

An aerial photograph of a property with yellow and blue outlines. The yellow outline defines a large area with several sub-parcels labeled 50334003, 50334004A, 50334004B, 50334002A, and 50334002B. Blue outlines show adjacent properties and streets. Labels include 'W CLAYTON RD', 'W CAMINO LEDEZMA', 'W HANCOCK-GASH GRADE HWY', 'UNION PACIFIC RAILROAD', 'W CLAYTON RD', and 'N CLAYTON RD'.

## BRADY 25

Rezone &  
Minor Comp Plan  
Amendment

PZ-049-23  
PZ-PA-012-23



# LOCATION

**27.92+ ACRES**

Brady Family



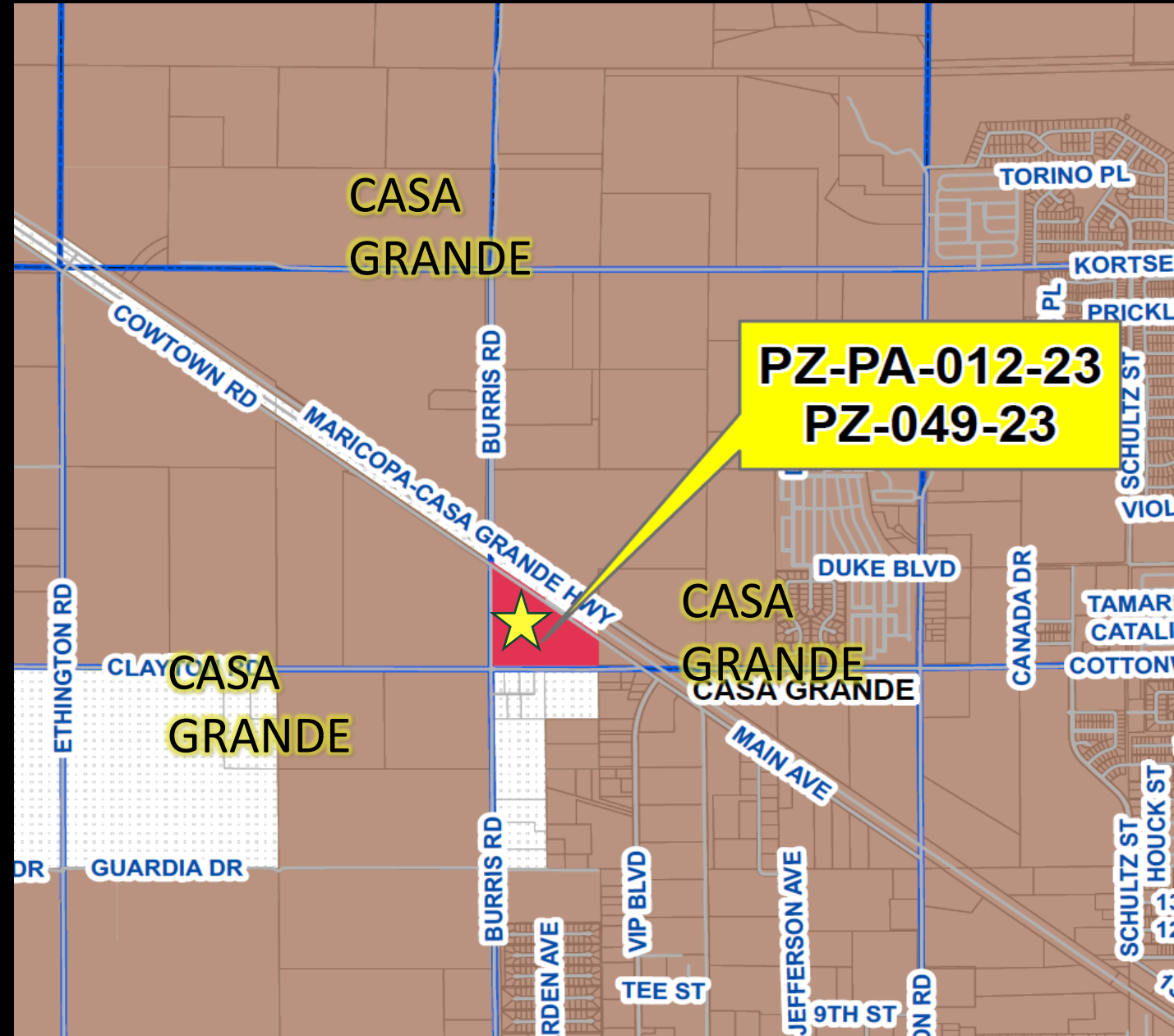


# ANNEXATION STATUS

## Surrounded by Casa Grande

Unable to Annex legally due to areas to south.

Since we are unable to annex, we are looking to bring site into conformance with surrounding parcels.



# SITE DETAILS



**27.92+ ACRES**

4 parcels

Brady Family  
(Brady & Brady Properties  
LLC, James Dean Brady LT,  
Marietta Brady)

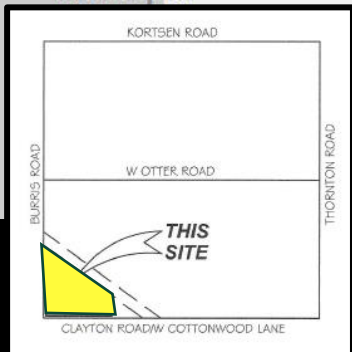
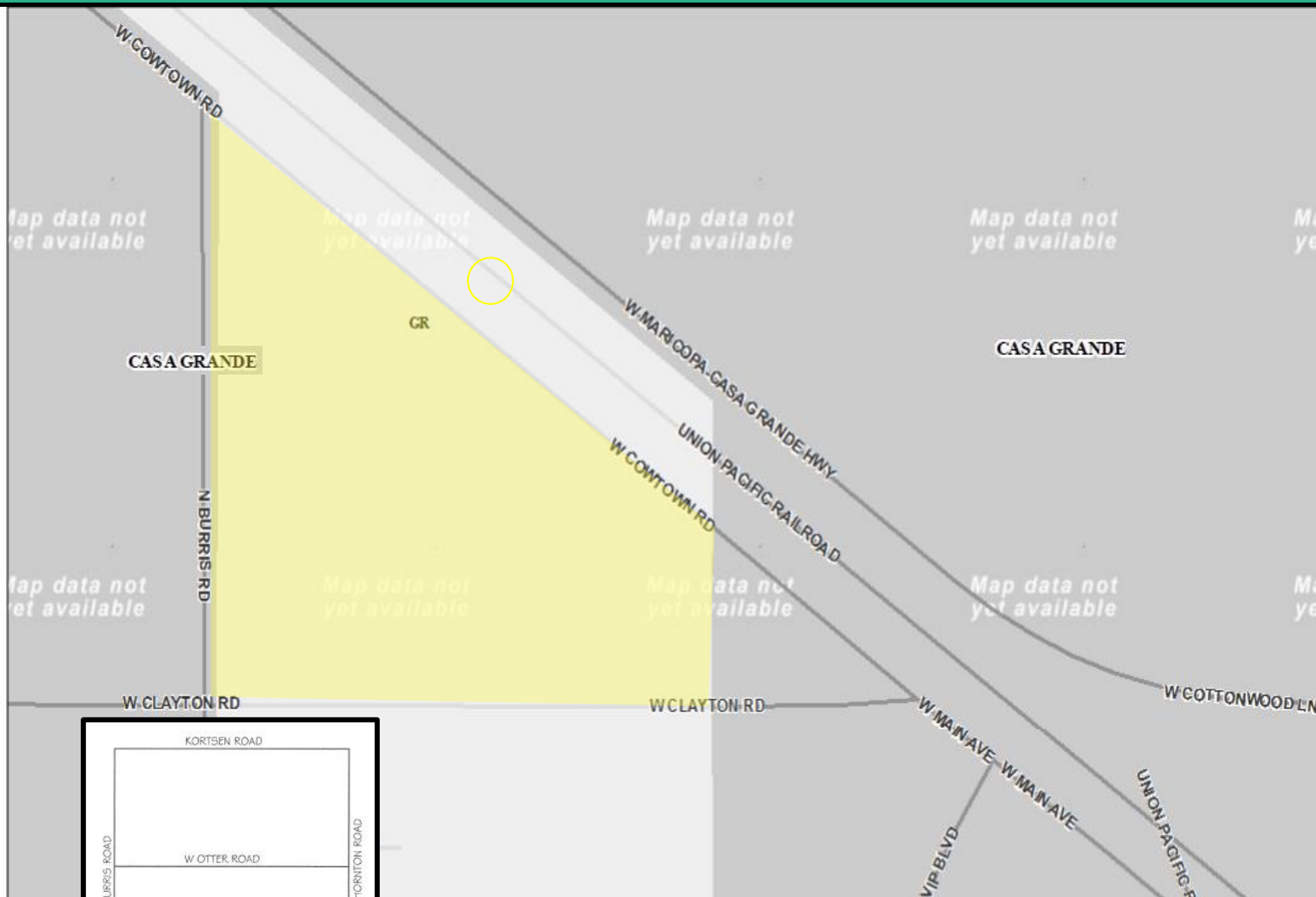
Mary still lives on property

No longer suitable for  
farming or residential

The exact locations of any  
new buildings will be  
proposed during the site  
plan process plan through  
Pinal County.



# ZONE / COMP PLAN REQUEST



Surrounded by City Industrial Zoning on 3 sides (I-1 & I-2)

Surrounded by City GP Land Use of Manufacturing / Industry on 3 sides

Cannot annex into Casa Grande

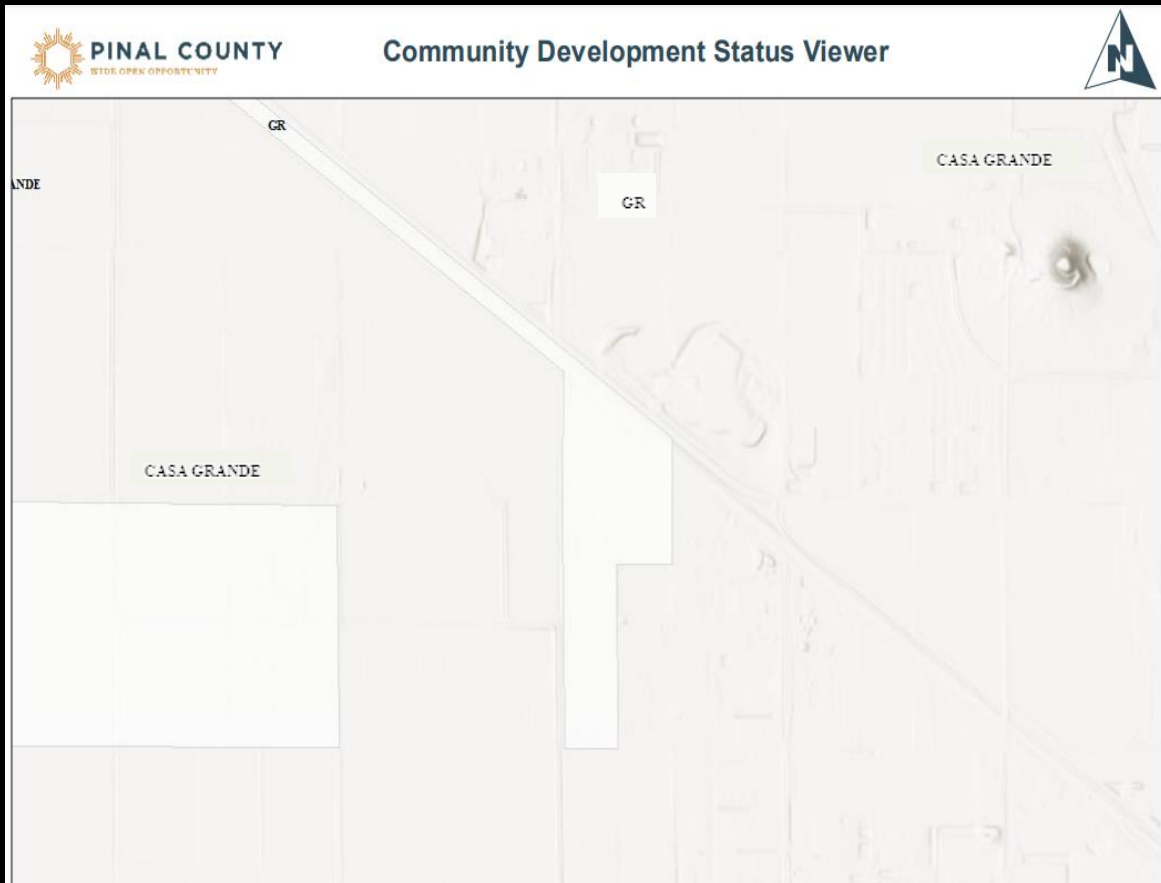
AG / IND Uses to South typically prefer to stay in County

**Pinal Comp Plan:** Mid Intensity Activity  
**Casa Grande GP:** Manufacturing Industry  
**Proposed:** Employment

**Current Zoning:** GR – General Rural  
**Proposed Zoning:** I-2 – Light Industrial

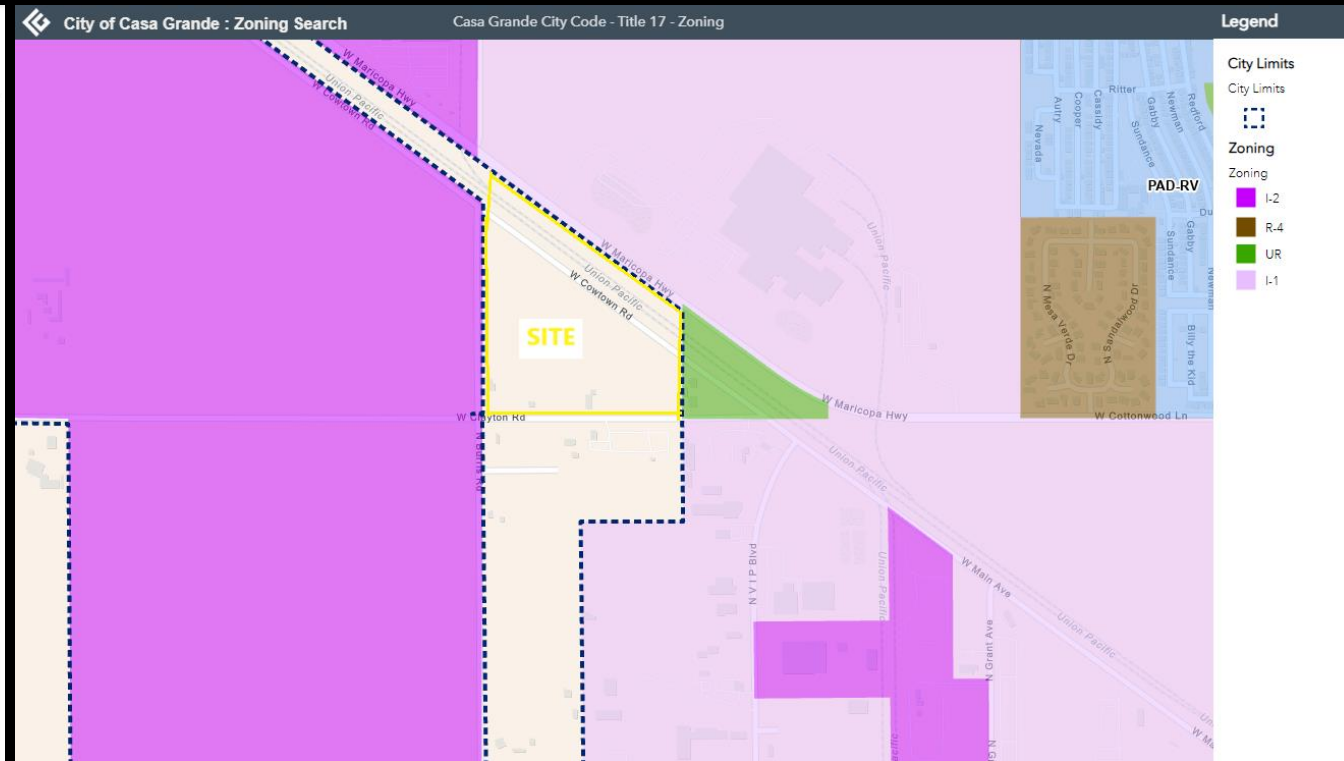
# ZONE / COMP PLAN REQUEST

## PINAL ZONING



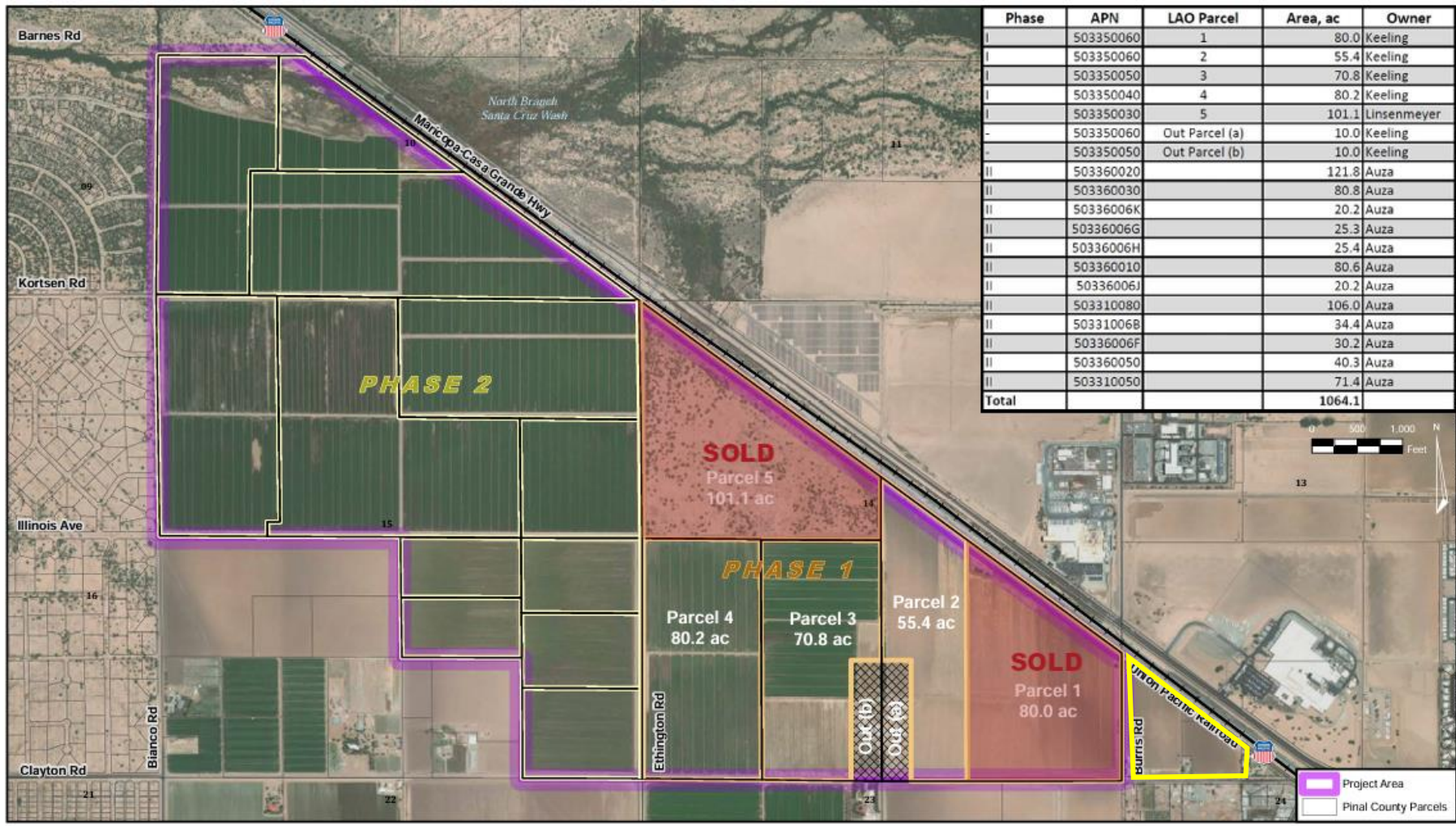
Pinal County zoning showing the site as GR – General Rural as an island surrounded by City.

## CASA GRANDE ZONING



The zoning abutting the property in Casa Grande reflects I-1 – Light Industrial and I-2 – General Industrial zoning.

# INDUSTRIAL DVPT PATTERN



The adjacent parcels are in the Pinal County Industrial Tech Park in Casa Grande.

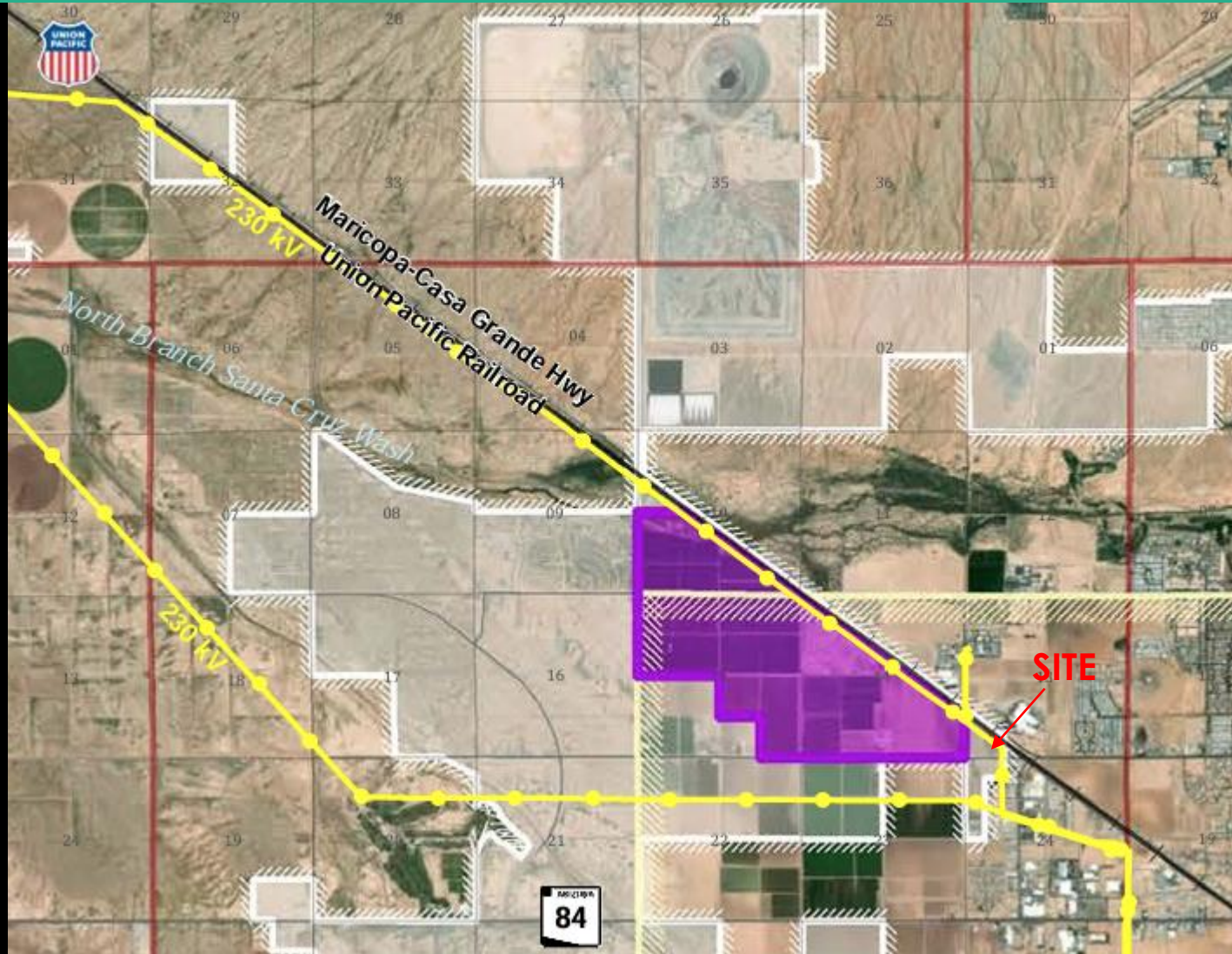
The owner is requesting a Minor Comprehensive Plan Amendment to Employment and I-2 zoning to match the surrounding properties.

To the west is the new Chang Chung user with chemical manufacturing facility going in with a rail spurs along the UPRR into the southern properties including this one.

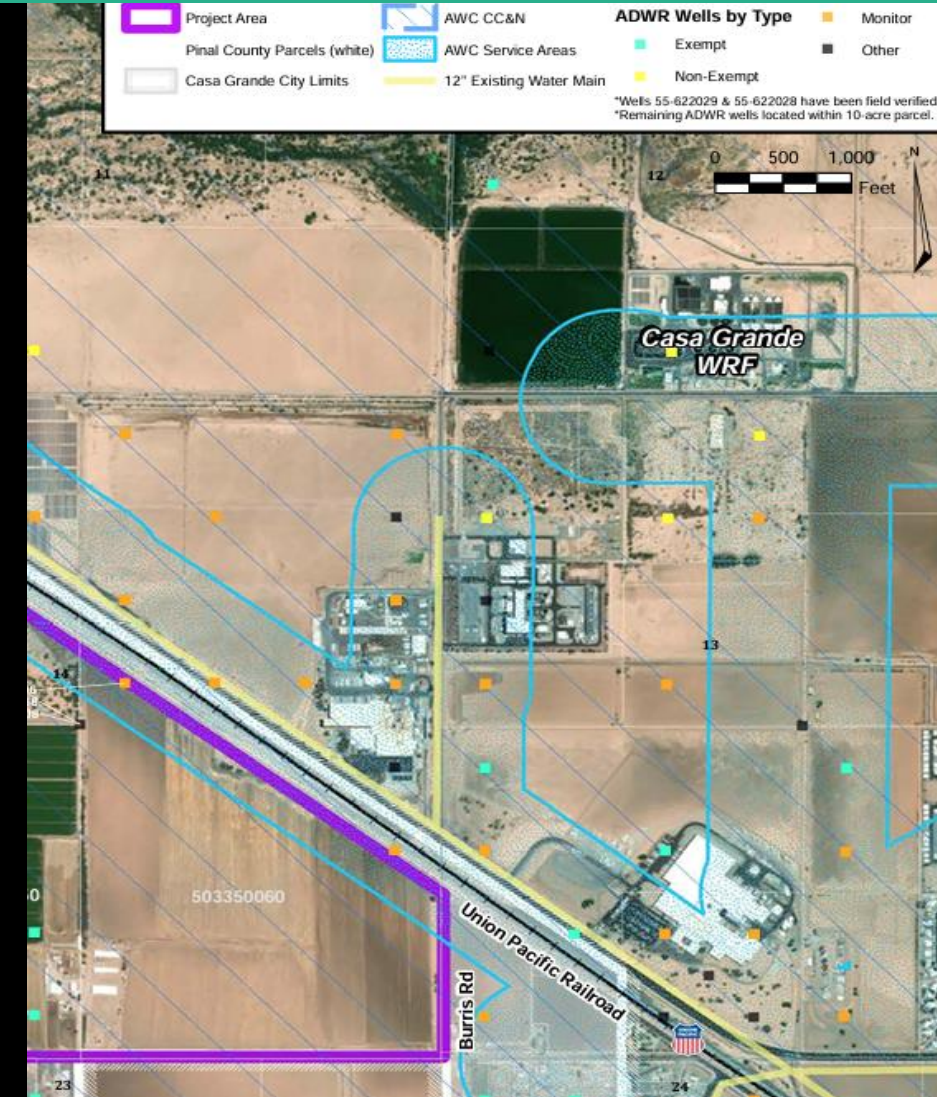
“Pinal County Technology Park will be the county’s third-largest, after the 2,738-acre Inland Port Arizona in Coolidge, Ariz., and the 1,173-acre Interstate 10-8 Business Park in Eloy, Ariz.”



# INFRASTRUCTURE TO SUPPORT INDUSTRIAL



Existing 230 kV power lines located along the north and east



Within AZ Water Co service area to support industrial users.



# ADJACENT PARCEL



**Project Discovery - Chang Chun Petrochemical Arizona / Casa Grande, AZ**  
**How do you navigate the complexities of building a semiconductor base manufacturing facility in a foreign country?**

In late 2021, Taiwan-based Chang Chun Arizona (CCAZ) purchased an 80-acre site in Casa Grande, Arizona's Pinal County Technology Park to bring their first manufacturing facility to the United States. The 109,346 SF manufacturing plant will produce electronic grade chemicals used in the manufacturing of wafers to support the Taiwan

## **Facts And Figures**

Phase 1: 109,346 SF  
80 acres  
Completion 2025  
Owner: Chang Chun Arizona (CCAZ)

**“This new facility will support both the new TSMC facility and future advanced manufacturing development in Arizona. The semiconductor industry will help provide high quality jobs and further diversify our economy.”**



## 2.2 MSF of Industrial Planned South of Phoenix

By Adriana Marinescu

January 6, 2022



Development In Focus Industrial News More

Two major projects are in the pipeline at this 1,000-acre tech park.

Two major industrial developments, totaling 2.2 million square feet, could come online within the 1,000-acre Pinal County Technology Park in Casa Grande, Ariz. Detroit-based Walbridge Group intends to develop a 1.2 million-square-foot logistics campus, while Wisconsin-based manufacturer of kitchen and bathroom fixtures Kohler Co. plans to build a 1 million-square-foot manufacturing and distribution facility. The city's Planning and Zoning Commission will discuss both projects in today's meeting.



Image by EFAFLEX Schnelllaufstore via Pixabay.com

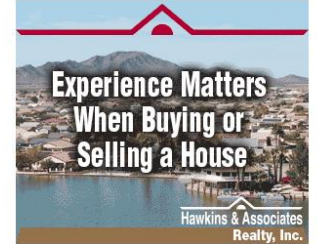
Dubbed Desert 100 Pinal County Tech Park, Walbridge's project would come online on 92 acres at the intersection of Maricopa-Casa Grande Highway and Ethington Road. According to the preliminary site plan, the property would comprise two buildings of 312,742 square feet and 898,744 square feet, respectively, with 97 percent warehousing space and 3 percent office space.

**Kohler and Walbridge on list of users at Tech Park, along with nearby users Frito Lay, Lucid, and Abbott**

## Chemical company acquires land to build plant in Casa Grande

By AARON DORMAN, Staff Writer Dec 1, 2021 Updated Jan 19, 2022 2

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### Trending

- 1 Feds provide \$95 million needed to widen I-10 in Pinal County
- 2 Coates: Truckers give themselves a pass on signs telling them not to
- 3 Revitalized 9-hole course provides

"The city just announced a 50-million-dollar sewer expansion that will give them gravity sewer in the entire park, as well as a renewable water effluent line. That will be a very important game changer to some of the area's industrial users.

They currently have about a half a dozen additional users looking at the park, primarily computer chip and technology suppliers, but they're also seeing a lot of interest from American manufacturing that either want to onshore their expansion or re-shore their production."



# SUPPORT LETTERS



This letter is in regards to the Brady 28 (PZ-PA-012-23, PZ-049-23) rezone request. The City's position is in support of the requested zone change for the following reasons:

- The site lies within the Manufacturing and Industry land use category within the City's 2030 General Plan. This land use category supports industrial zoning.
- The northern portion of this area contains a critical rail spur that current industrial development to the west will utilize to support their projects. This includes Kohler/Vikrell, Chang-Chun, and NRS.
- The area as it redevelops will eventually be a logical and proper expansion into the City of Casa Grande's incorporated boundary.

Please let me know if you have any questions or seek further information.

Regards,

*Joe Horn*

Planner,

City of Casa Grande

**"... this area contains a critical rail spur that current industrial development to west will utilize... including Kohler/Vikrell, Chang-Chun & NRS."**

**"UP Railroad is investing \$8 million in a switching yard adjacent to property for which we sold them the right of way."**

January 27, 2024

Pinal County Board of Supervisors  
135 N. Pinal Street  
Florence, Arizona 85132

RE: Rezoning of Brady Farm, SEC Burris Road & Cowtown Road, Casa Grande, AZ  
(Case Numbers PZ-PA-012-23, PZ-049-23)

Dear Members of the Board,

Regarding the rezoning of the Brady Farm at the southeast corner of Burris Road and Cowtown Road, we've been actively involved in industrial development in this area since 2017, achieving notable success. Our partners, the City of Casa Grande and Pinal County, have been integral to this progress. Directly west of the site is the Chang Chun Chemical Corporation, the region's first computer chip supplier. To the north lies the Union Pacific Rail Line, facilitating nearly 100 transcontinental trains daily. Notably, the property is traversed by high voltage and low-voltage powerlines on the west and north sides, respectively, along with high-pressure gas lines on the west side.

This location has long been earmarked as an ideal industrial site, supported by ongoing planning efforts. The Union Pacific Railroad is investing \$8 million in a switching yard adjacent to this property, for which we previously sold them the right-of-way. Dismissing any potential commercial or residential use for this site is crucial, given its proximity to a chemical plant, a railyard, and commercial dependence on traffic counts. The notion of commercial or residential development is unfounded, and living next to such industrial elements is impractical. In response, pursuing reverse eminent domain might be necessary, and I would be willing to provide expert testimony if required.

Sincerely,

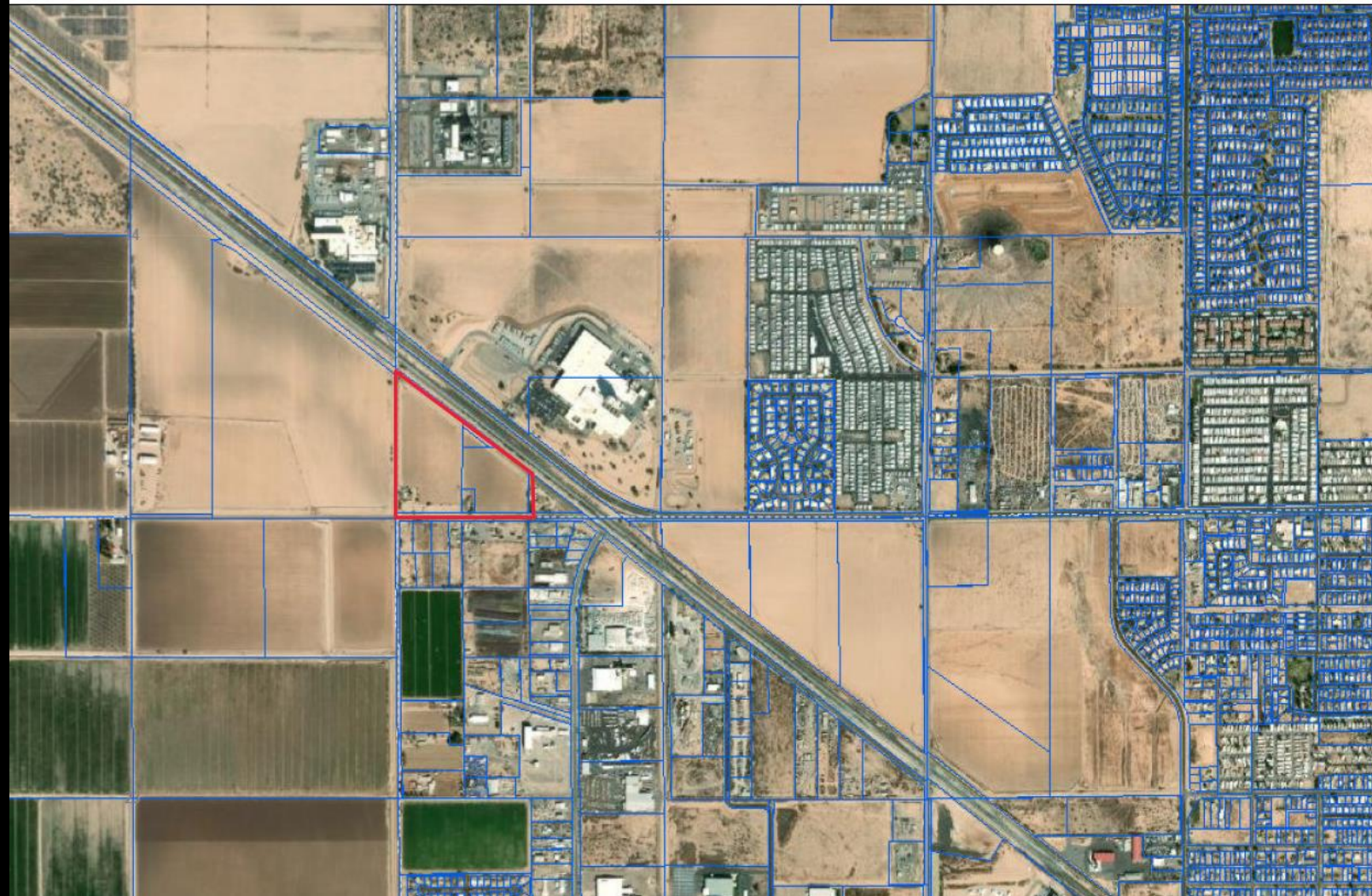
Kirk P. McCarville, CCIM  
Pinal County Advisor

**"Commercial or residential is unfounded, and living next to such industrial elements is impractical"**



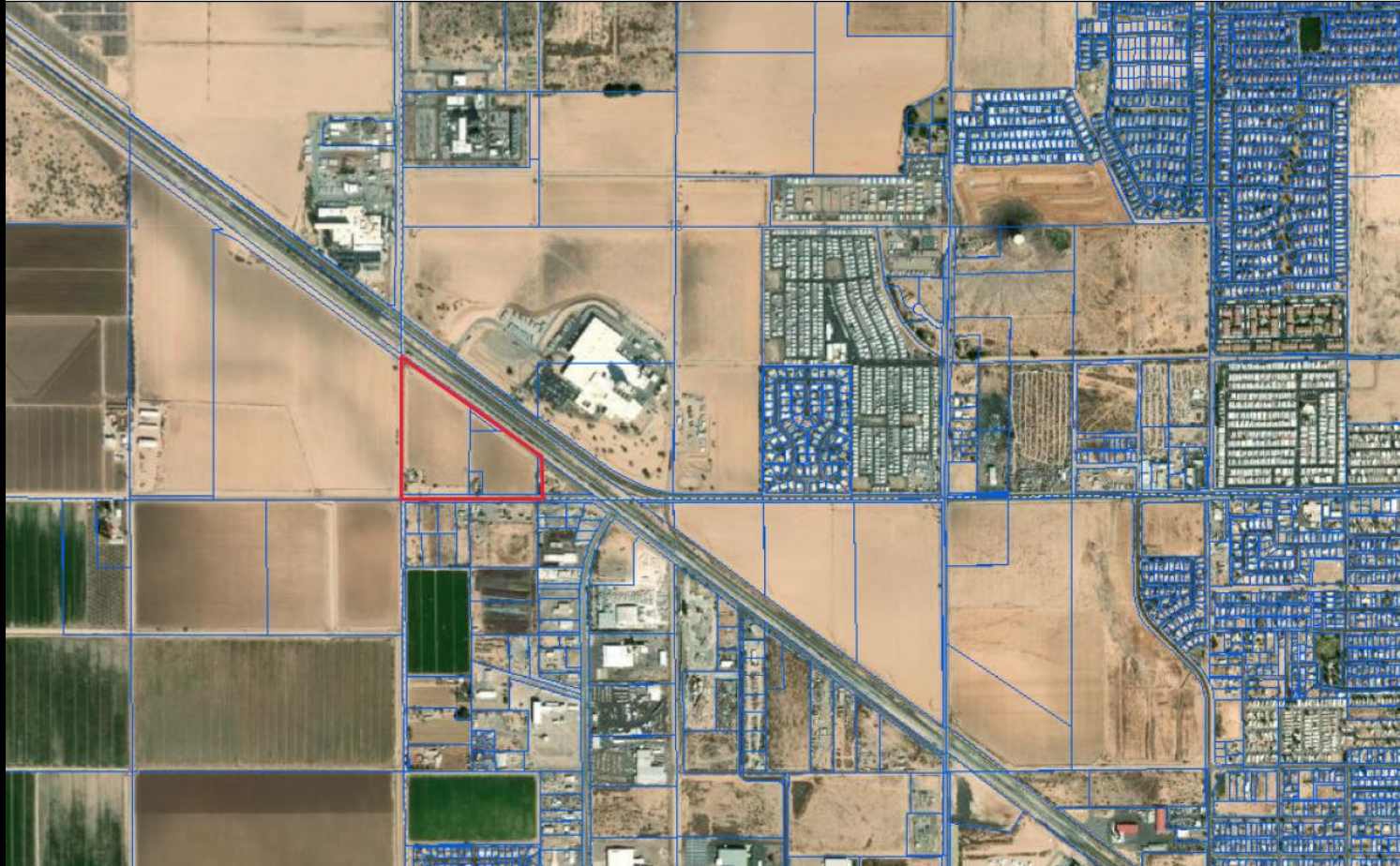
# MID-INTENSITY ACTIVITY / GR no longer appropriate

 **PINAL COUNTY** **Pinal County Assessor Parcel Viewer** • Assessor Douglas J. Wolf



- ✓ Unable to annex into the City.
- ✓ Site is no longer appropriate for farming
- ✓ Commercial Uses not appropriate – not at major street corridor
- ✓ Surrounding development has made residential not appropriate
- ✓ Approval would bring site into conformance with City plan & surrounding changes in land use
- ✓ High priority economic zone for City / State – users that want to be in a industrial area, not residential. Job generator.
- ✓ Approval would make this a “shovel-ready” site ideal for interested users.
- ✓ Supported by City.
- ✓ Approval would require site plan approval ensuring appropriate mitigation measures to surrounding uses.





Questions?