



*Focus on Sustainability, Quality of Life, and Professional, Progressive Management*

# Town of Gila Bend

TA-01.10 Solar Field Overlay Zone

Citizen Review Session

*January 28, 2010*





## What is an “Overlay Zone”

### Example

- *Zoning can be made up of layers*
- *Imagine peeling an onion....*

### Formal Definition

- *A regulatory tool that creates special zoning regulations which are superimposed over existing conventional zoning (base zone(s)), or other overlay zones*
- *Used to promote specific uses; to deter specific uses; protect natural or man made resources, stand alone zoning.*





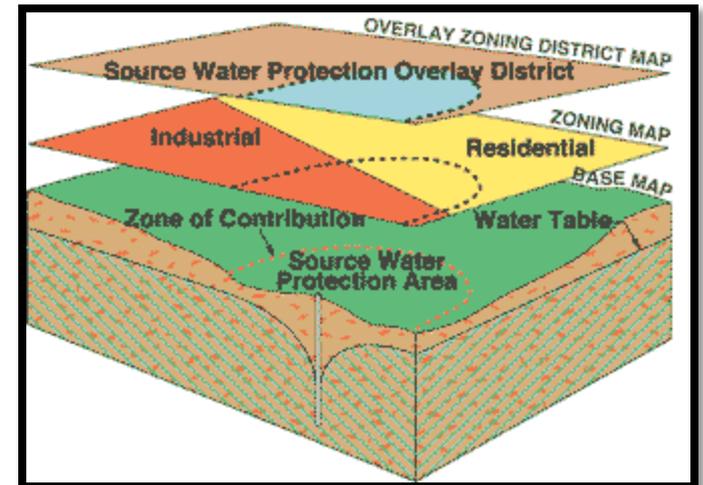
# Benefits/Drawbacks of Overlay Zoning

## Benefits

- Provide design guidelines that create a particular look and feel for an area
- Protect resources
- Help meet goals and objectives of the community
- Maintain current codes while addressing a special need/want of a particular community
- Expands acceptable uses without having to go through the process of rewriting the underlying zoning requirements/regulations

## Drawbacks

- Criticized for disrupting the uniformity of the underlying zone
- Takings claims and conflicts related to the down-zoning of property
- The ordinances have been easily overturned and rendered ineffective





*Focus on Sustainability, Quality of Life, and Professional, Progressive Management*

# Proposed Solar Field Overlay Zone (SFOZ)

- **Purpose**
  - To promote Sustainable Energy Development
  - Promote Job Creation and Growth
  - Set Gila Bend apart from the rest to compete in a global environment
- **Requirements**
  - Application Based
  - Minimum 160 acres
    - or 40 acres when adjacent to existing SFOZ
  - Ownership
    - Owner initiated
    - Lessee initiated; minimum 10 year lease
    - Option agreement
  - Site Plan submittal
  - Schedule of Construction





*Focus on Sustainability, Quality of Life, and Professional, Progressive Management*

# Proposed Solar Field Overlay Zone (SFOZ)

- **Why support this ordinance?**

- Provides flexibility while promoting sustainable development and renewable energy options
- Puts Gila Bend in the forefront of the entitlement process
- 1<sup>st</sup> part in an Economic Development push to promote the Town
- Application based; each project based on own merits

- **How will this affect neighbors**

- Little to no affect through
  - Proper buffering
  - Proper Setbacks
  - Looked at case by case; stipulated approvals





*Focus on Sustainability, Quality of Life, and Professional, Progressive Management*

# Discussion

