

BOARD OF SUPERVISORS' MEETING
PLANNING AND ZONING AGENDA
July 31, 2019

CONSENT AGENDA

PZ-1 Title: I-10 & Citrus IUPD
Case #: Z2019005
Supervisor District: 4
Applicant / Owner: Tiffany & Bosco, PA / Nora Jo Beth and Charles R. Sullivan
Request: Zone Change from Rural-43 to IND-2 IUPD for outdoor storage and billboard
Site Location: Generally located 320' northeast of Latham St. and 182nd Dr. in the Goodyear area
Commission Recommendation: On 6/13/19, the Commission voted 8-0 to recommend **approval** of Z2019005 subject to conditions 'a' – 'k':

- a. Development of the site shall comply with the conceptual Site Plan entitled "I-10 & Citrus Billboard", consisting of two full-sized sheets, stamped received May 29, 2019, except as modified by the following conditions.
- b. Development of the site shall be in conformance with the Narrative Report entitled "I-10 & Citrus Rd.", consisting of seven, dated May 17, 2019, and stamped received May 29, 2019, except as modified by the following conditions.
- c. The following Planning Engineering condition shall apply:
 - 1. A single Plan of Development must be submitted to include the billboard and the outdoor storage use. The Plan of Development application must include an engineered grading and drainage plan and a signed and sealed Traffic Statement.
- d. The following IND-2 IUPD standards shall apply:
 - 1. Side Yard abutting Rural zoning: 3'
 - 2. Maximum Off-Site Sign height: 61'
 - 3. Maximum Off-Site Sign area: 672 sq. ft.
 - 4. Illuminated Sign to Rural Residential Zoning: 0'
 - 5. Screening waived along north property boundary
- e. The IUPD overlay is applied to restrict the use of the site. Until such time as the site is served by sewer, uses on the site shall only be those acceptable to the Maricopa County Environmental Services Department (MCESD) that can be accommodated by septic systems. A public water system and public sewer system shall be required prior to establishment of any non-residential use that requires potable water. A Plan of Development application for outdoor storage shall provide a private access easement to the property to the east or west, and additional landscape buffering along the east and west property lines including

a mix of 2-inch and 3-inch caliper trees placed every 20-feet with 5 shrubs per tree.

- f. The applicant/property owner shall submit a 'will serve' letter for fire protection services for the project site. A copy of the 'will serve' letter shall be required as part of the initial construction permit submittal.
- g. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- h. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- i. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.
- j. A Plan of Development shall be applied for only a billboard or outdoor storage as allowed by the IUPD overlay. No other commercial or Industrial uses are permitted.
- k. No access other than for single family residential uses or for the construction and maintenance of outdoor advertising shall be off of 182nd Drive.