



Red River Cattle LLC Development Review

Project Narrative

Introduction

Red River Cattle, LLP (“The Owner”) owns two parcels located southeast of the intersection of West Cowtown Road and North White and Parker Road. The existing zoning of the properties is based on the Old Zoning Code, Industrial Zone (CI-1), and both are used as cattle feedlots. The Owner proposes to restrict the feedlot activity to the southern parcel APN 502-43-001Q (“Lot 2”) and develop the northern parcel APN 502-42-003A (“Lot 1”) as a feed pellet milling operation and office.

Surrounding Area and Existing Conditions

Refer to Figure 1 for an aerial view of the subject parcel Lot 1 (“The Site”) and surrounding area. The Site is bounded on the north by West Cowtown Road, to the east is an electrical substation and Pinal Energy, Lot 2 lies to the south, and the property to the west is owned by Eagle Shadow, LLC is currently vacant land zoned by PAD 05.07 for Single Family Residential, General Business, Industrial and Transitional uses. The Pinal Energy operations includes structures extending approximately 140 feet high.

Lot 1 is currently 46.29 acres. Under a separate application, the Owner will divide Lot 2 and create a new property line at which time Lot 1 will become a 50 acre parcel.

At present, the lots are accessed via West Cowtown Road by a dirt driveway near the northeast corner of the Site. A 30 foot well site access easement is designated along the west property boundary, but is not a useable driveway.

A natural gas line was located running south of and parallel to Cowtown Road. Overhead power lines also run parallel to Cowtown Road on both the north and south sides of the road. No city water or sewer lines exist to the Site. A water well owned by Eagle Shadow LLC with irrigation access rights granted to Red River is located in the southwest corner of Lot 1.



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Subject Property

Scope of Work Proposed

Red River Cattle, LLP proposes the rezoning and development of Lot 1 according to the City of Maricopa General Zoning Map with a designation of General Industrial (GI). Sacate Pellet Mills, Inc. (Subsidiary of Pinal Feeding) will build a new Pelleting Facility. The facility will be used to process a standard hay bale (4'x4'x8') which will produce 3/8" dia x 1-1/2" pellets. The hay pellets will be wholesaled to multiple local businesses and retailers.

An existing facility is currently in operation in Laveen, AZ, however, a major road construction project is forcing relocation. The existing operations employ approximately 75 people, while the new facility, which will be built in phases, will employ about eight workers at the completion of phase 1. Future growth is expected to exceed 75 employees.

The plant will operate 24 hours per day. Noise levels may reach approximately 75-100 decibels, consistent with the neighboring property.

Phasing

The work will adhere to Zoning Code Article 205, Section 205.03 and will occur in three phases. Phase 1 will include grading of the parcel to ensure proper on-site drainage and retention, construction of one fire access road, building of the warehouse, hay canopy, and electrical building. Phase 1 will also see the construction of a security fence and gate to restrict site access and the installation of truck scales.

Phase 2 will include an extension to the warehouse and erection of cubing system equipment to the north of the hay canopy.

Phase 3 will see the building of an open bale processing canopy and office building with associated parking and sidewalks.

Accessibility

On-site access roads will be primarily 6 inch ABC per fire access code. Approximately 500 lf of entry road, Phase 1 employee parking and Phase 3 office parking will be asphalt. Per ADA compliance, 1 of 20 employee parking spaces designed in Phase 1 will be accessible and have an accessible route to the warehouse. Due to the nature of the work, the warehouse is the only building in which a disabled person may safely enter until the construction of the Phase 3 office building. An ADA accessible route from the office to the warehouse will be constructed in conjunction with the office.

Utilities

The Owner will connect to the existing natural gas line and overhead power lines. All connections will be underground. A sewer line will be connected to an on-site sump system with leach field. Potable water shall be supplied via delivery.

Lighting

With plant operations occurring around the clock, lighting will play a significant role in the project. Selection of a pole height of 22.5 feet is key to maintain light on-site while continuing to provide a level of foot candles to ensure safety and security of employees and site visitors.

Architecture

Buildings will comply with 2010 ADA Standards for Accessible Design and all applicable building codes. The enclosed warehouse will contain an automatic sprinkler system and alarms per Fire Code. All structures will be painted with colors to blend with the surrounding desert landscape.

Buildings and their purpose include:

Warehouse (19,350 SF) enclosed building with a maximum height of 30 feet. Pre-fabricated metal siding and roof.

Pellet Loadout accessory structures reaching 94 feet.

Hay Canopy (10,000 SF) metal roof canopy reaching 26 feet with accessory structures reaching 90 feet.

Electrical Building (1,000 SF) enclosed concrete block building with metal roof.

Future Bale Processing (est. 6,250 SF) metal roof canopy.

Future Office (est. 4,000 SF) enclosed concrete block building.

Landscaping

An alternative landscape plan (ALP) will be provided to both accent and diffuse the operations on-site. Plants will be selected from the acceptable plant list (Appendix A of the Subdivision Ordinance) and be wholly draught tolerant species. An underground automatic irrigation system will be installed to assist in tree and shrub growth. Shrubs and groundcover will be maintained to a natural appearance requiring little future maintenance. Finally, to enhance the appearance of natural desert, a minimum depth of 2.5" of 'Desert Cobble' will be spread in all landscape areas per Maricopa Zoning Code Section 404.