



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS**

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DATE/TIME: 11/07/2013 1051  
FEE: \$0.00  
PAGES: 12  
FEE NUMBER: 2013-087914



**ORDINANCE NO. PZ-C-001-13**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RELATING TO ZONING AND AMENDING THE PINAL COUNTY DEVELOPMENT SERVICES CODE, TITLE 2 (COUNTY ZONING ORDINANCE), CHAPTERS 2.151 Permits: Special Use, Special Density, Temporary Use and Special Event; 2.165 Zoning Regulations Amendments; 2.166 Rezoning; 2.170 Comprehensive Plan, Specific Land Use Plans and Plan Amendments; 2.176 Planned Area Development (PAD) Overlay Zoning District on and After February 18, 2012; and 2.205 Wireless Communications Facilities.**

**WHEREAS**, the Board of Supervisors on February 10, 2010, approved the codification of all Development Services ordinances, and the codification as the Pinal County Development Services Code ("PCDSC") became effective on March 13, 2010;

**WHEREAS**, Ordinance No. 61862, as amended, is the Pinal County Zoning Ordinance as codified in Title 2 of the Pinal County Development Services Code; and

**WHEREAS**, it is in the best interest of the public to require a pre-application meeting prior to filing an application for special use permits, zoning regulations amendments, rezoning, comprehensive plan amendments, planned area development overlay zoning districts and wireless communications facilities and to establish pre-application procedures and requirements.

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA:**

**SECTION 1. PCDSC 2.151.010 (Permits: Special Use, Special Density, Temporary Use and Special Event)** is amended by amending PCDSC 2.151.010 (Special use permit "SUP") to change the term "concept review" to "pre-application meeting"; to add a new subsection I, and to renumber the remaining provisions in section 2.151.010, PCDSC 2.151 is amended to read as follows:

**2.151.010 Special use permit (SUP).**

The commission and the supervisors recognize and permit certain uses that because of their inherent nature, extent and external effects require special care in the control of their location, design and methods of operation to ensure that their location in a particular district is appropriate, to ensure the use is made compatible with the permitted uses in a specific zoning district or other adjacent permitted uses which may be adversely affected and to ensure the public health, safety and general welfare are protected. Such uses are designated as special uses and allowed only with a special use permit (SUP). This section sets forth procedures for submitting, reviewing and approving an application for a special use permit and for the issuance of such permits.

A. through G. [remain the same]

H. Pre-Application Meeting. Prior to filing an application, the applicant or the applicant's authorized agent shall attend a pre-application meeting with the planning and development department and other appropriate county staff to familiarize staff with the proposed special use and identify and discuss any issues related to the proposal and to review the application requirements. The pre-application meeting shall not be interpreted as staff approval for the proposed special use and does not commit the county to approving any proposed special use.

I. Pre-Application Submittal.

1. A SUP pre-application shall contain all information and documentation that is identified on the application form provided by the county and checklist provided at the concept review meeting and shall:

- a. Identify the applicant.
- b. Describe the proposed special use.
- c. Provide justification of compliance with the comprehensive plan.

2. A SUP application shall be accompanied by:

a. A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDSC 2.160.050.

b. Either a preliminary site plan or specific site plan for the proposed special use or uses as required in Chapter 2.200 PCDSC. If the site plan is a preliminary site plan it shall be drawn to scale, showing structures, heights, property lines, lot sizes, setbacks, adjacent roads, yards, parking and traffic flow, drainage, proposed sign location and design, location of leach fields or sewers, and any other information needed to properly evaluate the request.

c. Building floor plans and elevations of the proposed improvements, in detail.

d. A written statement accompanied by data demonstrating:

i. That there are special circumstances or conditions applicable to the location of the property referred to in the application, which would make the proposed special use appropriate on this property, though not in the zoning district at large.

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

e. Information addressing the factors listed for consideration in subsection N of this section.

J. Application Submittal.

1. An SUP application shall contain all information and documentation that is identified on the application form provided by the county and checklist provided at the concept review meeting and shall:

- a. Identify the applicant.
- b. Describe the proposed special use.
- c. Provide the legal description of the real property where the proposed special use will be located.
- d. Provide justification of compliance with the comprehensive plan.

2. An SUP application shall be accompanied by:

a. A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDSC 2.160.050.

b. Either a preliminary site plan or specific site plan for the proposed special use or uses as required in Chapter 2.200 PCDSC. If the site plan is a preliminary site plan it shall be drawn to scale, showing structures, heights, property lines, lot sizes, setbacks, adjacent roads, yards, parking and traffic flow, drainage, proposed sign location and design, location of leach fields or sewers, and any other information needed to properly evaluate the request.

- c. Building floor plans and elevations of the proposed improvements, in detail.
- d. All information deemed necessary by the planning and development department.
- e. A written statement accompanied by data demonstrating:
  - i. That there are special circumstances or conditions applicable to the location of the property referred to in the application, which would make the proposed special use appropriate on this property, though not in the zoning district at large.
  - ii. That the specific treatment of the proposed special use will not contribute to a significant worsening of traffic safety or otherwise have an inordinately negative impact on nearby properties or otherwise affect the health and safety of persons residing or working in the area.
- f. Information addressing the factors listed for consideration in subsection N of this section.

3. The SUP application must be complete and signed by all owners of the land where the special use that is the subject of the SUP is located or by their authorized agents. An application signed by a property owner's authorized agent requires documentation in a format required by the county of the agent's authorization to sign on behalf of the owner and/or to agree to conditions on behalf of the owner.

4. Applicant may propose conditions for the requested SUP.

K. Review for Submittal Compliance. The planning and development department staff shall review the application and determine whether the application complies with submittal requirements. An incomplete application will not be processed. If the application does not comply with submittal requirements, the planning and development department staff shall notify the applicant of the submittal deficiencies and provide the applicant the opportunity to revise or correct the application deficiencies. If the applicant does not remedy the deficiencies within 90 calendar days from the date the planning and development staff notifies the applicant of the deficiencies, the file shall be closed and a new application and fee will be required in the future. If the application complies with all submittal requirements, the planning and development department staff shall accept the application as complete and notify the applicant of its acceptance for processing.

L. Staff Review of Application. Upon acceptance of a completed application, the planning and development department shall review the application and distribute the application for review to the applicable county departments and cities, towns and other public entities contiguous to the property where the special use is proposed. The county case planner shall determine compliance with all applicable plans, regulations and standards, and identify any significant concerns and prepare and submit a report on the SUP application to the commission prior to the commission's public hearing on the SUP application. The report will at a minimum:

- 1. through 4. [remain the same]

M. Citizen Review. Applicant for an SUP is subject to the same citizen review requirements set forth in PCDSC 2.166.050(D).

N. SUP Notification and Hearing Process. Applicant for SUP is subject to the same broadcast notification signs, notification and public hearing requirements and processes set forth in PCDSC 2.166.050(E) through (K).

O. Factors for Considerations. The commission and the supervisors may consider the factors listed below in deciding whether or not to recommend or approve a special use permit. No set of factors can totally determine the acceptability of all land use proposals. A property owner may adequately demonstrate compliance with the intent of the goals and policies of the comprehensive plan but receive denial because unusual circumstances exist or because of public protest pertaining to the special use request. The considerations and factors listed below are intended to suggest some of the primary concerns pertinent to reaching a determination or decision. These considerations and factors are not intended to be all-inclusive: Other factors may be considered and individual factors may weigh more heavily than other factors.

1. through 9. [remain the same]
- P. SUP Conditions.
1. [remains the same]
- Q. Effective Date. The SUP shall not become effective until after 30 calendar days following approval by the supervisors.
- R. Dedications. Dedications for public roadway easements or rights-of-way may be required as part of the SUP approval.
- S. Changes or Modifications. Requests for changes or modifications of conditions on an approved SUP shall be processed as a new SUP.
- T. Abandonment. The discontinuance of a special use for one year shall be considered an abandonment of the special use.
- U. Null and Void.
1. through 4 [remain the same].
- V. SUP Revocation.
1. through 4. [remain the same]
- W. Restarting Special Use. To restart a special use, or after the SUP for that special use has lapsed and/or declared null and void or revoked, shall require a new application and fee for a new SUP.
- 2.151.020-2.251.040 [remain the same]

**SECTION 2. PCDSC 2.165 (Zoning Regulations Amendments)** (Application for zoning regulations amendment) is amended to change the term "concept review" to "pre-application meeting" in section 2.165.040E. PCDSC 2.165 is amended to read as follows:

**2.165.010 through 2.165.030** [remain the same]

**2.165.040 application for zoning regulations amendment**

A. through D. [remain the same]

E. Pre-Application Meeting. Prior to filing an application, the property owner and/or property owner's authorized agent shall attend a pre-application meeting with the planning and development department and other appropriate county staff to familiarize staff with the proposed zoning regulations amendment and identify and discuss, if any, potential conflicts with the comprehensive plan, other adopted plans and/or relevant county ordinances and policies concerning land development issues and any other potential issues related to the proposal and to review the application requirements. The pre-application meeting shall not be interpreted as staff approval for the proposed zoning regulations amendment and does not commit the county to approving the proposed zoning regulations amendment.

**2.165.050 through 2.165.070** [remain the same]

**SECTION 3. PCDSC 2.166 (Rezoning)** is amended to change the term "concept review" to "pre-application meeting" in section 2.166.040E, to add a new subsection A to Section 2.166.050 and to renumber the remaining provisions in subsection 2.166.050. PCDSC 2.166 is amended to read as follows:

**2.166.010 through 2.166.030** [remain the same]

**2.166.040 Application for rezoning.**

A. through D. [remain the same].

E. Pre-Application Meeting. Prior to filing an application, the property owner and/or property owner's authorized agent shall attend a pre-application meeting with the planning and development department and other appropriate county staff to familiarize staff with the proposed rezoning and identify and discuss any issues related to the proposal and to review the

application requirements. The pre-application meeting shall not be interpreted as staff approval for the proposed rezoning and does not commit the county to approving the proposed rezoning.

**2.166.050 Application process.**

**A. Pre-Application Submittal.**

1. The application shall include those forms, maps, plans and other documents prescribed by the planning director as necessary to:
  - a. Identify the applicant(s).
  - b. Identify the property of the proposed rezoning.
  - c. Identify all owners of the property of the proposed rezoning and their authorized agents.
  - d. Describe the nature of the request.
  - e. State justifications or reasons for the request.
  - f. Show compliance with the comprehensive plan.
  - g. Show whether the property that is the subject of the rezoning application is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (figure 9) in the Regionally Significant Routes for Safety and Mobility, Final Report, December 2008. If adjacent to a projected RSR, show how applicant will comply with the Regionally Significant Routes for Safety and Mobility, Final Report, December 2008 and the Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008.
2. The application shall be accompanied by:
  - a. A preliminary site plan according to the map requirements and support data prescribed by the planning and development department.
  - b. A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDSC 2.160.050.

**B. Application Submittal.**

1. The application shall include those forms, maps, plans and other documents prescribed by the planning director as necessary to:
  - a. Identify the applicant(s).
  - b. Identify the property of the proposed rezoning.
  - c. Identify all owners of the property of the proposed rezoning and their authorized agents.
  - d. Describe the nature of the request.
  - e. State justifications or reasons for the request.
  - f. Show compliance with the comprehensive plan.
  - g. Show whether the property that is the subject of the rezoning application is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (figure 9) in the Regionally Significant Routes for Safety and Mobility, Final Report, December 2008. If adjacent to a projected RSR, show how applicant will comply with the Regionally Significant Routes for Safety and Mobility, Final Report, December 2008 and the Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008.
2. The application shall be accompanied by:
  - a. A preliminary site plan according to the map requirements and support data prescribed by the planning and development department.
  - b. All information deemed necessary by the planning and development department.
  - c. A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDSC 2.160.050.
  - d. A legal description for each zoning district requested in the rezoning application.
3. The application shall be accompanied by the following information about water supply and demand:

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

Please note: Approval of a rezoning is not an approval of water adequacy or water quality. The applicant's ability to develop land included in a rezoning rests upon a demonstration to the ADWR that there is sufficient water to serve the proposed development at the time of final platting.

5. The application must be complete and signed by all owners of the land proposed to be rezoned or by their authorized agents. An application signed by a property owner's authorized agent requires documentation in a format required by the county of the agent's authorization to sign on behalf of the owner and/or to agree to conditions on behalf of the owner.

6. A property owner may propose a schedule for development for the requested rezoning.

C. Review for Submittal Compliance. The planning and development department staff shall review the application and determine whether the application complies with submittal requirements. An incomplete application will not be processed. If the application does not comply with submittal requirements, the planning and development department staff shall notify the applicant of the submittal deficiencies and provide the applicant the opportunity to revise or correct the application deficiencies. If the applicant does not remedy the deficiencies within 90 calendar days from the date the planning and development staff notifies the applicant of the deficiencies, the file shall be closed and reapplication will require a new application and fee. If the application complies with all submittal requirements, the planning and development department staff shall accept the application as complete and notify the applicant of its acceptance for processing.

D. Staff Review of Application. Upon acceptance of a completed application, the planning and development department shall review the application and distribute the application for review to the applicable county departments and cities, towns and other public entities contiguous to the property where the rezoning is proposed. The county case planner shall determine compliance with all applicable plans, regulations and standards, and identify any significant concerns and prepare and submit a report on the rezoning application to the commission prior to the commission's public hearing on the rezoning application. The report will at a minimum:

1. through 4. [remain the same]

E. Citizen Review.

1. through 3. [remain the same]

F. Broadcast Notification Signs.

1. and 2. [remain the same]

G. Commission Public Hearing and Notice Requirements. The commission shall hold at least one public hearing on the proposed rezoning. Notice of the public hearing shall be given by:

1. through 4. [remain the same]

H. Commission Hearing and Recommendation. After the required neighborhood/community meetings have been held and the notices given as required in this chapter, the commission shall hold a public hearing on the rezoning application and forward a recommendation to the supervisors.

I. Staff Report to the Supervisors. After the commission's public hearing and recommendation, staff shall transmit the report prepared for the commission together with:

1. through 3. [remain the same]

J. Supervisors' Action.

1. and 2. [remain the same]

K. Conditional Zoning. The supervisors may approve a change of zone conditioned on a schedule for development of the specific use or uses for which rezoning is requested. If at the expiration of this period the property has not been improved for the use for which it was conditionally approved, the supervisors after notification by registered mail to the 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.

L. The unintentional failure to give written notice of a public hearing or the unintentional omission of the name of a property owner shall not invalidate an action taken by the commission or the supervisors on the request for a rezoning.

M. Plats and/or Specific Site Plans or Individual Site Plans. A plat and/or specific site plan or individual site plan in substantial compliance with the preliminary site plan shall be filed in accordance with Chapter 2.200 PCDSC; the schedule for development, if any; or the county's subdivision regulations.

1. through 6. [remain the same]

**SECTION 4. PCDSC 2.170 (Comprehensive plan, specific land use plans and plan amendments)** is amended to change the term "concept review" to "pre-application meeting" in sections 2.170.110D. PCDSC 2.170 is amended to read as follows:

**2.170.010 through 2.170.100** [remain the same]

**2.170.110 Process for adoption or readoption of a comprehensive plan and process for amendments o the comprehensive plan.**

To determine whether an amendment is a major or nonmajor amendment, refer to chapters 1, 3, 4, and 10 of the county's comprehensive plan.

A. through C. [remain the same]

D. Pre-Application Meeting for Plan Amendments. Prior to submitting a formal plan amendment application, an applicant shall participate in a pre-application meeting with the planning staff for the purpose of:

1. Reviewing the application requirements;
2. Reviewing the public participation requirements;
3. Familiarizing staff with the proposed amendment and identify and discuss any issues related to the proposed amendment; and
4. Determining if the plan amendment boundaries represent a logical plan amendment area.

E. through K. [remain the same]

**SECTION 5. PCDSC 2.176 (Planned area development (PAD) OVERLAY ZOING DISTRICT ON AND AFTER February 18, 2013)** is amended by amending PCDSC 2.176.230 to change the term "concept review" to "pre-application meeting", to amend subsection E by adding new subsections 1 and 2; adding a new subsection F; and to renumber the remaining provisions in subsection 2.176.230. PCDSC 2.176 is amended to read as follows:

**2.176.010 through 2.176.220** [remain the same]

**2.176.230 Application process.**

A. through C. [remain the same]

D. Pre-Application Meeting. Prior to filing an application, the property owner and/or property owner's authorized agent shall attend a pre-application meeting with the planning and development department and other appropriate county staff to familiarize staff with the proposed PAD overlay zoning district and identify and discuss any issues related to the proposal and to review the application requirements. The pre-application meeting shall not be interpreted as staff approval for the proposed PAD overlay zoning district and does not commit the county to approving the proposed PAD overlay zoning district.

E. Pre-Application Submittal. An application form shall be properly completed, signed and include the following:

1. Applicable filing fees.
2. Development plan including:
  - a. Preliminary Site Plan (Map). The following elements are required:
    - i. The proposed PAD overlay zoning district shall be drawn at sufficient scale so as to not exceed a paper size greater than 24 inches by 36 inches. Eleven-inch by 17-inch reductions shall be included in the PAD overlay zoning district application and lettering thereon shall be of sufficient size to be readable.
    - ii. Title of the project, as shown in the narrative report, such as "Planned Area Development for [insert name of development]" in bold letters.
    - iii. Name of the landowner, developer, applicant and preparer of the plan.
    - iv. North arrow, scale (written and graphic), dates of plan preparation and subsequent revision dates.
    - v. Inset vicinity map showing the relationship of the proposed project to existing development in the area, surrounding zones, roadways and railroads at a scale of not less than one inch equals 2,000 feet.
    - vi. Existing zone designation of subject property and requested zone change, if applicable.
    - vii. Legal description of the entire property.
    - viii. Delineate the exact boundaries of the proposed PAD overlay zoning district by bearing and distance.
    - ix. Show existing perimeter streets, including center lines, names, dimensions of existing rights-of-way and pavement widths, and proposed dedications.
    - x. Indicate the location and width of all existing roadways on the property, whether the roadways are public or private and whether such roadways will remain or be extinguished.
    - xi. Indicate the location and width of all existing easements and rights-of-way on the property and adjacent to the property; identify the type of easement, i.e., sewer, utility, roadway, whether the easement is public or private; and whether such easements will remain or be abandoned.
    - xii. Show location and size of existing structures and significant natural features.
    - xiii. Show the general locations and scheme of proposed interior collector and major arterial streets with proposed rights-of-way.
    - xiv. Identify nearest regional significant routes to proposed development as projected in Regionally Significant Routes for Safety and Mobility Final Report, December 2008.
    - xv. Show points of ingress and egress to the site.
    - xvi. Show parking areas.
    - xvii. Identify and delineate existing and/or proposed trails as shown on the Pinal County trail system master plan and other available information.



- xviii. Indicate the general location of the proposed residential area(s) and types of housing proposed for each area. Show and label areas of open space, recreation areas, drainage areas and any proposed facilities such as sewage treatment plant, school sites, etc.
  - xix. Show typical lots for each dwelling unit type, including typical lots in cul-de-sacs, on corners and in any unusual location. These typical lots should show the building envelope, the proposed minimum setbacks, the minimum lot dimensions and individual fences/walls.
  - xx. Show topography with a maximum contour interval of two feet, except where existing ground is on a slope of less than two percent, then either one-foot contours or spot elevation shall be provided where necessary.
  - xxi. Identify by note or notes the existing drainage pattern and the proposed drainage plans for handling on-site and off-site storm water runoff.
  - xxii. Indicate the locations of proposed perimeter fences, walls and/or screening.
  - xxiii. Show property boundaries and dimensions for each unit.
  - xxiv. Note the general location and type of proposed on-site landscaping.
- b. Narrative Report. The narrative report is to provide in text format to the county such information about the proposed development plan that cannot be clearly conveyed by a map alone. Only the following information should be included in a supporting narrative report in the following order:
- i. Title Page. The title page shall clearly indicate "Planned Area Development for [insert the name of the development]," the name of the applicant and the preparation date and any dates of revisions.
  - ii. Purpose of Request. The first section of the report shall give a description of the proposed PAD overlay zoning district, the nature of the proposed development and explain why the development is proposed. Discuss why the site has been chosen. The applicant shall state the advantages and benefits of the proposed development to the county in detail and any disadvantages and how the disadvantages will be addressed.
  - iii. Description of Proposals. The character and type of each proposed land use and building types and densities shall be thoroughly explained. All of the proposed nonresidential buildings and structures and their intended uses shall be described.
  - iv. Relationship to Surrounding Properties. Surrounding land use and zoning should be described. The impact of the proposal on surrounding properties in each direction shall be discussed.
  - v. Schools. The impacts on schools, including the demand for new schools, shall be explained. A school response letter indicating the status of review and method of addressing impacts created by the proposed PAD overlay zoning district shall be provided by the applicant.
  - vi. Public Services. Discuss the impact on existing public services and the need for additional services such as fire stations, fire protection systems (fire hydrants), sheriff's facilities and waste disposal systems and how and when the need will be addressed.
  - vii. Community Services. Discuss the need for community services such as churches, libraries, museums, community centers, and how the need will be addressed.
  - viii. Location and Accessibility. The advantages of the proposed location should be explained. The means of access, distance from major streets, distance from regionally significant route as projected in Regionally Significant Routes for Safety and Mobility, Final Report, December 2008, and surrounding road conditions should be described. Any proposed interior streets, drives and

- improvements should also be described using cross-section drawings or similar details.
- ix. If proposed development is adjacent to a projected regionally significant route, describe how the access points to the development site comply with the Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008.
  - x. Utilities and Services. The availability and adequacy of proposed utilities and services must be thoroughly discussed.
  - xi. Ownership and Control. Indicate who will own, control and maintain landscaping, open space, streets, recreation facilities, refuse disposal and utility systems.
  - xii. Timing of Development (Phasing Schedule). A section of the report should contain a phasing schedule for timing of construction for each unit and connection to infrastructure necessary to support a specific unit or the whole development including, but not limited to, transportation improvements, public services, utilities and development of common areas and open space amenities. Phasing for recreation area amenities shall follow the requirements set forth in PCDSC 2.176.160(A).
  - xiii. Conformance with the Comprehensive Plan. Discuss the relationship and conformance of the proposed PAD overlay zoning district with the comprehensive plan.
  - xiv. Recreation. Discuss recreational amenities and the level of service to be provided to residents of the PAD overlay zoning district.
  - xv. Fences, Walls and Screening. Illustrate the types, height and material of proposed perimeter fences, walls and/or screening.
  - xvi. Maintenance of Streets and Common Areas. The provisions for the perpetual maintenance of the private streets, common areas and landscaping should be thoroughly discussed.
  - xvii. Total number of dwelling units.
  - xviii. Maximum residential density of each planning unit.
  - xix. Total number of parking spaces for recreational facilities.
  - xx. Type of landscaping.
  - xxi. Preliminary hydrologic data and a statement as to whether or not natural drainage courses are to be obstructed or disturbed or if regulatory natural floodplains are to be altered or fitted.
  - xxii. Additional Information for Commercial and Industrial Uses.
    - (A) The total area in acres proposed for commercial/industrial development.
    - (B) The approximate retail sales floor area of commercial uses.
    - (C) The uses proposed to be included in the development shall be selected from the uses permitted in the base zone. Uses from the base zoning can be deleted but new uses cannot be added.
    - (D) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
  - xxiii. Tables.
    - (A) Land use table or tables to include the following:
      - (1) Total acreage of the site;
      - (2) Total area of arterial and collector streets;
      - (3) Total area and percent of open space;
      - (4) Total number of each type of dwelling unit;
      - (5) Total number of all dwelling units proposed including the range and mixture of lot sizes within each base zone; and
      - (6) The overall proposed density.

(B). Amended development standards table that lists proposed zoning and compares code standards and proposed standards for minimum lot area, minimum lot width, minimum building setbacks, maximum building height, minimum distance between main building and detached accessory buildings, and buildable area. In order to amend a development standard, the proposed amended standard must be listed on this table.

(C). Amended permitted use table showing proposed zoning and uses that will not be permitted in the PAD.

(D). A table which lists the type and source of proposed utilities and services which include sewer, water, electric, telephone, police, fire, schools and solid waste disposal.

F. Application Submittal. An application form shall be properly completed, signed and include the following:

1. A legal description of the property and address, if applicable.
2. Proof of ownership for all ownership interests in the subject property.
3. If an agent is involved, a signed, notarized agency authorization from the property owners in a format approved by the county (proof of agency).
4. Applicable filing fees.
5. Development plan as set forth in PCDSC 2.176.240.
6. Signature of property owners or their agent.
7. All other information required by the application form.
8. Any other information deemed necessary by the planning director.

G. Review for Submittal Compliance. The planning and development department staff shall review the application and determine whether the application complies with submittal requirements. An incomplete application will not be processed. If the application does not comply with submittal requirements, the planning and development department staff shall notify the applicant of the submittal deficiencies and provide the applicant the opportunity to revise or correct the application deficiencies. If the applicant does not remedy the deficiencies within 90 calendar days from the date the planning and development staff notifies the applicant of the deficiencies, the file shall be closed and reapplication will require a new application and fee. If the application complies with all submittal requirements, the planning and development department staff shall accept the application as complete and notify the applicant of its acceptance for processing.

H. Staff Review of Application. Upon acceptance of a completed application, the planning and development department shall review the application and distribute the application for review to the applicable county departments and cities, towns and other public entities contiguous to the property where the PAD overlay zoning district is proposed. The county case planner shall determine compliance with all applicable plans, regulations and standards, and identify any significant concerns and prepare and submit a report on the PAD overlay zoning district application to the commission prior to the commission's public hearing on the rezoning application. The report will at a minimum:

1. through 4. [remain the same]

I. Citizen Review. The procedure is the same as set forth in PCDSC 2.166.050(D).

J. Notification and Hearing Processes. Applicant is subject to the same broadcast notification signs, notification and public hearing requirements and processes set forth in PCDSC 2.166.050(E) through (K).

**2.176.240 through 2.176.260 [remain the same]**

**SECTION 6. PCDSC 2.205 (Wireless Communication Facilities)** is amended to change the term "concept review" to "pre-application meeting". PCDSC 2.205 is amended to read as follows:

**2.205.010 and 2.205.020** [remain the same].

**2.205.030 Definitions.**

"Antenna" [remains the same]

"Exempt" means facilities that are not required to obtain a special use permit as required in PCDSC 2.150.020. Such facilities are required to attend the pre-application meeting and meet the requirements set forth in PCDSC 2.205.040 and 2.205.050.

"Tower, communications" [remains the same]

"Wireless communications facilities" [remains the same]

**2.205.040 through 2.205.060** [remain the same]

**2.205.070 Exempt facilities.**

The following are exempted from obtaining an SUP, but are not exempted from attending the pre-application meeting and the requirements set forth in PCDSC 2.205.040 and 2.205.050:

A. through H. [remain the same]

**2.205.080 Application process and requirements.**

A. A pre-application meeting is required except where the facilities are a permitted use.

B. Pre-application meeting Procedure. Schedule a meeting to gather information and review the applicable procedure. The following information is required:

1. Legal description and parcel number of the subject property;
2. A site plan showing the location of the facilities; and
3. Drawings of the equipment and facilities.

C. and D. [remain the same]

**SECTION 7.** This ordinance shall take effect 31 days from and after the date of its adoption.

**PASSED AND ADOPTED** by the Board of Supervisors, Pinal County, Arizona, this **30th** day of **October, 2013**.

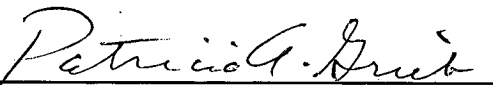
  
Stephen Q. Miller, Chairman of the Board

ATTEST:

By:   
Clerk of the Board



APPROVED AS TO FORM:  
LANDO VOYLES, PINAL COUNTY ATTORNEY

By:   
Deputy County Attorney