

BOARD OF SUPERVISORS

PZ-003-26 & PZ-PD-003-26
LA OSA ENERGY CENTER



PINAL COUNTY

WIDE OPEN OPPORTUNITY

5/27/2026

DEVELOPMENT SERVICES

PZ-003-26 & PZ-PD-003-26

Proposal:

- **PZ-003-26** - Rezone of 3,385 $\pm$ acres from **General Rural (GR)** to 2,393 $\pm$ acres **Industrial Zoning (I-3) Zoning**, 992 $\pm$ acres of **Proposed Open Space**.

- **PZ-PD-003-26** –A **Planned Area Development (PAD) overlay** to modify the development standards of the I-3 Industrial zoning and Proposed open space to develop Energy Center

PZ-003-26 & PZ-PD-003-26

□ **Location:**

- ▣ Along Greene Wash of Santa Cruz wash, south of Baumgartner road, east of eleven mile corner, south of the City of Eloy.

□ **Size:**

- ▣ 3,385 ± Acres

□ **Landowner:**

- ▣ Verma La Osa Ranch I-10, Sasco 3700 LLC, Casa Grande 3677 Acres LLC

□ **Agent/Representative:**

- ▣ Court Rich— Rose Law Group pc/Rob Clang Agent, Vermaland LLC

County Map



PINAL COUNTY

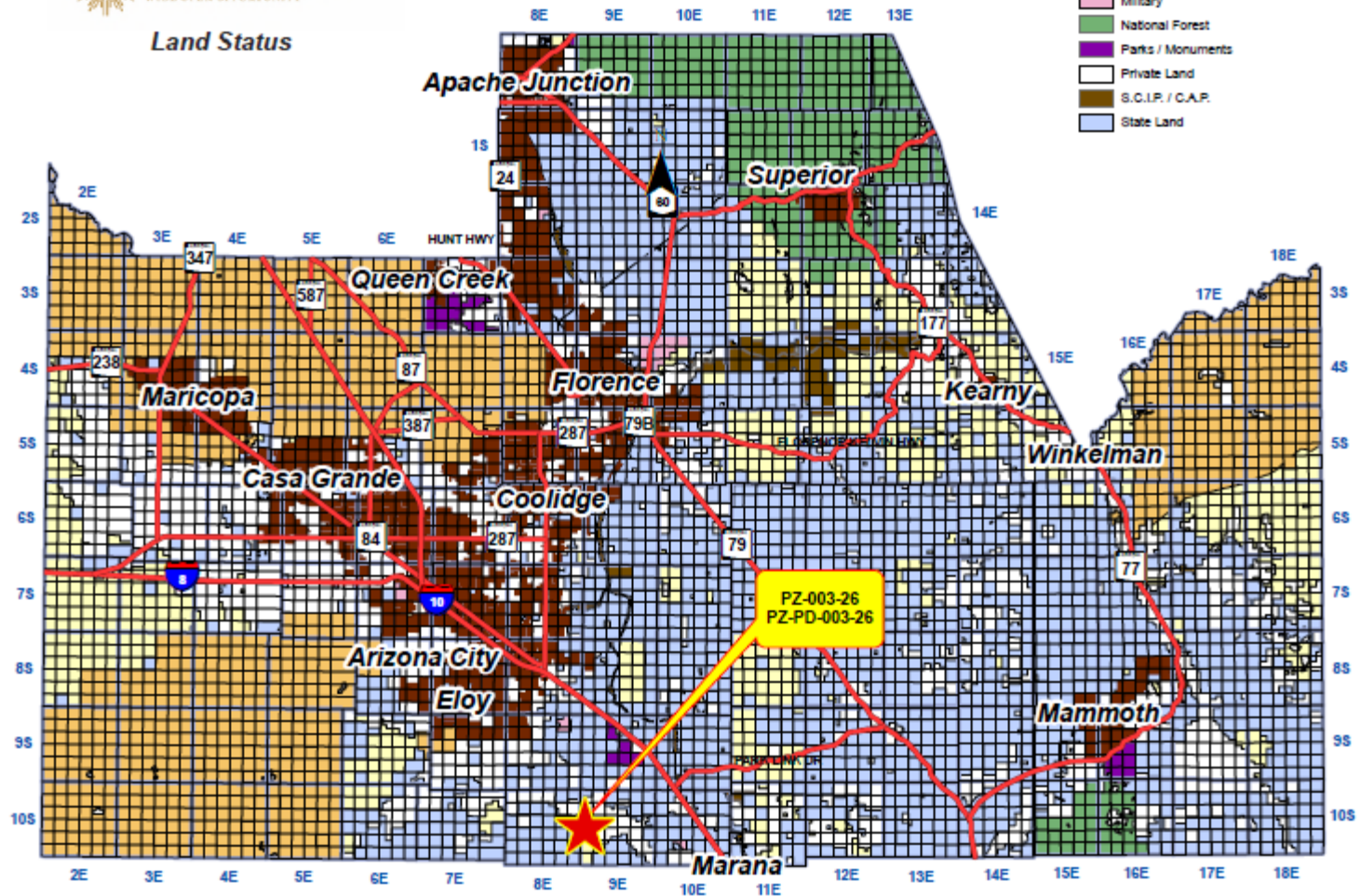
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Land Status

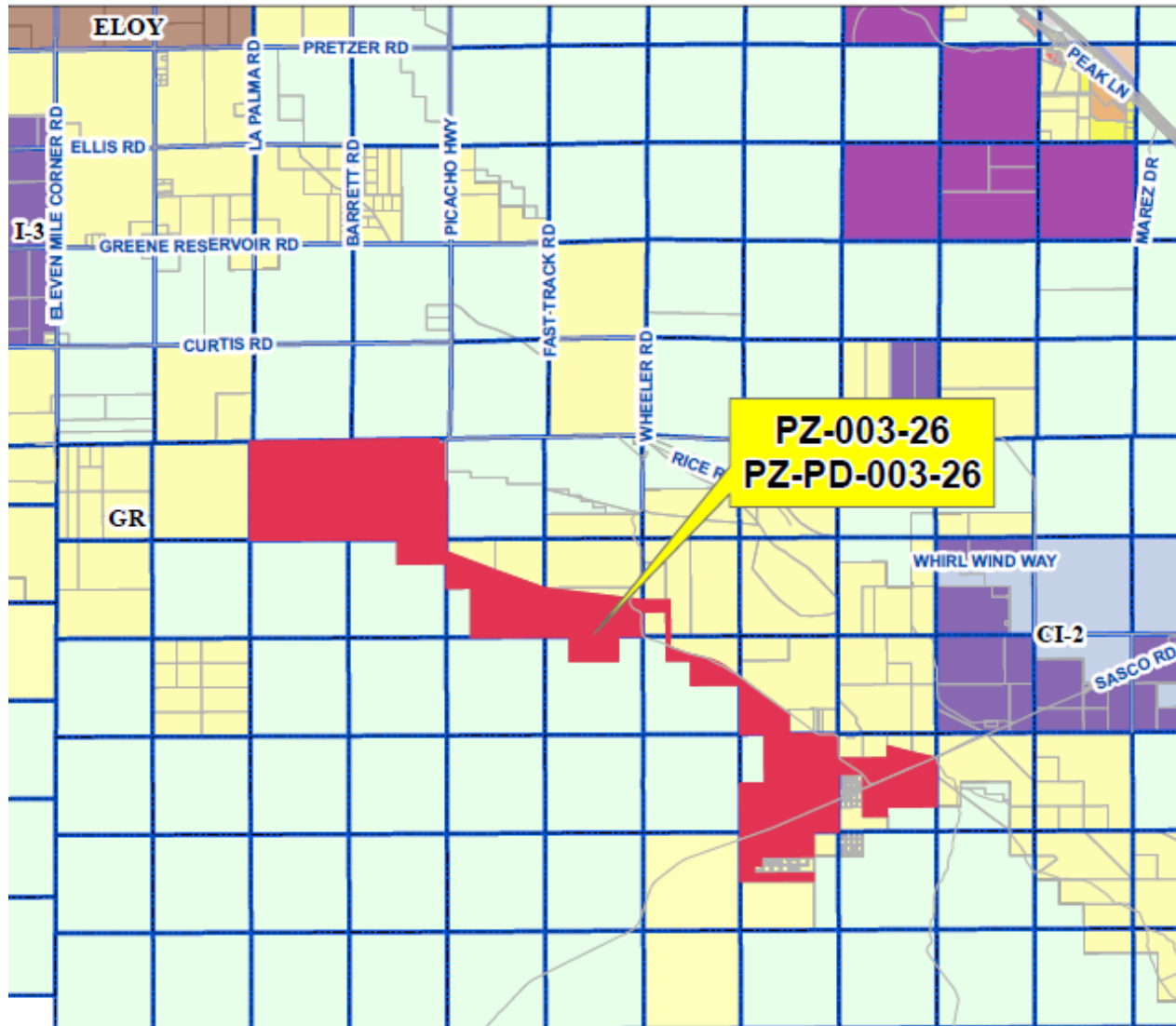


Vicinity Map



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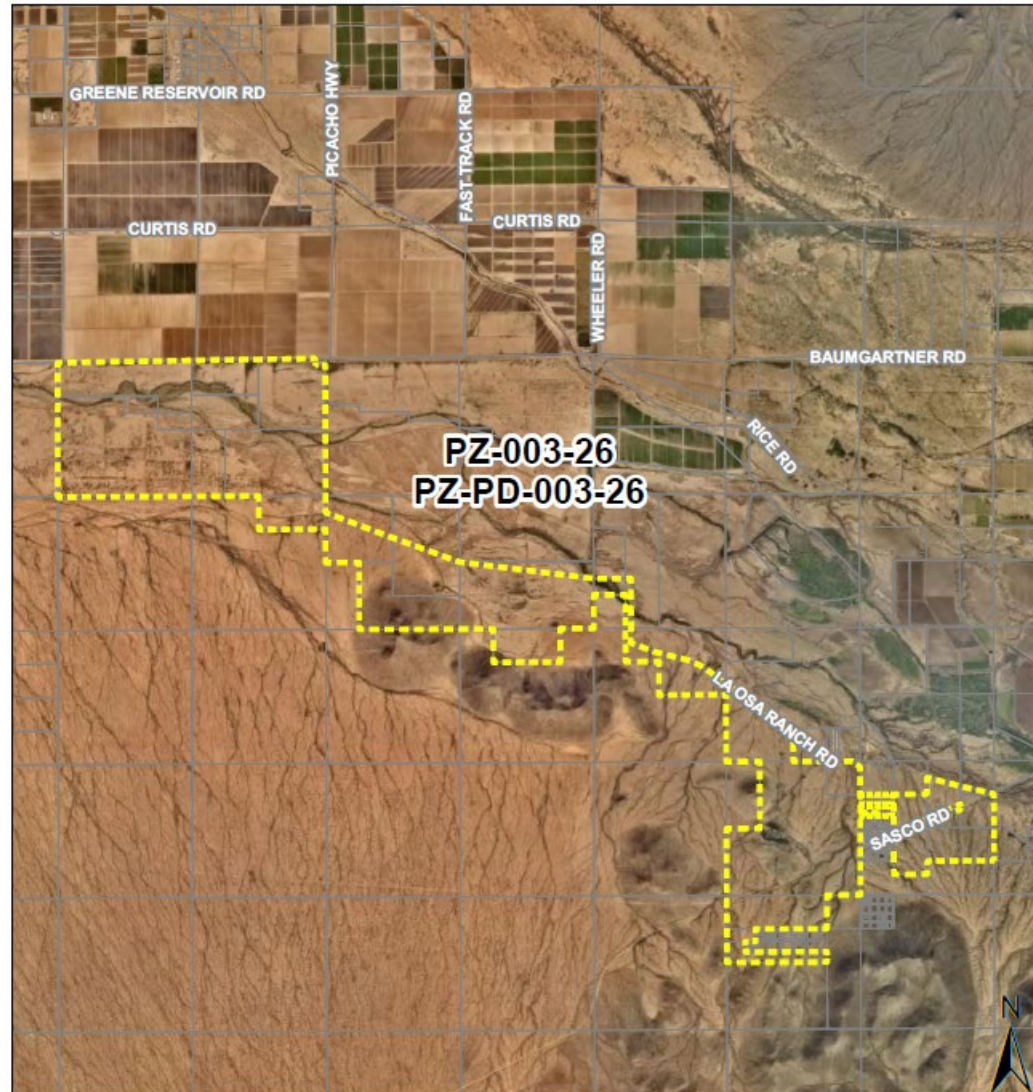


Aerial Map



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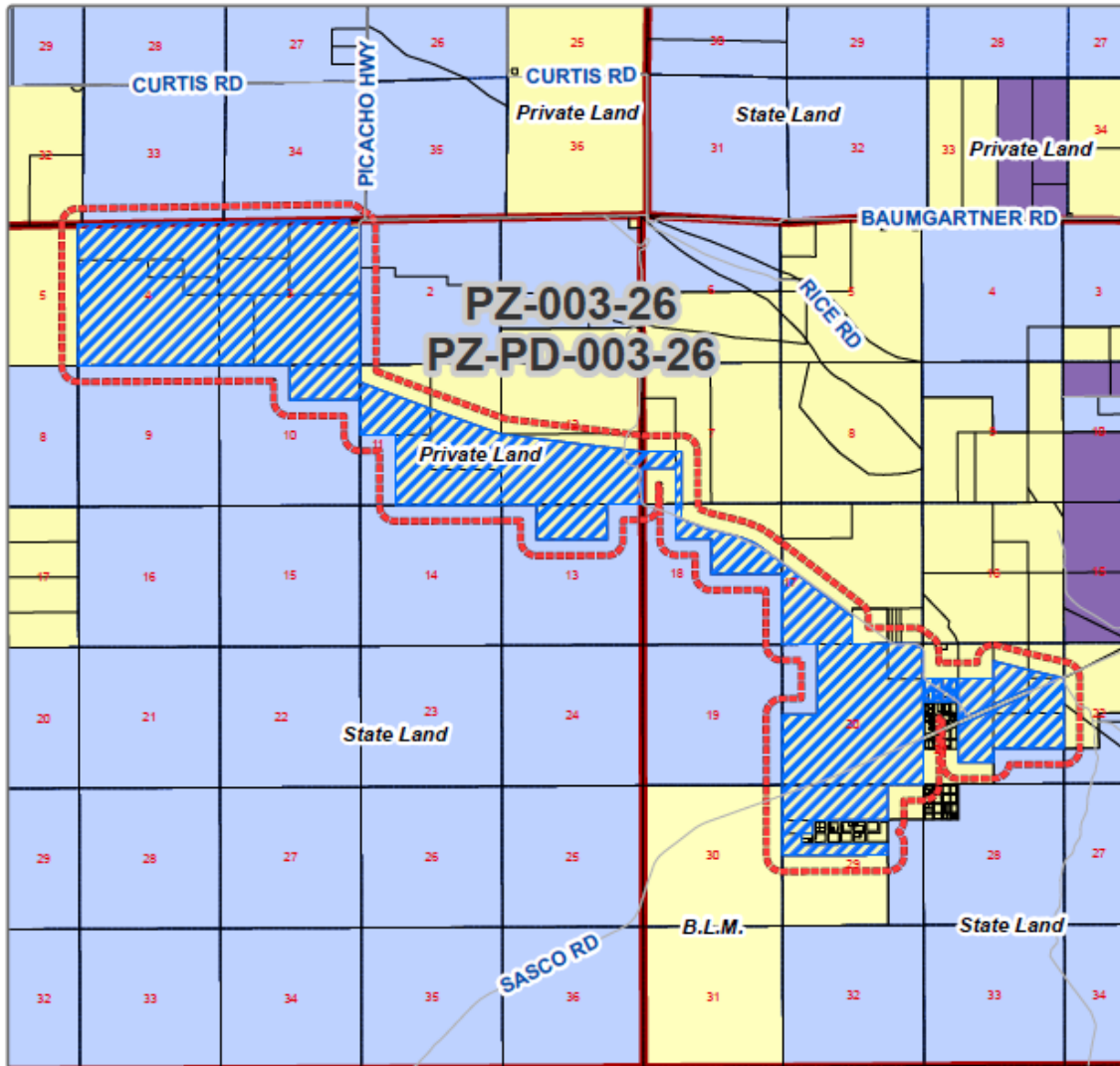


Zoning



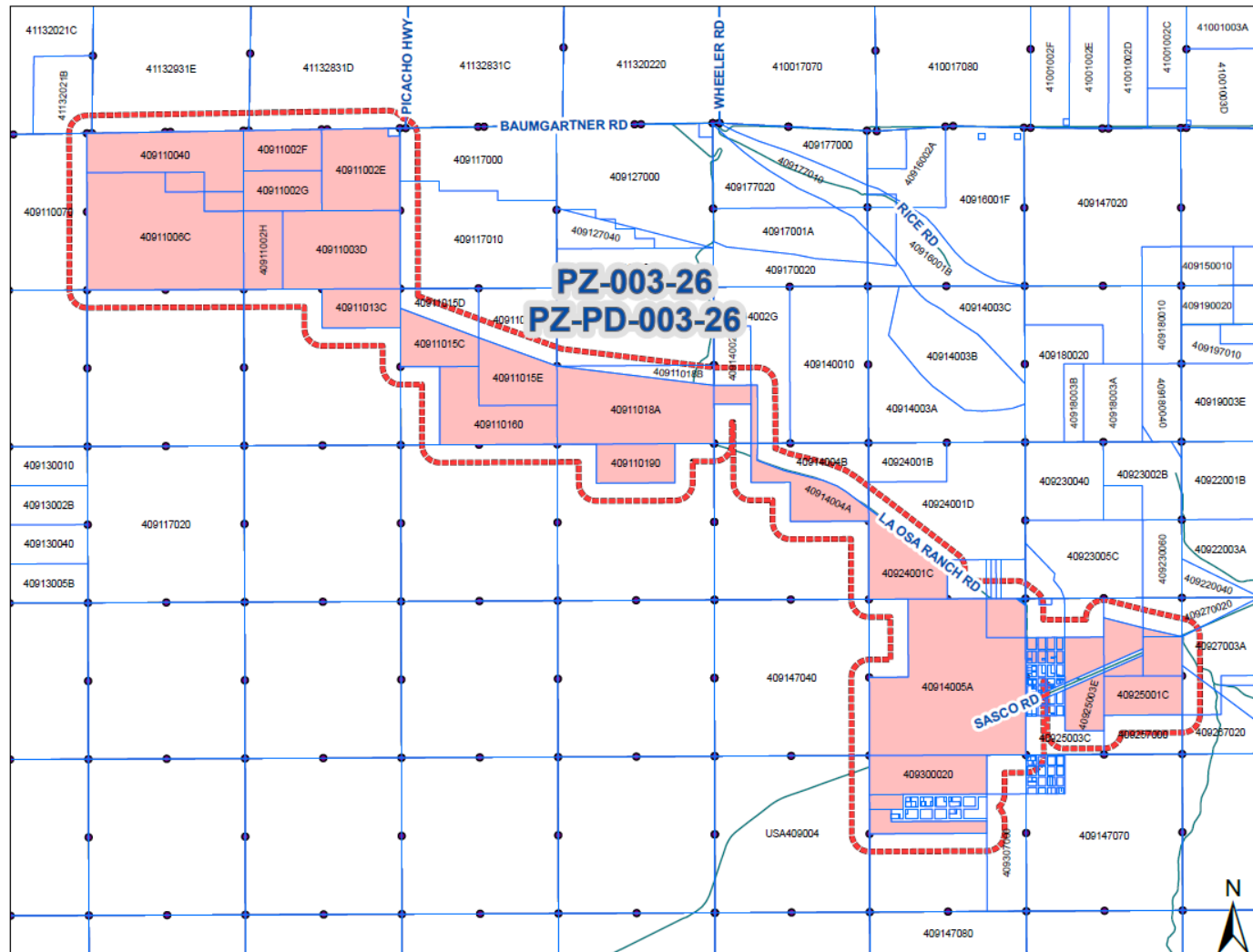
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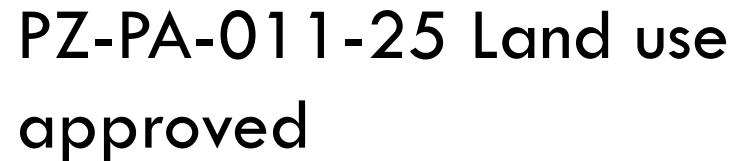
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Current Zoning:
General Rural (GR)

Proposed Zoning:
Industrial (I-3/PAD) and
Proposed Open Space





General Public Facilities/Services :
486.51Ac

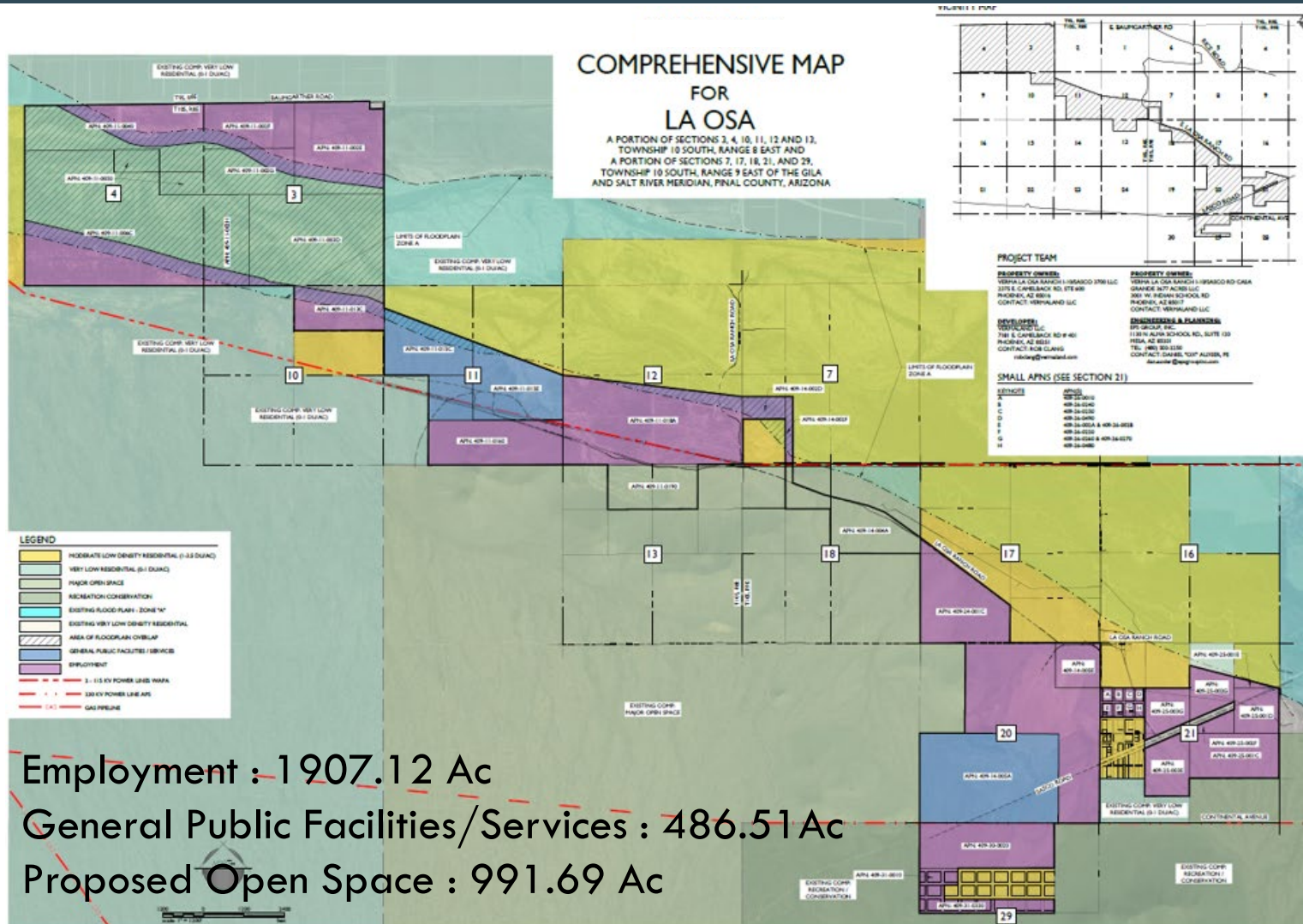
Proposed Open Space : 991.69 Ac

Land-use Map



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Site posting



PZ-003-26 & PZ-PD-003-26

□ **Site Conditions/ Surroundings**

1. Project along Greene Canal of the Santa Cruz Wash
2. Within the extended Planning Area of the City of Eloy-with no houses/ residential development.
3. Portions of project area has proposed 'Multi-use Trail Corridor' traversing across the parcels
4. Undeveloped private land



Re-zone from GR to I-3 and Proposed Open Space

1. Request for **Industrial zoning I-3**: 2,393 Acres

Proposed Open Space: 991.69 Acres

2. South of Eloy, **remote**, rural and no houses

3. **Access** along RSR- Baumgartner Road

4. Two existing **Transmission** lines crossing the project area, **Gas Pipeline** within 2.5 miles

5. **Trails** to be developed per county standards per OSRAM guideline manual

6. **Flood permits** and **traffic, on-site** and **off-site improvements** would be addressed at site plan stage per Pinal County standards approved by County engineer

La Osa Energy Center

Items for Commission discussion: (Impact)



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Land-Use

Total Acreage:	3,385.32 acres
Total Developable Acreage:	2,393.63 acres
Total Open Space Provided:	991.69 acres or 29%

Utilities:

Type	Source
Sewer	Septic
Water	Private well turned over to Global water as development grows
Electric	ED4
Fire and Emergency Response	Pinal County Fire and Medical Authority/Avra Valley Fire
Solid Waste Disposal	AC Sanitation Services



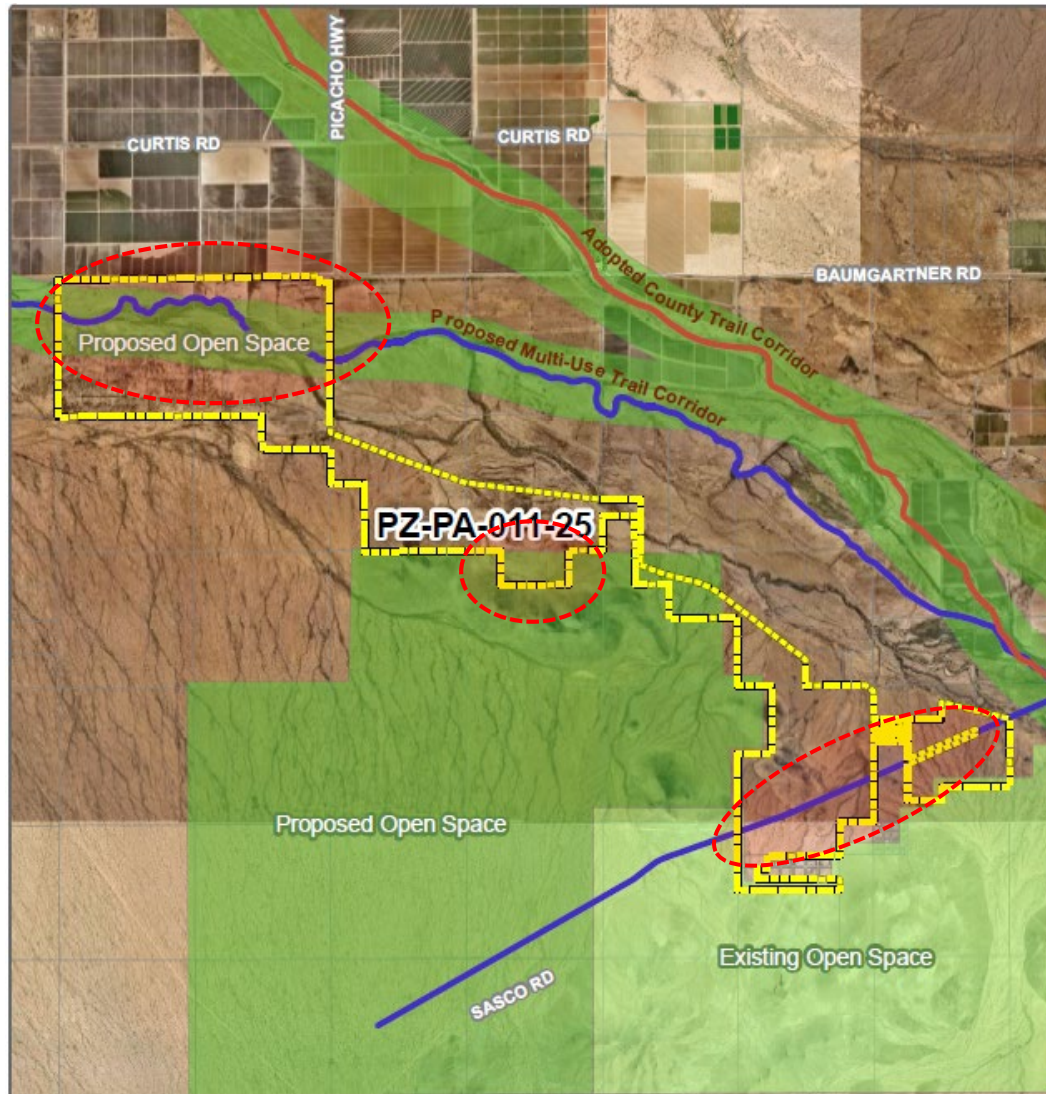
Allowed uses

Use	Permitted	Non-Permitted
Adult-oriented businesses and adult service providers		✓
Airport or landing strip		✓
Battery Energy Storage System (BESS)	✓	
Datacenters	✓	
Gasoline or flammables bulk station		✓
Government structures, fire district stations, sheriff's facilities and their accessory uses	✓	
Heliport	✓	
Impounded or towed vehicle storage yard		✓
Junk, salvage or auto wrecking yards		✓
Landfill and transfer stations		✓
Datacenter/Data processing facility	✓	
Manufacture, maintenance, assembling, painting, upholstery, compounding, processing, packaging or treatment operations ** ☐	✓	
Power Plants, Wastewater treatment plants and ancillary offices and buildings.	✓	
Prisons, detention facilities and their accessory uses		✓
Private schools		✓
Proposed Open Space	✓	
Restaurant	✓	
Sports arena		✓
Vocational schools	✓	
Wireless communication facilities	✓	
Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment		✓

Additionally, one dwelling unit, conventional or manufactured home as a security/caretaker accessory structure will be allowed by right.

**Only ancillary uses that support or compliment the operations and/or requirements of a Datacenter, Gas fired power plant and Battery storage will be permitted.

PZ-003-26 & PZ-PD-003-26



La Osa Energy Center : Open Space Map

Ensures that the open space connectivity is not disturbed that follows drainage flows/direction

Trails with project area will be developed by the applicant and connected at regional scale

Riparian habitats and wildlife
Connectivity not hampered

Natural infrastructure with new Urban
Infrastructure co-exist

PZ-003-26 & PZ-PD-003-26

La Osa Energy Project Highlights/ Site plan:

First Data Center proposed in Pinal County: Current and projected Energy needs

Project consists of 3 phases:

1. Northwest: **Data center** with Fire Station
2. Central: **Gas generation plant** and **Data center** buildings
3. Southeast: **Data center** with additional Gas generation plant

Maximum Data center buildings: **59** buildings across 2000 + acres

Gas Fired Power generation: **2** plants

Industrial Buffer:

Industrial buildings abutting rural, residential zones will have a 50 foot buffer with screening with one of the following:

- Landscaping
- Parking, Decorative screening, berms, - 3 feet in height
- Recreation zones/areas for employees

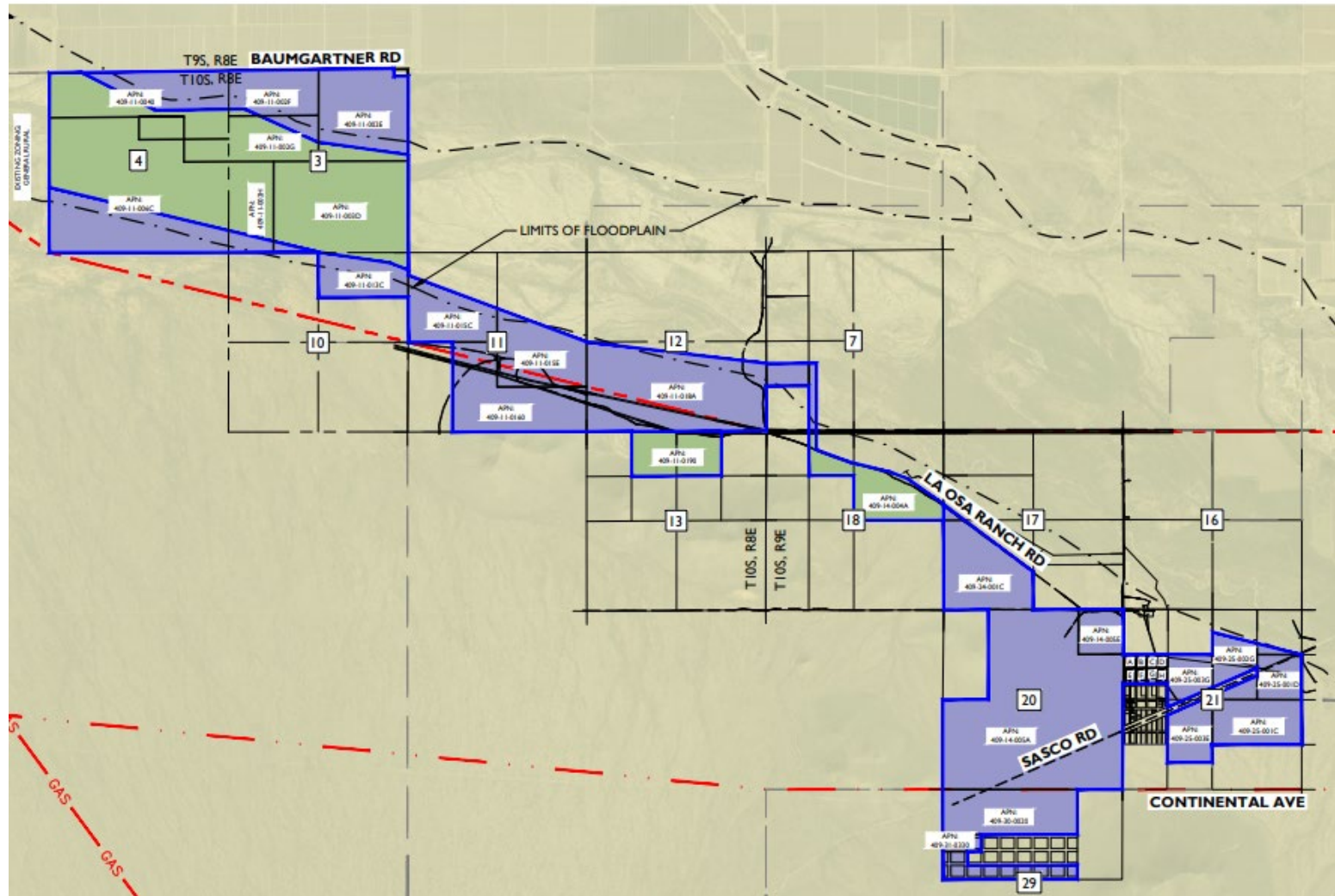
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REZONE EXHIBIT/MAP



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SCHEMATIC DEVELOPMENT PLAN



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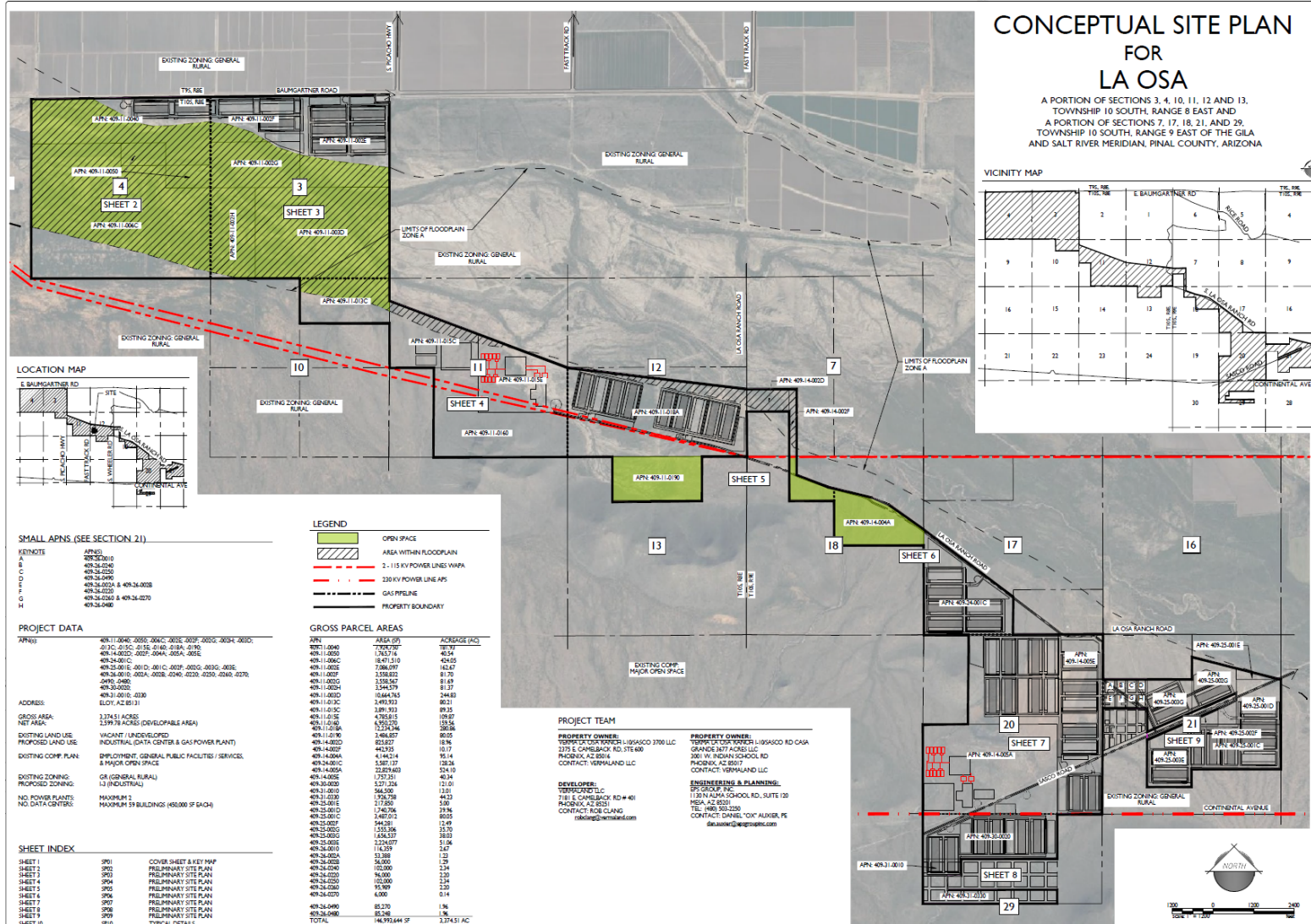


La Osa Energy Center: Site Plan Draft



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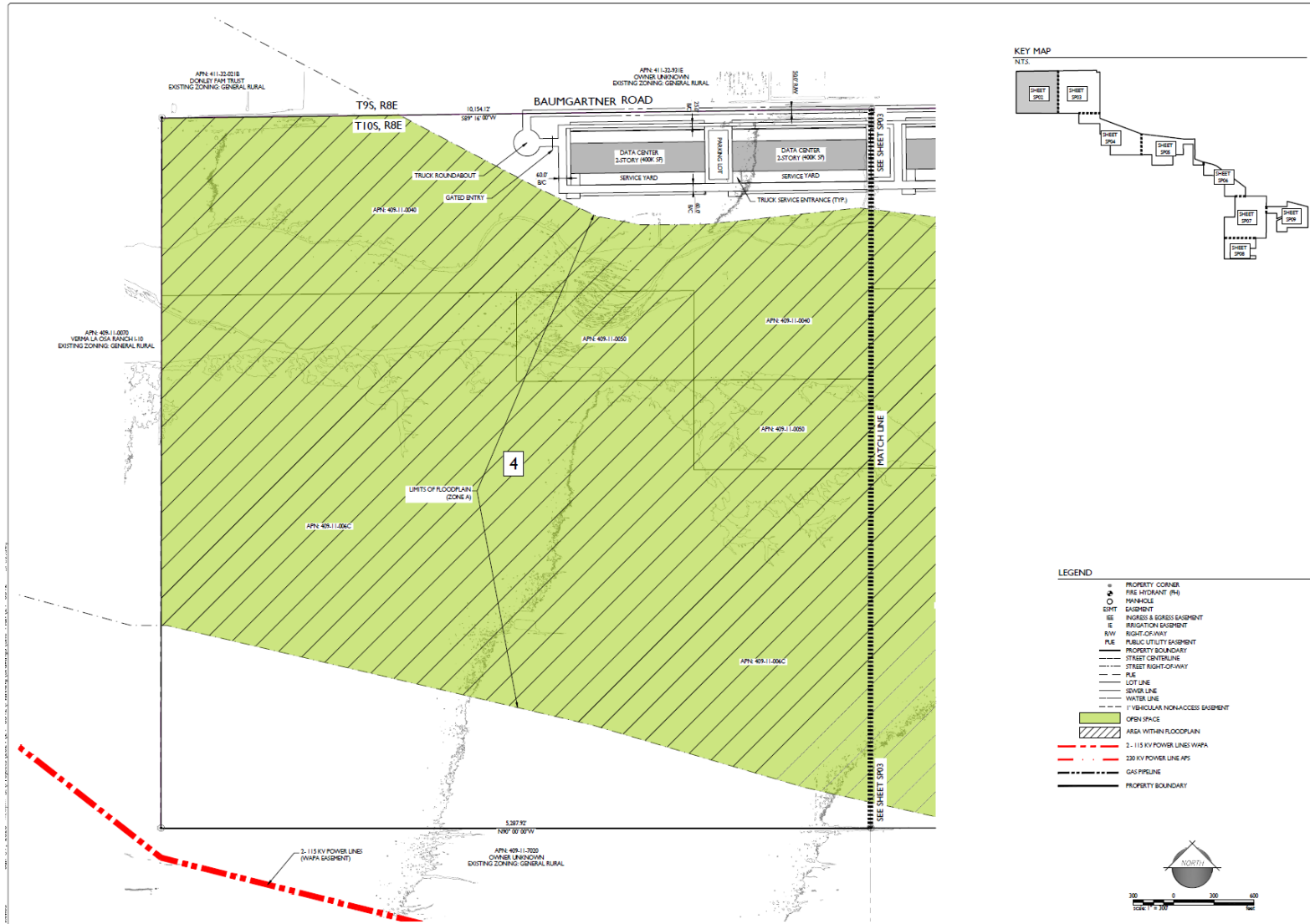


La Osa Energy Center: Site Plan Draft



PINAL COUNTY

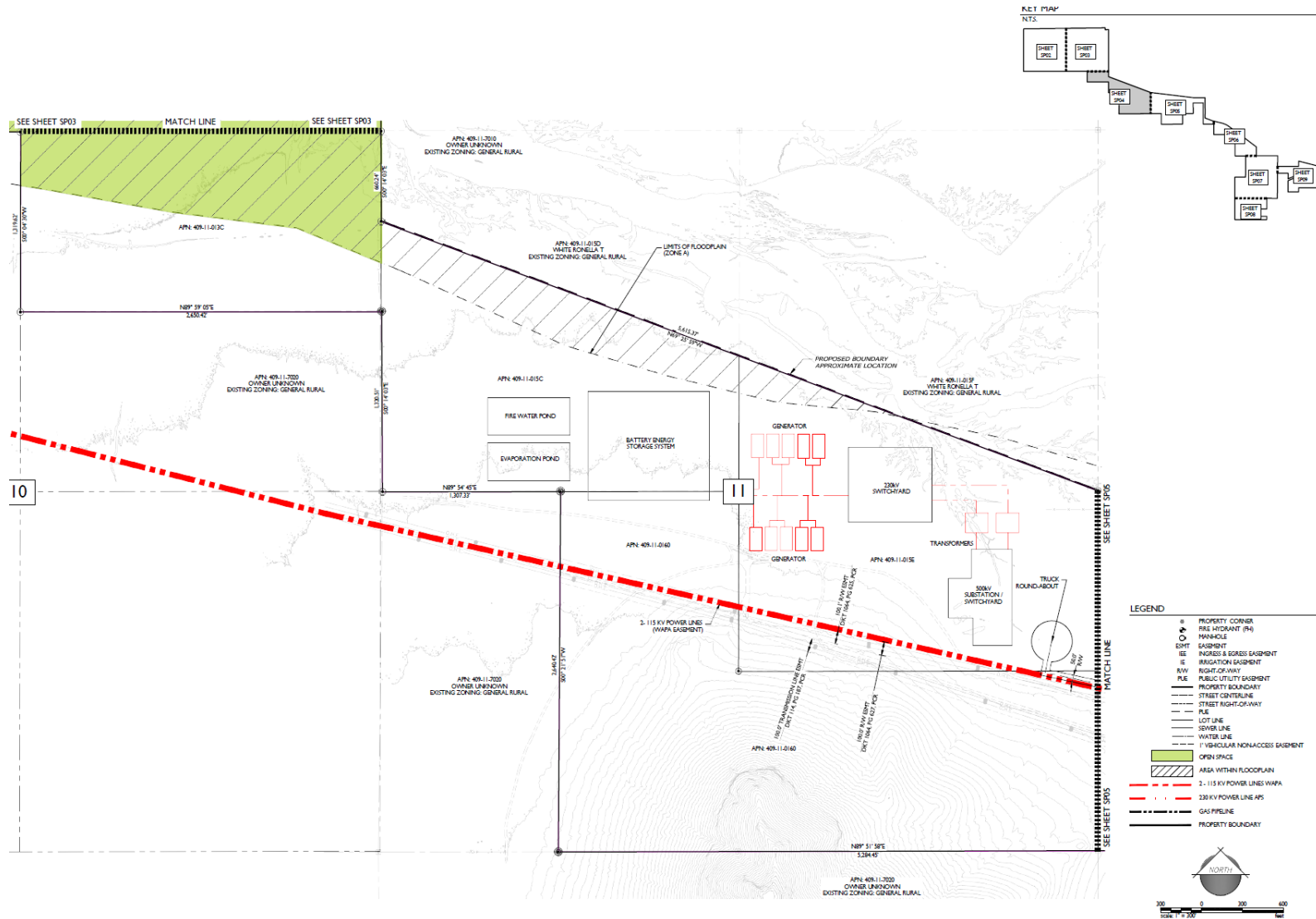
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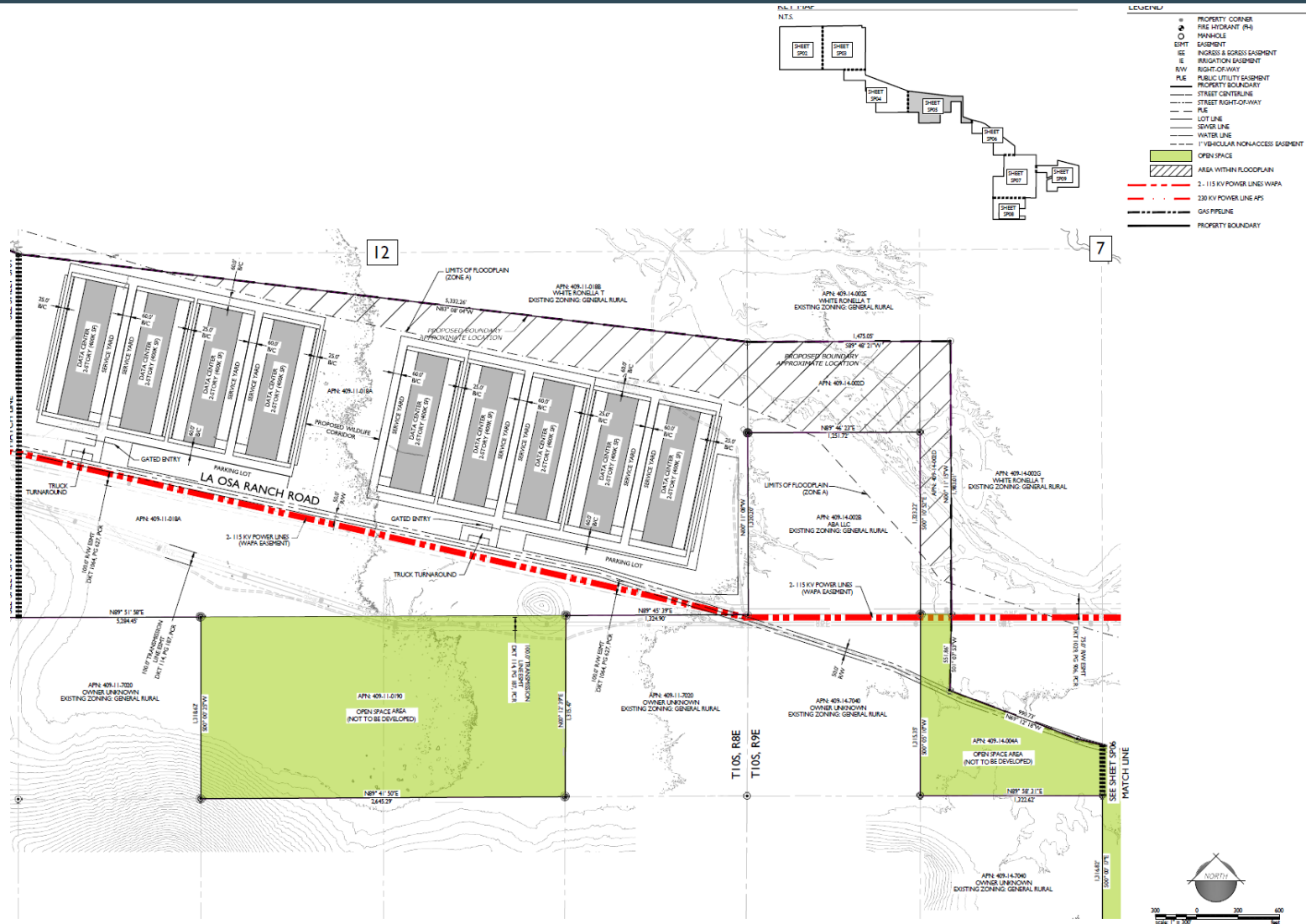
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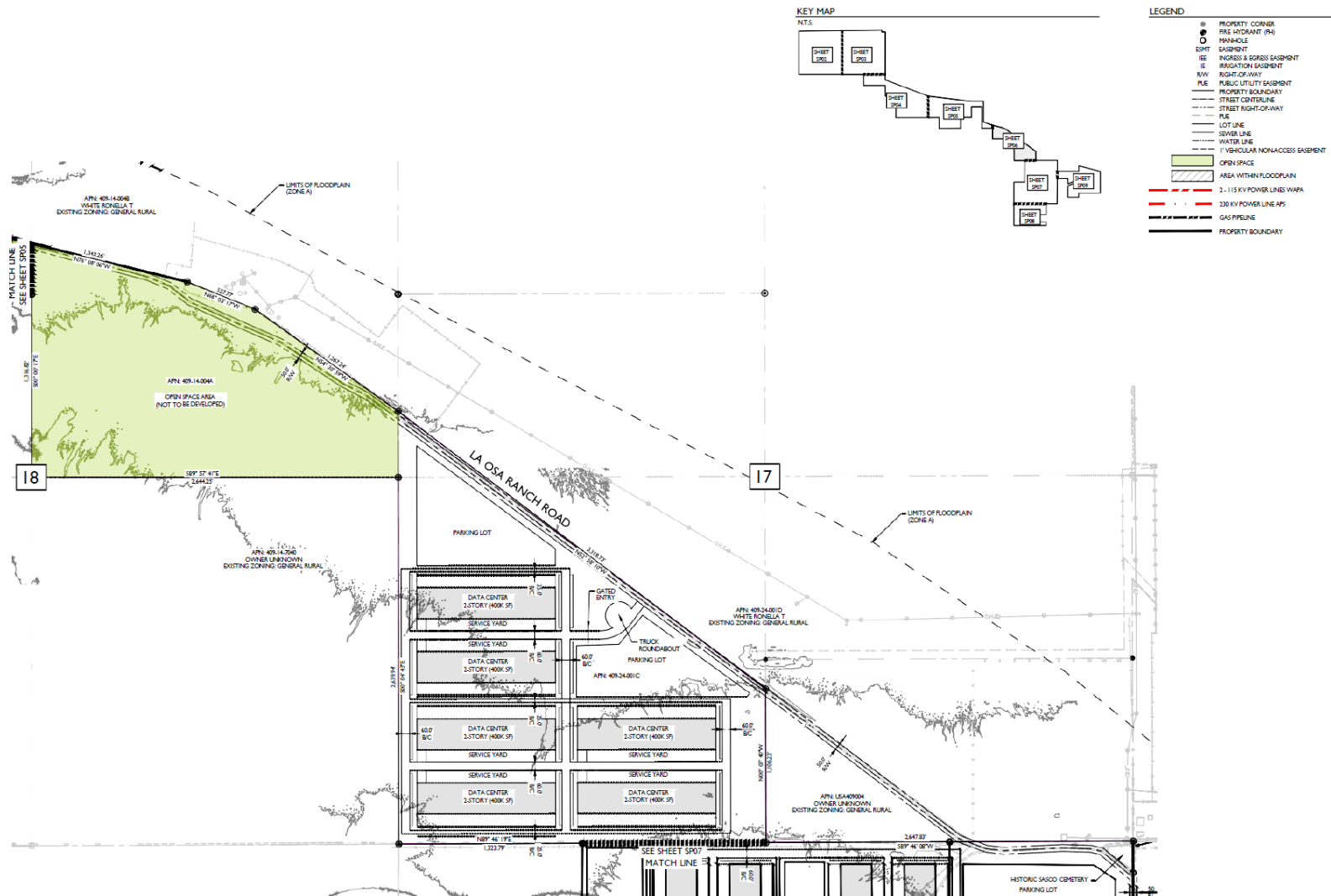
Site Plan Draft



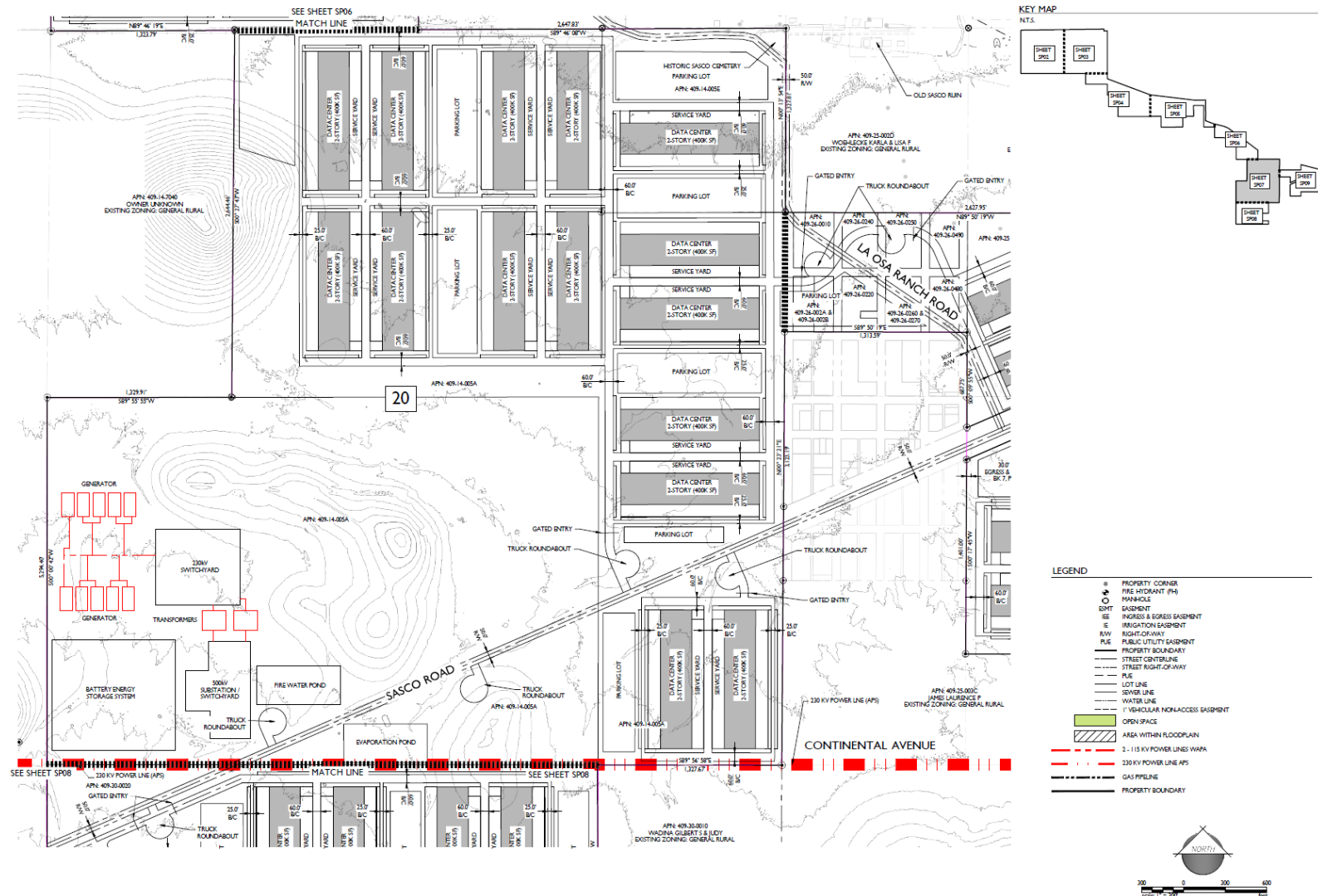
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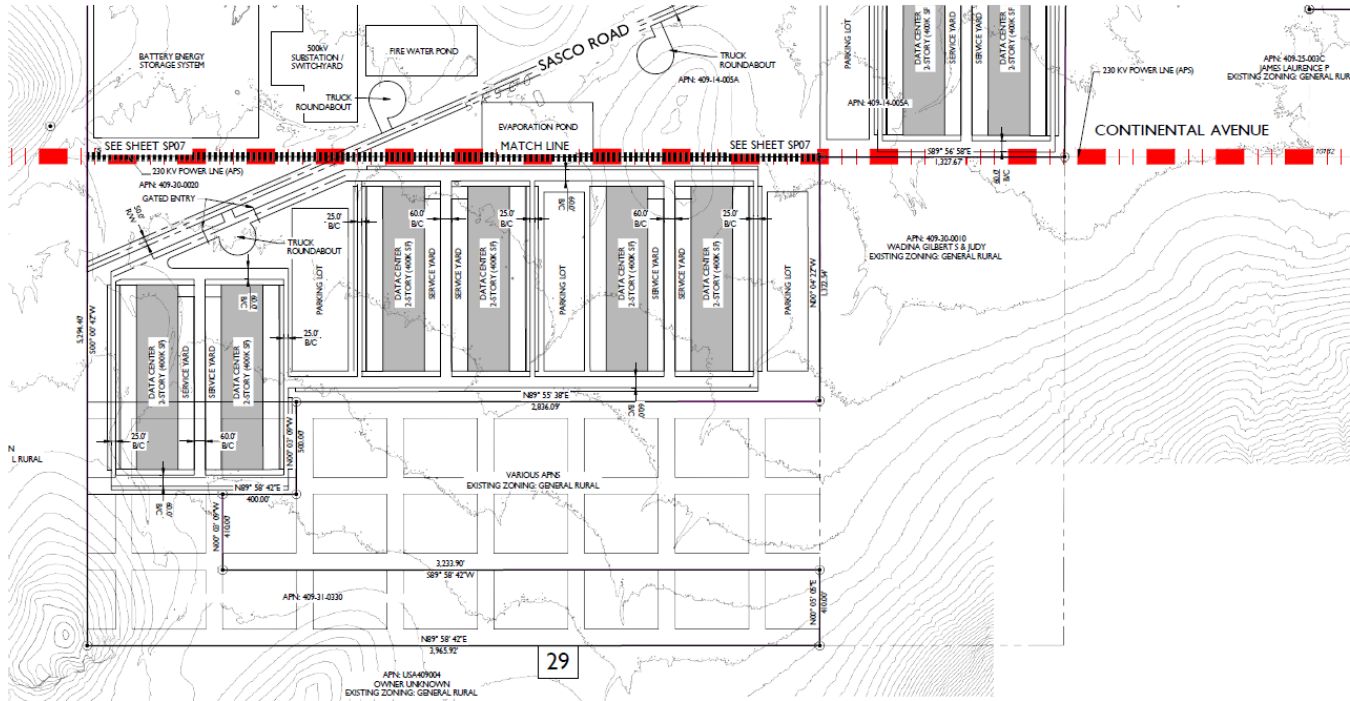


Site Plan Draft

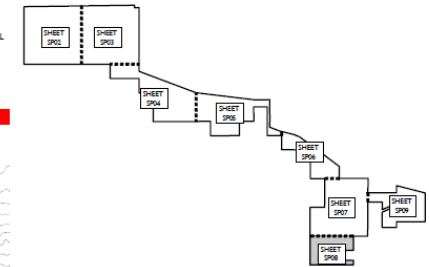


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KEY MAP
N.T.S.

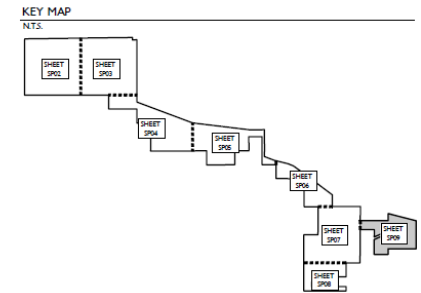


LEGEND

- PROPERTY CORNER
- ⊕ FIRE HYDRANT (FH)
- MANHOLE
- ⊕ EASEMENT
- IE INGRESS & EGRESS EASEMENT
- IE IRRIGATION EASEMENT
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE
- 1" VEHICULAR NON-ACCESS EASEMENT
- OPEN SPACE
- AREA WITHIN FLOODPLAIN
- 2-115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS PIPELINE
- PROPERTY BOUNDARY

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PINAL COUNTY
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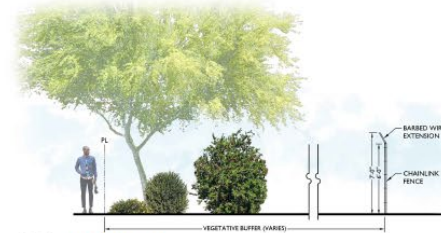
Site Plan: Schematic Landscaping

LEGEND

-  FLOODPLAIN OPEN SPACE
-  OPEN SPACE
-  DEVELOPABLE AREA
-  POTENTIAL FENCE ALIGNMENT
-  50' VEGETATIVE BUFFER
-  150' VEGETATIVE BUFFER

KEYNOTES

- 1 SUBSTATION / SWITCHYARD
- 2 TRANSFORMERS
- 3 GENERATORS
- 4 B.E.S.S.
- 5 FIRE WATER POND
- 6 EVAPORATION POND



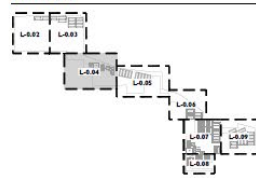
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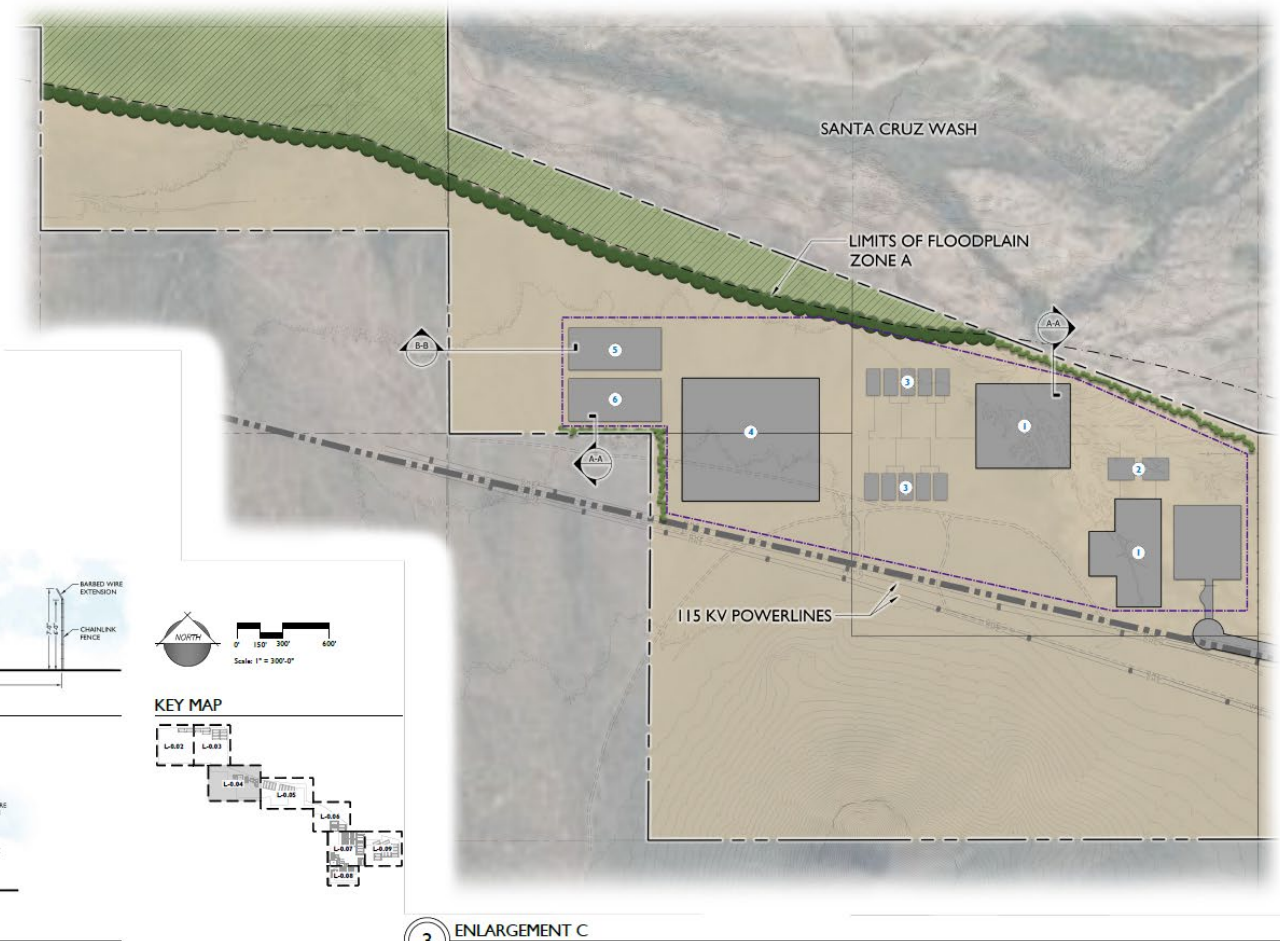
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KEY MAP



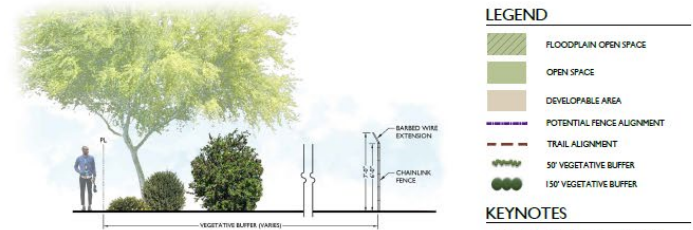
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Site Plan: Schematic Landscaping



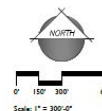
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2 SECTION A-A
Scale: 1/4" = 1'-0"



3 SECTION B-B
Scale: 1/4" = 1'-0"

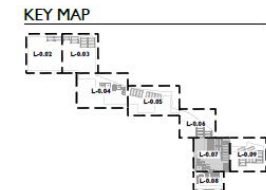


LEGEND

	FLOODPLAIN OPEN SPACE
	OPEN SPACE
	DEVELOPABLE AREA
	POTENTIAL FENCE ALIGNMENT
	TRAIL ALIGNMENT
	50' VEGETATIVE BUFFER
	150' VEGETATIVE BUFFER

KEYNOTES

1	DATA CENTER - 2 STORY (400,000 SF)
2	SERVICE YARD
3	EVAPORATION POND
4	SUBSTATION / SWITCHYARD
5	TRANSFORMERS
6	GENERATORS
7	B.E.S.S.
8	FIRE WATER POND



PZ-003-26 & PZ-PD-003-26

Public Participation:

Staff has received two emails of opposition
11 letters of support

City of Eloy: Letter of Support from the Mayor

Planning & Zoning Commission:

Recommended approval to the Board : 7-2 for both cases

- ▣ PZ-003-26 (1 stipulation)
- ▣ PZ-PD-003-26 (33 stipulations)

PZ-003-26 & PZ-PD-003-26

□ QUESTIONS ??