



PINAL COUNTY
WIDE OPEN OPPORTUNITY

IUP-003-23

11/1/23

Community Development Department

IUP-003-23

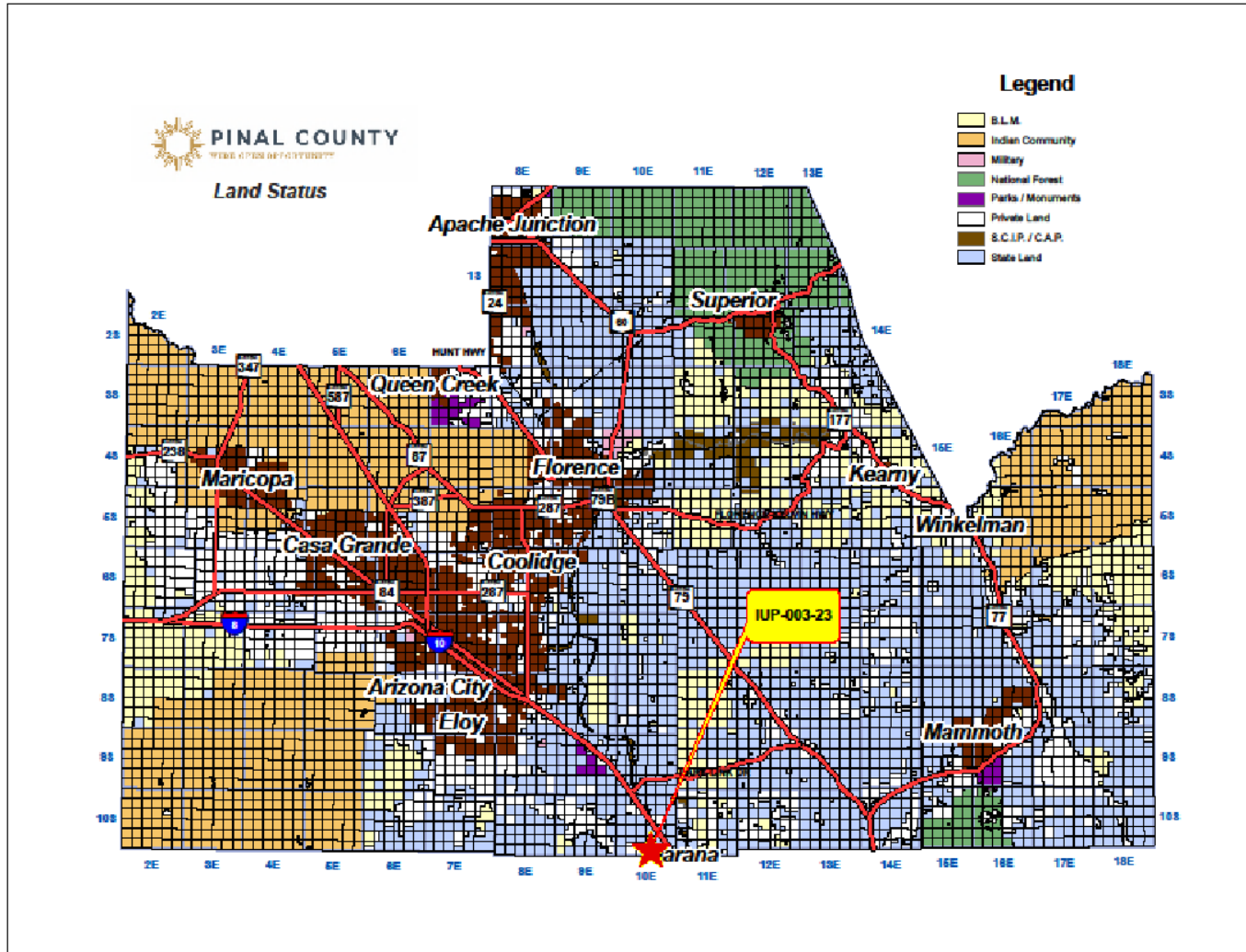
- Proposal:
 - Industrial Use Permit request to operate an EV battery testing and storage facility.
- Size:
 - 480 ± acres
- Location:
 - North of East Pinal Airpark Rd. and west of I-10.
- Owner/Applicant:
 - Pinal County, Owner, Lucid Motors, Melody Spradlin, Applicant

County Map



PINAL COUNTY

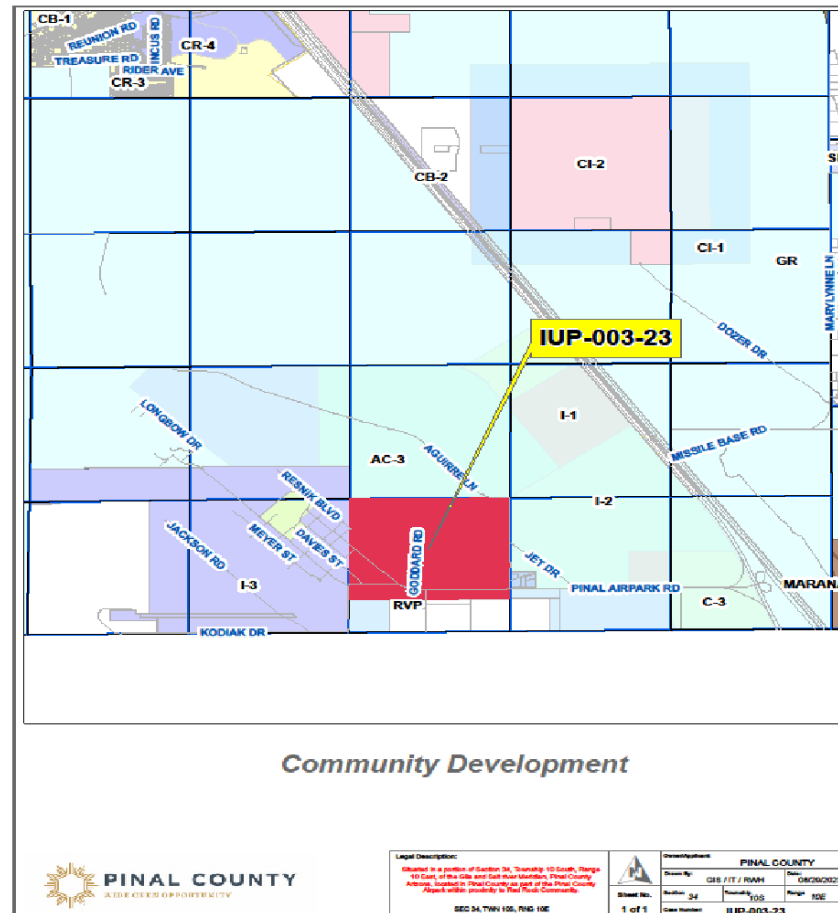
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Vicinity Map



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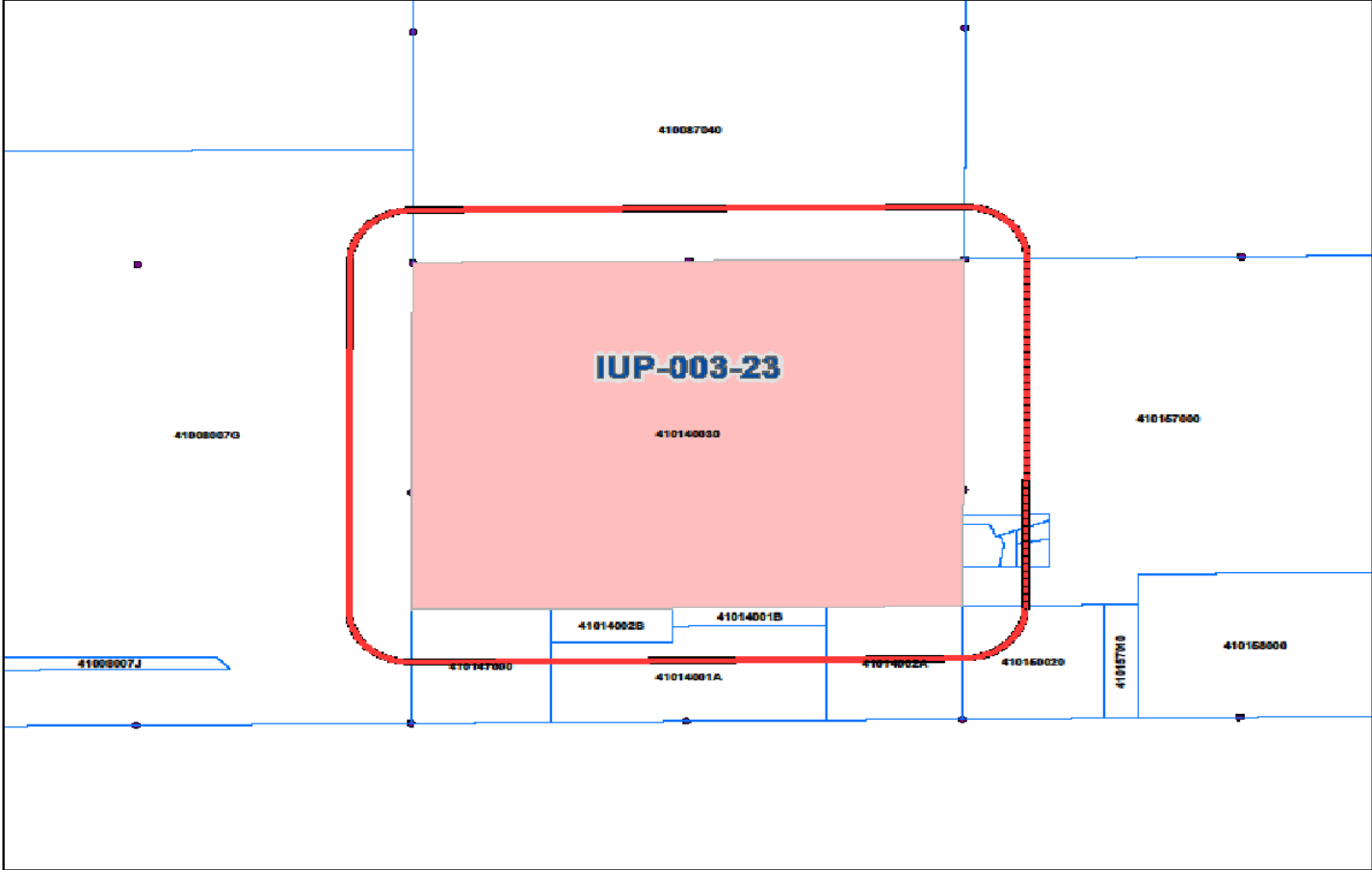


Area Map

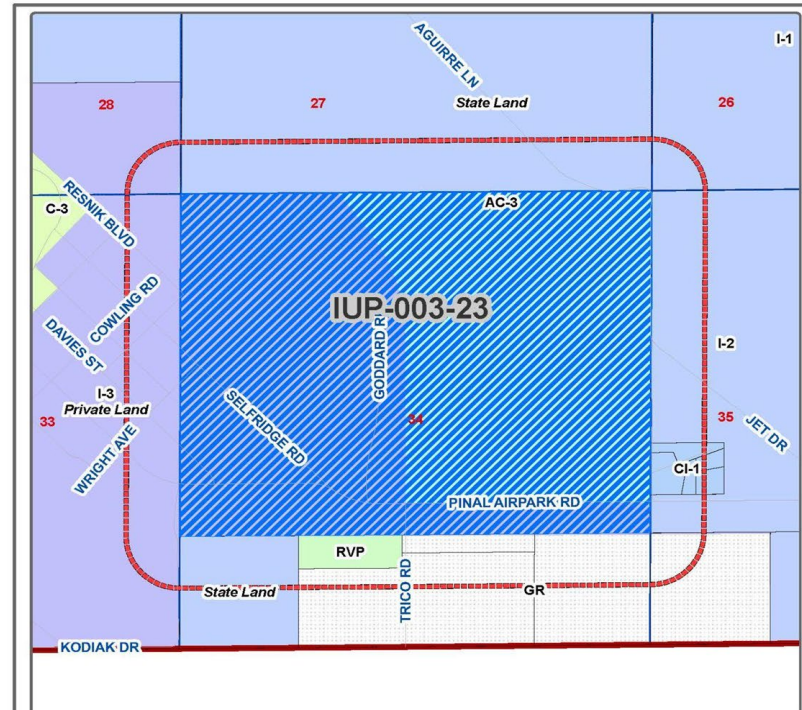


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Existing Zoning



BOARD OF SUPERVISORS

IUP-003-23 – PUBLIC HEARING/ACTION: Pinal County, property owner, Melody Spradlin on behalf of Lucid Motors, applicant/ agent, requesting approval of an Industrial Use Permit to operate an electric vehicle battery pack testing facility, on an 480.0± acre parcel in the Industrial (I-3) Zoning District ; tax parcel 410-14-0030 (legal on file); situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

Current Zoning: Multi Requested Zoning: Industrial Use Permit Current Land Use: Multi



Legal Description:
Situated in a portion of Section 34, Township 10 South, Range 10 East, of the Gila and Salt river Meridian, Pinal County, Arizona, located in Pinal County as part of the Pinal County Airpark within proximity to Red Rock Community.

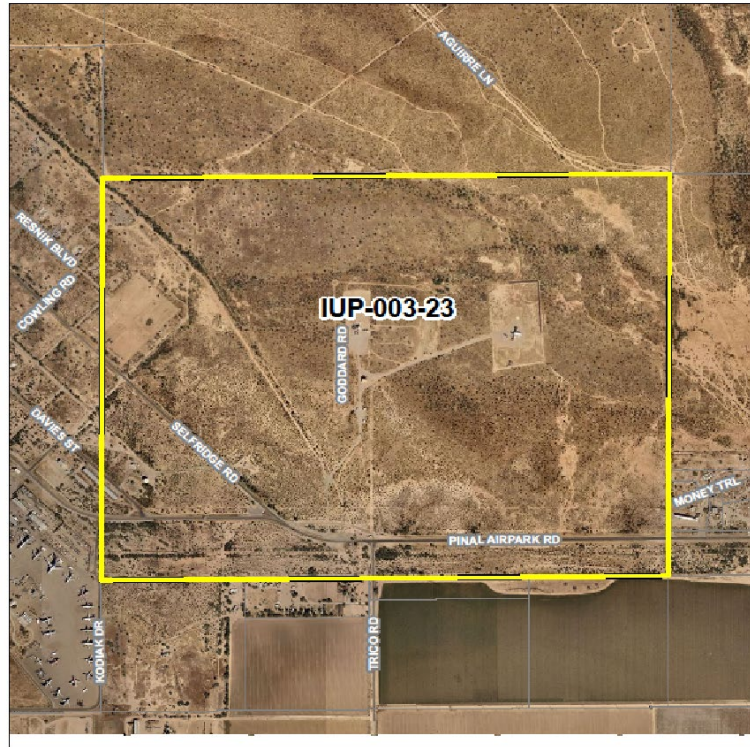
	Owner/Applicant: PINAL COUNTY
Drawn By: GIS / JT.R/RWH	Date: 08/29/2023
Sheet No: 1 of 1	Section: 34 Township: 10S Range: 10E
	Case Number: IUP-003-23

SEC 34, T10N 10S, R10E

Aerial Map



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Industrial Use Permit

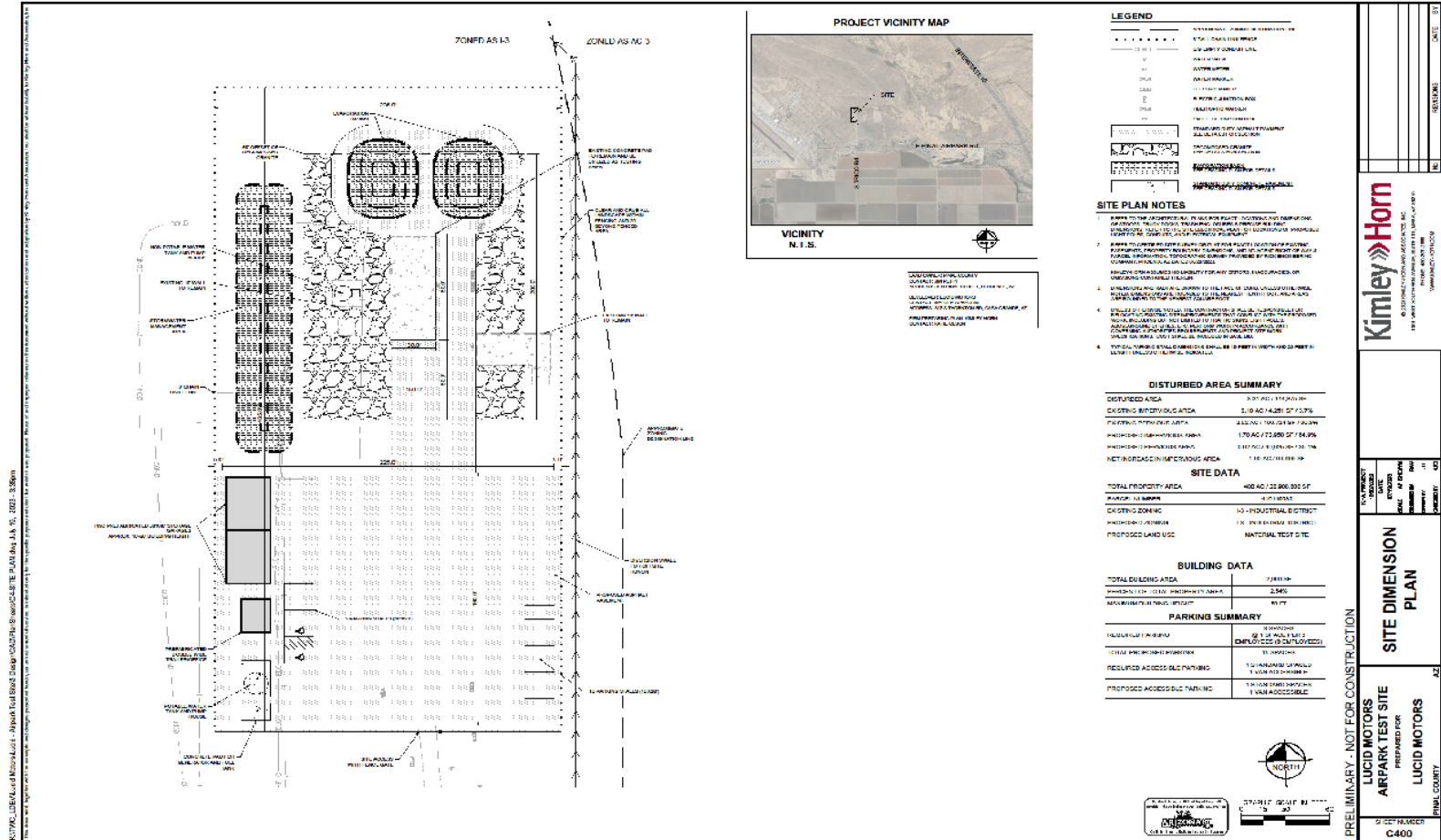


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Site Plan



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Site Posting



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PINAL COUNTY ***Public Hearings***

Case Number: IUP-003-23

Existing Zoning: I-3 INDUSTRIAL DISTRICT

Acreage: 480 ACRES

Case & SUP/IUP Use: INDUSTRIAL USE PERMIT FOR MATERIALS TESTING SITE

Applicant Name: KATIE OLSON, KIMLEY-HORN

Applicant Phone Number: 520-529-8128

**Case Information Available at Pinal County Community Development Services
(520) 866-6442 or www.pinalcountyz.gov**

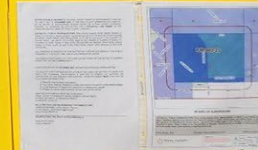
Public Hearing **NOTICE**

**PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING**

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 10/6/23

POST COPY OF ACTUAL NOTICE BELOW



North



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South



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East



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West



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Items of Consideration

- Use is compatible with the existing parcel and surrounding area
- Comprehensive Plan designates subject parcel both High Intensity Activity Center and Employment
- Legal access
- Applicant has submitted all required material and held a Neighborhood Meeting on July 12, 2023

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- Recommendation for Approval:
 - 9 Stipulations

Stipulations



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1. A Trip Generation Memo may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval;
2. a drainage memo limited to the proposed site improvements to be submitted to the County Engineer at the time of Site Plan submittal for review and approval;
3. this Industrial Use Permit is granted to operate a battery testing and storage facility as described in the applicant's submittal documents;
4. the permit is issued to the lessee for (5) years unless the lease is terminated at which this use permit is terminated;
5. the layout, design and set up of the battery facility shall be developed as shown and set forth on the applicant's submittal documents and site plan;
6. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
7. the applicant shall keep the property free of trash, litter and debris;
8. all Federal, State, County and Local regulations shall be adhered to and all applicable and required leases, permits, approvals, and plans be submitted and obtained;
9. any change or expansion shall require approval from the Board of Supervisors.

End



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Questions, Comments, Concerns ?