

## 2.0 Amendments and Process

### 2.1 MAJOR AMENDMENT OVERVIEW

The Eloy General Plan, as required by Arizona Revised Statutes (ARS 9-461), shall be updated every 10 years, or earlier as determined by the City Council. Within the ten-year interim period, the City will entertain proposed changes or amendments to the General Plan. These proposed amendments may be filed by the City, landowners, individual residents or developers. State Statutes identify that an amendment to the General Plan is classified as major when the proposal substantially alters the City's planned mixture or balance of land uses. A major amendment is confirmed when any proposal satisfies any one of the criteria listed below (all other amendments shall be considered minor).

State Statutes require that all major amendments be heard before the City Council at a single public hearing designated each calendar year. The City Council shall review and approve or deny each major amendment. Major amendment cases are required to be submitted within the same calendar year in which they are heard, and a 2/3-majority vote of the City Council is necessary for approval. In addition, major amendments will require a staff review and recommendation to the Planning & Zoning Commission. The Planning & Zoning Commission shall hold a minimum of one public hearing and shall make a recommendation of approval or denial to the City Council. The City Council shall hold an additional public hearing and its decision shall be based on specific review guidelines listed below.

Any proposal that does not meet the criteria listed below is considered a minor amendment and can be considered by City staff, the Planning & Zoning Commission, and the City Council, according to the submittal, review and approval process scheduled annually.

### 2.2 MAJOR AMENDMENT LAND USE CRITERIA

A major amendment to the general plan is required where any one (1) or more of the following occurs:

1. A change from one residential land use designation to another residential designation that exceeds 320 acres.
2. A land use designation change from residential to non-residential of 40 acres or more.
3. A change involving an industrial land use designation exceeding 80 acres.
4. A change involving a commercial or Mixed Use designation exceeding 40 acres.
5. A change involving a Parks/Open Space or Public/Institutional designation exceeding 20 acres.
6. Any proposed realignment, deletion or change in the functional roadway classification of a major or minor arterial or planned freeway.
7. Proposed text changes that conflict with, or alter the goals and policies of the General Plan.

## **2.3 AMENDMENT GUIDELINES**

Changes to the General Plan must also meet the following guidelines for approval:

1. That the City has not provided adequate land uses designated that would allow the proposed use to be sited as proposed.
2. That the amendment constitutes an overall improvement to the General Plan and will benefit the City in general.
3. The amendment will not adversely impact any portion of the community, by:
  - Creating incompatible land use patterns;
  - Requiring additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses unless mitigated by the applicant and demonstrated to benefit the City;
  - Adversely impacting existing or planned land uses through an unreasonable increase in traffic generated by the proposed use unless mitigated by the applicant, or
  - Adversely affecting the livability of an area or the health and safety of existing residents.
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4. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances.

It shall be the responsibility of the party requesting the major amendment to prove that the change constitutes an improvement to the General Plan and satisfies all amendment guidelines presented above.