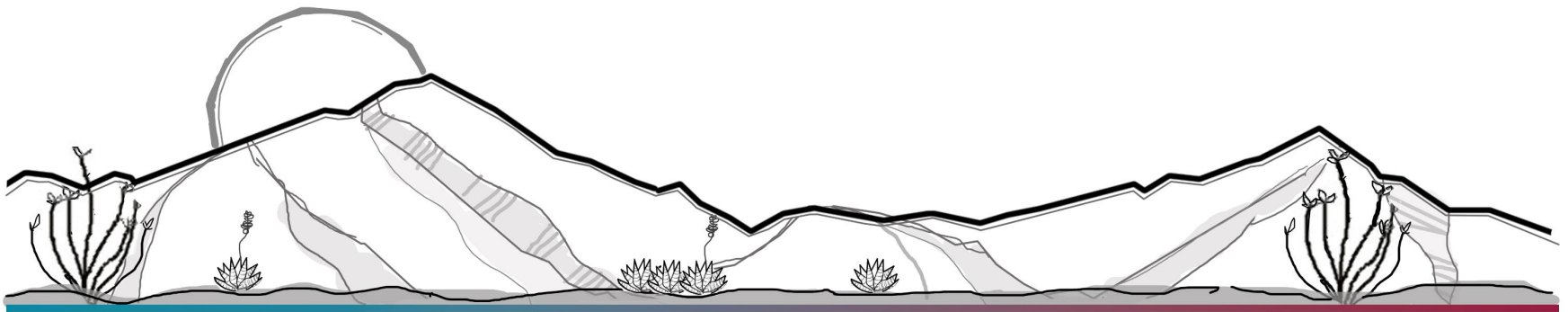


Docket RZ25-15

R-36 to RU-4

Planning and Zoning Commission
December 10, 2025



Sample Motion

I move to recommend approval of Docket RZ25-15 to the Board of Supervisors without special conditions, rezoning tax parcels 203-16-007, 203-19-018A, 203-19-036C, 202-44-017, 202-86-002, and portions of tax parcels 202-44-012 and 202-67-002 from R-36 to RU-4, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Adapture Renewables Inc.

Location: Patte Road (Willcox)
and (APNs 203-16-007, 203-19-018A, 203-19-36C, 202-44-017, 202-86-002, and portions of tax parcels 202-44-012 and 202-67-002)

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Undeveloped (Grazing)

Proposed Use: Solar Energy Power Plant

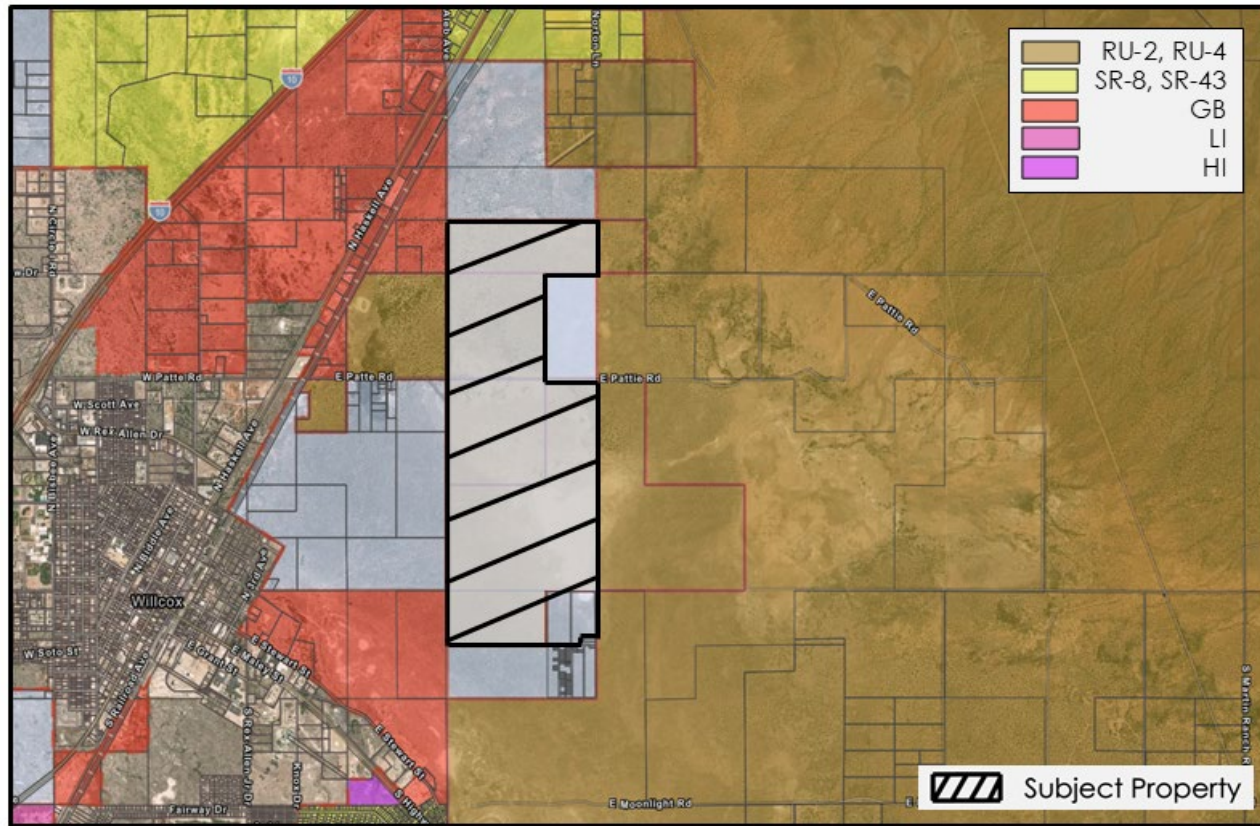


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



RZ25-15 (R-36 to RU-4)

Patte Road (Willcox)

N.T.S



DEVELOPMENT SERVICES



UPPR ROW

Haskell Avenue

DEVELOPMENT SERVICES



Patte Road

DEVELOPMENT SERVICES

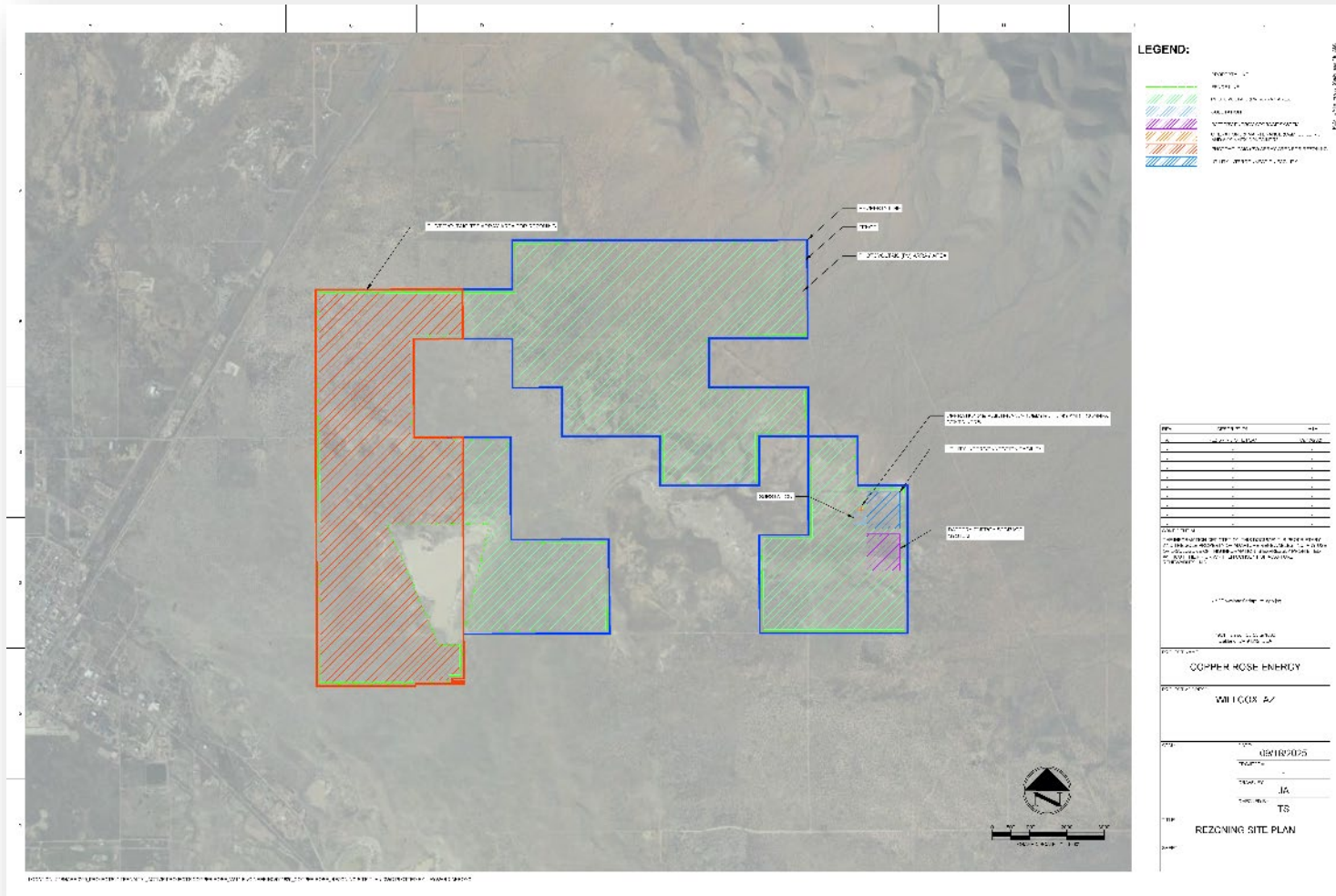


Patte Road

DEVELOPMENT SERVICES



Future Project Area



Rezoning Factors

- | | |
|-----------------------------------------------|-----------------------|
| 1. Adequate site/concept plan: | Complies |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district: | Not Applicable |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Not Applicable |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Not Applicable |
| 12. Water conservation: | Not Applicable |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

DEVELOPMENT SERVICES

Factors in Favor of Approval

1. Complies with applicable factors
2. Adjacent to properties with RU-4 zoning
3. Reduces the number of allowed dwellings
4. No opposition from nearby property owners

Factors Not in Favor

None identified

Public Notice

- 17-21 November
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



DEVELOPMENT SERVICES



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-15 to the Board of Supervisors without special conditions.

Sample Motion

I move to recommend approval of Docket RZ25-15 to the Board of Supervisors without special conditions, rezoning tax parcels 203-16-007, 203-19-018A, 203-19-036C, 202-44-017, 202-86-002, and portions of tax parcels 202-44-012 and 202-67-002 from R-36 to RU-4, the factors in favor constituting the findings of fact.

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