

## Planning & Development Department

ALL FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE.

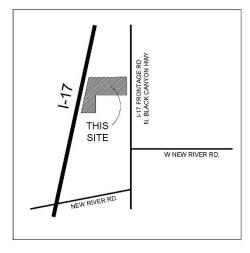
## **ZONE CHANGE WITH OVERLAY APPLICATION**

Project Name				light tenting						
	Project Name 310 Dust Control, LLC									
Description of R	equest:	Zone change from R	U-43 to IND-3 (Heavy Ind	ustrial Zor	ing District) with Indust	trial Unit Plan of Deve	elopment Overlay (IUPD)			
Existing Use of P		Vacant								
Existing Zoning District: RU-43										
Requested Zon	e Change with	Overlay: IN	ND-3 with IUPD							
Related Case N	Numbers: (List V	# if site is subje	ect to code viola	tion):	N/A					
		A CONTRACTOR OF THE PARTY OF TH								
Address (if know										
General Location		arest city/towr	n): North of	the NWC	of I-17 Frontage Road	and West Sunset D	rive			
General Localis	or fineloae nee	11031 011/710111	.,.							
Size in Acres:	7.33 +/-		Sc	uare F	eet:					
Legal Description Section: 27 Township: 7N Range: 2E										
Assessor's Parcel Number(s): 202-12-015A; -017, -078, -083A										
Subdivision Name (if applicable):										
Name:	ORIZED AGENT I Burch & Cracchiolo, P				Contact:	Brian Greathouse				
Address:	1850 N. Central Aver	CONTRACTOR OF THE CONTRACTOR								
City:	Phoenix	nac, cano rres	State:	AZ		Zip:	85004			
Phone #:	(602) 234-9903	Fax #:	(602) 343-7903		Email: bgreath	ouse@bcattorneys.c	com			
	The Cantelme Family				Contact:	James Cantelme				
Name:	515 E. Carefree High	3 11 15 15 15 15 15 15 15 15 15 15 15 15								
Address:	Phoenix	iway, Fivid 600	State:	AZ		Zip:	85085			
City:	(602) 390-0352	Fax #:		-	Fmail: Jame		tcontrol com			
There were										
PROPERTY OWNER AND OWNER'S AGENT AUTHORIZATION  I (property owner)  James Cantelme  authorize (owner's agent)  Burch & Cracchiolo, P.A.										
(property own	James Cantelme	matters relati	ng to this reque	et with	Maricona Co	unty By signi	ng this form as the			
to file this app	ilcation on all	e to abide by	any and all con-	ditions	that may be a	ssigned by the	Maricopa County			
property owner I hereby agree to abide by any and all conditions that may be assigned by the Maricopa County										
Doord of Cupo	ruisors Maricon	an County Pl	Board of Supervisors, Maricopa County Planning and Zoning Commission, or Maricopa County Planning and Development Department staff as applicable, as part of any approval of this request, including conditions,							
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# IND-3 IUPD Narrative Report FOR

## 310 Dust Control, LLC

#### NORTH OF THE NORTHWEST CORNER OF I-17 FRONTAGE ROAD AND WEST SUNSET DRIVE



VICINITY MAP



Case No. Z

**January 24, 2022** 

#### PURPOSE OF REQUEST

This request is for a Zone Change from RU-43 to IND-3 (Heavy Industrial Zoning District) with Industrial Unit Plan of Development Overlay ("IUPD") on approximately 7.33 acres located north of the northwest corner of the I-17 Frontage Road and West Sunset Drive in Maricopa County (the "Site"). The Site is located in the I-17 Scenic Corridor within one of two primary commercial/retail designated areas identified in the Daisy Mountain/New River Area Plan. 310 Dust Control, LLC ("310") requests this Site be rezoned from RU-43 to IND-3 IUPD to allow appropriate industrial uses on the Site, as modified through the IUPD Overlay.

#### **DESCRIPTION OF PROPOSAL**

Enclosed with 310's submittal are two Conceptual Site Plans. Phase I (see "Proposed Site Plan Phase 1") of the proposed development will include an approximate 6,000 SF commercial/office building for up to four tenants and a potential outdoor dining area if a restaurant becomes a future tenant. Phase II (see "Proposed Site Plan Phase 2") will consist of an approximate 12,000 SF incubator space for light manufacturing uses, an approximate 12,000 SF flex office/warehouse building, container storage units and 15 RV parking spaces. Additional proposed improvements on the Site include: new asphalt or concrete paved parking lot and a new 6' rustic steel fence along the perimeter of the Site, except the east frontage along N. Black Canyon Highway frontage road. It is intended that the property improvements comply with the IND-3 Development Standards and Regulations.

Several potential uses on the Site include: RV storage, container storage, Flex-office for partial offices with indoor warehousing and workshop opportunities, commercial/office tenant suites, water hauling and dust control services, potential septic tank drainage and treatment service, incubator space for start-up companies and/or New River property owner cited with zoning violation, potential DPS storage yard for abandoned and impounded vehicles along I-17, semi-truck parking, and other related uses. The existing residential home located proximate to the Site's southwest corner will continue to be operated as a residential and potential office use.

Like many of the parcels in the surrounding area, the Site is currently underutilized, and due to its irregular shape, size, and location immediately adjacent to the I-17 likely would never be utilized as residential property. The Site will be better utilized for industrial, commercial and office uses in the IND-3 Zoning District, as established by the neighboring existing veterinary clinic, the country western entertainment venue, and nearby storage facility.

As part of the IUPD, we propose to prohibit the following uses:

- Auction sales, including swap meet operations
- Circus and carnival grounds
- Dance halls and nightclubs
- Permanent facilities for rodeos, auctions, swap meets, campgrounds, and sites rented for private parties
- Truck stop
- Adult oriented facilities

- Liquor stores
- Gasoline service stations

#### RELATIONSHIP TO SURROUNDING PROPERTIES

The Site is roughly two miles north of Anthem and sits between northbound I-17 and the I-17 frontage road, abutting the I-17 freeway in one of two primary commercial and retail areas designated in the Daisy Mountain/ New River Area Plan, which recognizes that "[e]xisting businesses along the I-17 frontage road provide locally-focused services including a medical clinic, veterinary hospital, marijuana dispensary, restaurants, a convenience store, self-storage, and a gravel mining business."

The Site is indeed bounded by two C-3 zoned properties to the southeast, where the above-mentioned veterinary hospital operates. West of the veterinary hospital is an approximate 2.14-acre property zoned RU-43. The Roadrunner Restaurant & Saloon is located approximately 500 feet from the Site at the northeast corner of I-17 frontage road and New River Road. The storage facility and three large eclectic residentially zoned properties are located north of the Site. The I-17 Freeway bounds the Site's west property line. On the east side of I-17 frontage road, across the street from the Site, are vacant BLM land and other vacant privately owned parcels.

The area is thinly populated, the Site borders the I-17 highway, and what land is not administered by the BLM generally consists of large, eclectic RU-43 zoned properties, many of which are vacant. Consistent with the purpose of the IND-3 Zoning District, the Site has adequate access to major streets/ highways -i.e. I-17 frontage road.

#### LOCATION AND ACCESSIBILITY

The Site is accessible from the I-17 frontage road.

#### **CIRCULATION SYSTEM**

Ingress and Egress will be provided via two driveways along Black Canyon Highway. The onsite circulation and parking layouts will be designed to provide a safe and convenient customer experience.

#### **DEVELOPMENT SCHEDULE (PHASING)**

Phase One construction will be conducted on the eastern portion of Site and consist of the 6,000 SF building, paved driveway and parking area. Phase Two will occur on the western portion of the site and consist of the container and RV storage units, two 12,000 SF buildings, and additional paved driveway and parking spaces.

#### **COMMUNITY FACILITIES AND SERVICES**

There are no adjacent or nearby community parks or amenities (other than hiking and offroad vehicle recreation opportunities vacant open space areas). The nearest public park, amenities and recreation (other than hiking and off-road vehicle recreation) is located approximately 4.5 miles from the Site by car (New River Kiwanis Park). The Site is located in the Deer Valley Unified School District. The nearest school is New River Elementary located approximately 250 yards northeast of the Site. The surrounding area is mostly vacant desert land. The 310 development will not have any negative impacts on any school district, parks or other amenities in the area.

#### **PUBLIC UTILITIES AND SERVICES**

Water: Private Water Well

Sewer: Onsite Septic

<u>Police:</u> Maricopa County Sheriff's Department

<u>Fire:</u> Daisy Mountain Fire Department

Refuse: Private Refuse Company

#### **DEVELOPMENT STANDARDS**

The IND-3 Development Standards shall apply to the Site.

#### **CONCLUSION**

This Zone Change Application establishes uses and other criteria that are appropriate for the Site and compatible with the surrounding area. We request the County's Approval.

