

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2026-PZ-PD-026-25

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT FOR CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF N CLEMANS ROAD AND E BARTLETT ROAD (ASSESSOR PARCEL NUMBER: 202-35-004A), IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PD-026-25; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, in order to conserve and promote the public health, safety, convenience and general welfare, the Pinal County Board of Supervisors (the “**Board**”) is authorized pursuant to Pinal County Development Services Code (“**PCDSC**”) § 2.176 to establish a Planned Area Development Overlay Zoning District (“**PAD Overlay Zoning District**”) to allow flexibility in the development standards of underlying zoning districts consistent with the goals, objectives and policies of the adopted comprehensive plan and the County Zoning Ordinance (*see* PCDSC § 2.179.020); and,

WHEREAS, on December 15, 2025, the Pinal County Development Services Department (the “**Department**”) received an application from Sean Lake on behalf of the Wuertz Gregory C & Loralee Family Trust, with respect to certain property located at the northwest corner of N Clemans Road and E Bartlett Road, east of the City of Coolidge in unincorporated Pinal County (currently identified as Assessor Parcel Number: 202-35-004A and owned by G & L Farms LLC), legally described in the attached **Exhibit “A”** (the “**Property**”) to establish a PAD Overlay Zoning District on the Property (the “**PAD Application**”); and,

WHEREAS, on May 21, 2026, the Pinal County Planning and Zoning Commission (the “**Commission**”) held a public meeting and hearing on the PAD Application, which was designated as Department Case No. PZ-PD-026-25, giving no less than 15-days’ notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed PAD Overlay Zoning District (the “**Public Meeting**”); and,

WHEREAS, at the Public Meeting Department staff presented the PAD Application to the Commission for its consideration and recommendation, together with twenty (20) stipulations of approval set forth on the attached **Exhibit “B”** (the “**Stipulations of Approval**”); and,

WHEREAS, after hearing and considering the matter, the Commission voted 6-3 to forward a recommendation of denial of the PAD Application to the Board; and,

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WHEREAS, the Board believes that approving the PAD Application, subject to the Stipulations of Approval, is in the best interest and welfare of Pinal County, will comply with the purpose and intent of the PCDSO and is consistent with the goals, objectives, and policies of the adopted Comprehensive Plan and the Pinal County Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board as follows:

Section 1: The PAD Application is hereby approved, establishing the corresponding PAD Overlay Zoning District on the Property legally described and depicted in the attached **Exhibit "A"**, subject to the Stipulations of Approval as set forth in the attached **Exhibit "B"**.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

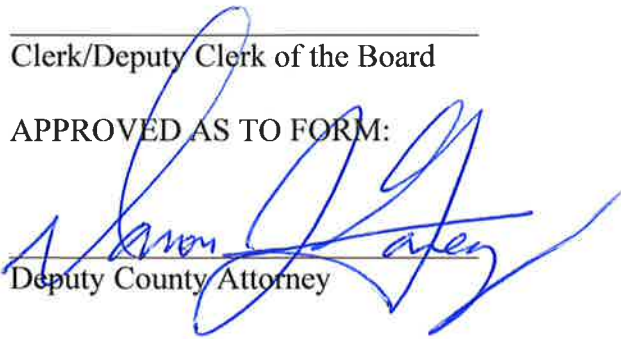
PASSED AND ADOPTED THIS 1ST DAY OF JULY, 2026, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

EXHIBIT "A"
TO
ORDINANCE NO. 2026-PZ-PD-026-25

LEGAL DESCRIPTION

LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1-INCH IRON PIPE ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 EAST, FROM WHICH A FOUND 2-INCH IRON PIPE ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 EAST, THEREOF BEARS S01 °52'38"W A DISTANCE OF 2674.87 FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 31, S01°52'38"W, A DISTANCE OF 422.38 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 31, N89°46'01"W A DISTANCE OF 33.02 FEET TO THE POINT OF BEGINNING;

THENCE, S01°052'38"W A DISTANCE OF 2219.26 FEET;

THENCE, N89°23'24"W A DISTANCE OF 1312.99 FEET;

THENCE, N00°11'41"W A DISTANCE OF 2209.77 FEET;

THENCE, S89°46'01"E A DISTANCE OF 1393.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 2,995,790 SQUARE FEET OR 68.77 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

EXHIBIT “B”
TO
ORDINANCE NO. 2026-PZ-PD-026-25

[Stipulations of Approval]

1. Approval of this Planned Area Development (PAD) Overlay District (PZ-PD-026-25) is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-039-25; and,
2. Approval of this PAD (PZ-PD-026-25) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. N. Clemans Road is situated on a section line. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, must be a minimum of 55 feet wide. Additional ROW is required at this location to comply with the S&IDM. Pinal County is requesting 55’ dedication free and unencumbered through conveyance of a Warranty Deed; and,
4. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
5. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. The TIS shall be in accordance with the current Pinal County TIA/TIS Guidelines and Procedures and shall be approved prior to the Tentative Plat approval; and,
6. All-weather, 28’ wide public access shall be provided to and from the development. A minimum of two permanent access points will need to be provided for ingress and egress from the development to existing public roads; and,
7. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer; and,
8. All right-of-way dedication shall be free and unencumbered;
9. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;
10. Active drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication;
11. If offsite improvements are required to be completed by the project per the Traffic or Drainage

- report, an offsite plan for the improvement is required with the first submittal of the site plans; and,
12. The Operation and/or Maintenance Building or any other buildings on site will trigger full commercial standards that will include an asphalt paved parking lot; and,
 13. Landscape and irrigation plans will be required at Site Plan submittal and shall be in substantial compliance with the submitted PAD document; and,
 14. Prior to approval of the required Site Plan and issuance of any construction permits, the applicant shall submit a Decommissioning Plan to the County when the facilities become obsolete or inoperable addressing the following components:
 - a. Physical removal of the battery storage modules;
 - b. Removal of the cables, structures, and other facilities supporting the battery storage system;
 - c. Removal of the cables, structures, and other facilities supporting the switchboard;
 - d. Removal of the cables, structures, and other facilities supporting the substation;
 - e. Restoration of the land;
 - f. A cost estimate for the removal of the facilities; and,
 - g. The financial assurance for removal of facilities and land restoration after the cessation of the use of the battery storage facilities; and,
 15. The following uses are prohibited across the PAD area unless expressly authorized by a future PAD amendment: adult-oriented businesses, junk/salvage yards, impound/tow yards, landfills/transfer stations, and detention/prison facilities; and,
 16. Future developments on the subject parcel not included within the PAD shall require site plan review and to meet the development standards of the I-3 zoning designation.
 17. Within I-3 zoning uses listed under PCDS 2.340.020 (C), (F), (G), (H), (I), (J), and (R), will require applicants to apply for an Industrial Use Permit (IUP) per Pinal County requirements for industrial use.
 18. A 50-foot industrial buffer shall be maintained adjacent to zoned rural or residential or arterial or collector streets. The 50-foot buffer shall also apply for adjacent parcels within the jurisdictional limits of a municipality.
 19. If the subject property becomes subject to the City of Coolidge or other municipality permitting and development review authority, then, upon the effective date of such jurisdictional change, any new subsequent development activity, permits, approvals, plan submittals, inspections, and construction authorizations for the project shall be obtained through, and shall comply with, the applicable municipality codes, standards, policies, and procedures, as administered by applicable departments.
 20. Approval of this Planned Area Development (PZ-PD-026-25) is contingent to the parcel being split and recorded to the legal description submitted via minor land division within 6 months of the date approval by the Pinal County Board of Supervisors.