

**BOARD OF SUPERVISORS' HEARING**  
**PLANNING AND ZONING AGENDA**  
**January 12, 2022**

**CONSENT AGENDA**

Title: Anthem RV & Boat Storage  
Case #: Z2021073  
Supervisor District: 3  
Applicant & Owner: Jessica Sarkissian, AICP / M&J Group, LLC  
Request: Zone change from Rural-43 to C-3 CUPD  
Site Location: Generally located 750 feet southeast of the southeast corner of 43<sup>rd</sup> Ave. and Circle Mountain Rd. in the New River area

Commission Recommendation: On 12/9/21, the Commission voted 8-0, to recommend **approval** of Z2021073 subject to conditions 'a' – 'g':

- a. Development of the site shall be in substantial conformance with the Narrative Report entitled "M & J Group, LLC Phoenix, AZ", consisting of seven pages, dated October 2021, and stamped received October 18, 2021, except as modified by the following conditions.
- b. A Plan of Development is approved subject to the site plan entitled "RV & Boat Storage for M & J Group, LLC" consisting of three full-size sheets, dated October 15, 2021, and stamped received October 18, 2021 and narrative report entitled "M & J Group, LLC Phoenix, AZ", consisting of seven pages, dated October 2021, and stamped received October 18, 2021. The Plan of Development may be amended administratively under separate application subject to zoning ordinance regulations.
- c. The following Planning Engineering conditions shall apply:
  1. At the time of application for building permits, the design engineer must analyze the north/south drainage between storage units to verify flow depths will be below the finished floor elevations of the downhill units (0.5% away from buildings).
  2. Retention basins must drain within 36 hours.
  3. Based on the conceptual design nature of the information submitted, changes to the site layout may be necessitated by the final engineering design of the site's drainage infrastructure.
  4. Detailed Grading and Drainage (Site Development) Plans indicating that the site will drain to the retention basin(s) must be submitted with the application for Building Permits.
  5. Engineering review of planning and/or zoning cases is for conceptual design only. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning

Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.

- d. The following C-3 CUPD standards shall apply:
  - 1. The use of the site shall be restricted to the commercial storage of RVs, boats and related materials.
  - 2. There shall be a front yard of zero feet.
  - 3. There shall be a west interior side yard of zero feet.
  - 4. There shall be no required parking for the site, except for the required ADA accessible parking for the site.
- e. Prior to issuance of a building permit, written confirmation will be required from the emergency fire protection jurisdiction having authority that the facility has been designed in accordance with their regulations and requirements, and that emergency fire protection service will be provided to the facility. Prior to issuance of the certificate of occupancy, local fire protection jurisdiction review and approval will be required.
- f. 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.
- g. 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.

Title: Little Ranch School DBA Imagination Childcare & Preschool  
Case #: Z2021116  
Supervisor District: 4  
Applicant & Owner: Robert Pearson, Burris & MacOmer, PLLC / SCF RC Funding IV LLC  
Request: Special Use Permit (SUP) – Modification of Conditions (ref: Z2007026) chiefly to increase the number of permitted students and extend duration of the SUP

Site Location: Generally located approx. 370' west of the NWC of Colter St. and Dysart Rd. in the Litchfield Park area

Commission Recommendation: On 12/9/21, the Commission voted 8-0, to recommend **approval** of Z2021116 subject to conditions 'a' – 'k':

- a. Development and use of the site shall comply with the site plan entitled "Imagination Childcare" consisting of one (1) full-size sheet, dated March 24, 2021, and stamped received September 28, 2021, except as modified by the following stipulations.
- b. Development and use of the site shall be in substantial conformance with the narrative report entitled "Little Ranch School DBA Imagination Childcare & Preschool" consisting of five (5) pages and stamped received September 28, 2021 except as modified by the following stipulations.
- c. All trees shall be double-staked when installed.
- d. The canopy shade structure must be painted to match the existing building.
- e. The number of students attending the school shall not exceed 82.
- f. The applicant or his successor shall obtain approval of any development plans from the Office of the Arizona State Fire Marshal prior to any construction.
- g. All transformers, back-flow prevention devices, utility boxes and all other utility related ground equipment shall be painted to compliment the development and shall be screened with landscape material where possible. All HVAC units shall be ground-mounted or screened.
- h. This Special Use Permit shall expire on January 12, 2042, or upon termination of the use for a period of 90 days, whichever occurs first.
- i. Major changes to this Special Use Permit shall be processed as a revised application in the same manner as the original application, with final determination made by the Board of Supervisors following recommendation by staff and the Planning and Zoning Commission. Minor changes may be administratively approved by staff of the Planning and Development Department. Major changes to the Special Use Permit may require a new Citizen Participation Process as determined by the Planning and Development Department.
- j. Non-compliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division or the Maricopa County Flood Control District may be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- k. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further,

noncompliance of the conditions of approval may be grounds for the Commission to take action in accordance with the Maricopa County Zoning Ordinance.

**REGULAR AGENDA**

Title:	<b>Group Homes</b>
Case #:	TA2020001
Supervisor District:	All Districts
Initiator:	Staff
Requests:	Text Amendment to amend Chapter 2 Definitions, Chapter 3 Administration, Chapter 5 Rural Zoning Districts, Chapter 6 Single-Family Residential Zoning Districts, Chapter 7 Multiple-Family Residential Zoning Districts, Chapter 8 Commercial Zoning Districts, Chapter 12 Development Standards, and Chapter 13 Use Regulations of the Maricopa County Zoning Ordinance (MCZO) relating to Group Homes and Drug and/or Alcohol Recovery
Commission Recommendation:	On 12/9/21, the Commission voted 8-0, to recommend <b>approval</b> of TA2020001.