

Eloy General Plan 2020 Major Amendment Staff Application Narrative

June 2020

Planning Area Boundary

The Eloy General Plan was readopted by the City Council on May 11, 2020. Since that time, Eloy City staff has met with staff from the City of Casa Grande. The topic of those conversations was to modify the Planning Areas of the two cities. Planning Areas include land already annexed into the City, as well as land that could become part of the City in the future. Cities do not have planning and zoning jurisdiction over their Planning Areas unless the land has been annexed.

Staff from Eloy and Casa Grande agreed, pending approval, that some land would be removed from Eloy's planning area and some would be added. The area to be added includes 167 acres located on the east and west sides of Sunland Gin Road, between Interstate 10 and Frontier Street. This area is adjacent to the recently annexed Interstate 10/8 property, which is a mixed use business park and industrial development. The future annexation of other properties in this area will allow the city to benefit from tax revenues from land uses located in proximity to Interstate 10/8.

Staff from both cities also agreed that Mountain View Estates would be removed from Eloy's Planning Area and added to Casa Grande's. That 718 acre subdivision is already being served by Arizona Water Company, the utility that provides water to the City of Casa Grande. Also, it can be very difficult to annex an existing subdivision. The large number of owners in a subdivision make the challenging task of annexation even more difficult.

Cost of Development Element

The proposed changes to the Cost of Development Element improve the General Plan in two ways. The first improvement is updating the information in the element. When people are looking to locate in Eloy, they will be able to use this updated information to make informed decisions. The other improvement is to add language about Revitalization Districts. In May 2020, the Eloy City Council adopted Policy Guidelines and Application Procedures for the Establishment and Operation of Revitalization Districts. These Districts provide a funding mechanism for construction, acquisition, operation, and maintenance of certain infrastructure within District boundaries.

How this Amendment is Meeting the Amendment Guidelines in the General Plan

Responses are shown in ***Bold Italics***

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.

The area that is being added to Eloy's Planning Area is adjacent to the recently annexed

Interstate 10/8 property, which is a mixed use business park and industrial development. This addition provides an opportunity to build upon the strengths of the 10/8 project and attract other employment uses to the area.

2. That the amendment constitutes an overall improvement to the General Plan and will benefit the City in general.

Adding land to the City's Planning Area that could be developed for employment uses will benefit the City in general.

3. The amendment will not adversely impact any portion of the community, by:
 - Creating incompatible land use patterns,

The Mixed Use and General Industrial Land Use Categories proposed for this area fit very well with the existing and planned land uses in the vicinity.

- 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,

The City already has water and sewer lines adjacent to the proposed addition to the City's Planning Area. If the additional areas are annexed, ¼ mile of Sunland Gin Road will be added to the City street network.

- Adversely impacting existing or planned land uses through an unreasonable increase in traffic generated by the proposed use unless mitigated by the applicant, or

The traffic generated in the proposed addition to the Planning Area will be consistent with surrounding uses.

- Adversely affecting the livability of an area or the health and safety of existing residents.

The proposed land uses will not have a negative impact on the livability of the area or the health and safety of existing residents.

4. That the amendment is consistent with the General Plan's overall intent and other adopted plans, codes, and ordinances.

One of the major goals of the General Plan is to set aside areas that will be good locations for employment uses. Adding this area to the City's Planning Area will provide more opportunities to bring jobs into Eloy.