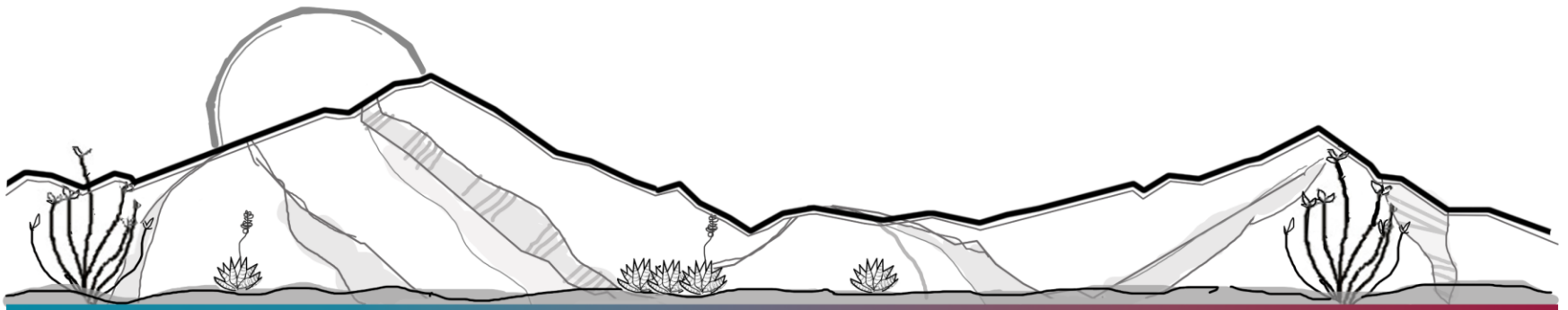


## SU23-07

# AEPCO Gas Turbines

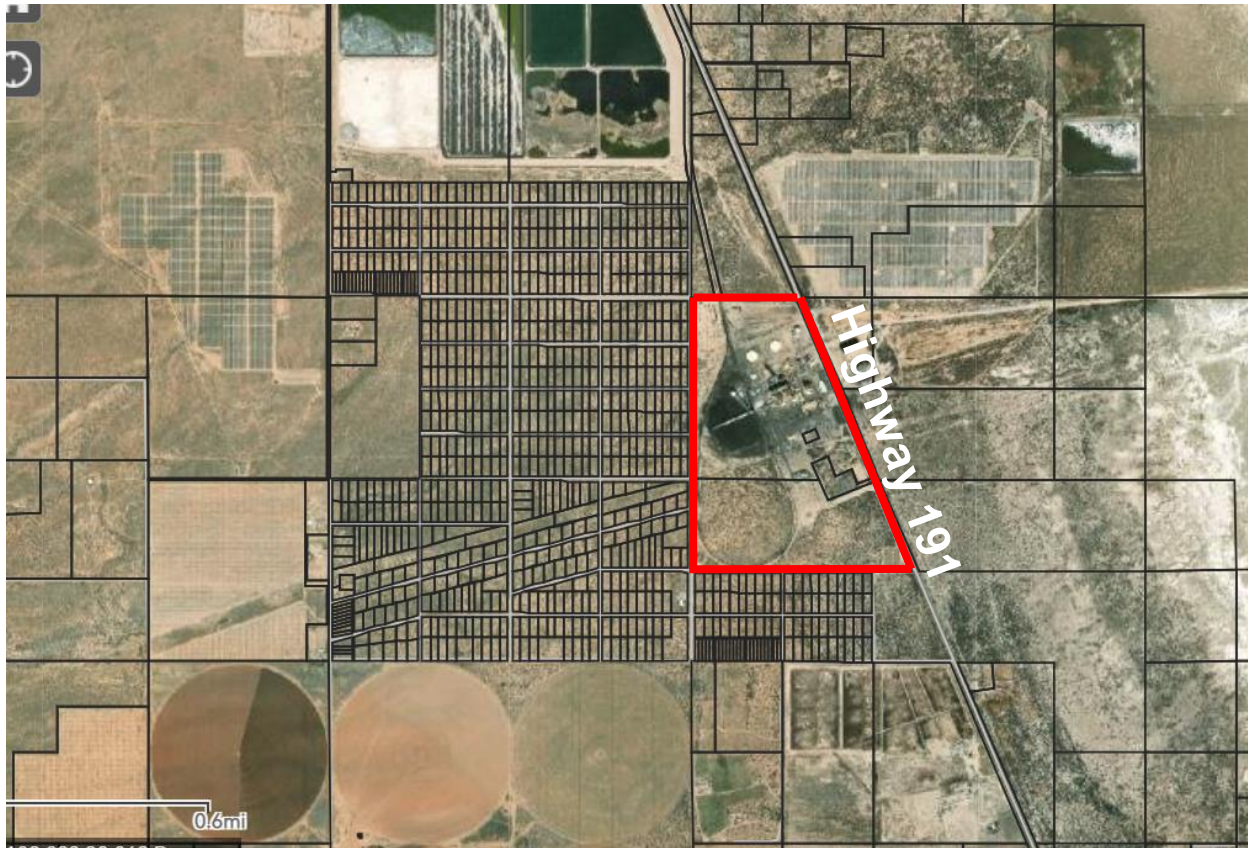
Special Use Authorization for two additional natural gas turbines that are 85' in height in an HI Zoning District

Planning & Zoning Commission  
April 12, 2023



## AEPCO Natural Gas Turbines

205-14-006; 205-14-002; Cochise, AZ HI Zoning District; Category D, Rural



# DEVELOPMENT SERVICES



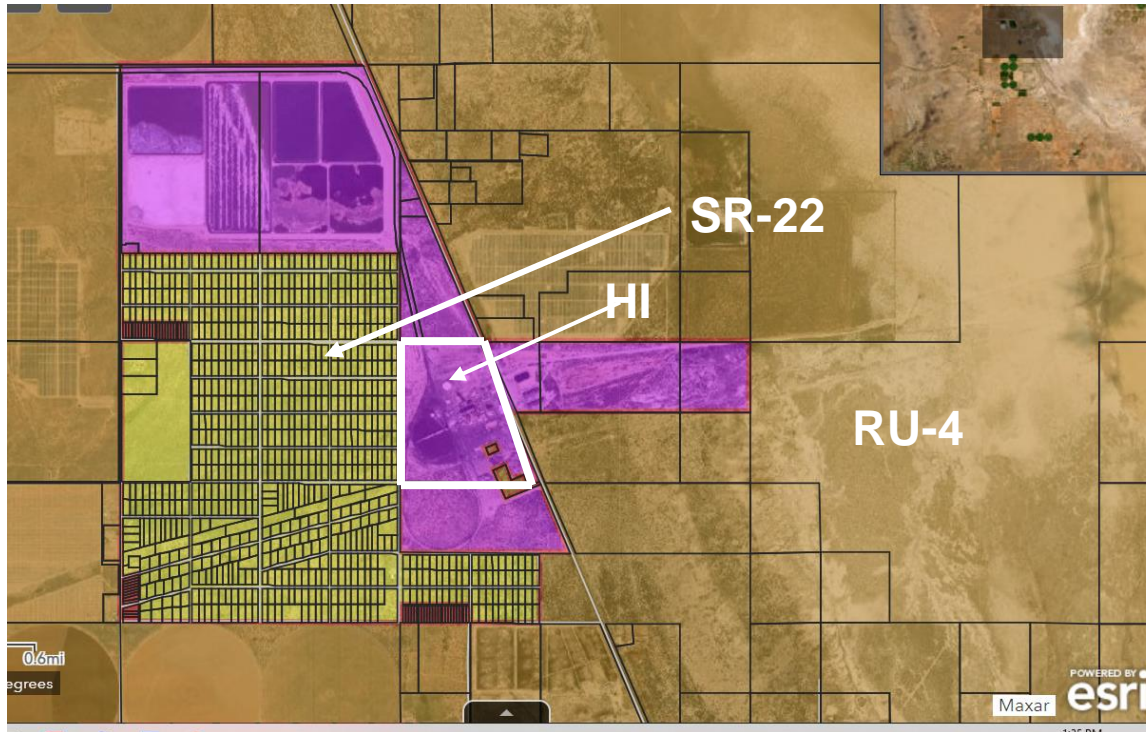
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Zoning HI

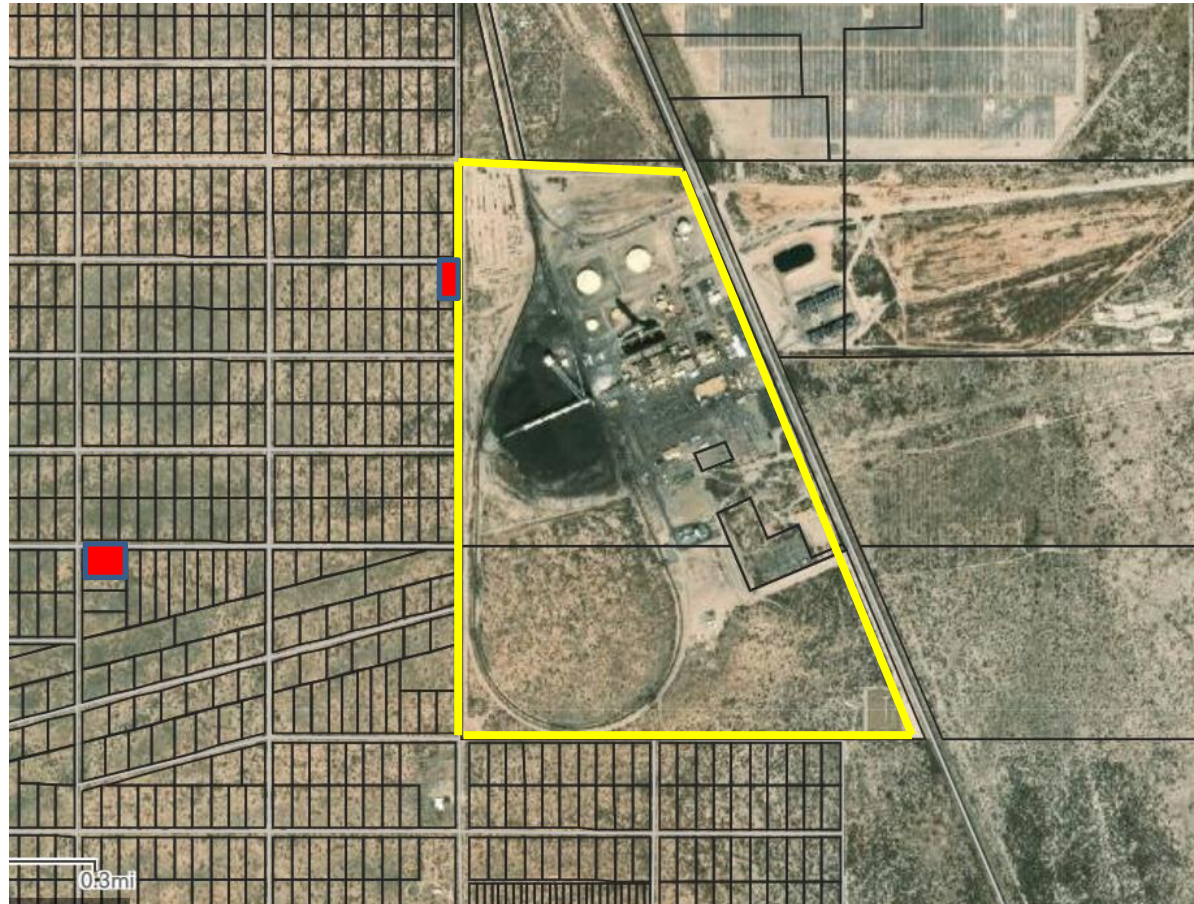


### **Sections 1401.01, 1401.02**

Established to encourage the establishment of heavy industrial uses in locations that are suitable and appropriate, taking into consideration land uses on adjacent and nearby properties, adequacy of access to major streets and highways, rail services and other means of transportation, and availability of public utilities. To allow within safe limits industrial uses and structures having physical characteristics which may be offensive.

## Public Comment

Opposition: 3 Letters of Opposition



## There are 10 factors used to evaluate Special Use Authorizations

<b>Factors for a Special Use Authorization</b>	<b>Complies/Not applicable/Does not Comply</b>
Compliance with Duly Adopted Plans	Complies
Compliance with the Zoning District Purpose Section	Complies
Development along Major Streets	Complies
Adequate Services and Infrastructure	Complies
Significant Site Development Standards	Complies if Requested Waiver is Approved
Public Input	Partially Complies
Hazardous Materials	Complies
Off-Site Impacts	Complies
Water Conservation	Complies
Traffic Circulation	Complies

# **DEVELOPMENT SERVICES**

---

## **Factors in Favor of Request**

### **1. The project complies with Duly Adopted Plans**

The proposed use is in the Category D growth area in the Comprehensive Plan. In this category, “non-residential development is geared toward providing local services, tourism or intensive uses that are not appropriate in more densely populated parts of the county, such as power plants and feedlots.”

The Comprehensive Plan specifically calls out power plants as being appropriate in this Growth Area.

### **2. The project complies with the Zoning District Purpose Section**

The subject parcels have access to Highway 191 and are serviced by rail services. The neighboring parcels are either vacant or owned by the power company.

### **3. The project complies with the Development along Major Streets Factor.**

The property is accessed from an existing access from Highway 191. An additional access is not proposed.

---

# **DEVELOPMENT SERVICES**

---

## **Factors in Favor of Request**

- 4. The project complies with the Adequate Services and Infrastructure factor.**

The applicable reviewing agencies did not recommend mitigation or improvements.

- 5. The project complies with the Significant Site Development Standards.**

The proposed natural gas turbines will be 85' in height. The maximum height for structures allowed in the Heavy Industry Zoning District is 50'. The project will comply with the site development standards if the height limitation is waived, as requested.

- 6. The project partially complies with the Public Input Factor.**

The Applicant sent notices to neighbors within 300'. The Development Services Department sent notices to property owners within 900', posted the property, and advertised in a newspaper of general circulation. There were three letters of opposition citing decreased property values and impact on the ability to develop residentially.

---

## Factors in Favor of Request

- 7. The project complies with the Off-Site Impacts Factor.**

The project use will not increase off-site noise, odors, dust, lights, or stormwater runoff.
  - 8. The project complies with the Water Conservation Factor.**

The proposed use complies with Cochise County water conservation requirements.
  - 9. The project complies with the Hazardous Materials Factor.**

The power plant uses a Power Stack 750E Centipede Battery. This material makes up the lithium-iron phosphate batteries that are sealed, prefabricated installations. No containment or ventilation is required. The systems have undergone performance testing to ensure that they operate safely under normal use and under a variety of operating conditions. At the end of their useful lives, the batteries will be recycled consistent with applicable regulations.
-

## Factors in Favor of Request

### **10.** The project complies with the Traffic Circulation Factor.

The additional gas turbines are on the same site as the existing gas turbine and power plant infrastructure. The use of the access road and traffic circulation will not change.

## **Factors Against Approving the Request**

There are no factors against approving the request.



# DEVELOPMENT SERVICES

## Applicant's Presentation/Discussion



## Staff Recommendation

Docket SU-23-07, Staff recommends **Approval and the granting of the waiver request from the height limitation of 50' in the HI Zoning District.**

Standard conditions related to acceptance of conditions, permitting timeframes, and modifications apply and have not been modified by this request.

## **SAMPLE MOTION**

Madam Chair, I move to approve Docket **SU 23-07; AEPCO Gas Turbines and to approve the following waiver:**

## **WAIVER**

Section 1403.01 of the Zoning Regulations that prohibits structures greater than 50' in height in the HI Zoning District shall be waived.

The Factors of Approval constate the Findings of Fact.

---