



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, December 16, 2020, 6:00 PM
Eloy City Council Chambers-City Hall
595 North C Street
Eloy, Arizona 85131

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Invocation**
- IV. Pledge of Allegiance**
- V. Motion to approve the November 18, 2020 meeting minutes of the Planning and Zoning Commission**
 - A. Meeting Minutes
- VI. Old Business: Possible discussion and/or action on the following:**
 - A. Conduct public hearing to discuss an amendment to the Eloy Zoning Code to address Recreational Marijuana as a result of the passage of Proposition 207 by Arizona voters in November 2020.
 - B. Commission to make a recommendation for approval, approval with conditions, or denial of the amendments to the Eloy Zoning Code to address Recreational Marijuana to the City Council.
- VII. New Business: Possible discussion and/or action on the following:**
 - A. Conduct Public Hearing to discuss the application submitted by UPFRONT Planning & Entitlements, LLC in care of Jessica Sarkissian on behalf of Hanna 10 LLC to rezone Pinal County Assessor's Parcel Numbers: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q, and 511-33-001R from GR (General Rural) a Pinal County Zoning Designation to I-1 (light Industrial). The subject properties are located at the southwest corner of Hanna Road and Sunland Gin Road, in a portion of Section 13, Township 7 South, Range 7 East, G&SRB&M, Pinal County, Arizona.
 - B. Commission to make a recommendation for approval, approval with conditions, or denial for **Case No.: RZ2020-025** to rezone Pinal County Assessor's Parcel Numbers: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q, and 511-33-001R from GR (General

Rural) a Pinal County Zoning Designation to I-1 (light Industrial). Project Name: Hanna 10 Industrial.

VIII. Informational Item:

A. Frontier Street Community Tree Project

IX. Communications:

A. Ex-Officio member report-Councilman Dan Snyder

X. Motion to Adjourn

POSTED BY THURSDAY, DECEMBER 10, 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

A handwritten signature in black ink, reading "Mary Myers", with a horizontal line extending to the right.

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 COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, November 18, 2020
6:00 p.m.**

I. CALL TO ORDER

Vice-chairperson Brown called the meeting to order at 6:03 p.m.

II. ROLL CALL

*One or more members of the Planning and Zoning Commission may attend by telephonic means.

Members present:

- Vice-Chairperson Larry Brown
- Ex-Officio Daniel Snyder
- Commissioner Steve Paulson
- Commissioner Allen Crawford

Members Absent:

- Chairperson Marlo Schuh
(Excused)
- Commissioner Kirk Tatom
- Commissioner John Peterson

Staff present:

- Jon Vlaming, Community Development Director
- Jeff Fairman, Economic Development Specialist
- Jerry Stabley, Planning Manager

Others present:

- None.

III. INVOCATION

Vice-chairperson Brown led the Invocation and requested a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Vice-chairperson Brown led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE AUGUST 19, 2020 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Vice-chairperson Brown asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Crawford made a motion to approve the August

19, 2020 meeting minutes as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 3-0.

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

A. PUBLIC HEARING OF THE MAJOR AMENDMENTS PROPOSED FOR THE ELOY GENERAL PLAN FOR CALENDAR YEAR 2020.

Vice-chairperson Brown opened the Public Hearing. Mr. Vlaming presented a quick power point on two major amendments to the Eloy General Plan. In terms of the background, the General Plan is a guiding document for development and it is mandated for each city by the Arizona Revised Statutes and requires cities and towns to have a plan and update it. It does allow amendments to keep it valuable, current, and up to date. Again, the General Plan is aspirational it is not zoning, it gives guidance on recommending land uses that then become the reference point for staff when individuals are proposing an amendment or a rezone.

The amendments in the process are three, these define major amendments and those major amendments can be submitted and must be heard at the end of each calendar year.

Typically, Staff would accept the applications mid-year, we go through the State mandated sixty-day review process, and we come back with a neighborhood meeting and then come before the Planning and Zoning Commission who would provide a recommendation to the Eloy City Council. City Council will hear this case on December 14, 2021 with the Commission's recommendation.

General Plan Amendment Criteria are as follows:

Residential Land Use Designation that exceeds 320 acres; land use change from residential to non-residential of 40 acres or more; or any change in the commercial land use category.

B. COMMISSION TO MAKE A RECOMMENDATION FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF THE MAJOR AMENDMENTS OF THE ELOY GENERAL PLAN FOR CALENDAR YEAR 2020, CASE NO.: GPA2020-012.

Vice-chairperson Brown asked for a recommendation for approval, approval with conditions, or denial of the major amendments of the Eloy General Plan for Calendar Year 2020. Commissioner Crawford made a motion to approve Case No. GPA2020-012 as presented. Commissioner Paulson seconded the motion. The motion passed with a vote of 3-0.

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

A. UPDATE ON ECONOMIC DEVELOPMENT ACTIVITIES.

Mr. Jeff Fairman introduced himself, provided an update, and shared information with the Commission members on Economic Development.

- Downtown Activities-two additional phases are moving forward. First is to establish a resource list of street artists to decorate the downtown arcade columns and building end-caps and the second is the presenting of estimates for Dust Bowl Theater options. City Council will review those options and costs at their December 7th meeting.
- Circle K is progressing nicely to build a new store at the northwest corner of Eleven Mile Corner Road and Frontier Street (across from the existing one). Opening is expected in second quarter of 2021.
- Xpress Fuel Truck Stop on Toltec Road will be open for business at the end of the year. Staff is planning a ribbon cutting for sometime in December 2020.
- Project Eloy is a large lithium company whose staff is working closely with the City. It may form a Revitalization District as one of the concerns is the lack of infrastructure in this area.
- Airebeam, one of the area's fiber optic providers, is working on a plan to enhance service to the Eloy Airport and the existing area businesses.
- Kevin Petersen's 10|8 Industrial Park – most interesting is Petersen's control of the adjacent 600 acres making the Interstate 10 | 8 Business park one of the largest in Arizona.
- Infrastructure in Eloy - over the last 25 years there has limited upgrading and even fewer expansions to the infrastructure. Staff has been meeting with the USDA and HUD to find ways of financing programs to support Eloy's economic development efforts.

B. UPDATE ON PROPOSED RECREATIONAL MARIJUANA ORDINANCE.

Mr. Jerry Stabley, Planning Manager, introduced himself and presented a power point presentation on the proposed recreational marijuana ordinance. Proposition 207 (Prop 207) known as the Safe and Smart Arizona Act, was passed by Arizona Voters in the November 3, 2020 election.

He explained that one of the reasons that the draft ordinance is being brought to the Commission is that property owners can apply on January 19, 2021 for a license for a recreational marijuana establishment. The Arizona Department of Health Services needs to act within 60 days of receiving the application. Staff's concern is that if Eloy does not have regulations in place, it might allow an establishment to locate without any City oversight.

Marijuana establishments include all of the following: retail, cultivation and manufacturing of marijuana products. There are restrictions in the Act on localities, and localities include any City, Town or County. The text from the Act states: "A locality may not enact any ordinance, regulation or rule that is more restrictive than a

comparable ordinance, regulation or rule that applies to nonprofit medical marijuana dispensaries.”

The City of Eloy requires that medical marijuana dispensaries obtain a Conditional Use Permit (CUP) and are only allowed to apply in the General Commercial District (C-2), Business Park (BP), Light Industrial (I-1) and General Industrial (I-2). These facilities cannot be located within ¼ of a mile (1,320 feet) from the same type of use, residentially zoned property, preschool, kindergarten, elementary, secondary or high school, place of worship, public park, or public community center.

There is currently one cultivation facility located along Houser Road. City of Eloy may collect sales tax, and the regular share of state shared transaction privilege tax.

The Timing for the proposed Ordinance is as follows:

- Planning and Zoning Commission Work Session: November 18, 2020
- City Council Briefing: December 7, 2020
- Planning and Zoning Hearing: December 16, 2020
- City Council Hearing: January 11, 2021

If approved, staff will request that the City Council declare an emergency so that the Ordinance will go into effect as soon as it is passed by the Council.

C. OVERVIEW OF THE AIRPARK MASTER PLAN PLANNING PROCESS.

Mr. Vlaming briefed the Commissioners on the Airpark Master Plan Planning Process. This ongoing project was identified as one of the economic engines of the City which focuses on the Airport area. Staff has been working closely with the Municipal Airport Advisory Board on this project. Staff has met with the Municipal Advisory Board twice to talk about the process, and now he identified that he wanted to take this opportunity to brief the Commissioners on the process, as the documents are now being prepared for the plan. The overall introduction chapter will: describe the planning process of the plan; identify the area included within the plan; include the vision statement, which provides a statement of community values that creates the desired condition and the section that describes the organization of the document.

From the Master Plan Outline there are four components: it would have an existing setting, Goals and Objectives, Master Plan and Implementation Program. The study area itself is identified on the Zoning Map, which is the Airport Influence Zone about 12 square miles. The Draft Vision Statement is only a draft and staff would like to encourage the Commission to review it, and if there was any comments, to let staff know. It has all of the elements to achieve this vision during this process as well as Goals and Objectives

Next Steps would be the refinement of the document outline, refinement of vision, goals and objectives and draft the plan components-Land Use, Circulation, Infrastructure and Economic Development. Staff will meet with the Municipal Airport Advisory Board on January 7, 2021.

VIII. INFORMATIONAL ITEMS:

- Ex officio Snyder mentioned that:
 - Eloy has a new Mayor and his name is Micah Powell and two new council members and are working on procedures on how to conduct the City Council meetings and how should they entertain a motion.
 - Love's Truck Stop and Sunland Gin Road-City Council has approved the project into three sections. Widen Sunland Gin Road, a traffic light for residents coming from Mountain View Estates. The City of Eloy would like to approach the State and Pinal County for the funding of this project.
 - Working on relocating a taxiway at the Eloy Municipal Airport.
 - The Water Tower is going to be repainted and lights will be installed in the near future-it will look similar to the one that was completed in the Town of Gilbert.

IX. COMMUNICATIONS:

- None.

X. MOTION TO ADJOURN.

Vice-chairperson Brown asked for a motion to adjourn. Commissioner Crawford made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 3-0 and the meeting adjourned at approximately 7:11 p.m.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.A.**

Date: **12/16/2020**

Date submitted:
12/02/2020

Action: Other

Subject: Conduct public hearing to discuss an amendment to the Eloy Zoning Code to address Recreational Marijuana as a result of the passage of Proposition 207 by Arizona voters in November 2020.

Date requested:
12/16/2020

TO: Planning and Zoning Commission

FROM: Jerry Stabley

RECOMMENDATION:

Recommend that the City Council adopt changes to the Zoning Ordinance to regulate recreational marijuana.

DISCUSSION:

Proposition 207, the Safe and Smart Arizona Act, was passed by Arizona voters on November 3. The Act allows for the sale and consumption of recreational marijuana and it raises issues which can be addressed in Eloy's Zoning Ordinance.

General Issues

- Individuals that are 21 years and older can grow no more than six marijuana plants in their house provided the plants cannot be viewed by the public and are in a lockable area.
- The AZ Department of Health Services will be developing rules and regulations not addressed in Prop. 207.
- Prop. 207 does not allow the smoking of marijuana in a public place or open space, or the consumption of marijuana products while operating a vehicle.
- An employer can impose a prohibition on its employees use of recreational marijuana and marijuana products
- It is still a felony under Federal statutes to possess and use marijuana
- According to Federal law, anyone using or possessing marijuana is prohibited from possessing or owning a firearm

Issues Related to the Zoning Ordinance

The Act allows proposed recreational marijuana establishments to apply for a license from AZ Dept. of Health Services (DHS). Marijuana establishments include all of the following: retail, cultivation and manufacturing of marijuana products. This is a major change from the medical marijuana laws that allowed the city to create separate regulations for dispensaries, cultivation and infusion of medical marijuana.

The Act places restrictions on how localities, which are defined as Cities, Towns or Counties, can regulate marijuana establishments. The text of the Act states:

“A locality may not enact any ordinance, regulation or rule that: is more restrictive than a comparable ordinance, regulation or rule that applies to nonprofit medical marijuana dispensaries.”

The City must regulate all recreational marijuana establishments with an ordinance that is not more restrictive than our current regulation of medical marijuana dispensaries. The draft changes to the Zoning Ordinance meet that requirement.

The current ordinance requires that all medical marijuana dispensaries have a Conditional Use Permit (CUP). Property owners are only allowed to apply for a CUP in the following zoning districts:

- General Commercial District (C-2)
- Business Park (BP)
- Light Industrial (I-1)
- General Industrial (I-2)

The current ordinance also specifies that medical marijuana dispensaries shall not be located within 1,320 feet of: the same type of use, residentially zoned property, a preschool, kindergarten, elementary, secondary or high school, place of worship, public park, or public community center. The requirement of being 1,320 feet from any residentially zoned property means that very few of our commercially zoned properties are large enough for a recreational marijuana establishment. Establishments will most likely locate on properties with industrial zoning, most of which are between Interstate 10 and Frontier Road.

City Council Work Session

The City Council held a work session regarding recreational marijuana on December 7, 2020. The Council discussed the fact that due to the fact that Arizona voters passed Prop 207, they indicated that they were open to relaxing the existing (and proposed) siting criteria for Medical and Recreational Marijuana Establishments in the City (they both must utilize the same criteria).

The Council discussed allowing Establishments on Main and Frontier Streets and in

Toltec. They also felt that the 1320' minimum criteria separation may be limiting. The discussion also focused on maintaining some separation from schools and homes, but several were not as concerned about separation distances from churches and residentially zoned vacant land.

Staff indicated that we were looking to have a recreational marijuana ordinance in place to make sure we were able to control the location of Marijuana Establishments that may be approved early in 2021. To that effect, we had already advertised a draft ordinance for this Commission hearing. The Council recognized the importance of having an ordinance in place now. They were also amenable that possible revisions could be addressed after the ordinance has been approved.

FISCAL IMPACT:

If a retail marijuana establishment is located in Eloy, the City will be able to collect regular sales tax on sales to consumers. We will also receive our regular share of state shared transaction privilege tax. The Act does not allow the City to impose an excise tax.

Recreational Marijuana Ordinance Overview

Planning and Zoning Commission
December 16, 2020

Community Development



Prop 207: Safe and Smart Arizona Act

Passed by AZ Voters
November 3, 2020 Election

General Regulations

- ◆ Individuals that are 21 years and older can grow no more than 6 marijuana plants in their house:
 - ◆ Plants cannot be viewed by public
 - ◆ Plants are in lockable area
- ◆ The AZ Department of Health Services will be developing rules and regulations not addressed in Prop.
- ◆ Does not allow the smoking of marijuana in a public place or open space, or consumption of marijuana products while operating vehicle

General Regulations

- ◆ Employers can impose prohibitions on employees use of recreational marijuana and marijuana products
- ◆ Still a felony under Federal statutes to possess and use marijuana
- ◆ Federal law: anyone using or possessing marijuana prohibited from possessing or owning a firearm
- ◆ Chief Vasquez already noticed his department: sworn and civilian staff are not permitted to use marijuana

License Application Timing

Can apply for a License from AZ Dept. of Health Services (DHS) on January 19

DHS needs to act within 60 days

Marijuana Establishment

Includes all of the Following:

- ◆ Retail
- ◆ Cultivation
- ◆ Manufacturing Marijuana Products

Major Change from Medical Marijuana:
Dispensary, Cultivation, Infusion

Act Restriction on Localities

Locality: City, Town or County

Text from Act:

“A locality may not enact any ordinance, regulation or rule that: is more restrictive than a comparable ordinance, regulation or rule that applies to nonprofit medical marijuana dispensaries.”

Eloy Regulation of Medical Marijuana Dispensaries

Requires a Conditional Use Permit

Only allowed to apply in:

- ◆ General Commercial District (C-2)
- ◆ Business Park (BP)
- ◆ Light Industrial (I-1)
- ◆ General Industrial (I-2)

Eloy Regulation of Medical Marijuana Dispensaries

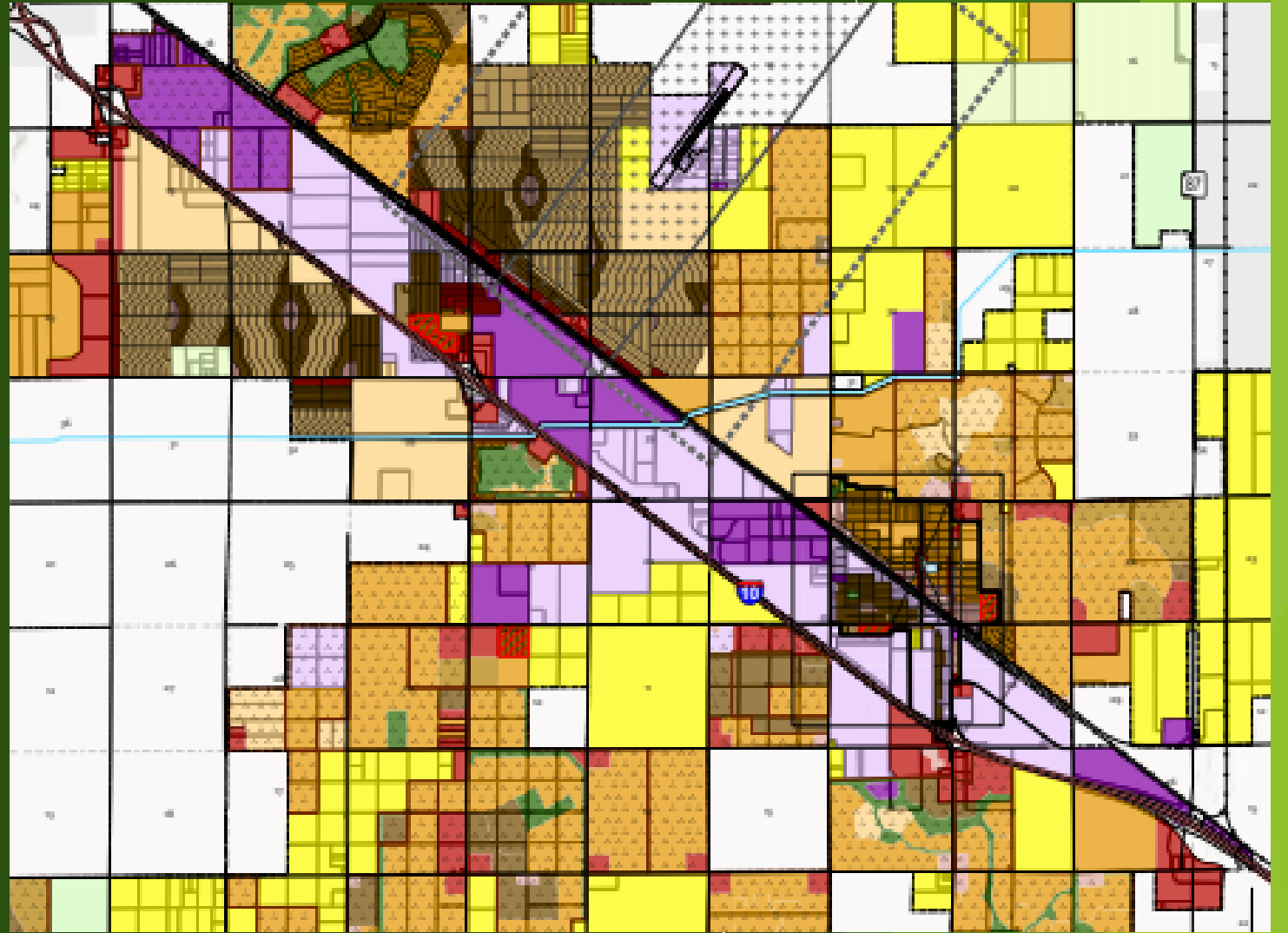
Shall not be located within 1,320 feet of:

- ◆ The same type of use
- ◆ Residentially zoned property
- ◆ A preschool, kindergarten, elementary, secondary or high school, place of worship, public park, or public community center

Zoning Map

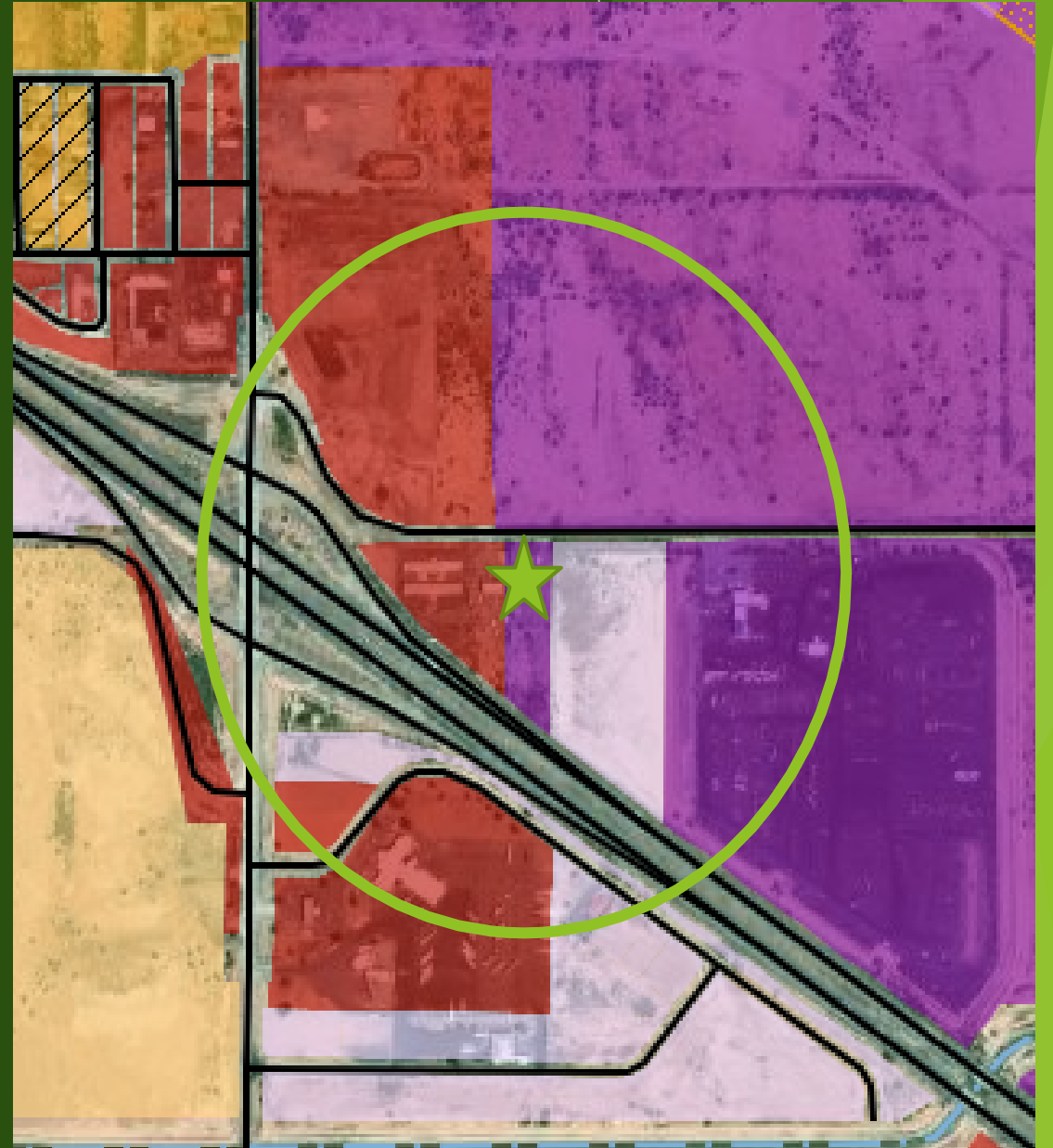
Few Commercial
areas large enough

Will occur mostly
in Industrial areas



Existing Medical Cultivation Facility

Houser Road,
east of Toltec Road



Revenues

- City can collect regular sales tax on sales made to consumers
- Will receive regular share of state shared transaction privilege tax
- City cannot impose an excise tax

Proposed City Timing

P and Z Commission Work Session: Nov 18

City Council Briefing: Dec 7

P and Z Commission Hearing: Dec 16

City Council Hearing : Jan 11, 2021

Declare an emergency so the Ordinance
goes into effect after it is passed

Questions?

Recreational Marijuana

Community Development



CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.B.**

Date: **12/16/2020**

Date submitted:
12/09/2020

Action: Formal

Subject: Commission to make a recommendation for approval, approval with conditions, or denial of the amendments to the Eloy Zoning Code to address Recreational Marijuana to the City Council.

Date requested:
12/16/2020

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Commission to make a recommendation for approval, approval with conditions, or denial of the amendments to the Eloy Zoning Code pertaining to Recreational Marijuana to the City Council.

DISCUSSION:

This recommendation is required to allow this item to be heard by the Eloy City Council

FISCAL IMPACT:

If a retail marijuana establishment is located in Eloy, the City will be able to collect regular sales tax on sales to consumers. We will also receive our regular share of state shared transaction privilege tax. The Act does not allow the City to impose an excise tax.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.A.**

Date: **12/16/2020**

Date submitted:
12/02/2020

Action: Other

Date requested:
12/16/2020

Subject: Conduct Public Hearing to discuss the application submitted by UPFRONT Planning & Entitlements, LLC in care of Jessica Sarkissian on behalf of Hanna 10 LLC to rezone Pinal County Assessor's Parcel Numbers: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q, and 511-33-001R from GR (General Rural) a Pinal County Zoning Designation to I-1 (light Industrial). The subject properties are located at the southwest corner of Hanna Road and Sunland Gin Road, in a portion of Section 13, Township 7 South, Range 7 East, G&SRB&M, Pinal County, Arizona.

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend the approval of **Case No.: RZ2020-025** by rezoning approximately 10.7 +/- acres from GR (General Rural) a Pinal County Zoning Designation to I-1 (Light Industrial) District.

DISCUSSION:

The proposed rezoning would change the zoning district designation from GR (General Rural), a Pinal County Zoning Designation to I-1 (Light Industrial). The subject property consists of 5 parcels, located at the southwest corner of Hanna Road and Sunland Gin Road; Pinal County Assessor's Parcel Numbers: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q and 511-33-001R located at the southwest corner of Hanna Road and Sunland Gin Road in a Portion of Section 13, Township 7 South, Range 6 East of the G&SRB&M, Pinal County, Arizona (Project Name: Hanna 10 Industrial-Rezoning).

The purpose of this Industrial Zoning District is to provide for a mix of assembly and non-intensive manufacturing and office park uses. Such uses are located in an attractive, planned development setting with proper screening and landscaping; all compatible with adjacent uses. It is intended that this district allow for employment growth through the establishment of high quality, planned industrial centers for corporate offices and indoor manufacturing and well screened storage uses.

The subject property Hanna 10 LLC is part of an Annexation application that has been initiated by Staff, Annexation Case No.: A2020-014 to annex approximately 73.559 acres that would include Hotel Blue Stone (north of Burger King Restaurant), and vacant property (north of Las Colinas RV Park) up to Hanna Road.

This case is different from other rezoning applications that the Commission hears because we are asking you to make a recommendation on a property that has not yet been annexed. The annexation is scheduled to go before the City Council on December 14, 2020. If the annexation is approved, it will become final on January 13, 2021. If the Commission makes a recommendation on the rezoning, the City Council will consider the case at the first hearing after the annexation is finalized, which will be on January 25, 2021.

The applicant has asked us to move quickly on this rezoning so they can take advantage of their property's proximity to the Lucid Motors warehouse building in Casa Grande. As economic development opportunities increase in Eloy, we expect to receive similar requests.

FISCAL IMPACT:

There is not a direct fiscal impact related to this item.

CITIZEN PARTICIPATION PLAN (CPP)
FOR:
HANNA 10 INDUSTRIAL



Brief Description: The purpose of this Public Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses near the project site regarding an application for the Rezone request. This request is to allow for the I-1, light industrial zoning designation to be placed on the site from the existing GR, General Rural county zoning. The site is approximately 10.7 acres over 5 parcels which are currently being annexed into the City of Eloy. The site is accessed via Sunland Gin Road and Hanna Road.

This Public Participation Plan will ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposal. We will use these meeting opportunities to engage and inform stakeholders and other members of the public of the benefits this rezone can bring to the community and to address any concerns.

Notification Letter: Attached

Parties Affected by Application: All surrounding properties to the five parcels are vacant and zoned a mix of Industrial or Rural designations and shown as Manufacturing/ Industry or Light Industrial on the City of Eloy or Casa Grande General Plan maps.

Notification and Information Procedures: The outreach area is a 300-foot notification buffer. Owners within 300' of the parcel, where the proposed rezone will be located shall be notified by the City of Eloy, by first class mail, of the scheduled Public Hearings with the Planning and Zoning Commission and City Council.

A letter will be sent by the applicant to adjacent property owners within 300 feet informing them of the rezone request and ways in which they can request more information or to speak to the applicant or City staff. If neighbors request, a virtual online neighborhood meeting will be scheduled. At this time, a meeting is not scheduled due to the fact that much of the surrounding properties are vacant and shown as manufacturing/ industry or Light Industrial on the City of Eloy or Casa Grande General Plan maps.

The format of the neighborhood meeting, if required, will be via Zoom in an online presentation of the application to attendees, followed by a question and answer period. This format allows all participants, including applicants, citizens, and staff, to hear the proposal, pose comments and questions on the proposal and all hear the applicant's responses. Upfront Planning is prepared to solicit input and exchange information about the Rezone that is responsive to neighborhood questions.

The applicant will meet with any interested parties as it relates to the requested rezoning proposal. The city staff, at the applicant's expense, will publish notification of the public hearings in a newspaper, as required by state statute.

The Planning and Zoning Commission will hold a public hearing, on Wednesday, December 16, 2020 at 6:00 PM in the City Council Chambers where interested citizens may ask questions and speak in favor or opposition of the requested rezoning action.

The City Council will hold a public hearing, where interested citizens may ask questions and speak in favor or opposition to the requested action.

Response Procedures: Anyone interested in, and potentially affected by this application will be provided an opportunity to express any concerns, issues or questions they have in

advance of the public hearing through phone, email, or mail with the applicant and /or City staff.

Notification Information:

- Notification Area Map – (Attached) Property Owners within 300 ft.
- Date of Notice Sent – within 10 business days of the citizen participation plan being approved by the City.
- Confirmation with Eloy Community Development Department Planning Staff of the date, time and location of the meeting.

Draft Schedule for Completion:

Submittal of Public Participation Plan – October 30, 2020

Submittal of Notification Mailings and Posting of Site – November ##, 2020

Anticipated Submittal of Citizen Participation Report – November ##, 2020

Status Procedure: Upfront Planning and the Owner will keep the City of Eloy Community Development Department informed on the status of the citizen participation efforts through continuous communication with the project lead and provide the Citizen Participation Results Report immediately after completion of the process.

Attached:

Notification Area Map

Notification Area Mailing Labels

Notification Letter



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

List of Property Owners within 300'

HANNA 10 LLC
4828 N 66th Street
Scottsdale, AZ 85251
Parcel # 51133001N

HANNA 10 LLC
4828 N 66th Street
Scottsdale, AZ 85251
Parcel # 51133001P

MCCLURE RICHARD PAUL
3851 N 51st St
Phoenix, AZ 85018
Parcel # 402160030

COPPER VISTA LAND CO LLC
10115 E Bell Road Ste 107-109
Scottsdale, AZ 85260
Parcel # 402160050

CHUANG ELIZABETH S H TR
5225 Via Brumosa
Yorba Linda, CA 92886
Parcel # 402160060

COPPER VISTA LAND CO LLC
10115 E Bell Road Ste 107-109
Scottsdale, AZ 85260
Parcel # 402160210

MARTINEZ JOSE
4955 S Sunshine Blvd
Eloy, AZ 85131
Parcel # 402160080

KRAFT RICHARD ALLEN & JANICE RUTH
4347 Rainbow Vista Dr.
Fallbrook, CA 92028
Parcel # 402160240

JAMES RUSSELL LOUIS & ELEANOR
PO Box 779
Arizona City, AZ 85123
Parcel # 402160180

HANNA ROAD INVESTMENT LLC
5965 E Orange Blossom Lane
Phoenix, AZ 85018
Parcel # 51132007N

HANNA 10 LLC
4828 N 66th Street
Scottsdale, AZ 85251
Parcel # 51133001Q

HANNA 10 LLC
4828 N 66th Street
Scottsdale, AZ 85251
Parcel # 51133001M

COPPER VISTA LAND CO LLC
10115 E Bell Road Ste 107-109
Scottsdale, AZ 85260
Parcel # 402160040

KRAFT RICHARD ALLEN & JANICE RUTH
4347 Rainbow Vista Dr.
Fallbrook, CA 92028
Parcel # 402160010

MARTINEZ JOSE
4955 S Sunshine Blvd
Eloy, AZ 85131
Parcel # 402160070

JRDB LLC
7421 E Parkview Lane
Scottsdale, AZ 85255
Parcel # 402160230

COPPER VISTA LAND CO LLC
10115 E Bell Road Ste 107-109
Scottsdale, AZ 85260
Parcel # 402160200

CHUANG ELIZABETH S H TR
5225 Via Brumosa
Yorba Linda, CA 92886
Parcel # 402160190

KRAFT RICHARD ALLEN & JANICE RUTH
4347 Rainbow Vista Dr.
Fallbrook, CA 92028
Parcel # 402160170

CITY OF CASA GRANDE
510 E. Florence Blvd.
Casa Grande, AZ 85122
Parcel # 800240070

HANNA 10 LLC
4828 N 66th Street
Scottsdale, AZ 85251
Parcel # 51133001R

UNITED LAND CORP
PO Box 27988
Tempe, AZ 85285
Parcel # 51133001D

MCCLURE ANNE CORDASCO
5550 E Emile Zola Ave
Scottsdale, AZ 85254
Parcel # 402160020

UNITED LAND CORP
PO Box 27988
Tempe, AZ 85285
Parcel # 51133001G

CAPITAL LAND LLC
508 W Kimball Ave
Visalia, CA 93277
Parcel # 402160220

GRIFFITS HARLYN L & DOROTHY L TRS
4802 N 66th Street
Scottsdale, AZ 85251
Parcel # 51133001J

UNITED LAND CORP
PO Box 27988
Tempe, AZ 85285
Parcel # 51133001E

DAWSON MARTIN L JR & BARBARA S
17251 E Shead Blvd #1
Fountain Hills, AZ 85268
Parcel # 402160090

SIMKINS TRACIE A & JAMES D
1413 Camina Entrada
Farmington, NM 87401
Parcel # 402070250

Notice of Application

Request: Rezone Application Case # **RZ2020-025**

Proposal: Rezone request from GR, General Rural (Pinal County) to I-1, Light Industrial

Location: Southwest corner of Hanna and Sunland Gin Roads

Size: approximately 10.7 acres (5 parcels)

An application has been filed with the City of Eloy Community Development Department regarding the request above. This application is proposing to bring the zoning of the site into compliance with the proposed Eloy General Plan Light Industrial land use designation and the Pinal County Comprehensive Plan. There is no immediate proposed development on the site at this time.

As required by the City of Eloy, this notice is being sent to you because a property listed in your name is located within 300-feet of the site. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application.

At this time, a Neighborhood Meeting is not able to be held due to Covid-19, however please contact City staff or the applicant listed below to discuss the proposed rezoning and answer any questions or provide any comments you may have.



If you have any questions regarding this Application, please contact Jessica Sarkissian at Upfront Planning & Entitlements, 480-221-6150 or the City of Eloy at: 520-466-2578.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE WHEN THE APPLICATION IS SCHEDULED FOR HEARING.



HANNA 10 INDUSTRIAL

REZONE PROJECT NARRATIVE

CASE # RZ2020-025

Submitted to:
City of Eloy Planning & Zoning Division
595 North C Street, Suite 102
Eloy, AZ 85131

Prepared by:
UPFRONT Planning & Entitlements, LLC
Jessica Sarkissian, AICP
Phone: (480) 221-6150
Email: Jessica@upfrontplanning.com

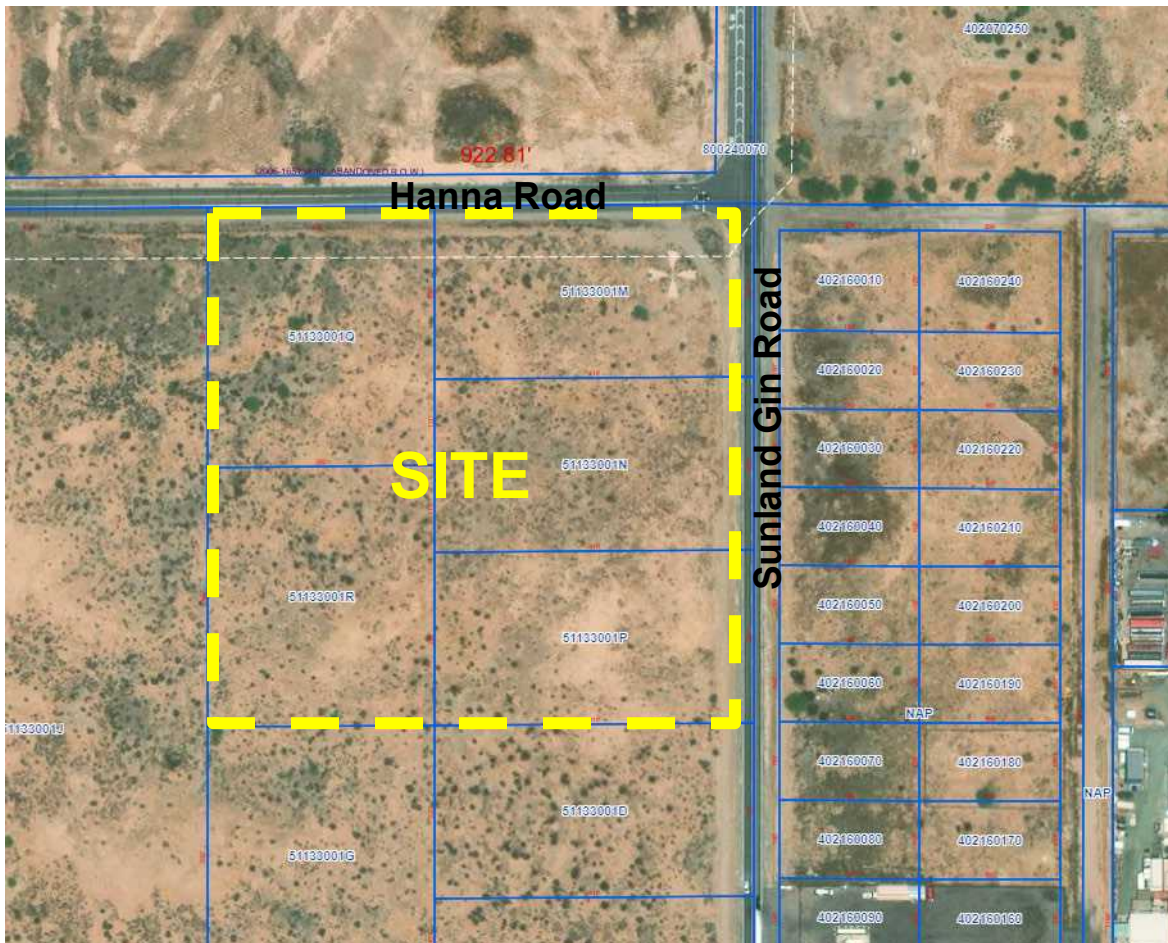
November 17, 2020

1. PURPOSE OF REQUEST

The project team is pleased to submit for your consideration, a rezone request on 10.7 acres located at the southwest corner of Hanna and Sunland Gin Roads in unincorporated Pinal County, Arizona, to match the existing Pinal County Comprehensive Plan and proposed Eloy General Plan designation on the site as well as Casa Grande General Plan designation for Manufacturing/ Industry.

2. DESCRIPTION OF PROPOSAL

The project consists of 10.7 acres over 5 separate parcels (parcels 51133-001M, 001N, 001P, 001Q and 001R) located within the recently annexed area of Eloy, Arizona. This rezone request from Pinal County GR, General Rural to I-1 Light Industrial, fits in with the surrounding Comprehensive and General Plan land uses as well as the surrounding zoning designations.



This site as well as several adjacent parcels was recently part of a larger annexation into the City. This area is well suited to expand Light Industrial uses as it is located between Interstate 10 and the Union Pacific Railroad (UPRR) which provide buffers to the less intense uses across Jimmie Kerr Boulevard/ Frontier Road and the interstate.

3. RELATIONSHIP TO SURROUNDING PROPERTIES

The Property is bounded on all sides by vacant properties and there are existing industrial warehouse use to the north across Hanna Road and existing industrial outdoor storage uses just to the east of Sunland Gin Road.

Context Map



General Plan

The General Plan Land Use classifications, along with the existing zoning and uses for the parcels adjacent to the Property, are listed in the table below (**Table 1**):

Table 1 – Adjacent Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Manufacturing/ Industry (Casa Grande)	I-1	Vacant
East	Light Industrial (Casa Grande)	CI-1 (Pinal County)	Vacant
South	Light Industrial (City of Eloy)	GR	Vacant
West	Manufacturing/ Industry (Casa Grande)	UR	Vacant

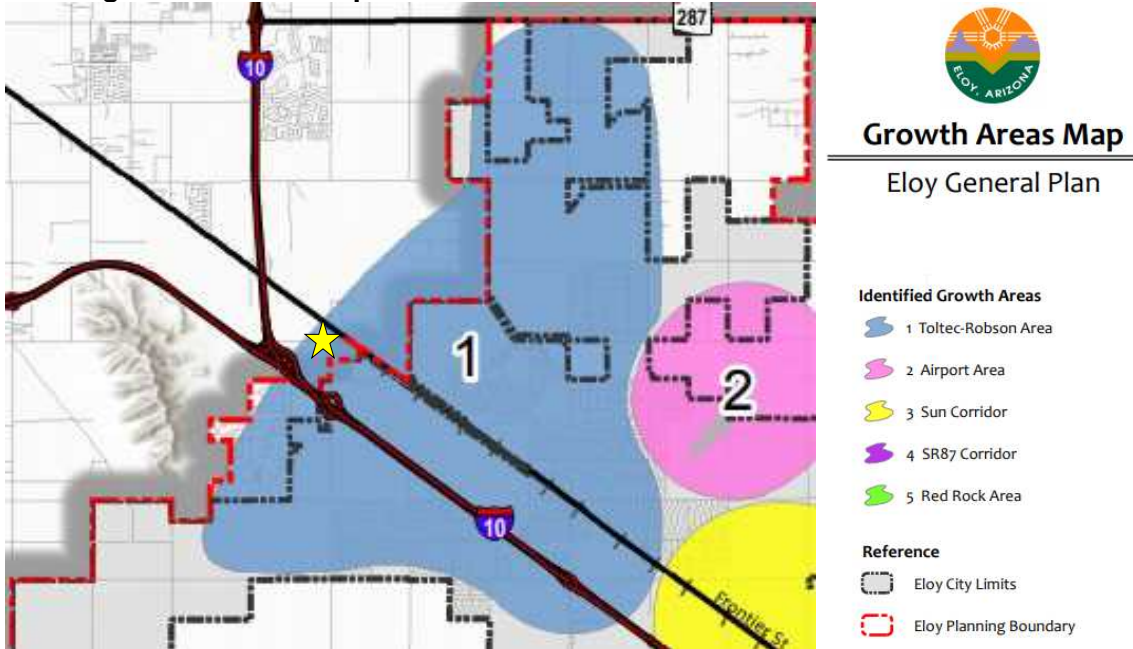
Project Narrative

Hanna 10 Industrial

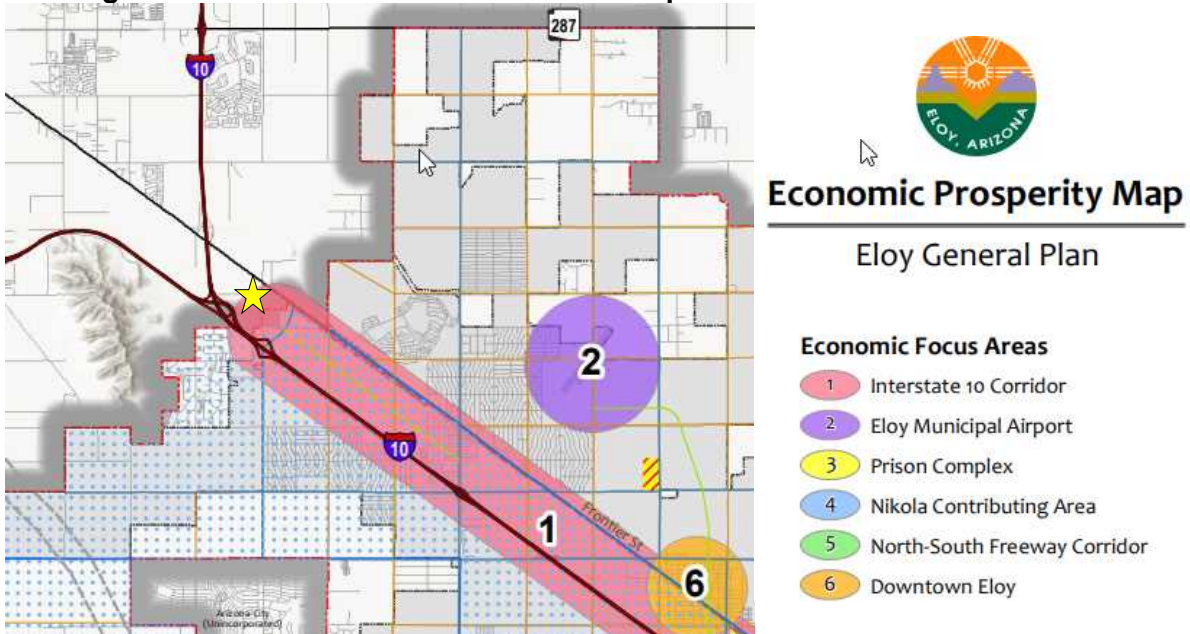
The existing General Plan land use designation proposed for the site is Light Industrial. This rezone is compatible with the proposed General Plan land use designation.

The site complies with the General Plan Goals and Policies as it is directly adjacent to the Interstate 10 Economic Focus Area and the Toltec-Robson Growth Area. These two economic and growth areas depicted within the General Plan look for employment and industrial uses due to the close proximity to Interstate 10 and the Union Pacific Railroad.

Existing Growth Area Map



Existing Interstate 10 Economic Focus Area Map



Project Narrative

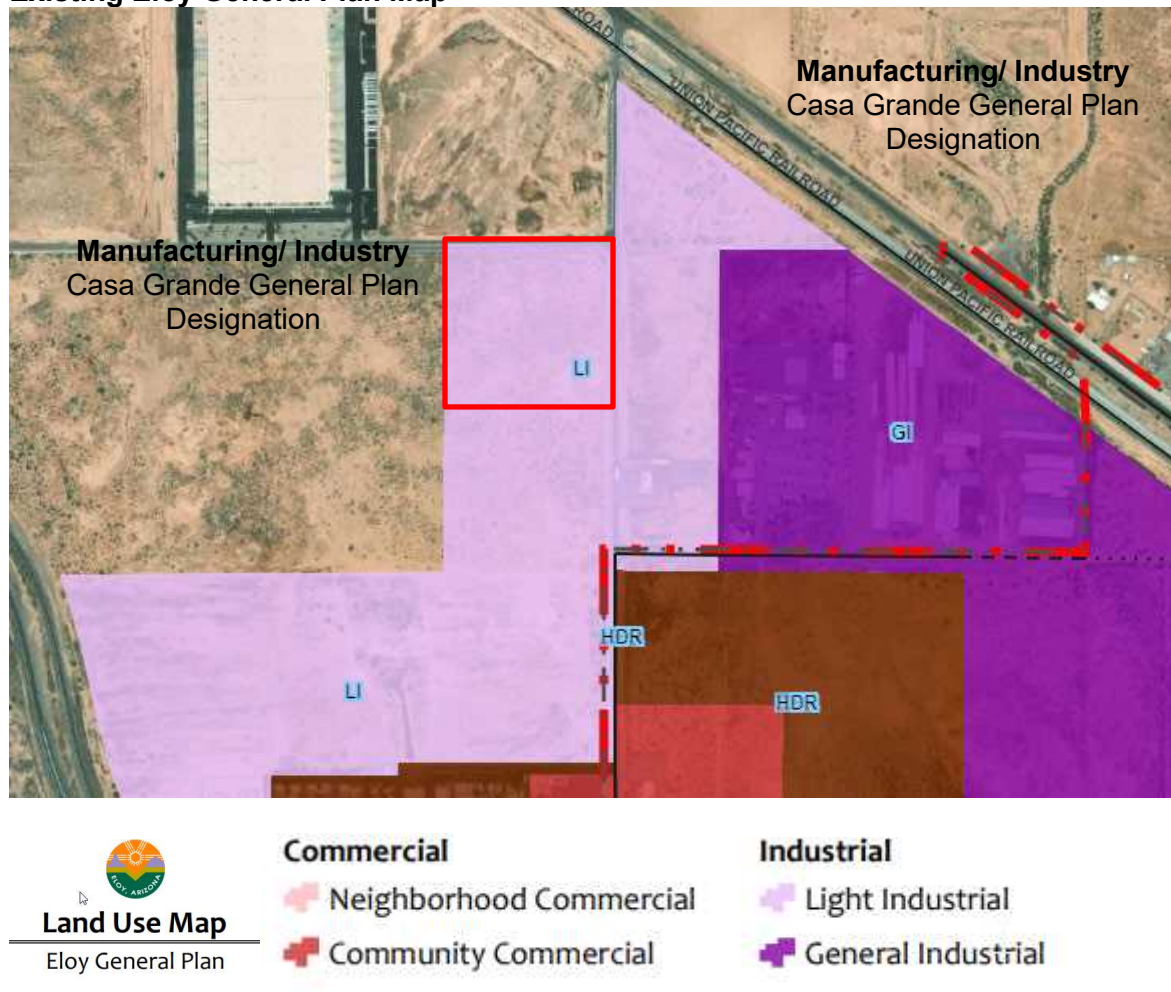
Hanna 10 Industrial

The rezone directly supports the General Plan Elements of Land Use, Growth Areas, and Economic Prosperity. It supports the additional elements as secondary support systems to ensuring the circulation and infrastructure to the site is comprehensive and sustainable as well as that the residents and housing has employment opportunities while clustering more intense uses away from housing and downtown growth districts.

This rezone supports the Growth Area and Economic Development Goals from 3.3.1 and 3.10.1 and to promote employment and industrial development in those focus and growth areas. It also promotes growth in the logical extension of accessibility and service areas for utilities and infrastructure support.

This rezone also supports the Goal 3.10.1.2 to further brand Eloy for business growth and capital investment. The rezoning to Light Industrial further shows investment in economic development and strengthening the presence of business in this area.

Existing Eloy General Plan Map



Project Narrative

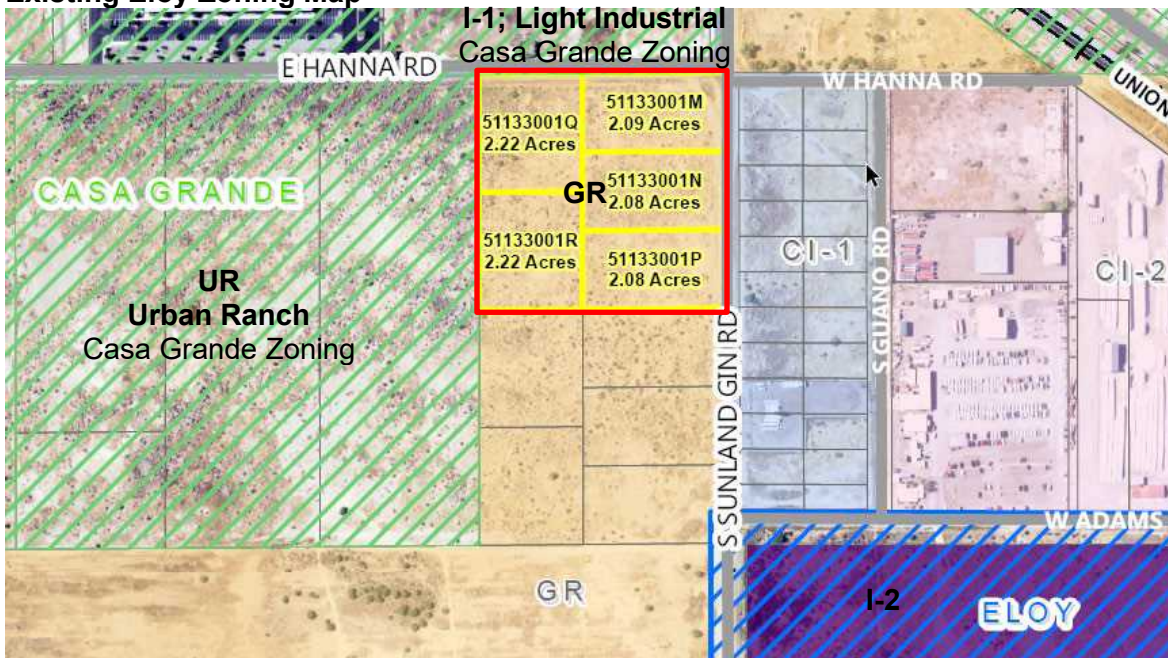
Hanna 10 Industrial

Zoning

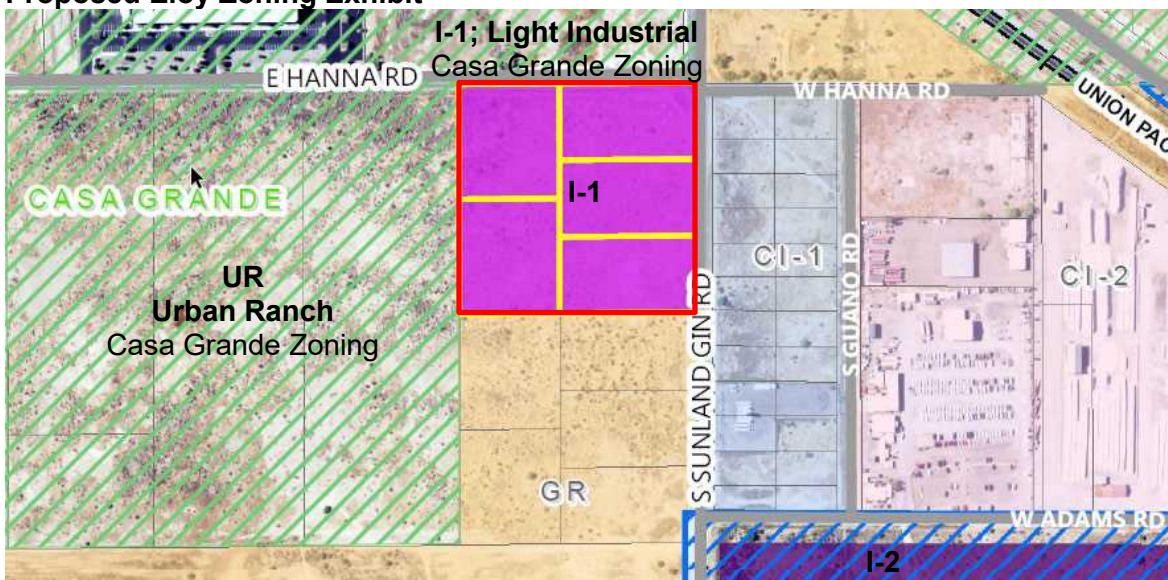
Existing zoning on the site is Pinal County General Rural, GR, zoning as it has not yet been rezoned to the translational zoning (R1-54) accomplished through annexation. The GR zoning is what has been put in place as a holding zone by the County until such a time as it is requested to be changed.

The proposed zoning for the site is compatible with the surrounding area which has been developing with more industrial uses. I-1 Light Industrial zoning is proposed for the site with no deviations.

Existing Eloy Zoning Map



Proposed Eloy Zoning Exhibit

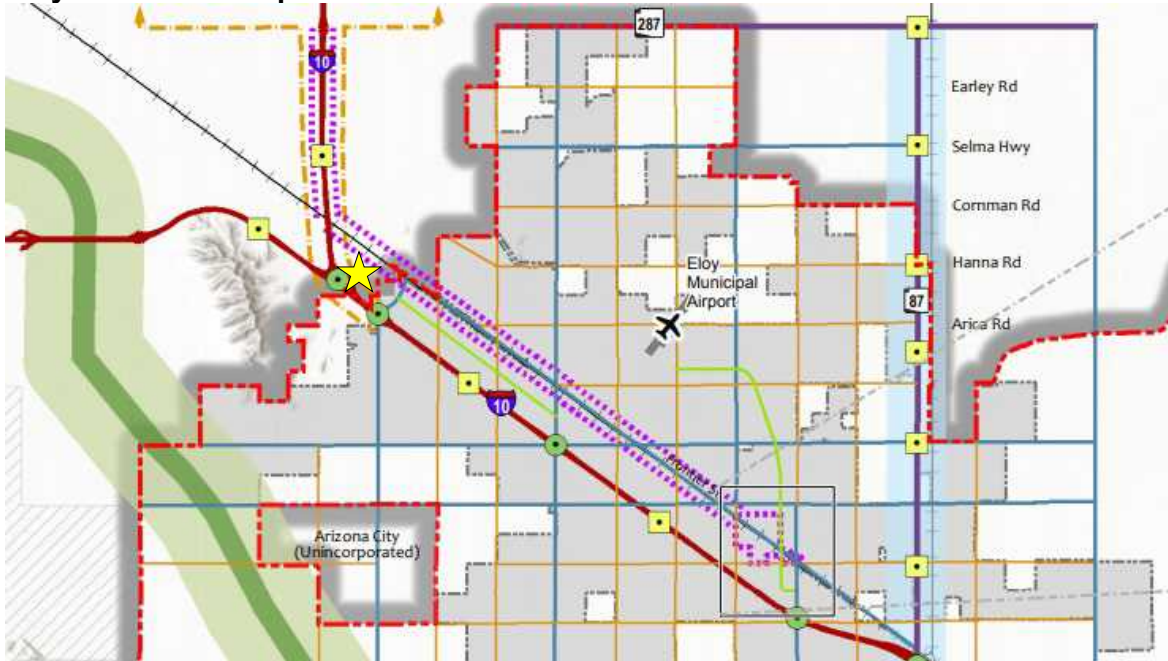


4. LOCATION AND ACCESSIBILITY

The property is located on the southwest corner of Hanna and Sunland Gin Roads and the site is accessible both via Hanna and Sunland Gin Roads which are both improved in front of the site.

The Eloy Circulation Map within the General Plan does not delineate Hanna Road or Sunland Gin Road adjacent to the site.

Eloy Circulation Map



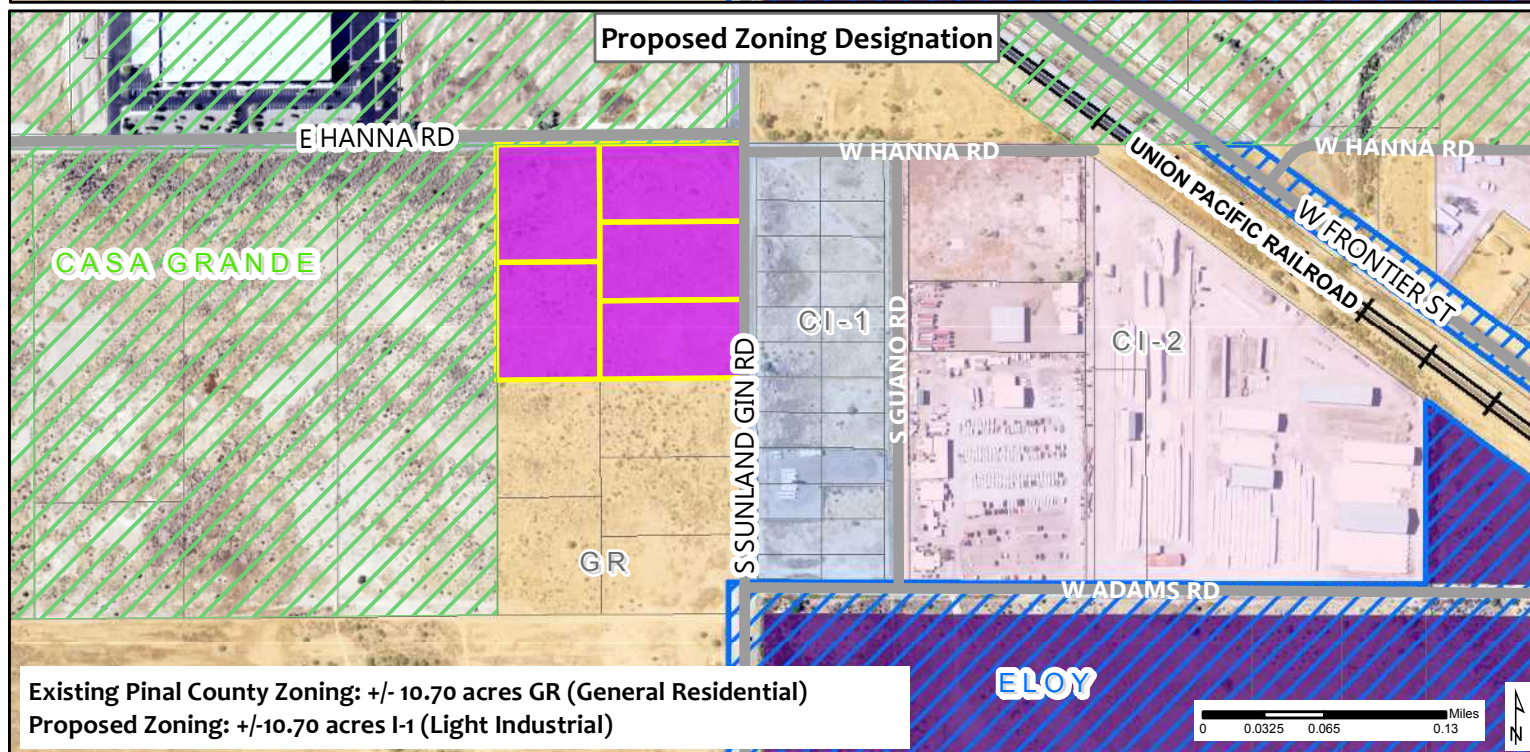
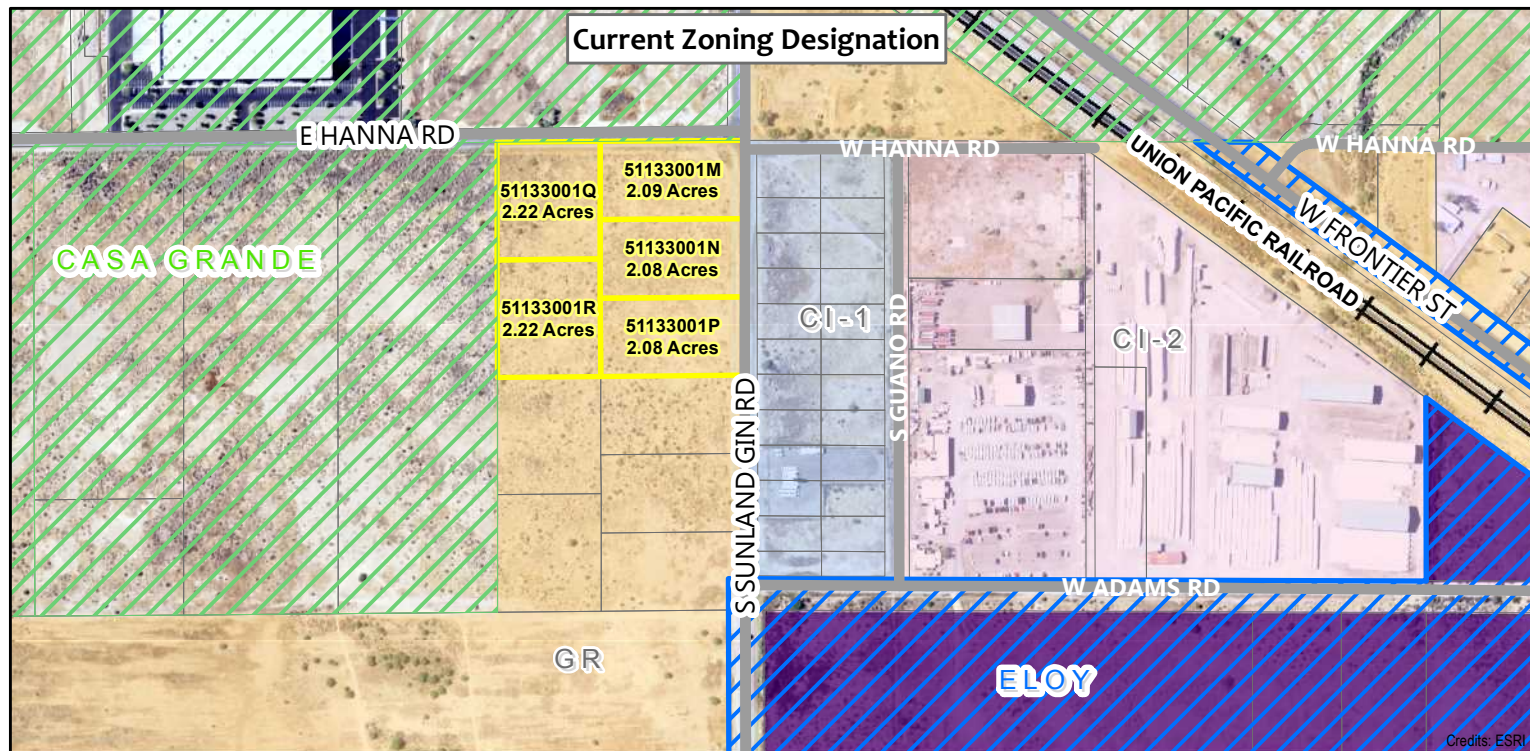
Hanna Road and Sunland Gin Road are depicted on the 2008 Pinal County Regional Significant Routes Map and Report. Although not fully built out, Hanna Road and Sunland Gin Road are listed as Regional Significant Routes (RSRs) in the Pinal County Regionally Significant Routes for Safety and Mobility Report. Hanna Road, however, is not listed as a RSR adjacent to this site due to the proximity to the railroad as it terminates just to the east and Interstate 10 conflicts where it terminates just to the west. Sunland Gin Road is listed as a Principal Arterial on the RSR Map in this location as it connects south and north as it crosses the railroad to connect to Jimmie Kerr Boulevard/ Frontier Street and to the south where it connects to Interstate 10.

Pinal County RSM Map



5. PUBLIC UTILITIES AND SERVICES

When the site is annexed into the City of Eloy, services to the site will be finalized during the development review process and follow City code and requirements.



Rezoning Exhibit - Case No: RZ2020-025

Zoning Designations

Single Family

- RR-20 Rural Residential (20 acres/du)
- RR-5 Rural Residential (5 acres/du)
- RR-2.5 Rural Residential (2.5 acres/du)
- R1-54 Estate Residential (1.25 acres/du)
- R1-43 Estate Residential (43,560 sq. ft.)
- R1-12 Single Family Residential (12,000 sq. ft.)
- R1-6 Single Family Residential (6,000 sq. ft.)

Multi-Family

- R-2 Small Lot Residential (6-10 du/acre)
- R-3 Multiple Family Residential (10-24 du/acre)

Commercial

- C-1 Neighborhood Commercial
- C-2 Community Commercial
- MU Mixed Use

Industrial

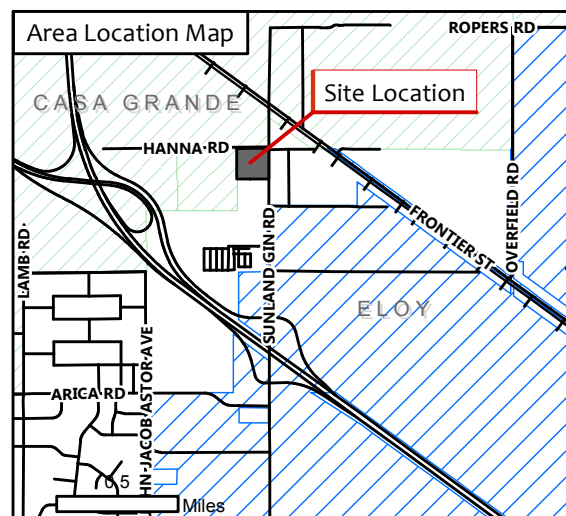
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



Disclaimer: This map is for reference purposes only and is not suitable for legal, financial, engineering, or surveying purposes or commitments. The City of Eloy assumes no responsibility for errors, omissions, or inaccuracies presented, and shall have neither liability nor responsibility for any direct or indirect loss or damage in connection with, or arising from, the information on this map. Any conclusions derived from this map are the responsibility of the user.

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.B.**

Date: **12/16/2020**

Date submitted:
12/09/2020

Action: Other

Subject: Commission to make a recommendation for approval, approval with conditions, or denial for Case No.: RZ2020-025 to rezone Pinal County Assessor's Parcel Numbers: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q, and 511-33-001R from GR (General Rural) a Pinal County Zoning Designation to I-1 (light Industrial). Project Name: Hanna 10 Industrial.

TO: Planning and Zoning Commission

FROM: Belinda Lopez

RECOMMENDATION:

Commission to make a recommendation for approval, approval with conditions, or denial for **Case No.: RZ2020-025** to rezone Pinal County Assessor's Parcel Numbers: 511-33-001M, 511-33-001N, 511-33-001P, 511-33-001Q, and 511-33-001R from GR (General Rural) a Pinal County Zoning Designation to I-1 (light Industrial). Project Name: Hanna 10 Industrial.

DISCUSSION:

FISCAL IMPACT:

There is not a direct fiscal impact from this recommendation.

AGRICULTUREPLANTINGScheme



Common Name: Red Push
Scientific Name: Pistacia x 'Red Push'
Size (HxW): 25'x25'
Flowers: None
Fall Color: Orange to Red, Deciduous



Common Name: Cascalote
Scientific Name: Caesalpinia cacalaco
Size (HxW): 15'x15'
Flowers: Yellow
Fall Color: None



Common Name: Oleander
Scientific Name: Nerium Oleander
Size (HxW): 10'x10'
Flowers: Pink, White, Red
Fall Color: None

DESERTOASISPLANTINGScheme



Common Name: Foothill Palo Verde
Scientific Name: Parkinsonia microphylla
Size (HxW): 25'x25'
Flowers: Yellow
Fall Color: None



Common Name: Cascalote
Scientific Name: Caesalpinia cacalaco
Size (HxW): 15'x15'
Flowers: Yellow
Fall Color: None



Common Name: Desert Willow
Scientific Name: Chilopsis linearis
Size (HxW): 20'x15'
Flowers: White-Pink
Fall Color: None, Deciduous



Common Name: Texas Mountain Laurel
Scientific Name: Sophora secundiflora
Size (HxW): 15'x10'
Flowers: Purple
Fall Color: None



Blue Agave



Saguaro



Yellow Lantana



Ocotillo



Blue Elf Aloe

SMALLTREE'SPLANTINGScheme



Common Name: Mulga
Scientific Name: Acacia mulga
Size (HxW): 14'x14'
Flowers: None
Fall Color: None, Evergreen



Common Name: Texas Mountain Laurel
Scientific Name: Sophora secundiflora
Size (HxW): 15'x10'
Flowers: Purple
Fall Color: None



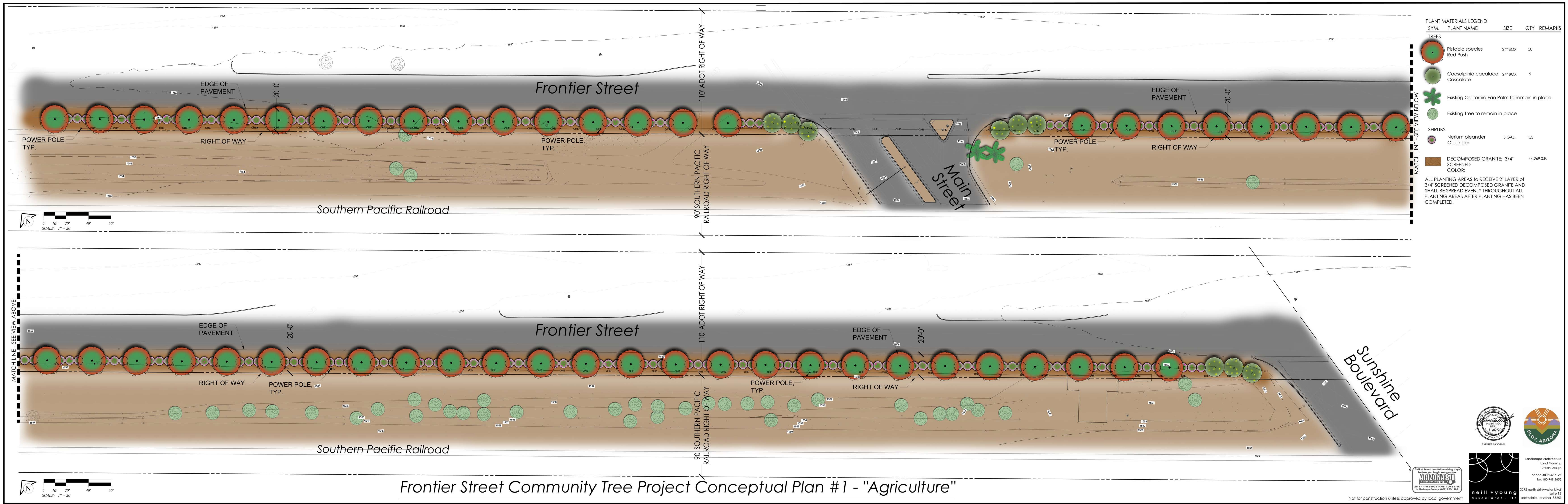
Common Name: Chaste Tree
Scientific Name: Vitex angus-castus
Size (HxW): 15'x15'
Flowers: Purple
Fall Color: None



Common Name: Ebenopsos ebano
Scientific Name: Texas Ebony
Size (HxW): 20'x15'
Flowers: Light Yellow
Fall Color: None



Yellow Lantana



PLANT MATERIALS LEGEND				
SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Pistacia species Red Push	24" BOX	50	
	Caesalpinia cacalaco Cascalote	24" BOX	9	
	Existing California Fan Palm to remain in place			
	Existing Tree to remain in place			
SHRUBS				
	Nerium oleander Oleander	5 GAL.	153	
	DECOMPOSED GRANITE: 3/4" SCREENED COLOR:		44,269 S.F.	

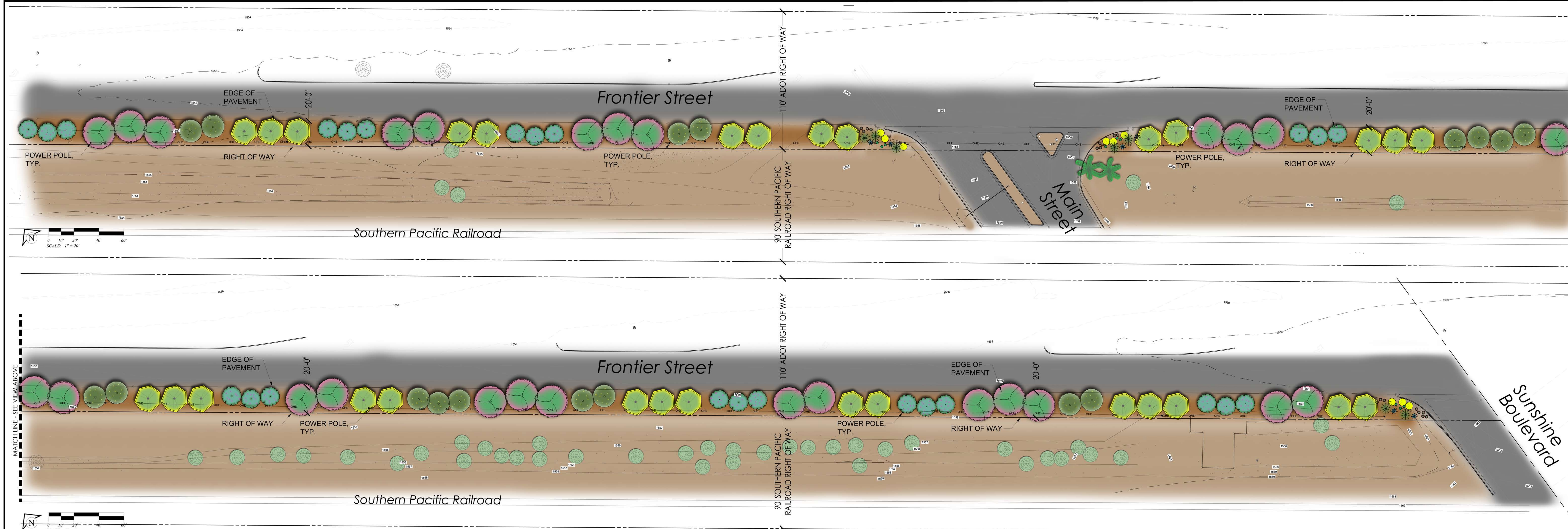
ALL PLANTING AREAS TO RECEIVE 2" LAYER OF 3/4" SCREENED DECOMPOSED GRANITE AND SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS AFTER PLANTING HAS BEEN COMPLETED.



Sunshine Boulevard

Frontier Street Community Tree Project Conceptual Plan #1 - "Agriculture"

Not for construction unless approved by local government



PLANT MATERIALS LEGEND

SYM.	PLANT NAME	SIZE	QTY	REMARKS
	Parkinsonia microphyllum Foothills Palo Verde	24" BOX	29	
	Caesalpinia cactulaco Casalote	24" BOX	17	
	Sophora secundiflora Texas Mountain Laurel	24" Box	24	
	Chilopsis linearis Desert Willow	24" BOX	26	
	Existing California Fan Palm to remain in place			
	Existing Tree to remain in place			
ACCENTS/GROUNDCOVER				
	Carnegie gigantea Saguaro	6' SPEAR	9	
	Fouquieria splendens Ocotillo	6 CANES	7	
	Agave weberi Blue Agave	5 GAL.	6	
	Aloe Blue Elf Aloe	5 GAL.	18	
	Lantana hybrid New Gold Lantana	1 GAL.	9	
	DECOMPOSED GRANITE: 3/4" SCREENED COLOR:	44,269 S.F.		

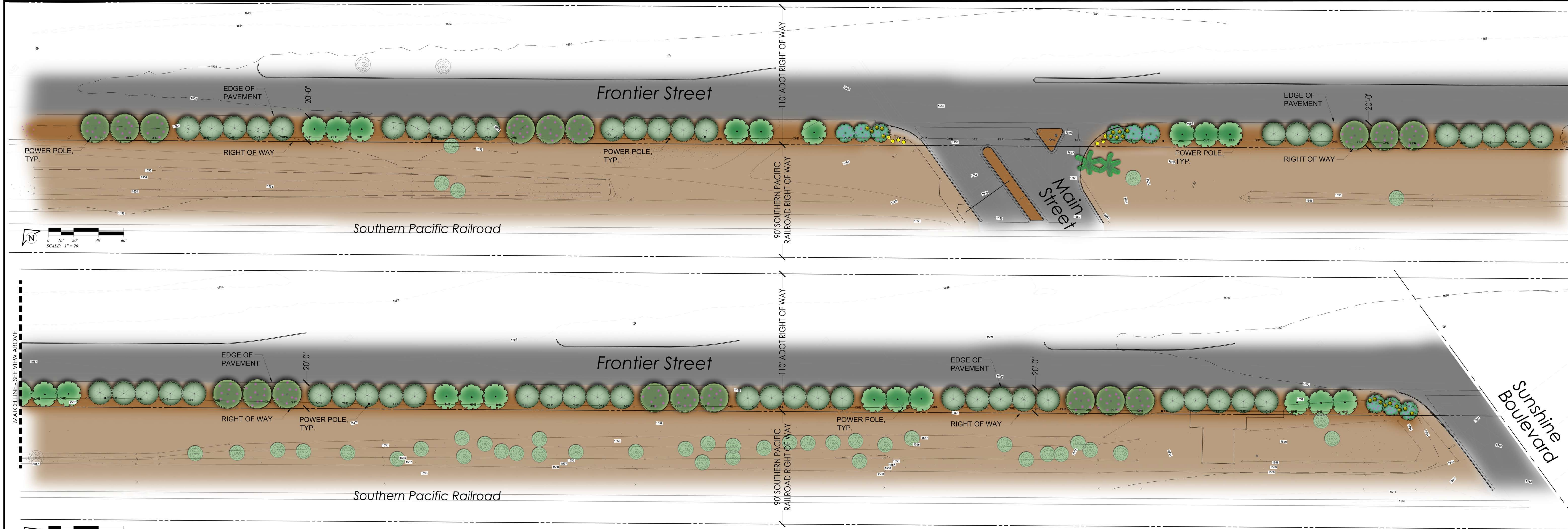
ALL PLANTING AREAS TO RECEIVE 2" LAYER OF 3/4" SCREENED DECOMPOSED GRANITE AND SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS AFTER PLANTING HAS BEEN COMPLETED.



neill + young
associates, llc
3295 north drinkwater blvd
suite 12
scottsdale, arizona 85251
phone 480.949.7127
fax 480.949.2655

Frontier Street Community Tree Project Conceptual Plan #2 - "Desert Oasis"

Not for construction unless approved by local government



PLANT MATERIALS LEGEND				
SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Ebenopsis ebano Texas Ebony	24" BOX	21	
	Acacia aneura Mulga Acacia	24" BOX	53	
	Sophora secundiflora Texas Mountain Laurel	24" Box	9	
	Vitex agnus-castus 'Montrose Purple' Chaste Tree	24" BOX	18	
	Existing California Fan Palm to remain in place			
	Existing Tree to remain in place			
SHRUBS/GROUNDCOVER				
	Lantana hybrid New Gold Lantana	1 GAL.	27	
	DECOMPOSED GRANITE: 3/4" SCREENED COLOR:		44,269 S.F.	

ALL PLANTING AREAS TO RECEIVE 2" LAYER OF 3/4" SCREENED DECOMPOSED GRANITE AND SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS AFTER PLANTING HAS BEEN COMPLETED.

Frontier Street Community Tree Project Conceptual Plan #3 - "Small Trees"

Landscaping
Landscape Architecture
Land Planning
Urban Design
phone 480.949.7127
fax 480.949.2655
3295 north drinkwater blvd
suite 12
scottsdale, arizona 85251

Not for construction unless approved by local government