

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA (All Applications Must Be Typed or Written in Ink)

# **Comprehensive Plan Amendment unincorporated & Property Information:** (Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided) 1. The legal description of the property: See included legal description 2. Parcel Number(s):\_\_\_\_\_\_ Total Acreage: \_\_\_\_\_ 3. Current Land Use Designation: Requested Land Use Designation: Date of Concept Review: Concept Review Number: 6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): 7. Discuss any recent changes in the area that would support yourapplication. 8. Explain why the proposed amendment is needed and necessary at this time. DATE: CASE: INV#:\_\_\_\_\_AMT:\_\_\_\_ Xref:

COMMUNITY DEVELOPMENT
Planning Division

#### PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

#### IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

<b>A</b> .	Certified Boundary Survey, including legal descriptions of the proposed
	designations

- Location map which identifies the property and its relationship to Pinal Countyenvirons.
- Map showing the topography of the property.
- Site map which specifically identifies the property including parcels under separate ownership.
- Property owner(s) authorization for the Comprehensive Plan Amendment.
- F F Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- Non-refundable filing fee as shown on the coverpage.
- Narrative in PDF format.

Signature of Agent

Neighborhood meeting report

Your application must be submitted digitally via the online submittal portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx

Please call or email the Planning Division for more information.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Selma & Midway LLC	1223 S Clear view Ave Ste 107, Mesa, AZ 85209		
Name of Landowner (Applicant)	Address	Phone Number	
John Davi 85392A4800A949C		jgdavi24@gmail.com	
Signature of Landowner (Applicant)		E-Mail Address	
Withey Morris Baugh LLC	2525 E Arizona Biltmore Cricle, Phoenix, AZ 85016	602-230-0600	
Name of Agent	Address	Phone Number	
De Hezes		hayes@wmbattorneys.com	

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

E-Mail Address

# Project Midway

Major Comprehensive Plan Amendment Narrative

Case No. \_\_\_\_\_

1<sup>st</sup> Submittal: May 29, 2025



## Development Team

## Developer: IDM Companies

6720 N. Scottsdale Rd, Ste 190 Scottsdale, AZ 85253

Legal Representative: Withey Morris Baugh PLC

Jason Morris / Alex Hayes / Stephanie Watney 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Civil Engineer:
Colliers Engineering & Design
Darrell Wilson / Casey Whiteman
2141 E Highland Avenue

Phoenix, Arizona, 85012

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### A. Introduction

On behalf of IDM Companies ("IDM" or the "Applicant"), this application is a request for approval of a Major Comprehensive Plan Amendment for the approximately 215-acre property located at the southwest corner of Selma Highway and Midway and otherwise commonly known as Pinal County Assessor's Parcel Numbers (APNs) 500-12-001B (the "Property"). See **Tab 1, Site Aerial Map**. The Property is located in a predominantly undeveloped, rural area in Pinal County and the existing surrounding land uses are generally low-intensity, with large undeveloped tracts and rural residential parcels. However, to the south, and along the I-8, there is an emerging industrial land use pattern that provides new opportunities for the site and beyond. Given the transition of the general area—particularly south and along the I-8—toward an envisioned industrial land use pattern, and as well as the Property's proximity to regional transportation arteries, the Applicant envisions development of the Property as a low intensity, premier data center campus that will activate the site with new, high-quality development.

In order to provide a framework for development of the Property as envisioned, this application request is to modify the existing comprehensive plan designation from Moderate Low Density Residential (1-3.5 du/ac) to Employment. See Tab 2, Existing Comprehensive Plan Map and Tab 3, Proposed Comprehensive Plan Map.

This narrative outlines the justification and findings for approval of the requested Major Comprehensive Plan Amendment.

### B. Location and Site Conditions

The Property is located entirely within unincorporated Pinal County and is with Casa Grande's planning area. The Property is approximately 215 acres and is currently undeveloped.

### C. Comprehensive Plan and Zoning

The Property has a Comprehensive Plan land use designation of Moderate Low Density Residential (1-3.5 du/ac) and it is zoned GR. The Property is also located in the Casa Grande planning area where it is designated as part of the Phase II growth area, which anticipates industrial and manufacturing uses in the I-8 corridor (**Tab 4, Casa Grande Planning Area Map**).

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### D. Request

IDM requests a Major Comprehensive Plan Amendment for the Property to change the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to Employment, which is a more compatible use at this location given the emerging land use pattern. The Employment designation, as noted in the Pinal County Comprehensive Plan, consists of "areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution."

IDM also intends to submit a subsequent rezoning application, under separate cover, to rezone the Property from GR to an industrial designation which will address permitted uses, and design and development guidelines.

### E. Project Overview

The proposed project is a premier data center campus, with a flexible industrial category that can support additional complementary industrial uses. With the rise of the Internet of Things (IoT) and its increasingly integral role in the modern economy, data centers are evolving into critical infrastructure. They enable secure and reliable access to machine learning, data analytics, cloud computing and other essential digital services that power both commercial and government operations. In recent years, Arizona—due to its geographic stability, including low risk of natural disasters and arid climate, which provides ideal conditions for long-term infrastructure investment and operational reliability—has established itself as an epicenter for this key economic sector. As cybersecurity and data integrity become matters of national importance, robust domestic infrastructure—rooted in secure and stable environments—plays a vital role in national security and economic resilience.

While the availability of reliable power and energy infrastructure has become a challenge for new development of data centers, the Property's adjacency to the proposed Project Bella and the synergistic opportunities that presents makes the Property uniquely suited for the proposed use. This proposal would provide a framework for the efficient use of existing infrastructure, which includes existing 500kV and 230kV transmission lines in the immediate vicinity.

This proposal is anticipated to create new, high-wage employment opportunities and provide a new source of revenue for Pinal County and the various taxing entities applicable to the Property. Additionally, as a comparatively low trip generating land use, the proposed data center is a compatible use within the existing area. While conceptual development plans are currently in the design phase, the proposed plans will be designed with enhanced buffers and quality building materials.

The proposed use is consistent with the Phase II growth plans of the Casa Grande General Plan, which anticipates rapid growth of industrial and manufacturing uses between Gila Bend Highway and I-8. The proposed development is also consistent with the land use pattern immediately south of the Property, which, as described above and below, includes Project Bella, a planned battery storage and natural gas power generation facility.

#### I. Relationship to Immediate Surroundings

The Property is bordered to the north by Selma Highway, across which is undeveloped desert land zoned General Rural (GR). To the west of the property are approximately four (4) residences as well as a handful of undeveloped parcels, all zoned GR. The Property is bound on the east by Midway Road, across which is undeveloped land zoned Single Residence (CR-2). To the south is an approximately 350 acre property, which is currently being entitled for a proposed battery storage and natural gas power generation facility known as Project Bella. Project Bella was the subject of a recent Major Comprehensive Plan Amendment (PZ-PA-008-24) which changed that property's comprehensive plan designation from Moderate Low Density Residential (1-3.5 du/ac) to General Public Facilities/Services. It is IDM's understanding that Project Bella is proposing to rezone that property to I-3 with a PAD overlay.

#### II. Site Circulation and Traffic Impact

Site circulation will be supported by two full-access driveways on Midway Road—Access A to the north and Access B, the primary entrance, to the south. The proposed development is conservatively anticipated to generate approximately 2,228 daily vehicle trips, including 287 during the morning peak hour and 242 during the evening peak hour. The relatively low traffic volumes for a project of this scale reflect the nature of data centers, which typically involve limited employee traffic and minimal truck activity.

To support the new trips generated by this development, improvements will be constructed including right-of-way dedications and half-street improvements on both Midway Road and Selma Highway, with auxiliary turn lanes (both left and right) recommended at both access points to manage traffic efficiently. Sight distances and driveway throat lengths will be designed to ensure safe and unobstructed vehicle movement. Further review of traffic mitigation will be undertaken with future applications.

#### III. Utility and Public Services

As discussed above, this proposal would provide a framework for the efficient use of existing infrastructure, which includes existing 500kV and 230kV transmission lines in the immediate vicinity. The Project does not anticipate the need for any improvements of services that would be paid for by the public. The list below identifies the utilities and services applicable to the Property:

Type of Utility / Service	Provider	Contact
Water Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351 602.240.6860 mail@AZwater.com
Wastewater Services	Arizona Water Company	Arizona Water Company 3805 N. Black Canyon Hwy Phoenix, AZ 85015-5351 602.240.6860 mail@AZwater.com
Electrical Services	Electrical District No. 3	41630 W. Louis Johnson Drive Maricopa, AZ 85318 customerservice@ed-3.org
Gas Services	Southwest Gas	1600 E. Northern Avenue Phoenix, AZ 85020-3982
Telecommunications	CenturyLink	100 CenturyLink Drive Monroe, LA 71201
Police	Pinal County Sheriff's Office	971 N Jason Lopez Circle Building C PO Box 867 Florence, AZ 85132 520-866-5111
Fire	IDM is pursuing options for contracting with either the City of Casa Grande or the Pinal County Fire and Medical Authority for fire service. This will be further evaluated through subsequent processing.	

### F. Comprehensive Plan Amendment Criteria

Pinal County understands that its Comprehensive Plan is "intended to be a dynamic document that must be periodically updated in response to changing regional needs." Nevertheless, proposed amendments must still be consistent with the Plans goals, policies, and objectives. To that end, Pinal County provides a Compliance Checklist which is discussed in detail below.

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#### PART ONE: Consistency with Pinal County's Vision Components

#### 1. Is the proposal consistent with the Sense of Community vision component?

The "sense of community" vision is a core guiding principle of the Comprehensive Plan which focuses on encouraging well-planned development that focuses on thoughtful land use planning, accessible infrastructure and amenities, support for local services and economic development, and integrated design and connectivity. The proposed development furthers Pinal County's "Sense of Community" vision by fostering high-wage job creation, aligning with planned industrial growth, and utilizing existing infrastructure to promote efficient land use. Its low traffic impact, strategic location near Project Bella, and thoughtful site design enhance compatibility with surrounding areas. The proposed development meets several of the "sense of community" policies, including:

# 3.1.1.2 Encourage, coordinate and support commercial and industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire suppression and utilities.

The development is anticipated to create high-wage, skilled employment within Pinal County, reducing the need for long commutes and supporting more self-sufficient, resilient communities.

### 3.1.1.5 Locate more impactful commercial and industrial uses in areas away from homes where negative impacts can be mitigated

Parcels adjacent to the Property are generally vacant or inactive agricultural lands. The Property is intersected by substantial natural gas and power transmission corridors making it less suitable for residential development. This is made all the more true by the Property's proximity to Interstate 8. Accordingly, the proposed development is consistent with **Policy 3.1.1.5** which encourages locating more impactful industrial uses in areas away from homes where negative impacts can be mitigated. The proposed development will utilize buffering to mitigate impacts to nearby residential uses in furtherance of **Policy 3.1.1.4**.

#### 2. Is the proposal consistent with the Mobility and Connectivity vision component?

The proposed Midway Data Center directly advances Pinal County's Mobility and Connectivity vision by enhancing transportation infrastructure, improving site access, and supporting long-term connectivity goals. **Goal 4.1** promotes development that supports regional transportation objectives. Through the site's proximity to the future Interstate 11 corridor and existing I-8—both of which are/will be major transportation corridors—the development will enhance immediately surrounding roadways that will ultimately improve mobility to key transportation arteries within Pinal County.

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#### 3. Is the proposal consistent with the Economic Sustainability vision component?

This proposal is consistent with the Economic Sustainability vision of the Comprehensive Plan and meets the following goals and policies:

#### 5.1 Goal: Create more employment opportunities in Pinal County.

The data center campus will contribute to diversifying Pinal County's economic base with a high-tech industry that fosters innovation. This aligns with the plan's emphasis on expanding the economic base beyond traditional sectors.

#### 5.1.1 Objective: Increase the number of businesses that expand in and locate to Pinal County.

By establishing a data center campus at the Property, the project directly supports this policy, promoting the growth of high-tech industries within the County.

### 5.2 Goal: Encourage the preservation of adequate locations for employment uses to meet long-term economic development needs.

The development includes significant infrastructure investments, such as enhanced broadband connectivity and power supply, which are essential for high-tech industries, thereby supporting this policy.

#### 4. Is the proposal consistent with the Open Spaces and Places vision component?

This request is consistent with the Open Spaces and Places vision component, which encourages "appropriate long range growth planning opportunities, provides for a wide range of recreational activities for residents and visitors, preserves the county's rural and natural open space character, and contributes to the well-being of its communities."

The ultimate development is proposed to feature both dedicated Open Space and retention open space areas. The proposed Open Space area at the southwest corner of the Property will provide meaningful buffers for existing rural lots to the west of the Property, including substantial setbacks in furtherance of **Policy 6.1.1.5**.

Additionally, as encouraged by **Policy 6.1.2.4**, we reviewed Arizona Game and Fish's Environmental Review Tool to identify any potential sensitivities. It does not appear that there are any critical habitats or sensitive areas, however we will continue to coordinate with AZGF to develop mitigation measures, as needed.

### 5. Is the proposal consistent with the Environmental Stewardship vision component?

The environmental planning element of the Comprehensive Plan provides guidance on how to maintain the environmental integrity of Pinal County while continuing to grow in a way that is compatible with the County's values and Vision, which prioritizes both open spaces/places and

environmental stewardship. As noted above, it does not appear that the Property is located within an environmentally sensitive area, however mitigation of any such areas will be provided as needed. Further, natural native vegetation will be inventoried and relocated where practical and feasible, and the development will also contribute to new vegetative plantings, which will add value to the development and help mitigate heat island effect.

It is not anticipated that the development will impact air quality or dark skies, and noise will be mitigated through screening methods and current technologies.

Ultimately, the proposed data center campus is designed with a strong commitment to environmental stewardship and resource efficiency, ensuring compatibility with Pinal County's comprehensive plan goals. By incorporating advanced energy-efficient technologies and leveraging renewable energy sources, the development can minimizes its environmental footprint while supporting grid stability. Water use will be carefully managed through state-of-the-art water technologies. Compared to traditional land uses, this development offers a sustainable alternative that balances economic growth with environmental responsibility, creating local jobs and fostering community resilience. Through these measures, the proposed development exemplifies a forward-thinking, compatible land use that aligns seamlessly with the County's vision for sustainable growth and environmental protection.

#### 6. Is the proposal consistent with the Healthy, Happy Residents vision component?

This proposal is consistent with the Healthy, Happy Residents vision component. The anticipated tax revenues from the development will contribute to Pinal County's long-term financial sustainability in furtherance of **Goal 8.4** of the Comprehensive Plan. The development will also further the objective of **Goal 8.3** as the development is committed to paying its proportionate share of the costs for new infrastructure, services, and other public improvements that may be necessary to support it.

### 7. Is the proposal consistent with the Quality Educational Opportunities vision component?

The proposal will have little impact on access to educational opportunities at any level, but can provide employment and other workforce learning opportunities with the Employment designation.

## PART TWO: Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation Graphics

#### 1. Consistency with the Land Use Designation shown on the graphics

The Property has a Comprehensive Plan land use designation of Moderate Low Density Residential. Land uses in areas surrounding the Property are Moderate Low Density Residential and General Public Facilities/Services. A High Intensity Activity Center is centered on the intersection of Interstate 8 and South Montogomery Road southwest of the Property, which also includes Employment designations. This application requests to change the land use designation from Moderate Low Density Residential to Employment. The land use change is consistent with Comprehensive Plan vision components as outlined above and allows for an efficient use of existing utilities and infrastructure. Moreover, the proposed land use designation is consistent with the Phase II growth plans of the Casa Grande General Plan, which anticipates rapid growth of industrial and manufacturing uses between Gila Bend Highway and I-8.

The Land Use Plan's intent is to provide the framework to guide growth and align it with the County's long-term vision. However, the Plan acknowledges that it "must be flexible enough to adjust to changing conditions and economic opportunities."

#### 2. Consistency with the Mixed-Use Activity Center Concept

The Property is not within a Mixed-Use Activity Center. The nearest Mixed Use Activity Center is a High Intensity Activity Center approximately 1 mile southeast of the Property at the intersection of Interstate 8 and Montgomery Road.

#### 3. Consistency with the Planning Guidelines Described in the Land Use Element

The Comprehensive Plan's Land Use element (Chapter 3) defines the Employment land use designation as areas that support a variety of employment-generating business activities such as industrial, office, business park and distribution. The proposed development is consistent with the following Employment Planning Guidelines:

- Employment designated land uses should be located where access to major transportation corridors exist or can be provided.
  - The Property is located with convenient access to I-8, the Gila Bend Highway, and the planned I-11 corridor making it ideally suited for the proposed use. This is precisely why the area is identified as a corridor for industrial and manufacturing growth
- Maintain land designated for employment to place Pinal County in a position to take advantage of future economic development opportunities.
  - The proposed Employment land use designation and planned data center campus will allow Pinal County to establish itself as a pivotal player in digital infrastructure supporting innovative and advanced technologies that are foundational to the modern economy.

#### 4. Quality Employment Opportunities County-Wide

The amendment would be compatible with the vision outlined in Chapter 5: Economic Sustainability of the Comprehensive Plan. The proposed data center campus would promote economic diversity and employment opportunities in the area by providing quality jobs during the construction and operational life of the Project. An economic impact analysis prepared for IDM estimates that the project will create thousands of jobs during the construction and

installation phase, which will have a substantial economic impact across the County. On an ongoing basis, the project could employ an estimated 405 people at full operating levels with an annual payroll of \$37.7 million. Through the multiplier effect, the Project could support an additional 190 indirect and induced jobs and \$5.9 million in annual payroll at other business in Pinal County by 2037.

#### 5. Viable Agriculture, Equestrian and Rural Lifestyle

The proposed development will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. The Property is not currently used for agriculture and the proposed employment uses are appropriate in areas with proximity to major transportation corridors, such as I-8 and the planned I-11. The proposed development also makes efficient use of existing regional energy infrastructure, such as power generation facilities and transmission lines, which will protect from additional encroachment onto suitable and productive agricultural land.

#### 6. System of Connected Trails and Preservation of Open Space

The project is consistent with the Pinal County Open Space and Trails Master Plan. There are no county designated Open Space areas, designated scenic resources, or designated view corridors within the Property. However, the proposed development will provide opportunities for open space. A proposed Multi-Use Trail Corridor is proposed south of Interstate 8.

#### 7. Natural and Cultural Resource Conservation

The proposed Project will be consistent with the Natural and Cultural Resource Conservation concept. It will have minimal impacts to the natural and cultural environment. There is no significant or highly valued wildlife habitat on the Project lands and the Project would not impact any views of the mountains or foothills and would not impact any scenic vistas.

#### 8. Water Resources, Public Facilities/Services, and Infrastructure Support

The proposed Project is consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support concept. The Project's water and wastewater needs will be served by Arizona Water Company without the need for new infrastructure. IDM is committed to paying its proportionate share of the costs for any new infrastructure, services, and other public improvements that may be necessary to support the Project. While no significant improvements or costs are anticipated, IDM will likely need to improve the primary access roadways of Midway Road and Selma Highway. Any proposed road construction needed to access the Project would be constructed and paid for by IDM in coordination with ADOT and/or Pinal County Public Works Department as necessary and would not require public expenditures.

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### G. Summary

The proposed Comprehensive Plan Amendment presents a strategic opportunity to bring a secure, low-impact data center campus to the area — supporting economic growth without compromising rural values. This project offers multiple benefits including job creation through construction and long-term technical employment, increased tax revenue to fund schools, roads, and emergency services; and, enhanced local broadband and technology access for the community.

# TAB 1

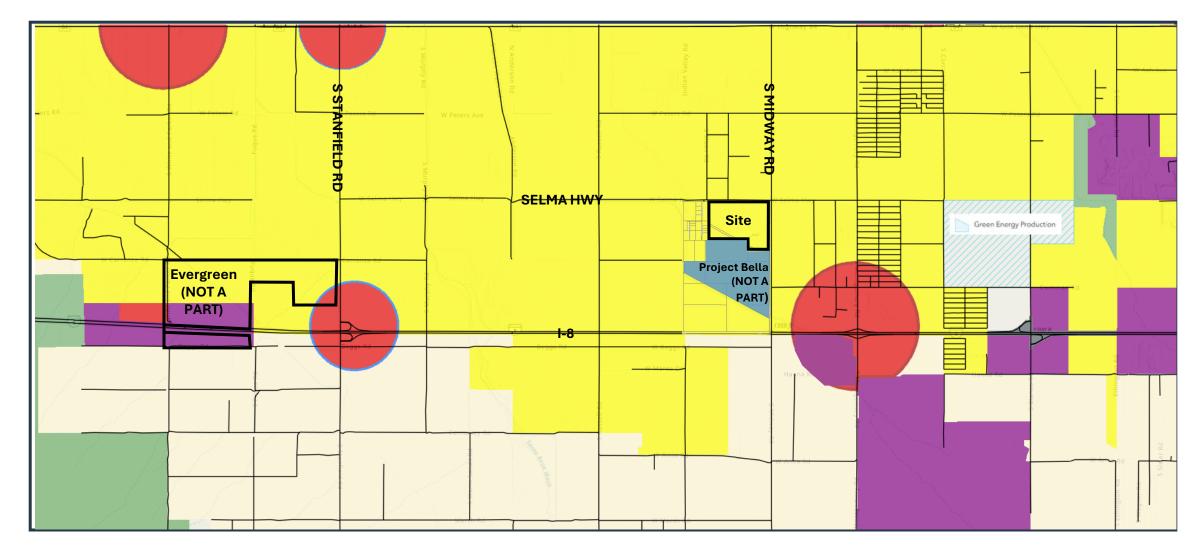


## Aerial Context Map





## TAB 2



## Existing Comprehensive Plan Map

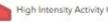


General Public Facilities/Services

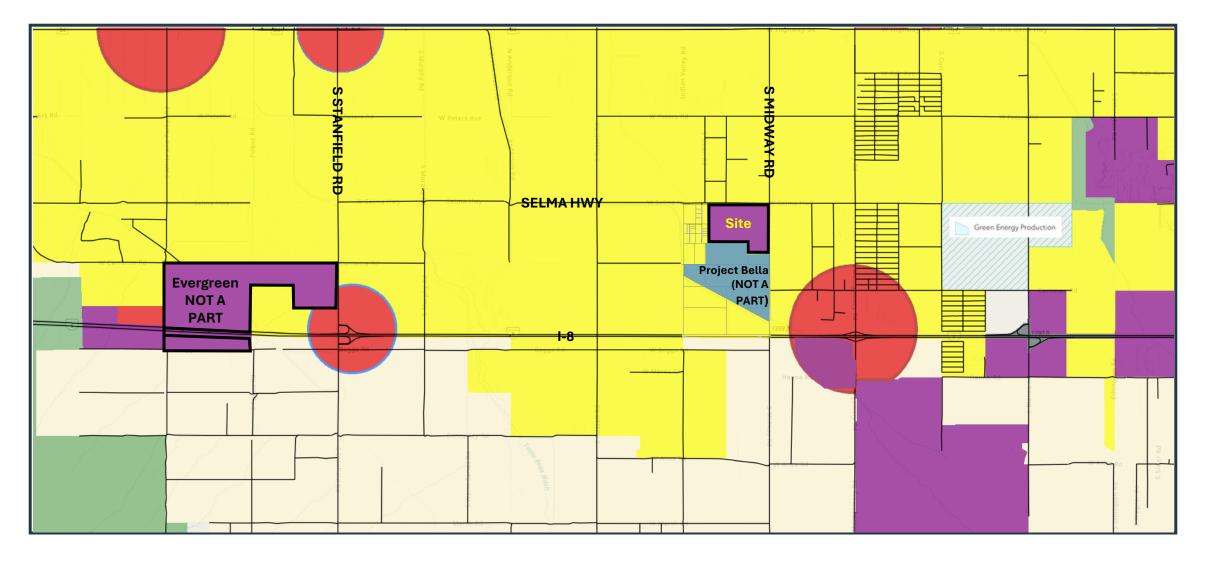








# TAB 3



## Proposed Comprehensive Plan Map



General Public Facilities/Services



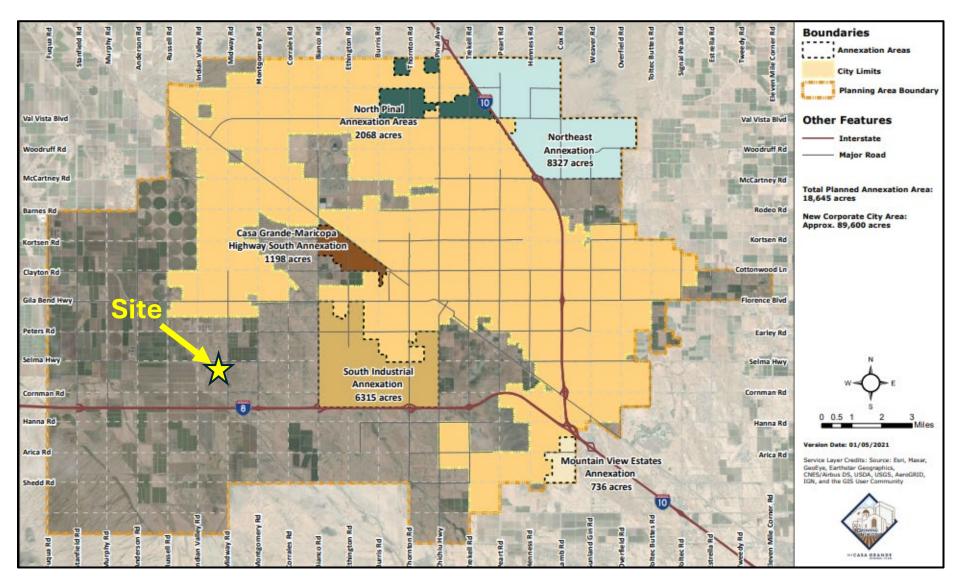






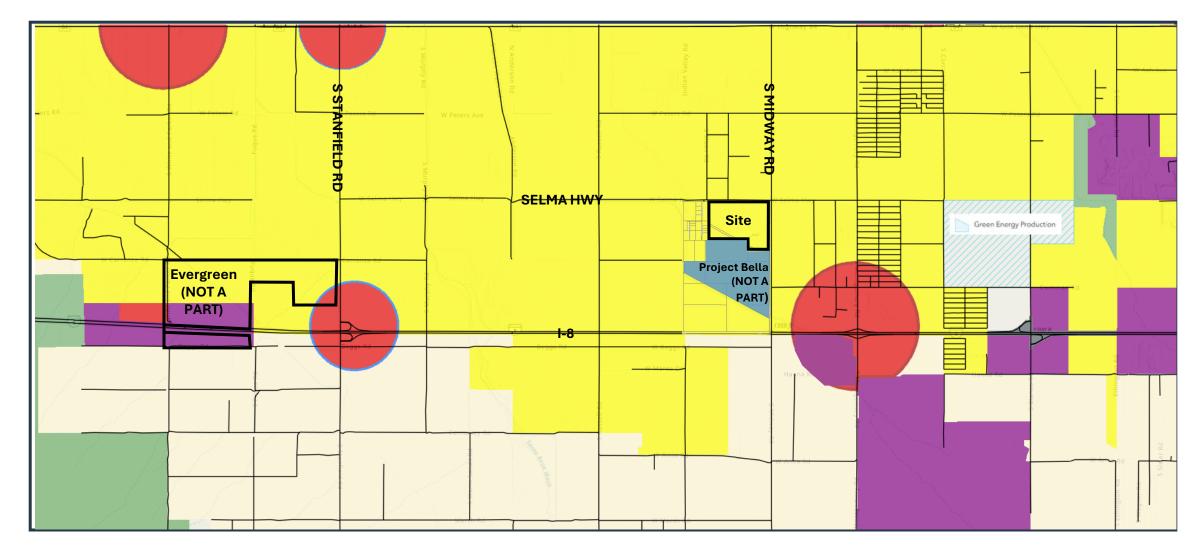


## TAB 4



Casa Grande Future Annexation Area Map





## Existing Comprehensive Plan Map

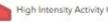


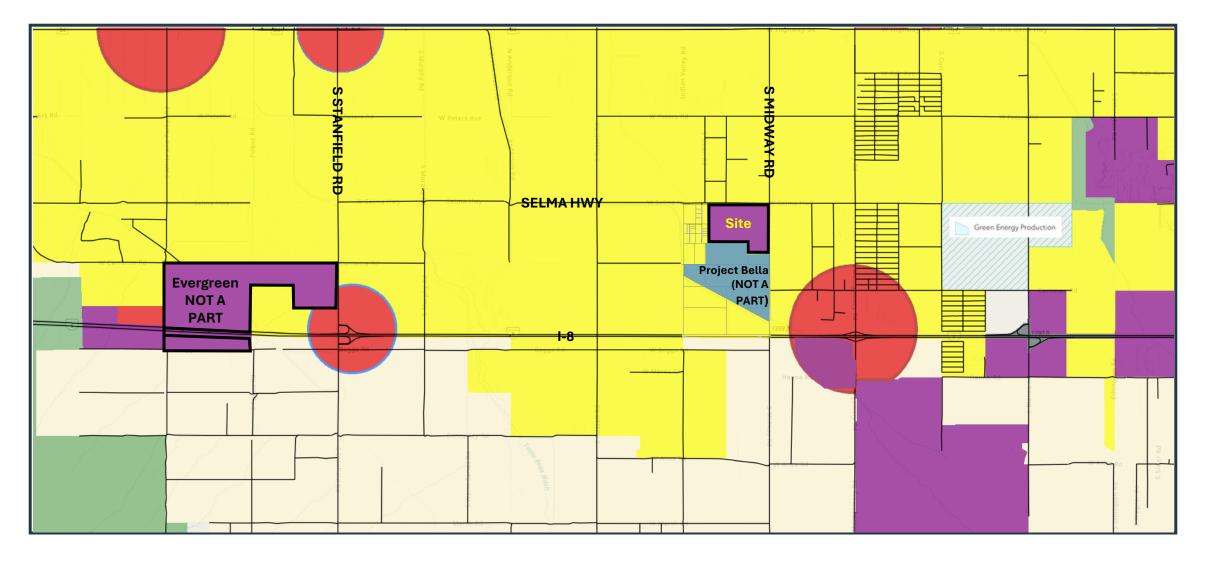
General Public Facilities/Services











## Proposed Comprehensive Plan Map



General Public Facilities/Services









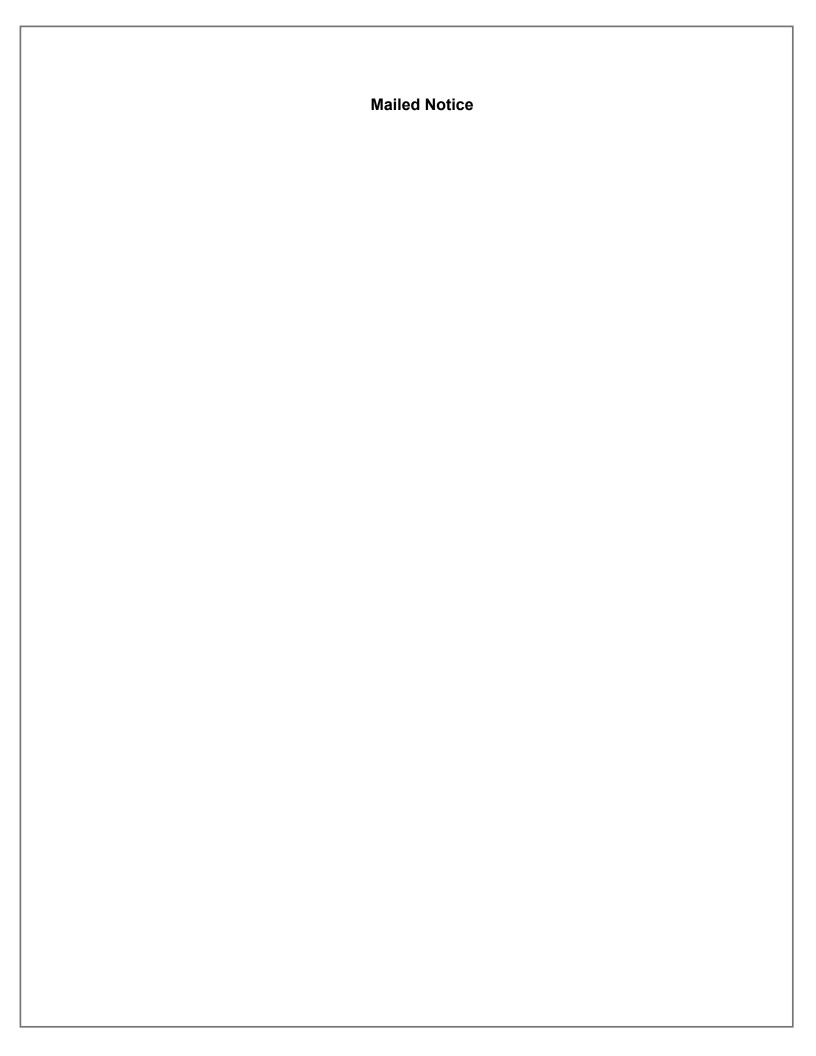




## Site Aerial Map









April 30, 2025

#### Notice of Project & Neighborhood Meeting

Dear Property Owner or Resident:

Our firm represents IDM Companies ("IDM") regarding +/-215 acres of land located at the southwest corner of Midway Road and Selma Highway in unincorporated Pinal County (the "Property"), as depicted in the enclosed aerial map. The purpose of this letter is to introduce ourselves and let you know about our intended development proposal.

IDM, which was established in 1993, is a fully integrated real estate company focused on investing, developing and managing a diverse portfolio of residential, commercial, and commerce park developments. As part of its core philosophy, IDM traditionally owns and manages all of its developments long-term, ensuring quality and thoughtful design and development and long-term partnerships within the communities in which they locate.

Due to its proximity to the I-8 corridor and existing energy infrastructure, IDM is proposing to develop the Property with employment-focused uses. These uses may include warehousing, advanced manufacturing, data centers, or other flex and light industrial uses. To accommodate the proposed development, we intend to file an application to change the Property's Comprehensive Plan land use designation from "Moderate Low Density Residential" to "Employment."

We would like to invite you to a neighborhood meeting to discuss our proposal and share conceptual development plans. The meeting will be held as follows:

Date: Wednesday, May 14, 2025

**Time:** 6:00 pm

**Location:** Francisco Grande Hotel and Golf Resort, Agave Room

12684 W Gila Bend Highway, Casa Grande, AZ 85193

If you have any questions or comments about this development proposal, please feel free to contact me at 602-230-0600 or <a href="mailto:hayes@wmbattorneys.com">hayes@wmbattorneys.com</a>. When hearing dates are scheduled, we will send out another letter notifying you of those dates and times.

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS BAUGH P.L.C.

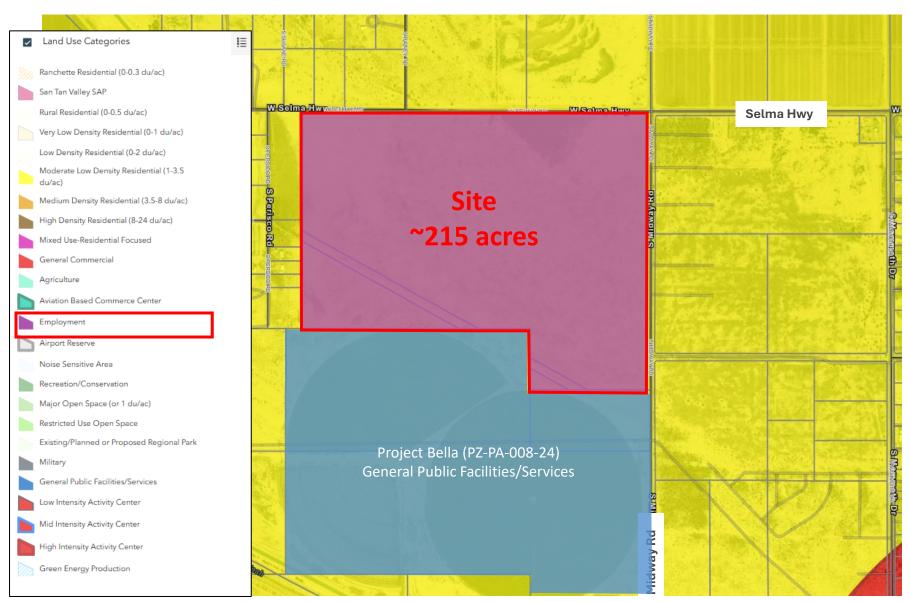
Alex Hayes

Enclosures: Site Aerial Map, Proposed Comprehensive Plan Map

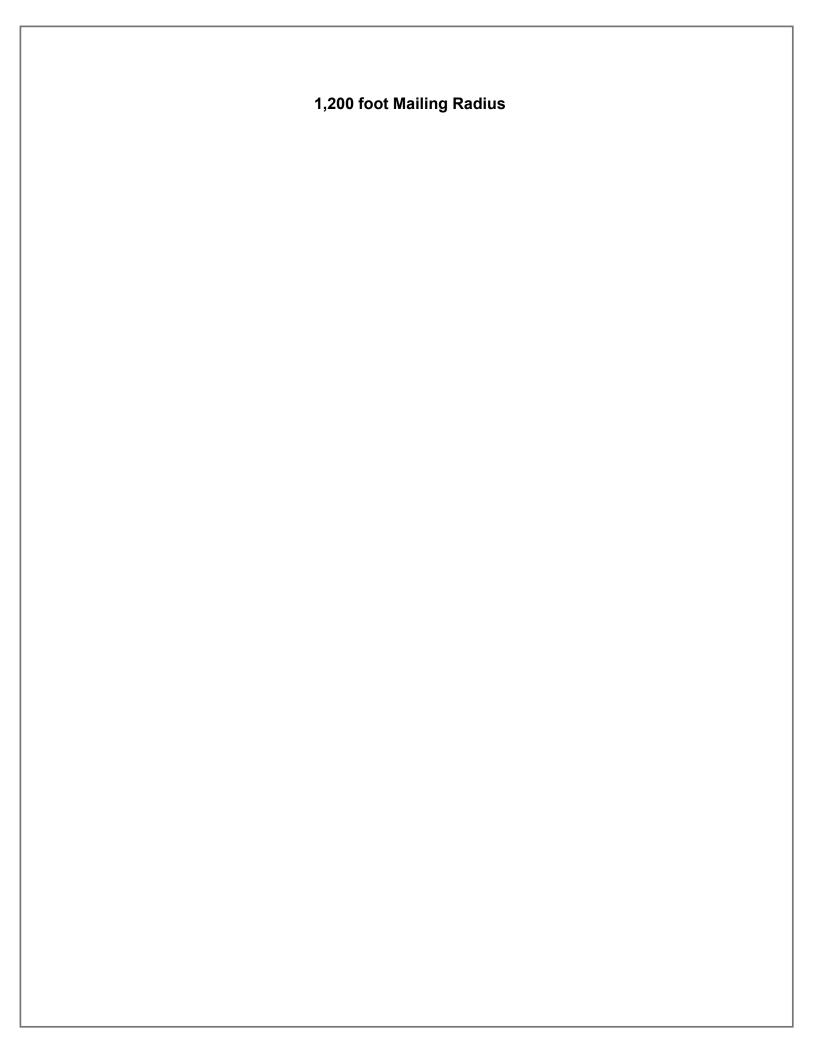
**Aerial Map** Selma Hwy Site 215 acres Midway Rd

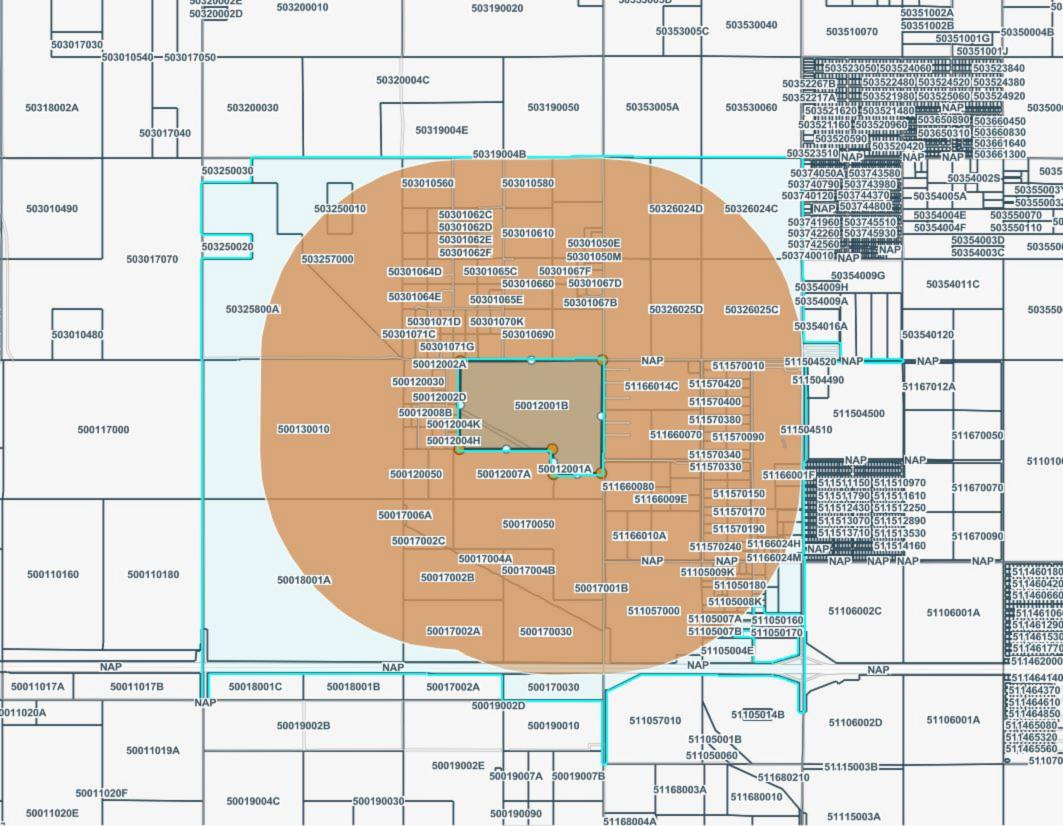


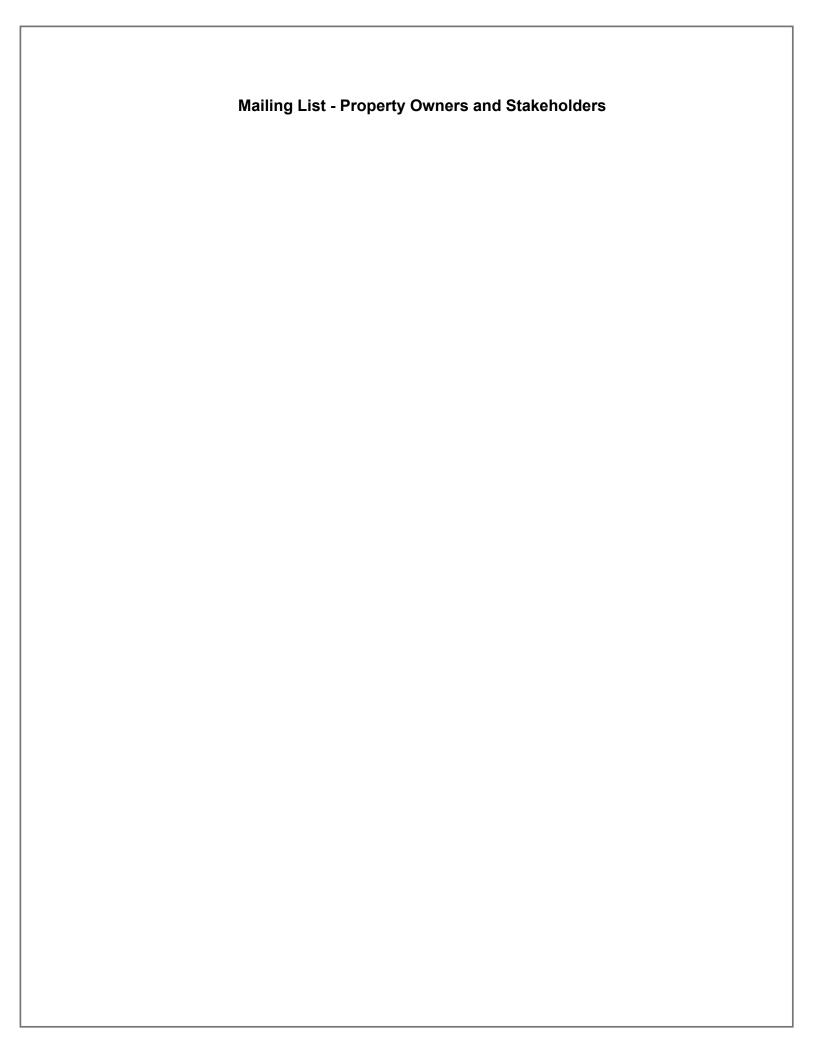
### **Proposed Comprehensive Plan Map**











ARTEMAN MELISSA L ALBRIGHT LARRY S AGUILAR ANGELICA 3342 S WHISPERNG SAND DR 3676 S WHISPERING SANDS DR 12424 W HIDALGO AVE CASA GRANDE, AZ 85193-8519 CASA GRANDE, AZ 85193-3743 AVONDALE, AZ 85323-3975 **BARTELS BRETT A & PAULA AVRAMOVIC VERA AVERY JASON & TABITHA** 1471 N KOENIG DR 1807 E MENLO ST 4763 S MAMMOTH DR CASA GRANDE, AZ 85122-2344 MESA, AZ 85203-3133 CASA GRANDE, AZ 85193-3767 **BRUNO WILLIAM S BRUNO KARRY ANN** BAXTER VISMINDA G SURVIVOR S TRUST PO BOX 1630 1157 E AVENIDA FRESCA 3463 S MAMMOTH DR CHANDLER, AZ 85244-4163 CASA GRANDE, AZ 85122-2100 CASA GRANDE, AZ 85193-3768 CASA IN CASA LLC CALLAWAY JON M & RHODES-CALLAWAY CARAVELLO DELORES P 6730 E MCDOWELL RD STE 136 8832 E PUEBLO AVE LOT 2 JANICE E TRS SCOTTSDALE, AZ 85257-7313 MESA, AZ 85208-8290 30043 W BLACKMORE RD CASA GRANDE, AZ 85193-3816 CASHMERE HOMES LLC CASARES ANTONIO CASA IN CASA PROPERTIES LLC 3290 S MONTGOMERY RD 6730 E MCDOWELL RD STE 136 16740 W PIONEER ST CASA GRANDE, AZ 85193-3922 GOODYEAR, AZ 85338-8970 SCOTTSDALE, AZ 85257-7313 CAZARAS ANTONIO CATALDO PAUL M CASTILLO ANTONIO B & MARIA A 16740 W PIONEER ST 27847 W CORNMAN RD 30420 W SELMA HWY GOODYEAR, AZ 85338-8970 CASA GRANDE, AZ 85193-3751 CASA GRANDE, AZ 85193-3763 CHASE LARYSSA RAE & JOSHUA STEVEN **CHAPMAN BERT CERVANTES JOSE 5068 S COYOTE LN** 3395 S MAMMOTH DR 3751 S PERSICO RD CASA GRANDE, AZ 85193-3872 CASA GRANDE, AZ 85193-3769 CASA GRANDE, AZ 85193-3782 **COLWELL WALTER H TR CHRISTY FAMILY TRUST** CHRISTY HAN R & JUNGHI TRS 4405 S MAMMOTH DR 6991 W ASHBY DR 6991 W ASHBY DR CASA GRANDE, AZ 85193-3767

PEORIA, AZ 85383-3309

PEORIA, AZ 85383-3309

CONAWAY LAURA ANNE TR 4028 S WHISPERING SANDS DR CASA GRANDE, AZ 85193-8519 CRAIG MICHAEL D & CAREY A 4547 S MAMMOTH DR CASA GRANDE, AZ 85193-3764 DANTEZ INVESTMENTS LLC 6730 E MCDOWELL RD STE 136 SCOTTSDALE, AZ 85257-7313

DAY TERRY E MAIL RETURN **DESERT STAR VENTURES LLC** 10335 N GERONIMO DR CASA GRANDE, AZ 85122-2817

DIAMOND IMANI MAIL RETURN

**ELKINS ETHAN S & KRISTINA** EL PASO NATURAL GAS CO DICKSON JERRY EDWARD 4262 S WHISPERING SANDS DR P O BOX 4372 3746 S WHISPERING SANDS DR CASA GRANDE, AZ 85193-3741 HOUSTON, TX 77210-0437 CASA GRANDE, AZ 85193-3745 FEDERAL NATIONAL MORTGAGE ASSOC **EVERLASTING INVESTMENTS LLC EVANS JACK DEWITT** 5600 GRANITE PKWY APT VII 1664 W MERRILL LN 833 ARDMORE CIR PLANO, TX 75024-4412 REDLANDS, CA 92374-4620 GILBERT, AZ 85233-3171 FUENTES JONATHAN RAMIREZ JR FIGUEROA LUIS & CARMEN H FIEDLER JENNIFER 3809 S PERSICO RD 27788 W CORNMAN RD 29915 W BLACKMORE RD CASA GRANDE, AZ 85193-3780 CASA GRANDE, AZ 85193-3778 CASA GRANDE, AZ 85193-3838 **GORDON KERIN ANN** GILCHRIST MICHAEL GAUTHIER DAVID R II 4476 S WHISPERING SANDS DR 5020 S COYOTE LN 2558 W MEDINA AVE CASA GRANDE, AZ 85193-3741 CASA GRANDE, AZ 85193-3872 MESA, AZ 85202-2690 **GUTIERREZ JUAN M & ROSA M GUNDERMAN WILLIAM** GRADO RAFAEL JR 716 E MANOR DR 4546 S WHISPERING SANDS DR 3646 W RUE DE LAMOUR AVE CASA GRANDE, AZ 85122-2280 CASA GRANDE, AZ 85193-3743 PHOENIX, AZ 85029-9111 HARPER DENNIS W & CARRIE HANKS AUDREY A REV LIVING TRUST **GWINN NICHOLAS & ARIANNA** 2314 MAZATZAL ST 2050 OVERLAND AVE 3816 S WHISPERING SANDS DR SHOW LOW, AZ 85901-1701 BILLINGS, MT 59102-2645 CASA GRANDE, AZ 85193-3740 HEICK CLIFFERD CURRY HICKS STANLEY J HAWKINS EDWARD JR **4501 DUSTY TRAIL ST** 27795 W CORNMAN RD 26 RAINEY CT NORTH LAS VEGAS, NV 89031-8903 CASA GRANDE, AZ 85193-3764 COLUMBIA, SC 29229-9964 **HORTON TERRY & TIFFINEY** HIGUERA JORGE LUIS HURTADO & SOTO **HOBDEN STEVEN** 1833 E JULIE DR 3462 S WHISPERING SANDS DR MAGDALENA I CO-TRS TEMPE, AZ 85283-3329 CASA GRANDE, AZ 85193-3740 586 N OXFORD LN CHANDLER, AZ 85225-5480 JORDE HACIENDA INC JIMENEZ MARIA **HUBBELL AMBER** PO BOX 309 5250 S WHISPERING SANDS DR 4617 S MAMMOTH DR CASA GRANDE, AZ 85193-3767 HIGLEY, AZ 85236-6030 CASA GRANDE, AZ 85193-3746

KZAZ LLC 2172 M AVE WILLIAMSBURG , IA 52361-1856 LA MANCHA RIDGE LLC 3806 WEATHERLY CIR WESTLAKE VILLAGE , CA 91361-1382 LARA ARMANDO AGUILAR 2401 W INDIAN SCHOOL RD LOT 21 PHOENIX , AZ 85015-5495

LEON LEONARDO & IRMA	LEWIS EDWARD & GWENDOLYN	LEYVAS MARGARITA
22837 S 130TH ST	4194 S WHISPERING SANDS DR	3536 S WHISPERING SANDS DR
CHANDLER , AZ 85249-9323	CASA GRANDE , AZ 85193-3741	CASA GRANDE , AZ 85193-3740
LOMELI PETER C LIVING TRUST	LONG BUDDY K & MENDOZA DIANA C	LY TAI T
4334 S WHISPERING SANDS DR	5000 S WHISPERING SANDS DR	3015 W MARCONI AVE
CASA GRANDE , AZ 85193-3741	CASA GRANDE , AZ 85193-3742	PHOENIX , AZ 85053-3403
M & M HOMESTEADS LLC	MACAK JOHN	MACAK JOHN J
5106 S WHISPERING SANDS DR	2300 S MIDWAY RD	2300 S MIDWAY RD
CASA GRANDE , AZ 85193-3742	CASA GRANDE , AZ 85193-3971	CASA GRANDE , AZ 85193-3971
MACIAS LAURA ELENA	MACIAS MIGUEL H	MACIAS MIGUEL H
2464 S MIDWAY RD	2658 S MIDWAY RD	29048 W BELKNAP RD
CASA GRANDE , AZ 85193-3973	CASA GRANDE , AZ 85193-8519	CASA GRANDE , AZ 85193-8519
MALDONADO PROPERTIES LLC MAIL RETURN	MARICOPA-STANFIELD IRRIGATION & DRAINAGE DISTRICT 41630 W LOUIS JOHNSON DR MARICOPA , AZ 85138-8540	MARQUEZ DANIEL 4029 S MAMMOTH DR CASA GRANDE , AZ 85193-3767
MARQUEZ FRANK & BRIDGET	MASYNO LAND HOLDINGS LLC	MATHEY ROBERT N
4762 S WHISPERING SANDS DR	PO BOX 520	3465 N COCHISE STRONGHOLD RD
CASA GRANDE , AZ 85193-3742	COOLIDGE , AZ 85128-8001	COCHISE , AZ 85606-6876
MAUS STEVEN & SHARON	MCCASLIN JOHN I	MEJIA RAMIRO
28051 W SELMA HWY	1185 E CORDOVA AVE	4616 S WHISPERING SANDS DR
CASA GRANDE , AZ 85193-3758	CASA GRANDE , AZ 85122-2114	CASA GRANDE , AZ 85193-3741
MIDWAY RANCHES LLC	MOODY JOE	MOORE DEBORAH A
1225 E WARNER RD UNIT 9	3394 S WHISPERING SANDS DR	27849 W KIN LI CHEE AVE
TEMPE , AZ 85284-4324	CASA GRANDE , AZ 85193-3740	CASA GRANDE , AZ 85193-3765
MOORE ELVIN B & JACQUELYNN J	MORGENTHAL MARY J	MOSSON VERONICA A
4263 S MAMMOTH DR	7026 N 22ND DR	928 N KADOTA AVE
CASA GRANDE , AZ 85193-3766	PHOENIX , AZ 85021-1770	CASA GRANDE , AZ 85122-2354
NCLIVEN DUNG O	NICHOLS IOSEPH M PATRICK	NICHOLS JOSEPH M PATRICK

NGUYEN DUNG Q 4169 PEBBLE POINTE LN LILBURN , GA 30047-7806 NICHOLS JOSEPH M PATRICK 1515 N GILBERT RD STE 107-103 GILBERT , AZ 85234-4231 NICHOLS JOSEPH M PATRICK MAIL RETURN NUNNINK THEODORE E & MARY JUNE 5190 S WHISPERING SANDS DR CASA GRANDE , AZ 85193-3742 OCHOA JESUS A 2536 N ABBEY RD CASA GRANDE, AZ 85122-2124 PALM LANE PROPERTIES LLC 42097 N COYOTE RD SAN TAN VALLEY , AZ 85140-0969

PALMER FRANCIS L JR & GUENTHER SUSAN H 7063 PORTER RD GRAND BLANC, MI 48439-9850 PEARCE BUDD E 3888 S WHISPERING SANDS DR CASA GRANDE , AZ 85193-3740 PETERS & MIDWAY 150 LLC 20 S KYRENE CHANDLER , AZ 85226-8522

PHAN LY T & VO NHI Y 6 HORTON PL MILTON, MA 02186-6472 POWELL BILL & SUSAN 4689 S MAMMOTH DR CASA GRANDE , AZ 85193-3767 PULIDO MARIANO BONILLA & HERNANDEZ DELFINA AGUILAR CO-TRS 6643 W MCKINLEY ST PHOENIX , AZ 85043-3241

QUILLEN CINDY L 5180 S WHISPERING SANDS DR CASA GRANDE , AZ 85193-3742 RAMIREZ CHRISTOPHER T 1338 E DESERT FERN TRL APT TL CASA GRANDE , AZ 85122-2115 RAY GORDON & CHRISTEE FAM TRUST 2243 E CLAXTON ST GILBERT , AZ 85297-7112

REAGAN LINDA G 3860 S PERISCO RD CASA GRANDE , AZ 85122-8512 REAGAN VINCENT 3860 S PERISCO RD CASA GRANDE , AZ 85122-8512 REEFER RONALD C & DONNA J ETAL 598 GIRTY RD SHELOCTA , PA 15774-1577

RESERVOIR FAVOR INVESTMENTS LLC 6034 S 20TH GLN PHOENIX , AZ 85041-1543 RHODES BRIAN SCOTT PO BOX 11090 CASA GRANDE , AZ 85130-0013 RHODES BRIAN SCOTT & APRIL BETH PO BOX 11090 CASA GRANDE , AZ 85130-0013

ROYAL ESTATES AT MIDWAY LLC 321 HIGHBRIDGE LN PROSPER , TX 75078-8246 RYL-KUCHAR EDGARDO & ROSE M 2724 S SLOANE RD CASA GRANDE , AZ 85193-3601 SALT RIVER PROJECT AG IMP & POWER DIST PO BOX 52025 PHOENIX , AZ 85072-2202

SELMA & MIDWAY LLC 1223 S CLEARVIEW AVE STE 107 MESA , AZ 85209-9330 SHELBRACK RICHARD M REV FAM TRUST ETAL 16803 W SENNA CT SURPRISE , AZ 85387-7757 SMITH JAMES WILLIAM & SUSAN WESLEY 3606 S WHISPERING SANDS DR CASA GRANDE , AZ 85193-3743

SPOO HEATHER D 4195 S MAMMOTH DR CASA GRANDE , AZ 85193-3760 STIGARS TAMMY J 4688 S WHISPERING SANDS DR CASA GRANDE , AZ 85193-3741 T & K INVESTMENTS PO BOX 189 STANFIELD , AZ 85172-2160

THAI PHONG 2556 BLACK HAWK LN LINCOLN , CA 95648-8771 TRIPLE R-5422 LLC 20871 SE 42ND ST MORRISTON , FL 32668-8417 VAL VISTA MARKETPLACE LLC 4237 E KEIM DR PARADISE VALLEY , AZ 85253-3392 VARGAS SONIA M 3537 S MAMMOTH DR CASA GRANDE , AZ 85193-3768

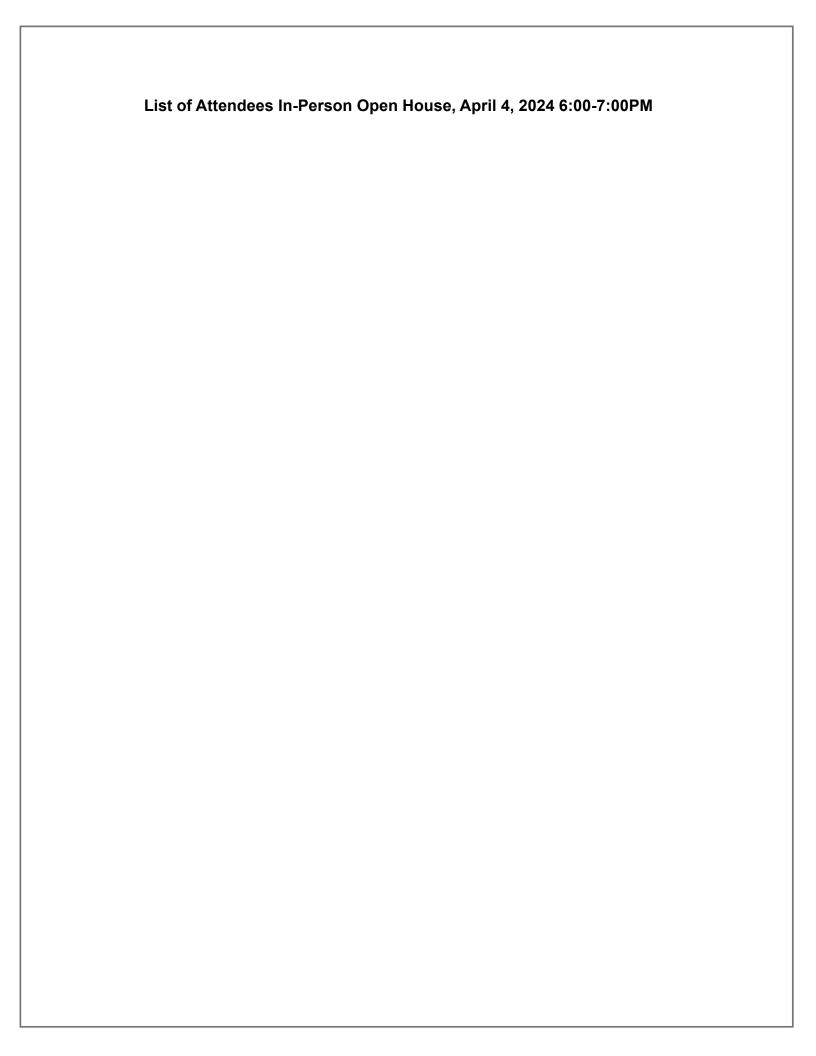
WEST BILLY 4335 S MAMMOTH DR CASA GRANDE , AZ 85193-3766

WOODS DANIEL & CATHERINE 2925 E RIGGS RD BOX 174 CHANDLER, AZ 85249-9360 VIEZCAS ALFREDO & RUELAS MONICA AYON 4738 S CALLE DE ALICIA CASA GRANDE , AZ 85193-3768

WHITFIELD BOB & BARBARA 3677 S MAMMOTH DR CASA GRANDE , AZ 85193-8519

YANG DEBORA TR 5912 RUTLEDGE LN AUSTIN , TX 78745-5207 VILLEGAS GUILLERMO VALDEZ 3693 S PERSICO RD CASA GRANDE , AZ 85193-8519

WHITTEMORE STEVEN B & ELAINE M 3607 S MAMMOTH DR CASA GRANDE , AZ 85193-3768





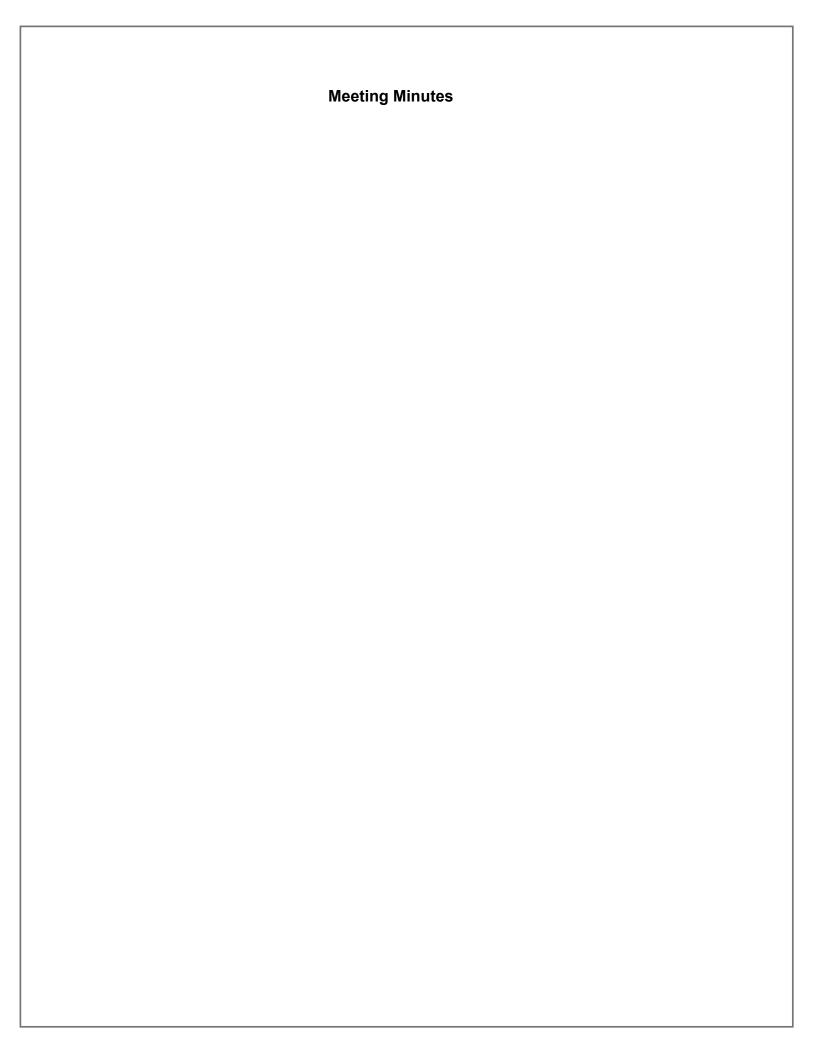
#### **IDM COMPANIES**

SOUTHWEST CORNER OF MIDWAY ROAD AND SELMA HIGHWAY, UNINCORPORATED PINAL COUNTY, AZ.

#### **NEIGHBORHOOD OPEN HOUSE MEETING**

May 14th, 2025 - 6:00 PM - Francisco Grande Hotel and Golf Resort - Agave Room - 12684 West Gila Bend Highway, Casa Grande, AZ 85193

MAY 14 <sup>TH</sup> , 2025 – 6:00 PM – FRANCISCO GRANDE HOTEL AND GOLF RESORT – AGAVE ROOM – 12684 WEST GILA BEND HIGHWAY, CASA GRANDE, AZ 85193.			
NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Joseph Michols		Ė	
Julie Margarthal			
ED KUCHAR		4	
for Callanes		5	
Tena Dugan			



#### **Citizen Participation Summary**

The required neighborhood meeting for the project was held on May 14, 2025 from 6:00 PM to approximately 7:15 PM. The neighborhood meeting was held at the Francisco Grande Hotel and Golf Resort in the Agave Room. In addition to the development team, approximately nine (9) interested neighbors attended, although only five (5) provided contact information on the sign-in sheet. Supervisor Vitiello also attended the meeting.

The development team, in an open-house style meeting, provided neighborhood meeting attendees with an overview of the proposed development and responded to several questions, and responses, as follows:

#### 1) Data Center Land Uses

Attendees had general questions about the nature and operations of data centers. The applicant explained that data centers are typically classified as light industrial or high-tech infrastructure uses. It was noted that these facilities generally operate with low intensity, producing minimal traffic. The applicant emphasized that data centers generate significantly less daily activity than other industrial uses.

#### 2) Open Space and Landscaping

Questions were raised about the inclusion of open space within the project. The applicant confirmed that open space buffers are planned around the site for privacy, security, and visual appeal. A larger open space amenity is also being considered for the southwest portion of the property. Attendees inquired about landscaping, and the applicant confirmed that new landscaping will be incorporated into the design and will complement both the project's architecture and the surrounding rural setting.

#### 3) Building Aesthetics

Some attendees expressed interest in the architectural quality of the facility. The applicant presented renderings of the proposed design, which features modern and clean aesthetics. Attendees responded positively and complimented the building's appearance.

#### 4) Utility Infrastructure

Attendees raised questions about water and energy usage. The applicant explained that modern data centers often use air-cooled systems, which significantly reduce water consumption compared to traditional water-cooled methods. Closed-loop cooling systems were also discussed as a sustainable alternative.

Regarding power, the applicant addressed existing and planned infrastructure that could support the facility and committed to working with local utility providers to ensure compliance with all local, state, and federal regulations.

#### 5) Roadway Improvements

Opinions varied regarding roadway upgrades. While some neighbors supported improved road infrastructure, others preferred maintaining existing dirt roads. The applicant clarified that roadway improvements will be required to accommodate traffic generated by the project. Planned improvements include right-of-way dedications and half-street improvements along Midway Road and Selma Road, including turn lanes. It was also noted that a more detailed traffic study and mitigation plan will be developed as part of future application phases.

#### 6) Area Land Use Pattern

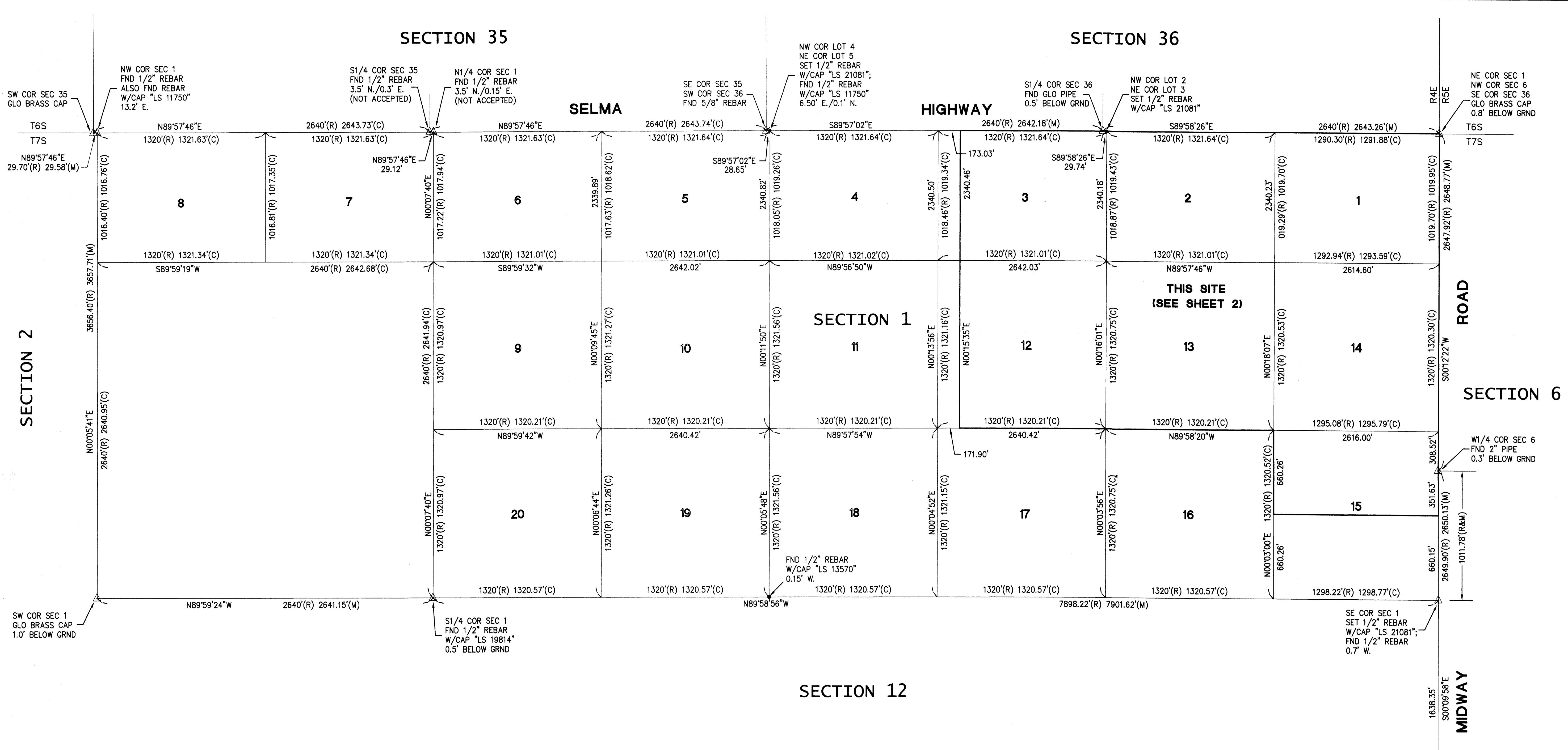
The broader land use context was discussed, particularly how regional infrastructure projects such as the future Interstate 11 may influence development patterns. The applicant referenced Casa Grande's vision for an industrial and employment corridor in the area, aligning with the data center's proposed location and purpose.

#### 7) Fiber Improvements

Several neighbors expressed interest in improved fiber optic connectivity. The applicant confirmed that high-speed fiber infrastructure is essential for data center operations, and new fiber lines will be required for the project. While specific details are still being finalized, these improvements could potentially benefit surrounding properties, and further information will be provided in future submittals.

#### <u>Summary</u>

Overall, community feedback was mixed but largely constructive. Several attendees shared positive comments about the proposal and the potential for economic development, while others expressed a desire to preserve the rural character of the area. No formal opposition to the proposed Comprehensive Plan Amendment was noted during the meeting.



# LEGAL DESCRIPTION

Lots 1, 2, 13, 14 and the North half of Lot 15 and the East 61.71 acres of Lots 3 and 12 of Section 1, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County,

EXCEPT two tracts of land containing a total of 5.852 acres described as follows:

TRACT 1 (Lot 15):

BEGINNING at a point located in said Lot 15, said point bears North 52 degrees 03 minutes West, a distance of 1075.4 feet from the Southeast corner of said Section 1; thence West, a distance of 72.2 feet; thence North 61 degrees 00 minutes West, a distance of 427.5 feet; thence North 0 degrees 01 minutes East, a distance of 114.3 feet; thence South 61 degrees 00 minutes East, a distance of 663.3 feet; thence West, a distance of 134.1 feet to the POINT OF BEGINNING.

TRACT 2 (Lots 12 and 13):

BEGINNING at a point on the South boundary of said Lot 13, said point bears North 57 degrees 03 minutes West, a distance of 2432.6 feet from the Southeast corner of said Section 1; thence West, a distance of 72.2 feet; thence North 61 degrees 00 minutes West, a distance of 1885.4 feet; thence North 0 degrees 01 minutes East, a distance of 114.3 feet; thence South 61 degrees 00 minutes East, a distance of 2121.3 feet; thence West, a distance of 134.1 feet to the POINT OF BEGINNING.

# <u>NOTES</u>

- 1. This survey is based upon a title commitment prepared by Chicago Title Insurance Company, Escrow No. 2424937 dated November 24, 2004.
- 2. This property subject to the following Schedule B Exception items:
- a. Reservations and exceptions contained in Patents or in Acts authorizing the issuance thereof.
  b. Declaration of Section line roads per Docket 375, page 572.
- 3. The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
- 4. This property lies in Flood Zone C according to FIRM No. 0400077 0925D as published by FEMA on March 5, 1990.
- 5. There are no buildings on this property.
- 6. The bearings shown hereon are derived from WGS 84 coordinates as obtained by G.P.S. measurements.

7. © Copyright 2005. These drawings are an instrument of service and are the property of Land Survey Services. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

# **CERTIFICATION**

To Chicago Title Insurance Company and Lomar Companies, LLC, KyVek Development, LLC, Mooreland Properties, LLC and Renee Kwan:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1,3,4,6,8,9,10,11(a),14,15 and 16 from Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas L. Rope, R.L.S. No. 21081

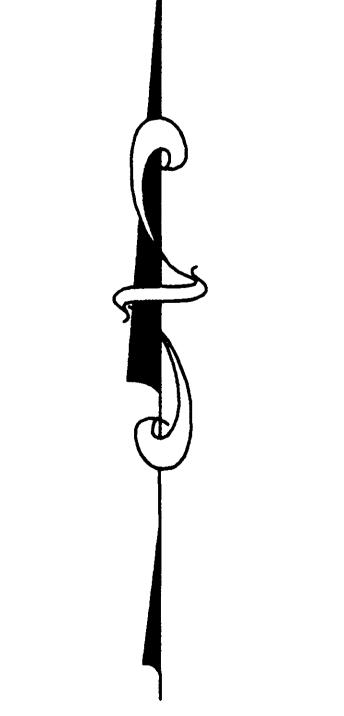
# **LEGEND**

△ SECTION CORNER

# MONUMENT AS NOTED

DAVID H. UTZINGER 4207 E. PALO VERDE DR PHOENIX, AZ 85018

<u>OWNER</u>



STATE OF ARIZONA
COUNTY OF PINAL

2005. 0/85//

I hereby certify that the within instrument is filed in the official records of this County in Surveys Book

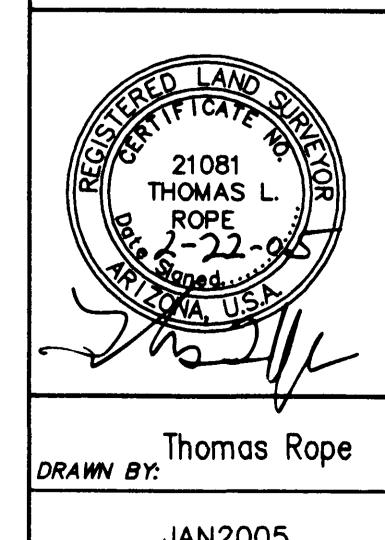
Page 25
Request of: And Museux
Witness my hand and official seal.

Laura Dean-Lytle Pinal County Recorder By Granger Manager Deputy

SW COR SEC 6 FND 2" PIPE --0.8' BELOW GRND



RESULTS OF SUR A PORTION OF THE SECTION 1, T75



JAN2005 DATE: 05005

SHEET 1 OF 2

