



CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING ° BUILDING AND SAFETY ° CODE COMPLIANCE

CITY OF ELOY

PLANNING AND ZONING COMMISSION

REGULAR MEETING

Wednesday, August 17, 2016 at 7:00 PM at
Eloy City Council Chambers-City Hall
628 N. Main Street
Eloy, Arizona 85131

AGENDA

- I. Call to Order
- II. Roll Call*
- III. Invocation
- IV. Pledge of Allegiance
- V. Motion to approve the July 20, 2016 meeting minutes of the Planning and Zoning Commission
- VI. Old Business: Possible discussion and/or action on the following:
 - A. Public Hearing to allow comment from the public and interested parties on the proposed Case No.: TA16-016. Staff initiated request to amend the Eloy City Code, Chapter 21-Zoning, Article XI Overlay Zoning District, Division-3. Manufactured Home (MH). (Project Name: City Initiated Proposed Text Amendment to the Manufactured Home Overlay).
 - B. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: TA16-016. (Project Name: City Initiated Proposed Text Amendment to the Manufactured Home Overlay).
 - C. Public Hearing to allow comment from the public and interested parties on the proposed Case No.: RZ16-013. The Eloy Mobile Home Park on behalf

of Kristopher Monte, the owner, is requesting approval to rezone approximately 3.47± acres from C-1 (Neighborhood Commercial) to 2.47 acres of R1-6 (Medium Density Residential) with a Manufactured Home (MH) Overlay and 1.00 acres of R-4 (High Density Residential). Subject property is located at the northwest corner of W. Frontier Street and N. Jefferson Street. Assessor's Parcel Numbers: 405-05-212, 405-05-213 and 405-05-214 in a portion of Section 6, Township 8 South, Range 8 East of the G&SRB&M, Pinal County, Arizona (Project Name: Eloy Mobile Home Park Rezoning).

D. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: RZ16-013. (Project name: Eloy Mobile Home Park Rezoning).

E. Work Session/Discussion ONLY on Case No.: GPA16-010. City Staff initiated request for a Major General Plan Amendment for various properties bounded by Highway 87 to the east, Cornman Road to the north, Houser Road to the south and Sunshine Boulevard to the west. Generally, land use designations are changing from General Industrial (GI) and Estate Density Residential (EDR) to Mixed Use (MU), Community Commercial (CC), Medium Density Residential (MDR) and High Density Residential (HDR). (Project Name: Major GPA HWY 87 300 WEST).

F. Work Session/Discussion ONLY on Case No.: GPA16-014. City Staff initiated request for a Major General Plan Amendment to designate properties along the east and west sides of Sunland Gin Road from West Adams Road alignment on the north to W. Nelson Farm Road alignment on the South. The proposed land use designations are Light Industrial, High Density Residential and Community Commercial from existing designation of Employment in the Pinal County Comprehensive Plan. (Project Name: City Initiated Sunland Gin Major General Plan Amendment).

G. Work Session/Discussion ONLY on Case No.: GPA16-015. City Staff initiated request for a Major General Plan Amendments to update maps and text in the existing adopted Eloy General Plan. These components include the Land Ownership Map, Circulation Map, Growth Areas Element, Parks, Open Space and Trails and Housing Elements. (Project Name: Eloy General Plan Major GPA).

VII. New Business: Possible discussion and/or action on the following:

A. Public Hearing to allow comment from the public and interested parties on the proposed Case No.: GPA16-020. Application initiated by the City of Eloy for a minor General Plan Amendment on 5.08 ± acres from Community Commercial to Medium Density Residential. Subject property is located at 799 W. Battaglia Road at the southeast corner of Battaglia Road and Eleven Mile Corner Road, Assessor's Parcel Number: 405-05-131D in a portion of Section 6, Township 8 South, Range 8 East of G&SRB&M, Pinal County, Arizona (Project Name: City Initiated Minor General Plan Amendment of Hacienda Mobile Home Park).

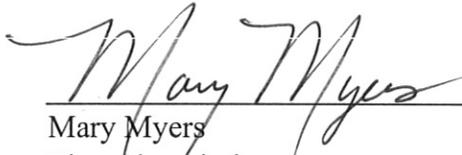
B. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: GPA16-020. (Project Name: City Initiated Minor General Plan Amendment of the Hacienda Mobile Home Park).

VIII. Communications:

- A. City Hall Project Update
- B. City Council Update-Ex Officio Member Report

IX. Motion to Adjourn.

POSTED ON WEDNESDAY, AUGUST 10, 2016 BY 5:00 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS CENTER, TOLTEC COMMUNITY CENTER AND THE ELOY WEBSITE:
www.elovaz.gov



Mary Myers
Eloy City Clerk

***ONE OR MORE MEMBERS OF THE PLANNING AND ZONING COMMISSION MAY ATTEND BY TELEPHONIC MEANS.**

PERSONS WITH DISABILITIES NEEDING ACCOMMODATION OR ALTERNATIVE FORMATS SHOULD CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY, AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUEST SHOULD BE MADE SEVENTY-TWO (72) HOURS IN ADVANCE.

1137 West Houser Road, Eloy, Arizona 85131 • 520/466-2578 • FAX 520/464-1438

"Right in the Heart of Arizona's Future"

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, July 20, 2016
7:00 P.M.**

I. CALL TO ORDER

Chairperson Schuh called the meeting to order at approximately 7:00 p.m.

II. ROLL CALL

Members Present:

- Chairperson Marlo Schuh
- Vice Chairperson Jose Garcia
- Commissioner Daniel Snyder
- Alternate Commissioner Steven Paulson

Member(s) Absent:

- Commissioner Larry Brown (excused)
- Commissioner John Peterson (excused)
- Ex-Officio Micah Powell (excused)

Staff/Others Present:

- Jon Vlaming, Community Development Director
- Belinda Cruz, Planner
- Laura Lopez, Code Compliance Officer
- Jose Martinez, Chief Building Official

III. INVOCATION

Chairperson Marlo Schuh asked for a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Marlo Schuh led the Pledge of Allegiance.

V. MOTION TO APPROVE THE JUNE 15, 2016 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Chairperson Marlo Schuh asked for a motion; Commissioner Daniel Snyder motioned, Alternate Steven Paulson seconded the motion; the motion was approved 4-0.

VI. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: TA16-016. STAFF INITIATED REQUEST TO AMEND THE ELOY CITY CODE, CHAPTER 21-ZONING, ARTICLE XI OVERLAY ZONING DISTRICT DIVISION 3. MANUFACTURED HOME (MH). (PROJECT NAME: CITY INITIATED PROPOSED TEXT AMENDMENT TO THE MANUFACTURED HOME OVERLAY.

Chairperson Schuh opened the public hearing. Mr. Vlaming explained to the Commission that this is a continuation of the discussion from last month relative to the potential text changes to the Manufactured Home Overlay. He noted the revised text was included in their packets to consider tonight and discuss any input from the public and possible action from the commission. Vice-Chairperson Jose Garcia asked if most of it is cleanup. Mr. Vlaming replied, yes and that he wanted to point out and bring to the attention of the Commission relative to subsection F, second page under Chapter 21, relative to this 10-year time period in terms of the age as far as the structure to form that replacement. There was a lot of discussion relative to changing the text to accommodate a request/recommendation that would allow the property owner to have a 1994 unit, which would exceed the 10 year requirement. However that property owner has resolved this issue with another unit and so that particular request has been resolved.. Since we are discussing this particular issue, staff wanted to see what the tenor is from the Commission relative to the 10 year requirement. Staff heard a lot of input from the public at last month's meeting and so now we are here and this issue is open for public comment and consideration. He wanted to know what the Commission's thoughts are about relaxing the 10 year requirement or did they want to keep it the same moving forward. If this texting item "F" remains the same, the zoning request from the applicant will be rescinded. However, the applicant would be interested in seeing what kind of discussion and or determination is made by the Commission tonight before he makes a firm decision on the rezoning. At this point, we will address the rezoning when that particular point and Mr. Vlaming indicated that he would let him know the outcome. Vice-chairperson Jose Garcia directed a comment to Chairperson Marlo Schuh that he recalled that the 10 year timeframe was recommended by the property owners at that time and that the Commission addressed this issue at that time. He indicated that he would hate to see this issue coming back every five years for an extension; as he was not comfortable changing the 10 year provision. Commissioner Daniel Snyder questioned if the current property owners were concerned with the 10 year requirement; recognizing that the 10 year requirement might have some form of upgrading to be sure that the tenants were being looked after and the property was being maintained. He indicated that if there was some other method that might be used and they (the property owner's

and Commission) suggest that there might be an appropriate way to allow something older than 10 years to ensure we are keeping in the spirit of the original 10 year requirement, whether it be off-site inspections or otherwise. Mr. Vlaming responded that one of the staff's intentions was to complete some minor cleanup of the text. He indicated that in the track changes of the text, we can move forward. He stated that the Commission could certainly discuss that specifically if they had any questions. It appeared to him that this was the "900 lb. gorilla", as the City will use this time frame due to the fact that it impacts two particular property owners, one of which was represented at the meeting. He noted that they (property owners) just wanted to get a sense of what the tenor is of the Commission to address this and potentially revise this or not. Their decision would give staff the direction needed to move forward. Alternate Steven Paulson asked Mr. Vlaming what is the history behind the 10 year requirement. Mr. Vlaming responded that both the cases would be addressed later in the meeting that evening. He described that there are two mobile home parks where the underlying zoning is C-1 which is Neighborhood Commercial. C-1 does not allow for residential as a permitted use. However these mobile home parks are basically grandfathered uses. There is a planning term called "legal non-conforming use", where these folks are allowed to continue with the use of their property in this way, unless there is a significant change to the overall development of the existing property. He indicated that Staff has tried to have some dialogue with both property owners to see if there was any interest on their part in terms of voluntarily going thru the rezoning process in an effort to rezone the property to match its existing use. He continued that it would appear the long term use of the property is a mobile home park and so with the underlying zoning as residential (R1-6), it would make it compatible with the existing use. He noted that Staff would then place the manufactured home overlay on the property, which is an existing zoning overlay used in other areas within the City. He continued that this effort has been an attempt to get voluntary compliance from a zoning standpoint; they are under their own free-will if they want to rezone or continue as a legal non-conforming use. He said that Staff will take into consideration the Eloy Mobile Home Park for a minor general plan amendment, as Staff has the ability to make the Eloy General Plan consistent with the existing use.. Mr. Vlaming noted that we wouldn't be able to do that tonight for the Hacienda Mobile Park because it wasn't noticed. He continued that at this point, the Eloy Mobile Home Park has decided to submit an application for rezoning for R1-6. They were doing this on the premise that they be allowed to bring in a 1994 manufactured home and place it on a vacant space. He described that one of the provisions the Staff was looking at focused on relaxing the 10 year requirement to allow this 1994 unit and attempt to establish a series of conditions on the property, to maintain the perimeter visual screening from the street and also to provide some landscaping and lighting improvements. They (Eloy Mobile Home Park) were interested in the fact that relaxing the 10 year requirement would allow the 1994 unit. He noted that while Staff can propose this, it would be up to the Commission and City Council to decide if this change is viable or not. Mr. Vlaming described the agenda generally, stating that the Commission would be talking about the text provisions first, then discussing the general plan amendments and then tabling the rezoning item. Alternate Commissioner Steven Paulson commented that it seemed arbitrary on the 10 year requirement stating; "we

all know you can have a 10 year old automobile that's in terrible shape and a 12 year automobile that's in perfect shape". He then inquired if there were steps to guarantee the structure. Mr. Vlaming then introduced Chief Building Official Jose Martinez to the Commission. Mr. Martinez informed the Commission that he could see both sides of the situation. He stated that he would not compare it to a vehicle, as it is more of a life/safety situation as far as electrical and fire egress. He indicated that he conducts an inspection on the mobile homes and that there are cases out there on older manufactured homes being in mint condition similar to the comparison Commissioner Paulson made with regards to vehicles. He indicated that it depends and that he has worked with the property owners of Hacienda in bringing units to substitute to perhaps enhance the property site. Mr. Vlaming asked Mr. Martinez to explain to the Commission the process by which a property owner would bring a mobile home into the City and at what junctures is the City involved in officially evaluating the unit and providing input with regards to correcting the unit. Chairperson Marlo Schuh asked that everyone refer to the term "manufactured homes" as we are no longer bringing in mobile homes. Mr. Martinez explained that the applicant will fill out a building permit; they will have a copy of the title of the manufactured home coming in, bring it on site, set it up, and call for an inspection. He'll come out and check the anchors and skirting. The second inspection will have temporary power, and he will inspect the panel box to make sure the wires are not hanging out. The final inspection would be for the Certificate of Occupancy. Commissioner Daniel Snyder asked that when inspections are conducted, are there issues that tend to be noticed, such as electrical. Mr. Martinez replied that the biggest percentage of outstanding issues are the electrical system and the decay of the home. If it's a structural problem and then he requires that they are repaired. He noted that when the project gets to that stage, then an engineer is needed. Commissioner Daniel Snyder asked the Hacienda Property Manager, Michael Johnson, "If he was sitting on the Commission and you wanted to change the 10 year requirement, what would you change it to? Mr. Johnson replied that it should be based on the appearance, and the structure of the unit itself. You could have a home that's three (3) years and trashed and an older unit in mint condition. It depends on who had the home before. When a building permit is obtained, photographs should be included in the plan showing the outside and inside of the unit. The units that are located within Hacienda are currently intact. Vice-Chairperson Jose Garcia asked how many units are not currently occupied. Michael Johnson replied that 72% percent of the project is currently vacant. He also added that since he has been managing the property, he has seen an improvement in the last nine months. Vice-Chairperson Jose Garcia asked if staff had time to check others city requirements regarding manufactured homes. Mr. Vlaming replied that Coolidge has a three year requirement. Vice-Chairperson Jose Garcia commented that's what the City originally adopted in 2011, before it was changed to the 10 year requirement. Would it be possible to include wording in the ordinance such as "proof of a structure and electrical inspection is required? Chief Building Official, Jose Martinez replied yes, that there are third party agencies that conduct those kinds of inspections.. Mr. Vlaming suggested having this type of inspection completed 60 days prior to bringing the unit on the lot. Chairperson Marlo Schuh asked "what is the benefit of having this type of prior inspection, because isn't the

unit already being brought in and then being inspected”? Mr. Martinez replied that even though an electrical inspection is conducted prior, it doesn’t mean that it will pass inspection once he looks at it. Alternate Commissioner Steven Paulson asked Mr. Vlaming, if this is primarily a safety issue and not an aesthetic reason for the change in the text. Mr. Vlaming responded that it is a safety issue, however there are screening requirements. Chairperson Schuh had a question “can you define significant change or changes based on the legal non- conforming use”. Mr. Vlaming replied that’s a great question, and the courts have weighed in on that and it seems that those changes are not based on a space by space basis in order to relinquish the legal non-conforming use. He said that it appears there isn’t any standing as to what would constitute a change in the legal non-conforming status that would affectively change a project’s status. He indicated that Staff would like voluntarily compliance from the property owners on rezoning their property. Chairperson Schuh inquired as to what benefit it would have for the property owners as far as rezoning their property. Mr. Vlaming replied that Staff would collectively have a better understanding to administer the property from a setback and development standpoint, moving forward. Reviewing permits would occur faster if they were under the R1-6 manufactured home overlay because the C-1 zoning does not have any residential standards which apply, so Staff has to assess each one based on their own merits. Michael Johnson would like to read a letter: See attached: Close the Public Hearing.

B. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: TA16-016. (PROJECT NAME: CITY INITIATED PROPOSED TEXT AMENDMENT TO THE MANUFACTURED HOME OVERLAY).

No recommendation was made. Mr. Vlaming added that since some ideas have been expressed, it would need to be researched. Commissioner Daniel Snyder commented that he would like the 10 year requirement left in place, but to stipulate a third party inspection is needed. This item has been continued until the next regular Planning and Zoning Commission Meeting.

C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: GPA16-012, APPLICATION INITIATED BY THE CITY OF ELOY FOR A MINOR GENERAL PLAN AMENDMENT ON 3.47± ACRES FROM COMMUNITY COMMERCIAL TO 2.47 ACRES MEDIUM DENSITY RESIDENTIAL AND 1.00 ACRE OF HIGH DENSITY RESIDENTIAL. SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF W. FRONTIER STREET AND N. JEFFERSON STREET, ACCESSOR’S PARCEL #405-05-212, 405-05-213, 405-05-214 IN A PORTION OF SECTION 6 TOWNSHIP 8 SOUTH RANGE 8 EAST OF G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: CITY INITIATED MINOR GENERAL PLAN AMENDMENT OF ELOY MOBILE HOME PARK).

This Public Hearing has been continued until the next regular Planning and Zoning Commission Meeting.

- D. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: GPA16-012. (PROJECT NAME: CITY INITIATED MINOR GENERAL PLAN AMENDMENT OF ELOY MOBILE HOME PARK).**

Chairperson Marlo Schuh asked for a motion, Vice-Chairperson Jose Garcia motioned, Commissioner Daniel Snyder seconded the motion. Motion to continue approved 4-0.

- E. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON THE PROPOSED CASE NO.: RZ16-013. THE ELOY MOBILE HOME PARK, ON BEHALF OF KRISTOPHER MONTE (THE OWNER) IS REQUESTING APPROVAL TO REZONE APPROXIMATELY 3.47± ACRES FROM C-1 (NEIGHBORHOOD COMMERCIAL) TO 2.47 ACRES OF R1-6 (MEDIUM DENSITY RESIDENTIAL) WITH A MANUFACTURED HOME (MH) OVERLAY AND 1.00 ACRE OF R-4 (HIGH DENSITY RESIDENTIAL). SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF W. FRONTIER STREET AND N. JEFFERSON STREET; ASSESSOR'S PARCEL NUMBERS: 405-05-212, 405-05-213, 405-05-214 IN A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE G&SRB&M, PINAL COUNTY, ARIZONA (PROJECT NAME: ELOY MOBILE HOME PARK REZONING).**

This Agenda item was continued.

- F. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO.: RZ16-013. (PROJECT NAME: ELOY MOBILE HOME PARK REZONING)**

This Agenda item was continued.

- G. DISCUSSION ONLY ON CASE NO.: GPA16-010. CITY STAFF INITIATED REQUEST FOR A MAJOR GENERAL PLAN AMENDMENT FOR VARIOUS PROPERTIES BOUNDED BY HIGHWAY 87 TO THE EAST, CORNMAN ROAD TO THE NORTH, HOUSER ROAD TO THE SOUTH AND SUNSHINE BOULEVARD TO THE WEST. GENERALLY, LAND USE DESIGNATIONS ARE CHANGING FROM GENERAL INDUSTRIAL (GI) AND ESTATE DENSITY RESIDENTIAL (EDR) TO MIXED USE (MU), COMMUNITY COMMERCIAL (CC) MEDIUM DENSITY RESIDENTIAL (MDR) AND HIGH DENSITY RESIDENTIAL (HDR). (PROJECT NAME: MAJOR GPA HWY 87 300 WEST).**

Mr. Vlaming addressed the Commission and stated that a blank annexation petition was filed last year. The property fronts on State Route (SR) 87 and the owners requested an evaluation from the City as to the proper uses. After review, it appears with the residential character established to the south and to the west; the future corridor of the North-South Freeway along SR 87; and the extensive amount of industrial property located between Frontier and Interstate 10 to the south, that a transition in the future land use of the property is warranted. Letters were sent out to property owners in this area to see if they had any interest in joining this major general plan amendment. There are two property owners that are interested in changing the land uses on their property; the Cooley family, State Land Department and Judy family. Staff will be transmitting the major amendments out for their 60 day review. Staff will then come back for formal approval from the Planning and Zoning Commission and then City Council.

H. DISCUSSION ONLY ON CASE NO.: GPA 16-014 CITY STAFF INITIATED REQUEST FOR A MAJOR GENERAL PLAN AMENDMENT TO DESIGNATE PROPERTIES ALONG THE EAST AND WEST SIDES OF SUNLAND GIN ROAD, FROM WEST ADAMS ROAD ALIGNMENT ON THE NORTH TO W. NELSON FARM ROAD ALIGNMENT ON THE SOUTH. THE PROPOSED LAND USE DESIGNATIONS ARE LIGHT INDUSTRIAL, HIGH DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL FROM THE EXISTING DESIGNATION OF EMPLOYMENT IN THE PINAL COUNTY COMPREHENSIVE PLAN. (PROJECT NAME: CITY INITIATED SUNLAND GIN MAJOR GENERAL PLAN AMENDMENT).

Mr. Vlaming addressed the Commission that the City had entertained a request from the property owner (The Quality Inn) indicating their desire to obtain water and sewer, as the property is not currently in the City limits. Staff sent letters out to surrounding areas, north of the Quality Inn, to include the Border Patrol Facility, Cotton Gin and a light industrial area which was suggested by Pinal County. Once input is received, staff will be requesting that they be allowed to file a blank annexation from City Council. Mr. Vlaming stated he would keep the Commission posted on the status of this annexation.

I. DISCUSSION ONLY ON CASE NO.: GPA16-015, CITY STAFF INITIATED REQUEST FOR A MAJOR GENERAL PLAN AMENDMENT TO UPDATE MAPS AND TEXT IN THE EXISTING ADOPTED ELOY GENERAL PLAN. THESE COMPONENTS INCLUDE THE LAND OWNERSHIP MAP, CIRCULATION MAP, GROWTH AREAS ELEMENT, PARKS, OPEN SPACE AND TRAILS ELEMENT AND HOUSING ELEMENT. (PROJECT NAME: ELOY GENERAL PLAN MAJOR GPA)

Mr. Vlaming addressed the Commission as to the organization of these pieces accordingly. He noted that maps are available for review and text amendments will follow. Mr. Vlaming showed the Commission on an overhead map, the areas that

are included for updates; which are five areas for this major amendment. The Open Space and Trails Element looks at the existing parks, in terms if they are well located, are they serving the community, etc. There is an area, located at the northwest corner of Tumbleweed and Houser, which was donated to the City. It is 15 acres and is an ideal area for a park in the future. The Land Ownership Map identified the surface ownership of all lands within the city boundaries and planning area. Mr. Vlaming noted that there are a few minor changes that have been made to the Circulation map. These include a potential interchange location and spacing, and the Interstate 11(I-11) Corridor. He indicated here might be some federal highway funds to upgrade 1-10 within the City. For the land use map, he also noted that the language is not consistent with what is needed on the zoning map for the airport influence area. The amendment also includes the recommendation to void the current Downtown Development and Neighborhood Preservation map (due to its inconsistency with the land use map) and that element will rely on the land use map going forward.

J. DISCUSSION ONLY ON CASE NO. GPA16-020 CITY STAFF INITIATED REQUEST FOR A MINOR GENERAL PLAN AMENDMENT. (PROJECT NAME: CITY INITIATED PROPOSED MINOR GENERAL PLAN AMENDMENT TO THE HACIENDA MOBILE HOME PARK).

Mr. Vlaming informed the Commission that this agenda item is for discussion only. Staff is recommending revising the general plan land use designation for the Hacienda Mobile Home Park. The park is currently designated as Community Commercial and Staff is recommending the designation be changed to Medium Density Residential.

VII. COMMUNICATIONS

A. CITY HALL UPDATE

The City took ownership of the property in early June and started the process of selecting designers and contractors. There are three solicitations the City is seeking: project manager, architect and construction manager at risk. Twelve (12) bids for project manager were received and this has been shortlisted to four (4) firms. The firms will be presenting a power point to the City Hall Committee in August. Eleven (11) Statement of Qualifications were received for the Architect position. These also were shortlisted to four (4) with interviews also taking place in August. Lastly, submittal of statements of qualifications for the construction manager at risk will close on July 21, 2016 at 3:00 pm.

Ex-Officio Micah Powell was absent (excused), so no City Council Update was available.

VIII. MOTION TO ADJOURN

With no further business, Chairperson Schuh called for a motion to adjourn. Vice-Chairperson Garcia motioned, Commissioner Daniel Snyder seconded the motion. The

motion was approved unanimously with a vote of 4-0. The meeting adjourned at 8:30 p.m.

**CITY OF ELOY
REQUEST FOR PLANNING & ZONING COMMISSION DISCUSSION
AND ACTION.**

Agenda item VI. A&B

Date: 08/17/16

**Eloy City Code, Chapter 21-Zoning, Article XI Overlay Zoning
Districts, Division 3. Manufactured Home (MH)**

21-128: Purpose (MH)

21-129: Permitted Uses (MH)

21-130: General Provisions (MH)

21-131: Submittal Requirements (MH)

21-132: Review Criteria (MH)

21-133: Design Standards (MH)

21-134: Exception (MH)

21-135 21-139: Reserved

21-128: PURPOSE (MH):

The purpose of the manufactured home (MH) overlay district is to provide for an overlay zone that will permit the placement and regulate the permanent installation of manufactured homes for occupancy as single residential dwellings on individual lots or within an approved land lease development. The intent of these provisions is to provide affordable and diversified housing opportunities within the city of Eloy while establishing and maintaining standards. (Ord. 12-807, 2-27-2012)

21-129: PERMITTED USES (MH):

Permitted uses in an MH manufactured home overlay zoning district shall be only the following uses:

- A. Permitted uses by right within the underlying medium density residential zoning districts (R1-8 and R1-6).

B. Approved manufactured homes.

C. Approved manufactured home land lease developments. (Ord. 12-807, 2-27-2012)

21-130: GENERAL PROVISIONS (MH):

A. A minimum of ten (10) acres shall be required to establish the manufactured home overlay zoning district for a manufactured home subdivision with individual lot sales.

B. A minimum of fifteen (15) acres shall be required to establish the manufactured home overlay zoning district for a land lease (park model) development.

C. A variety of densities are possible depending upon the residential base zone to which the overlay zone is applied.

D. The manufactured home overlay zoning district may be combined only with the underlying medium density residential zoning districts (R1-8 and R1-6). The provisions of the underlying zoning district shall govern the density, area, building and yard regulations. Compliance with all other provisions of this chapter shall likewise be required.

E. Manufactured homes shall meet the most current HUD code standards, all regulations of the office of manufactured housing, as well as compliance with all the provisions outlined in subsection [21-133A](#) of this division. No manufactured home constructed prior to July 15, 1976, shall be allowed in the city of Eloy.

F. On the date of application for a building/installation permit to replace a manufactured home, the manufactured home to be placed

shall have been constructed within ten (10) years subsequent to the construction of the existing manufactured home it will replace. If the manufactured home is to be placed on a lot/space for the first time, it shall have been constructed no earlier than ten (10) years prior to the date of application. If a lot/space has been vacant at least three hundred sixty five (365) consecutive days, the manufactured home shall lose all nonconforming status and shall be replaced with a manufactured home constructed no earlier than ten (10) years prior to the date of application.

G. Compliance with all other provisions of this chapter such as, but not limited to, the general provisions, parking regulations, signage, and outdoor lighting, shall be required. (Ord. 15-841, 5-11-2015)

21-131: SUBMITTAL REQUIREMENTS (MH):

A. A property owner seeking to develop a manufactured home subdivision or a land lease (park model) development shall submit those materials outlined in subsection [21-32E](#) of this chapter or section [15-37](#) of this code, whichever is applicable.

B. The property owner seeking to place a manufactured home on an individual lot or in a space within a manufactured home land lease development shall be required to obtain a building permit prior to the installation of the manufactured home. Prior to submitting the building permit application to the building department the owner shall submit the following materials to the zoning administrator for review and approval:

1. Site plan.

2. [Copy of the Real Estate Title of the Manufactured Home](#)

3. Elevations or color photographs of all exterior sides of the structure and interior condition.
34. Roof slope (expressed in a ratio horizontal to vertical feet) and roofing material description.
45. Description of any proposed additions or alterations including photographs where possible.
56. Description of the exterior finish including materials and colors. (Ord. 12-807, 2-27-2012; Ord. 15-841, 5-11-2015)

21-132: REVIEW CRITERIA (MH):

- A. In order for a manufactured home to be placed on an individual lot where the "manufactured home overlay zone" has been approved or within an approved manufactured home land lease development the manufactured home shall be reviewed for compliance with the following criteria:
1. The residence should be situated on the lot in a compatible manner with surrounding residences through location of windows, doors, front porches, other architectural features, or landscaping.
 2. The manufactured home is in compliance with all of the design standards outlined in subsection 21-133A of this division.
 3. The manufactured home shall meet the most current HUD code standards, is certified under the national manufactured housing construction and safety standards act of 1974 and the laws of the

state of Arizona and is in good physical [exterior and interior](#) condition structurally and cosmetically.

4. The manufactured home was constructed in 1977 or later and shall not be less than ten (10) years newer than the manufactured home being replaced on the lot/space or more than ten (10) years old from the date of installation if a manufactured home has never existed on the lot/space.
- B. If the manufactured home is to be placed on a space within a land lease development it shall be in compliance with the specific design standards approved by the city council for that development.
 - C. If the zoning administrator determines that any one of the criteria stated in subsection A of this section has not been met, the application will be referred to the board of adjustment for final review with written notice of why the application failed to meet the required criteria.
 - D. The board of adjustment shall consider the manufactured home application and the zoning administrator's report. If satisfied that all of the criteria have been met, the board may approve the application. If the board finds that any one of the stated criteria has not been met, the board may recommend that the application be denied. (Ord. 12-807, 2-27-2012)

21-133: DESIGN STANDARDS (MH):

- A. **Manufactured Homes:** The manufactured homes within an overlay zone, whether an individual lot (subdivision) or a proposed land lease development approved after the date of the

ordinance codified herein, shall be designed and situated to assure similarity in exterior appearance and in keeping with the architectural character of the neighboring site built dwellings and the character of the surrounding neighborhood in general. More specifically the following provisions shall apply:

1. Minimum Width: ~~For manufactured homes located outside of an existing manufactured home lease park, the minimum width of~~ The main portion of the structure shall be single wide or double wide minimum ~~twenty four~~fourteen feet (214'), exclusive of any garage or carport area, as measured across ~~its~~the narrowest portion.
2. ~~Grading: Unless the topography of a particular lot precludes it, the manufactured home shall be installed no higher from grade than eighteen inches (18") (from ground to frame) on the highest side; and not less than twelve inches (12") on the low side. The building official is authorized to approve minor deviations from the height requirement after inspection of the property to determine such deviation is necessary because of lot conformity.~~
23. Foundations: ~~For manufactured homes located outside of an existing manufactured home lease park,~~ The manufactured home shall be ground set at the discretion of the property owner and placed on an excavated foundation with permanent foundation wall so that the home appears to have a foundation wall similar in appearance and ~~kind~~ to conventional site built homes.
34. Exterior Siding: ~~For manufactured homes located outside of an existing manufactured home lease park,~~ The exterior siding

shall be made of non-reflective and nonmetallic materials. Acceptable siding materials include: vinyl, wood, stucco, brick, stone, or other masonry materials or any combination of these materials. The use of "T1-11" siding (rough sawn plywood siding with vertical grooves at 4 inch or 8 inch O.C.) or similar material shall be prohibited.

45. Roof Structure And Materials: ~~For manufactured homes located outside of an existing manufactured home lease park,~~ All roof structures shall be sloped and provide ~~an eaves~~ eaves projection of no less than six inches (6") and no greater than thirty inches (30"). Unfinished galvanized steel, unfinished aluminum, wood shake shingles, or fiberglass/asphalt shingles less than three hundred twenty five (325) pounds per one hundred (100) square feet shall not be permitted.

56. Mechanical Equipment: All manufactured home running gear, tongues, axles, and wheels must be removed at the time of installation. Attached mechanical equipment such as coolers and air conditioning units, utility boxes, and similar devices, shall be painted or designed to appear as an integral part of the building. Vegetative material may be used as a screening device if the plant material used is of a variety and size to sufficiently screen ground mounted equipment.

67. Garage Or Carports: ~~For manufactured homes located outside of an existing manufactured home lease park,~~ The manufactured home shall have a garage or carport, the design and materials of which shall be compatible with the main structure.

~~78.~~ Accessory Structures: ~~If a front porch, deck or veranda is provided, it shall be covered or under roof. Uncovered porches, decks, or verandas are~~ Permitted on the side and rear of the home, provided they meet the setback requirements of this chapter.

~~89.~~ Anchor Ties: The structure shall be anchored to the ground, in accordance with approved manufactured home installation standards. ~~for high wind areas.~~

~~910.~~ Additions: All additions and alterations shall be in compliance with the international building code (IBC) as adopted by the city or in compliance with the most current HUD code standards and the housing manufacturer's specifications.

~~101.~~ Skirting: Approved skirting material for manufactured homes located within an existing manufactured home lease park ~~or whether an individual lot (subdivision)~~ must be installed at the time of final inspection and prior to occupancy.

B. Subdivision Design:

1. Shall be processed in accordance with the Eloy subdivision ordinance.
2. Shall be in compliance with the design standards of the Eloy subdivision ordinance.
3. All manufactured homes subsequently placed on the individual lots shall comply with all of the provisions outlined in subsection A of this section as well as those of the underlying zoning district.

C. Land Lease Design: The manufactured home land lease development (park) shall comply with the following design elements in addition to the requirements imposed by the underlying zoning district:

1. Space Size: Each manufactured home space shall comply with the area requirements of the underlying zoning district.
2. Setbacks: Each manufactured home space shall comply with the setback requirements of the underlying zoning district.
3. Open Space: Each manufactured home (land lease development) existing or future shall provide at least ten percent (10%) of the net area for open space. Such open space areas may include active recreational areas such as community buildings, swimming pools, play areas or passive park space. Recreation or community buildings shall be of conventional construction.
4. Prohibitions: A recreational vehicle may not be used as a residential dwelling.
5. Utilities And Streets:
 - a. Location: All utilities within a manufactured home land lease development shall be located underground.
 - b. Water: Connection to the water system serving the city of Eloy and installation of fire hydrants meeting the standards of the Eloy Fire District~~city of Eloy~~ are required.
 - c. Sewer: Connection to the public sewer system serving the city of Eloy is required.

- d. Spaces: Each space shall be equipped with electricity, potable water, and wastewater disposal facilities.
- e. Streets: Each development shall be improved with paved private streets built to the specifications of the city of Eloy.
- f. Sidewalks: Each development shall be improved with sidewalks built to the specifications of the city of Eloy.
- g. Access: No manufactured home space shall have direct vehicular access to a public street or private street outside of the development.

6. Site Design:

- a. A solid decorative masonry wall, six feet (6') in height shall be required on the perimeter of ~~the park.~~ a manufactured home subdivision and a land lease (park model) development.
- b. Trash and refuse collection locations shall be screened with a six foot (6') decorative masonry wall. Trash and refuse areas shall be centrally located such that they conveniently serve the residents of the park and cannot be viewed from a public street.
- c. Landscaping of the adjacent public rights of way shall be required as part of any development and shall consist of drought tolerant and/or indigenous plant materials. A minimum of one tree and three (3) shrubs and/or organic ground cover shall be required every thirty (30) linear feet of street frontage. (Ord. 12-807, 2-27-2012)

21-134: EXCEPTION (MH):

This overlay district shall not prohibit the continued occupancy of an existing noncertified mobile home or manufactured home, located and occupied as a private residence, within the city at the time of adoption of this chapter. Such home shall be deemed a legal nonconforming structure due to the fact that it is not ~~that may not be~~ in compliance with the design standards of this article. Existing mobile homes or manufactured homes that are not in compliance with the design standards of this article (at the time of its adoption) shall be brought into compliance as structural additions or alterations ~~to the structures~~ are requested and/or ~~may be~~ required by the provisions of this chapter. ~~on nonconforming structures.~~ The existing mobile home or manufactured home may be replaced in its entirety only with a manufactured home that is in compliance with all of the design standards and other provisions of this chapter. Manufactured homes shall have an approved vented stem wall of either masonry construction or of approved materials complementary to the manufactured home's construction and design. (Ord. 12-807, 2-27-2012)

21-135 _ 21-139: RESERVED:

CITY OF ELOY
REQUEST FOR PLANNING & ZONING COMMISSION ACTION

Agenda item VI. C&D

Date: 08/17/16

Date submitted:
08/09/16

Date requested:
08/10/16

Action:
 Resolution
 Ordinance
 Formal
 Other

Subject: Recommend approval to rezone approximately 3.47 acres from C-1 (Neighborhood Commercial) to 2.47 ± acres of R1-6 (Medium Density Residential) with a Manufactured Home (MH) Overlay and 1.00 ± acres of R-4 (High Density Residential) generally located at the northwest corner of W. Frontier Street and N. Jefferson Street (Assessor's Parcel Numbers: 405-02-212, 405-05-213 and 405-05-214 in a portion of Section 6, T8S, R8E of the G&SRB&M, Pinal County, Arizona).

TO: Planning & Zoning Commission

FROM: Jon Vlaming, Community
Development Director

RECOMMENDATION: Staff recommends that the Planning and Zoning Commission recommend the approval of Case No.: RZ16-013 by rezoning approximately 3.47± acres from C-1 (Neighborhood Commercial) to 2.47 ± acres of R1-6 (Medium Density Residential) with a Manufactured Home (MH) Overlay and 1.00 ± acres of R-4 (High Density Residential).

DISCUSSION: This rezoning has been requested by the property owner (Kristopher Monte) to continue the operation of the existing Mobile Home/RV Park as a permitted use rather than a legal non-conforming use. The proposed rezoning would change the zoning district designation from C-1 (Neighborhood Commercial) to 2.47 ± acres of R1-6 (Medium Density Residential) with a Manufactured Home (MH) Overlay and 1.00 ± acres of R-4 (High Density Residential). The subject property is located at the northwest corner of W. Frontier Street and N. Jefferson Street and the Assessor's Parcel Numbers include: 405-05-212, 405-05-213 and 405-05-214 in a portion of Section 6, Township 8 South, Range 8 East of the G&SRB&M, Pinal County, Arizona (Project Name: Eloy Mobile Home Park Rezoning). If approved, the proposed rezoning will be in conformance with the Eloy General Plan once the application (Case No.: GPA16-012) for a Minor General Plan Amendment is approved by the Eloy City Council. If approved, this request will not adversely affect the public's health, safety, or welfare.

STAFF FINDINGS:A rezoning of property requires a public hearing before the Planning & Zoning Commission. This required public hearing was advertised for the Commission's May 26, 2016, June 30, 2016 and August 17, 2016 regularly scheduled meetings in the Eloy Enterprise and notification has been completed in accordance with the notice requirements as set forth in the Eloy Zoning Ordinance.

2016 Major General Plan Narrative

Project Name: Major GPA HWY 87 300 WEST

Case No.: GPA16-010

Request: To amend the land uses within a portion of the City’s Planning Area to the west of State Route 87 (SR 87) with Mixed Use, Community Commercial, Low Density Residential, Medium Density Residential and High Density Residential land use designations.

Legal Description: The properties that are subject to this request are located within an area bounded by Highway 87 to the east, Hanna Road to the north, Houser Road to the south and Sunshine Boulevard to the west. These parcels are identified by Pinal County Assessor’s Numbers: 401-48-026A, 401-48-026B, 401-48-026C, 401-48-702, 401-48-705 and 401-75-001B.

APN	NAME	CURRENT LAND USE	PROPOSED LAND USE
401-48-026A	OLAF LLC	ESTATE DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
401-48-026B	OLAF LLC	ESTATE DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
401-48-026C	OLAF LLC	ESTATE DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
401-48-7020	STATE LAND	GENERAL INDUSTIRAL	LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL
401-48-7050	STATE LAND	GENERAL INDUSTRIAL	MEDIUM DENSITY RESIDENTIAL
401-75-001B	JLC FAMILY INVESTMENTS LLC	GENERAL INDUSTRIAL	HIGH DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, MIXED USE AND COMMUNITY COMMERCIAL

Introduction and Background: The subject parcels are currently part of the existing City of Eloy General Plan. Due to the attempts of our neighboring city to the northeast of our city limits (City of Coolidge) to increase their incorporated area into the City of Eloy’s existing and adopted Planning Area, the City of Eloy worked with one of the parcel owners (JLC FAMILY INVESTMENTS LLC, Pinal County Assessor’s Parcel Number: 401-75-001B subject to an annexation petition, Case No.: A15-002) to potentially annex it into the City. As such, the property owner identified that the presence of a significant amount of General Industrial use within this region (with the presence of a substantial amount of General and Light Industrial designated land between Interstate 10 and Frontier Street to the south) allowed for a critical reevaluation of the appropriate uses for this area. The Community Development Department staff subsequently made contact with several of the property owners (as identified on the list above and on the attached exhibit) to determine their level of interest in joining the Major General Plan effort of JLC FAMILY INVESTMENTSLLS to reevaluate the designations of their respective properties.

For the annexation Case No. A15-002, City Staff received a verbal/mutual agreement of approval from JLC FAMILY INVESTMENTS LLC, Pinal County Assessor's Parcel Number: 401-75-001B. For the purpose of this Major General Plan Amendment staff initiated a request by OLAF LLC, ARIZONA STATE LAND and JLC FAMILY INVESTMENTS LLC to authorize the City of Eloy to act on their behalf to amend the General Plan designations as noted above.

Existing General Plan Land Use: Currently the subject properties are designated as General Industrial and Estate Density Residential.

Proposed General Plan Land Use: Mixed Use (MU), Community Commercial (CC), Low Density Residential (LD), Medium Density Residential (MDR) and High Density Residential (HDR).

Basis for Request:

Compliance with General Plan Goals and Objectives:

This request is compliant with the following Eloy General Plan Goals and Objectives:

Land Use Element

Goal 1. Provide a range of land uses to encourage and maintain a sustainable community.

Objective 1. Maintain transitional buffers between high and lower impact land uses.

Objective 4. Maintain land use designation target ratios when amendments are proposed.

Conforms to General Plan Amendment Guidelines:

1. That the City has not provided adequate land uses designated that would allow for the proposed use to be sited as proposed. *In this case, the City had an abundance of general industrial designated land that is challenged by lack of transportation access and visibility; incompatibility with recommended uses to the south, and an extensive inventory of General Industrial designated land located between Frontier Street and Interstate 10.*

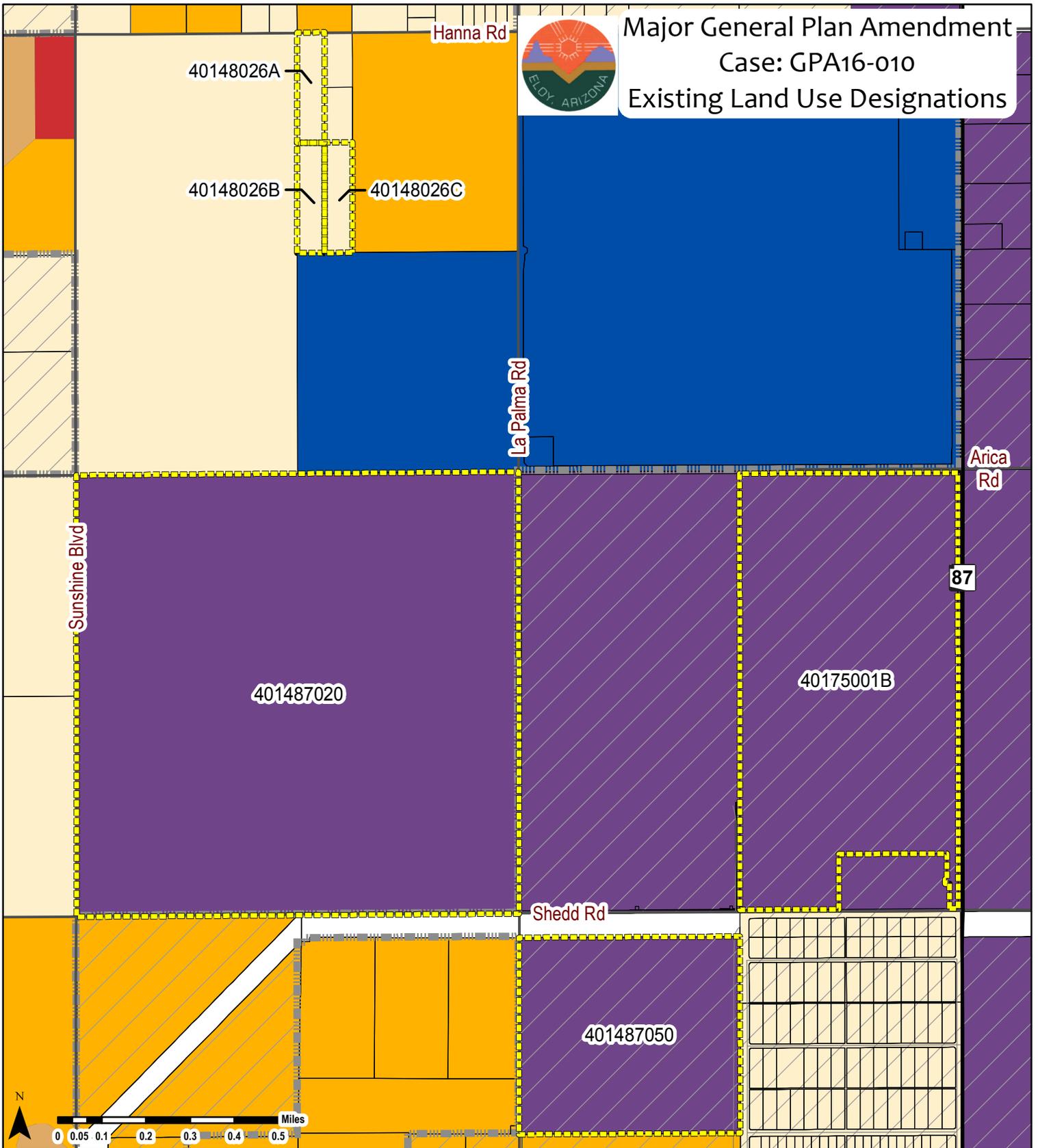
2. That the amendment constitutes an overall improvement to the General Plan and will not solely benefit a particular landowner or owners at any particular point in time but will be of benefit to the City in general. *The ability to guide an area that is under consideration for annexation allows for the recommended land use pattern to foster a compatible, functional and fiscally beneficial land use pattern for the subject area.*

3. The amendment will not adversely impact any portion or entirety of the community, by:

- Significantly altering acceptable existing and planned land use patterns, *(The uses recommended for these parcels are compatible with the existing and recommended future land use pattern of surrounding properties and the proposed uses are supported by the parcel owners.)*
 - Require additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and may impact developments in other areas, unless otherwise negotiated through a development agreement, or other mitigation plan, and demonstrated to be of benefit to the City, *(The City currently does not have water and sewer service to the parcels. The nearest water line is at the intersection of Battaglia Road and Sunshine Boulevard, approximately five (5) miles to the south.)*
 - Adversely impact existing or previously planned uses through an unreasonable increase in traffic generated on existing systems by the proposed use, or *(State Route 87 (SR87) is designated as a State Highway on the General Plan Circulation Map. The City has also identified that SR87 is its preferred location for North-South Corridor, and is also identified on the General Plan Circulation Map. As such, SR87/North South Corridor is expected to accommodate the anticipated traffic generated by these residential and non-residential uses.)*
 - Adversely affect the livability of an area within the City or the health and safety of the residents. *(The transition of General Industrial to residential uses enhances the livability of the area and the transition of Estate Density Residential to Medium Density Residential provides opportunities to continue the MDR pattern to north in an effort to provide more affordable housing opportunities and population that enhances retail expenditures in the City.)*
4. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances. *(These recommended uses support the intent of the General Plan and are consistent with the existing and planned uses on the parcels).*



Major General Plan Amendment
Case: GPA16-010
Existing Land Use Designations



Land Use Designations

Residential

- Estate Density Residential (0.2 - 1.0 du/ac)
- Med-High Density Residential (6.0 - 12 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial

Industrial

- Light Industrial
- General Industrial

Other

- Parks/Open Space
- Mixed Use
- Public/Institutional

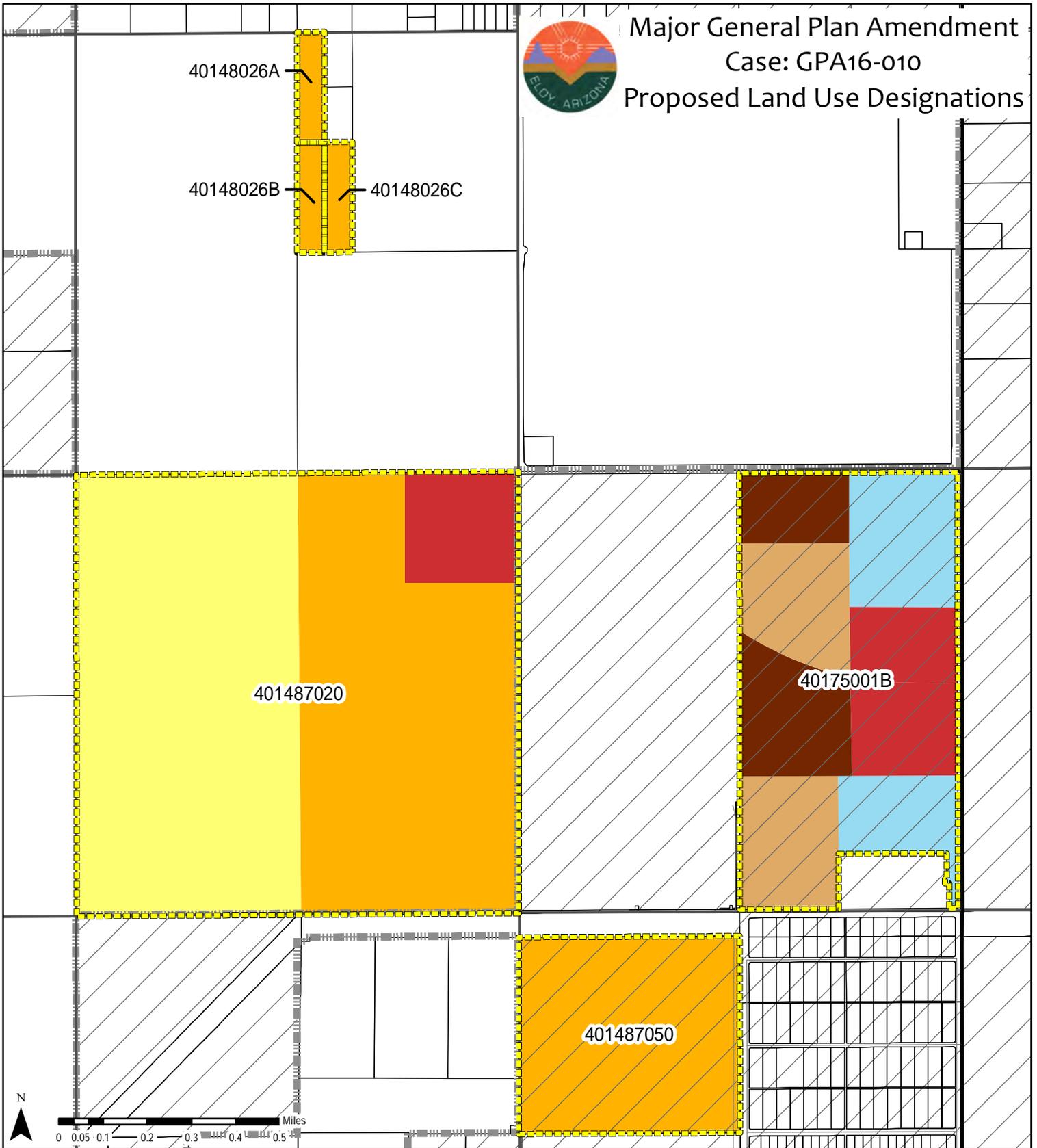
Reference

- Subject Parcels
- Eloy City Limits
- Outside City Limits

The City of Eloy furnishes this map "as is", and assumes no liability or responsibility for errors, omissions, or inaccuracies presented. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user, as this map is for reference purposes only.



Major General Plan Amendment
Case: GPA16-010
Proposed Land Use Designations



Land Use Designations

Residential

- Estate Density Residential (0.2 - 1.0 du/ac)
- Med-High Density Residential (6.0 - 12 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial

Industrial

- Light Industrial
- General Industrial

Other

- Parks/Open Space
- Mixed Use
- Public/Institutional

Reference

- Subject Parcels
- Eloy City Limits
- Outside City Limits

The City of Eloy furnishes this map "as is", and assumes no liability or responsibility for errors, omissions, or inaccuracies presented. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user, as this map is for reference purposes only.



Douglas A. Ducey
Governor

Lisa A. Atkins
Commissioner

Arizona State Land Department

June 23, 2016

1616 West Adams, Phoenix, Arizona 85007
(602) 542-4631

Jon Vlaming
Community Development Director
City of Eloy
1137 W. Houser Road
Eloy AZ 85131

RE: Major General Plan Amendment (GPA16-010) State Trust Land Shown on Attached Map

Dear Mr. Vlaming:

The Arizona State Land Department (the "Department" or "ASLD") received a request from you for permission to act as authorized agent for the Department to amend the City of Eloy General Plan. The amendment changes the land uses for State Trust land from General Industrial to community Commercial, Medium and Low Density Residential as depicted in the attached map.

The City of Eloy, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has the Department's consent to file for the Entitlements as required by the Jurisdiction, subject to the following conditions and understandings.

1. Applicant shall pay all costs associated with the Entitlements and shall not be reimbursed by the Department or by any subsequent purchaser at auction.
2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as the Department's agents to procure the Entitlements and any related permits or approvals which may be required (the "Entitlement Process"), subject to final review and approval by the Department.
3. Applicant shall diligently pursue the satisfaction of all Entitlements. Further, it shall respond to all inquiries by the Department as to the status of the Entitlement Process, and provide regular updates without formal request.
4. Prior to beginning the Entitlement Process, the Applicant shall provide the Department with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff and project hearing dates with any agency or jurisdiction. All documentation, including, but not limited to: land use plans, engineering drawings, application materials and development agreements, shall be submitted to the Department for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to the Department on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. The Department staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlements are processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.
6. Applicant shall submit to the Department all staff reports and draft stipulations that will be considered by the Jurisdiction on the day they are received by the Applicant, and at least ten (10) business days before each public meeting or hearing, if possible.
7. As additional consideration for the grant of this permission, all Entitlements and/or rights and permits obtained pursuant to the described applications are the property of the Department and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.
8. The Jurisdiction is authorized to enter and inspect the subject property.
9. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of the Department of any kind.

All information will be provided to Michelle Green, Planning and Engineering Section.

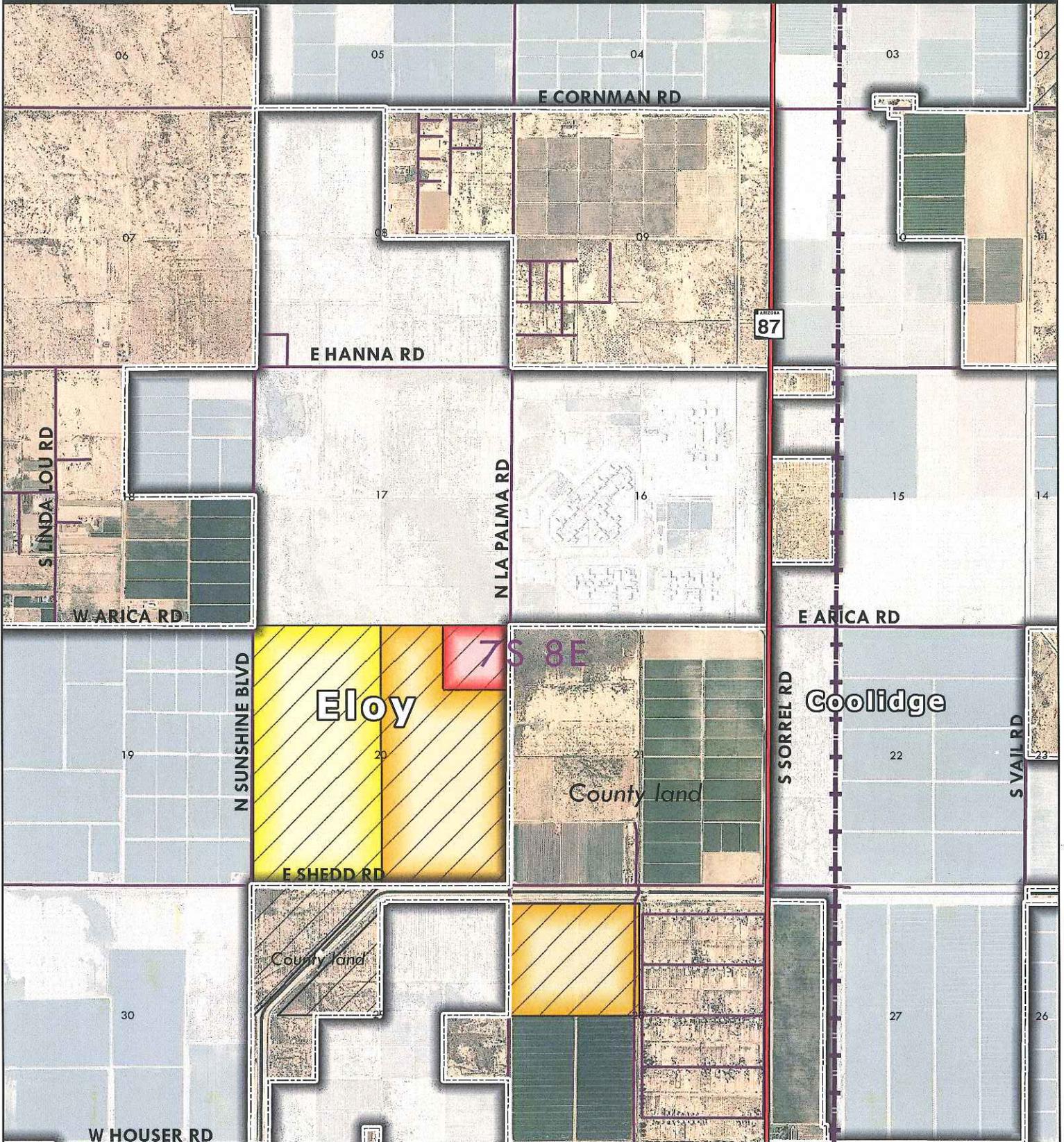
The Department appreciates your consideration in this matter, and looks forward to working with you through this process. Please contact Michelle Green at 602-364-2502 or mgreen@azland.gov if you have any questions.

Sincerely,



Mark Edelman, AICP
Manager
Planning and Engineering Section

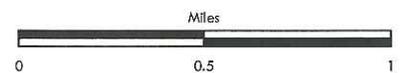
cc: Michelle Green, ASLD Planning & Engineering



-  State Trust Land
-  Cities
-  Railroads

Land Use on State Lands

-  Community Commercial
-  Low Density Residential (1.0-3.0 du/ac)
-  Medium Density Residential (3.0-6.0 du/ac)



ASLD makes no warranties, implied or expressed, regarding information shown on this map.
 Produced by Planning/IW 4/2016
 K:\work8\asset\michelle\Eloy\Work2016\Area.mxd
 Datum & Projection:
 North American Datum 1983 HARN
 UTM Zone 12 North - Meters



2016 Major General Plan Narrative

Project Name: Sunland Gin Major General Plan Amendment

Case No.: GPA16-014

Request: To increase the City’s Planning Area along Sunland Gin Road with Community Commercial, High Density Residential, General Industrial and Light Industrial uses.

Legal Description: The properties that are subject to this request are located along the east and west sides of Sunland Gin Road, from the West Adams Road alignment on the north to W. Nelson Farm Road alignment on the South. These parcels are identified by Pinal County Assessor’s Numbers: 511-33-008E, 511-33-008F, 511-33-016A, 402-15-037B, 402-15-037D, 402-15-037J, 402-15-037K, 402-15-037M, 402-15-037Q, 402-15-037R, 511-33-008M, 511-33-015C, 511-70-003C, 511-70-003D and 511-33-008K.

APN	NAME	CURRENT LAND USE	PROPOSED LAND USE
511-33-008E	P&M CASA GRANDE INVESTMENTS LLC	Unincorporated Pinal County. This area is not currently included in the City of Eloy Land Us Unincorporated Pinal County.	COMMUNITY COMMERCIAL
511-33-008F	P&M CASA GRANDE INVESTMENTS LLC		COMMUNITY COMMERCIAL
511-33-016A	SEO PROPERTIES, LLC		LIGHT INDUSTRIAL
402-15-037B	WELLS FARGO BANK		COMMUNITY COMMERCIAL
402-15-037D	CORNEJO SANTO & EVA M		COMMUNITY COMMERCIAL
402-15-037J	CORNEJO SANTO & EVA M		COMMUNITY COMMERCIAL
402-15-037K	CORNEJO SANTO & EVA M		COMMUNITY COMMERCIAL
402-15-037M	CORNEJO SANTO & EVA M		COMMUNITY COMMERCIAL
402-15-037Q	JOHNSTON VIRGINIA ETAL		COMMUNITY COMMERCIAL AND HIGH DENSITY RESIDENTIAL
402-15-037R	JOHNSTON VIRGINIA ETAL		HIGH DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL
511-33-008M	PONDEROSA HILLS LLC		HIGH DENSITY RESIDENTIAL
511-33-015C	PONDEROSA HILLS LLC		HIGH DENSITY RESIDENTIAL
511-70-003C	SUTTON KENNETH R JR & TERRY R		GENERAL INDUSTRIAL
511-70-003D	SUTTON KENNETH R JR & TERRY R		GENERAL INDUSTRIAL
511-33-008K	SUTTON KENNETH R JR		COMMUNITY COMMERCIAL
511-33-001Q	HANNA 10 LLC		LIGHT INDUSTRIAL
511-33-001R	HANNA 10 LLC		LIGHT INDUSTRIAL
511-33-001G	UNITED LAND CORP.		LIGHT INDUSTRIAL
511-33-001H	UNITED LAND CORP.		LIGHT INDUSTRIAL
511-33-001M	HANNA 10 LLC		LIGHT INDUSTRIAL

511-33-001N	HANNA 10 LLC	Unincorporated Pinal County. This area is not currently included in the City of Eloy Land Us Unincorporated Pinal County	LIGHT INDUSTRIAL
511-33-001P	HANNA 10 LLC		LIGHT INDUSTRIAL
511-33-001D	UNITED LAND CORP.		LIGHT INDUSTRIAL
511-33-001E	UNITED LAND CORP.		LIGHT INDUSTRIAL
511-33-001F	UNITED LAND CORP.		LIGHT INDUSTRIAL
402-07-025	SIMKINS TRACIE A & JAMES D		LIGHT INDUSTRIAL
402-16-001	KRAFT RICHARD A & JANICE R		LIGHT INDUSTRIAL
402-16-002	GROOMED TRAILS LLC		LIGHT INDUSTRIAL
402-16-003	MCCLURE RICHARD PAUL		LIGHT INDUSTRIAL
402-16-004	COOPER VISTA LAND CO LLC		LIGHT INDUSTRIAL
402-16-005	COOPER VISTA LAND CO LLC		LIGHT INDUSTRIAL
402-16-006	CHUANG ELIZABETH S H TR		LIGHT INDUSTRIAL
402-16-007	MARTINEZ JOSE		LIGHT INDUSTRIAL
402-16-008	MARTINEZ JOSE		LIGHT INDUSTRIAL
402-16-009	DAWSON MARTIN L JR & BARBARA		LIGHT INDUSTRIAL
402-16-010	HOCHSTETLER THOMAS D		LIGHT INDUSTRIAL
402-16-011	CORNEJO SANTOS R & EVA M		LIGHT INDUSTRIAL
402-16-012	DON JAMES E TRUST ETAL		LIGHT INDUSTRIAL
402-16-013	KRAFT RICHARD & JANICE		LIGHT INDUSTRIAL
402-16-014	KRAFT RICHARD & JANICE		LIGHT INDUSTRIAL
402-16-015	TAYLOR NANCY BERYL LYLE		LIGHT INDUSTRIAL
402-16-016	DAWSON MARTIN L & BARBARA S		LIGHT INDUSTRIAL
402-16-017	KRAFT RICHARD A & JANICE R		LIGHT INDUSTRIAL
402-16-018	MORALES ARTURO III		LIGHT INDUSTRIAL
402-16-019	CHUANG ELIZABETH S H TR		LIGHT INDUSTRIAL
402-16-020	COOPER VISTA LAND CO LLC		LIGHT INDUSTRIAL
402-16-021	COOPER VISTA LAND CO LLC		LIGHT INDUSTRIAL
402-16-022	CAPITAL LAND LLC		LIGHT INDUSTRIAL
402-16-023	CAPITAL LAND LLC		LIGHT INDUSTRIAL
402-16-024	KRAFT RICHARD A & JANICE R	LIGHT INDUSTRIAL	
402-16-025	PACIFIC GUANO CO	GENERAL INDUSTRIAL	
402-16-026	CG REAL ESTATE INVESTORS LLLP	GENERAL INDUSTRIAL	
402-16-027	LA FRONTERA LLC	GENERAL INDUSTRIAL	
402-16-028	CG REAL ESTATE INVESTORS LTD PSHIP	GENERAL INDUSTRIAL	
402-16-029	CG REAL ESTATE INVESTORS LTD PSHIP	GENERAL INDUSTRIAL	

Introduction and Background: The City of Eloy Community Development/Public Works Department staff were approached last year (Year 2015) by one of the subject property owners (who owns and operates the Travelodge located at 7190 S. Sunland Gin Road, Eloy, AZ 85231) for the purpose of receiving City water and sewer services. The Community Development Department staff subsequently made contact with several of the property owners (as identified on the list above and on the attached exhibit) to

determine their level of interest in joining the annexation effort of Travelodge to incorporate their properties into the City of Eloy City. As a result of the expansion of the area to be annexed, a general plan amendment was necessary due to the fact that none of these properties are identified as comprising a part of the existing Eloy General Plan Land Use Map.

For the annexation Case No.: A16-006, City Staff received approval from P&M CASA GRANDE INVESTMENTS LLC, SEO PROPERTIES, LLC, WELLS FARGO BANK, and JOHNSTON VIRGINIA ETAL. For the purposes of a cogent planning area for the City, several properties that are not included in the annexation have been included in this major general plan amendment.

Existing General Plan Land Use: Currently undesignated as the area is outside of the existing Eloy Planning Area boundaries.

Proposed General Plan Land Use: General Industrial (GI), Light Industrial (LI), Community Commercial (CC) and High Density Residential (HDR).

Basis for Request:

Compliance with General Plan Goals and Objectives:

This request is compliant with the following Eloy General Plan Goals and Objectives:

Land Use Element

Goal 1. Provide a range of land uses to encourage and maintain a sustainable community.

Objective 1. Maintain transitional buffers between high and lower impact land uses.

Objective 4. Maintain land use designation target ratios when amendments are proposed.

Conforms to General Plan Amendment Guidelines:

1. That the City has not provided adequate land uses designated that would allow for the proposed use to be sited as proposed. *Due to the fact that this area was not previously located within the Eloy Planning Area, this guideline is moot.*

2. That the amendment constitutes an overall improvement to the General Plan and will not solely benefit a particular landowner or owners at any particular point in time but will be of benefit to the City in general. *The ability to guide an area that is under consideration for annexation allows for the recommended land use pattern to foster a compatible, functional and fiscally beneficial land use pattern for the subject area.*

3. The amendment will not adversely impact any portion or entirety of the community, by:

- Significantly altering acceptable existing and planned land use patterns, *(The uses recommended for these parcels are compatible with the existing land use pattern to the south and are supported by many of the parcel owners)*

- Require additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and may impact developments in other areas, unless otherwise negotiated through a development agreement, or other mitigation plan, and demonstrated to be of benefit to the City, *(The City currently has existing water and sewer service within the right of way on Sunland Gin Road, which is the basis for the annexation petition)*

- Adversely impact existing or previously planned uses through an unreasonable increase in traffic generated on existing systems by the proposed use, or *(Sunland Gin Road is designated as a Major Arterial Roadway on the General Plan Circulation Map. As such, it is expected to accommodate the anticipated traffic generated by these residential and non-residential uses.*

- Adversely affect the livability of an area within the City or the health and safety of the residents. *(The inclusion and recommended High Density Residential uses in an area that was not a part of the City's Planning Area has been appropriately sited to be compatible with the surrounding non-residential uses that compose the remaining portions of the subject area.*

4. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances. *(These recommended uses support the intent of the General Plan and are consistent with the existing and planned uses on the parcels)*



Major General Plan Amendment Exhibit

Case: GPA16 - 014
Proposed Land Use

Land Use Designations

Residential

- Estate Density Residential (0.2 - 1.0 du/ac)
- Med-High Density Residential (6.0 - 12 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial

Industrial

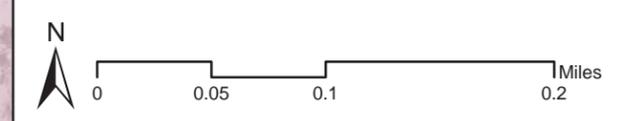
- Light Industrial
- General Industrial

Other

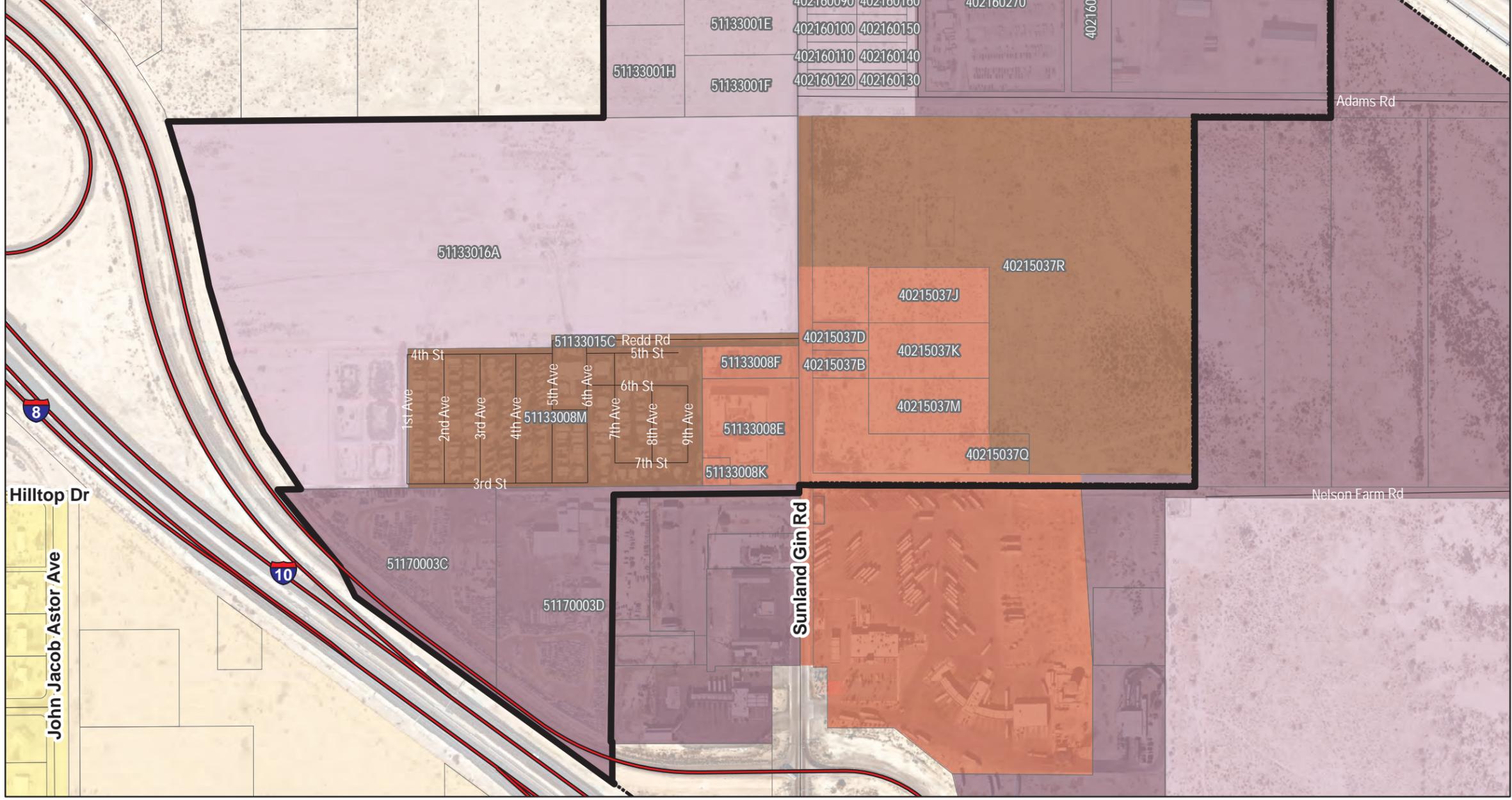
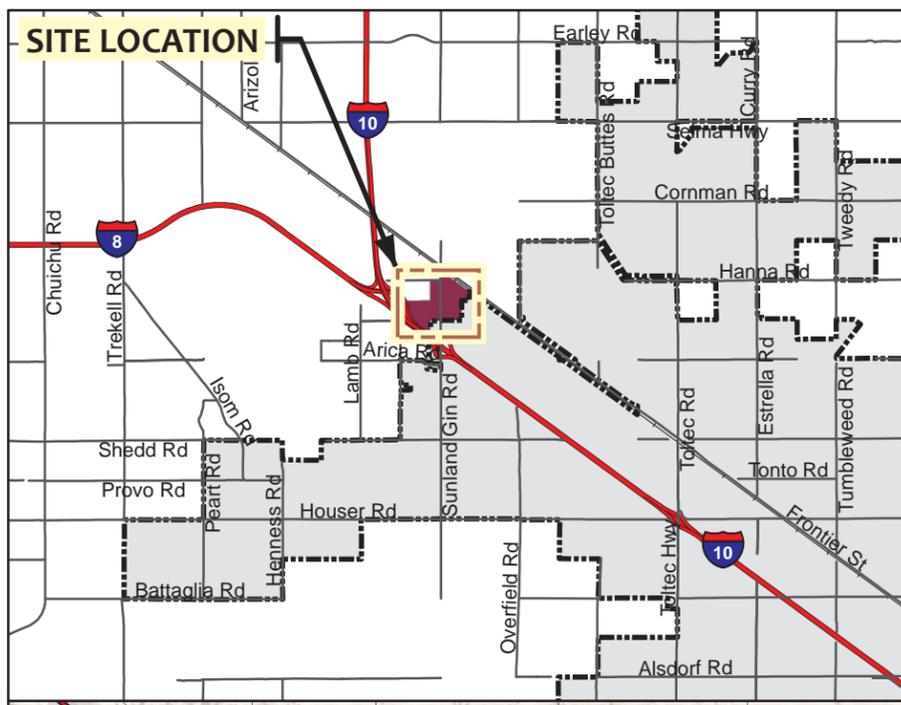
- Parks/Open Space
- Mixed Use
- Public/Institutional

Reference

- Site Extent
- Eloy Incorporated Area



This map is for reference only and has not been prepared or is suitable for legal, financial, engineering, or surveying purposes or commitments. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user. The City of Eloy shall have neither liability nor responsibility to any person or entity with respect to any direct or indirect loss or damage in connection with, or arising from, the information on this map.



2016 Major General Plan Narrative

Project Name: Eloy General Plan Major GPA

Case No.: GPA16-015

Request: City staff initiated request for a Major General Plan Amendment to update maps and text in the existing adopted Eloy General Plan. These components include the Land Ownership Map, Land Use definition (Airport Influence Area), Circulation Map, Downtown Development and Neighborhood Preservation Map (to be deleted), Growth Areas Element, Parks, Open Space and Trails Element and Housing Element.

Legal Description: N/A

Introduction and Background: The Community Development Department has sponsored this update (considered a Major Amendment) to the text and maps to bring the Land Ownership Map, Land Use Map, Circulation Map, Growth Areas Element, Parks, Open Space and Trails Element and Housing Element current with updated internal and external changes in the City's Planning Area, updated data and plans preparation and transition to a GIS format for the maps (allowing ease in updating and revision). (See attached 60-Day Review Drafts).

State Law *ARS §9-461.05* prescribes a 60-Day Review Period for all Major General Plan Amendments. This year, the 60-day review period will occur between August 4th and October 3rd, 2016. The text and maps for the Land Ownership Map, Land Use Map, Land Use definition (Airport Influence Area), Circulation Map, Downtown Development and Neighborhood Preservation Map (to be deleted), Growth Areas Element, Parks, Open Space and Trails Element and Housing Element have been posted for review on the City's website and at the Eloy Library.



Surface Land Management

Eloy General Plan

Land Status

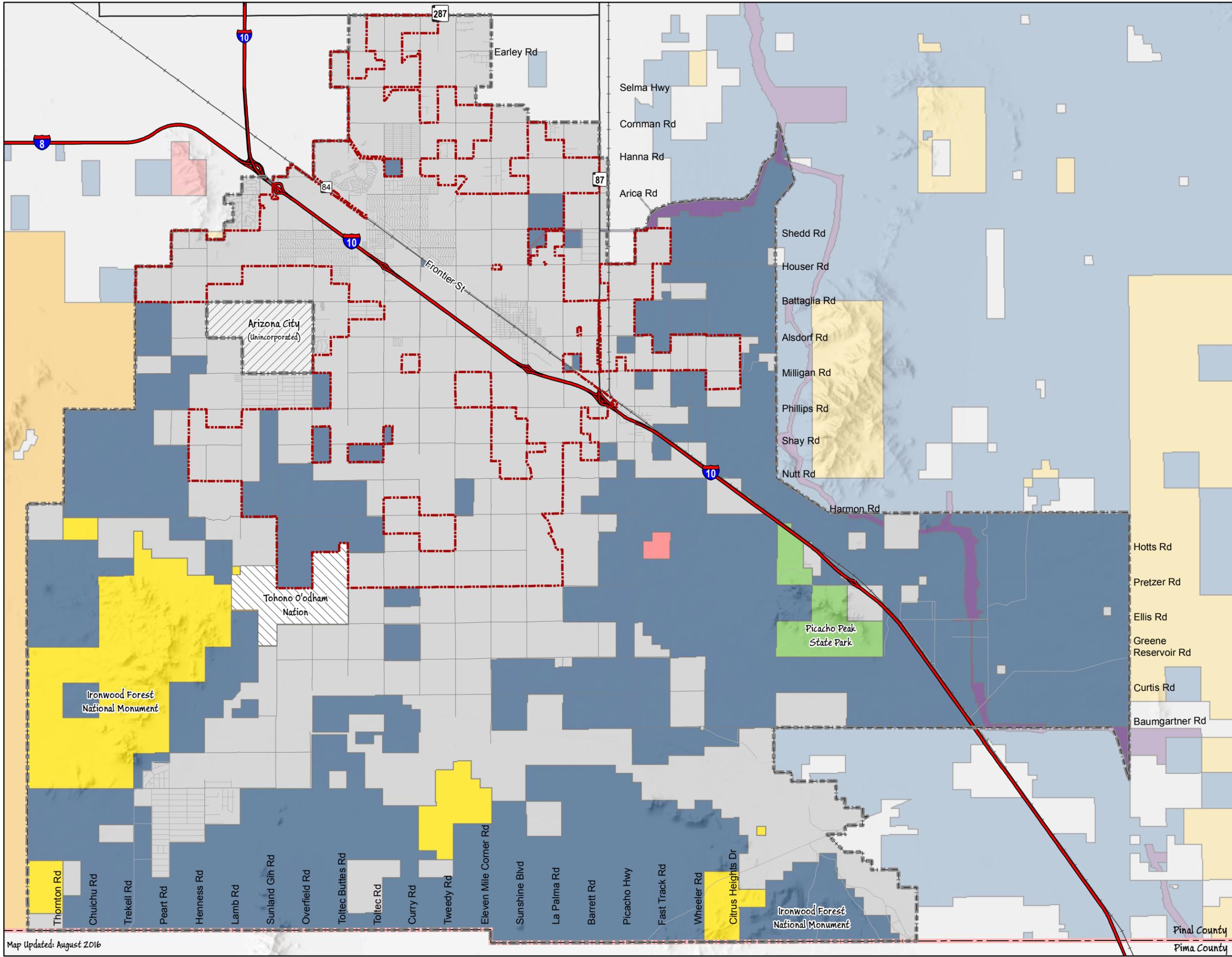
- Private Land
- State Land
- Indian Community
- Bureau of Land Management
- Military
- State Parks
- Bureau of Reclamation

Reference

- Eloy City Limits
- Eloy Planning Area
- Interstate
- State Highway
- Local Road
- Railroad



This map is for reference only and has not been prepared or is suitable for legal, financial, engineering, or surveying purposes or commitments. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user. The City of Eloy shall have neither liability nor responsibility to any person or entity with respect to any direct or indirect loss or damage in connection with, or arising from, the information on this map.





Land Use Element

Eloy General Plan

Land Use Designations

Residential

- Estate Density Residential (0.2 - 1.0 du/ac)
- Med-High Density Residential (6.0 - 12 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial

- Neighborhood Commercial
- Community Commercial

Industrial

- Light Industrial
- General Industrial

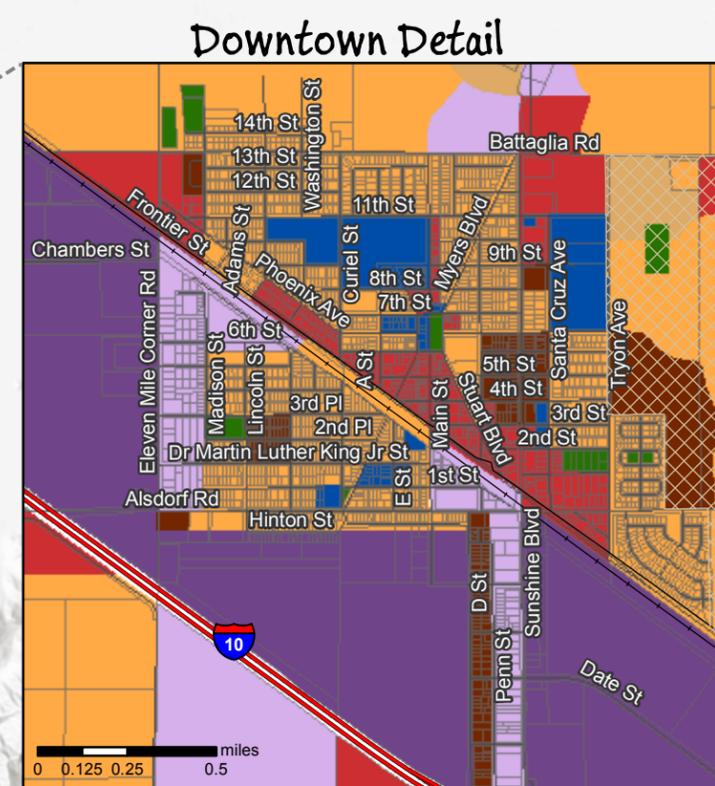
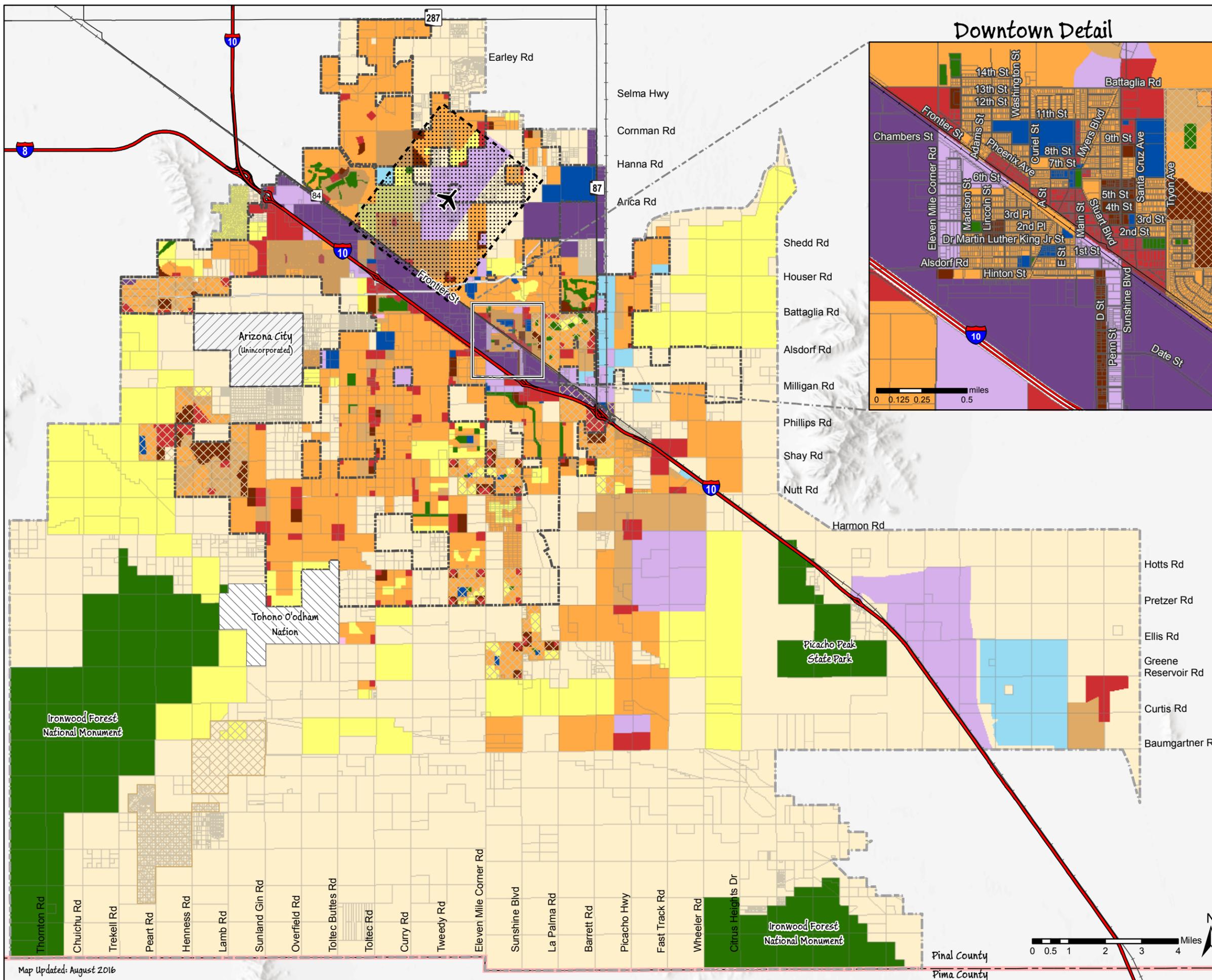
Other

- Parks/Open Space
- Mixed Use
- Public/Institutional
- Planned Community Area
- Airport Influence Area

Reference

- Eloy City Limits
- Eloy Planning Area
- Interstate
- State Highway
- Railroad

This map is for reference only and has not been prepared or is suitable for legal, financial, engineering, or surveying purposes or commitments. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user. The City of Eloy shall have neither liability nor responsibility to any person or entity with respect to any direct or indirect loss or damage in connection with, or arising from, the information on this map.



The City may want to purchase, or obtain through dedication, lands designated for Parks and Open Space in order to ensure that lands held in private ownership or by the Arizona State Land Department are developed as parks and open space. The City cannot require private property owners or the State to preserve their lands, nor can the City remove all development potential from a property thus held.

Public/Institutional

This designation shall be used for land and/or facilities that are owned by a city, county, state, or federal public or quasi-public institutional entity. The land uses allowed shall provide governmental, educational, cultural, solid waste disposal, or corrections services within the City. These essential public uses shall support and enhance the overall community's land use pattern and visual aesthetics in order to minimize potential negative impacts.

Development Guidelines:

The Public/Institutional land designation will be used to provide for the basic functions and services as needed and desired by the City's residents and business owners. As development occurs within the City, additional lands will be needed to provide basic public services, such as wastewater facilities, public safety facilities, utilities, and large-scale recreation uses.

Airport Influence Area

The Airport Influence Area designation provides acknowledgement that the Eloy Municipal Airport is located within close proximity of this designated area where noise from frequent aircraft approaches and departures may be heard by owners of property in this area. In addition, the airport is home to private skydive operator(s) who utilize the airport and portions of the surrounding area as drop zones for parachutists.

Specific Plan Study Areas

In the future, the City will have to critically evaluate new development proposals within specific areas of interest or focus. These areas will require additional research, development criteria, and have specific Council policies that should be met. The City's decisions will affect the future residential and economic growth in these areas.



Circulation Element

Eloy General Plan

Transportation Classes

- Interstate
- State Highway
- Major Arterial
- Minor Arterial
- Two Lane Collector (Main St.)
- Union Pacific Railroad

Interchanges

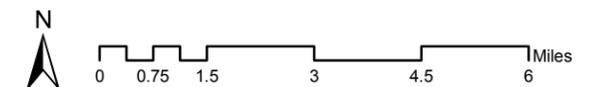
- Existing Interchange
- Potential Interchange

Proposed Transportation Corridors

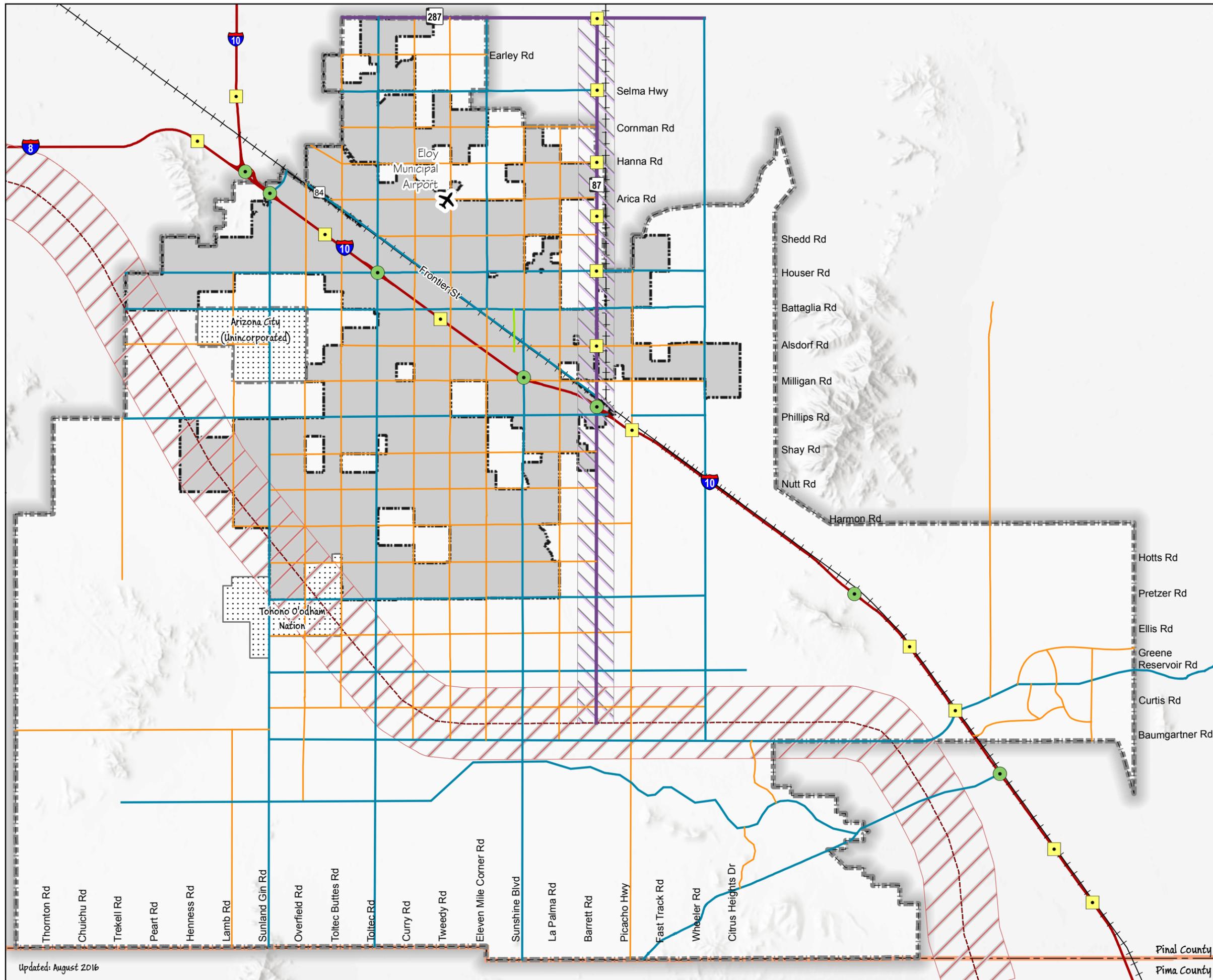
- Preferred North-South Corridor
- Proposed West Pinal Freeway Corridor

Municipal Boundaries

- Eloy City Limits
- Eloy Planning Area



This map is for reference only and has not been prepared or is suitable for legal, financial, engineering, or surveying purposes or commitments. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user. The City of Eloy shall have neither liability nor responsibility to any person or entity with respect to any direct or indirect loss or damage in connection with, or arising from, the information on this map.



DOWNTOWN DEVELOPMENT & NEIGHBORHOOD PRESERVATION

3. Parades, celebrations, fiestas
4. Government Facilities
5. Proximity to Schools
6. Vacant, or nearly vacant land
7. Reasonable stock of available buildings
8. Human (pedestrian) Scale
9. Anza Trail
10. Width of Main Street
11. EDGE (Economic Development Group of Eloy)

Downtown Eloy is comprised of the areas illustrated on the following map:



For additional information regarding recommendations for revitalizing the Downtown, City Hall has copies of two documents which discuss the Downtown in length. The first document is *Put Feet on the Street: Recommendations of the Downtown Revitalization Resource Team* which was presented at a public meeting November 15, 2007. The second document is the *Community Core Overlay Districts* document drafted by Community Sciences Corporation in August 2008.

GROWTH

GROWTH AREAS ELEMENT

4.0 GOALS

1. Encourage orderly development within Growth Areas.
2. Encourage balanced, mixed use and multi-modal development within the designated Growth Areas.
3. Promote commercial, employment and industrial development at identified Growth Area nodes.
4. Promote development within Growth Areas that provides for the logical extension of infrastructure and utility service.

4.1 PURPOSE

The purpose of the Growth Areas Element is to provide the City of Eloy with objectives to guide new development. It also focuses efforts to revitalize, rehabilitate, and redevelop areas of the City in terms of supportive infrastructure, public facilities and utilities investments to meet the needs of all residents and businesses. The City must also provide the strategy, which will lay a foundation of adequate services. Such services will respond to both the increased demands from new development and maintaining existing service levels for existing development.

4.2 EXISTING CHARACTER

The City of Eloy has an estimated population of ~~approximately 17,787~~ ~~16,631~~ people as of ~~July April~~ 201~~50~~ and has experienced an estimated annual growth rate of ~~approximately- one~~ ~~54~~ percent since 20~~1000~~, when the City's population was ~~16,631~~ ~~0,375~~ people. ~~This growth rate is approximately 2 percent less than the growth rate enjoyed by the City for the previous 10 years.~~ As Tucson, Marana, Phoenix and Casa Grande grow and develop, Eloy, which is in the path of development, will undoubtedly be "discovered" for its "small town" charm.

Formatted: Not Highlight

Formatted: Not Highlight

4.3 DISCUSSION

Eloy has grown in the past and will continue to grow in the future. The choices that the City Council makes for its residents and which are put into action by the City Departments will affect how the City grows and if it remains a desirable community. This may occur if growth and revitalization are managed and targeted to areas that can best accommodate it. Creating objectives and policies to target the appropriate type of development and 'best' location for new and revitalized growth will allow the City to enhance selected areas that need improvement.

These areas can absorb new jobs and housing without negatively impacting existing neighborhood quality of life through increased traffic or commercial encroachment into residential areas. The Growth Areas Element therefore seeks to identify the areas that can efficiently and logically accommodate growth, resulting in a diverse concentration of land use, transportation, and circulation options, and integrated open space areas.

GROWTH

GROWTH AREAS ELEMENT

Identifying growth areas discourages dispersed development or "sprawl" by focusing both revitalization and new development in targeted areas.

It is important for the City to encourage development within the growth areas in order to enhance their economic viability, create compact development areas, integrate active and passive open space, preserve natural resources, and accommodate integrated compatible land uses (commercial, office, residential, tourism, and industrial) to ensure sustainability. Growth areas should also be served by multi-modal transportation options (transit, pedestrian, bicycling, etc.) to provide community access, mobility and to reduce dependency on the automobile.

New and revitalized development is encouraged within five identified areas (See Attached Map) that may provide residents with increased flexibility and a higher quality of life. Flexibility and quality of life are characteristics consistent with Smart Growth principles. Other characteristics of Smart Growth include the following:

- Mix of land uses
- Compact building design
- Diversity of housing choices
- Strong pedestrian network
- Distinctive, attractive communities with a strong sense of place
- Open space, farmland, natural beauty, and sensitive environmental area preservation
- Growth directed toward existing development
- Transportation choices
- Development decisions that are predictable, fair, and cost effective
- Community and stakeholder collaboration in development decisions

Growth areas have been identified throughout the Eloy City Limits and Planning Area boundary.

The identified growth areas were defined based upon the following factors:

- Vacant or Underutilized Land: Areas selected were anticipated to accommodate future development, revitalization, or redevelopment based on their proximity to Interstate-10 (I-10), SR-87, wastewater treatment, or the Eloy Municipal Airport;
- Public Facilities Capacity: Areas were selected on the basis that public facilities could be provided to serve the community and provide law enforcement, emergency, safety, municipal, and health care services for residents;
- Infrastructure Expansion: Areas were chosen based on the fact they could be served with incremental water and/or sewer expansion financed through public capital improvement projects and/or private development activity;
- Open Space Opportunities: Existing facilities used in the evaluation of growth areas included city and private recreational facilities such as existing city parks, or other regional natural open space recreational opportunities; and

GROWTH

[Insert Map Here.](#)

Formatted: List Paragraph, Left, No bullets or numbering, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers

60-DAY DRAFT

GROWTH

- Smart Growth Principles: Principles and guidelines used to choose growth areas included places that could support mixed residential and employment land uses served by a variety of transportation modes that provide a high quality of life.

Growth Areas

1. Toltec-Robson Area

- This growth area is located at the intersection of Interstate 10 (I-10) and Interstate 8 (I-8). This growth area interfaces with the City of Casa Grande. It includes Eloy's first upscale Master Planned Community, as well as, other proposed retail establishments, catering to the interstate travelers. Transportation related industries are also ideally suited for this growth area.
- Uses within Eloy City limits should demonstrate compatibility with land uses within Casa Grande - Residential to Residential, Commercial next to Commercial, and Industrial next to Industrial.
- The 1,025-acre Casa Grande Mountain Park is located within this growth area and provides an opportunity for both Eloy and Casa Grande to preserve a significant open space ~~and~~ with multiple trails used for hiking.
- ~~Includes~~ a mixture of low to high density residential with some commercial and industrial designated parcels. The area is mostly residentially designated. The commercial and industrial designated land is typically located along I-10 and Frontier Street, and within planned communities. The densities of the residentially designated areas transition lower the further away (to the NE and SW) from the Freeway.
- ~~The~~ future Phoenix-Mart is located to the north of this growth area in the City of Casa Grande. It has been marketed as America's premier product sourcing center. The intent of PhoenixMart is to connect manufacturers, wholesalers, distributors and retailers directly to thousands of buyers and consumers across the country and around the globe. It's being proposed as a multi-category supply center with American quality products at globally competitive prices. Over 2,000 businesses are intended to be assembled in an iconic development and 1.5 million square ~~foot~~ marketplace.

2. Airport Area

- Includes the Eloy Municipal Airport. The Eloy Municipal Airport is owned and operated by the City of Eloy and is sited on approximately 90 acres located approximately three miles northwest of the City's central business core. The Airport is accessed via Tumbleweed Road which terminates at the Airport entrance. Lear Drive extends along the south side of Airport property and provides access to the T-hangar facilities.

GROWTH

- This growth area is the Home of Arizona SkyDiving, located in the heart of the scenic Sonoran Desert and lies midway between Arizona's two largest cities, Phoenix and Tucson. SkyDive Arizona has grown into the world's largest indoor skydiving center, averaging over 135,000 jumps per year.

3. Sun Corridor

- This growth area includes industrial, commercial and residential properties with access to Interstate 10 (I-10) and the Union Pacific Railroad (UPRR). It is a prime location for development with access to interstate transportation corridors; it also includes railroad, I-10 and Highway 84.
- Includes the entire downtown area and may incorporate or focus on redevelopment, infill, and rehabilitation of existing structures.
- Includes one industrial core or strip between I-10 and Frontier Street and much of the General Industrial designated land along I-10 and within the downtown area.
- This aArea consists of a mix of residential densities, but has more medium and higher density residential land uses than single family designated areas.

4. SR 87 Corridor

- This growth area is another potential employment corridor with access to Interstate 10 (I-10), Highway 87, and the Union Pacific Railroad. The eastern edge of this growth area also has the potential for upscale "Resort Style" living given its proximity to the base of the Newman Mountain range to the east.
- This Growth Area is focused around the highway corridor of general industrial/light industrial and commercial uses with some residential (mostly higher density residential uses).
- Future access to the North/South Corridor-A transportation route through Pinal County that would potentially connect U.S. Route 60 in Apache Junction and Interstate 10 near Eloy and Picacho.

5. Red Rock Area

- This growth area is the future site of the Union Pacific Rail Road (UPRR) switch yard and a major employment hub.
- This area will need to interface with Marana and Red Rock to the south and east.

The designated land uses within this area consists of Light Industrial, Mixed Use, Medium-High Density Residential and Community Commercial, even though—Although some areas have been previously designated with more intense uses through the Pinal

GROWTH

County Comprehensive Plan update process. It is also important to note that some higher density residential and commercial type uses may be permitted within this growth area depending on how the edge land of the Marana Planning Area develops adjacent to the Planning Area Boundary of Eloy.

6. Other Plans

In order to maximize the efficiency and attempt to accomplish the objectives of the Growth Areas Element, other planning mechanisms will need to be used. These include:

- Specific Plans,
- Updating revitalization/redevelopment plans, and
- Adopting infill incentive districts, capital facilities programming, and adequate public facilities ordinances.

Specific Plans

Specific plans are permitted by Arizona Revised Statutes (ARS 9-461.08) to allow cities the opportunity to define building layout and site planning, bulk and height requirements, and open space guidelines.

Other Plans

Redevelopment/Revitalization Plans

Redevelopment plans are also permitted by statute (ARS 36-1471 et. seq.) to transform underutilized or vacant areas into viable economic opportunity areas. The Growing Smarter Plus legislation established infill incentive districts to reverse the characteristics of disinvestment (i.e. dilapidated structures, contaminated sites, public nuisances, crime, and population decline) in developed areas.

Capital Improvement Plans (CIP)

Capital improvement plans identify the sequential phasing of community infrastructure and facilities to stage growth and foster revitalization in a rational manner. Adequate public facilities ordinances assist in maintaining desired facility levels of service (including schools) when new development occurs in the City.

Adequate Facilities and Services for Growth

The Growth Areas and existing or planned availability of essential facilities and services to accommodate Eloy's growth extend over a majority of the City Limits and much of the Planning Area north of Interstate 10. Timely and orderly development of facilities and services will be important as the City grows.

Development proposed in growth areas, must also be in conformance with the General Plan's Land Use Plan. Projects may proceed after providing a conceptual report or evaluation of adequate facilities and services. If a development proposal is submitted for a parcel that is designated for a future phase, subsequent phases may be accelerated, if deemed in the City's best

GROWTH

economic interests. If new development, consistent with the Land Use Plan, is located within one of five (5) growth areas, or outside a designated growth area, the City of Eloy will evaluate the efficiency and cost/benefit of approving that development based upon the following criteria:

Facility Adequacy Criteria:

- Water Facilities
 - Compliance with the adopted Water Master Plan.
 - Adequate water resources for the development (100-year assured supply) and proposed methods of water conservation to reduce the City's reliance on groundwater.
 - Adequate water production facilities including trunk lines, pumps, and fire hydrants are in place or will be constructed to serve the development.
- Wastewater Facilities
 - Compliance with the adopted Wastewater Master Plan.
Adequate wastewater treatment capacity is available or will be constructed to serve the development.
 - Adequate wastewater transmission facilities including trunk lines and pumps.
- Streets and Highways
 - Compliance with the Circulation Element and Circulation Map.
 - Adequate street access including rights-of-way for streets, improved street area, traffic control (stop signs or signals).
 - Access to planned or existing pedestrian, bicycle, and transit facilities.
- Schools
 - Adequate school capacity is available or provided for new students generated.
 - Consistent with projected school enrollment or planned school construction or expansion.
- Police Services
 - Police protection will not be reduced below the adopted level of service of 1.8 officers per 1,000 population.
 - Emergency response times will not exceed the existing average response time by 10 percent. Staff conducted a random sampled survey of response times and found an average response time of 6 minutes.
- Fire Protection Services
 - Fire protection and emergency medical will not be reduced below the adopted level of service for firefighters/EMT staff per 1,000 population.
 - Emergency response times will not exceed the existing average response time by 10 percent, which currently is approximately a 4-minute response time.
- Fiscal/Financial

GROWTH

- The City's budget for development/permit review, construction, inspection, operation, and maintenance would not need to be supplemented by more than 20 percent in any one fiscal year.
- The municipal facilities to serve the proposed development would not exceed the revenue stream received from taxes and fees (e.g. property tax, sales tax, utility fees, and development fees) for the proposed development unless otherwise supplemented by the developer.

Future development located within or outside of the five growth areas may be approved if they comply with existing General Plan land use designations or criteria. However, when a proposed development within or outside a growth areas does not comply with the criteria, or triggers the need to change adopted plans, policies, budgets, etc., the development may not be approved until it can substantially meet all the criteria or obtains a General Plan Amendment

4.4 OBJECTIVES

The objectives included below provide the City with direction to guide near-term future growth, development, and revitalization in appropriate locations.

1. Prepare and adopt a specific plan for each of the five growth areas identified on the Growth Area Map.
2. Prepare and adopt a Downtown/Redevelopment Plan ~~Update~~.
3. Prepare, adopt and maintain a five (5) year a Capital Improvements Program.
4. Prepare and adopt a Main Street Streetscape Master Plan.
5. Prepare and adopt an Infill Incentive District Ordinance.
6. Prepare and adopt a Revised Development Code for Planned Area Development and Master Site Plans.
7. Prepare and adopt an Adequate Public Facilities Ordinance.
8. Prepare and adopt Downtown Design Guidelines ~~to address-~~ architecture, landscaping, ~~parking, lighting, signage~~ and open space, parks, ~~trails, and pedestrian refuges~~-alternate transportation modes, and parking



Growth Areas Element

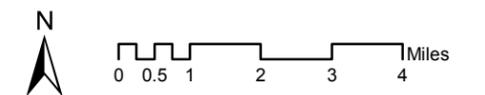
Eloy General Plan

Identified Growth Areas

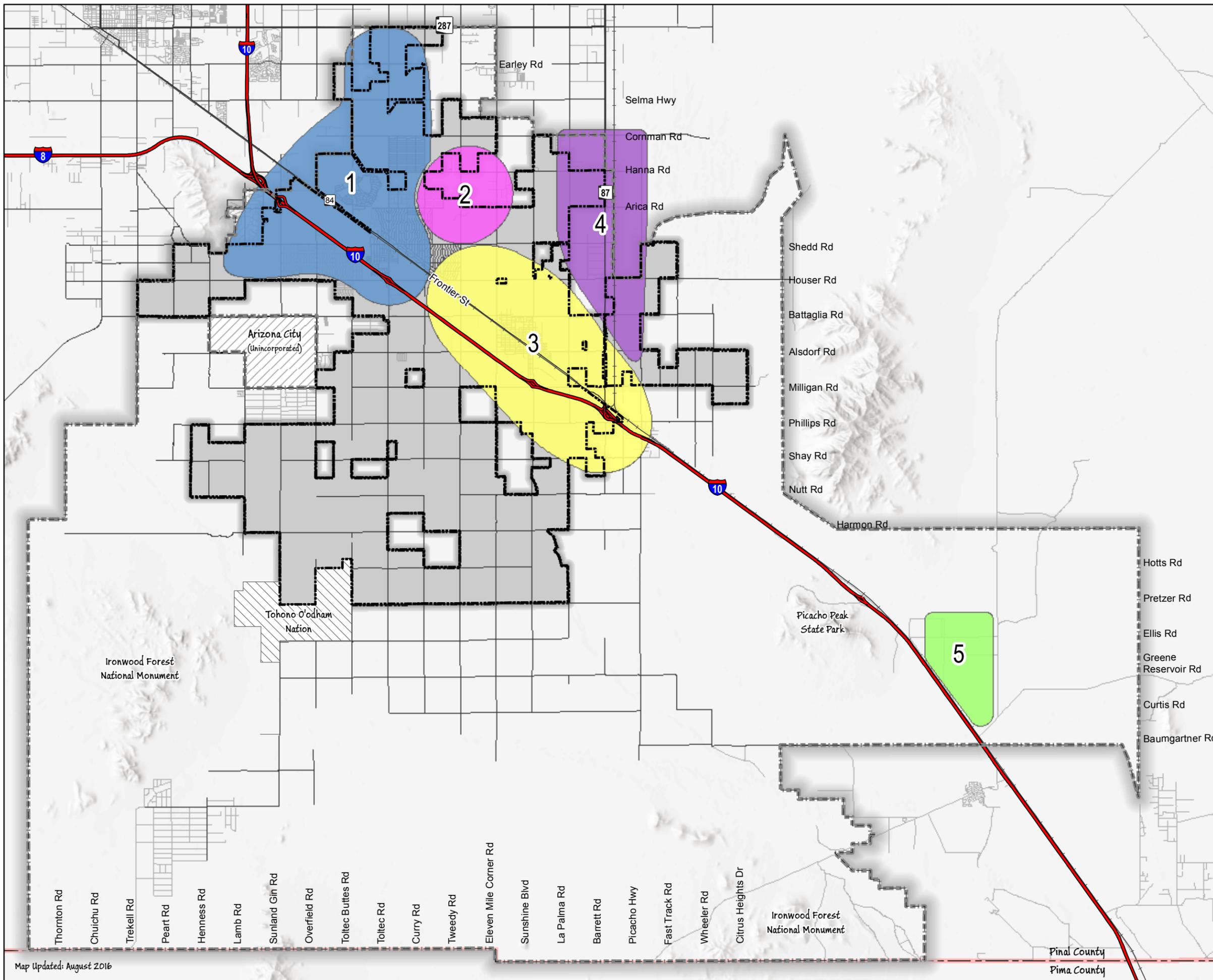
- 1 Toltec-Robson Area
- 2 Airport Area
- 3 Sun Corridor
- 4 SR87 Corridor
- 5 Red Rock Area

Reference

- Eloy City Limits
- Eloy Planning Area
- Interstate
- State Highway
- Local Road
- Railroad



This map is for reference only and has not been prepared or is suitable for legal, financial, engineering, or surveying purposes or commitments. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user. The City of Eloy shall have neither liability nor responsibility to any person or entity with respect to any direct or indirect loss or damage in connection with, or arising from, the information on this map.



PARKS, OPEN SPACE AND TRAILS

PARKS, OPEN SPACE AND TRAILS ELEMENT

5.0 GOALS

1. Improve the Community's livability, aesthetics and desirability through active and passive "green" space.
2. Provide a wide variety ~~of~~ of organized recreation opportunities for residents of all ages.

5.1 PURPOSE

The Parks, Open Space and Trails Element focuses on providing passive and active open space areas for recreation opportunities, a sense of openness and to improve the aesthetics of the community. This element identifies existing and proposed parks, open spaces and trails that have enhanced and will further improve the City's livability.

5.2 EXISTING CHARACTER

Eloy's residents place a high value on parks and open space. Additional parks, open space and trails will be necessary, both from a community aesthetics and livability standpoint and to satisfy the ~~existing~~ objectives of the General Plan. Surrounding open vistas, native desert and mountains provide a scenic backdrop for the City and its residents.

While Eloy has grown slowly ~~and steadily~~ over the past ~~fivetwenty~~ years, the ~~population increase has not created the need for~~ City has not seen the development of much additional park land or open space for its citizens. The City of Eloy owns and maintains 11 park facilities and two community centers comprising 15.40 acres as shown below and illustrated on the Parks and Service Area Map.

<u>Park Type/Name</u>	<u>Facilities</u>	<u>Acreage</u>	<u>Area Radius</u>
<u>Mini-Park</u>			
<u>Anita Park</u>	<u>Picnic Area and playground equipment.</u>	<u>0.2</u>	<u>0.25</u>
<u>Chamber Park</u>	<u>Grass area</u>	<u>0.1</u>	<u>0.25</u>
<u>Maddux Park</u>	<u>Grass area and picnic area.</u>	<u>0.3</u>	<u>0.25</u>
<u>Toltec Park</u>	<u>Picnic area, playground and half-court basketball.</u>	<u>0.4</u>	<u>0.25</u>
<u>Toltec Senior Community Park</u>	<u>Picnic and grass area.</u>	<u>0.7</u>	<u>0.25</u>
<u>Veteran's Heritage Park</u>	<u>Seating area, gathering area</u>	<u>0.2</u>	<u>0.50</u>
<u>Subtotal</u>		<u>1.9</u>	
<u>Neighborhood Park</u>			
<u>Central (Main</u>	<u>Grass field, park benches, and gazebo.</u>	<u>1.3</u>	<u>0.50</u>

PARKS, OPEN SPACE AND TRAILS

<u>Street) Park</u>			
<u>Jones Park</u>	<u>Ball field, concession stands, basketball court, swings, playground, picnic area, swimming pool, skate park and restrooms</u>	<u>4.5</u>	<u>0.50</u>
<u>North Toltec Park</u>	<u>Picnic area, grass area, swings, playground and half-court basketball.</u>	<u>0.8</u>	<u>0.50</u>
<u>Shumway (North) Park</u>	<u>Baseball field, concessions stands, tennis court, playground, picnic area, restrooms and basketball court.</u>	<u>3.4</u>	<u>0.50</u>
<u>Troy Thomas/Trekell Park</u>	<u>Grass area, playground, picnic area, swings and basketball court.</u>	<u>3.5</u>	<u>0.50</u>
<u>Subtotal</u>		<u>13.50</u>	
<u>Total</u>		<u>15.40</u>	

Source: City of Eloy

The existing inventory of parks is limited to Mini Parks and Neighborhood Parks-none more than five acres in size. There are not any community (more than 15 acres) or district (more than 50 acres) level parks located in the City. However, an approximate 14 acre private Community Park is located in Robson Ranch to serve the recreation needs of its residents. The park includes tennis courts, pickleball courts, pools, indoor workout facilities, softball field and dog park.

In addition the City also owns several parcels within the City, which are currently vacant and identified for park uses. These parcels total 17.85 acres, are identified on the Parks and Service Area Map and consist of the following:

- Northwest Corner of Houser and Tumbleweed Roads 14.78 acres
- Sunland Visitors Center Park 1.74 acres
- Northwest Corner of Adams St. and Phoenix
- Northeast Corner of 13th Street and Myers Blvd. 0.22 acre
- Southwest Corner of Navajo Circle and Apache Dr. 0.55 acre
- Southeast Corner of Navajo Circle and Apache Dr. 0.56 acre

Formatted: List Paragraph, Bulleted + Level: 1 + Aligned at: 0.29" + Indent at: 0.54"

Formatted: Font: (Default) Times New Roman

Formatted: Superscript

Formatted: Font: (Default) Times New Roman

Development has added new homes (site built and manufactured) to the community. However, the necessary increases to park and recreational facilities and open space have not kept pace.

PARKS, OPEN SPACE AND TRAILS

The City of Eloy is providing public park ~~and open~~ space at a net ratio of only 1.614 acres per 1,000 persons. National standards recommend 3.0 acres per 1,000 persons, but the City has reduced it to 2.0 acres per 1,000 persons. These standards also recommend the same ratio for open space that exists for parks. While many similar size (in terms of population) communities ~~do~~ not only usually achieve these national standards, they alsotypically exhibit a much higher ratio of parks and open space per population than the City of Eloy, as illustrated below.

Formatted: Not Highlight

Formatted: Not Highlight

Formatted: Not Highlight

<u>Community</u>	<u>Existing Population (2015)</u>	<u>Park Acreage</u>	<u>Park Acreage per 1,000 population</u>
<u>Eloy</u>	<u>17,787 (9,587*)</u>	<u>15.40</u>	<u>1.16 (1.61**)</u>
<u>Coolidge</u>	<u>12,187</u>	<u>50.6</u>	<u>4.10</u>
<u>Chino Valley</u>	<u>10,895</u>	<u>38.65</u>	<u>3.55</u>
<u>Somerton</u>	<u>15,759</u>	<u>13.8</u>	<u>0.88</u>

Formatted: Font: Bold

* Net population total, based on reduction of prison population and Robson Ranch.

**Based on non-incarcerated population

Source: Community General Plans

POST 1: LOS for Other Communities

~~Community~~ Open Space / Park Level of Service

~~Marana~~ 98 acres / 1000 people

~~Sahuarita~~ 12.1 acres / 1000 people

~~Flagstaff~~ 11 acres / 1000 people

~~Florence~~ 1 – 3 acres / 1000 people

(Information obtained from each communities respective General Plan)

~~The City of Eloy owns and maintains nine park facilities and two community centers comprising 17.3 acres.~~ The Grande Valley and Robson Ranch Golf Courses are both total approximately 175 acres. The Tierra Grande Golf Course is located in the planning area and includes approximately 63 acres. All three golf courses ~~and~~ are privately owned and operated. They are, however, allboth open to the public.

PARKS, OPEN SPACE AND TRAILS

The City's Recreation Division also is responsible for the development of youth, adult and senior activities and offers a robust program offering including after school, youth athletics, teen activities, senior programs, special interest classes, family activities, community events and aquatics.

In the recent past, the City of Eloy has annexed a large area into its jurisdiction and has ~~continues to review and~~ approved numerous large scale master plans, ~~and complex development proposals.~~ The low level of existing service for both park and open space acreage may be enhanced by ~~attaching stipulations to development approvals which~~ requiring the provision and possible dedication of new parks and open space areas ~~when such areas are considered for preliminary platting.~~ The Parks, Open Space and Trails Element provides a basis for the City to ~~quantitative outline goals and~~ criteria by which development proposals may be ~~considered reviewed~~ in order to satisfy the City's ~~adopted service levels for needed~~ park, open space and recreation facilities.

5.3 DISCUSSION

Parks, Open Space and Trails

To date, the City of Eloy has not adopted Park and Open Space standards. However, assuming that the City adopts a standard of ~~two near 3.0~~ acres per 1,000 population, a total of ~~19 31.1~~ acres of developed park acreage should be provided based on a ~~net~~ year 20~~1500~~ population of ~~9,58710,375~~ residents (~~17,787-6,500 for prison population-1,700 for Robson Ranch~~). ~~A total of 19 acres of open space should also be provided.~~ The current increase in population to a ~~gross total of nearly approximate~~ 18,000~~9,005~~ people has been due in large part to the increase in prison ~~and retail hiring, which increases the population local population.~~ ~~Subtracting the The~~ prison population ~~and Robson Ranch population~~ allows for an accurate determination of acreage ~~does not generate increased~~ need for ~~public additional~~ park and open space ~~activities.~~ ~~That being said, development and expansion of existing park and open space areas within the city helps increase the livability and desirability of a community.~~

Currently, ~~the City is short of this goal for its existing population by~~ a total of ~~three 17.3~~ acres ~~of park and open space has been provided within the City.~~ ~~By the year 2025, When~~ Eloy is ~~forecast to contain completely built out with~~ an estimated ~~gross~~ population of ~~31,4001.2~~ million people ~~(net population estimated at 19,900),~~ which will require a total of ~~40 3,300~~ acres of City parks and ~~an equal amount of~~ open space. ~~If this population threshold is met, the development of 25 acres of additional park land will need to occur, should be provided.~~

PARKS, OPEN SPACE AND TRAILS

~~In addition, the Picacho Peak State Park provides an 3,747 acres of static park and open space area.~~

Pinal County ~~prepared and~~has adopted an Open Space and Trails Master Plan in ~~2007 for the entire County. The Master Plan includes~~which are maps detailing ~~conceptual approximate proposed~~ locations for trails, open space, areas of historical and social resources ~~that are recommended~~ -to be preserved. The ~~proposed regional park (located in the Picacho Mountains)~~ose trails, as they relate to the City of Eloy, and other ~~components~~areas of historical and social importance within the City and Planning Area should be ~~considered by the City.~~incorporated into the objectives of the City.

Regional Parks, Recreation, and Open Space Facilities

~~In addition to the public parks administered by the City, the Eloy Planning Area also contains several regional level park facilities. These include the Ironwood Forest National Monument, Picacho Peak State Park, Casa Grande Mountain Natural Resource and Trail Park and Picacho Reservoir.~~

Formatted: Font: Not Bold

Ironwood Forest National Monument

A ~~large~~ portion of the Ironwood Forest National Monument is located within ~~two areas of the Eloy Planning Area. One area consisting of 30.3 square miles is located in~~ the southwestern portion of the Planning Area. ~~Another area consisting of 9.2 square miles is located in the southern portion of the Planning Area.~~ The Ironwood Forest National Monument is an approximate 129,000-acre area ~~(25,400 acres of which are located within the Planning Area)~~ established by a Presidential Proclamation on June 8, 2000, to protect objects of ecological and cultural resource interest in their Sonoran Desert environment. The landscape of the Ironwood Forest National Monument exhibits rich, drought-adapted vegetation of the Sonoran Desert. Extensive stands of Ironwood, Palo Verde, and Saguaro are prevalent throughout the Monument.

The Monument also includes rugged mountain ranges, including ~~the Sawtooth Mountains to the west and the Silver Bell Mountains~~Bell Mountains to the south. ~~The locations of archeological resources are remote and many miles from the study area.~~ The Monument contains objects of ~~scientific biological~~scientific biological, geological, and archeological interest throughout its ~~desert environment~~desert environment.

Picacho Peak State Park

Picacho Peak State Park was identified for acquisition by the ~~Arizona~~ State Parks Board in 1958. Over the next 10 years, multiple feasibility studies ~~were conducted~~were conducted and development plans created. Finally, in 1968, the State ~~Park was~~Park was officially opened to the public, when the Arizona Legislature ~~granted approval~~granted approval. In 1970, the State legislature

PARKS, OPEN SPACE AND TRAILS

authorized the purchase of ~~an additional~~ an additional 2,760 acres from the Bureau of Land Management (BLM) to ~~be added~~ be added to the park. ~~As of the 1990's,~~ The park ~~now~~ consists ~~of a total 3,469,747 acres~~ of acres of land.

Picacho Peak has been used in the past as a landmark due to its unique shape, as recorded in the 1700's as part of the Anza Trail. In 1848, ~~the Mormon~~ the Mormon Battalion constructed a wagon road through the Pass. ~~Picacho Peak~~ Picacho Peak is also the site of a Civil War ~~battle,~~ battle; the largest within Arizona (~~see Section~~ see Section 1.2).

Casa Grande Mountain ~~Natural Resource and Trail~~ Park

Much of the Casa Grande Mountains ~~are~~ is owned by the City of Casa Grande and ~~incorporate~~ incorporates an approximately 1,025,100 acre area devoted to trails and outdoor recreation. Currently, there is a proposal to include another area as joint-use. The Federal Government (Specifically the Arizona ~~Army National~~ Army National Guard) owns an 800-acre parcel of land on the west side of ~~the mountain~~ the mountain and is used for training purposes. In addition, the Bureau of ~~Land Management~~ Land Management also owns a parcel approximately 80-acres in size. The City ~~of Casa~~ of Casa Grande is working to acquire, through transfer, the BLM parcel, ~~and has~~ and has extended an offer of "Joint-Use" with the Army who ~~responded favorably~~ responded favorably. Parcels of land on the east side of the mountain are made up, ~~largely,~~ largely, by private land holdings.

Picacho Reservoir

The Picacho Reservoir lies ~~outside in the northeast portion~~ to the northeast, ~~and~~ In addition to its function as a reservoir, it serves as a primary habitat ~~for nesting~~ for nesting waterfowl in the winter. The reservoir is known as a Blue Heron rookery and is a stopover site for migratory birds, including the Glossy Ibis and Pelican.

Proposed Park and Recreation Facilities ~~Proposed Park and Recreation Facilities~~

Irrigation Canal Trail System

The ~~Central Arizona Project (CAP) Canal, CAP-Central Main Canal, Santa Rosa Canal, and Canal, and Florence-Casa Grande Canal~~ Central Arizona Project (CAP) Canal, CAP-Central Main Canal, Santa Rosa Canal, and Canal, and Florence-Casa Grande Canal are ~~agricultural~~ agricultural canals that traverse the ~~planning study~~ planning study area, providing water ~~to for primarily irrigation of primarily cotton agricultural crops~~ to for primarily irrigation of primarily cotton agricultural crops in the Santa Cruz Valley. ~~The CAP transports Colorado River water east more than 300 miles to serve the agricultural, municipal and industrial and Native American users. The Bureau of Reclamation committed (during the canal planning process) to maintaining a 20-foot recreation corridor on the downstream side of the Canal. The intent is to use the corridor for a ten-foot wide, paved non-motorized path that provides connectivity to both Maricopa~~ The CAP transports Colorado River water east more than 300 miles to serve the agricultural, municipal and industrial and Native American users. The Bureau of Reclamation committed (during the canal planning process) to maintaining a 20-foot recreation corridor on the downstream side of the Canal. The intent is to use the corridor for a ten-foot wide, paved non-motorized path that provides connectivity to both Maricopa

Formatted: Normal, Left, Indent: Left: 0"

PARKS, OPEN SPACE AND TRAILS

and Pima Counties. The Central Arizona Irrigation and Drainage District (CAIDD) canal rights-of way provide two wide, level strips of land, which could be suitable for multi-~~purpose~~ trails (walking, bicycling, and/or equestrian). However, discussions with the irrigation districts would need to take place.

The Santa Rosa Canal as a multi-use trail could provides the greatest ~~impact~~ value for a connected non-vehicular circulation trail system because of its passage through the inhabited and near term growth areas center of Eloy. As conversion of land from agriculture to urban land use continues, the canal ~~corridor~~ corridor will becomes ~~even~~ more valuable as a recreation amenity. The Parks and Open Space Plan identifies not only the Santa Rosa but also the Florence- Casa Grande and Grande, CAP Central Main and Central Arizona Project canals for inclusion within a linked multi-~~use~~ purpose trail system.

~~Communication~~ Negotiation with representatives of the CAP and Central Arizona Irrigation and Drainage District (CAIDD) as well as ~~and~~ other affected landowners will be necessary to implement this the proposed trail system and should be initiated by the City ~~as soon as possible~~.

Proposed Regional Park

The Pinal County Open Space and Trails Master Plan identified a proposed regional park to be located within an irregular outlined area within and north of the Picacho Mountains. Even though the majority of the proposed regional park is located outside the City of Eloy's Planning Area, it is important to identify it and show how the trail networks provide non-vehicular connectivity. The proposed park includes a total of approximately 50,700 acres and is primarily owned by the Arizona State Land Department, with portions also held by the Bureau of Land Management (BLM). It also is intending to connect with the northern boundary (across Interstate 10) of Picacho Peak State Park and provide passive oriented recreational activities that balance natural resource conservation with a natural environment experience for users.

Multi-~~Use~~ Purpose Urban Trail System

The street, utility, and railroad rights-of-way provide opportunities to ~~add~~ multi ~~add~~ multi-~~use~~ purpose trails serving walking, bicycling, and equestrian modes of transportation. The potential locations for multi-~~use~~ purpose trails include Frontier Street (south side), Sunshine Boulevard (west side), Toltec Highway (east side), Estrella Road (east side), Shedd Road (south side) Lamb Road (west side), Henness Road (west side) Battaglia Road (north side), Hannah and Milligan Roads (south side), SR-87 and Sunland Gin Road (west side), Harmon Road (south side) and Santa Cruz River (south of Harmon Road) with specific design standards to be determined as a component ~~part~~ of a future Parks, Open Space and Trails Master Plan. In addition, the El Paso Natural Gas pipeline that passes through the City from northwest to southeast is also

PARKS, OPEN SPACE AND TRAILS

identified for a multi-use~~purpose~~ trail, ~~extending~~~~reaching~~ from ~~Houser Road~~~~Battaglia Drive~~ to the Casa Grande Canal.

Growth Area Park Development

As new development occurs~~particularly residential~~, ~~developers~~~~within~~ each section of land ~~(640 acres)~~ will be required to collectively provide the recommended level of service for ~~Growth Area Park~~ improved park land. The land requirement will ~~be determined~~ ~~increase or decrease~~ based ~~on the anticipated population of the area, which is based~~~~Development~~ on the residential density and the mix of uses~~proposed for each development~~.

Frontier Street Linear Park

~~The wide rights-of-way of Frontier Street (100') and the Union Pacific Linear Park Railroad (200') in Downtown Eloy are the setting for the Frontier Street Linear Park. The linear park could extend approximately one third of a mile from Sunshine Boulevard to Myers Street as a welcoming, open space for downtown patrons and visitors. The Linear Park could include the proposed Frontier Street urban multi-purpose trail, a mini park, and parking area that also serves the businesses along Frontier Street.~~

Downtown Mini-Parks and Plazas

~~The r~~Revitalization of Eloy's Downtown provides an opportunity to incorporate ~~additional~~ Mini-Parks. ~~These are~~ small parks and plazas, ~~typically less than an acre, that serve~~ as gathering places and rest stops for shoppers. Vacant parcels ~~that are strategically located (i.e. proposed 13th Street Park) to provide proximate access for residents, workers and visitors~~ should be sought for land lease or purchase~~and improved consistent with the plans of the Downtown Main Street Office.~~

Formatted: Superscript

Eloy Municipal Airport/Private Managed Skydive Facility

~~The extensively used and and nationally/internationally recognized SkyDive Arizona facility, located at the airport, is extensively used throughout the year by a range of novice and experienced skydiving enthusiasts. As such, the significant airplane takeoffs and approaches on a daily basis fill the air above the City with parachutists, adding to the reputation of the City for this recreational activity. This activity also necessitates the presence of numerous drop zones in and around the airport that provide landing areas for the skydivers. The intent of this designation is to acknowledge the value that this activity provides from both an active recreational pursuit and a viable economic development component (tourism).~~

Ironwood Forest Trailhead and Campground

PARKS, OPEN SPACE AND TRAILS

The Parks, Open Space and Trails Map identifies the opportunity to site ~~three~~ Trailhead and trailhead and campgrounds adjacent to the portion of the Ironwood Forest National Monument located southwest and south of the City. Providing additional supportive access and amenities ~~enhances~~ enhances visitation to this ~~significant~~ newly-created open space resource.

Formatted: Not Highlight

Formatted: Not Highlight

Formatted: Not Highlight

The regional and local open spaces, parks, and trails identified above establish a broad-based ~~recreation~~ based recreation system for the City of Eloy. The incremental development ~~of these~~ of these facilities will allow Eloy to meet the recommended park ~~standards~~ standards included within this General Plan, and ~~enhance~~ provide greater access to open space and recreation ~~consistent~~ pursuits consistent with the objectives of this Element.

5.4 OBJECTIVES

Objectives provide the City with direction for planning, reviewing, ~~siting~~ siting and siting and designing future parks and open space acreage, and facilities. ~~Specific objectives~~ Specific objectives include:

1. Develop a plan for a connected system of open space areas ~~that protect~~ that protect and conserve natural, physical, cultural, and social resources.

~~2. Develop~~ 2. Develop a multi-use trail system that provides ~~connectivity~~ connectivity throughout the city, to recreational areas, parks, and coordinates with County trails within the Planning Area.

~~3. Develop~~ 3. Develop community regional parks within the City that provide a balance ~~of passive~~ of passive and active recreational opportunities for City residents ~~and visitors~~ and visitors.

4. Research and develop park, open space and trail standards ~~for residential~~ for residential and non-residential developments.

~~5. Research~~ 5. Research, draft and adopt park and open space policies to ~~require~~ require open space and recreation area developments and/or ~~dedications~~ dedications from developers, and ~~to assist in~~ that would help preserving natural and social resources.

~~6. Develop a more comprehensive Parks, Recreation, and Trails Master Plan that will examine these corridors~~



Parks, Open Space and Trails

Eloy General Plan

Proposed Trail System

- Canal Trail
- Multi-Use Trail
- Historical Trail
- Trailheads

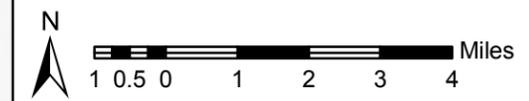
Parks and Open Space

- City Park (Existing and Proposed)
- Private Community Park
- Golf Course
- Open Space
- Regional Park (Proposed)
- State Park
- National Monument

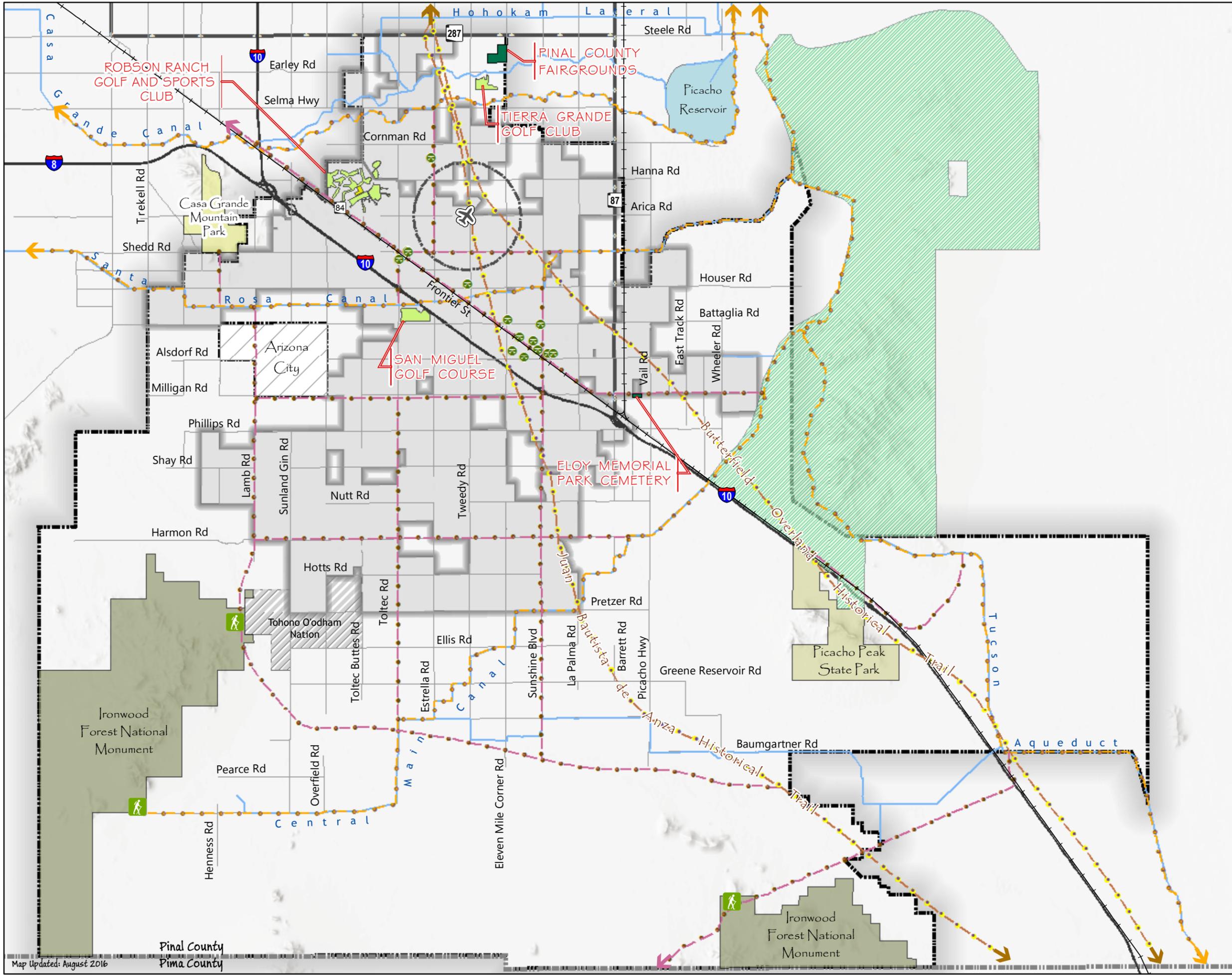
- Eloy Municipal Airport/ Privately Managed Skydive Facility

Municipal Boundaries

- Eloy City Limits
- Eloy Planning Area



This map is for reference only and has not been prepared or is suitable for legal, financial, engineering, or surveying purposes or commitments. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user. The City of Eloy shall have neither liability nor responsibility to any person or entity with respect to any direct or indirect loss or damage in connection with, or arising from, the information on this map.





Parks and Service Area Map

Parks, Open Space and Trails

City Parks

- Mini-Park (Existing)
- Mini-Park (Proposed)
- Neighborhood Park (Existing)
- Community Park (Existing)
- Community Park (Proposed)

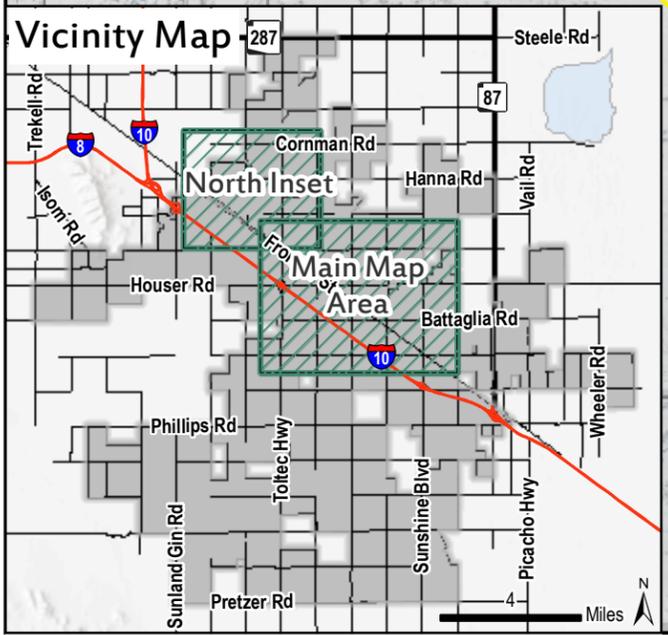
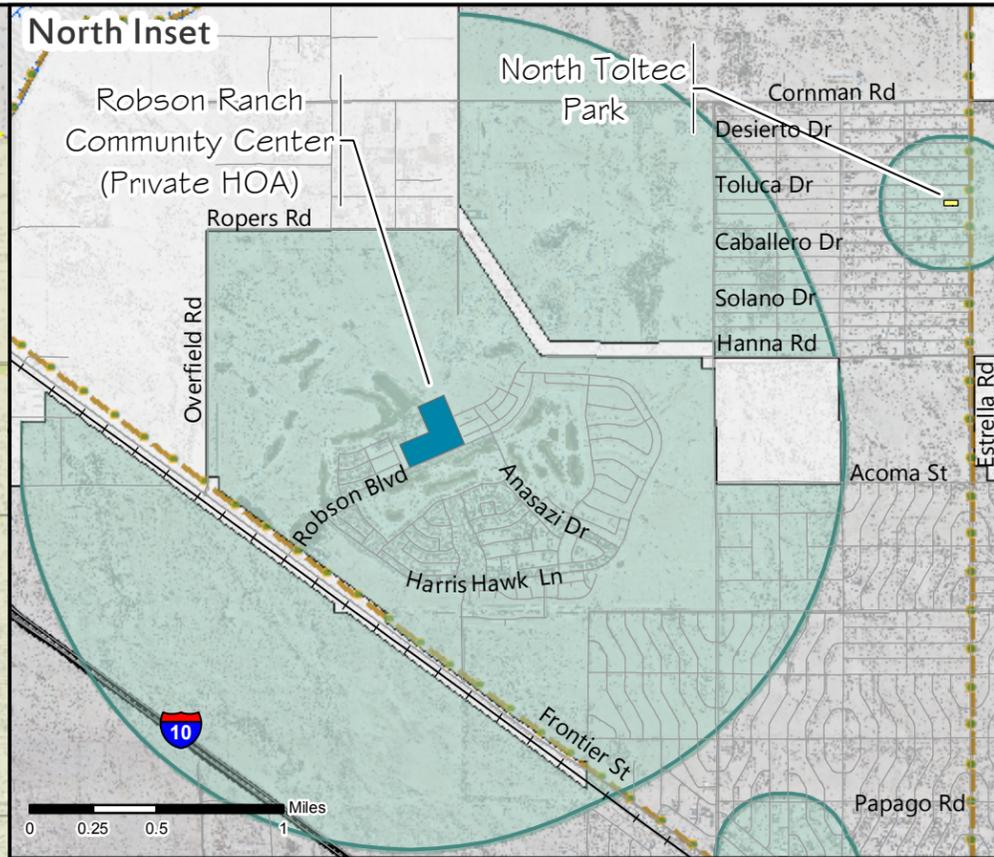
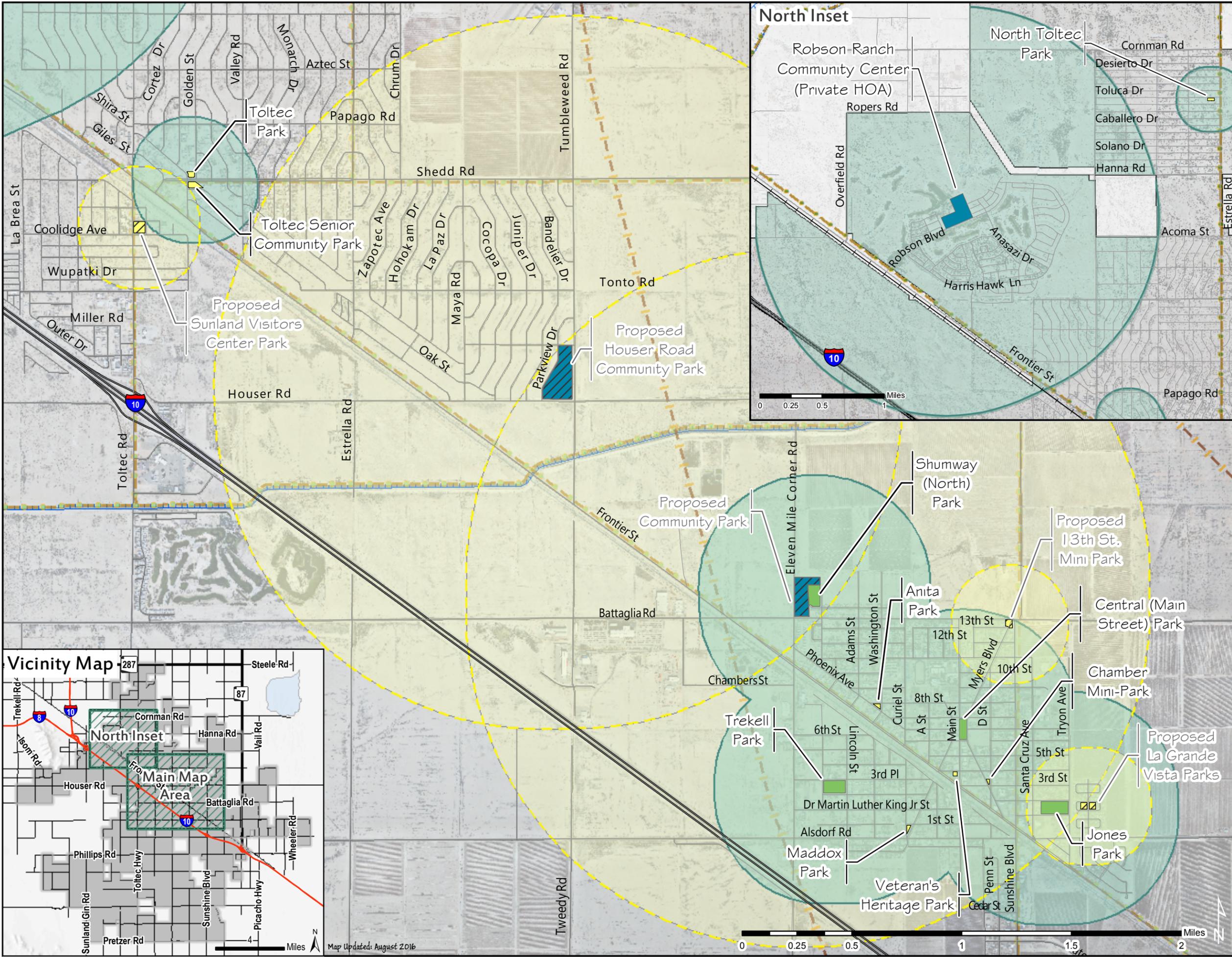
Park Service Area Buffers

- Service Area (Existing)
- Service Area (Proposed)

Proposed Trails

- Local Trails
- National Historic Trails

This map is for reference only and has not been prepared or is suitable for legal, financial, engineering, or surveying purposes or commitments. While every effort has been made to ensure its accuracy and completeness, the City of Eloy furnishes this map "as is", and assumes no responsibility for errors, omissions, or inaccuracies presented. Any conclusions derived from this map are the responsibility of the user. The City of Eloy shall have neither liability nor responsibility to any person or entity with respect to any direct or indirect loss or damage in connection with, or arising from, the information on this map.



Map Updated: August 2016

HOUSING ELEMENT GOALS

1. ~~Facilitate~~~~Encourage~~ redevelopment and revitalization of existing housing stock ~~and/or~~ neighborhoods.
2. Encourage a variety of housing ~~types to accommodate~~~~for~~ various levels of income and lifestyles.

6.1 PURPOSE

The purpose of the Housing Element is to evaluate the condition of ~~the~~ existing residential housing stock, review the quantity of the different types of housing and then to analyze future growth in population, needed housing types, quantities and distribution. ~~O~~~~Goals, objectives and policies~~ are then provided to accommodate the City's future growth, eliminate substandard dwelling conditions, ~~and~~ improve housing quality, variety, and affordability.

6.2 EXISTING CHARACTER

The City of Eloy and ~~its surrounding~~~~the~~ Planning Area contain a wide variety of housing types in ~~various stages~~~~all degrees~~ of physical conditions; from new development to abandoned and dilapidated structures, and high end single family residences to apartments, ~~and~~ manufactured homes ~~and recreational vehicle parks~~. ~~The US Census identified the following housing data for the City of Eloy:~~

<u>Housing Units (2010)</u>	<u>3,691</u>
<u>Housing Type Composition</u>	
<u>Single Family (60%)</u>	<u>2,215</u>
<u>Multi-Family (20%)</u>	<u>738</u>
<u>Manufactured Housing (20%)</u>	<u>738</u>
<u>Owner Occupied Housing Units (2014)</u>	<u>61.8%</u>
<u>Median Value (Owner Occupied Units) (2014)</u>	<u>\$72,300</u>
<u>Median Monthly Housing Costs (with a mortgage) (2014)</u>	<u>\$1,045</u>
<u>Median Monthly Gross Rent (2014)</u>	<u>\$585</u>
<u>Households (2014)</u>	<u>3,280</u>
<u>Persons per Household (2014)</u>	<u>3.13</u>

~~Prior to 2000, there were a total of 2,529 households within the City of Eloy. By 2006, the City of Eloy had an estimated count of 3,159 households. Pinal County has provided three growth scenarios for the County and the municipalities within the County, including the City of Eloy. According to the Pinal County Housing Study's slow growth scenario, the City of Eloy is anticipated to have a total of 4,081 households by 2010. The Moderate and Aggressive growth rate scenarios estimate a total of 4,491 and 6,084 households respectively.~~

Formatted: Right: 2.25", Tab stops: 4.25", Left + Not at 4.94"

Formatted: Indent: Left: 0.68", Right: 2.25", Tab stops: 4.25", Left + Not at 4.94"

Formatted: Right: 2.25", Tab stops: 4.25", Left + Not at 4.94"

By 2025 the Planning Area is estimated to contain a population of approximately 31,400 residents. If approximately 9,000 of these residents are inmates, the net total population is 22,400, which would translate to a total housing unit count of 7,157, utilizing the 3.13 persons per dwelling unit rate identified above. The net, new housing units would total 3,466-nearly doubling the City total in 2010.

If the composition of housing types remained the same as 2010, the following units and acreage would be required to meet the population projection for the year 2025:

<u>Housing Type</u>	<u>Average Density</u>	<u>Housing Units</u>	<u>Acreage Required</u>
<u>Single Family</u>	<u>4 du/acre</u>	<u>2,080</u>	<u>520</u>
<u>Multi-Family</u>	<u>16 du/acre</u>	<u>693</u>	<u>43</u>
<u>Manufactured Housing</u>	<u>6 du/ac</u>	<u>693</u>	<u>43</u>
<u>Total</u>	<u>NA</u>	<u>3,466</u>	<u>606</u>

Source: City of Eloy; June 2016

Based on the calculation above, the Planning Area would need to be able to accommodate approximately one section of land to meet the acreage requirements necessary to accommodate the year 2025 population. The Land Use Plan has identified an amount of acreage that significantly exceeds these acreage demands over the next 10 years.

The estimated housing stock by December 2006 was 3,661 total units. Of the total units 59.9 percent were single family residences, 19.6 percent were multifamily (2 to 5+ units) and 23.2 percent were manufactured homes.

The three growth rates mentioned above also estimate that approximately 1,290 additional units (slow growth rate), up to 3,472 additional units (aggressive growth rate) would need to be constructed within the City of Eloy, depending on how quickly the City continues to grow.

There are a total of 285,568.53 acres (446.3 square miles) within the City's Planning Area that are currently designated for residential development, which would include single and multi family developments.

The City's land use residential designations tie Estate, Low, and Medium Densities to single family development, with Medium High and High densities to multi family developments. There are 280,128.93 acres (437.7 square miles) designated for single family

~~developments and 5,439.6 acres (8.5 square miles) designated for multifamily type developments.~~

~~In 2016, the median sales price for new construction and resale homes varies across the City. In Robson Ranch, the price for new construction ranges from \$167,000-\$289,000. The resale price in this area ranges between \$200,000-\$350,000. In the Toltec Area, the resale price ranges between \$90,000-\$140,000. In the Downtown Area, the resale price ranges from \$60,000- \$90,000. was highest in 2005 at approximately \$214,000, while the median sale price for new construction was highest in 2006 at approximately \$250,000. Some estimates for the current 2009 median home sales price show a drop to approximately \$80,000.~~

~~The Robson Ranch community is age restricted and relies predominately on retirees as its market niche. The ability to afford the average home in the Toltec area would require a job that grosses a minimum of \$19,000 annually. The ability to afford the average home in the Downtown area would require a job that grosses a minimum of \$12,000 annually.~~

6.3 DISCUSSION

Housing Needs

~~TMuch of the existing housing stock in the Downtown exhibits a variety of exterior/interior building conditions. While the area north of Frontier is generally sound, there are scattered areas where the housing is in need of rehabilitation. Many of these properties continue to be bank owned or long term vacancies. In the area south of Frontier the majority of the area is in need of at least minor rehabilitation, with some areas in need of major reinvestment. The Eloy Housing Authority has constructed several new infill homes on vacant or dilapidated lots to enhance the housing for City residents. The City does not have a formal housing rehabilitation program at the present time and new housing is scarce. The community also lacks a range of housing types within various price ranges.~~

Substandard Housing/Housing Quality

~~The lack of robust job growth and the after effects of the Great Recession continue to exert debilitating effects on the existing housing stock in Toltec and Downtown Areas. Housing quality in Eloy has been in decline for over 30 years. This decline is largely related to the lack of new housing (through construction of new subdivisions or infill developments), inadequate maintenance of existing housing, and the~~

~~decrease in agricultural jobs and other resource industry jobs. The majority of the existing housing stock in the Downtown Area were constructed during units in Eloy are products of the agricultural boom in the 1940's and 1950's and the development boom (turned bust) in the 1970's. In fact, some of the residential developments that received entitlement during the 1970's, particularly in the Toltec area, have yet to be completed or have been abandoned completely. In the early 2000's the City experienced. During 2004 to 2006 there was another residential another residential entitlement and annexation housing boom which culminated in the Great Recession of 2008. Over the past several years, there has been a rejuvenation of interest in cleaning up the City and maintaining the housing stock in the Downtown Area. has now dropped and turned into a Bust in 2009.~~

~~Generally, the lack of new residential housing developments within a community or lack of high vacancy rates is a good indicator of economic stability or instability within the community. The newest housing in Eloy is in the North Toltec neighborhood, where the manufactured housing provides one source of new, unsubsidized housing for low income households. There are also several master planned communities that have been approved including Robson Ranch. These master planned areas represent development located on multiple square miles of land. Goals, objectives, and policies need to focus on how to stimulate opportunities for new, improved and quality residential development.~~

Housing Variety

There are two significant housing variety gaps that have been identified in the City. The first is the lack of higher-end new single-family construction some of which has been addressed through the development of Robson Ranch. However, new upper end or "move up" housing will not locate in the City until more robust employment and escalating salaries locate in the City and/or the surrounding region. in the City, particularly "move up" housing. The second is the lack of new apartment units. This conclusion is based on declining vacancy rates in existing complexes and the number of prospective tenants on waiting lists.

Housing Attainability ~~Housing Attainability~~

Eloy exhibits very low median household ~~and family~~ income (\$27,477 in 2014 (US Census)s, and is below the average of both Pinal County (\$50,248) and the State of Arizona (\$49,928). On the average, Eloy ~~employees~~ residents receive lower wages due to the fact that and their incomes along with the City's economy primarily relies on agricultural, retail, and manufacturing and other "blue-collar" employment. A significant proportion of the most recent newest

housing ~~supply has been developed to meet the needs of the City's residents, and provided~~ development provide opportunities for low/moderate-income households and ~~provide for~~ age-restricted retirement housing (approximately 37 percent of the City's residents were identified as persons in poverty, compared with rates at 17 and 18 percent in the County and State, respectively. 71 percent of the City's residents (6,290) were identified as low/moderate income households in the 2000 US Census).

~~Until recently, the new housing supply was comprised largely of manufactured homes and lower cost single family homes. However, this is changing with an upswing of single family residential developments, including Robson Ranch. There are also some executive homes or apartments which have been approved and constructed within the City. The apartment complexes that were constructed include some subsidized units for low moderate income households. The City still has a significant shortage of the number of affordable rental units available for its residents.~~

6.4 OBJECTIVES

2

The objectives outlined below provide the City with direction and guidance to provide the housing needed for Eloy's existing and future residents.

1. ~~Achieve~~Obtain a high quality, varied and affordable housing stock through a combination of infill projects, new development and rehabilitation of older homes and structures.
2. Promote the development of sound, high quality neighborhoods that provide a variety of housing options and community amenities in an integrated manner.
3. Encourage property managers/developers/property owners to maintain and improve their respective City's existing housing stock,
- 3.4. ~~Pursue federal, state and local grants to address the and to~~ revitalization needs of existing Downtown neighborhoods.

- 4.5. Implement programs that incentivize property owners to maintain, rehabilitate, revitalize and protect the existing stock of affordable homes.

Formatted: List Paragraph, Right: 0", No bullets or numbering

5.6 Cooperate with the Eloy Housing Authority to ~~provide~~^{monitor} affordable housing to those residents with a demonstrated needs.

60-DAY DRAFT

CITY OF ELOY
REQUEST FOR PLANNING & ZONING COMMISSION ACTION

Agenda item: VII. A&B

Date: 08/17/16

Date submitted:
08/09/16

Date requested:
08/10/16

Action:
 Resolution
 Ordinance
 Formal
 Other

Subject: Recommend approval of a Staff initiated request for a Minor General Plan Amendment on approximately 5.08 acres from Community Commercial to 5.08 acres of Medium Density Residential generally located at the southeast corner of W. Battaglia Road and N. Eleven Mile Corner Road (Assessor's Parcel Number: 405-05-131D in a portion of Section 6, T8S, R8E of the G&SRB&M, Pinal County, Arizona).

TO: Planning & Zoning Commission

FROM: Jon Vlaming, Community
Development Director

RECOMMENDATION: Staff recommends that the Planning and Zoning Commission recommend the approval of Case No.: GPA16-020 for a Minor General Plan Amendment on approximately 5.08± acres from Community Commercial to 5.08 ± acres of Medium Density Residential.

DISCUSSION: This request, if approved, would amend the Eloy General Plan Land Use Plan from approximately 5.08± acres of Community Commercial to 5.08 ± acres of Medium Density Residential. The intent of this request is to establish consistency between the City's adopted General Plan Land Use Plan Map and the existing and intended future use of the property as a mobile home park.

STAFF FINDINGS: Notification of the August 17, 2016 public hearing required for this proposed Minor General Plan Amendment has been completed. Notice (by first class mail) has been sent to each real property owner, as shown on the most recent assessment of the property, within three hundred feet (300') of the subject property for this Minor General Plan Amendment in accordance with the notice requirements as set forth in the Eloy Zoning Ordinance.

The proposed Minor General Plan Amendment will constitute an improvement to the Eloy General Plan by matching the existing use with the appropriate land use designation. The minor amendment will enhance and not adversely affect the public's health, safety, or welfare. The substitution of the Medium Density Residential land use type for the Community Commercial land use type establishes the consistency with the existing use on this property and thus is more compatible with the existing uses on other adjacent and nearby properties.