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## Planning Commission Continuance

**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:** MAY 3, 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 June 7, 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@witheyorris.com](mailto:hayes@witheyorris.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](mailto: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:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
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 June 7, 2023, public hearing.

Respectfully submitted,

*Sal DiSanto*

Sal DiSanto  
Planner I

**Attachments and Enclosures:**

- 1) Notice of Public Hearing/Vicinity Map

# Notice of Public Hearing DR22-48 Corbell Energy Storage 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

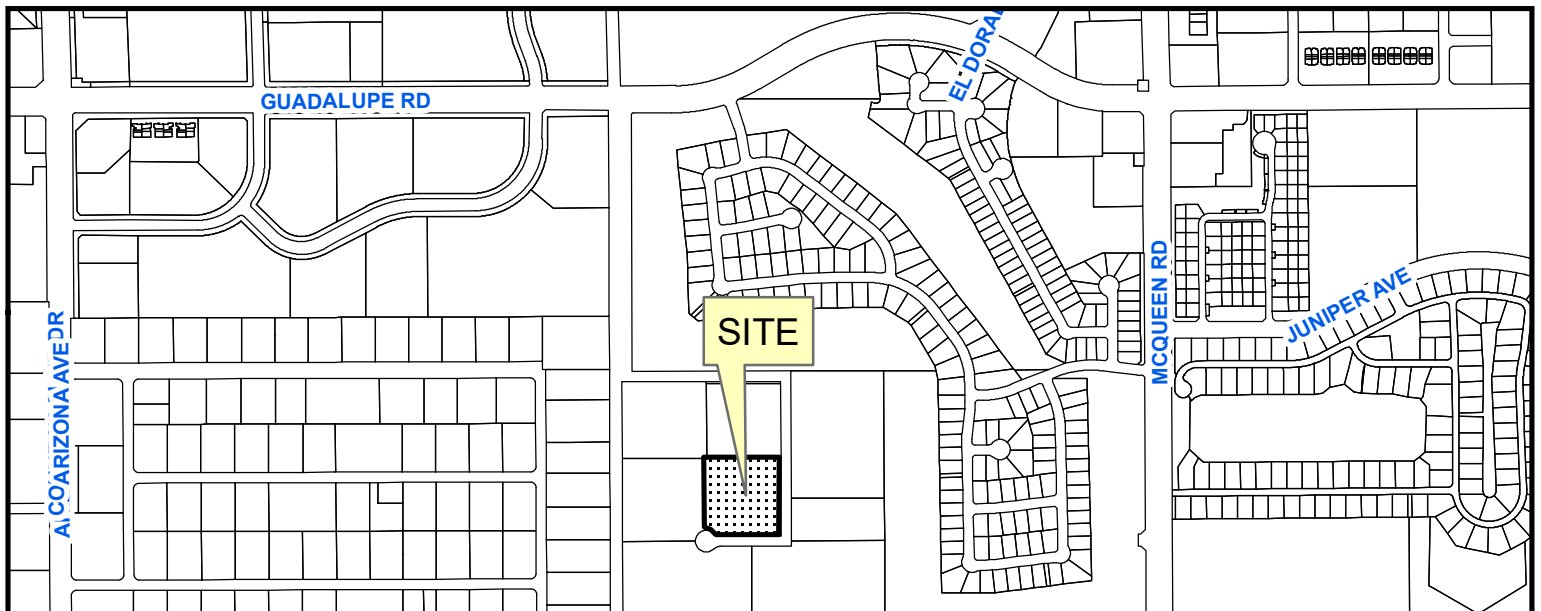
\*Call Planning Division to verify date and time: (480) 503-6759

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](http://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  
ADDRESS: 2525 E Arizona Biltmore CIR Unit: A-212  
Phoenix, AZ 85016

TELEPHONE: (602) 230-0600  
E-MAIL: [hayes@witheymorris.com](mailto:hayes@witheymorris.com)