

BOARD OF SUPERVISORS



PINAL COUNTY

WIDE OPEN OPPORTUNITY

PZ-PA-014-22 & PZ-PD-046-22
SUNZIA UTILITY CONVERTER SUBSTATION

1 / 25 / 2023

Community Development Department



▣ Proposals:

- **PZ-PA-014-22** - Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting, a Non-Major Comprehensive Plan amendment to re-designate 80± acres from Moderate Low Density Residential land use designation to General Public Facilities/Services
- **PZ-PD-046-22** - Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting approval of a **Planned Area Development (PAD) Overlay District** on 80± acres in General Rural zoning district, to modify the development standards

■ **Location:**

The subject site is located east of SunShine Blvd and north of Earley road, in the central Coolidge area.

■ **Agent:**

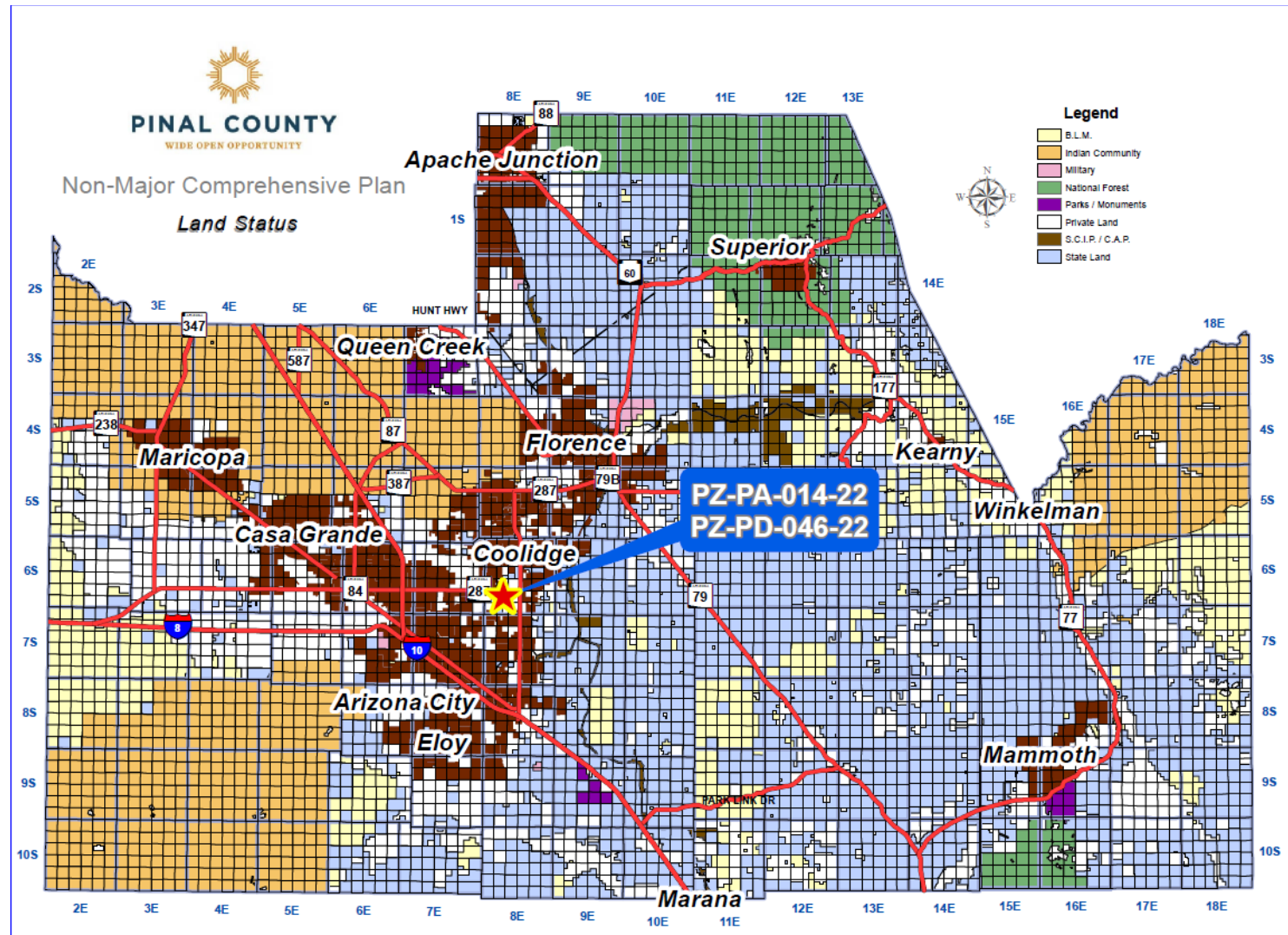
Pew & Lake, PLC, Ralph Pew, agent.

County Map



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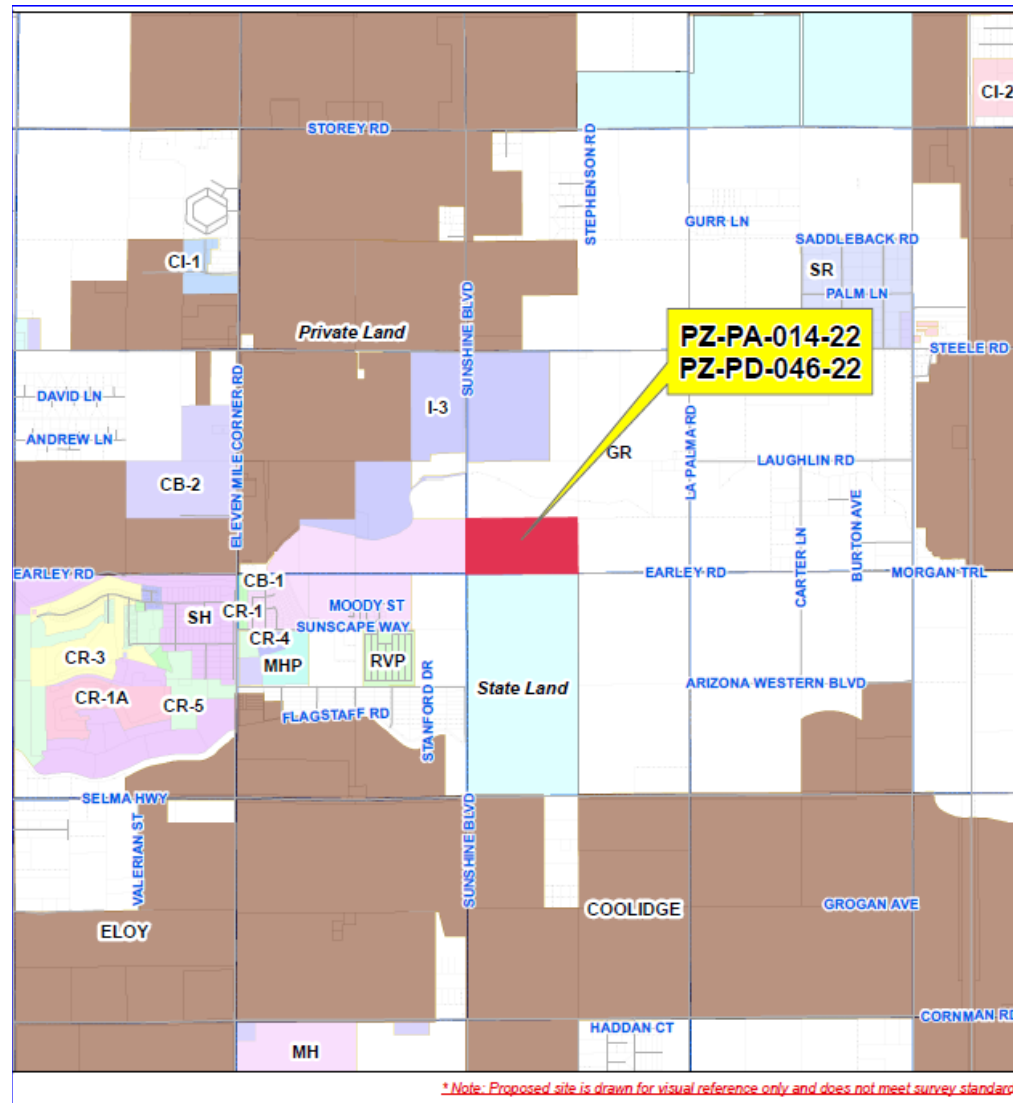


Vicinity Map



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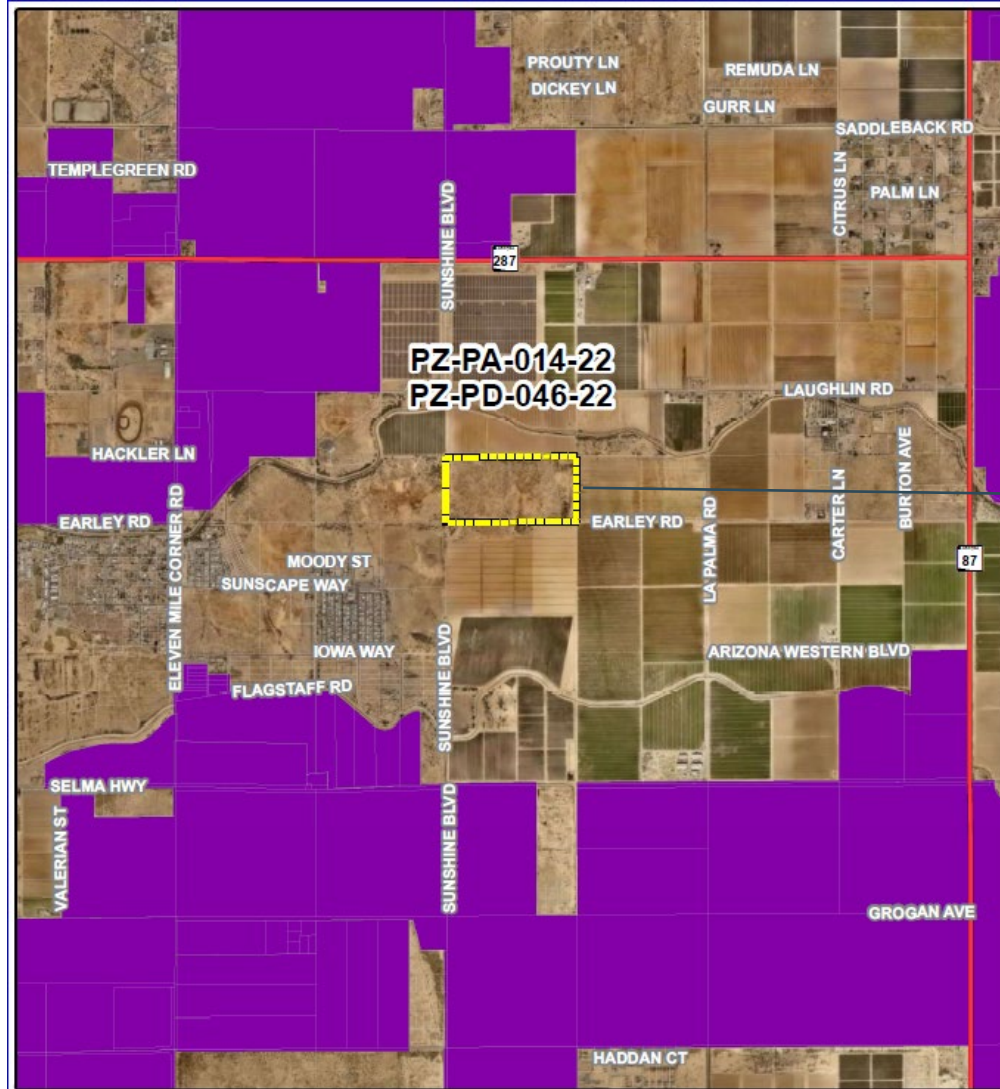


Aerial Map



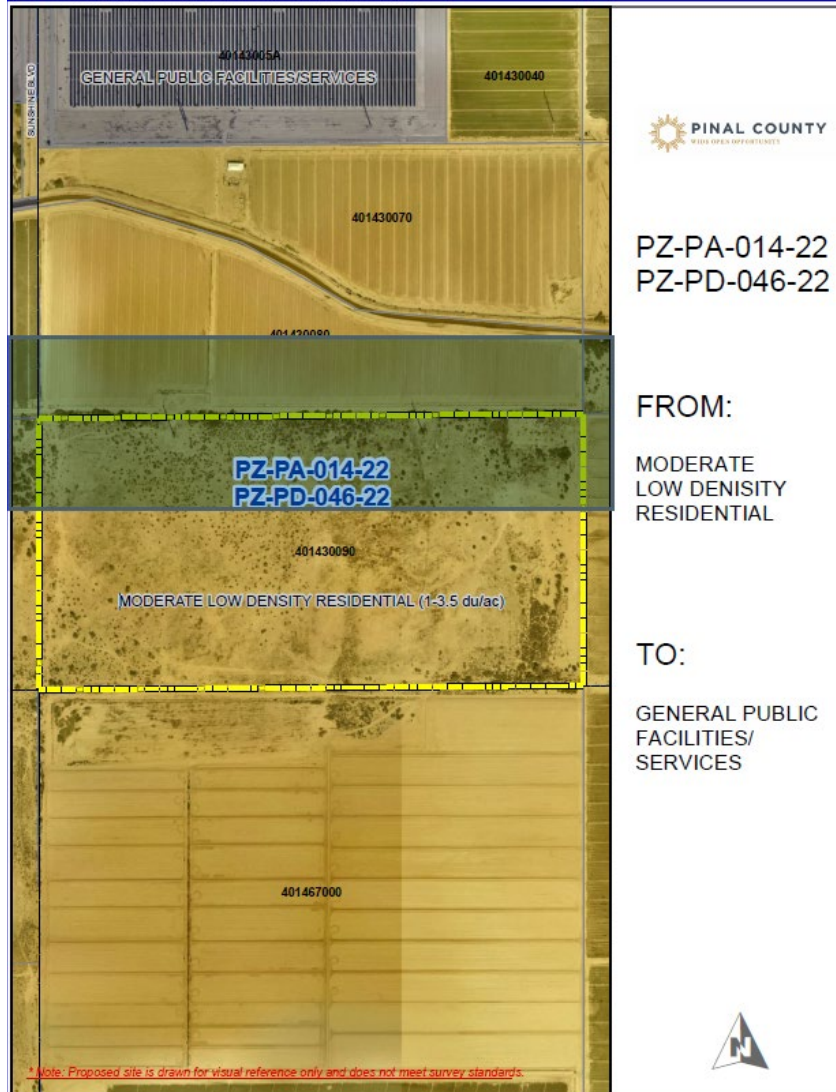
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→ **SUBJECT SITE**

Comprehensive Plan



CURRENT
Moderate Low Density
Residential (1-3.5 du/ac)

PROPOSED
General Public Facilities/
Services

Comprehensive plan

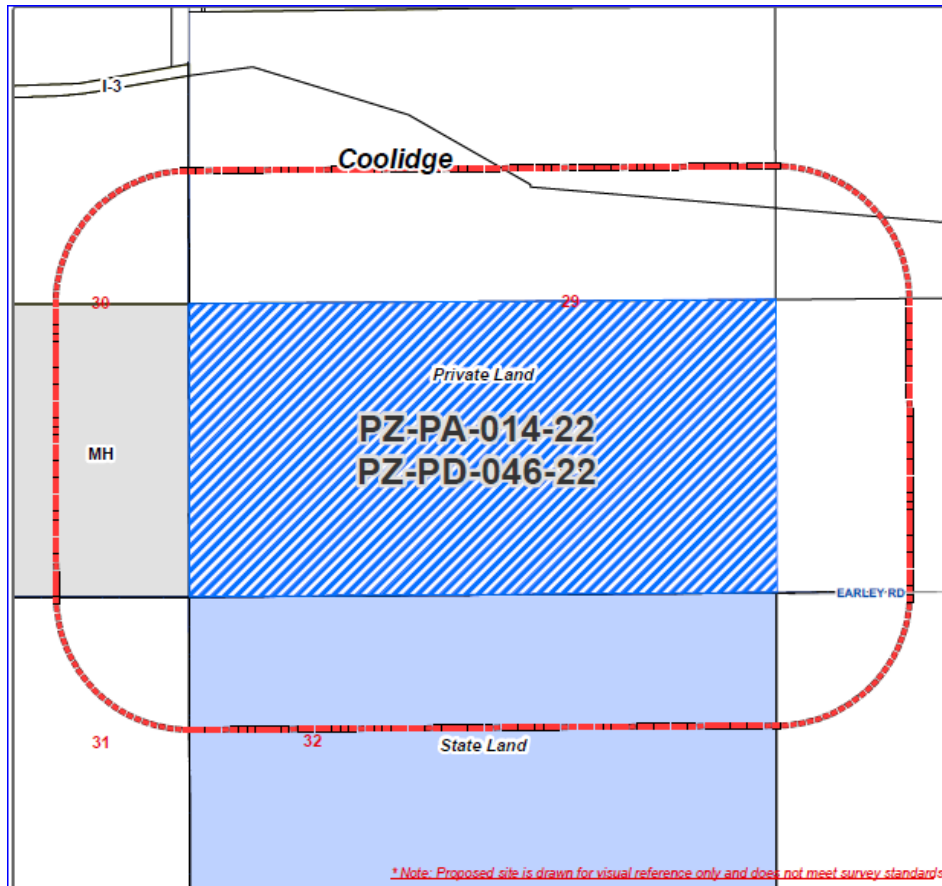
CURRENT
Moderate Low Density Residential



PROPOSED
General Public Facilities/Services



Zoning



Rezone

PZ-PA-014-22 - Public Hearing/Action: Viel Gluck, LLC, Far Marel LLC, Piemonteis Direct, LLC and Ben Fatto, LLC, landowners, Pew & Lake, PLC, Ralph Pew agent, requesting, a Non-Major Comprehensive Plan amendment to re-designate 80± acres from Moderate Low Density Residential land use designation to General Public Facilities/Services situated in Section 29, Township 08, South, Range 08 East, G&SRB&M, west portion of tax parcel 401-43-0080 (legal on file), located east of Sunshine Blvd and north of Earley road, in Pinal County.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: MLDR

CURRENT ZONING:

GENERAL RURAL
(GR)

Project Overview (Land-use)

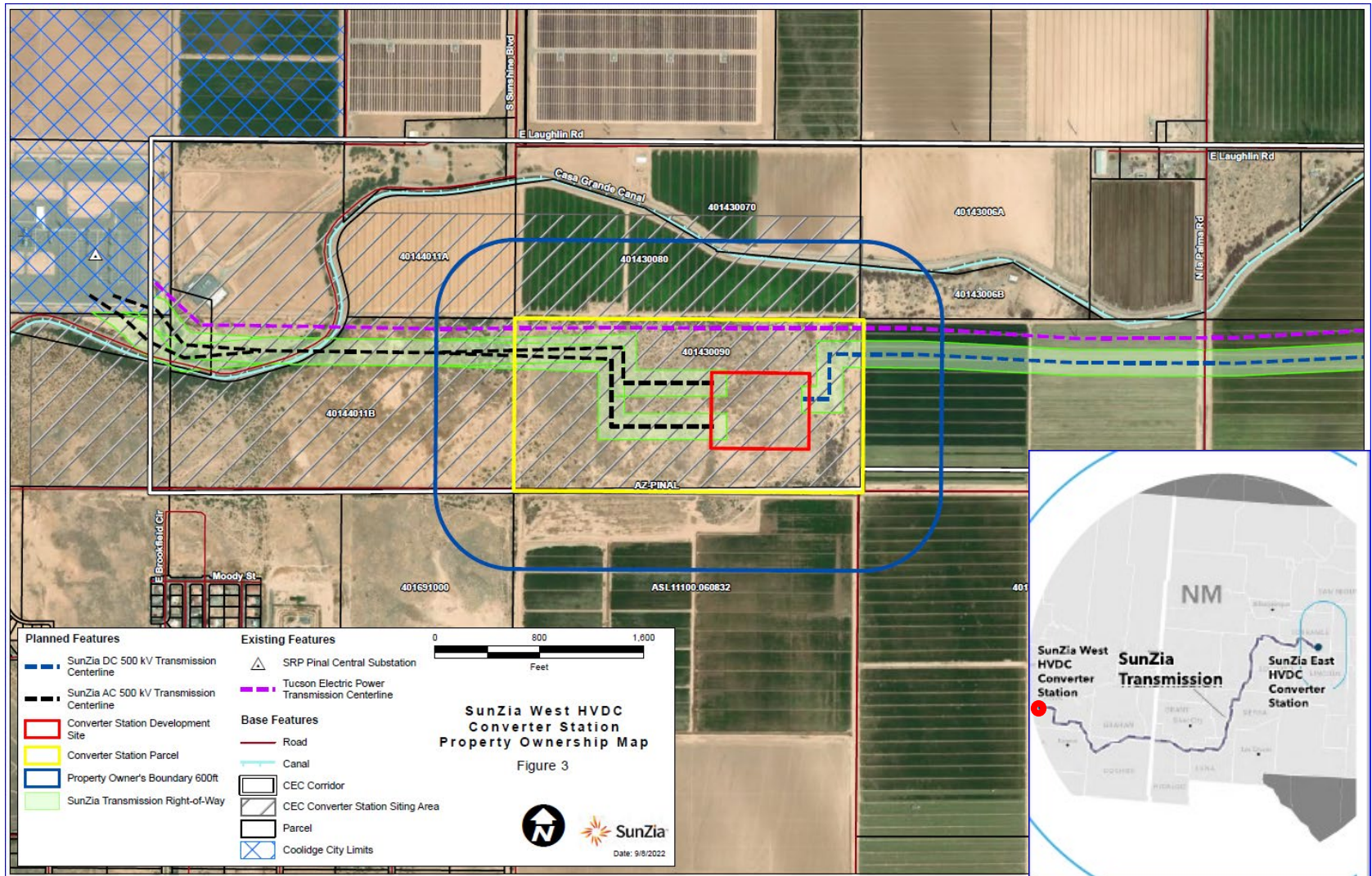


- SunZia project's purpose is to transport upto 4,500 megawatts of renewable energy from New Mexico to markets in Arizona and California.
- Proposed converter station in Arizona is the western counterpart similar to the converter station in New Mexico.
- Proposed location is along existing and planned electrical infrastructure (utility hub zone/area- at regional level)

Project Overview (PAD)

- Existing Zone – GR General Rural. No Zone change proposed as Utilities are allowed in GR zone.
- 80.00± acres proposed for land-use change (portion of parcel)
- Planned area Development proposed with changes only to height in the development standards, all other standards remain the same.
- Site Plan adheres to all requirements including ADA parking, emergency vehicle access, grading and drainage, retention areas, as per Pinal County Development services Code.
- Minimum traffic with no pedestrian access

Site Context-Infrastructure



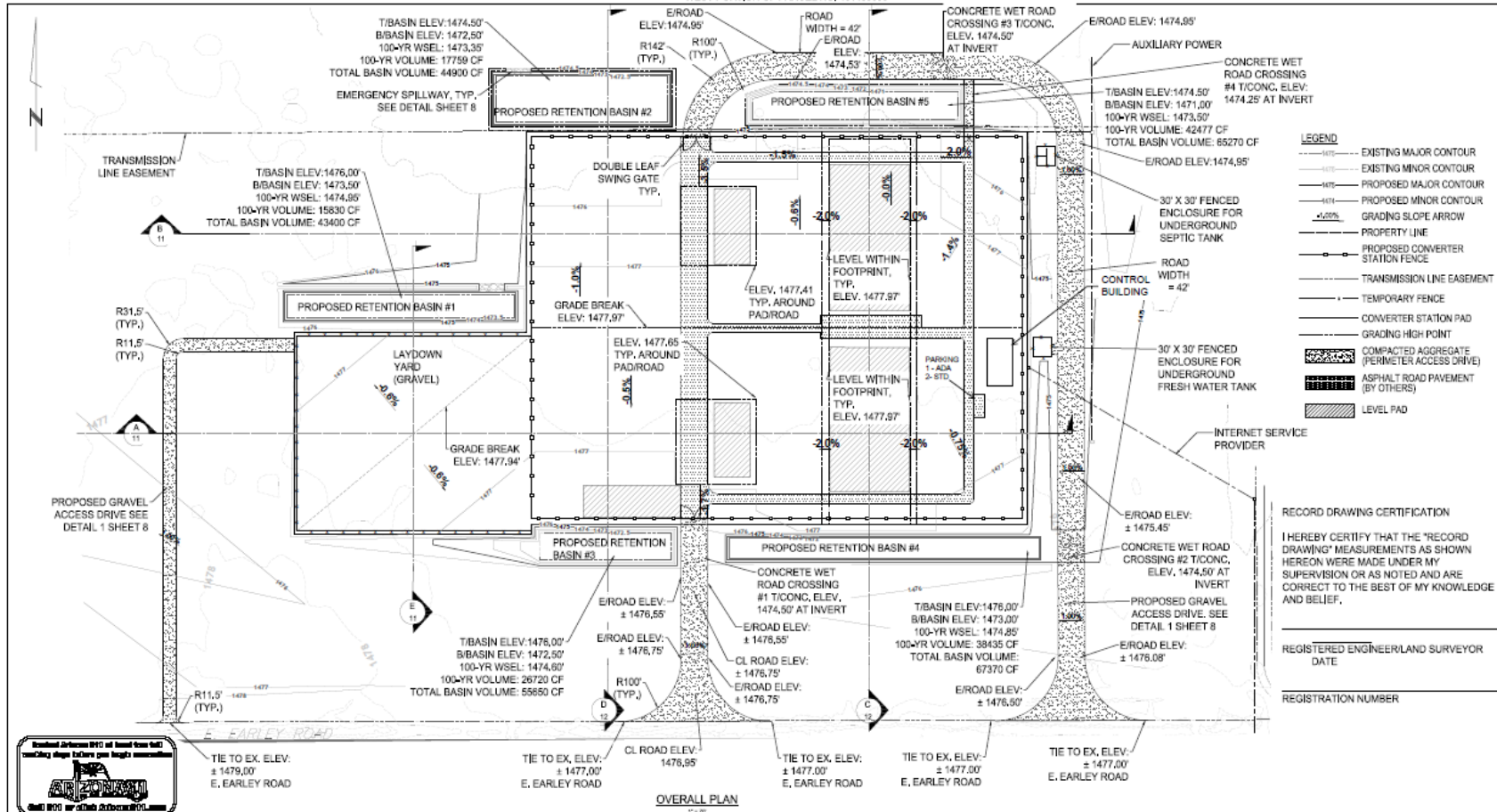
Site Plan Overall



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CIVIL SITE PLAN
SUNZIA WEST HVDC CONVERTER STATION
SWITCHYARD
SECTION 29 TOWNSHIP 06S RANGE 08E
PINAL COUNTY, ARIZONA
WEST PORTION OF PARCEL NO. 401430090



OVERALL PLAN
1" = 40'

REV	DESCRIPTION	DATE	DRN	CHK	APPD	REFERENCE DRAWINGS
1	UPDATED PER COUNTY COMMENTS	11/03/22	JA	TJS	TJS	
2	REVIEW FOR SITE PLAN REVIEW	11/03/22	AND	TJS	TJS	

DRN	TJS	10/03/22
CHK	AND	10/03/22
CHK	TJS	10/03/22



SUNZIA TRANSMISSION, LLC	JOB NUMBER	REV
SUNZIA WEST HVDC CONVERTER STATION	100612	1
OVERALL GRADING PLAN	DRAWING NUMBER	
	SZCN-SS1-C-GR1-P01-003	

North



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South



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East



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West



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Items for Board's Consideration:

- Zoning- GR- remains same
- PAD - Development standards remain same except height
- Public Response: No responses



Planning Commission recommended approval on both cases.

- ▣ PZ-PA-014-22, no Stipulations
- ▣ PZ-PD-046-22, Twenty (20) Stipulations



Questions ?