

Site 12 Special Use

Narrative

The City currently relies entirely on groundwater pumping to meet its physical water demands. A recent evaluation of the water distribution system determined that the system lacks sufficient redundancy in production, pumping, and storage capacity to meet current and future demands. The City has identified the need to increase the water supply in its portfolio to not only accommodate future growth, but to fill an immediate need to increase the firm supply (or supply with the highest producing well offline) in order to at least meet the peak day demands.

The Site 12 Water Facility has been identified for expansion. It is located on City owned land generally west of Cotton Lane and south of Lower Buckeye. The current facilities include a well, 2.0MG water reservoir, reverse osmosis ("RO") treatment, and booster pumps. This site will be expanded to the south and additional storage, treatment and pumping capacity will be added to the site, and two new wells will be constructed nearby. The plan includes demolishing the existing wall and putting in 8-foot wall around the entire site that would be painted to match the color scheme to be used by the developer of El Cidro. The wall would be placed just outside the PUE along 173rd Avenue ROW. The City also plans to erect a 60-foot tall monopole for SCADA communication between the site and the other water treatment campuses.

The current zoning of the northern portion of Water Campus Site 12 property is Water Storage Site under the Preliminary PAD for El Cidro and Multi-Use under the Final PAD for El Cidro, as amended. The Preliminary PAD zoning on the northern portion of the site does not allow anything to be built unless a Final PAD is processed. When the Final PAD for El Cidro was processed, Water Campus Site 12 was not included in the legal description for that PAD, so its zoning remains Preliminary PAD. The southerly portion of Water Campus Site 12 that was recently purchased from the developer of El Cidro is zoned Multi-Use under the Final PAD for El Cidro. The Multi-Use land use designation would allow development of Residential, Office or Commercial under the El Cidro PAD. If the Commercial Use category were selected for development of the property, the C-2 General Commercial district regulations under the Zoning Ordinance could be used to govern development of the property.

The City also plans to erect a 60-foot tall monopole for SCADA communication between the site and the other water treatment campuses. In the Public Facilities Zoning District a Special Use Permit is required for the 60-foot tall communications tower.