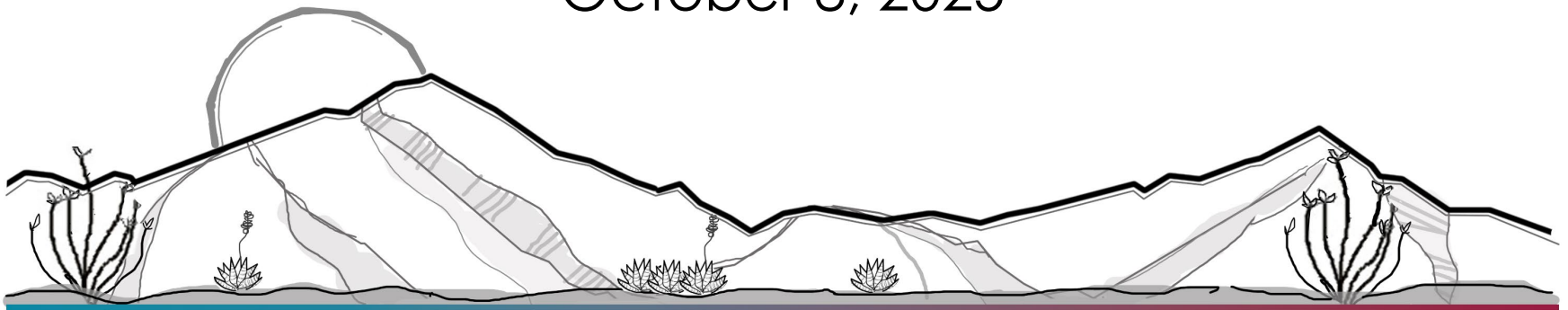


Docket SU25-27

Special Use Authorization for a
Solar Facility/Data Center

Planning and Zoning Commission
October 8, 2025



Sample Motion

I move to approve Docket SU25-27 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Louis and Maria Mouza

Location: Parker Ranch Road (Willcox)
APN 305-43-051F (40 acres)

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

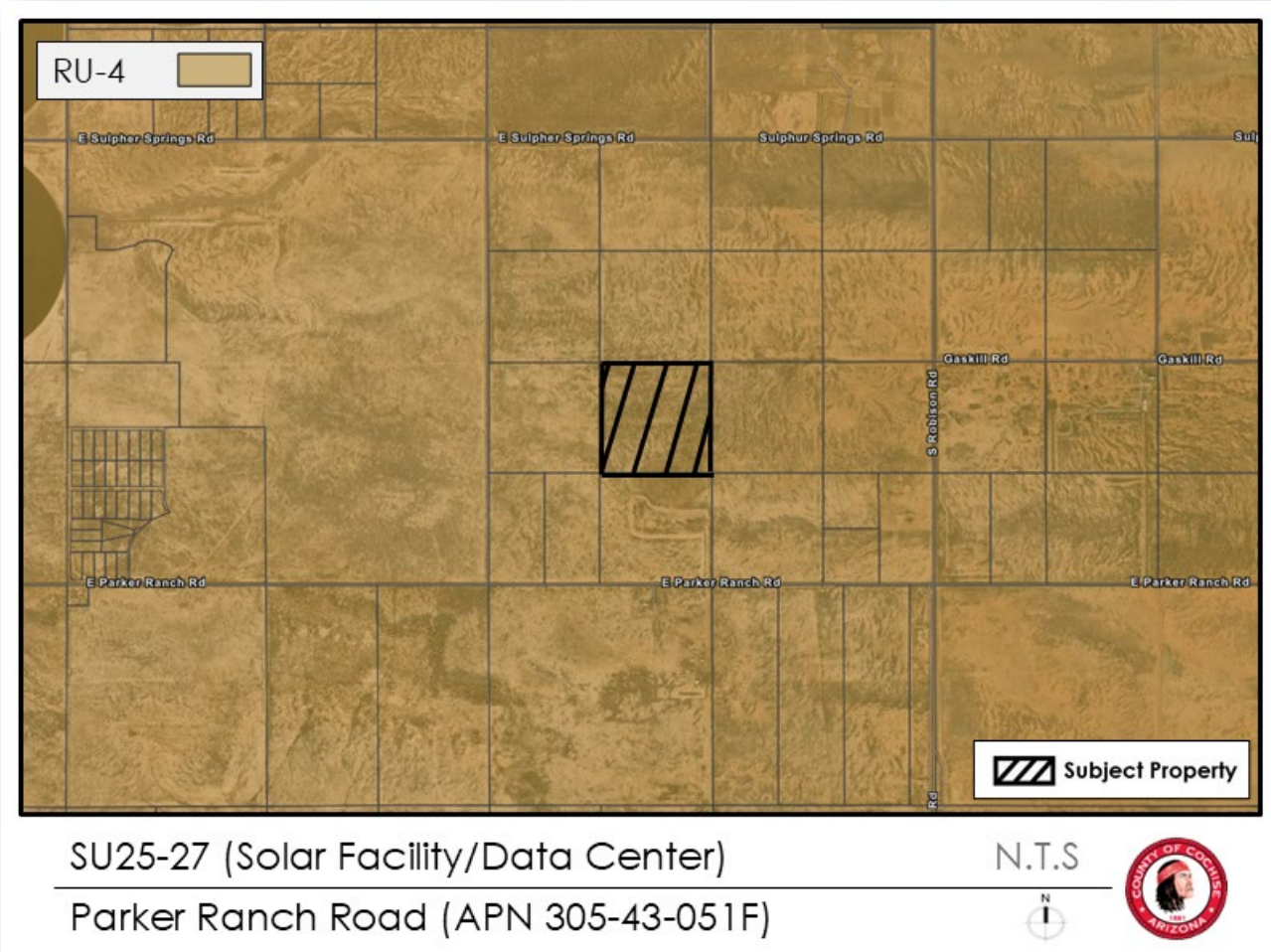
Current Use: Undeveloped

Proposed Uses: Solar Energy Facility, Data Center

DEVELOPMENT SERVICES



Property Location and Zoning



DEVELOPMENT SERVICES



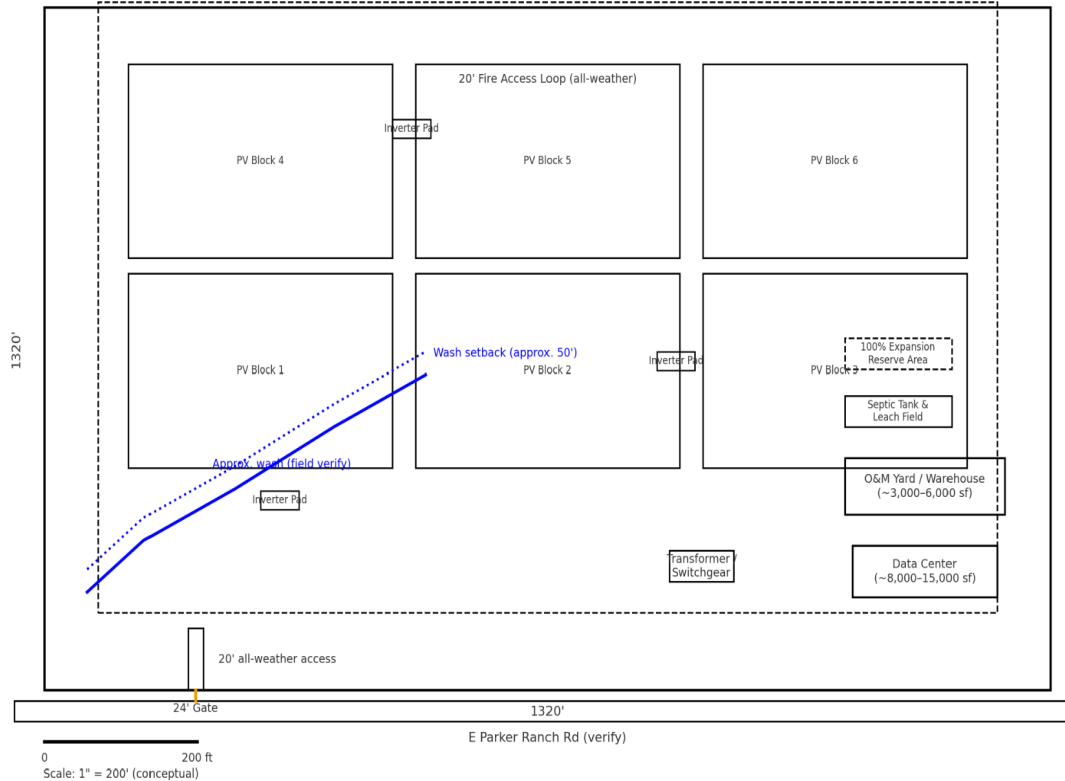
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Site Plan



CONCEPT SITE PLAN — SPECIAL USE PERMIT

Project: 40-Acre Solar Farm + Data Center (Willcox, AZ)
 Owner/Applicant: LMM Data Center LLC
 Site Address: Parker Ranch Rd, Willcox, AZ 85643 (verify)
 APN: 305-43-051F
 Prepared: Aug 31, 2025
 Sheet: C1.0 (Not for Construction)

LEGEND / NOTES

- Property Boundary
- PV Block (6)
- Inverter Pad (3)
- Data Center
- O&M Yard / Warehouse
- Main Transformer / Switchgear
- Fire Access Loop (20')
- Access Drive (20')
- Fence & Gates (7' chain-link)
- Septic Tank & Leach Field
- 100% Expansion Reserve Area
- Wash (solid blue)
- Wash Setback (dotted blue, ~50')

Compliance Notes

- Show septic & 100% expansion area on plan.
- Identify utility providers (SSVEC; others TBD).
- Lighting: Fully shielded per County Light Code.
- Clearing >1 acre: County Clearing Permit; dust control.
- Stormwater: ADEQ CGP (NOI) & SWPPP if \approx 1 acre
- Drainage: Confirm pre-/post-flows; keep wash undisturbed.
- Fire: 20' all-weather access; turning radii per Fire Dept.
- Show legal access, easements, washes/drainageways.



Special Use Authorization Factors

- | | |
|--|-----------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Complies |
| 4. Traffic circulation | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies |
| 10. Water conservation | Complies |

Factors in Favor of Approval

- Complies with applicable factors
- Non-residential land use with limited impacts on local services and infrastructure
- Potential benefits to electrical grid resiliency
- Low water use within the Douglas Active Management Area (AMA)
- No opposition from nearby property owners

Factors Not in Favor

- Fugitive dust during construction
- Visual impacts may disrupt natural landscape views for area residents

Citizen Review / Public Notice

- 9 August
 - Applicant letters
- 15-19 September
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-27 to allow a solar facility and data center with the following conditions:

1. County right-of-way and floodplain use permits along with a grading and drainage analysis are required.
2. The project owner shall submit, in advance or concurrent with their first commercial permit, a Traffic Improvement and Maintenance Plan, which successfully mitigates potential project impacts to Parker Ranch Road.
3. The applicant shall submit an Emergency Response Plan in conjunction with building permit submittals for County and fire responder review and approval.
4. The project owner shall include all Best Management Practices (BMP) for dust mitigation and wind erosion with a dust control plan included with Traffic Improvement and Maintenance Plans:
 - a. Minimize grading and vegetation removal. Native vegetation helps support wildlife and pollinator species in the area while reducing dust and erosion.
 - b. In areas where vegetation removal and/or grading is required, schedule removal to the minimum time required prior to module installation.

Staff Recommendation (cont.)

- c. Limit vehicle speed on unimproved surface roads to 25 miles per hour during construction.
 - d. Apply water to disturbed soil areas using water trucks to control dust and maintain proper moisture levels for soil compaction. Minimize over application of water to prevent runoff and ponding. Utilize two-inch gravel in high activity areas.
 - e. Suspend grading during high winds.
 - f. Cover trucks hauling soil or other loose material in and out of the project site.
 - g. Gravel or aggregate should be used where access roads meet paved roads to limit offsite disturbance and prevent mud and dirt track-out.
5. The project owner shall use PV panels with an anti-reflectivity coating integral to the panel.
6. All solar racks shall be installed to maintain no less than a 12' minimum clear distance, measured from outer edge of panels, between all tracker rows.
7. A 4"-6" gap between the bottom of project-related perimeter fencing and ground surface shall be reserved for small ground animal permeability.

Standard conditions related to conditions acceptance, permitting timelines, and modifications to an approved special use apply to this request.

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