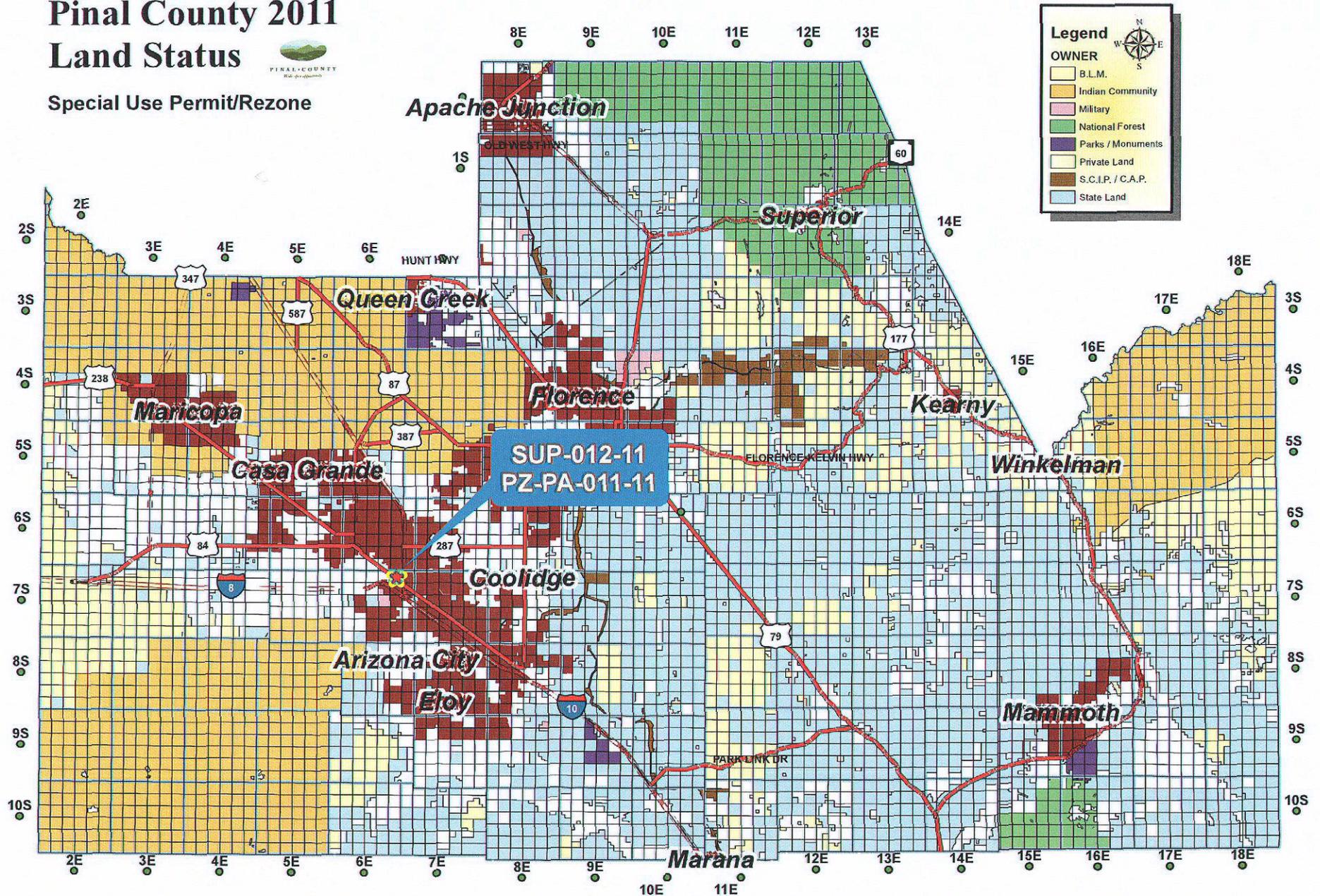
Site data:

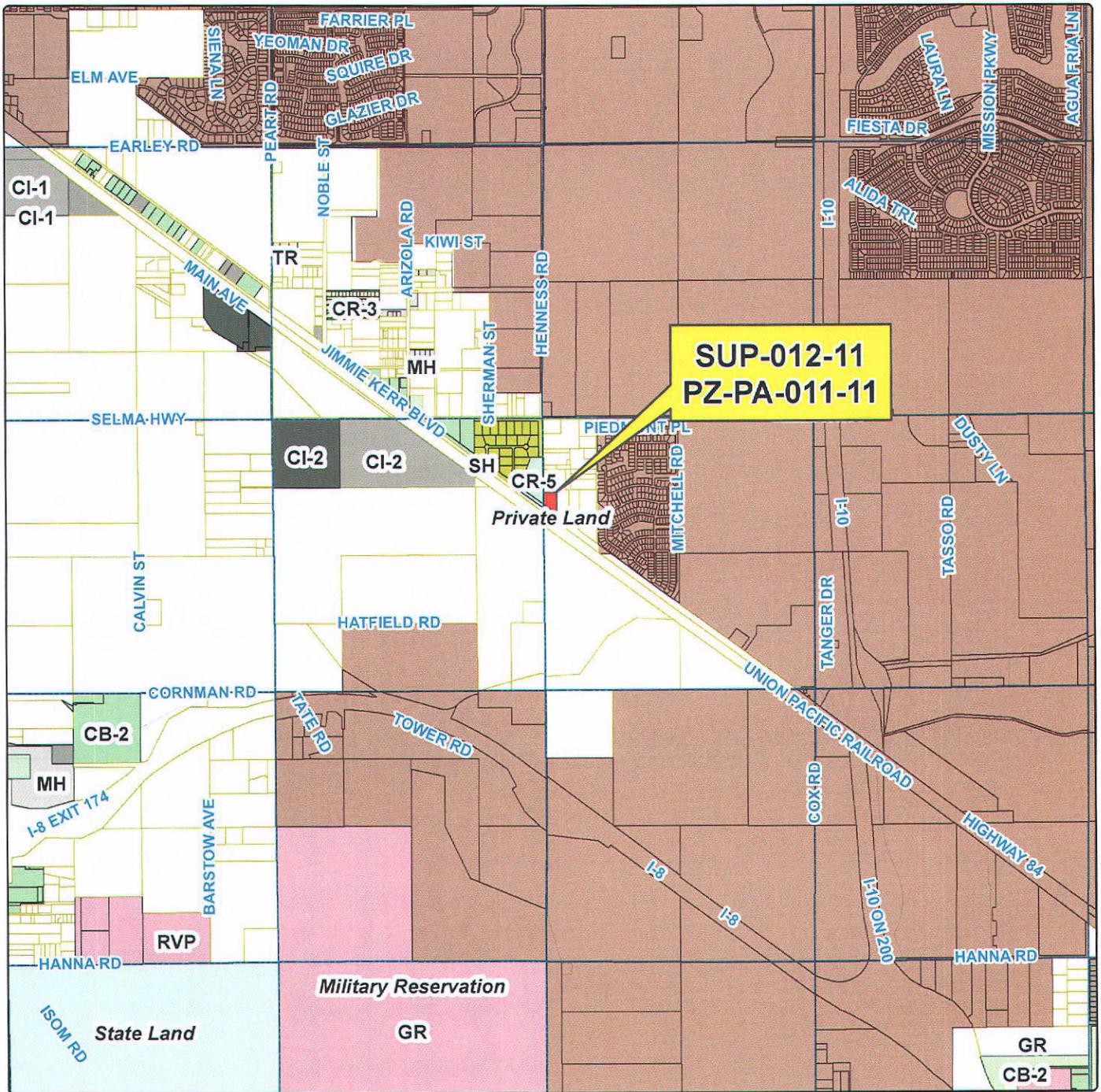
Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Water: available to property
Sewer: Temporary Septic (port-o-potty)

Pinal County 2011 Land Status



Special Use Permit/Rezone





Special Use Permit/Rezone

Planning & Development Services



PINAL COUNTY

Wide open opportunity

CHACON CANDELARIO &
ROSALIA REV LIV TRUST

Legal Description:
Situated in a portion of the Section 2, T07S-R06E, G&SRB&M, Parcel 511-21-013A.
(legal on file) (Casa Grande area).

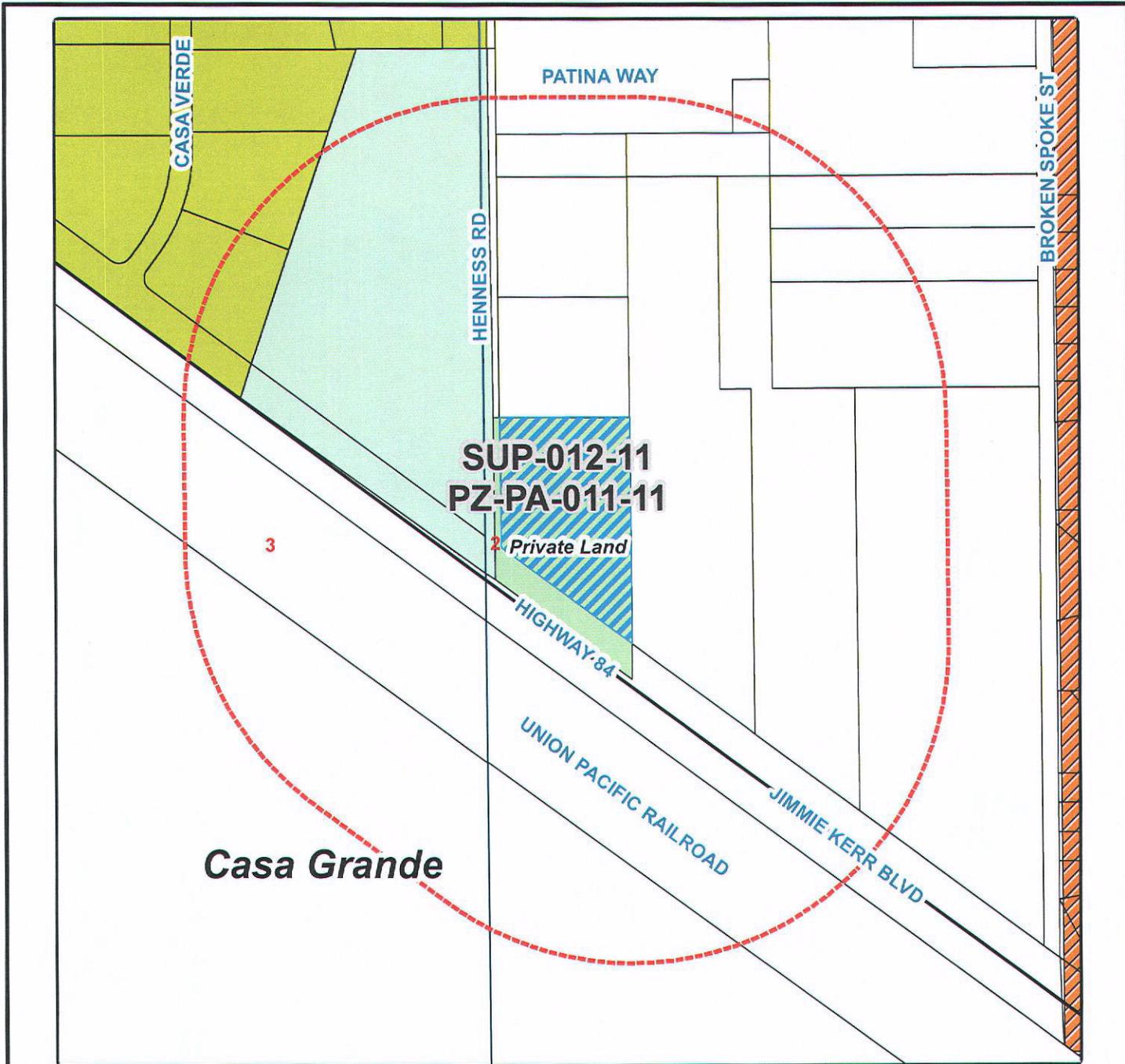
T07S-R06E Sec 2



CHACON CANDELARIO & ROSALIA REV LIV TRUST

Drawn By: GIS/JIT/LAT	Date: 12/06/2011
Sections: 2	Township: 07S
Range: 06E	Case Number: SUP-012-11 & PZ-PA-011-11

Sheet No:
1 of 1



Special Use Permit/Rezoning

SUP-012-11 & PZ-PA-011-11 PUBLIC HEARING/ACTION: Candelario Chacon, landowner, applicant requesting approval of a Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential, 3.5 DU/AC, (MDR) to Employment and SUP to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).

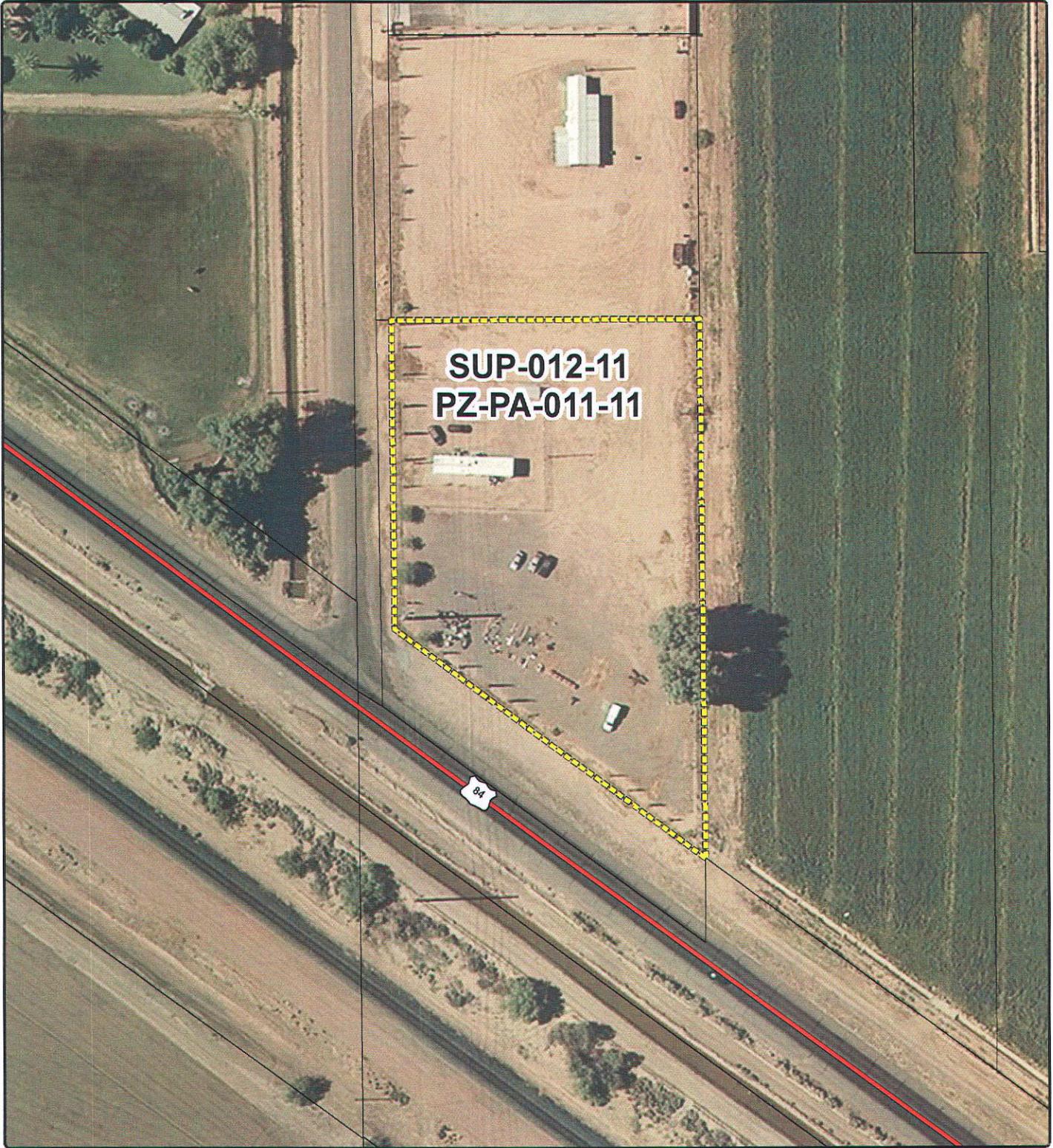


Current Zoning: CB-2
Request Zoning: Special Use Permit/Rezoning



Legal Description:
(Situated in a portion of the Section 2, T07S, R06E, G&SRB&M, Parcel 511-21-013A, (legal on file) Casa Grande area)
T07S-R06E Sec 2

 Sheet No. 1 of 1	Owner/Applicant: CHACON CANDELARIO & ROSALIA REV. LIV. TRUST		
	Drawn By: GIS / IT / LIT	Date: 12/06/2011	
Section: 2	Township: 07S	Range: 06E	
Case Number: SUP-012-11 & PZ-PA-011-11			



**Rezone
Special Use Permit**



**SUP-012-11
PZ-PA-011-11**

ADMP Flows

-  100 cfs
-  200 cfs

Site

-  Parcel(s)

-  5,000 cfs
-  10,000 cfs
-  50,000 cfs

-  Fissures AZGS

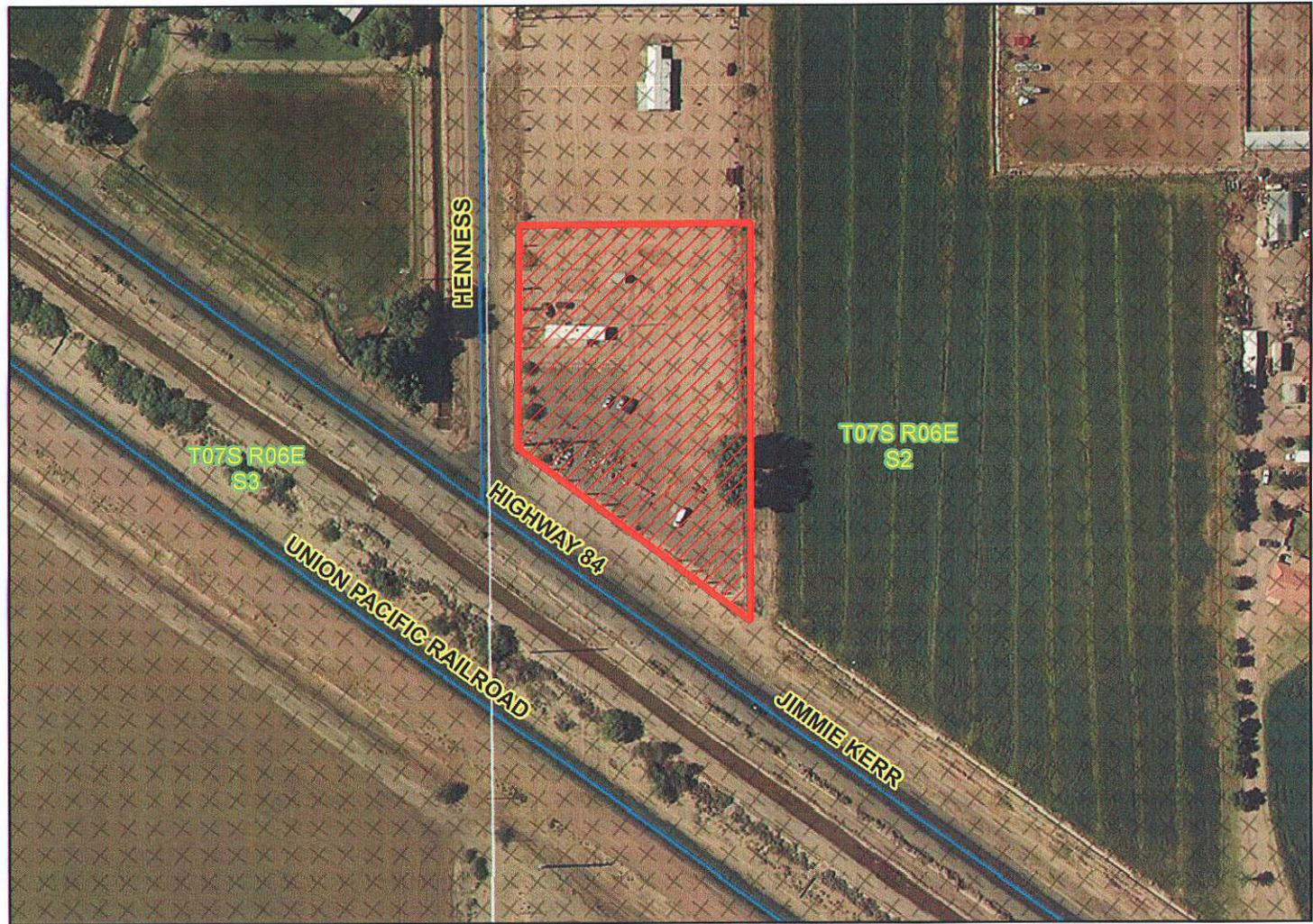
Flood Zones

-  A
-  AE
-  AH
-  AO
-  X (Shaded)
-  X
-  D
-  Administrative FP

2009_Aerials

RGB

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



Taken From the 12/4/2007 Effective FEMA Flood Insurance Rate Maps Modified to Reflect Current LOMC's.



Flood Hazard Area Zone Definitions

- Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.
- Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.
- Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.
- Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.
- Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.
- Zone X: An area determined to be outside the 100- and 500-year floodplains.
- Zone D: An area of undetermined but possible flood hazards.

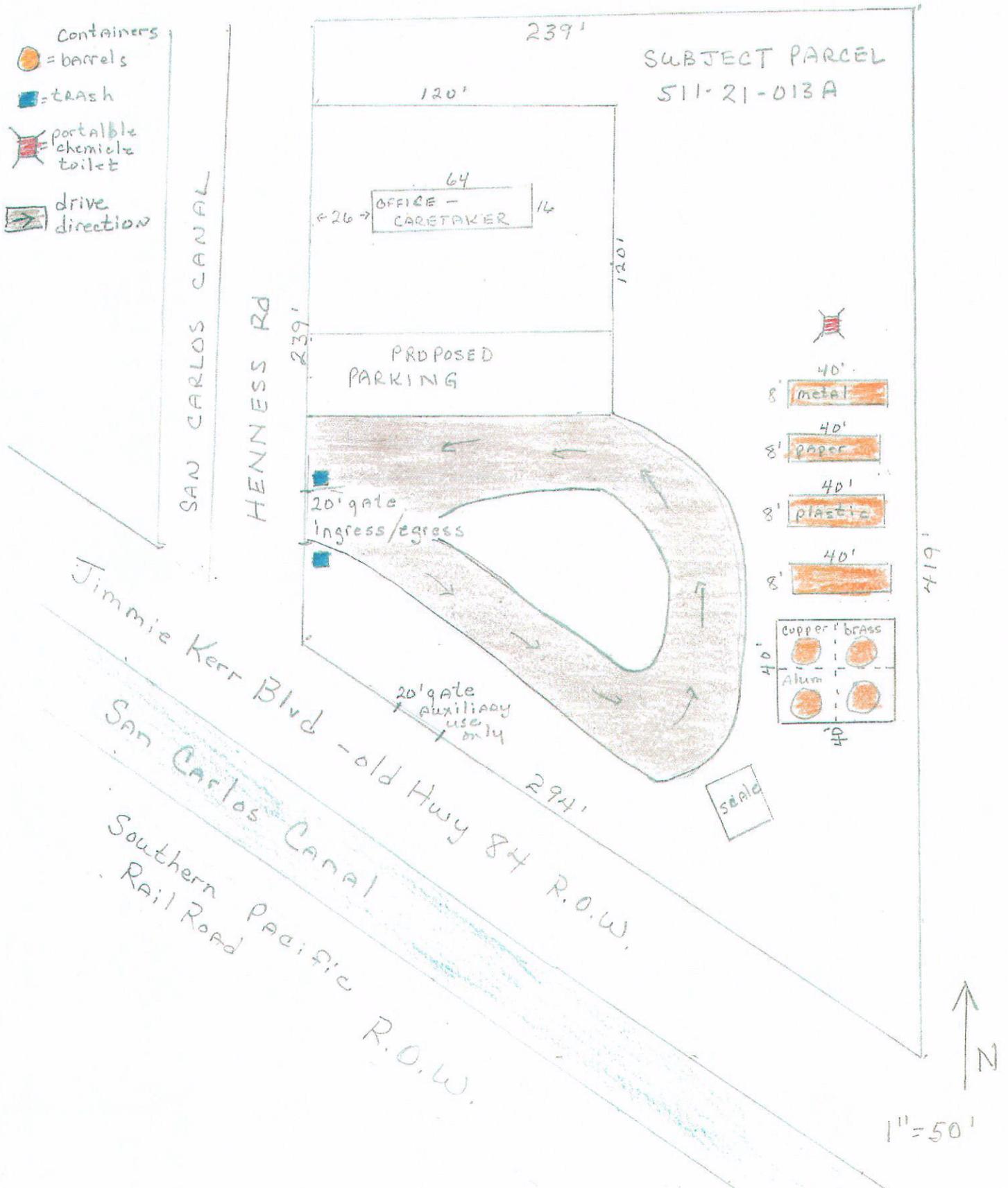
It is the user and/or creators responsibility to verify the truth, lack of truth, validity, inaccuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Case: SUP-012-11

Site Plan traffic flow

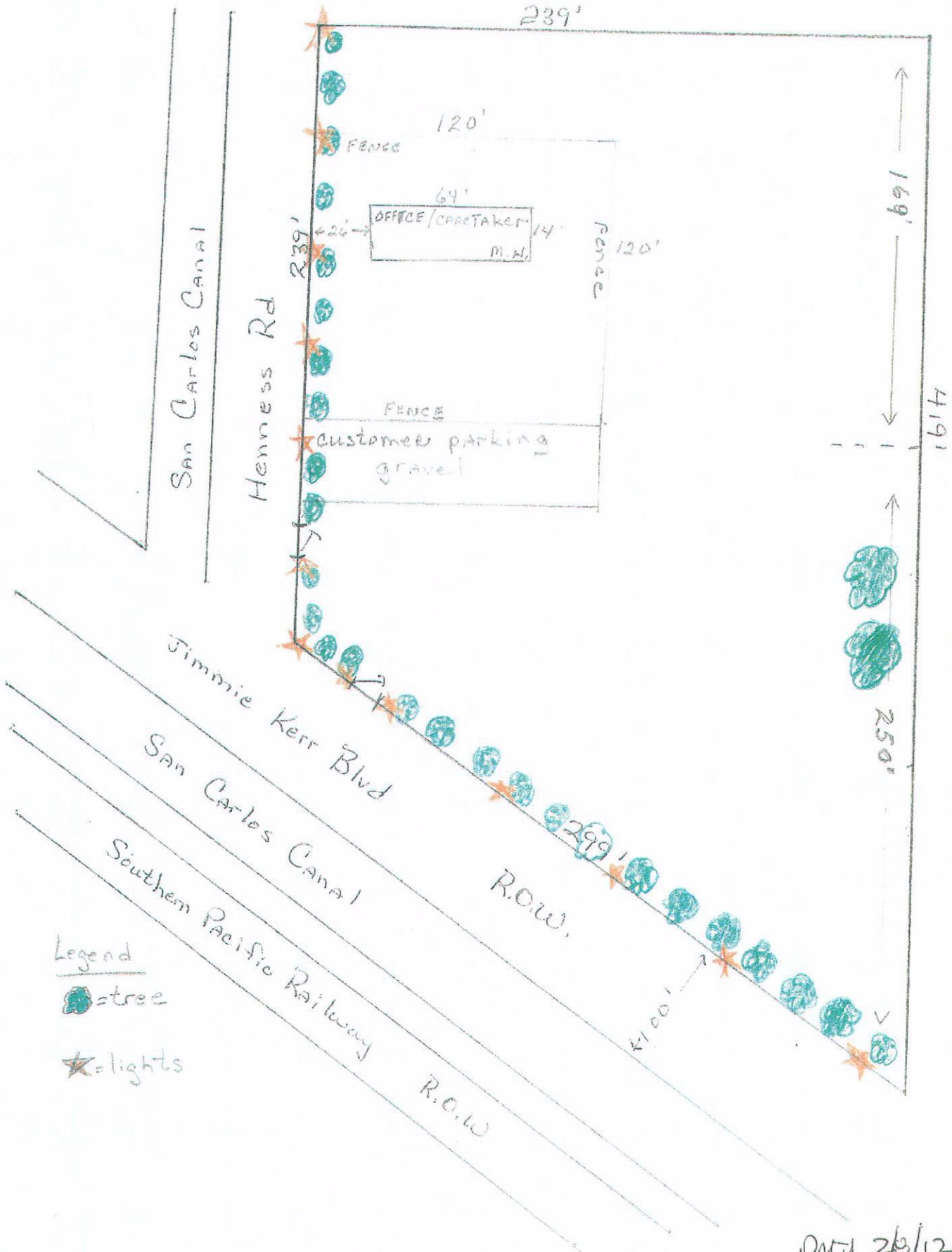
511-21-013A

- Containers
- = barrels
 - = trash
 - = portable chemical toilet
 - = drive direction



Dated 2/8/12

Landscape Plot Plan



DATE 2/8/12

Access: The property is accessed from Jimmie Kerr Blvd.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	December 3, 2011
Neighborhood and agency mail out:	January 16, 2012
News paper Advertising:	January 26, 2012
Site posting: Applicant:	December 12, 2011 & County: January 30, 2012

HISTORY: The subject property is zoned CB-2 and is currently being used as a single family residence and various commercial uses most notably as a swap meet with no permanent structures. The property was rezoned in 1979 but is still largely undeveloped.

ANALYSIS: The applicant is requesting a Non-Major Comprehensive plan Amendment from Moderate Low Density Residential to Employment. In all directions around the subject property is moderate low density residential with the nearest employment designation over a mile away. The applicant has provided information regarding the change in the narrative. Staff would like to respectfully remind the Commission that Comprehensive Plan changes are permanent alterations of the plan and cannot be automatically reverted. Additionally should this change be approved the Comprehensive Plan would support future rezoning requests (or special use permits) to industrial zones or uses.

Staff is concerned with the long term planning implications of changing the Comprehensive Plan for this site. Staff asks the Commission to consider not just this use but future industrial land uses and if those types of uses could fit into the surrounding development pattern. Staff has included several stipulations regarding the operation of outdoor recycling center.

To date, 5 letters in opposition property owners within the 600 foot notification area and 3 property owners have written letters of support.

The **Pinal County Department of Public Works** reviewed the proposal and their recommended stipulations are included.

The **Pinal County Air Quality Control District** provided comments which are included in the correspondence section of this staff report.

The **Pinal County Flood Control Section** reviewed the proposal and had no comments other than it is in a Flood zone "X".

The City of Casa Grande has reviewed the proposal and does not support the request. Their General Plan designates the site as "Rural"

The City of Eloy was sent a copy of the materials and as of the writing of this report the City has not commented.

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 Non-major Comprehensive plan amendment request and SUP request. Furthermore, the

Commission must determine that this non major comprehensive plan amendment and SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

STAFF SUMMARY: The applicant, Candelario Chacon, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of an SUP.
2. To date, 5 letters in opposition and 3 letters of support have been received from owners within the 600 foot notification area.
3. The property is accessed from Jimme Kerr Blvd.
4. Currently, the subject property is located within the "Moderate Low Density Residential" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request and non major Comprehensive Plan Amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-011-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

PZ-PA-011-11:

No recommended stipulations

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request and Non-Major Comprehensive Plan Amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-012-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

Stipulations:

1. A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. Right-of-way dedication may be required along Henness Rd. All right-of-way dedication shall be free and unencumbered. All right-of-way conveyances shall be completed prior to the Site Plan approval;
3. A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
4. Any roadway sections, alignments and accesses shown in the SUP application are conceptual only and have not been approved by the Pinal County Engineer;
5. The permit is issued to Candelario Chacon, not to the land;
6. This permit is for an outdoor recycling center, the layout, design and set up of the outdoor recycling center shall be developed as shown and set forth on the applicant's submittal documents and site plan;
7. in the event any discrepancy or conflict arises between the written narrative report and site plan for the Special Use Permit and the stipulations attached to case number SUP-012-11, the stipulations shall govern;
8. the recycling center shall be limited to 4, 8' x 40' "roll-off" dumpsters and a 40' x 40' (160 square foot) area for barrels, as shown on the site plan dated 2/8/12. Roll-off dumpsters shall be a minimum of 100 feet from Jimmie Kerr Blvd. and 10 feet from the side/east property line
9. There shall be no dismantling or wrecking of automobiles or machinery on site.
10. The recycling center can only accept paper plastic and metal, The collection or transfer of household refuse, hazardous, toxic or biological/medical waste is prohibited;

11. All collected items must be stored in a roll-off dumpster or in a barrel;
12. Public access to the office/caretaker residence is prohibited;
13. The installed trees all be a minimum of 15 gallon in size;
14. 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;
15. all Federal, State, County and Local rules and regulations shall be adhered to and all applicable and required submittals, plans, approvals and permits be obtained, including but not limited to planning clearance, building permits, fencing and security lighting;
16. the applicant shall keep the property free of trash, litter and debris;
17. any expansion of use or increase in number of roll-off bins or barrels shall require a Special Use Permit.
18. violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Department;
19. the Pinal County Planning & Development Services Department may invoke revocation proceedings should the facility not be in operation within 18 months from Board of Supervisors approval.

DATE PREPARED: 1/8/12 - sja

CHACON RECYCLE CENTER PROJECT

This property currently has a 5' chain link fence that encloses the entire parcel. There are two (2) 20' gates for ingress and egress. One is located on the West fence 39' North of Jimmie Kerr Blvd on Henness Rd. opening onto the property, and the other is on the South boundary line. It is located 45' East of Henness Rd., opening towards Jimmie Kerr Blvd. Customers will enter and exit thru the Henness Rd. gate. Upon entering, they will proceed to the scales located in the Southeast portion of the property for weigh-in and unloading, then on to the office in order to complete the transaction. There is sufficient space in front of (South of) the office for the customers to park after unloading and to conduct business. The gate on the Southern boundary, facing Jimmie Kerr Blvd., will be used only as an auxiliary or emergency. This is so as not to cause undue traffic tie-ups on Jimmie Kerr Blvd.

It is intended that the materials received will be separated and stored in containers in order for them to be shipped out in a timely manner. The containers will be located North of the scales in order to facilitate the flow from the scales, to the containers and on toward the office. There will be a portable, chemical toilet placed North of the containers for the use of the public. The current plans are for the shipping to be done no less than three (3) times weekly. This facility will do no shredding or crushing on the premises. There will be no storage of the materials directly on the ground. The ground of the parcel will be covered with gravel for mud and dust control. The planned hours for business are from 7:00 A.M. until 5:00 P.M.

There are trees planted every twenty (20) feet inside the parcel on the West and Southerly sides for dust control, sound abatement and also for aesthetic purposes. This will also help screen the containers from sight of residents living nearby. There are lights (carriage type) on the West and Southerly borders for security, which are spaced every sixty (60) feet and at the gates, there is also one (1) security light close to the office. These lights have all been in place for several years.

CHACON RECYCLE CENTER PROJECT

Please keep in mind, while this project does not exactly conform to what most would expect of the Pinal County Comprehensive Plan, it will serve a specific purpose. That purpose being to encourage the public to recycle rather than throw their items away into our desert or the landfills. By having a facility where their items can be sold, it will give the public choices and also encourage competition.

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:

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

Please explain:

This venture will be located in a rural area and should not upset the sense of community.

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:

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

- A Meet the Mixed Use Activity Center requirements
- A 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.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

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

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:

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

Please explain:

Being a low-key operation, the employment opportunities are small. But, there will be several job openings.

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:

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

Please explain:

Our application will not apply - there will be no
animals or animal related products.

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 all projects/proposals/actions.

The proposal:

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

Please explain:

This venture will not affect any trails or
open spaces.

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:

- A Address environmentally sensitive areas it may impact.
- A Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

As this parcel is level and located on existing roadways, it will not impact watersheds.

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:

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

Please explain:

This proposed business will not adversely affect either the infrastructure or water resources.

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:

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

Please explain:

This facility will be located in an area with access to major thoroughfares and will not require further upgrading of roadways. There is access to property that will not create congestion.

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:

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

Please explain:

While this venture is a small, low-key business, it will provide steady employment to several people.

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:

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

Please explain:

Having A recycle center with easy access will allow
the public a place to sell their recyclable whether
whether they help clean our deserts and roadways or
the item are brought from home. It will not be in
open spaces or displace wildlife,

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:

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

Please explain:

This business will not adversely effect
either the water table or use excess energy,

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:

A Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

This does not apply to the venture. This will not
be A meeting place.

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:

A Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

The work that will be available at this place of
business will be manual labor, but necessary.



Memorandum

Date: February 16, 2012

To: Steve Abraham, Senior Planner
Planning and Development Services Department

From: A.J. Blaha, P.E. *WJ*
Deputy Public Works Director

Subject: **Rezoning Application for the operation of an OUTDOOR RECYCLING CENTER, Case No. SUP-012-11**

The Public Works Department has reviewed the Rezoning Application for the operation of an OUTDOOR RECYCLING CENTER, Case No. SUP-012-11 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
- 2) Right-of-way dedication may be required along Henness Rd. All right-of-way dedication shall be free and unencumbered. All right-of-way conveyances shall be completed prior to the Site Plan approval
- 3) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 4) Any roadway sections, alignments and accesses shown in the SUP application are conceptual only and have not been approved by the Pinal County Engineer;

rev: L. Chow
c: D. Denton



MEMORANDUM FROM AIR QUALITY

Date: February 3, 2012
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
2/16/12	PZ-Pd-011-11	Dean Schifferer	PAD - Church	See comments 1 & 2
2/16/12	SUP-011-11	Candelario Chacon	Recycling Center	See comments 1 & 2

*Comments:

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:

All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.

From: "Leila Demaree" <LDemaree@ci.casa-grande.az.us>
To: <steve.abraham@pinalcountyz.gov>
Date: 1/17/2012 5:08 PM
Subject: Comments from the City of Casa Grande for CASES: PZ-PA-011-11 and SUP-012-11.

Steve,

Please consider this e-mail as our official comments to the above cases. I just received the CD from the County last Friday, Jan 13th. It was posted mailed on Jan 11th. It was noted on the notice that comments are needed no later than January 10th for the January 19th County Planning Commissioners meeting. Obviously, with the sequence of dates enumerated I did not have enough turn around time to prepare you a formal letter.

The City does not support this application due to the location of the project. The proposed site is within the entrance to the City of Casa Grande. It is designated as "Rural" in our General Plan 2020. The proposed recycling land use type is only appropriate in the industrial zoned district. We hope that this comment will merit attention from the Commissioners in making their decision. Thank you.

Leila

CASES: PZ-PA-011-11 PUBLIC HEARING/ACTION: Candelario Chacon, landowner, applicant requesting approval of a Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential, 3.5 DU/AC, (MDR) to Employment to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).
SUP-012-11 - PUBLIC HEARING/ACTION: Candelario Chacon, landowner, applicant requesting approval of a Special Use Permit to allow an outdoor aluminum and light metal recycling facility on a 3.5± acres in the General Business Zone (CB-2) (PZ-585-79) situated in the NW ¼ of Section 2, T07S, R06E G&SRB&M (legal on file) Tax parcel 511-21-013A (located on the east side of the intersection of Henness Rd. and Jimmie Kerr Blvd in the Casa Grande area).

Leila A. DeMaree
Senior Planner
510 E. Florence Blvd.
City of Casa Grande, AZ 85122

November 8, 2011

To Planning and Zoning,

I, Wayne R. Gear, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am opposed to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen,

Signature: By Wayne R. Gear

Address: _____

Phone No: _____

Robert Gerster
Dorothy Gerster
15257 State Hwy 23
Davenport Center NY 13751

RE: Parcel Nos:511-77-015, 511-77-016, 511-77-017, 511-77-018, 511-019, 511-22-001B

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion.

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

By Wayne R. Chacon

Robert Gerster
15257 State Hwy 23
Davenport Center NY 13751

RE: Parcel No. 511-22-001B/511-77+015/016/017/018/019

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience..

Your cooperation will be greatly appreciated.

Thank You,

CM Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

By Wayne G. ...

November 8, 2011

To Planning and Zoning,

I, ANTONIO SALAZAR, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am **opposed** to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen,

Signature: Antonio Salazar 11/8/11

Address: 12600 W. JIMMIE KERR BLVD.

Phone No: [REDACTED]

November 8, 2011

To Planning and Zoning,

I, ANDREW SALAZAR, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am **opposed** to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen

Signature:

Andrew Salazar 11/8/11

Address:

1150 E. SUNSET DR CASA GRANDE, AZ 85122

Phone No: 

November 8, 2011

To Planning and Zoning,

I, CECIL KINSER, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am opposed to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen,

Signature: Cecil Kinser

Address: PO Box 12155 Casper WY 82513

Phone No: 

11-08-2011

November 8, 2011

To Planning and Zoning,

I, Joe S. Wright, understand that Mr. Candelario Chacon is applying or has applied for a re-zoning permit to establish a **Metal Recycling Plant** that would be included into his swap meet and rental businesses at the corner of Jimmy Kerr and Henness Road. I, as his neighbor, am **opposed** to Mr. Chacon's request of a metal recycling business, and any other kind of recycling or rezoning acquired by Mr. Chacon, near my property.

Thank You,

Concerned Citizen,

Signature: Joe S Wright

11/8/2011

Address: 3520 S. Broken Spoke St, Casa Grande, AZ 85122

Phone No: [REDACTED]

2nd letter

Antonio & Irene Salazar
12600 W Jimmie Kerr Blvd
Casa Grande AZ 8122

RE: Parcel No. 511-21-012A

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience.

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

[Signature]

2nd letter

Andrew & Bettina Salazar
1150 E Sunset Dr
Casa Grande AZ 85122

RE: Parcel No. *511-21-012C*

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience..

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

Andrew Salazar - Bettina Salazar

MK ROX LLC
c/o Keck Investments, LLC
3151 N Piper Ste B117
Casa Grande AZ 85122

RE: Parcel No. 511-77-008

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience..

Your cooperation will be greatly appreciated.

Thank You,

CM Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

[Handwritten Signature]

Donald J Billingsley
12934 W Via Verde
Casa Grande AZ 85122

RE: Parcel No. 511-77-014

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion.

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

Donald J Billingsley

Henry & Louise Lopez
13190 W Via Verde
Casa Grande AZ 85122

RE: Parcel No. 511-77-010

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion as soon as possible. I have enclosed a return envelope for your convenience..

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon *C.M. Chacon*
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

Henry M Lopez

No, I do not approve

I have no opinion, either way

Marco & Fransesca Duran
13185 W Selma Hwy
Casa Grande AZ 8122

RE: Parcel No. 511-77-006/007

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion.

Your cooperation will be greatly appreciated.

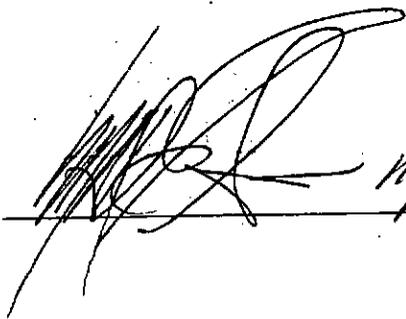
Thank You,

C M Chacon
3589 S Henness Rd
Casa Grande AZ 85122

Yes, I do approve

No, I do not approve

I have no opinion, either way

 11/16/11

Michael & Julie Nebi
2583 W Selma Hwy
Casa Grande AZ 85194

RE: Parcel No. 511-21-012D

We are applying thru the Pinal County Planning & Development department for a change in the Comprehensive Plan for our property at the Northeast corner of Henness Rd and Jimmie Kerr Blvd. We have applied for this change in order to have a Recycle Center there. We have already taken the steps to insure that the property will not be an "eyesore" for the neighbors. There is currently a chain link fence completely around the property, and trees have been planted on the West and South boundaries. There are carriage lights installed on the fence for security. We chose to use this type of lighting, in order that the property be more in line with the aesthetics of surrounding properties.

Pinal County Planning & Development has asked that we notify surrounding property holders and ask that they notify us in writing as to whether they approve, disapprove or have no opinion regarding the application.

Please sign and return this letter with your opinion.

Your cooperation will be greatly appreciated.

Thank You,

C M Chacon

Casa Grande AZ 85122

Yes, I do approve

Michael Nebi

No, I do not approve

I have no opinion, either way

December 5, 2011

RE: Chacon Recycle Project
Neighborhood Meeting

On the morning of Dec. 3, 2011, there was a neighborhood meeting at the location of Chacon Recycle Project. The only attendees were Mr. & Mrs. Don Billingsley. I introduced them to Mr. Chacon, as he had not previously met them. Their only question they had was to wonder if the Recycle Center would accept metals other than aluminum cans. Mr. Chacon explained to them that the plan was to receive and ship metals, paper, aluminum and glass. He did explain that there would be no shredding or crushing at the property.

Mr. Chacon and I stayed at the property until approximately 11:00 A.M. on that day. There were no other area residents that came. At that time, we decided that there was no longer a need to stay.

Attached you will find the sign-in sheet that was presented to Mr. & Mrs. Billingsley.



Catheren Lawson
for: C. M. Chacon

CHACON RECYCLE CENTER PROJECT

PLEASE SIGN IN:

Arellano, Heriberto & Frances

Asher, David or Sandy

Billingsley, Donald J

Donald J. Billingsley

Chacon, C M & Rosalia

Davids, Nancy

Duran Marco & Fransesca

Encizo, David & Betty

Gastellum, Cynthia

Gerster, Robert

Kinser, Cecil & Charlene

Kluver, John & Topsy

Lawrence, Charles

Lira, Victor E Sr

Lopez, Henry & Louise

Leroy, Deborah

MK ROX LLC

McDaniel, Joseph

Morton, Jeffrey & Virginia

CHACON RECYCLE CENTER PROJECT

Nebi, Michael & Julie

Ramirez, Juan

Robles, Jerry

Rodriguez, Jesus & Debra

Salazar, Andrew & Bettina

Salazar, Antonio & Irene

Sommers, Robert & Marlynn

Sotelo, Teresa

Taylor, Ron

Wise, Walter & Cleo

Wright, Joe & Barbara

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA

(all applications must be typed or written in ink)

1. Pinal County Staff Coordinator: _____
2. Date of Concept Review: 6-14-11 Concept Review Number: CR-048-11
3. The legal description of the property: Mountain View Estates
Tract 10 Exc N-451.20'
4. Tax Assessor Parcel Number: 511-21-013A
5. Current Zoning: CB-2
6. Parcel size: 3.5 acres
7. The existing use of the property is as follows: flea market
8. The exact use proposed under this request: Recycle facility - we propose
to buy aluminum and light metals and to take them to
Phoenix scrap metal yard to sell.
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
YES NO If yes, Zoning 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.
To our knowledge, there have been no recent
changes
13. Explain why the proposed development is needed and necessary at this time. This
facility will give the general public a way to recycle
cans and other light metals that may otherwise go into
a landfill.

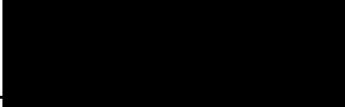
RECEIPT #:

AMT # 995 DATE: 7/10/11 CASE: SWP-012-11

SUPPORTING INFORMATION

1. Which category applies to this application? N
2. If item (N) above, provide information as to the use and evidence that it is in accordance with the intent of Section 2.150.020 Recycle Facility - buy cans and light metals locally and sell into Metro Area
3. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public All services are on property
4. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. we expect 8-12 arrivals (customers) each day and will be leaving with loads 3-4 times a week
5. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. we plan on a minimum of 6 parking spaces
6. 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? there is a potential of some dust generated by vehicles entering Henness Rd from Jimmie Kepp Blvd
7. What type of landscaping are you proposing to screen this use from your neighbors? If necessary, there will be trees planted inside fencing
8. What type of signage are you proposing for the activity? Where will the signs be located? there will be 1 4x6 sign on Jimmie Kepp BL and 1 3x2 on Henness Rd
9. 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 be no manufacturing or production process.
10. 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 We propose a 6' chain link with slats or a 6' metal fence, this will shield any unsightly stacks from the public.
11. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
12. 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

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.

Candelario Chacon 3589 S Henness cell
CASA GRANDE AZ 85122 home 

Name of Applicant Address Phone Number

Signature of Applicant E-Mail Address

Name of Agent/Representative Address Phone Number

Signature of Agent/Representative E-Mail Address

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.

Candelario Chacon 3589 S Henness
CASA GRANDE AZ 85122  -C
Name of Landowner Address Phone Number -h

Signature of Landowner E-Mail Address

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.

Search Criteria (Parcel Number: 511-21-013-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (511-21-013A)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 511-21-013A shows the following information for Tax Year: 2012 **Tax Year Chart**

Parcel Number: 511-21-013A (Taxing Information)
Section: 02 Township: 07S Range: 06E
Atlas Number: 093-02 Map: View Parcel Map
Property Description: (What is this?) MOUNTAIN VIEW ESTATES TRACT 10 EXC N-451.20' 3.50 AC

Primary Owner:	CHACON CANDELARIO & ROSALIA REV LIV TRUST
Name 2:	
In: C/O:	
Tax Bill Mailing Address	
Address:	3589 S HENNESS RD
City:	CASA GRANDE
State:	AZ
Zip Code:	85122

Parcel Size: 3.500000	Size Indicator: Acres
Tax Area Code: 0424	(Rates current as of 2010)
Use Code: 0820	
Land Legal Class: 04	RENTAL RESIDENTIAL
Impr. Legal Class: 04	RENTAL RESIDENTIAL
Full Cash Value (FCV): \$45,465.00	>> Value Details <<
Limited Value (LPV): \$45,465.00	
Real Property Ratio:	
Assessed FCV: \$4,547.00	
Assessed LPV: Pending	

Document: 2010-099466	
Date of Sale: 10/22/2010	
Sale Amount: Not Given	
Property/Address (Location): 3717 S HENNESS RD CASA GRANDE AZ 85122	
* Property Address refers to a geographical location; it may not match the mailing address city or zip code	
Subdivision: MOUNTAIN VIEW ESTATES UNIT NO 1	
Unit: 1 Block: Lot: Phase:	
Cabinet: 0004 Slide: 0016	

No Personal Property Listed

Value Details (1 Improvements)	View Values
---------------------------------------	--------------------

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 511-21-011C
Name: KINSEY Cecil & Charlene
Address: PO Box 12155
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 511-77-019
Name: Gerster Roberla Dorothy
Address: 15257 State Hwy 23
City/ST/Zip: Davenport Center NY 13751

Parcel No.: 511-21-012A
Name: SALAZAR Antonio & Irene
Address: 12600 W Jimmie Kepp Bl
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 511-77-018
Name: Gerster Robert & Dorothy
Address: 15257 State Hwy 23
City/ST/Zip: Davenport Center NY 13751

Parcel No.: 511-21-012C
Name: SALAZAR Andrew & Bettina
Address: 1150 E Sunset
City/ST/Zip: CASA GRANDE AZ 85122

Parcel No.: 511-22-005A
Name: BNC National Bank
Address: 40 Steech Cheryl
City/ST/Zip: 17550 N Perimeter DR Scottsdale AZ 85255 #110

Parcel No.: 511-21-012D
Name: Nebi Michael & Julie
Address: 2583 W Selma Hwy
City/ST/Zip: CASA GRANDE AZ 85194

Parcel No.: 511-22-013
Name: Southern Pacific R.R.
Address: _____
City/ST/Zip: _____

Parcel No.: 511-22-001B
Name: Gerster Robert & Dorothy
Address: 15257 State Hwy 23
City/ST/Zip: Davenport Center NY 13751

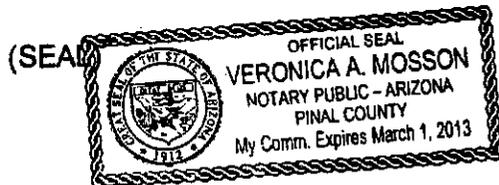
Parcel No.: 511-21-014
Name: Southern Pacific R.R.
Address: _____
City/ST/Zip: _____

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

Signature [Handwritten Signature]

11 ch
Date July 11, 2011

Acknowledged before me by Candelario Chacon on this 11 day of July, 2011



[Handwritten Signature]
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications must be typed or written in ink)

1. The legal description of the property: Mountain View Estates
Tract 10 Exc N-451.20'

2. Parcel Number(s): 511-21-013A Total Acreage: 3.5 Ac.

3. Current Land Use Designation: CB-2

4. Requested Land Use Designation: 01-2

5. Date of Concept Review: _____ Concept Review Number: _____

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.): This amendment is requested in order to facilitate the opening of a recycle center. The proposed business will buy and ship aluminum, paper, plastic and possibly small metals. It is planned that all recyclables will be shipped out within 2-3 day of receipt. No long-term storage of recyclables will be done.

Please see additional comments attached.

7. Discuss any recent changes in the area that would support your application. To my knowledge, there have been no recent changes.

8. Explain why the proposed amendment is needed and necessary at this time. This facility will give the general public access to a place where they can sell their tight recyclables that would otherwise be sent to a landfill or possibly just tossed in roadways or desert areas.

RECEIPT #:

AMT:

DATE:

CASE:

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.

Candelaria Chacon 3589 S Henness cell [Redacted]
CASAGRANDE
AZ 85122 home

Name of Applicant Address Phone Number

Signature of Applicant E-Mail Address

Name of Agent/Representative Address Phone Number

Signature of Agent/Representative E-Mail Address

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.

Candelaria Chacon 3589 S Henness [Redacted] C
CASAGRANDE AZ 85122 h

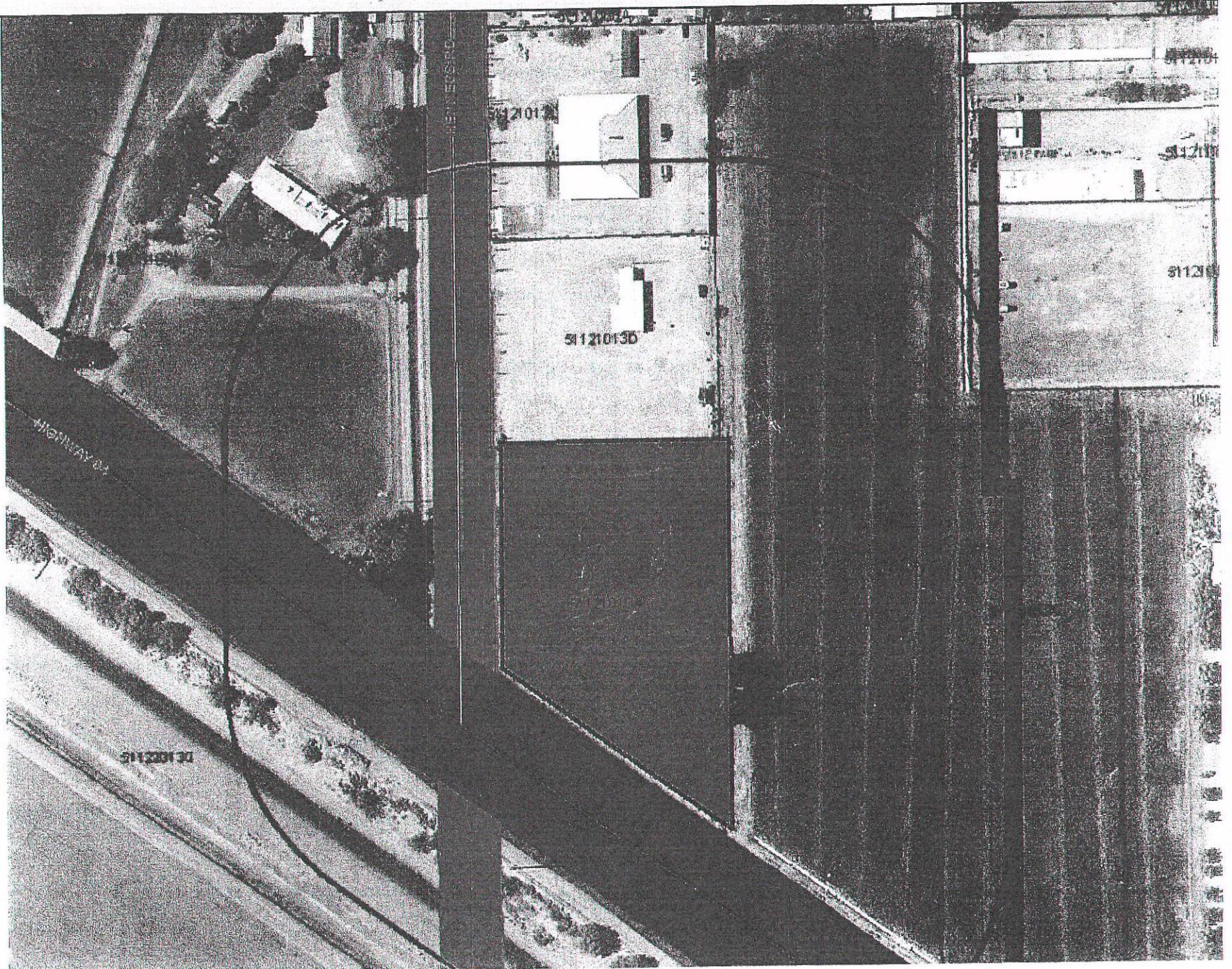
Name of Landowner Address Phone Number

Signature of Landowner E-Mail Address

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.

511-21-013A

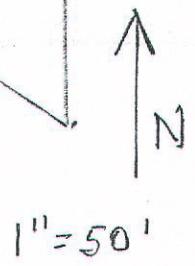
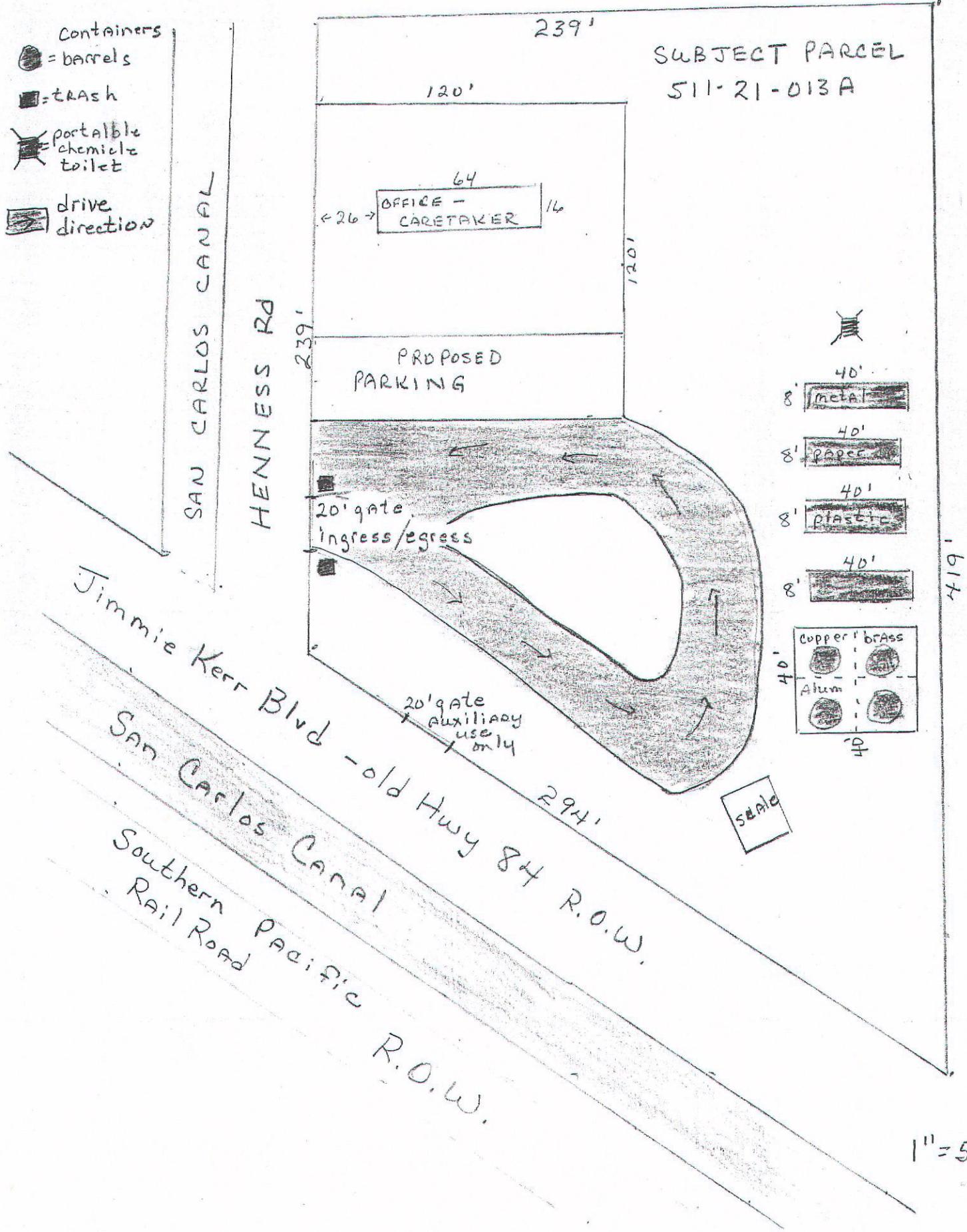
TUP



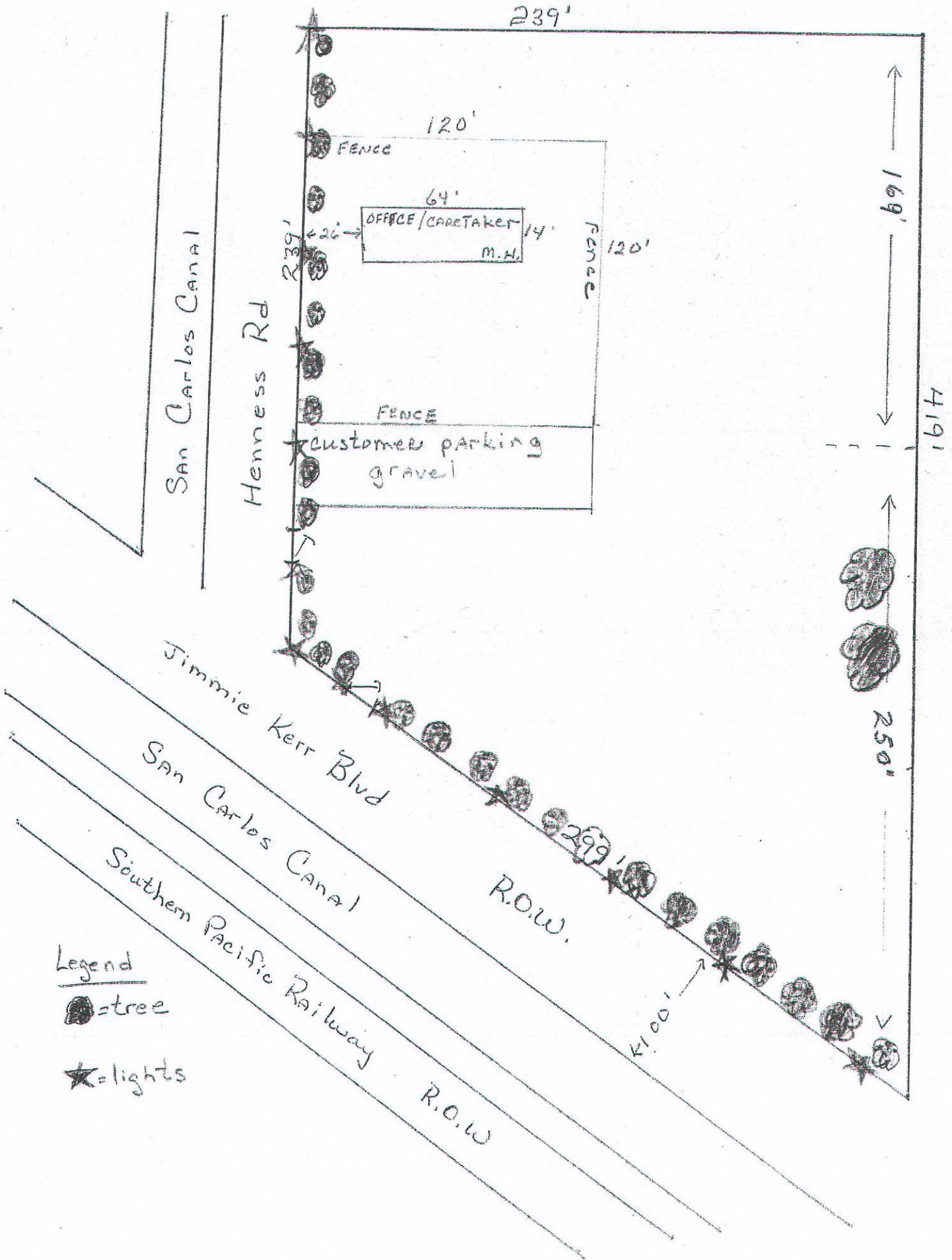
Site Plan Traffic Flow

511-21-013A

- Containers
- = barrels
 - = trash
 - = portable chemical toilet
 - = drive direction



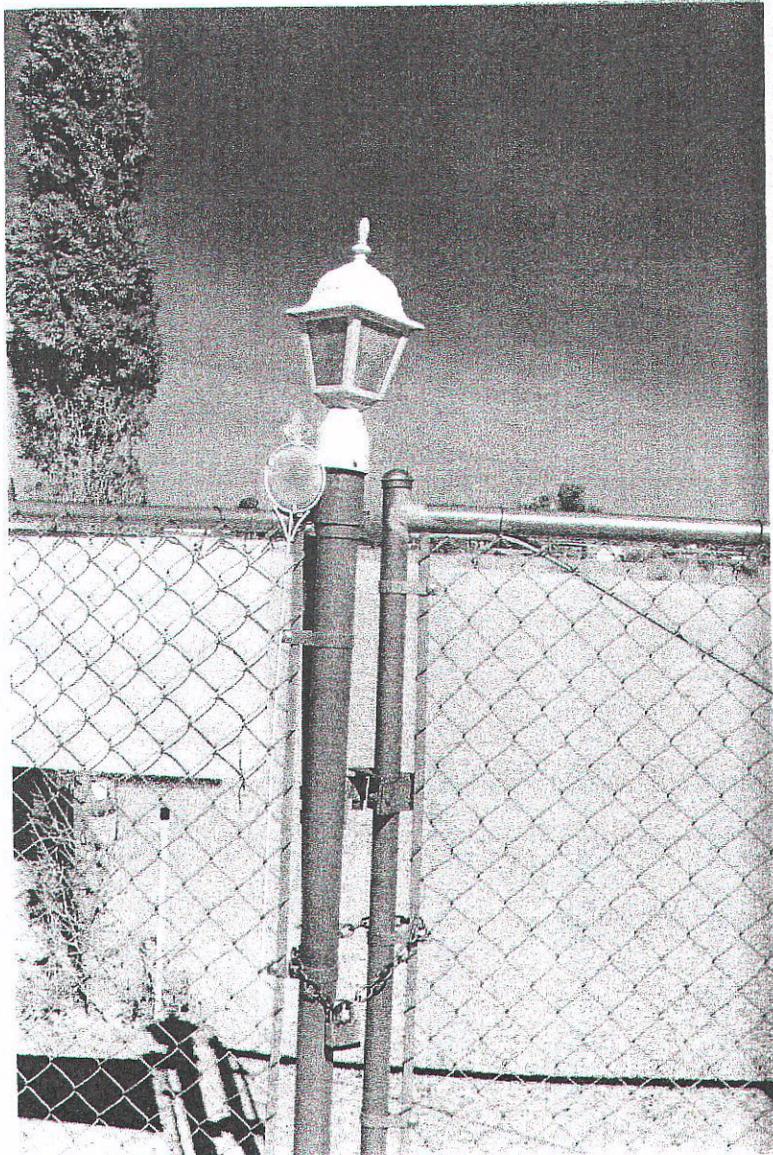
Landscape Plot Plan



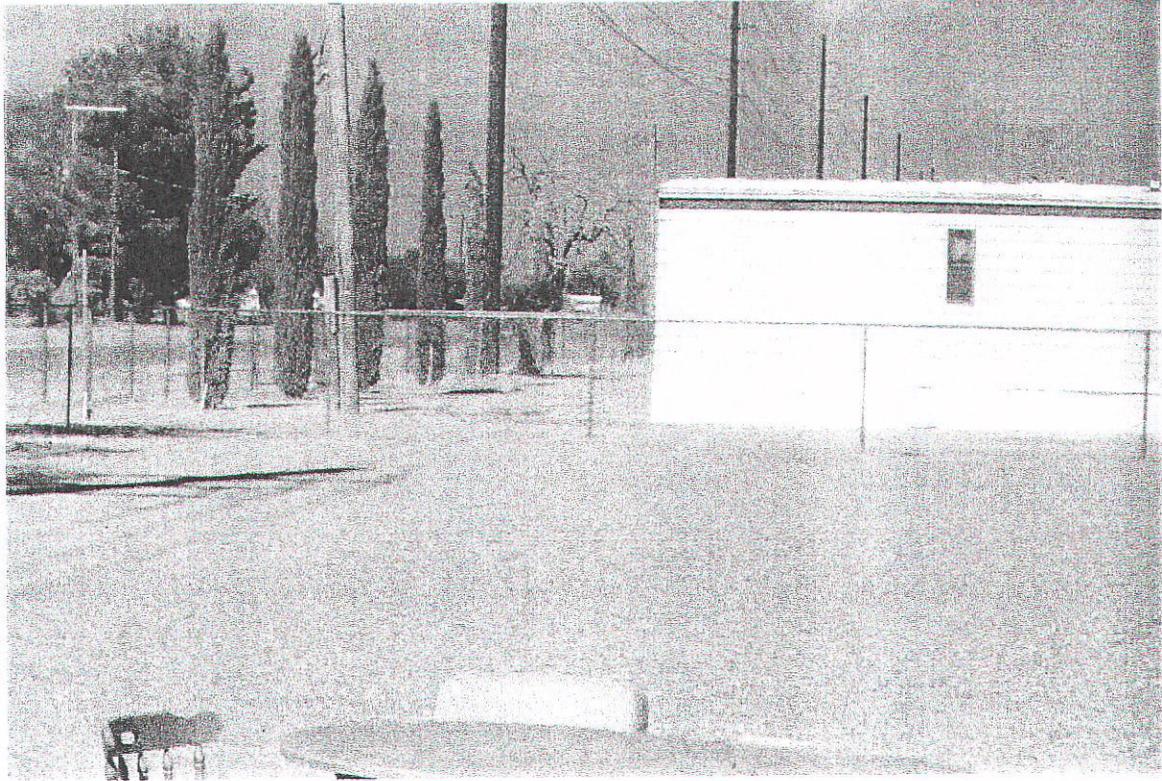
Legend

● = tree

★ = lights



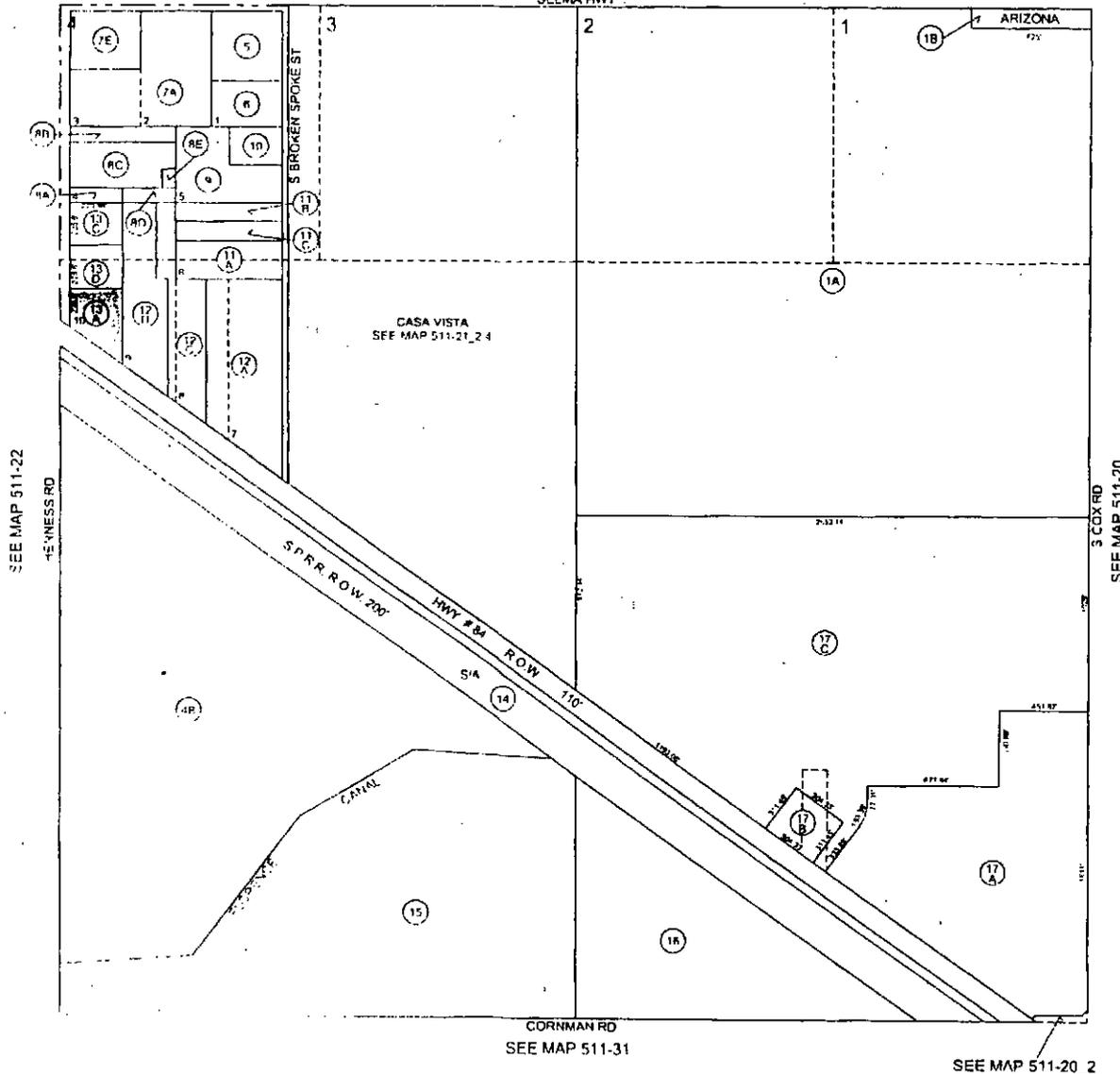
CARRIAGE Type Lights



SEC. 2, TN.7S, RG.6E

SEE BOOK 505

SELMA HWY



SEE MAP 511-22

45 YENNESS RD

SEE MAP 511-20

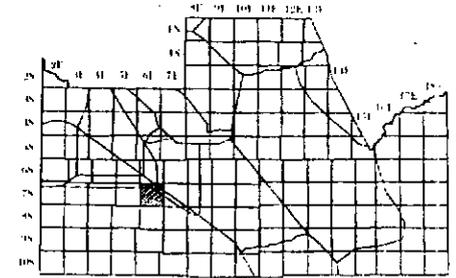
SEE MAP 511-31

SEE MAP 511-20_2

511-21_1

MOUNTAIN VIEW ESTATES
UNIT 1
BK 04 - PG 016

LOCATION MAP

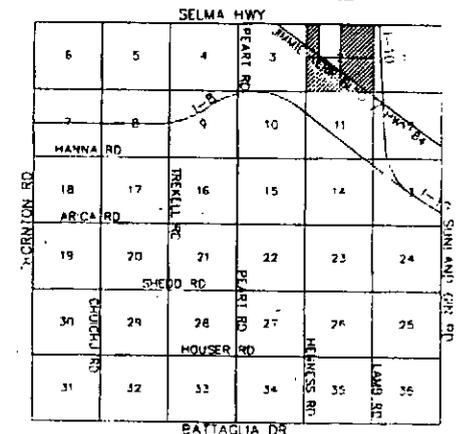


THIS MAP IS FOR VALUATION PURPOSES ONLY
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION MEASUREMENTS OR ACREAGE
SURVEYS & SURVEYOR PLATS ARE ON FILE
IN THE PINAL COUNTY RECORDS SECTION

SCALE: 1" = 600'
05-01-2008 : MLB



VICINITY MAP



PINAL COUNTY ASSESSORS MAP



PINAL COUNTY

Search Criteria (Parcel Number: 511-21-013-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (511-21-013A)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 511-21-013A shows the following information for Tax Year: **2012 -** [Tax Year Chart](#)

Parcel Number:	511-21-013A (Taxing Information)		
Section:	02	Township:	07S
		Range:	08E
Atlas Number:	093-02	Map:	View Parcel Map
Property Description: (What is this?)			
MOUNTAIN VIEW ESTATES TRACT 10 EXC N-451.20' 3.50 AC			

Primary Owner:	CHACON CANDELARIO & ROSALIA REV LIV TRUST
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	3589 S HENNESS RD
City:	CASA GRANDE
State:	AZ
Zip Code:	85122

Document:	2010-099466
Date of Sale:	10/22/2010
Sale Amount:	Not Given
Property Address (Location):	
3717 S HENNESS RD CASA GRANDE AZ 85122	
<small>* Property Address refers to a geographical location; it may not match the mailing address city or zip code</small>	
Subdivision:	MOUNTAIN VIEW ESTATES UNIT NO 1
Unit:	1
Block:	
Lot:	
Phase:	
Cabinet:	0004
Slide:	0016

Value Details (1 Improvements)	View Values
---------------------------------------	-----------------------------

S-001-05

S-001-05



PINAL COUNTY
wide open opportunity

Fritz A. Behring
County Manager

Ken Buchanan, ACM
Development Services

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: February 16, 2012

Case Number: S-001-05

Case Coordinator: Dedrick Denton

Subdivision Name: Amarillo Creek South

Landowner/Developer: Michael Koslow
Amarillo Creek South, LLC
5346 E. Calle Del Norte
Phoenix, AZ 85018-4449

Applicant/Engineer: Barbara Rust
Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-3/PAD & CB-2/PAD (PZ-016-03 & PZ-PD-016-03)

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: CR-3/PAD & CB-2/PAD; Vacant
East: CR-3/PAD & CB-1/PAD; State Land & Agricultural
South: CR-3/PAD & CB-1/PAD; Agricultural
West: GR; Agricultural

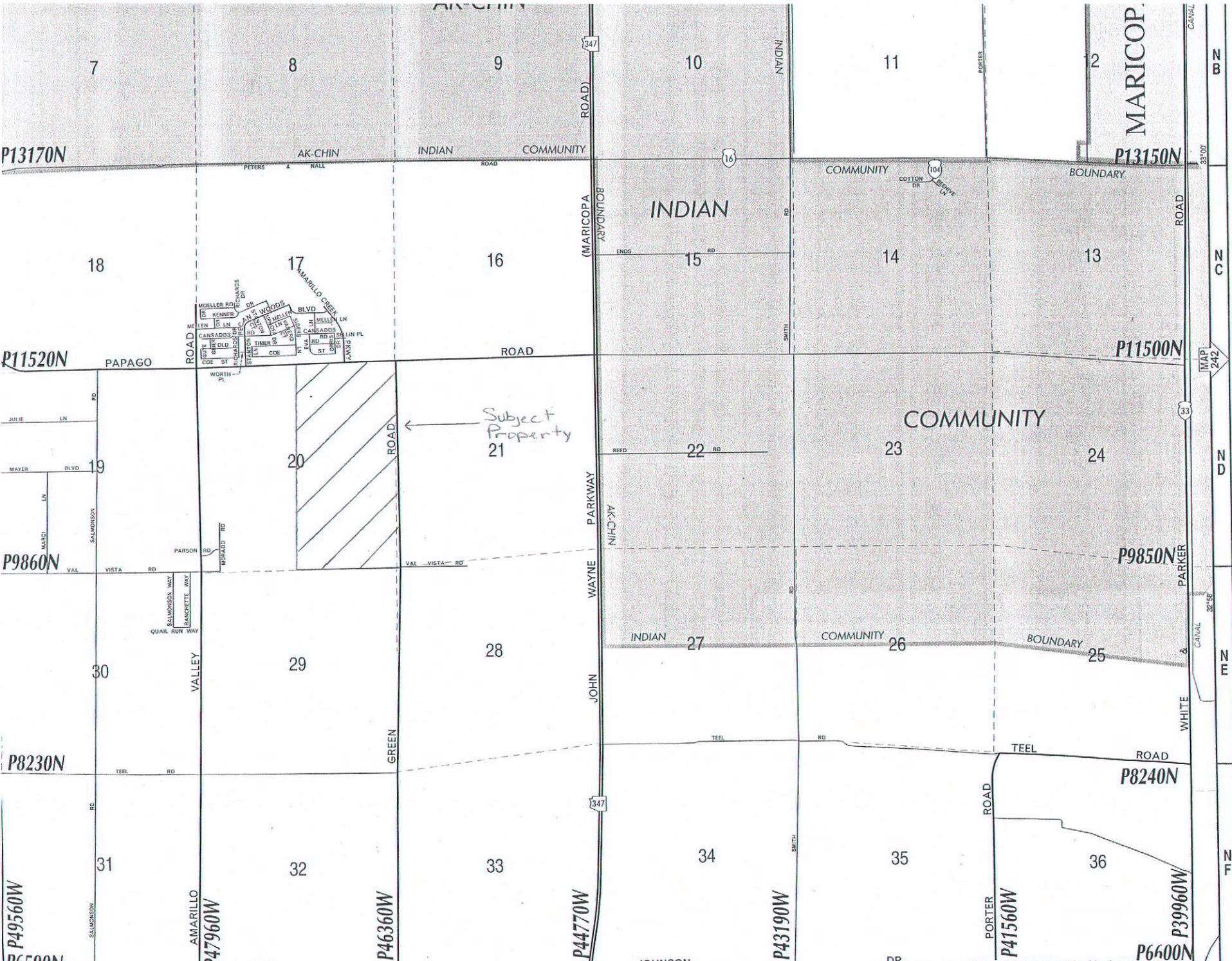
Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located adjacent to the south side of Papago Road and the west side of Green Road approximately two miles southwest of the City of Maricopa.

Legal Description: A 321.3± acre parcel situated in a portion of Section 20, T5S, R3E, G&SRB&M (legal on file).

Tax Parcel Number: 510-48-015F & 015G

Number of Lots: 1,086



Subject Property
21

AMARILLO CREEK SOUTH PRELIMINARY PLAT

OWNER / DEVELOPER:

AMARILLO CREEK SOUTH, L.L.C.
 6346 CALEB DR. NORTH
 PHOENIX, ARIZONA 85018
 (602) 964-8811
 CONTACT: MICHAEL KOEHLER

PLANNER / ENGINEER:

COE & VAN LOO CONSULTANTS, INC.
 4540 NORTH 127TH STREET
 PHOENIX, ARIZONA 85018
 (602) 964-8811
 (602) 264-4329 FAX
 CONTACT: JOE WALSH

LEGAL DESCRIPTION

THE EAST 1/2 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

TAX PARCEL #'S: PORTIONS THEREOF 510-48-008A, 510-48-008B, 510-48-008C, 510-48-008D, 510-48-005A, 510-48-009B

EXISTING ZONING: CR-3 PAD & CB-2 PAD

SITE DATA PHASE

TOTAL SITE AREA	321.27 AC.
COMMERCIAL SITE AREA	10.9 AC.
RESIDENTIAL AREA	310.37 AC.
NUMBER OF LOTS	1066 LOTS
RESIDENTIAL DENSITY	3.8 S.D.U./AC.
OPEN SPACE	62.43 AC.
% OF OPEN SPACE	20%
REQUIRED % OF OPEN SPACE	15%

LEGEND

- 8" SEWER
- 8" WATER
- MANHOLE
- WATER VALVE
- FIRE HYDRANT

UTILITIES

WATER: SOUTH MARICOPA FACILITIES DISTRICT
 SEWER: SOUTH MARICOPA FACILITIES DISTRICT
 ELECTRICAL: APS
 NATURAL GAS: SOUTHWEST GAS
 TELEPHONE: QWEST
 FIRE: TO BE DETERMINED
 POLICE: PINAL COUNTY SHERIFF DEPARTMENT
 SCHOOL: MARICOPA UNIFIED SCHOOL DISTRICT

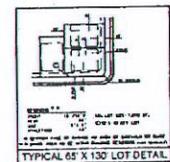
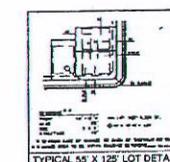
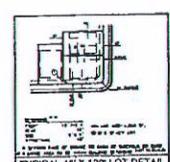
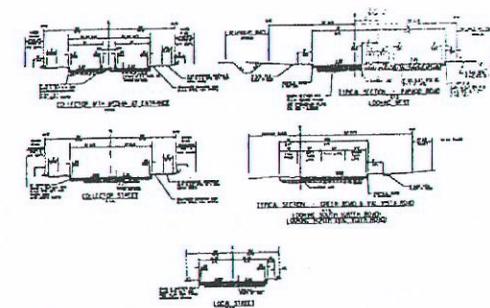
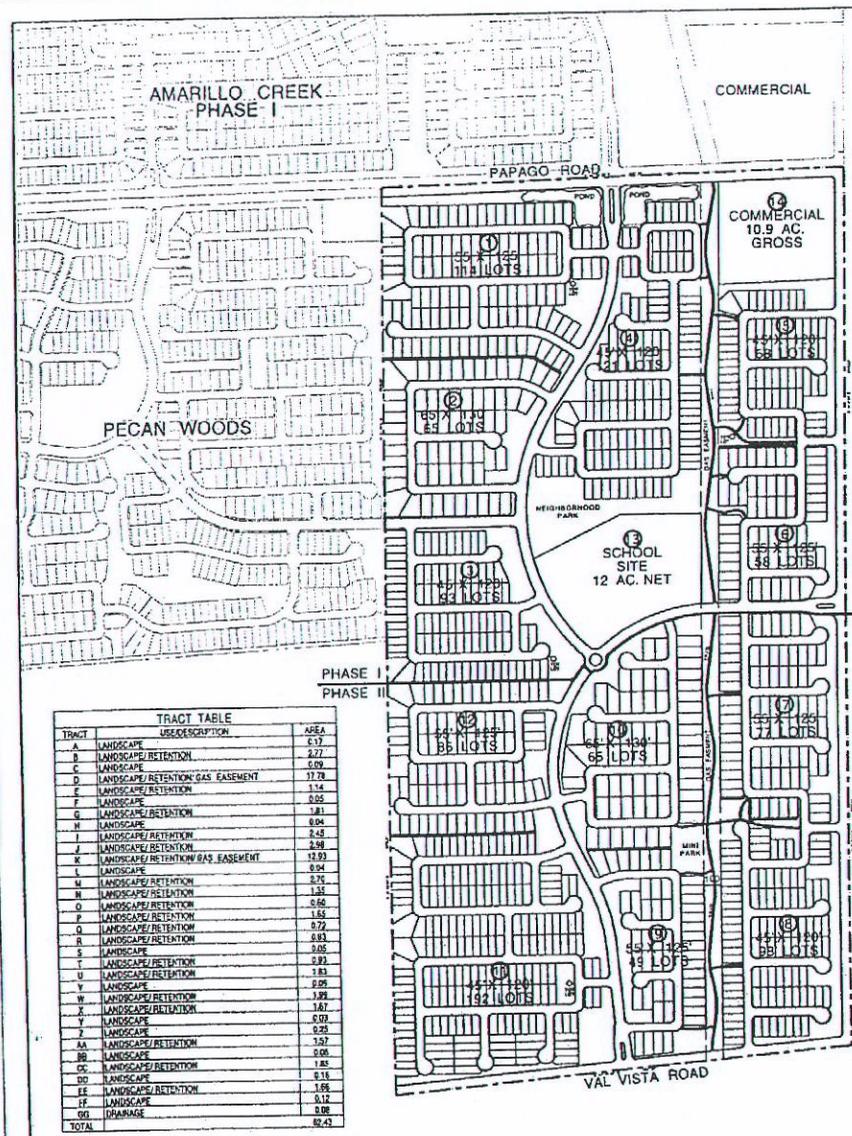


CYL
 COE & VAN LOO CONSULTANTS, INC.

AMARILLO CREEK SOUTH PRELIMINARY PLAT

DATE: 1-6-05
 CVL#: 03004911

SHEET 1 OF 4

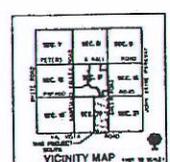


PARCEL	LOT SIZE	# LOTS
1	24.8 1/2	118
2	16.7 1/2	68
3	17.1 1/2	72
4	17.1 1/2	72
5	17.1 1/2	72
6	17.1 1/2	72
7	16.3 1/2	70
8	16.3 1/2	70
9	16.3 1/2	70
10	16.3 1/2	70
11	16.3 1/2	70
12	16.3 1/2	70
13	16.3 1/2	70
14	16.3 1/2	70
15	SCHOOL	-
16	COMMERCIAL	-
TOTAL		1066

LOT DIMENSION	YIELD	%
45' X 120'	572 LOTS	53%
55' X 125'	384 LOTS	35%
65' X 130'	130 LOTS	12%
TOTAL	1,086 LOTS	100%

PHASING SUMMARY

PHASE I		
45'	55'	65'
282	172	65
TOTAL 519		
PHASE II		
45'	55'	85'
290	212	65
TOTAL 567		
PHASE I & II		
45'	55'	65'
572	384	130
53%	35%	12%
TOTAL LOTS 1066		



TRACT	USE/DESCRIPTION	AREA
A	LANDSCAPE	0.17
B	LANDSCAPE/RETENTION	2.27
C	LANDSCAPE	0.09
D	LANDSCAPE/RETENTION GAS EASEMENT	17.78
E	LANDSCAPE/RETENTION	1.14
F	LANDSCAPE	0.25
G	LANDSCAPE/RETENTION	2.81
H	LANDSCAPE	0.24
I	LANDSCAPE/RETENTION	2.48
J	LANDSCAPE/RETENTION	2.98
K	LANDSCAPE/RETENTION GAS EASEMENT	18.33
L	LANDSCAPE	0.24
M	LANDSCAPE/RETENTION	2.76
N	LANDSCAPE	1.26
O	LANDSCAPE/RETENTION	0.66
P	LANDSCAPE/RETENTION	1.62
Q	LANDSCAPE/RETENTION	0.72
R	LANDSCAPE/RETENTION	0.83
S	LANDSCAPE	0.05
T	LANDSCAPE/RETENTION	0.83
U	LANDSCAPE/RETENTION	1.83
V	LANDSCAPE	0.25
W	LANDSCAPE/RETENTION	1.29
X	LANDSCAPE/RETENTION	1.67
Y	LANDSCAPE	0.09
Z	LANDSCAPE	0.24
AA	LANDSCAPE/RETENTION	3.97
BB	LANDSCAPE	0.08
CC	LANDSCAPE/RETENTION	1.18
DD	LANDSCAPE	0.18
EE	LANDSCAPE/RETENTION	1.68
FF	LANDSCAPE	0.12
GG	LANDSCAPE	0.08
GG	DRAINAGE	0.08
TOTAL		62.43

DRAWN: CHAUN B. BROWN
 TIME: 11:24 AM
 FILE: A:\2004\04\04\ppcov.dgn

CONNECT SEWER & WATER TO PLANNED FACILITIES
TO BE CONSTRUCTED WITH AMARILLO CREEK PHASE I

PAPAGO ROAD

AMARILLO CREEK SOUTH PRELIMINARY PLAT

14
COMMERCIAL SITE
10.9 ACRES
(GROSS)

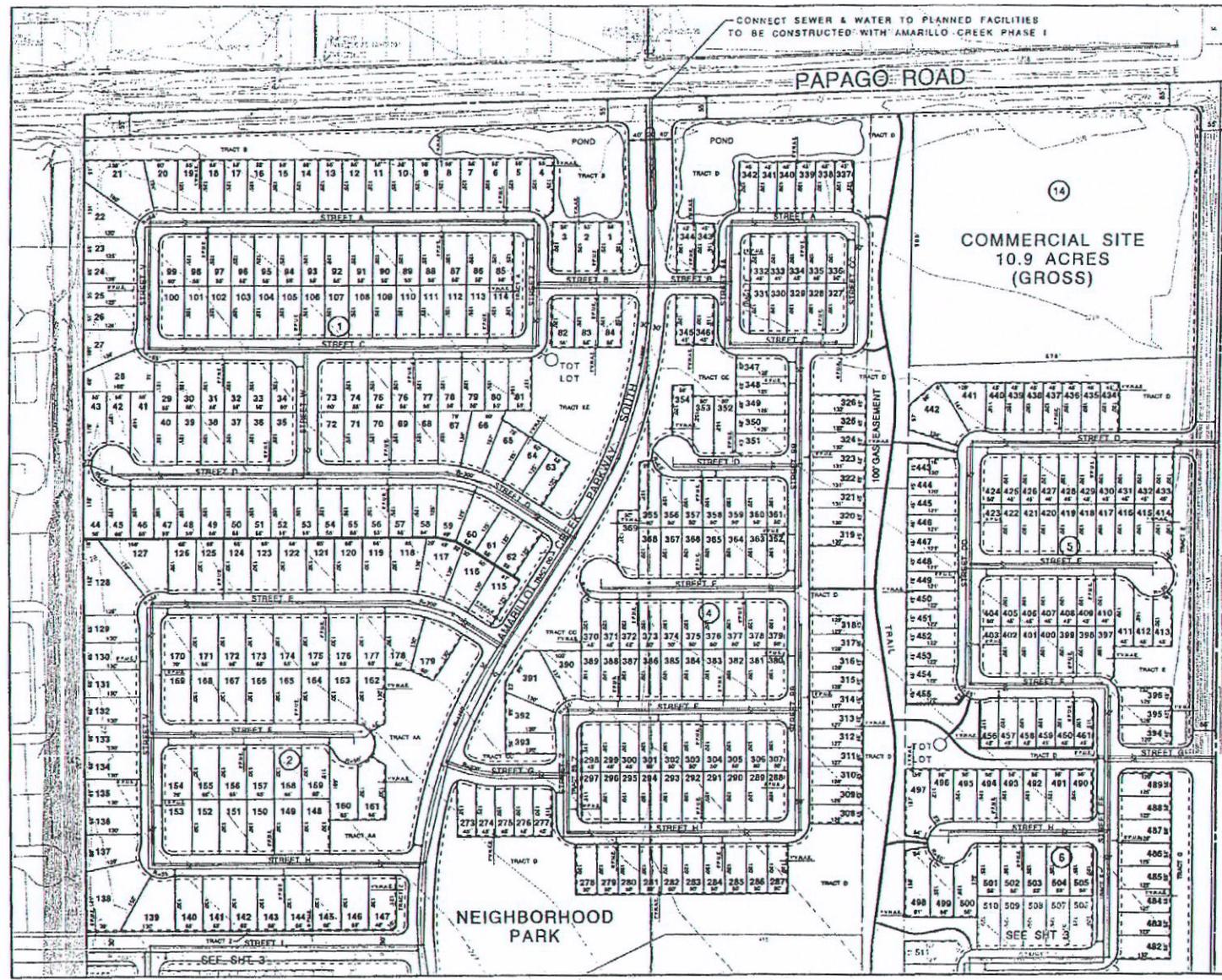
GREEN ROAD

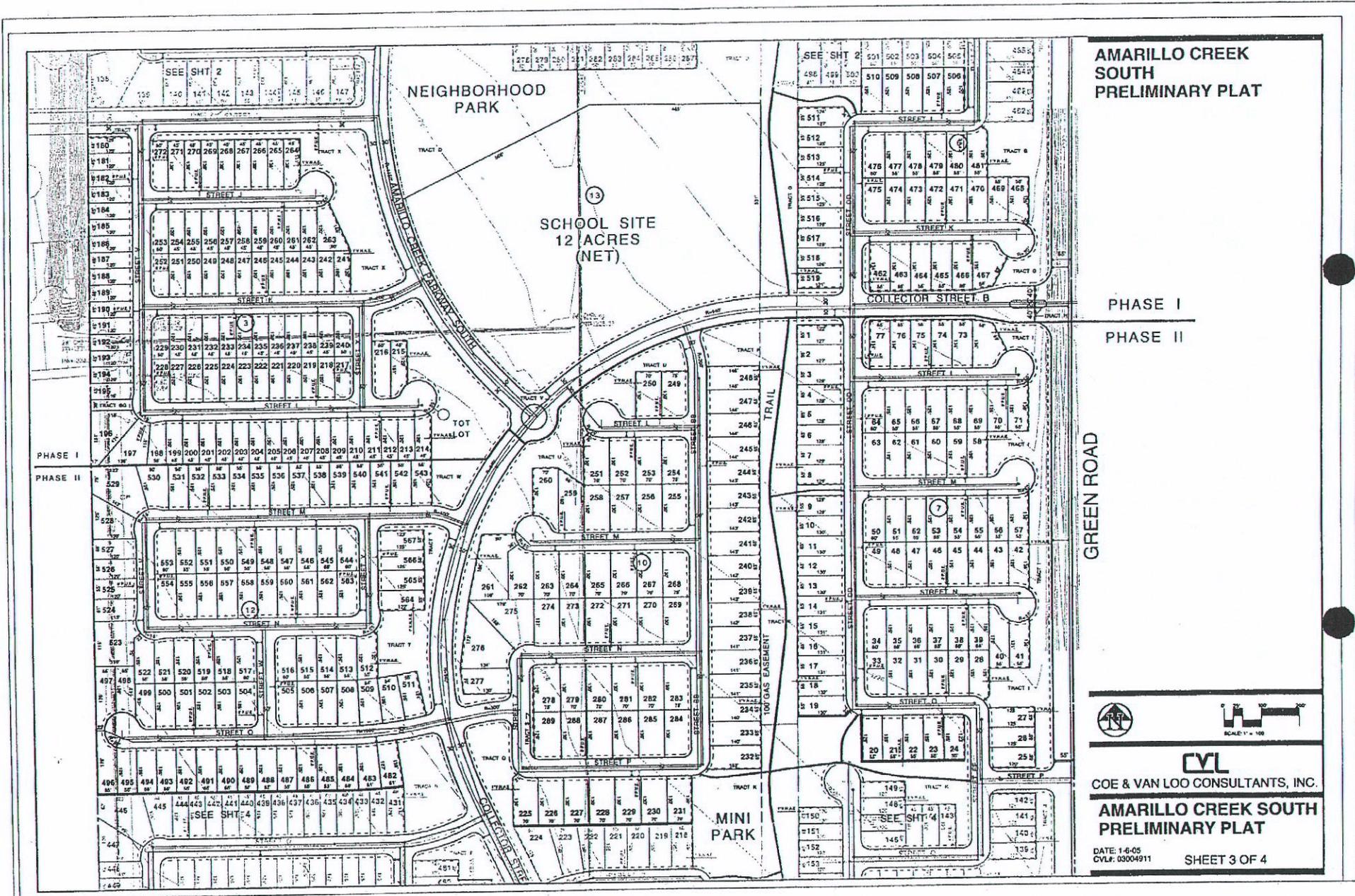


CYL
COE & VAN LOO CONSULTANTS, INC.

**AMARILLO CREEK SOUTH
PRELIMINARY PLAT**

DATE: 1-6-05
CYL: 03004911 SHEET 2 OF 4





AMARILLO CREEK SOUTH
PRELIMINARY PLAT

PHASE I
PHASE II

GREEN ROAD



CVL
COE & VAN LOO CONSULTANTS, INC.

AMARILLO CREEK SOUTH
PRELIMINARY PLAT

DATE: 1-6-05
CVL#: 03004911 SHEET 3 OF 4

Request & Purpose: The applicant is requesting approval of a tentative plat extension for Amarillo Creek South.

ANALYSIS:

1. The subject property was rezoned in 2003 with a Planned Area Development Overlay District (PAD), for the planning and development of Amarillo Creek Master Planned Community, under Planning Case PZ-016-03 and PZ-PD-016-03. A copy of the approved PAD stipulations is attached to the staff report for the Planning & Zoning Commission review.
2. On February 17, 2005, the Planning & Zoning Commission granted tentative plat approval for Amarillo Creek South with 43 stipulations.
3. On April 15, 2010, the Planning & Zoning Commission approved an update to the stipulations and granted a two year extension.
4. On October 5, 2011 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
5. The applicant has submitted final plats to the County for review. There are a total of fifteen final plats in the review process.
6. The Planning & Development Department has no additional recommended stipulations.
7. The Public Works Department has no additional recommended stipulations.
8. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number forty-three has been modified to reflect staff's recommendation.
9. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of Amarillo Creek South: Stipulations 1 – 51, modifying stipulation 43 to extend the tentative plat to April 15, 2014 as set forth in the staff report.

- 1) All peripheral road and infrastructure improvements shall be per the approved traffic study 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.
- 2) The approved Drainage Plan shall provide retention for the 100 year, 1 hour storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval.
- 3) An association, including all property owners in the development shall 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.
- 4) All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards:
 - a. Provide curb, gutter, sidewalk (recommend sidewalk on both sides), paving and incidentals on all interior local and collector 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. 55' half street right of way dedication along all section lines and 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 48' (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 Papago Road, Green Road and Val Vista Road shall be 37.5' (centerline to back of curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right of way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
 - f. Provide a secondary access for the site as approved by the County Engineer.
- 5) The final plats shall include a statement to the effect that the storm water 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.
 - 6) Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of Engineer of Record.
 - 7) 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 right of way.
 - 8) Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
 - 9) Provide a copy of the computer closure for the subdivision boundary.
 - 10) Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
 - 11) 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.
 - 12) 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'.

- 13) 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.
- 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) As Pinal County has no impact fees to cover the cost of traffic signals, the developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, developer shall contribute 20% toward the total cost of a traffic signal at the intersection of Papago Road and Green Road, Green Road and Val Vista Road and Papago Road and Amarillo Creek Parkway South, not to exceed \$50,000 per intersection.
- 16) At the time of the final plat approval by the Board of Supervisors, the applicant/owner shall contribute \$178.00 per lot for the proposed residential lots (and \$891.00 prorated, per lot at Building Permit) based upon the Maricopa Subregional Transportation Study.
- 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.
- 18) All roads accessing arterials shall be collectors with spacing of no less than 1320'.
- 19) School site signage and crosswalks shall be approved by the Pinal County Engineer prior to approval of final plat.
- 20) Prior to final subdivision approval (final mylar plat), the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
 - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN)**.
 - c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
- 21) 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 Safety Department.

- 22) Prior to final subdivision approval (final Mylar plat), the applicant/owner shall provide written verification from the Maricopa Unified School District # 20, that all applicable school concerns/issues have been resolved to the satisfaction of the District.
- 23) Prior to final subdivision approval (final Mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the Final Plat in the AutoCAD DWG file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines, and Subdivision Boundary Perimeter.
- 24) The applicant/owner shall develop the subject property in accordance with the submittal documents for Amarillo Creek South, and in accordance with all applicable criteria of the Subdivision Regulations, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.
- 25) Development of the 1086 lot subdivision (Amarillo Creek South) shall be in conformance with Planning Case PZ-PD-016-03, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.
- 26) Development of the proposed subdivision (Amarillo Creek South) shall be in conformance with the applicable goals, policies and residential densities, for the Rural Community designation of the adopted Pinal County Comprehensive Plan.
- 27) Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.
- 28) The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the Final Plat for review.
- 29) Place the following items on the face of the Final Plat:
 - a. Typical Public Utility Easements and Building Setback Lines.
 - b. Vicinity and Location Map.
 - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
 - d. Pertinent notes from the "Notes" section as required for Final Plat approval in the Pinal County Subdivision Ordinance **including a note regarding a model complex and accessory uses, as applicable.**
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.

- 30) The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators.
- 31) The applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Amarillo Creek Master Planned Community remains in open space, with a 3.50 DU/acre density for single family dwellings.
- 32) The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.
- 33) On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc. as approved under the zone change/PAD.
- 34) All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
- 35) No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying. **(Place in notes section on face of final plat).**
- 36) Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable.
- 37) With final plat submittal **(Required by A.R.S. § 11-806.01G)** provide (2) sets of Final Engineering Plans **(street, sewer, water utilities, drainage, flood control, grading and landscaping plans)** together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
- 38) The final plat/map title **(Required by A.R.S. § 11-481)** shall include:
 - a. Type of map or plat
 - b. Name of subdivision and description with township, range and section
 - c. Name of the owner of record
 - d. Recorder's information and seal block

This information shall be located on the top 1/4 of the face of the final plat with the Recorder's seal block located on the top 1/4 of each page of the final plat.

- 39) With final plat submittal provide a current title report.
- 40) With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
- 41) Note the 100 year certificate of assured water supply on the face of the final plat and provide a copy of that 100 year certificate to the planning department prior to final plat approval.
- 42) Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit) has been submitted to guarantee installation of the required infrastructure.
- 43) The tentative plat shall be effective until April 15, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.
- 44) The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures.
- 45) The drainage report shall be updated and be in conformance with the drainage standards that were in place at the time of PAD approval.
- 46) Access to County right-of-ways to/from any commercial parcel be designed per the Regionally Significant Routes for Safety and Mobility: Access Management Manual, October 2008.
- 47) All right-of-way dedications shall be at no cost to the public and unencumbered.
- 48) A paved all weather public access road be provided to the site per Section 6.3.1e of the current Pinal County Subdivision & Infrastructure Design Manual.
- 49) Sidewalks shall be required to be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual.
- 50) Public Utility Easements (PUE) shall be designed per Section 6.6.1 of the current Pinal County Subdivision & Infrastructure Design Manual.
- 51) Provide street lights at all arterial/collector, collector/collector, collector/local street intersections. Street lights to be maintained by the Homeowners' Association.

Date Prepared: 02/08/12 - did
Revised:

October 5, 2011

Mr. Dedrick Denton
Pinal County Planning & Development
P.O. Box 2973
Florence, AZ 85232

Re: Amarillo Creek South Tentative Plot Extension
Pinal County #S001-05
CVL Project No: 1-01-1030049

Dear Mr. Denton:

On behalf of Desert Cedars, LLC and Amarillo Creek South, LLC, the developers of the above referenced parcel, this letter is submitted to formally request a two year extension for the Amarillo Creek South Tentative Plat, S001-05.

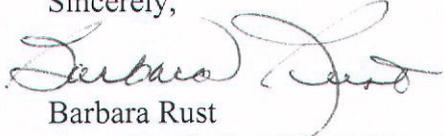
For the past few years this project has been on hold due to current depressed housing market conditions. Although there are some signs of the market improving, most market experts are not anticipating the demand for final platted lots in this area of Pinal County to pick up in the near future.

To date, the developers, after investing \$4.5 million to purchase of the property, have invested an additional \$4+ million in entitlement, platting and civil engineering for Amarillo Creek South. In addition, the property owner is a member of the South Maricopa Fire Association which has over \$500,000 in cash reserves and is ready and waiting to build a regional fire station once the homebuilding within this area commences. As you are well aware, Global Water Resources has made substantial financial investments in regional water and wastewater system infrastructure designed for the future housing development that will service not only this property, but all the properties in this vicinity. The time and effort, and dollars invested in Amarillo Creek South and by Global Water Resources were all based on the assumption that the entitlements and tentative plat approvals of Amarillo Creek South would last through the project's completion.

Just as soon as the residential housing market conditions within this area of Pinal County improve, the developers intend to proceed with the final platting and development of Amarillo Creek South. Therefore, it seems reasonable and appears to make good sense for Pinal County to grant this project an additional two year extension.

If you have any questions or comments, please feel free to contact me at (602) 285-4736.

Sincerely,



Barbara Rust
Associate, Project Manager

BR:fc

6 w/c



LAURA DEAN-LYTTLE

DATE: 09/11/03 TIME: 1431

FEE : 0.00

PAGES: 6

FEE NO: 2003-063659

CASE NO. PZ-PD-016-03

PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT

RESOLUTION

WHEREAS, THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT CERTAIN PROPERTY, DESCRIBED BELOW, (BE) (NOT BE) RECLASSIFIED FROM (CR-3) SINGLE RESIDENCE ZONE, (CB-2) GENERAL BUSINESS ZONE AND (CI-2) INDUSTRIAL ZONE TO (CR-3/PAD), (CB-2/PAD) AND (CI-2/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS AND,

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW, FROM (CR-3) SINGLE RESIDENCE ZONE, (CB-2) GENERAL BUSINESS ZONE AND (CI-2) INDUSTRIAL ZONE TO (CR-3/PAD), (CB-2/PAD) AND (CI-2/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS (WOULD BE) (WOULD NOT BE) IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE FOLLOWING DESCRIBED LANDS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

(BE) (NOT BE) CHANGED FROM (CR-3) SINGLE RESIDENCE ZONE, (CB-2) GENERAL BUSINESS ZONE AND (CI-2) INDUSTRIAL ZONE TO (CR-3/PAD), (CB-2/PAD) AND (CI-2/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS, WITH THE ATTACHED STIPULATIONS FOR ZONING AND DEVELOPMENT PURPOSES.

DATED THIS 10TH DAY OF SEPTEMBER, 2003

PINAL COUNTY BOARD OF SUPERVISORS
Wendy D. King
Chairman

Sandie Smith

Jimmie B. Kerr

ATTEST:

Sheri Clapp

Deputy Clerk

Case No. PZ-PD-016-03

Stipulations

- 1) 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-016-03;
- 2) the applicant/owner, at the time of development application (Amarillo Creek subdivision(s)), shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County & Local regulatory agencies;
- 3) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-016-03), in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant's submittal documents;
- 4) prior to final plat approval, the applicant/owner shall provide written verification from the Thunderbird Fire Department, that applicable fire service concerns/issues have been resolved to the satisfaction of the fire district;
- 5) prior to final plat approval, the applicant/owner shall provide written verification from the Maricopa Unified School District #20, that applicable school concerns/issues have been resolved to the satisfaction of the District;
- 6) the applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Amarillo Creek Master Planned Community remains in open space, with a 3.5 DU/acre density for detached single family dwellings;
- 7) the applicant/owner shall grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section;
- 8) prior to final subdivision / development approval (initial plat / site plan), 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 subdivision;
 - b. the subdivision boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**; and
 - c. the wastewater plan for the proposed subdivision is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**;
- 9) no schools, day care centers or limited care facilities to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying. (**PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**);
- 10) the applicant/owner agrees to ensure the CC&R's for each subdivision/development will include the following:

- Notice that the subject property is adjacent to Arizona State Land, which may be developed for any possible land use in the future;
 - Notice that the subject property is adjacent to Ak-Chin Indian Community lands, which may be developed for any possible land use in the future;
- 11) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
 - 12) **NOTED ON THE FACE OF THE FACE OF THE FINAL PLAT:** there shall be no further lot splitting or subdividing without written approval of the Board of Supervisors, except parcels sold for subdivision development in accordance with the approved PAD;
 - 13) on all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc. as approved under the zone change /PAD;
 - 14) approval of this zone change/PAD request will allow the applicant/owner, at time of preliminary/tentative plat approval to provide for construction trailer(s), model complex(s), sales office(s) and associated parking;
 - 15) 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;
 - 16) the applicant/owner shall provide a no build buffer zone for the subject property as it borders the Ak-Chin Community lands.
 - 17) at the time of construction the applicant/owner/developer shall contact the Ak-Chin Cultural Resources Office in order to provide an archaeological monitor, given the presence of Human remains and artifacts found in the area of the proposed Maricopa Meadows development;
 - 18) granting of the zone change and Planned Area Development (PAD) Overlay District request will require, at the time of application for development (Amarillo Creek subdivision(s)), that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County & Local regulatory agencies, all applications, plans, permits, supporting documentation submittals and approvals including but not limited to zone change approval, PAD overlay district, subdivision, planning clearance, building, grading, paving, drainage, landscaping, open space, walls/fencing, signage, lighting, sanitation, water supply, public/private utilities, schools, retention/detention, access, road dedication, regional road improvements, air quality and fire suppression.
 - 19) prior to final plat approval, the applicant/owner shall comply with the conditions as set forth in the Memorandum from the Pinal County Public Works Department to the Pinal County Planning and Development Services Department dated July 3, 2003, as follows:

1. Submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval. All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County

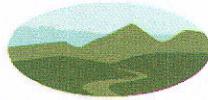
- Engineer, to include construction of acceleration/deceleration lanes and left turn pockets on all peripheral roadways.
2. Provide a master grading and drainage plan for the site for review and approval. The plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval.
 3. 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.
 4. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
 - a. Provide curb, gutter, sidewalk (recommended sidewalk on both sides), paving and incidentals on all interior local and collector streets.
 - b. Provide a 33' X 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets.
 - c. The minimum paving widths for all local public streets within this development to be 32' (back of curb to back of curb) constructed within 50' of right-of-way. All minor collector streets, to be constructed 40' (back of curb to back of curb) within 60' of right-of-way, island entrance within 80' right-of-way. All major collector streets to be 48' (back of curb to back of curb) within 80' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standards and as recommended by the Geotechnical Report and as approved by the County Engineer.
 - d. The minimum half street paving width for all section line roads to be 37.5' (center line to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street of right-of-way along the entire subdivision boundary including commercial parcel. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
 5. 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.
 6. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a civil engineer licensed

in the State of Arizona who will assume the responsibilities of engineer of record.

7. 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 right-of-way.
 8. Provide conduit and junction boxes at all road intersections, which require signals as noted by the traffic study. Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties prior to final plat approval to guarantee the installation of the required traffic signals.
 9. A 1' vehicular non-access easement should be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and arterial or collector street as required by the County Engineer.
 10. At the time of the final plat approval by the Board of Supervisors, the applicant/owner shall contribute \$166.00 per lot for the proposed 3235 residential lots (and \$832.00 per lot at Building Permit) to the Maricopa Subregional Transportation Fund.
 11. This subdivision shall be tied into two section corners as designated by the Pinal County Engineer.
 12. If developer/owner wishes to abandon Amarillo Valley Road North of the school site, an alternative access to Peters & Nail Road must be provided within 1320' of Amarillo Valley Road.
- 20) should the requested Amarillo Creek subdivision(s) 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.

PZ-C-001-12

PZ-C-001-12



MEETING DATE: February 16, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NOS.: **PZ-C-001-12 (Legal Descriptions)**

CASE COORDINATOR: Ashlee MacDonald

REQUESTED ACTION & PURPOSE: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. 11-829 (E) a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.166 Rezoning**s, to consider adding language to require metes and bounds legal descriptions for each zoning district in a rezone request.

HISTORY: The Pinal County Zoning Ordinance was adopted by the Board of Supervisors on June 18, 1962 and last amended on January 18, 2012. Current staff policy requires legal descriptions for each zoning district in rezone request; during the most recent zoning ordinance update, the Board of Supervisors directed staff to look into adding language to the ordinance to codify this staff policy.

ANALYSIS: This request is to initiate a text amendment to Title 2, Chapter 2.166: Rezoning to consider adding language to require metes and bounds legal descriptions for each zoning district in a rezone request.

STAFF RECOMMENDATION: Staff recommends the Commission approve Case PZ-C-001-12 to initiate the Ordinance Amendment and allow Staff to proceed with the Zoning Ordinance Amendment process to amend Title 2, Chapter 2.166 (Rezoning) of the Development Services Code.

Date Prepared: 02/09/12 - arm
Revised: