CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/27/26	**AGENDA ITEM:** 3.A. Cloud Cap Energy Storage - Rezone - PLZZ-26-0012
DATE PREPARED: 10/22/26	**DISTRICT NO.:** Council District 4
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Cloud Cap Energy Storage - Rezone (PLZZ-26-0012) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Rezone of 57.4 acres from Planned Community (PC) to Single Family Residential 43 (R1-43) located approximately one-half mile west of the northwest corner of Sun Valley Parkway and 291st Avenue and south of the Sun Valley Substation, subject to conditions a) through h).

SUMMARY

PROJECT DESCRIPTION:
Isabelle Zollinger of Invenergy, on behalf of property owner Verrado Energy Center LLC, is requesting approval of a Rezone of 57.4 acres located approximately one-half mile west of the northwest corner of Sun Valley Parkway and 291st Avenue, south of the Sun Valley Substation, from Planned Community (PC) to Single Family Residential 43 (R1-43) to facilitate development of a battery energy storage system (BESS) project called Cloud Cap Energy Storage. A companion Conditional Use Permit (case number PLZU-26-0010) to allow the proposed BESS use has been submitted for review and will require seperate consideration at a future Planning & Zoning Commission hearing. The Conditional Use Permit cannot be approved unless the Rezone is approved. In addition, a Minor Subdivision (case number PLZS-26-0032) to subdivide the subject parcel has also been submitted for review but is not contingent on the approval of the land use cases.

Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:
The subject Rezone will transition obsolete zoned land to an appropriate modern City zoning district and allow for the proposed BESS project to continue through the appropriate entitlement approval processes.

FUTURE ACTION:
Approval of the proposed Rezone is anticipated to be considered by the City Council on November 17, 2026. If the Rezone is approved, the companion Conditional Use Permit will require consideration by the Planning and Zoning Commission at a future hearing.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-26-0012 - Cloud Cap Rezone - Staff Report - PZ20261027.docx
Exhibit A - PLZZ-26-0012 Cloud Cap Rezone - Vicinity Map - PZ20261027.pdf
Exhibit B - PLZZ-26-0012 Cloud Cap Rezone - GP Land Use Map - PZ20261027.pdf
Exhibit C - PLZZ-26-0012 Cloud Cap Rezone - Zoning Map - PZ20261027.pdf
Exhibit D - PLZZ-26-0012 Cloud Cap Rezone - Narrative - PZ20261027.pdf
Exhibit E - PLZZ-26-0012 Cloud Cap Rezone - Citizen Participation Report