

# Beehive BESS: Z23-04



North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway

**Recommended modifications made after the March 21, 2024 Planning and Zoning Commission meeting are noted in strike-through, bold, and underlined as noted below.**

The amendment to the zoning district for the above-referenced property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. Development and use of the site shall substantially conform to the Project Narrative (Exhibit 5) and the Standards and Guidelines Report (Exhibit 6) as contained in the staff report to the Planning and Zoning Commission dated March 21, 2024.
2. Prior to Site Plan approval, the Developer shall enter into a well impact agreement with the City of Peoria.
3. ~~In the event that the municipal water system is extended to the site, the facility shall connect to said system within a timeframe deemed acceptable by the City Engineer. The project may be served by groundwater wells until such time as City water services are available to the site, unless otherwise approved by the Water Services Director. At such time, the development shall be required to connect to City services and all temporary infrastructure shall be abandoned or remediated in accordance with City of Peoria standards, unless otherwise approved by the Water Services Director.~~
4. The Developer shall incorporate all State Historic Preservation Office (SHPO) and Arizona State Museum (ASM) recommendations into an updated Desert Lands Conservation Report (DLCR) and applicable plans/reports at the time of Site Plan application. The Site Plan shall demonstrate compliance with all applicable City of Peoria, SHPO, and ASM requirements and the recommendations from SHPO and ASM identified in the report.
5. The facility shall be designed and built in compliance with the latest edition of the National Fire Prevention Association (NFPA) 855: Standard for the Installation of Stationary Energy Storage Systems safety code thresholds or as otherwise determined by the Peoria Fire-Medical Department.
6. In coordination with the Peoria Fire-Medical Department, a Hazard Mitigation Analysis and Plume Study shall be provided and approved with the Site Plan application. The Hazard Mitigation Plan shall include an Emergency Operations Plan, which shall be updated and provided annually to the Fire-Medical Department and a Decommissioning Plan that shall be updated and provided to the Fire-Medical Department if there are any changes to the equipment on site.
7. In addition to continuous (24/7) monitoring of the fire detection/suppression systems, the monitoring capability of the facility shall be equipped with cameras to provide augmented security and detection.
8. The onsite water storage tank for the required water flow shall have a minimum capacity of 32,000 gallons, or as otherwise determined by the Peoria Fire - Medical Department.