

PRE-APPLICATION MEETING FORM

Pre-Application Meeting Date & Time: Tuesday, 3/26/24 at 11:00 a.m.

Planner: Adam Cannon

Applicant or Property Owner: Susan Demmitt – Gammage & Burnham

Phone:

E-Mail: sdemmitt@gbllaw.com

Request, proposal and description: CPA and Zone Change to IND-3 IUPD for BNSF Railway

APN #/s: Multiple

Acre(s): 4391.4

General Property Location (and/or address): US-60 & 235th Ave.

Planning Research

Zoning District: Rural-43 Wickenburg Scenic Corridor & Rural-43

Supervisor District: 4 - Hickman

County Area Plan / Land Use: White Tank Grand Avenue – Mixed Use
Employment & Single Family – Rural (0-1 d.u./acre)

Municipality General Plan / Land Use: City of
Surprise - Employment

Existing/Related Case Number(s): N/A

County Island Status: Yes, City of Surprise

Interested Parties for application(s) for routing and Citizen Participation Process (if applicable): Arizona Fire & Medical Authority (AFMA), Circle City-Morristown Volunteer Fire District, Morristown Elementary School District, Nadaburg Unified School District, Arizona State Historic Preservation Office (AZ SHPO), Luke Air Force Base (LAFB), Hassayampa Heights Project Case# Z2018028 Group, State of Arizona, Office of the Attorney General, Insight Land, The Wickenburg Sun, City of Surprise, Phillip Spiller, Ed Grant, MCSO Assignments for County Planning and Future Growth, BG Bratcher Real Estate, Maricopa County Parks and Recreation, Maricopa Association of Governments (MAG), Arizona State Land Department (ASLD), ADOT, ADOT ROW Project Management, Dan Krantz, MCSO, Arizona Game and Fish Department (AZGFD), Arizona Department of Water Resources (ADWR)

It is the responsibility of the applicant to contact all Area of Interest groups for your site as shown on PlanNet, and to identify and contact any HOA within 300' of your site as required per MCZO, Ch. 3.

The County will also conduct enhanced notification due to the requirement of a Major Comprehensive Plan Amendment. This proposal will be noticed to all adjacent counties and cities and towns internal or adjacent to Maricopa County along with the Arizona Commerce Authority, ADWR, MAG, AZGFD and Attorney General's Office.

Pre-Application Meeting Attendees

Maricopa County Agencies and Representatives

Planning Staff

- ☒ Darren Gerard
- ☐ Matt Holm
- ☐ Rachel Applegate
- ☒ Adam Cannon
- ☐ Martin Martell
- ☐ Daniel Johnson
- ☐ Joseph Mueller
- ☐ Paola Jaramillo
- ☐ Joel Landis
- ☐ Nick Schlimm
- ☐ Andrew Lorentzen

Engineering

- ☐ Bob Fedorka
- ☐ Larry Morden
- ☐ Stacey Lapp
- ☐ Jerri Loucks
- ☐ Kevin Bischel
- ☐ Doug Jones

Environmental Services (MCESD)

- ☐ Souren Naradikian
- ☒ Andres Martin
- ☒ Blanca Caballero

Other County Agencies:

Tom Ellsworth - MCPND
Mark Sipes - MCPND
Jesse Gutierrez - MCDOT
Scott Vogel - FCDMC
Fahmida Maula - FCDMC

Applicant Attendees:

➤ **Note: You must submit a photocopy of this completed form with your application materials. In addition, if an application is not filed within twelve (12) months from the date of this pre-application meeting, or as otherwise noted, a new pre-application meeting may be required under separate fee.**

Agency Review Comments

Current Planning: Refer to the following link to the Maricopa County Zoning Ordinance (MCZO):
<https://www.maricopa.gov/DocumentCenter/View/4785/Maricopa-County-Zoning-Ordinance-PDF>.

The applicant may file for a Zone Change with Overlay:
<https://www.maricopa.gov/DocumentCenter/View/35760>.

Applicant must apply for a Major Comprehensive Plan Amendment (see below). Applicant may also file **Zone Change with Overlay** from **Rural-43 Wickenburg Scenic Corridor** and **Rural-43** to **IND-3 IUPD Wickenburg Scenic Corridor** concurrently. This would require a precise Plan of Development to be submitted for the site to be determined concurrently legislatively or a separate Plan of Development application determined administratively and requiring additional review fees. Development standards associated with the Wickenburg Scenic Corridor and the IND-3 zoning district may be varied through the IUPD with valid justification. Uses within the IND-3 zoning district should be limited to the uses proposed and any future uses the applicant may foresee; however, if there are uses that are not anticipated and ones that the applicant knows has community opposition – those uses should be limited.

The site is also located within the Wickenburg Highway Scenic Corridor and is designated “Class 4” in the immediate area along US-60 which requires rezonings to be consistent with the Scenic Corridor Plan (Goals and Policies and Land Use Plan), requires a 33’ height limit above road grade, loading/parking/outdoor storage areas to be screened. Natural drought tolerant landscaping is required in front of any wall facing US-60. 80% of surface material must be made to appear to use natural materials in construction and the use of reflective glass is prohibited with accessory structures and improvements similar in style to the principal building. Access points should be minimized and are limited to ½ mile along US-60. Intersections of local roads must be at 90 degree angles and an internal circulation plan using existing access points at railroad crossings is required to be developed. There is also a minimum front setback of 25 feet. Natural landscaping is required within the setback area. Additional landscaping is required if the natural landscaping is insufficient.

Please be advised of parking requirements: 1 per 600 square feet of floor area. Any potential awnings or covered parking is considered lot coverage. All commercial/industrial uses require paved parking and paved driveways. Striping is required for all required parking spaces. At minimum, asphalt millings compacted with a liquid asphaltic binder or emulsifier is acceptable. All structures and screening must be located outside of required 25’x25’ sight visibility triangles. Applicant needs to indicate the site lighting and whether MCZO standards are met with the lighting. Specify if any signs will be placed on site. A full detail of site lighting and potential signs will be required. Slatted 80% opaque chain-link screening is required on perimeters bordering existing residential properties, subdivisions or planned future residential subdivisions. Other borders may use chain link fencing. Merging parcels on the site would help reduce conflicts with setbacks.

It is anticipated that this site will have substantial public involvement. A strong public participation program is recommended. The Zone Change application will require sign posting along every quarter-mile of public right-of-way fronting the property. The Railroad use itself is statutorily exempted from county zoning and construction permitting authority.

Comprehensive Planning: A **Major Comprehensive Plan Amendment** is required to change the land use designation in the White Tank/Grand Avenue Area Plan from **Single Family – Rural** to **Mixed Use Employment** on the acreage of land that is not already designated as Mixed Use Employment.

This application is available here: <https://www.maricopa.gov/DocumentCenter/View/5794/Comprehensive-Plan-Amendment--Application-Packet-PDF>

Your narrative should be formatted with the checklist provided in the application packet and the focus of the narrative should be on how your proposal benefits the local area, the region, the County and Arizona. A discussion on wildlife impacts will be expected. Application will be routed to AZ Dept. of Game and Fish to comment on flora and fauna disturbance. Applicant should make every effort to preserve area wildlife and plants.

Planning Engineering (includes Drainage, Transportation and Flood Control): ☒ See attached comments.

Environmental Services and Storm Water Quality Program: Provided at the time of application.

Code Enforcement/Other (if applicable): N/A

Applicant Advised to submit the following Planning Application(s):

Comprehensive Planning

- ☐ Development Master Plan
- ☐ DMP Amendment
- ☐ DMP Minor Amendment
- ☐ DMP Modification of Condition(s)
- ☒ Comprehensive Plan Amendment Major
- ☐ General CPA
- ☐ CPA Modification of Condition(s)
- ☐ Use Compatibility & Consistency Determination (UCCD)
- ☐ Military Compatibility Permit with POD
- ☐ Military Compatibility Permit without POD

See application packet for fee schedule.

Current Planning & Board of Adjustment

- ☐ Plan of Development
- ☐ Plan of Development – Major Amendment
- ☐ Plan of Development – Minor Amendment
- ☐ Plan of Development – Modification of Condition(s)
- ☒ Zone Change (ZC) with Overlay
- ☐ Zone Change without Overlay
- ☐ Zone Change Major Amendment
- ☐ Zone Change Minor Amendment
- ☐ Zone Change Modification of Condition(s)
- ☐ Special Use Permit (SU)
- ☐ Special Use - Major Amendment
- ☐ Special Use - Minor Amendment
- ☐ Special Use - Modification of Condition(s)

- ☐ BA - Residential Variance
- ☐ BA- Non-Residential Variance
- ☐ BA - Appeal
- ☐ BA - Interpretation
- ☐ BA- Blanket Variance

- ☐ Temporary Use Permit
- ☐ Status Report
- ☐ Text Amendment
- ☐ Legal Non-Conforming
- ☐ As-Built POD
- ☐ Government Action
- ☐ Agricultural Exemption
- ☐ Mining Exemption
- ☐ Group Home

See application packet for fee schedule.



PRE-APPLICATION MEETING FORM

Fees: Please see Planning application packet for fee schedule.

Planning Representative Signature		Applicant Signature	
Name: Adam Cannon		Name (print):	
Signature:	Date:	Signature:	Date:
➤ Applicant was advised to file for the planning application(s) as checked above. When filing the application materials please show the Maricopa County One Stop Shop staff a copy of the pre-application meeting form in order to initialize the correct Planning Application.			



Planning & Development

Engineering Plan Review Pre-Application Meeting Summary

Primary Contact Name: Gammage and Burnham

Project Name: BNSF Site(s)

Description of Work: Re-Zoning (No Plan of Development)

Job Site Address: NE of US 60 Between 211th and 235th Aves. (Surprise Area)

APN(s): Several **PRE-APP No.** PA2024

Reviewer: Bob Fedorka, PE **Phone:** 602-506-7151 **Date:** 3/27/24

No. of Pages Transmitted: 4+ **E-mail address:** bob.fedorka@maricopa.gov
attachments

- ☐ Form 703 – Drainage Review Requirements for Precise Plans including Special Use Plans
- ☐ Form 705 – Drainage Review Requirements for Final Plats
- ☐ Form 707 – Drainage Review Requirements for Master Plans
- ☒ Aerial Map
- ☒ ADOT Red Letter Information

Effective requirements and guidelines: Maricopa County Zoning Ordinance (Section 1205), Maricopa County Drainage Design Manuals vol. 1-3, Drainage Policies and Standards for Maricopa County, Arizona Department of Water Resources- State Standards, Maricopa Association of Governments- Specifications and Details.

The information presented and discussed in the pre-application meeting, including fees, is preliminary only and provided for general guidance. All projects must be demonstrated to meet the requirements of the Drainage Regulations of Maricopa County and adopted County design methods and standards. Additional data may be required based upon complexity of the design and location.

I acknowledge that I have incorporated these general pre-application review comments into the plans and reports for this project.

Signature: _____ Date: _____





DISCLAIMER

Comments provided herein are based on a cursory review of the information provided and are not meant to represent a comprehensive evaluation of the project. Additional comments may be provided as part of the engineering review of the official entitlement application.

RE-ZONE

1. Engineering Plan Review (Drainage, FCD & MCDOT) has no comment on the re-zoning proposal.
2. Without the submittal of a plan of development, no development approval will be inferred by the engineering review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.

DEVELOPMENT/FUTURE ENTITLEMENT

Drainage Plan Review Comments (New Development)

1. Preliminary Grading and Drainage Plans will be required for future entitlements (PODs/Plats). The Maricopa County Zoning Ordinance (MCZO) requires that all commercial submittals be prepared by a Civil Engineer registered in the State of Arizona. **(MCZO 1205.7.2)**
2. Maintain historic flows entering and exiting the site.
3. Provide the required retention volume for the 100 year, 2 hour storm event, plus one (1) foot of freeboard, for the Plat/POD area. Provide plan notes requiring retention basin(s) to drain within 36 hours. **(MCZO 1205.7.6-2.a & c)**
4. See <http://www.maricopa.gov/DocumentCenter/Home/View/3972> for the most up to date interactive Engineering Plan Review checklist.





Flood Control District Review Comments (New Development)

1. The site contains regulated floodplains associated with the Witmann Wash and its tributaries. Floodplain Use Permits will be required for any disturbance to the floodplain.
2. Re-delineation of floodplains requires submission of a FEMA CLOMR/LOMR administered by the Flood Control District.

PND Transportations Comments (New Development)

1. Contact MCDOTPlanning@maricopa.gov to determine right-of-way dedication requirements along section and mid-section road alignments throughout the development site.
2. Road improvements and additional right-of-way shall be determined by MCDOT Traffic Design and MCDOT Permits based on submittal of a Traffic Impact Study.
3. Applicant to notify ADOT of development through the Red Letter Process, RedLetter@azdot.gov, due to proximity to US60 and SR74.
4. Applicant to comply with BNSF Railroad requirements

All plans and reports should be developed and formatted to document that the project is designed to meet all County regulations, ordinances and design standards.

It is incumbent upon the engineer to demonstrate compliance with all regulatory requirements and County design standards.





DRAINAGE PLAN REVIEW REFERENCES:

The Drainage Regulations are listed in Section 1205 of the MCZO:

<https://www.maricopa.gov/documentcenter/view/272>

Maricopa County Drainage Policies and Standards Manual:

<https://www.maricopa.gov/DocumentCenter/Home/View/2369>

For Additional Information See:

<https://www.maricopa.gov/1635/Drainage-Review>

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY REFERENCES:

Floodplain Regulations for Maricopa County:

<https://www.maricopa.gov/DocumentCenter/View/630>

For Additional Information See:

<https://www.maricopa.gov/3847/Flood-Control-District>

PND TRANSPORTATION REFERENCES

Residential Driveway Guidelines

<https://www.maricopa.gov/documentcenter/view/362>

Roadway Design Manual

<http://www.mcdot.maricopa.gov/DocumentCenter/View/24883>

Maricopa County Ordinance for Work in R/W

[MCDOT Ordinance P36](#)

For Additional Information See:

<https://www.maricopa.gov/156/MCDOT>





Maricopa County

Department of Transportation

Transportation Systems
Management Division
2901 W. Durango Street
Phoenix, AZ 85009
Phone: 602-506-8676
Fax: 602-506-8758
www.mcdot.maricopa.gov

DATE: March 12, 2018

TO: Nicolaas Swart
Division Manager

FROM: Denise Lacey
Planning Branch Manager

SUBJECT: ADOT Red Letter Process

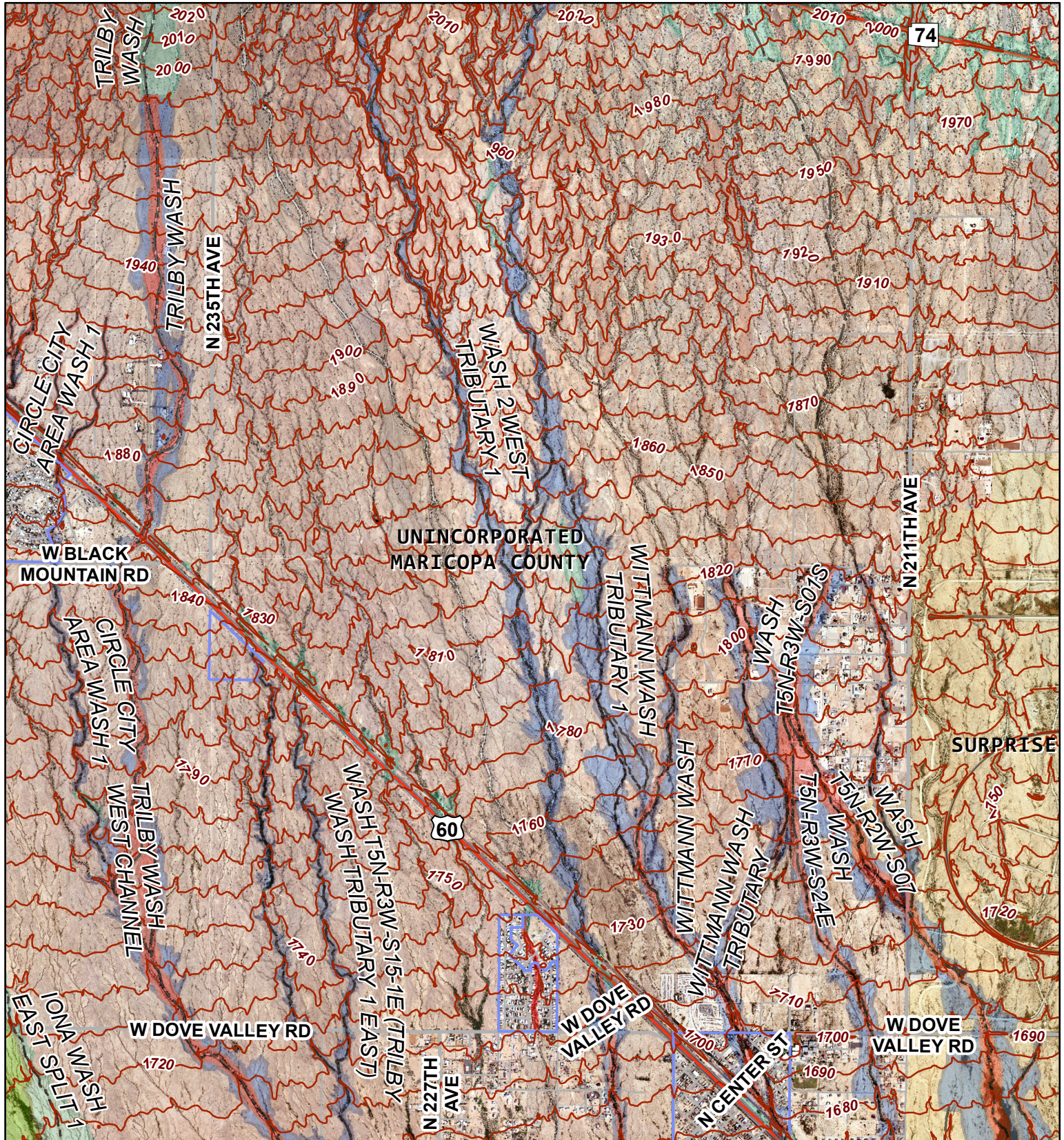
The Arizona Department of Transportation (ADOT) Red Letter Program is meant to aid in early notification, to ADOT, of potential development plans within a quarter mile of established or proposed state transportation alignments.

How does this apply to Maricopa County Department of Transportation (MCDOT)? When MCDOT is working on a project within a quarter mile of a current or proposed ADOT facility, MCDOT must notify ADOT by Red Letter. This allows ADOT to determine potential impact and protect current or future right-of-way.

How to notify through the Red Letter process:

At time of programming a project within the one quarter mile distance of an ADOT facility the MCDOT staff member in charge of the project (Planner, Project Manager, Engineer, etc.) shall send an e-mail as follows:

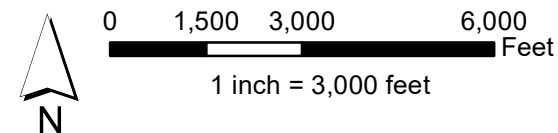
E-mail: redletter@azdot.gov
Content: Name of project including map if feasible
Project Limits
Dates, if available



Current FEMA Flood Zones



Current Pending Flood Zones



Date: 03/27/2024
Time: 5:13:21 PM
User: bob.fedorka



Floodplain Management & Services
2801 West Durango Street
Phoenix, Arizona 85009
Phone: (602) 506-2419
Fax: (602) 372-6232
<http://www.fcd.maricopa.gov/Floodplain/floodplain.aspx>