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**Planning Commission Continuance
ADDENDUM**

TO: TO: PLANNING COMMISSION / DESIGN REVIEW BOARD
FROM: SAL DISANTO, PLANNER I *SD*
(480) 503-6759, SAL.DISANTO@GILBERTAZ.GOV
THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: APRIL 5, 2023

SUBJECT: DR22-48 SUPERSTITION/CORBELL ENERGY STORAGE

STRATEGIC INITIATIVE: N/A

RECOMMENDED MOTION

Move to continue DR22-48, Superstition/Corbell Energy Storage to the May 3, 2023, public hearing.

APPLICANT

Company: Withey Morris
Name: Alex Hayes
Address: 2525 E Arizona Biltmore Cir.
Unit: A-212
Phoenix, AZ 85016
Phone: (602) 230-0600
Email: hayes@witheymorris.com

OWNER

Company: Hyder-Gilbert, LLC
Name: William Hyder
Address: 11411 E Sweetwater Ave.
Scottsdale, AZ 85259
Phone: (602) 571-5184
Email: williamhyder@msn.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 5, 1984</i>	Town Council approved Z03-07 (Ord. No 1490), rezoning 9.73 acres from (AG) Agriculture to (C-2) General Commercial and 38.41 acres from (AG) Agriculture to (I-1) Garden Industrial for property located South of the Southwest Corner of Cooper Road and Baseline Road.
<i>February, 1990</i>	Town Council approved Z04-20 (Ord. No 1593), rezoning approximately 37.32 Acres from (I-1) Garden Industrial to (I-1) Garden Industrial with a Planned Area Development (PAD) Overlay located South of the Southwest Corner of Cooper Road and Baseline Road.
<i>November 2, 2022</i>	Planning Commission Approved UP22-57 Superstition/Corbell Energy Storage: A Special Use Permit for approximately 3.05 acres located at 510 N. Ithica Street to allow for an energy storage facility in the General Industrial (GI) zoning district with a Planned Area Development (PAD) overlay, subject to conditions.

Overview

The applicant is proposing to establish an energy storage facility at the northwest corner of Ithica Street and Commerce Avenue, located within Tremaine Industrial Park. The proposal includes use of the entirety of the approximately 3.05-acre site to develop and place roughly 100 outdoor rated, modular, un-occupiable battery containers/packs on site with associated improvements. The intent for this project is to provide new energy resources as well as assisting the Corbell SRP Substation (located to the east) in storing energy during low demand periods while also delivering the energy back during high demand periods. The battery packs are designed to be enclosed units which include battery cells and associated equipment. The packs will be roughly nine feet in height including the elevated foundations. The use has received all associated approvals from the Arizona Corporation Commission prior to Design Review.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial	General Industrial (GI)	Contractors Yard
South	Public Facility / Institutional and Industrial	Public Facility / Institutional (PF/I) and General Industrial (GI)	Roofing Supply / SRP Substation
East	Public Facility / Institutional and Industrial	Public Facility / Institutional (PF/I) and General Industrial (GI)	Contractors Yard/ SRP Substation
West	Industrial	General Industrial (GI)	C & B Piping
Site	Industrial	General Industrial (GI) PAD	Energy Storage Facility

STAFF RECOMMENDATION

Move to continue DR22-48, Superstition/Corbell Energy Storage to the May 3, 2023, public hearing.

Respectfully submitted,



Sal DiSanto
Planner I

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

DR22-48: Superstition/Corbell Energy Storage
Notice of Attachment 1 -Notice of Public Hearing/Vicinity Map

PLANNING COMMISSION DATE:

Wednesday, April 5, 2023 TIME: 6:00 PM*

LOCATION: Municipal Building I - Council Chambers
50 East Civic Center Drive

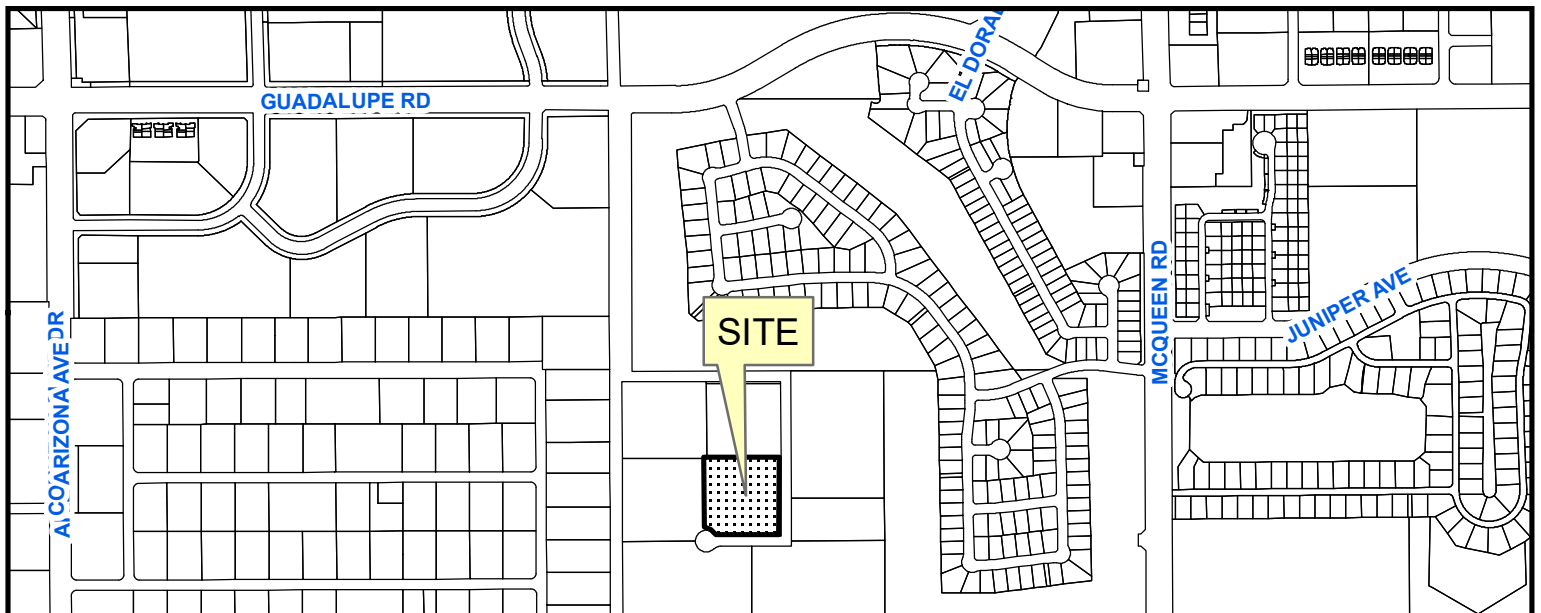
***Call Planning Division to verify date and time: (480) 503-6759**

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

DR22-48 CORBELL ENERGY STORAGE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.05 acres, located at 510 N. Ithica Street, and zoned General Industrial with a Planned Area Development (PAD) overlay.

SITE LOCATION:



0 300 600 1,200 Feet



APPLICANT: Withey Morris, PLC
CONTACT: Alex Hayes
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Phoenix, AZ 85016

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