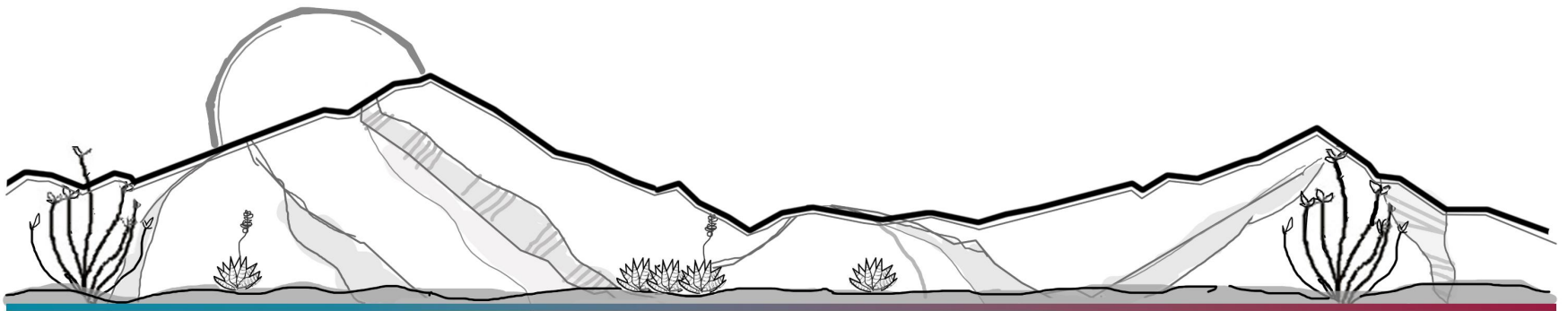


Docket RZ25-15

R-36 to RU-4

Board of Supervisors
January 6, 2026



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

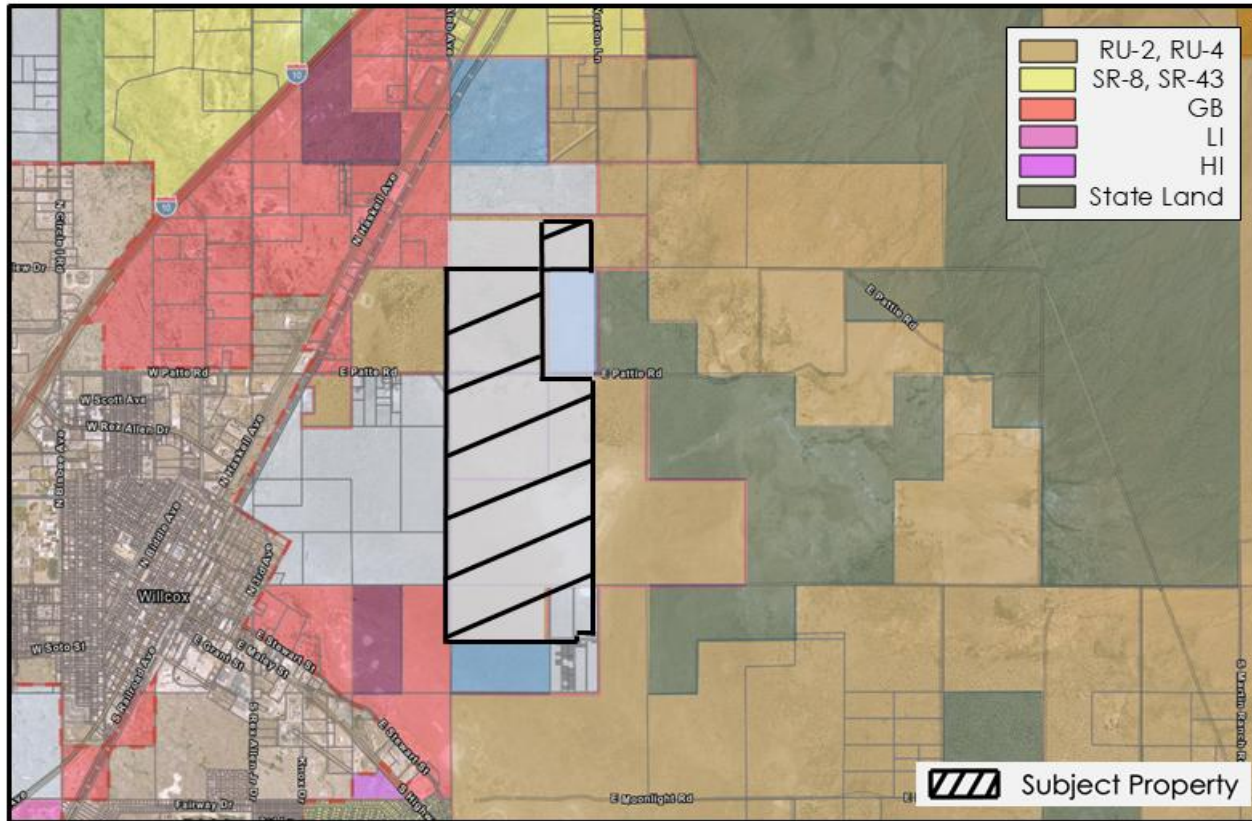


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



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

Patte Road (Willcox)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Patte Road

DEVELOPMENT SERVICES



Patte Road

DEVELOPMENT SERVICES



Rezoning Factors

- Adequate site/concept plan: **Complies**
- Comply with site development standards: **Complies**
- Adjacent districts capable of development: **Complies**
- Does not create nonconforming uses: **Complies**
- Compatible with existing development: **Complies**
- Rezone to more intense zoning district: **Not Applicable**
- Adequate services and infrastructure: **Complies**
- Traffic circulation: **Complies**
- Development along major streets: **Not Applicable**
- Infill compatibility: **Not Applicable**
- Unique topographic features: **Not Applicable**
- Water conservation: **Not Applicable**
- Public input: **Complies**
- Hazardous materials: **Not Applicable**
- 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



Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-15 with special conditions (7-2) during its regular meeting on December 10, 2025.

Staff also recommends approval of Docket RZ25-15 without special conditions.

Docket RZ25-15

R-36 to RU-4

Board of Supervisors
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