



CITY OF ELOY

MUNICIPAL AIRPORT ADVISORY BOARD MEETING

Thursday, November 5, 2020 at 5:30 PM at
The Eloy City Council Chambers-City Hall
595 North C Street
Eloy, Arizona 85131

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Communications**
- V. Old Business: Discussion and/or possible action on the following:**
 - A. Work Session on the Airpark Master Plan
- VI. New Business: Discussion and/or possible action on the following:**
- VII. Motion to Adjourn**

POSTED BY THURSDAY, OCTOBER 29, 2020, BY 5:00 P.M. AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov

Mary Myers, CMC, CPM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE BOARD AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

CITY OF ELOY

REQUEST FOR BOARD ACTION

Agenda Item: V.A.

Date: 11/5/2020

Date submitted:
10/20/2020

Action: Other

**Subject: Work Session on the
Airpark Master Plan**

Date requested:
11/5/2020

TO: Municipal Airport Advisory Board

FROM: Jerry Stabley

RECOMMENDATION:

That the Board actively participates in the work session to help craft Eloy's Airpark Master Plan

DISCUSSION:

Staff will make a presentation on the draft outline of the Master Plan Document, overview of the study area, as well as preliminary recommendations for the Vision, Goals and Objective components and next steps of the Master Plan process.

FISCAL IMPACT:

An effective Airpark Master Plan will effectively guide the near, mid and long term land use and infrastructure development around the Airport. As such, this document is expected to be the catalyst for future growth that generates a very positive direct and indirect impact on Eloy's economy and increase in City revenues.

Airpark Area Plan/Meeting #2



Agenda

- Overview of Outline for Master Plan Document
- Study Area Identification
- Overview of Preliminary Draft Vision, Goals and Objectives
- Next Steps

Master Plan Outline



Chapters

- Introduction
- Land Use Master Plan
- Circulation Master Plan
- Infrastructure Master Plan
- Economic Development Master Plan

Master Plan Outline



Introduction

- **Planning Process**-overview of the process to prepare the plan
- **Study Area**-identifies the area of the plan
- **Vision Statement**-provides a statement of community values that creates the desired condition
- **Document Organization**-how the information is presented in each chapter

Master Plan Outline



Master Plans-Land Use, Circulation, Infrastructure, Economic Development

- **Existing Setting**-provides the background for the topic including natural, man-made and regulatory environments
- **Goals and Objectives**-the goal describes how a key issue is to be achieved. The objective describes a specific action that establishes a desired quality or quantity that achieves the goal

Master Plan Outline



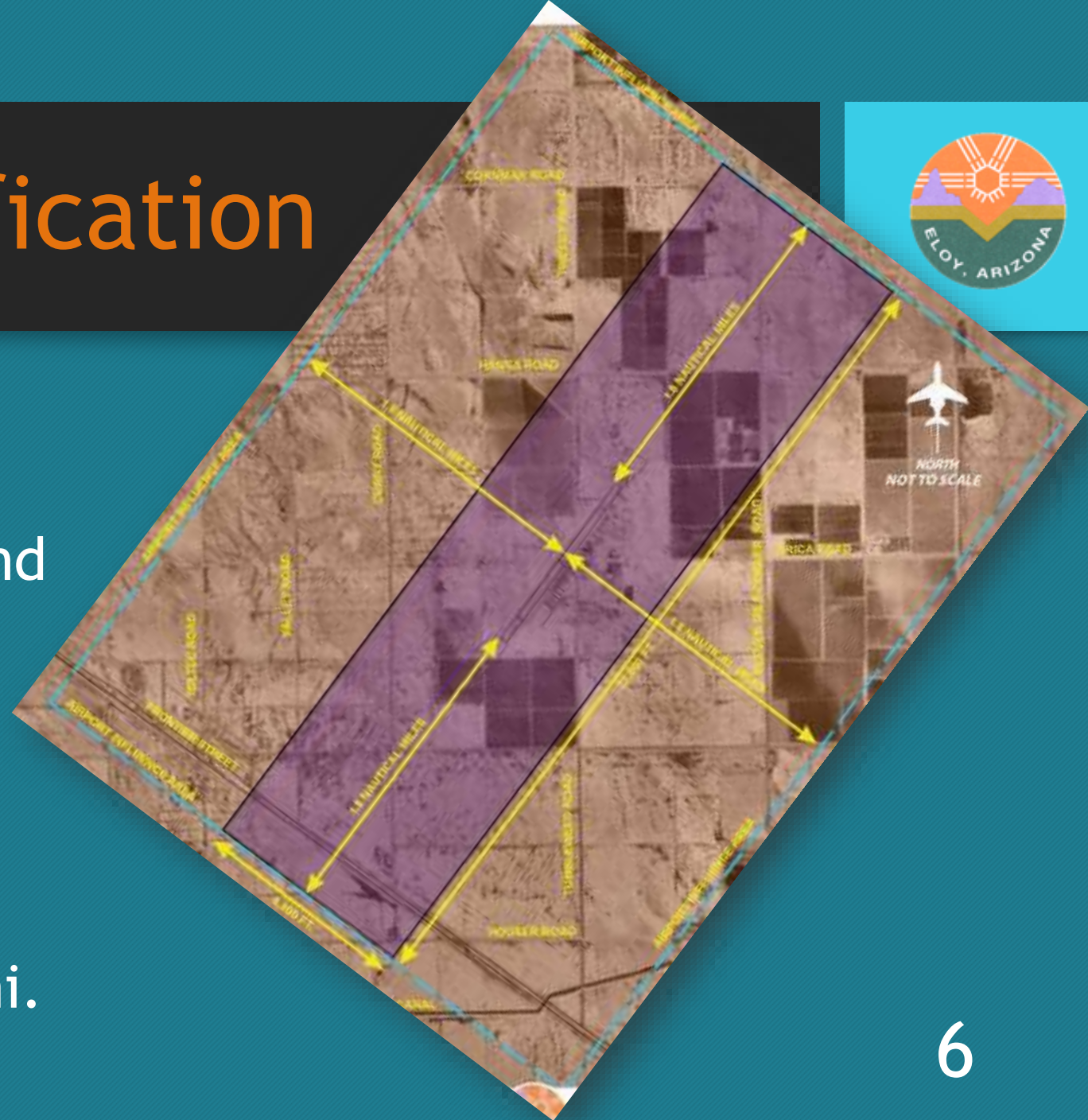
Master Plans-Land Use, Circulation, Infrastructure, Economic Development

- **Master Plan**-provides both graphic maps and illustrations and recommendations/standards to guide future development
- **Implementation Program**-identifies the action, purpose, timing, primary/secondary responsibility, resources to make the plan a reality

Study Area Identification

Based on the Airport Master
Plan/Airport Influence Area and
Official Zoning Map/Airport
Influence Zone

Totals approximately 12 sq. mi.



Draft Vision Statement



An area that has strategically leveraged the adjacency and proximity of the Eloy Municipal Airport to invest in adequate circulation and infrastructure improvements, creating a mixed-use community that is compatible with existing and future aircraft and skydiving operations.

Land Use Goals and Objectives



Land Use-Overall

- **Goal:** Foster a compatible land use pattern that creates value within the Airpark Area by developing appropriate adjacencies and quantities of land for all supportive uses.
- **Objective:** The City shall actively approach all landowners within the study area for annexation into the City of Eloy.
- **Objective:** The City shall coordinate with Pinal County to foster compatibility of general/comprehensive planning, and rezoning for unincorporated areas within the Airpark Area.
- **Objective:** The City shall evaluate the inclusion of large man-made water bodies, solar generation facilities and certain crops within identified proximities to the Airport, to minimize Bird Air Strike Hazards (BASH). Additional, the City will actively restrict uses that for any number of reasons could have a negative effect on the Airport's ability to operate as such.

Land Use Goals and Objectives



Land Use-Employment

- **Goal:** A successful location for employment related land uses that support the City's targeted industry clusters and utilize the airport resources to aid in the attraction of new industry and investment
- **Objective:** The City with guidance from the FAA shall continue to encourage through the fence operations to occur that add value to the economic base of the Airport.
- **Objective:** The City will identify areas where residential uses can be accommodated within the Airpark Area without jeopardizing existing or future airport operations.

Land Use Goals and Objectives



Land Use-Retail

- **Goal:** The appropriate siting of commercial uses that capitalize on surrounding and visiting patrons.
- **Objective:** The City shall support the location of commercial uses that front on arterial roadways.
- **Objective:** The City will identify areas where residential uses are permitted within the Airpark Area without jeopardizing existing or future airport operations.

Land Use Goals and Objectives



Land Use-Residential

- **Goal:** Housing areas located in the Airpark that are minimally impacted by Airport aviation operations.
- **Objective:** The City will utilize its Zoning Code and Map to identify areas where residential uses are permitted within the Airpark Area.
- **Objective:** The City shall develop and adopt noise attenuation standards for residential land uses located within identified proximities to the Airport.

Circulation Goal and Objectives



- **Goal:** A safe, efficient multi-modal circulation system serving the Airpark Area.
- **Objective:** The City shall require the dedication of all rights of way for the functional roadway classification identified on the Airpark Circulation Plan.
- **Objective:** The City shall consider the Airport Loop Road, or its close facsimile, as a necessary improvement to foster future compatible development surrounding the Eloy Municipal Airport.
- **Objective:** The City shall consider the siting, design and construction of a major collector roadway that connects the Downtown with the Eloy Municipal Airport.
- **Objective:** The City will partner with Pinal County and Sun Corridor Metropolitan Planning Organization to leverage funding for programmed street improvements based on the Airpark Circulation Plan.

Circulation Goal and Objectives



- **Objective:** The City shall require all development located adjacent to major and minor arterial streets to limit direct arterial access to 1/8, 1/4, and 1/2 mile spacing.
- **Objective:** The City shall plan for the upgrade of the public streets surrounding the Airport through its Capital Improvement Plan.
- **Objective:** The City shall identify the extension/connection of Lear Drive to serve additional properties.
- **Objective:** The City shall consider the timely linkage of the Airport with its existing transit service.
- **Objective:** The City shall plan for the incorporation of bike paths and trails within the Airpark Area to link recreational destinations and employment and residential uses.

Infrastructure Goal and Objectives



- **Goal:** An Airpark Area served with adequate wet and dry utilities.
- **Objective:** The City shall require the granting of easements for utilities prior to construction.
- **Objective:** The City shall program future water and sewer system improvements and strategic line extensions in its Capital Improvements Plan.
- **Objective:** The City shall require the installation and connection of the project's water and sewer systems to the City's utility systems.
- **Objective:** The City shall require the use of conservation and efficiency measures (i.e. low water use vegetation, low flow fixtures) in the use of water resources.
- **Objective:** The City shall consider the creation of improvement districts or revitalization districts to allow developers to finance necessary infrastructure improvements.

Infrastructure Goal and Objectives



- **Objective:** The City shall continue to assess impact fees to compensate the City for providing adequate public utilities and services and update these fees by 2025.
- **Objective:** The City shall continue to coordinate with APS to provide electric service, Southwest Gas to provide natural gas service and Airebeam to provide fiber optic service to accommodate new development in the Airpark Area.
- **Objective:** The City shall continue to partner with the Arizona Department of Transportation (Aviation Department and the Federal Aviation Administration (FAA) to continue to implement its Airport Master Plan (through its Airport Capital Improvement Plan (ACIP) to serve the projected aviation needs of the Eloy Municipal Airport.

Econ. Dev. Goal and Objectives



- **Goal:** An Airpark Area that allows for the expansion of existing businesses and the inclusion of new businesses that support the Arts, Entertainment, Recreation and Visitor as well as the Manufacturing industry clusters.
- **Objective:** The City shall continue to assist its hangar tenants and existing businesses to grow their businesses that enhance the local economy.
- **Objective:** The City shall continue to implement the recommendations of the Economic Development Strategic Plan to support and market the Eloy Municipal Airport as an international skydiving center.
- **Objective:** The City shall position the Eloy Municipal Airport as a long term asset for aviation and aeronautical related employment.
- **Objective:** The City shall use the results of the Economic Benefit Analysis to continue to market the Airport for skydiving related use and capturing more direct and indirect revenue from short-term visitors and special events/competitions.

Econ. Dev. Goal and Objectives



- **Objective:** The City will utilize its Capital Improvement Program to plan for and fund the expansion of necessary infrastructure to support continued Airpark area economic growth.
- **Objective:** The City will become more active with the Arizona Airports Association to enhance professional relationships with, and learn from, successful airports throughout Arizona.
- **Objective:** The City will, when the time is appropriate, consider expanding resources for airport operations with the hiring of a part-time or full-time Airport Manager.
- **Objective:** The City shall prepare, adopt and update the Airpark Area Plan to support the General Plan and the Economic Development Strategic Plan to provide long term land use, circulation, infrastructure and economic development guidance “outside the fence” to leverage investments made “inside the fence”.
- **Objective:** The City shall partner with Pinal County to jointly market and support the use of the Eloy Municipal Airport for skydiving activities and events.

Next Steps



- Refinement of Document Outline
- Refinement of Vision, Goals and Objectives
- Draft Plan Components-Land Use, Circulation, Infrastructure and Economic Development