BOARD OF SUPERVISORS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-PA-005-22 – VALLEY FARMS SOLAR

1/25/2023

Community Development Department

PZ-PA-005-22

Valley Farms Solar Project

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- **Proposal:** Aurora Solar LLC.(a subsidiary of Avangrid Renewables LLC) proposing a Minor Comprehensive Plan Amendment to re-designate 360± acres from **MLDR** (Moderate Low Density Residential) and **High Intensity Activity Center** to Green Energy Production

- **Area:** 360 ± acres

- **Location:** 4.5 mile southeast of central Coolidge

- **Owner/Applicant:** Nevitt Farms LLLP, Gregory Wuertz

- **Agent:** Valley Farms LLLP., JD Rulien

PZ-PA-005-22 Valley Farms Solar Project

Location Map

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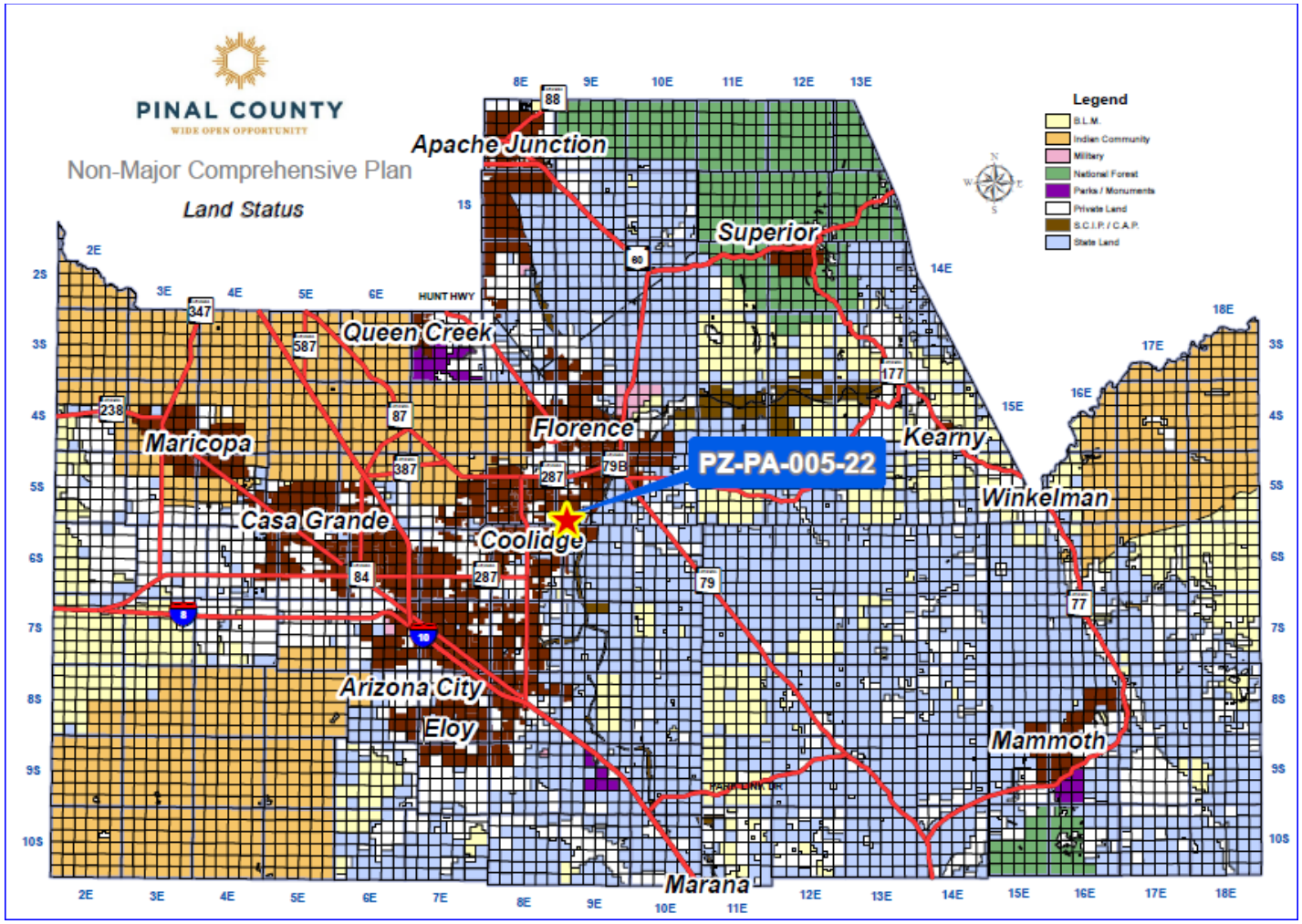

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Comprehensive Plan

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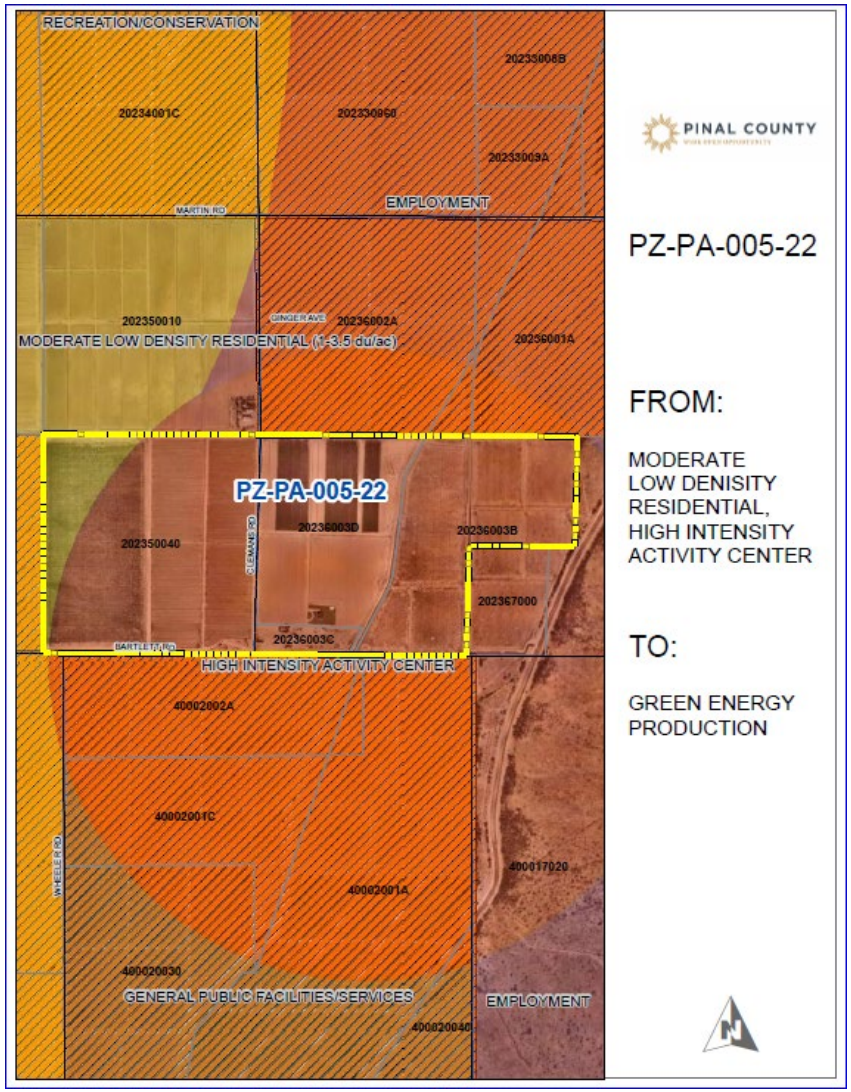

Existing Land-use Designation:

MLDR 1-3.5 du/ac,
High Intensity Activity Center

Proposed Land-use Designation:

Green Energy Production

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Vicinity Map

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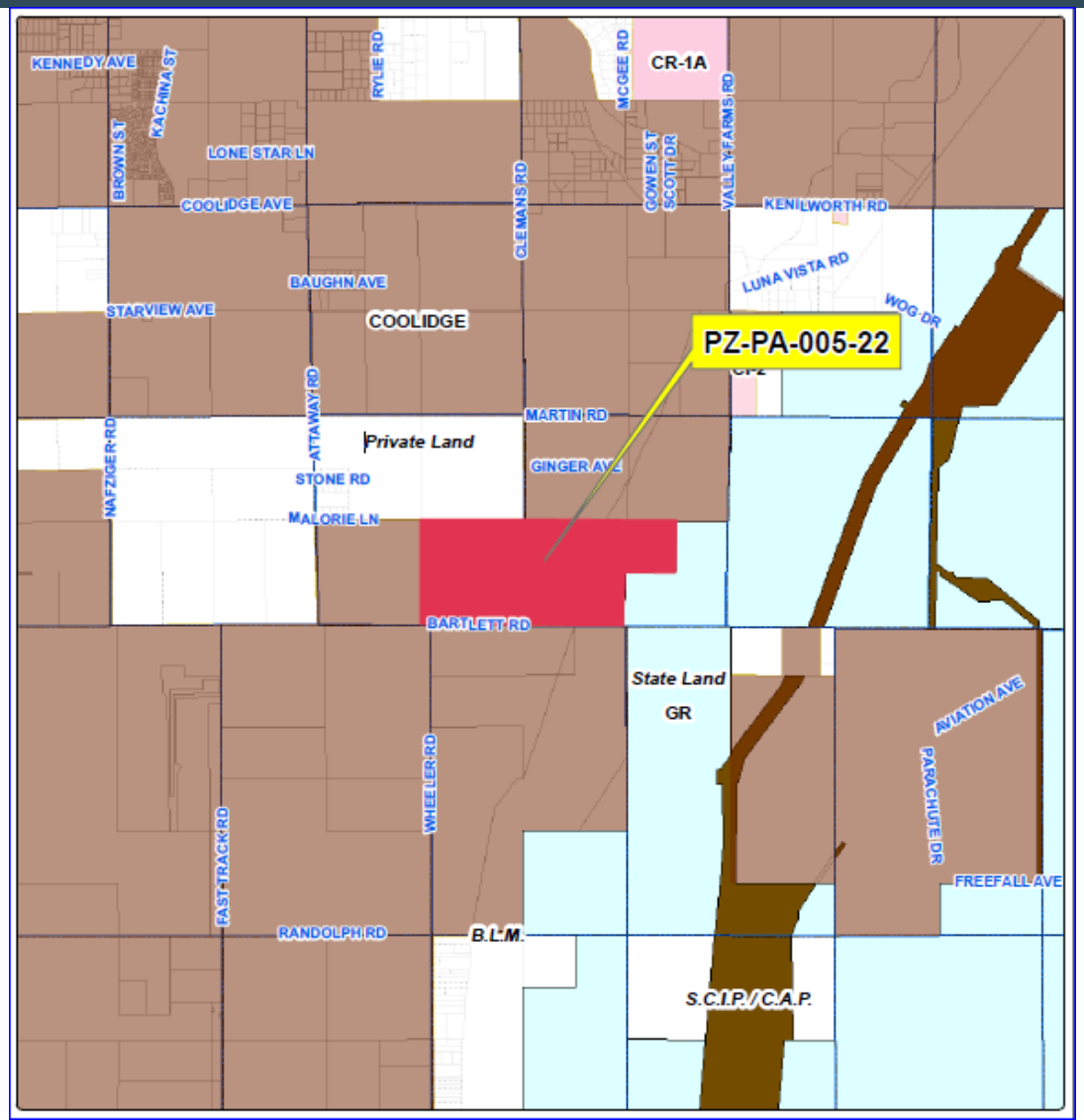

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Aerial Map

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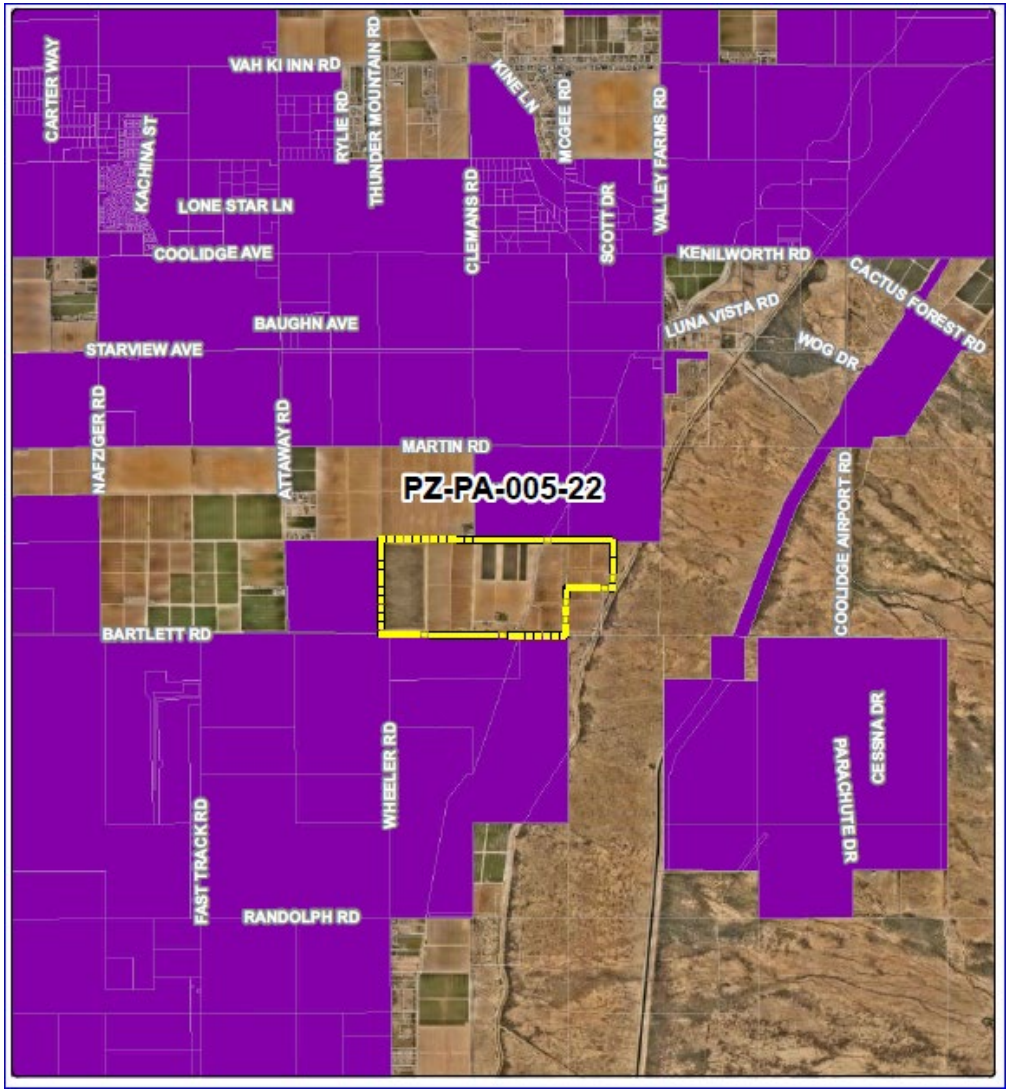

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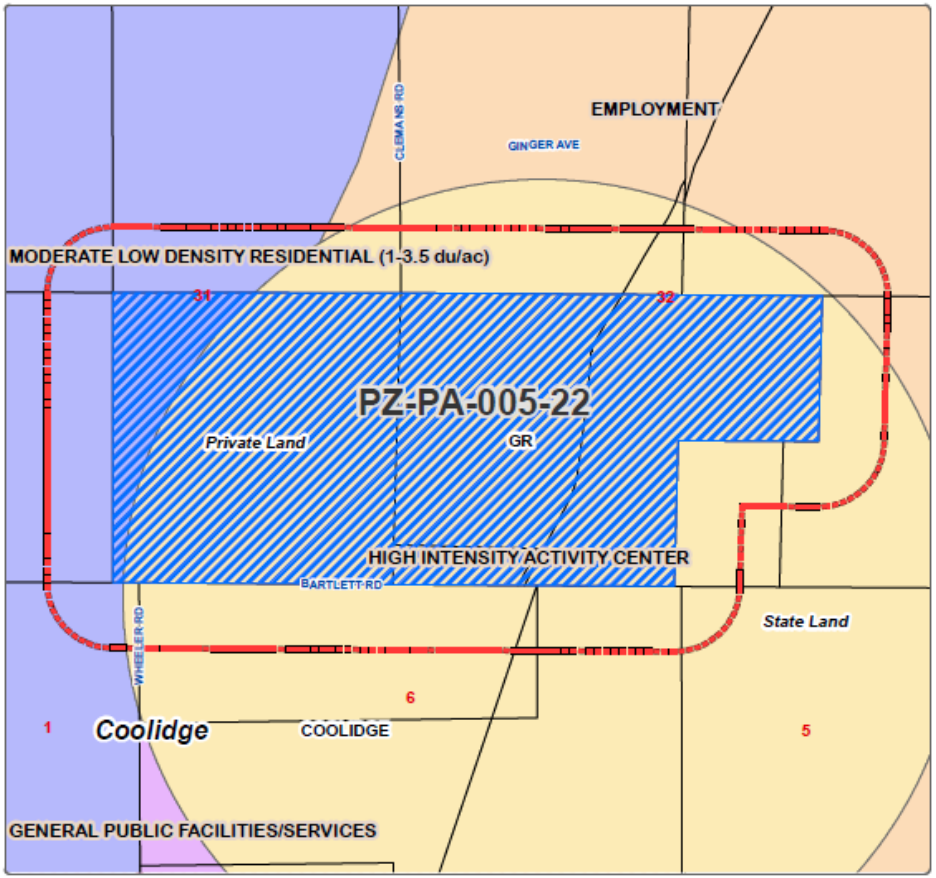
Zoning



Rezone

PZ-PA-005-22 – PUBLIC HEARING/ACTION: Nevitt Farms LLLP, Gregory Wuertz landowners/applicants, Valley Farms LLLP, JD Rulien, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 360± acres of land from Moderate Low Density Residential (1-3.5 du/ac) and High Intensity Activity Center to Green Energy Production, situated in a portion of Sections 31,32, T5S, R9E G&SRB&M, Pinal County, tax parcels 202-35-0040, 202-36-003B, 202-36-003C, 202-36-003D (legal on file), located 4.5 miles southeast of central Coolidge, in the unincorporated area of Pinal County.

Current Zoning: GR | Requested Zoning: Rezone | Current Land Use: MLDR, HIGH INTENSITY ACTIVITY CENTER

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600’-00

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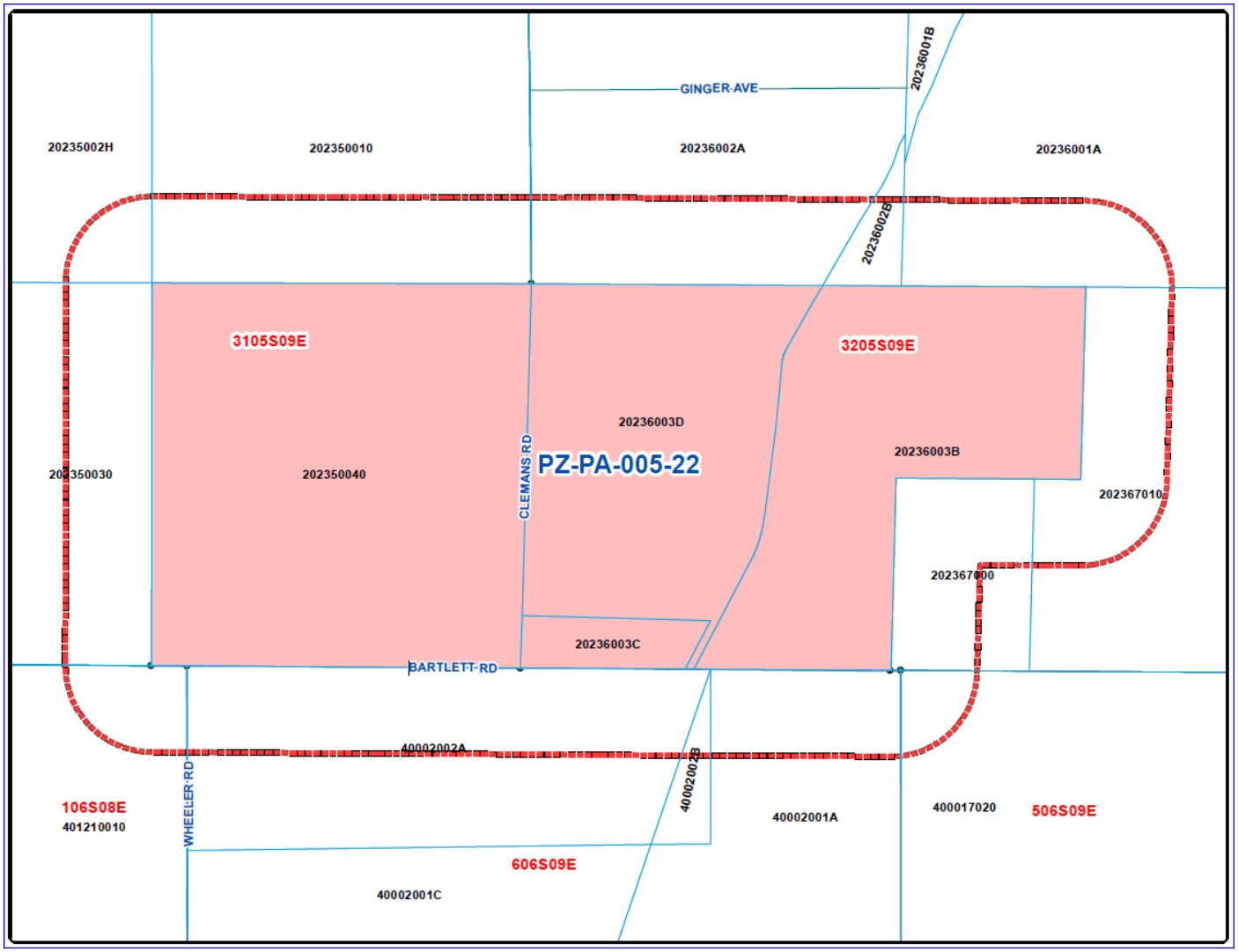

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Site Context/Existing Infrastructure

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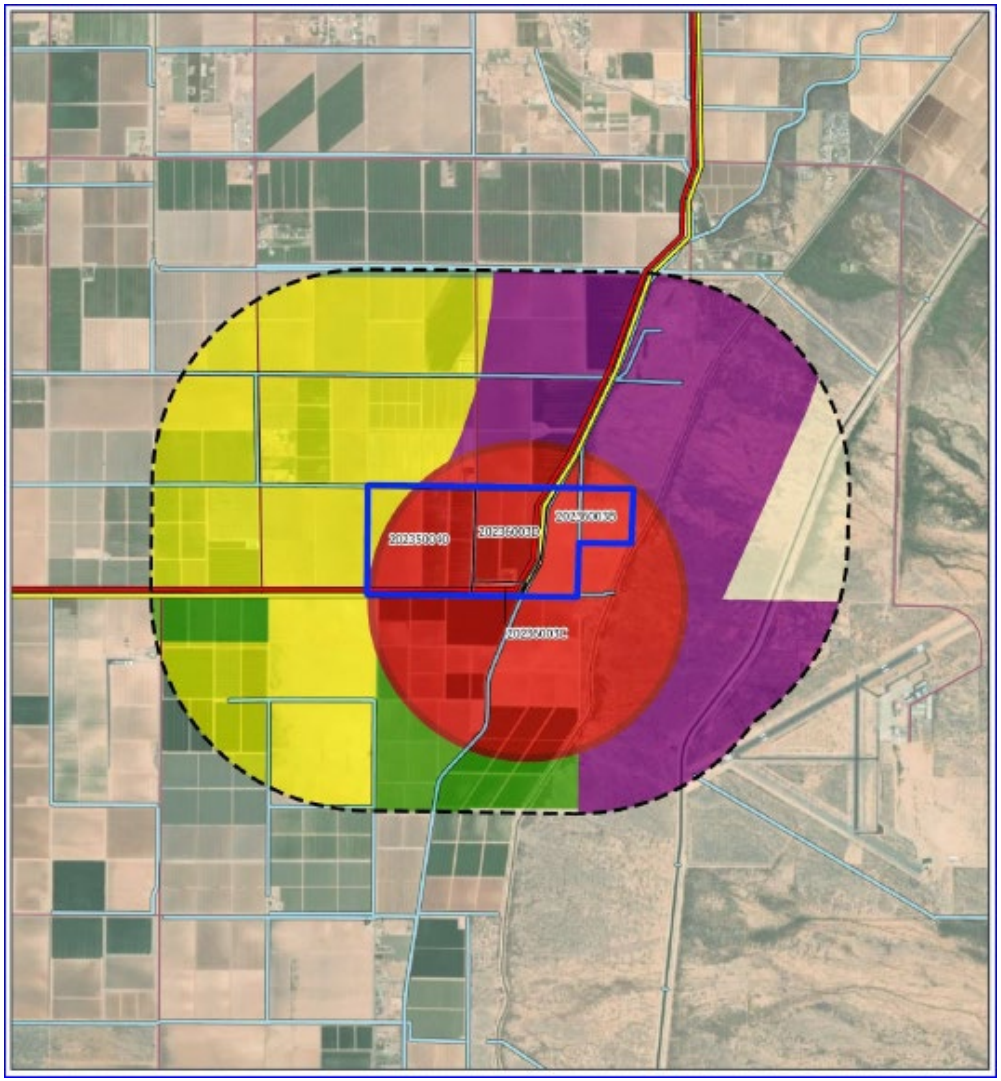

PZ-PA-005-22 Valley Farms Solar Project

Project overview

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- Current Conditions:
  -Active agricultural land, relatively flat topography.
  -Transmission infrastructure 500 kv and 230 kv lines crosses the site area

- Proposal: Solar generation of 100 MW and battery storage to include:
  - Solar array of PV modules
  - Battery Energy Storage System (BESS)
  - O&M Building
  - Associated infrastructure

- Timing of the development: Expected commercial operation date 2024

PZ-PA-005-22 Valley Farms Solar Project

Discussion Items: Pinal County Comprehensive Plan

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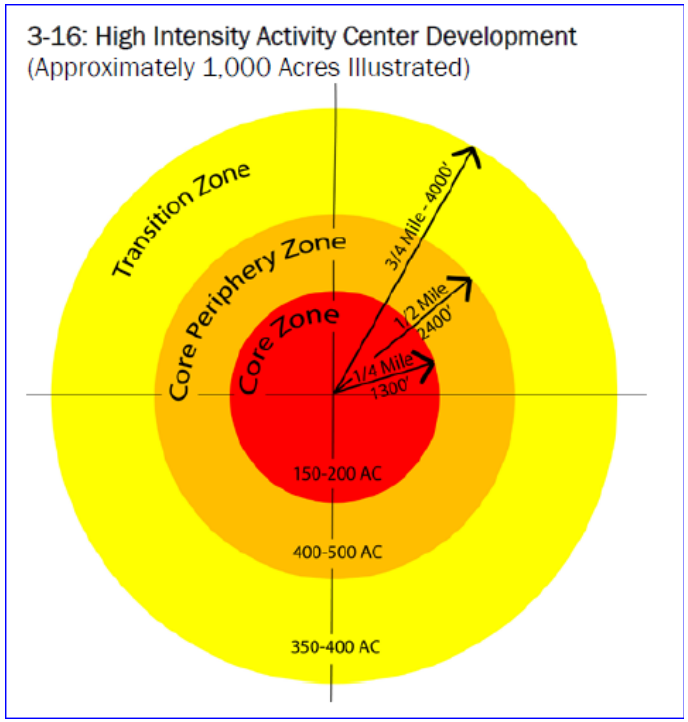
1. COMPREHENSIVE PLAN:

   Project area of 360 acres has 330 acres designated under **High Intensity Activity Center**
   Approximately 30 acres is **Moderate Low Density Residential**

   Activity Centers locations are strategic areas projected for economic activity and growth to create jobs and are service centers.

Graphical depiction of Development of an Activity Center



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Discussion Items: Pinal County Comprehensive Plan

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3-15: High Intensity Activity Center Characteristics
(Approximately 1,000 Acres Illustrated)

	Activity Center Development Zone Suggested Land Use Mix	Approximate Area of Activity Center	Suggested Land Use Mix	Primary Means of Mobility	General Activity Center Characteristics
Core Zone	• 50% Basic Employment • 20% Service Employment • 30% Residential	• 15-20% • 150-200 acres • 1,300' radius from center core	• Corporate Offices • Medical, Educational, Governmental Campus • High Density Hospitality and Entertainment • High Density Residential	• Transit Circulator • Neighborhood Electric Vehicles • Walking • Bicycling	• Most Height Ranging to High-rise • Most Vertical Mixed Use • Structured Parking
Core Periphery Zone	• 40% Basic Employment • 35% Service Employment • 25% Residential	• 40-50% • 400-500 acres • 2,400' radius from center core	• Mid Density Professional Office • Regional Retail • Hospitality and Entertainment • Office/Research Park • Mix of High and Mid Density Housing	• Transit Circulator • Neighborhood Electric Vehicles • "Car Share" Program • Bicycling	• Mid-rise to High-rise Character • Vertical and Horizontal Mixed Use • Mix of Structured and Surface Parking
Transition Zone	• 50% Basic Employment • 15% Service Employment • 35% Residential	• 35-40% • 350-400 acres • 3,800' radius from center core	• Garden Office • Business and Light Industrial Parks in Campus Setting • Lifestyle Retail • Mid Density Residential	• Transit Circulator • Neighborhood Electric Vehicles • Bicycling • Fixed Route Bus • Private Automobile	• Mid-rise to Garden Scale Character • Mostly Horizontal Mixed Use • Mostly Surface Parking

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Discussion Items: Activity Centers- Pinal County

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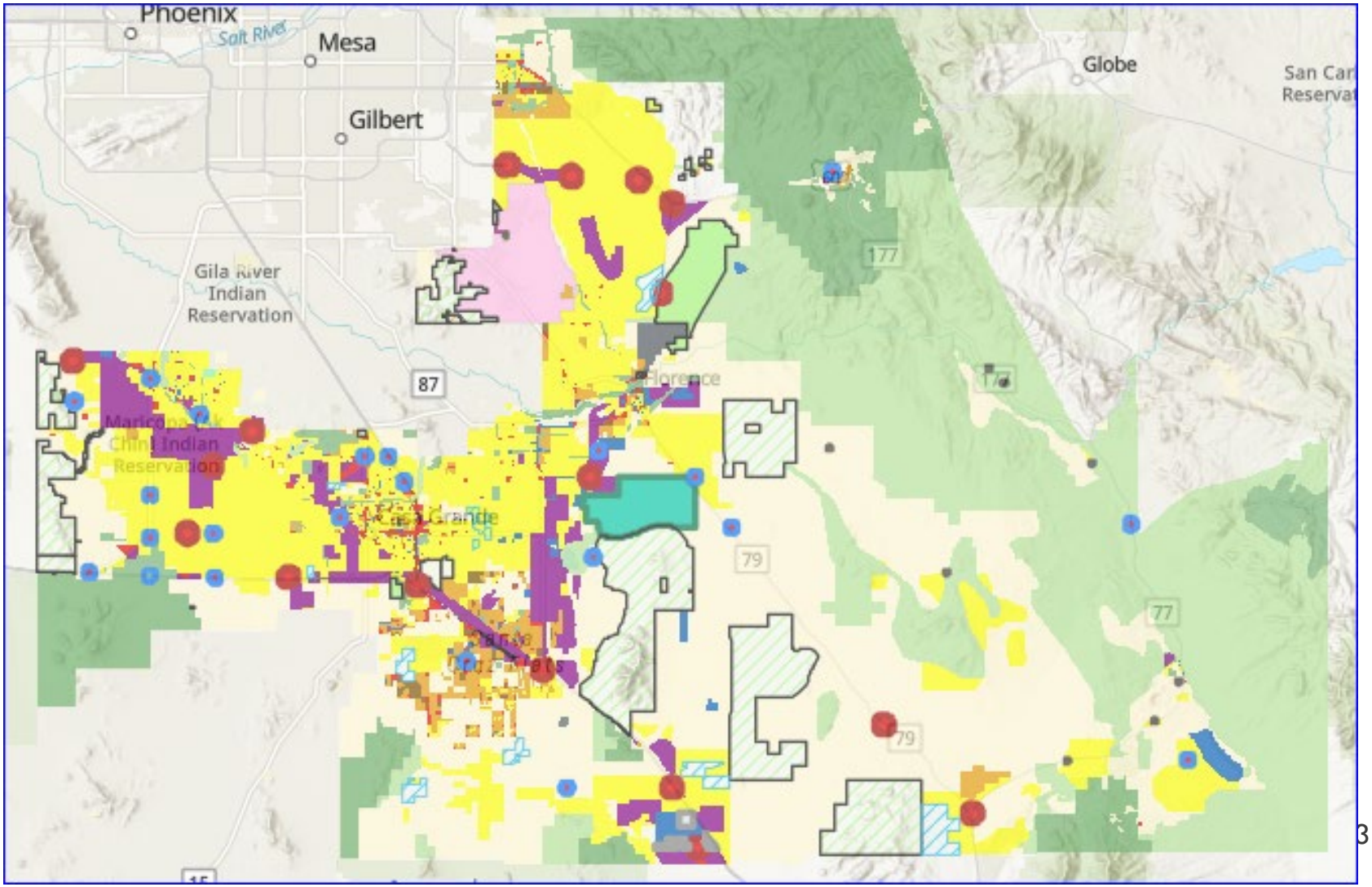

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Discussion Items: Urban Context

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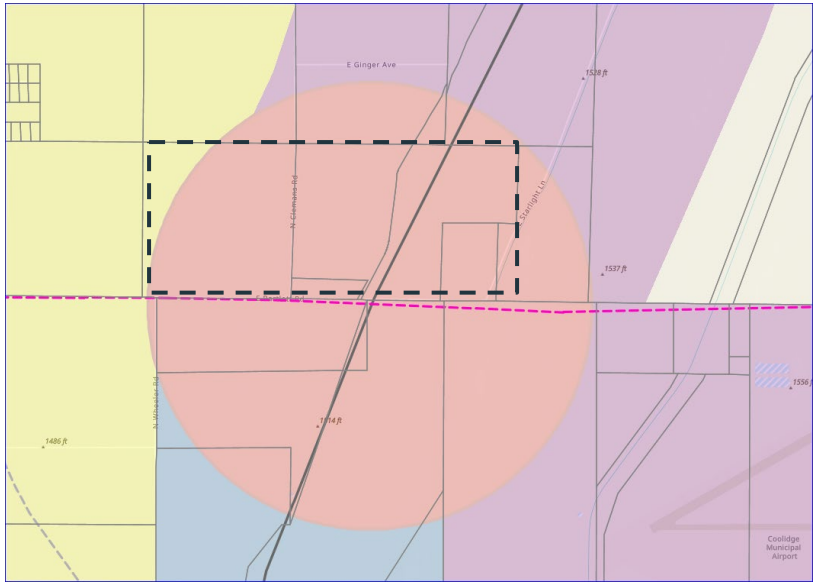
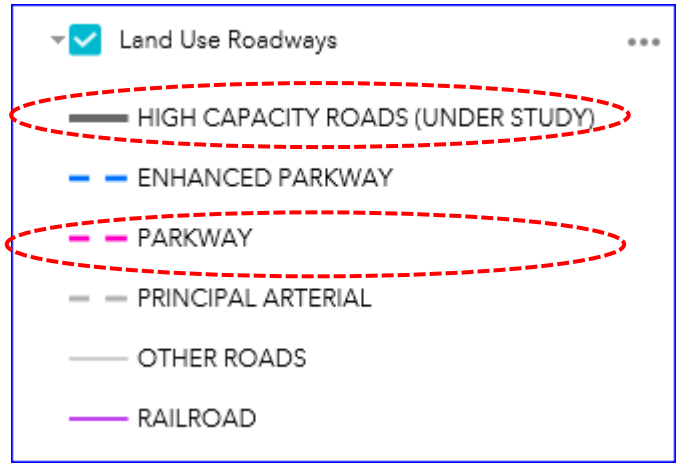
2. VISION FOR THE COUNTY:
   Valley Farms Solar facility at the proposed location does not align with the vision of Pinal County Comprehensive Plan for the proposed land use

3. LOCATION:
   The Project locations is along a Regionally Significant Route- Principal Arterial and lies within ADOT and Pinal Preferred alignment for the North-South Freeway.





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Discussion Items: Urban Context

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4. LOSS OF COMMERCIAL POTENTIAL:
   If land-use is changed to Green Energy Production, it would lock the land for only Solar use for a span of 35-40 years. This is a lost opportunity/potential for any new commercial development in a prime location is envisioned for a diverse use/rich mix of activities generating employment for Pinal County Residents

5. EXISTING ACREAGE OF GREEN ENERGY PRODUCTION:
   Currently Pinal County has over 20,000 acres of land classified as GREEN ENERGY PRODUCTION awaiting to be rezoned.

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Pictures

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Pictures

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- Public Response:

  Agencies -- No response

  Property owners -- 1 letters in opposition and one email in support

- Staff Recommendation:

  DENIAL

- Planning and Zoning Recommendation:

  Voted 0-8 in DENIAL

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- QUESTIONS