



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, June 16, 2021, 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 April 21, 2021 meeting minutes of the Planning and Zoning Commission**
 - A. Meeting Minutes from the April 21, 2021 Meeting
 - VI. Old Business: Possible discussion and/or action on the following:**
 - VII. New Business: Possible discussion and/or action on the following:**
 - A. Application submitted by Tyler Johannsen with Pinnacle Consulting Inc. for a Conditional Use Permit to allow the construction of a new 120-foot high monopole wireless communication antenna and ground equipment to be located and leased on a portion of the parcel owned by CBB Holdings, LLC (also known as Ballard Truss). Subject property is located at 1175 W. Alsdorf Road, Eloy, Arizona, Pinal County Assessor's Parcel Number: 408-26-032 in a portion of Section 12, Township 8 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona (Project Name: AZ03-091 Frontier)
 - B. Commission to make a recommendation for approval, approval with conditions, or denial for Case No.: CUP2021-012, AZ03-091 Frontier)
- In Accordance With Section 2-11.2 of the Eloy City Code:**
- C. Conduct a public hearing for a staff initiated text amendment to the Eloy City Code, Chapter 21-Zoning pertaining to the provision of tiny houses in the City limits and revising portions of Article II. Zoning Districts, Article III. Supplemental Use Standards and Article IX. Definitions and Acronyms (Case No. TA2021-018)

- D. Commission to make a recommendation for approval, approval with conditions, or denial for Case No.: TZ2021-018, Tiny Houses Zoning Code Text Amendment

VIII. Informational Item:

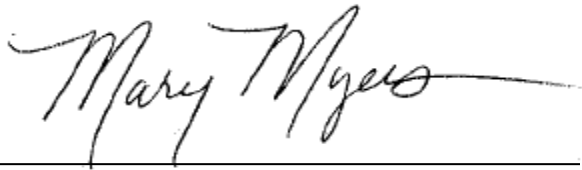
- A. Ex-Officio Member Announcements
B. Community Development Director Announcements

IX. Communications:

- A. Commissioners May Share Information or Inquire About City Related Activities

X. Motion to Adjourn

POSTED BY FRIDAY, JUNE 11, 2021 BY 5 PM 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", followed by a horizontal line.

Mary Myers, MMC, 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, April 21, 2021
6:00 p.m.**

I. CALL TO ORDER

Chairperson Marlo Schuh 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:

- Chairperson Marlo Schuh
- Vice-Chairperson Larry Brown
- Ex-Officio Sara Curtis
- Commissioner Allen Crawford
- Commissioner John Peterson
- Commissioner Steven Paulson

Members Absent:

- None.

Staff present:

- Jon Vlaming, Community Development Director
- Mary Myers, City Clerk

Others present:

- Carolyn Oberholtzer
- Eric Offenberger
- Thai Nguyen
- Council member Daniel Snyder

III. INVOCATION

Chairperson Schuh led the Invocation and requested a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Schuh led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE JANUARY 20, 2021 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Chairperson Schuh asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Vice-chairperson Brown made a motion to approve the January 20, 2021 meeting minutes as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5-0.

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

None.

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

A. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO. : RZ2020-026. APPLICATION SUBMITTED BY RON STEVENS ON BEHALF OF LOUIS A. TSAKIRIS FAMILY PARTNERSHIP TO REZONE APPROXIMATELY 0.19 ACRES OF LAND FROM R1-12 (SINGLE FAMILY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL). SUBJECT PROPERTY IS LOCATED AT 4440 W. BOSQUE NORTH DRIVE, ELOY, ARIZONA, PINAL COUNTY ASSESSOR'S PARCEL NUMBER: 403-24-321 IN A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (PROJECT NAME: MIDWAY CITY PARCEL 40324321).

Chairperson Schuh opened up the Public Hearing. Mr. Vlaming commented there are no members of the public present and mentioned it was a house keeping issue that needed to be formalized. He mentioned that previously at the last month's City Council meeting, scheduled on Monday, March 8, 2021, City Council approved a request to abandon a portion of the existing Midway City plat. Before the plat abandonment is recorded, one parcel was zoned residential and not light industrial like all of the other parcels in the plat. What the applicant wants to do, now that he has ownership is bring this parcel to the Commission members to be rezoned to match all of the other parcels, which will enable him to combine all the parcels as one and abandon all of the parcel lines. Mr. Vlaming explained if the Commission and City Council move forward with their approval recommendation, the applicant would also be able to record the plat abandonment and create a property that would be marketable and potentially developable in the future.

Chairperson Schuh asked that eventually all of the individual parcels within the triangle would be combined into one big parcel and would be zoned Light Industrial. Mr. Vlaming clarified that it is already Light Industrial with the exception of the one parcel being brought forward at this meeting and also indicated that all the property

surrounding the subject area are light industrial. Chairperson Schuh inquired as to how long these lots have been zoned industrial. She also commented that the parcels look like the sizes that would be suitable for homes. Mr. Vlaming commented this area has been zoned Light Industrial prior to the time he started working for City of Eloy six years ago and also commented that currently the subject area does not have any vehicular access from the south or the west. This request went before City Council as a partial plat abandonment. But before it is recorded, this request is to change the zoning of the only residentially zoned parcel (Assessor's Parcel number 403-24-321) from R1-12 to I-1 to make sure all parcels are zoned the same prior to the partial plat abandonment being recorded.

Hearing no other comments, Chairperson Schuh closed the Public Hearing.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. : RZ2020-026 (PROJECT NAME: MIDWAY CITY PARCEL 40324321).

Chairperson Schuh asked for a recommendation for approval, approval with conditions, or denial of Case No. : RZ2020-026 to the City Council. Vice-chairperson Brown made a motion to approve the proposed amendments with Staff recommendations. Commissioner Crawford seconded the motion. The motion passed 5-0 by the following roll call votes:

Ayes: Chairperson Schuh; Vice-chair Brown; Commissioner Peterson; Commissioner Paulson; Commissioner Crawford.

Nays: None.

C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO. : CUP2021-009. APPLICATION SUBMITTED BY CAROLYN OBERHOLTZER WITH BERGIN, FRANKS, SMALLEY & OBERHOLTZER, PLLC FOR A CONDITIONAL USE PERMIT FOR MEDICAL MARIJUANA CULTIVATION. SUBJECT PROPERTY IS LOCATED AT 924 N. TWEEDY ROAD, ELOY, ARIZONA, PINAL COUNTY ASSESSOR'S PARCEL NUMBERS: 408-02-021 AND 408-02-022 IN A PORTION OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (PROJECT NAME: NEW GEN ELOY)

Chairperson Schuh opened up the Public Hearing. Mr. Vlaming introduced the application that came forward for a conditional use permit, as required, for property to be used for Medical Marijuana Cultivation in the Light Industrial zoning district. The property consists of two overall parcels, approximately 15 acres in total area with an existing building previously developed on the property. It is the former location of

Elrus Aggregates and it was built in 2008. It consists of approximately 71,000 square feet, and it has been vacant for the last several years. The applicant is currently in escrow on the property and wants to attain all of the entitlements and approvals before they close escrow. They have submitted a request for a conditional use permit for medical marijuana cultivation on the property and as mentioned previously, the subject property is zoned I-1, Light Industrial. The Eloy General Plan identifies this property as General Industrial and it is within the Sun Corridor Growth Area as identified in the Growth Area Element of the Eloy General Plan. Mr. Vlaming identified that the applicant has land use attorney representation this evening. The applicants' representative has previously conducted a virtual public meeting via Zoom, but no one attended. They have complied with all of the notification requirements as identified in the Zoning Code for properties within 300 feet. Staff has received one comment from the adjacent property owner (to the south and east). His name is Jerry Ivy, and he has voiced his non-support for this conditional use permit for the record. Mr. Vlaming also stated that staff has not received any input from any other individual at this point; however, he wondered if the applicant has an update. With that, Mr. Vlaming asked if the Commission had any additional comments or have questions for the applicant's representative.

Vice-Chairperson Brown asked what the recommendation by Staff for this case is. Mr. Vlaming responded that Staff is recommending approval of the conditional use permit with stipulations that are identified per staff report for the next agenda item (VII. D.) after the Public Hearing item of the agenda is completed. Vice-Chairperson Brown said thank you.

Carolyn Oberholtzer introduced herself as the representative of the new owner with Bergin, Frakes, Smalley & Oberholtzer, PLLC, 4343 E. Camelback, Phoenix, AZ. She is representing New Gen Eloy. She commented that the property is in escrow and her client intends to purchase the property to serve one of their dispensaries in Phoenix. She indicated that they operate the herbal wellness dispensary and their current cultivation facility is close to that of the dispensary, but it is undersized. They serve over 6,000 patients every month and their current facility is able to provide only 75% of the product necessary to serve those patients. Therefore, they are acquiring this building to serve the facility in Phoenix and to increase their production capacity in this 71,000 square foot building in order to produce enough product to support the demand of the herbal wellness dispensary. Ms. Oberholtzer stated that the 71,000 square foot building would be a complete indoor operation, it is very low intensity, very low traffic and the regulations that apply to this operation are very significant, very heavily regulated by the State of Arizona. Security is paramount, and this building will be restricted to employee access only. When this facility opens, there will be approximately 25 to 30 full-time employees and that would be the only daily traffic. There will be bi-weekly trash pick-up and occasional deliveries of the product up to Phoenix, Arizona but, it is a very low traffic generating use. Its use would be entirely conducted within the existing building. There will be some modification needed to the inside of the building but, she indicated, it is a great structure and it provides abundant parking spaces, and has great access. As far as the use goes as per the Zoning Code,

there are requirements, one has to be a certain distance from other uses and in just about in all cases, they exceed those minimum distances to any school, church and other cultivation facility.

There is a parcel of land (zoned R1-43) that is located on the south side of Interstate 10 (I-10). Currently, Tweedy Road dead ends at I-10, but to the south beyond the freeway, there is a property (an exhibit was shown to those present at the meeting) in yellow color zoned R1-43. The zoning code requires a separation of 1,320 feet from the building façade to the property line. The applicant engaged a registered Surveyor go out and measure the distance. The resulting distance was 1,307 feet from the property line to the southern face of the building. In addition, she noted that the vacant property is encumbered by two easements-one is a 33' and the other is a 44' highway easement at the northern/eastern corner of that property. Therefore, she continued, the distance of the 1,320 feet is not going to be proximate to any residential structure because of the existence of those roadway easements. Ms. Oberholtzer noted however, that the strict interpretation of the code, they have two options in this circumstance: The code allows the applicant not to use a portion of that building that is too close to the residential zoned land. In this case, the owner would not use the south 13 feet of the building. Historically that area has been used for storage and it will not be a huge issue. In this case, they have applied for a companion variance in order to alleviate that distance and request relief of the 13 feet. Any other residential parcel is located four times the required distance from the subject property. She continued that in terms of locating a medical marijuana cultivation facility, this property is very attractive, it has great access to roads, is tucked back, and has great access to Phoenix.

She then introduced Thai Nguyen and Eric Offenberger, CEO of Vext Science who are the experts on this topic, and asked if the Commission members had any questions. Chairperson Schuh asked about the two uses of medical marijuana and dispensary. Mrs. Oberholtzer explained that how the license is structured is that for every medical marijuana dispensary, they are able to have one off-site location for that dispensary. This building would be assigned to the medical marijuana license, so this would be a medical marijuana cultivation facility and it will not be for recreational marijuana. There was a discussion about operational procedures at the request of Chairperson Schuh. Mr. Vlaming introduced Nate Bailey with the Eloy Fire District. Nate Bailey introduced himself and commented from the fire district perspective and fire protection, the building does have a sprinkler system and with that, the site plan is phenomenal and they have no issues with the proposed use for the growing operation. Hearing no other comments, Chairperson Schuh closed the Public Hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. : CUP20021-009. PROJECT NAME: ELOY NEW GEM.

Chairperson Schuh asked for a recommendation for approval, approval with conditions, or denial of Case No. : CUP2021-009 to the City Council. Vice-chairperson Brown

made a motion to approve the proposed amendments with Staff recommendations with the stipulation. Commissioner Crawford seconded the motion. The motion passed 5-0 by the following roll call votes:

Ayes: Chairperson Schuh; Vice-chair Brown; Commissioner Peterson; Commissioner Paulson; Commissioner Crawford.

Nays: None.

VIII. INFORMATIONAL ITEMS:

A. THE COMMUNITY DEVELOPMENT DEPARTMENT STAFF WILL PROVIDE UPDATES TO VARIOUS PROJECTS UNDER WAY IN THE CITY.

Mr. Vlaming communicated the following:

- City Council has approved the Downtown Vision for a consultant and have retained Rounds Consulting Group and Local First Arizona. They will be putting together a vision plan for the key areas of the Downtown and an Economic study and underpin the land uses and strategy recommendations.
- The Frontier Street Community Tree Program identified by a citizen and City Council and the project will be bid towards the end of the summer for tentative construction by October.
- The City will retain a landscape architect to create the design, conduct a process to review the design with the neighborhood and go out for bids for a new project on Shedd Road between Giles Street and Estrella Road in the Toltec area to place landscape and hardscape improvements and put irrigation in the median.

Ex-Officio Council member Sara Curtis communicated the following:

- The new Police Station will have a grand opening on June 18th.
- The Eloy City Council passed the Ordinance for Recreational Marijuana.
- City Council is working on the budget for next fiscal year.

IX. COMMUNICATIONS:

A. COMMISSIONERS MAY SHARE INFORMATION OR INQUIRE ABOUT CITY RELATED ACTIVITIES.

- None.

X. MOTION TO ADJOURN.

Chairperson Schuh asked for a motion to adjourn. Vice-Chairperson Brown made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 5-0 and the meeting adjourned at approximately 6:54 p.m.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.A.

Date: 6/16/2021

Date submitted:
06/04/2021

Action: Formal

Date requested:
6/16/2021

Subject: Application submitted by Tyler Johannsen with Pinnacle Consulting Inc. for a Conditional Use Permit to allow the construction of a new 120-foot high monopole wireless communication antenna and ground equipment to be located and leased on a portion of the parcel owned by CBB Holdings, LLC (also known as Ballard Truss). Subject property is located at 1175 W. Alsdorf Road, Eloy, Arizona, Pinal County Assessor's Parcel Number: 408-26-032 in a portion of Section 12, Township 8 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona (Project Name: AZ03-091 Frontier)

TO: Planning and Zoning Commission

FROM: Belinda Lopez

RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission approve (with conditions) a Conditional Use Permit for Pinnacle Consulting, Inc., LLC, representing Sun State Towers and DISH to install a wireless monopole antenna a maximum of one hundred and twenty feet (120'-0") feet including the tower and lightning rod above ground level (AGL) supported by ground equipment contained within a 40' x 40' fenced (between six and eight feet AGL) ground lease area located at 1175 W. Alsdorf Road (APN 408-26-0320) on a parcel held by CBB Holdings LLC (dba Ballard Truss

DISCUSSION:

The City received an application from Pinnacle Consulting, Inc. to locate and install a one hundred and twenty (120') foot monopole with a four (4') foot lightning rod located in the northwestern corner of the parcel, which is the site of existing wooden truss

manufacturing. The applicant desires to enhance the provision of cellular service to voice and data customers of DISH Network that will successfully address wireless network deficiencies in the vicinity of Interstate 10 and Alsdorf Road. Service enhancements are needed at this time to accommodate the DISH Network larger subscription base, an increase in the number of devices per subscriber and the increased bandwidth demand necessary for device functionality. The wireless communication facility will be structurally and spatially designed to support four carrier arrays, each with 3 sectors of 4 antennas each, for a total of 6-12 antennas per carrier. Antenna arrays for the future carriers will be situated at centerlines of 86', 96', 106'. The antenna array for DISH will be situated at an elevation of 116' A.G.L.

The applicant believes this site fills in the gap that exists along I-10 due to the lack of any vertical elements in the area, the ability to conduct this use on a site that does not hinder its ability to function in its existing capacity to manufacture wooden trusses.

The applicant has held a preapplication via-telephonic meeting with City Staff and notified property owners within 300 feet via U.S. Regular Mail and conducted a virtual Zoom neighborhood meeting on May 6, 2021 at 6:00 p.m. The input taken at the neighborhood meeting, of which none attended.

FISCAL IMPACT:

There is not a direct fiscal impact to the City if this request is approved. However, the upgrade in cell phone/handheld device service will initially benefit existing and future Dish Network customers in the area and travelling within proximity to this monopole on Interstate 10.

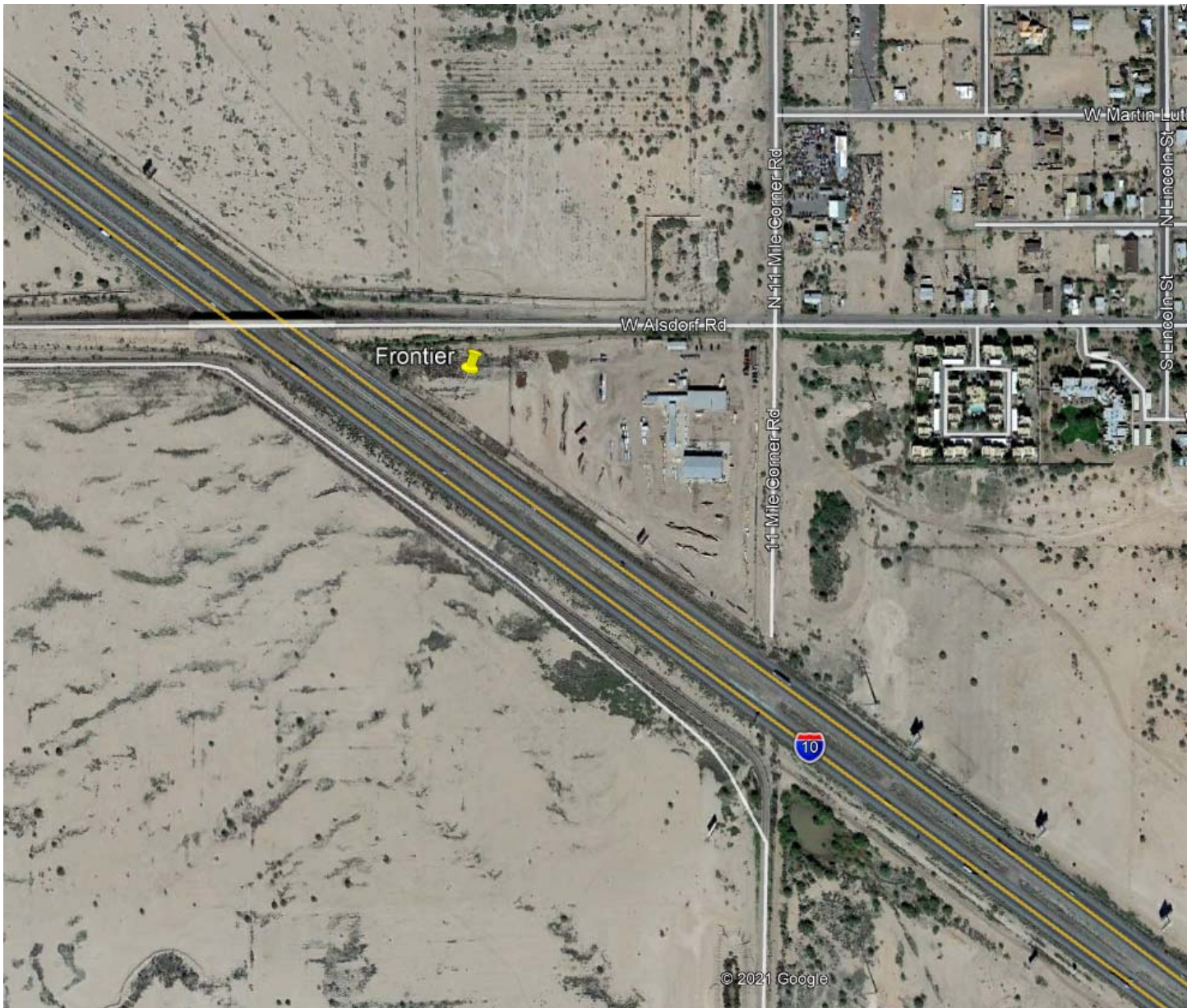
NARRATIVE REPORT

PROJECT NAME: AZ03-091 Frontier / DISH

Case No. CUP2021-012

APPLICANT: Pinnacle Consulting, Inc. on behalf of DISH Network

**REQUEST: CONDITIONAL USE PERMIT APPROVAL
FOR A NEW 120' WIRELESS TELECOMMUNICATIONS MONOPOLE**



Pinnacle Consulting, Inc. for Sunstate Towers and Dish Network
Tyler Johannsen

May 18, 2021 - Revised June 7, 2021

Petitioner

Pinnacle Consulting, Inc, representing Sun State Towers and DISH, is proposing a new 120' monopole in the City of Eloy. Sun State Towers is a real estate development firm specializing in wireless communication infrastructure, developing multi-tenant facilities, to support the ever-increasing needs of our wireless clientele. DISH has engaged Sun State's services in the development of a facility to address wireless network deficiencies in the City of Eloy area and will be on the east side of I-10 and the south side of Alsdorf Rd. DISH is one of the fastest growing wireless communication providers in the United States, spinning off from former carrier Sprint.

Purpose of the Request

This application is requested to allow the development of a wireless telecommunications monopole to initially support DISH. As the anchor tenant of the facility, the site will improve wireless voice and data services for DISH customers. This site is designed to satisfy the demand for DISH service in this area as required by their Federal Communications Commission License. Equally important, the site will also be designed to support collocation by accommodating three (3) additional wireless carriers in the future.

Sun State Towers is proposing to develop a 120' monopole, located northeast of the I-10 and South of W Alsdorf Rd (408-26-0320). DISH is requesting the Conditional Use Permit to track concurrently with the lease terms between Sun State Towers and the property owner, CBB HOLDINGS LLC. The proposed antenna configuration necessitates a 10'-6" array diameter, with 3'-3" separations between antennas to optimally propagate DISH's LTE & 5G frequency, without signal redundancy.

Justification of the Request and Need for the Facility

The wireless communications industry has seen tremendous growth over the past two decades. This growth has come in the form of larger subscriber base, an increase in the number of devices per subscriber, and a tremendous uptick in demand for bandwidth per subscriber.

In the case of this request, the closest sites are too far from vehicular travelers along I-10, which is where DISH currently has a gap in coverage. In terms of the least intrusive means possible, we chose this site because there is no existing verticality. The location we chose is in an open spot that would not get in the physical or visual way of the surrounding area while trying to maintain a location on private land that would not hinder future use of the land to the owner. The proposed communications site not only fills a significant gap in coverage/capacity for DISH, but it is also the least intrusive means to maintain in coverage and capacity.

Proposed Site

Sun State Towers is proposing a new 120' Monopole to be located on the east side of the I-10 and north of Alsdorf Rd. Additional screening will not be provided due to the height and design of the tower and will match the profile of existing towers in the area that are not screened.

The proposed site is zoned I-1 Light Industrial and requires the issuance of a Conditional Use permit as per section 21-4-4. We believe that the proposed site meets the standards and the required findings for a Conditional Use Permit listed in Section 21-6-7. The code suggests that a tower exceeding the height of 40 feet shall allow for collocation by other wireless communication providers. The wireless communication facility will be structurally and spatially designed to support four carrier arrays, each with 3 sectors of 4 antennas each, for a total of 6-12 antennas per carrier. Antenna arrays for the future carriers will be situated at centerlines of 86', 96', 106'. The antenna array for Dish will be situated at an elevation of 116' A.G.L.

As per section 21-4-4.4. B, all equipment will be enclosed and secured within a compound with a 8' tall Sun State CMU wall, but no concertina wire will be included.

After the initial 60-day construction period, the site will have a technician visit the site approximately once a month for routine maintenance and monitoring.

Future Collocation

DISH will be the long-term anchor tenant for the proposed lattice tower at the 116' antenna centerline. The proposed height of the tower (120') will allow for potential collocations at 96', 106' and 116' antenna centerlines. Sun State Towers works with several wireless providers and is dedicated to providing this information as a favored method of future antenna placement to meet the needs of our (and other) wireless carrier customers, while maintaining the least intrusive means possible.

Citizen Participation

As per City of Eloy requirements, all neighboring property owners within 300' of the property were notified By U.S. Mail. There was a total of eleven (11) property owners notified of a community meeting that happened virtually over Zoom on May 6th at 6pm, of which none attended.

Explanation of Expanded Services

As a part of the Site Plan approval request, Sun State Towers has worked with DISH Radio Frequency Engineers to improve both capacity and telecommunications coverage in the area.

Setback Table (From center of proposed lattice structure to nearest property line)

Direction	Distance
North	120' – Adequate for fall Distance
South	120' – Adequate for fall Distance
East	1016' 5"
West	163' 11"

Exterior Lighting Plan

No new outdoor lighting is being proposed as per Section 21-4-4.5 (D)

Preliminary Signage Plan

No signage is being proposed as per Section 21-4-4.5 (H)

Relationship to Surrounding Properties

The subject property is zoned I-1 and all adjacent property are currently zoned either I-1 Light Industrial or C-2 Community Commercial.

The property is bordered to the north and east by I-1 Light Industrial, borders ADOT I-10 to the south and west, and on the far south C-2 Community Commercial across the I-10 freeway. The proposed site is centrally located to meet the demands of commuters and residents while not being intrusive to the surroundings.

Tree Survey

No trees exist in the proximity.

Circulation System

The proposed site will be accessed from west Alsdorf Rd. Access through the southern entrance of W Alsdorf Rd and then directly onto landlord owned property, technicians will utilize one of the areas adjacent to the compound to park their vehicle while conducting monthly routine service visits. All necessary utility, fiber, access, and other easements will be outlined within the lease terms between Sun State Towers and the property owner, CBB HOLDINGS LLC.

Development Schedule

The project development schedule will take approximately 60 calendar days following the issuance of all necessary permits for the project.

Community Facilities and Services

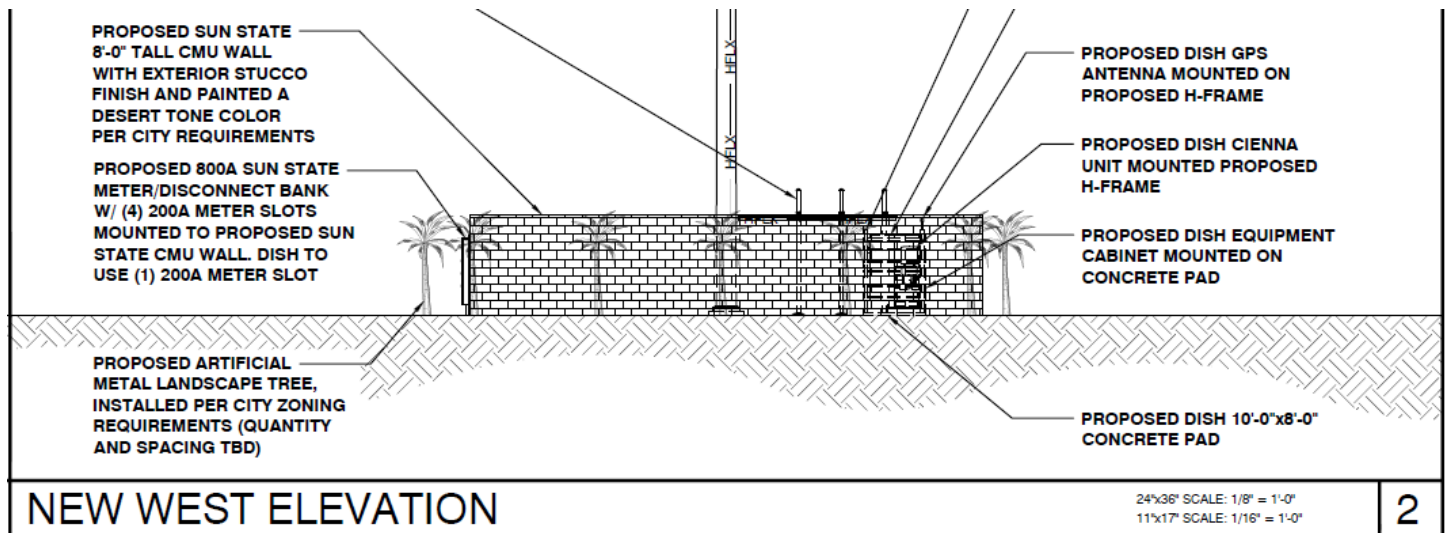
The proposed development is located on private land for industrial use. It is worth noting the tremendous benefit of enhanced wireless services in underdeveloped areas of the county and city, especially for use by Public Safety agencies.

Public Utilities and Services

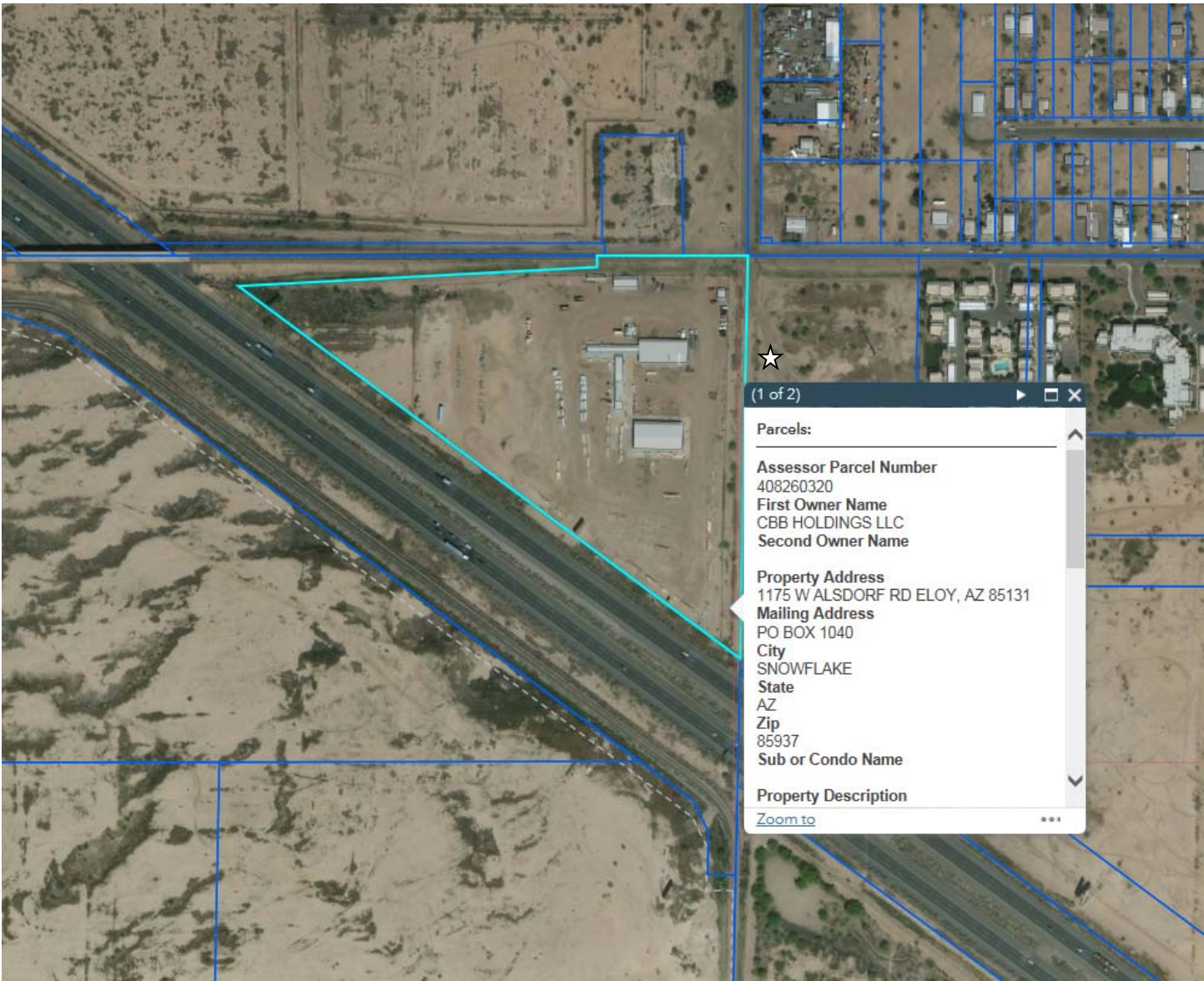
The proposed project will require electrical and telephone service. The project is an unmanned facility so it will not require sewer or water services. Developer will contact Public Works and Building and Safety Departments for issuance of all necessary permits for the project.

Landscape

The wireless facility will be landscaped with a buffer that effectively screen the view of the freestanding wireless facility to comply with Section 21-4-4.5 (L). Assorted metal landscaping in the form of small 8 foot palm trees will be spaced around the sides of the compound. The exact quantity and spacing of this proposed artificial landscaping will be determined by the city to meet the requirements prior to installation. It has been determined by jurisdiction that live landscaping is not feasible as there is no nearby irrigation or water supply. The pole will be painted a desert tone color per city requirements to blend the tower in with the surroundings. The surrounding eight (8) foot high CMU wall will be given an exterior stucco finish and painted a desert tone color per city requirements.



Assessor's Map



☆

(1 of 2)

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Parcels:

Assessor Parcel Number

408260320

First Owner Name

CBB HOLDINGS LLC

Second Owner Name

Property Address

1175 W ALSDORF RD ELOY, AZ 85131

Mailing Address

PO BOX 1040

City

SNOWFLAKE

State

AZ

Zip

85937

Sub or Condo Name

Property Description

[Zoom to](#)

0 0 0

Flood Zone Map





SUN STATE TOWERS

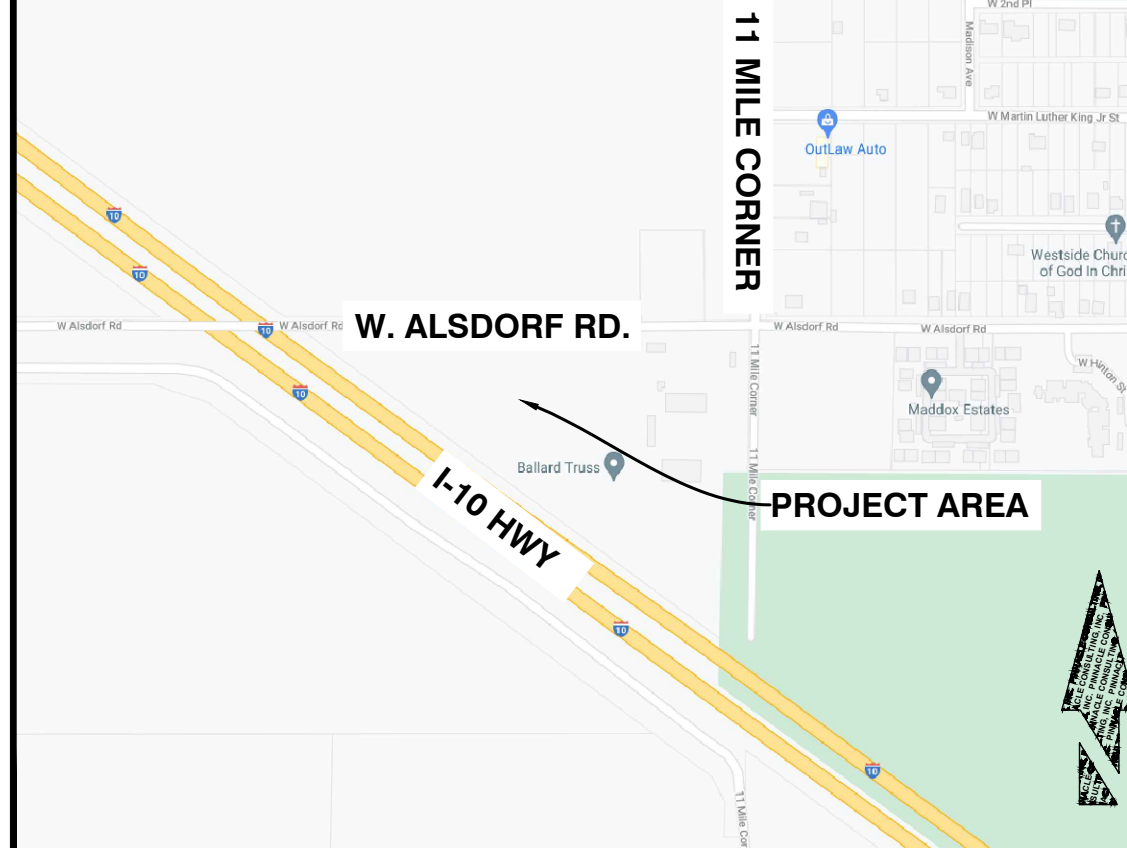
AZ03-091 FRONTIER

APN: 408-26-0320
1191 W. ALSDORF RD.
ELOY, AZ 85131
PINAL COUNTY

SITE DIRECTIONS

DEPART 1426 N. MARVIN ST, GILBERT, AZ 85233: TURN LEFT ONTO W MERILL AVE. TURN RIGHT ONTO N COOPER RD. TURN RIGHT ONTO E GERMANN RD. TURN LEFT ONTO S MCQUEEN RD. TURN RIGHT ONTO EAST RIGGS ROAD. TURN LEFT ONTO S ARIZONA AVE. CONTINUE ONTO AZ-587 S. TURN LEFT ONTO THE INTERSTATE 10 E RAMP TO TUCSON. MERGE ONTO I-10 E. TAKE EXIT 198 FOR JIMMIE KERR BOULEVARD. TURN LEFT ONTO W JIMMIE KERR BLVD. CONTINUE ONTO CASA GRANDE-PICACHO HWY/W MOPAR RD. TURN RIGHT ONTO N 11 MILE CORNER RD. TURN RIGHT ONTO W ALSDORF RD. AFTER 0.2 MILES THE SITE WILL BE ON THE LEFT.

VICINITY MAP



PROJECT DESCRIPTION

SCOPE OF WORK

- INSTALL PROPOSED 120'-0" MONOPOLE
- INSTALL PROPOSED 40'-0"x40'-0"x8'-0" CMU WALL
- INSTALL PROPOSED ICE BRIDGE
- INSTALL PROPOSED 10'-0"x8'-0" CONCRETE PAD
- INSTALL PROPOSED H-FRAME
- INSTALL PROPOSED EQUIPMENT CABINET
- INSTALL PROPOSED ICE BRIDGE
- INSTALL (1) PROPOSED HYBRIFLEX CABLES
- INSTALL (12) PROPOSED PANEL ANTENNAS
- INSTALL (12) PROPOSED REMOTE RADIO HEADS
- INSTALL (1) PROPOSED OVP
- INSTALL PROPOSED ANTENNA MOUNTING FRAME
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE

CLIENT

SUN STATE TOWERS
1426 N. MARVIN STREET #101
CONTACT: CHAD WARD
GILBERT, AZ 85233
PHONE: [480] 664-9588 EXT. 214

PROPERTY OWNER

CHARLES BALLARD
CBB HOLDINGS, LLC
PO BOX 1040
SNOWFLAKE, AZ 85937
PHONE: [928] 536-4044

TOWER OWNER

SUN STATE TOWERS
1426 N. MARVIN STREET #101
CONTACT: CHAD WARD
GILBERT, AZ 85233
PHONE: [480] 664-9588 EXT. 214
SITE ID: AZ03-091
SITE NAME: FRONTIER

SITE ACQUISITION

PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE LAMOUREUX
PHONE: (480) 664-9588 ext. 230

A&E FIRM

PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: KYLE FORTIN
PHONE: (623) 217-4235

PROJECT DATA

ZONING: L-I (LIGHT INDUSTRIAL)
PARCEL #: 408-26-0320
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 1600 SQ. FT (40'x40')
JURISDICTION: CITY OF ELOY
GOVERNING CODES: 2018 IBC, 2018 IFC, 2018 IMC, 2017 NEC

ALL BUILDING CODES LISTED ABOVE
SHALL INCLUDE AMENDMENTS BY THE
GOVERNING JURISDICTION

NEW SITE LOCATION

LATITUDE 32.748028° N (NAD83)
LONGITUDE 111.571133° W (NAD83)
GROUND ELEVATION 1549.7' (NAVD88)

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

APPROVALS

(RF): _____ DATE: _____
(CONST.): _____ DATE: _____
(RE): _____ DATE: _____
LANDLORD: _____ DATE: _____

PREPARED FOR:



CONSULTING FIRM



PROJECT NO: AZ03-091 FRONTIER

DRAWN BY: M.G.

CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
0	04/05/21	FINAL ZONING	M.G.
1	05/17/21	CITY COMMENTS	KAF

CITY OF ELOY
CASE NO:
CUP2021-012

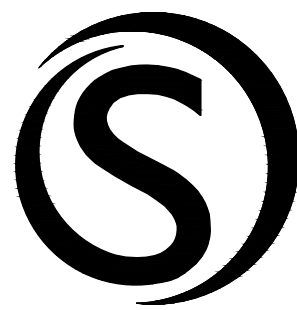
AZ03-091 FRONTIER

1191 W. ALSDORF RD.
ELOY, AZ 85131
PINAL COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER

T-1



SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850



1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
2	05/26/18	REVISION
1	03/21/18	FINAL
0	03/09/18	PRELIMINARY



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PROJECT No.
10008560

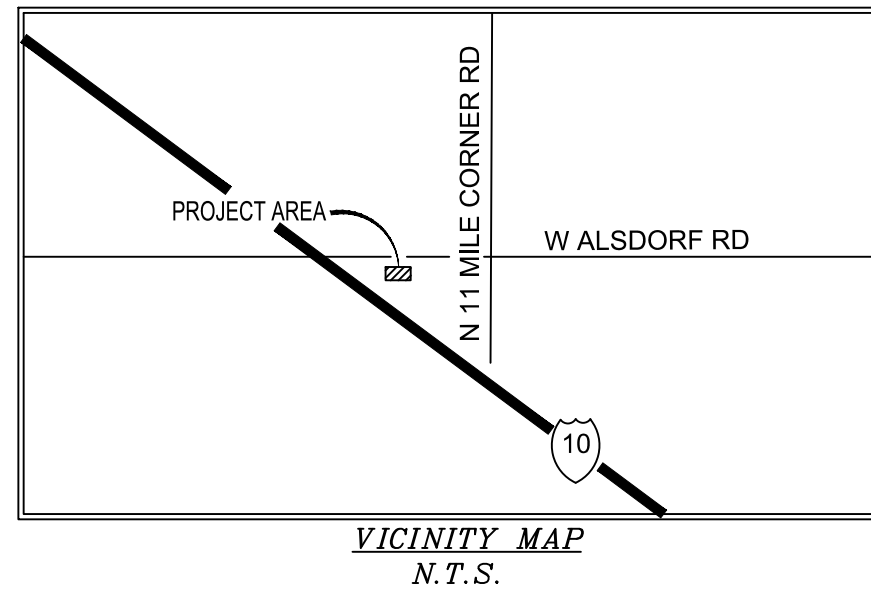
SITE NAME:
PH90XCA65 - AZ03-091 FRONTIER

SITE ADDRESS:
**1191 W ALSDORF RD
ELOY, AZ 85131**

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-1

REVISION:



SURVEY DETAIL SHEET LS-2

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE, ORDER NO.: 21800524-099-GOH EFFECTIVE DATE: 02/20/2018.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 03/06/18.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04021C1975F DATED 05/16/19.

FLOOD ZONE "X" IS DEFINED AS: AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING.

LESSOR'S LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 01 DEGREES 18 MINUTES 18 SECONDS WEST, 1041.78 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 10;

THENCE NORTH 53 DEGREES 40 MINUTES 39 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1616.28 FEET;

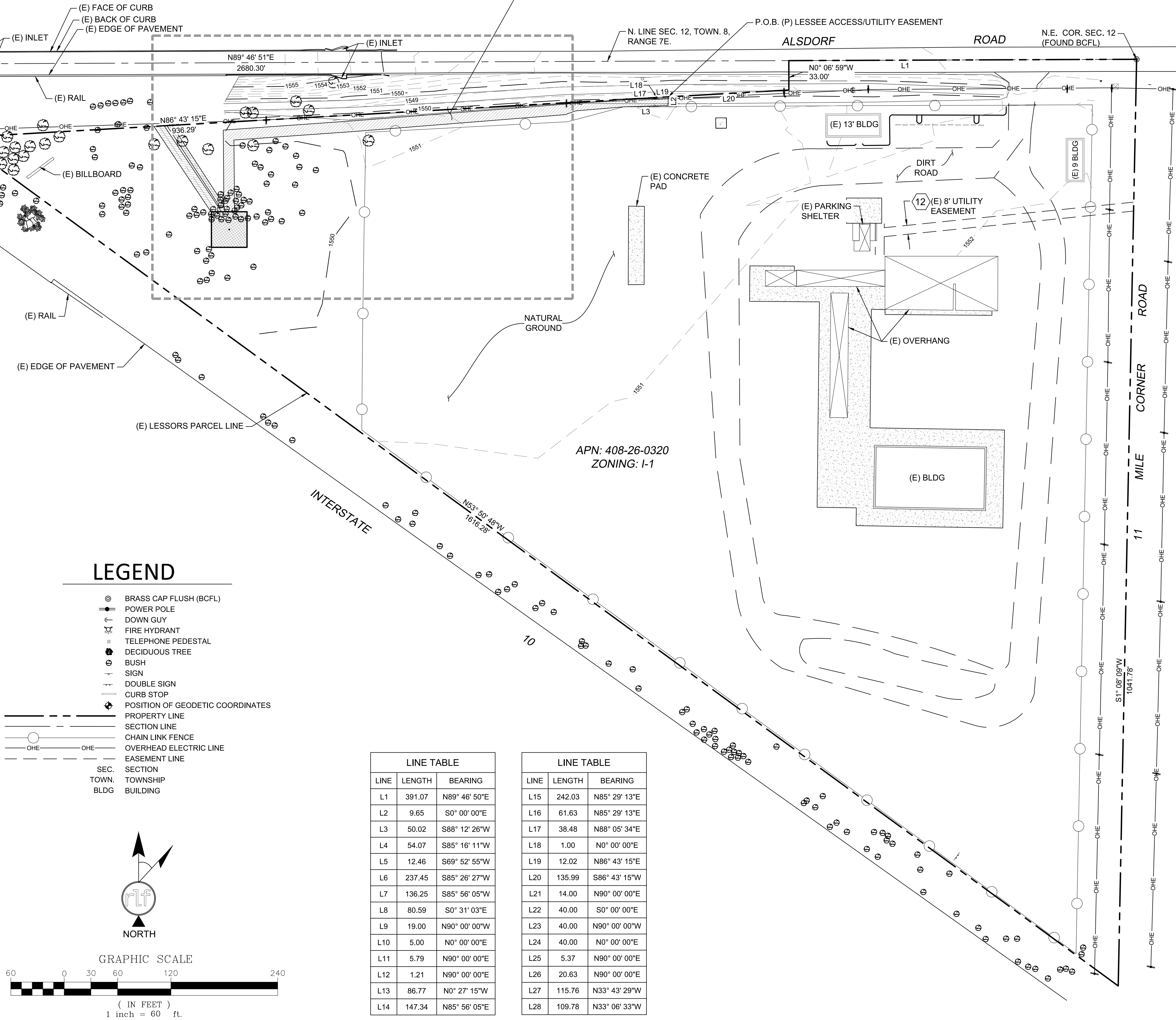
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 86 DEGREES 53 MINUTES 24 SECONDS EAST, 936.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF ALSDORF ROAD;

THENCE NORTH 00 DEGREES 03 MINUTES 01 SECONDS EAST, 33.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST, ALONG SAID NORTH LINE, 391.07 FEET TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS

- (12.) AN EASEMENT FOR ELECTRIC LINES AND ALL MATTERS AS SET FORTH THEREIN, RECORDED IN FEE NO. 2000-018756 OF OFFICIAL RECORDS.

ITEMS 1-11 AND 13-15 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.



LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'51" WEST ALONG SAID SECTION LINE, 391.01 FEET; THENCE DEPARTING SAID LINE SOUTH 00°06'59" EAST, 33.00 FEET; THENCE SOUTH 86°43'15" WEST, 135.99 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 9.65 FEET; THENCE SOUTH 88°12'26" WEST, 50.02 FEET; THENCE SOUTH 85°16'11" WEST, 54.07 FEET; THENCE SOUTH 69°52'55" WEST, 12.46 FEET; THENCE SOUTH 85°26'27" WEST, 237.45 FEET; THENCE SOUTH 85°56'05" WEST, 136.25 FEET; THENCE SOUTH 00°31'03" EAST, 80.59 FEET; THENCE NORTH 90°00'00" WEST, 19.00 FEET; THENCE NORTH 00°00'00" EAST, 5.00 FEET; THENCE NORTH 90°00'00" EAST, 5.79 FEET; THENCE NORTH 90°00'00" EAST, 1.21 FEET; THENCE NORTH 00°27'15" WEST, 86.77 FEET; THENCE NORTH 85°56'05" EAST, 147.34 FEET; THENCE NORTH 85°29'13" EAST, 242.03 FEET; THENCE NORTH 85°29'13" EAST, 61.63 FEET; THENCE NORTH 88°05'34" EAST, 38.48 FEET; THENCE NORTH 00°00'00" EAST, 1.00 FEET; THENCE NORTH 86°43'15" EAST, 12.02 FEET TO THE POINT OF BEGINNING.

LESSEE LEASE AREA LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'51" WEST ALONG SAID SECTION LINE, 391.01 FEET; THENCE DEPARTING SAID LINE SOUTH 00°06'59" EAST, 33.00 FEET; THENCE SOUTH 86°43'15" WEST, 135.99 FEET; THENCE SOUTH 00°00'00" EAST, 9.65 FEET; THENCE SOUTH 88°12'26" WEST, 50.02 FEET; THENCE SOUTH 85°16'11" WEST, 54.07 FEET; THENCE SOUTH 69°52'55" WEST, 12.46 FEET; THENCE SOUTH 85°26'27" WEST, 237.45 FEET; THENCE SOUTH 85°56'05" WEST, 136.25 FEET; THENCE SOUTH 00°31'03" EAST, 80.59 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 14.00 FEET; THENCE SOUTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" WEST, 40.00 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" EAST, 5.37 FEET; THENCE NORTH 90°00'00" EAST, 20.63 FEET TO THE POINT OF BEGINNING.

LESSEE UTILITY EASEMENT 1 LEGAL DESCRIPTION

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'51" WEST ALONG SAID SECTION LINE, 391.01 FEET; THENCE DEPARTING SAID LINE SOUTH 00°06'59" EAST, 33.00 FEET; THENCE SOUTH 86°43'15" WEST, 135.99 FEET; THENCE SOUTH 00°00'00" EAST, 9.65 FEET; THENCE SOUTH 88°12'26" WEST, 50.02 FEET; THENCE SOUTH 85°16'11" WEST, 54.07 FEET; THENCE SOUTH 69°52'55" WEST, 12.46 FEET; THENCE SOUTH 85°26'27" WEST, 237.45 FEET; THENCE SOUTH 85°56'05" WEST, 136.25 FEET; THENCE SOUTH 00°31'03" EAST, 80.59 FEET; THENCE NORTH 90°00'00" EAST, 14.00 FEET; THENCE SOUTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" WEST, 40.00 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" EAST, 5.37 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 33°43'29" WEST, 115.76 FEET TO THE POINT OF TERMINUS.

LESSEE UTILITY EASEMENT 2 LEGAL DESCRIPTION

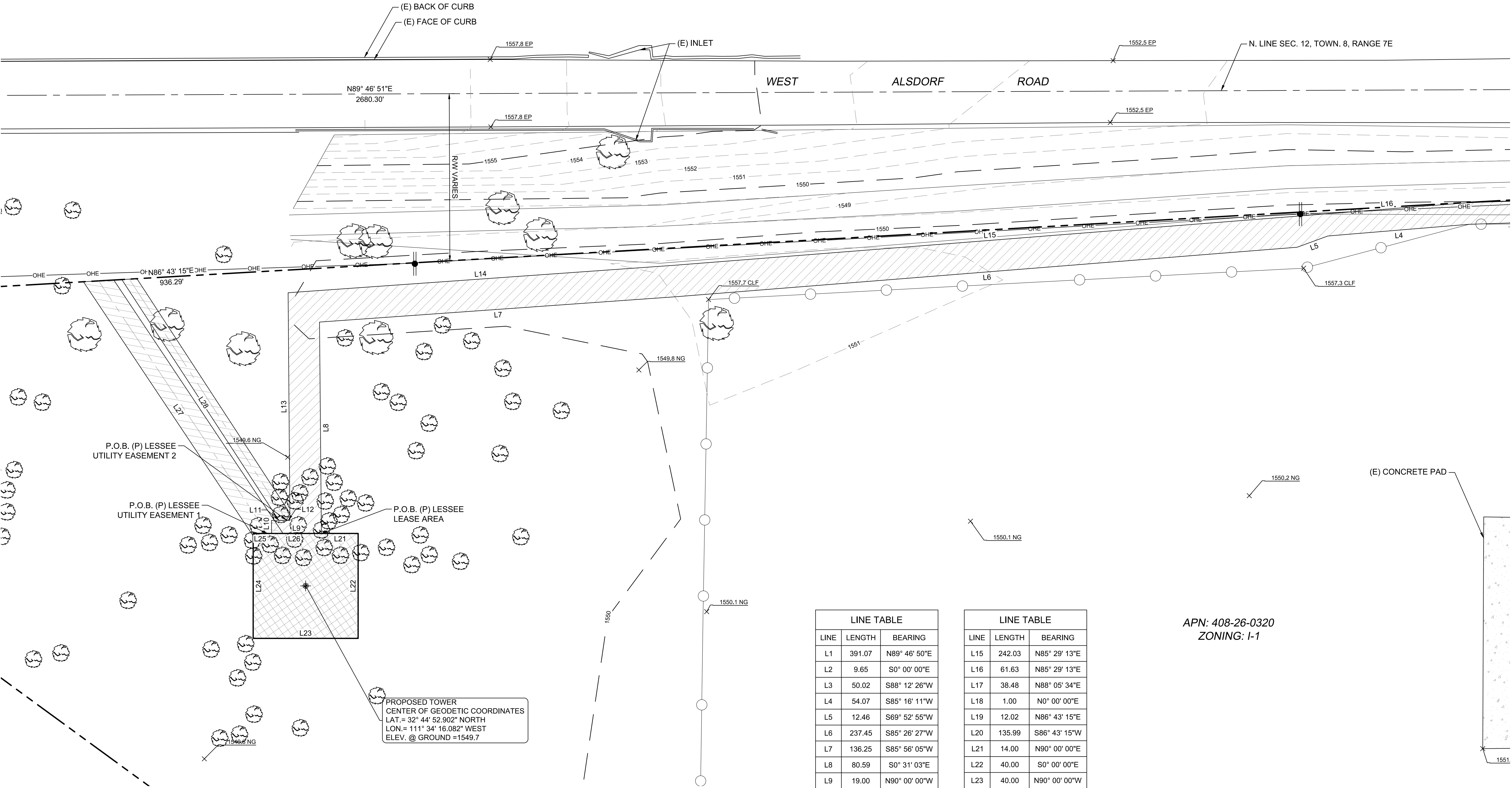
A 5.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING 52.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°46'51" WEST ALONG SAID SECTION LINE, 391.01 FEET; THENCE DEPARTING SAID LINE SOUTH 00°06'59" EAST, 33.00 FEET; THENCE SOUTH 86°43'15" WEST, 135.99 FEET; THENCE SOUTH 00°00'00" EAST, 9.65 FEET; THENCE SOUTH 88°12'26" WEST, 50.02 FEET; THENCE SOUTH 85°16'11" WEST, 54.07 FEET; THENCE SOUTH 69°52'55" WEST, 12.46 FEET; THENCE SOUTH 85°26'27" WEST, 237.45 FEET; THENCE SOUTH 85°56'05" WEST, 136.25 FEET; THENCE SOUTH 00°31'03" EAST, 80.59 FEET; THENCE NORTH 90°00'00" WEST, 19.00 FEET; THENCE NORTH 00°00'00" EAST, 5.00 FEET; THENCE NORTH 90°00'00" EAST, 5.79 FEET; TO THE POINT OF BEGINNING;

THENCE NORTH 33°06'33" WEST, 109.78 FEET TO THE POINT OF TERMINUS.

LEGEND

- BRASS CAP FLUSH (BCFL)
- POWER POLE
- DOWN GUY
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- BUSH
- SIGN
- DOUBLE SIGN
- CURB STOP
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- SECTION LINE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- EASEMENT LINE
- SEC. TOWN. BLDG
- SECTION TOWNSHIP BUILDING



LINE TABLE		
LINE	LENGTH	BEARING
L1	391.07	N89° 46' 50"E
L2	9.65	S0° 00' 00"E
L3	50.02	S88° 12' 26"W
L4	54.07	S85° 16' 11"W
L5	12.46	S69° 52' 55"W
L6	237.45	S85° 26' 27"W
L7	136.25	S85° 56' 05"W
L8	80.59	S0° 31' 03"E
L9	19.00	N90° 00' 00"W
L10	5.00	N0° 00' 00"E
L11	5.79	N90° 00' 00"E
L12	1.21	N90° 00' 00"E
L13	86.77	N0° 27' 15"W
L14	147.34	N85° 56' 05"E

LINE TABLE		
LINE	LENGTH	BEARING
L15	242.03	N85° 29' 13"E
L16	61.63	N85° 29' 13"E
L17	38.48	N88° 05' 34"E
L18	1.00	N0° 00' 00"E
L19	12.02	N86° 43' 15"E
L20	135.99	S86° 43' 15"W
L21	14.00	N90° 00' 00"E
L22	40.00	S0° 00' 00"E
L23	40.00	N90° 00' 00"W
L24	40.00	N0° 00' 00"E
L25	5.37	N90° 00' 00"E
L26	20.63	N90° 00' 00"E
L27	115.76	N33° 43' 29"W
L28	109.78	N33° 06' 33"W

APN: 408-26-0320
ZONING: I-1



SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850



PINNACLE CONSULTING, INC.
Construction - Project Management - Site Development

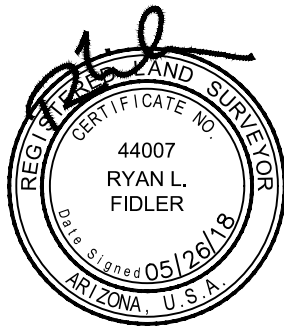
1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
2	05/26/18	REVISION
1	03/21/18	FINAL
0	03/09/18	PRELIMINARY
NO.	DATE	DESCRIPTION



RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1214 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-6162



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PROJECT No.
10008560

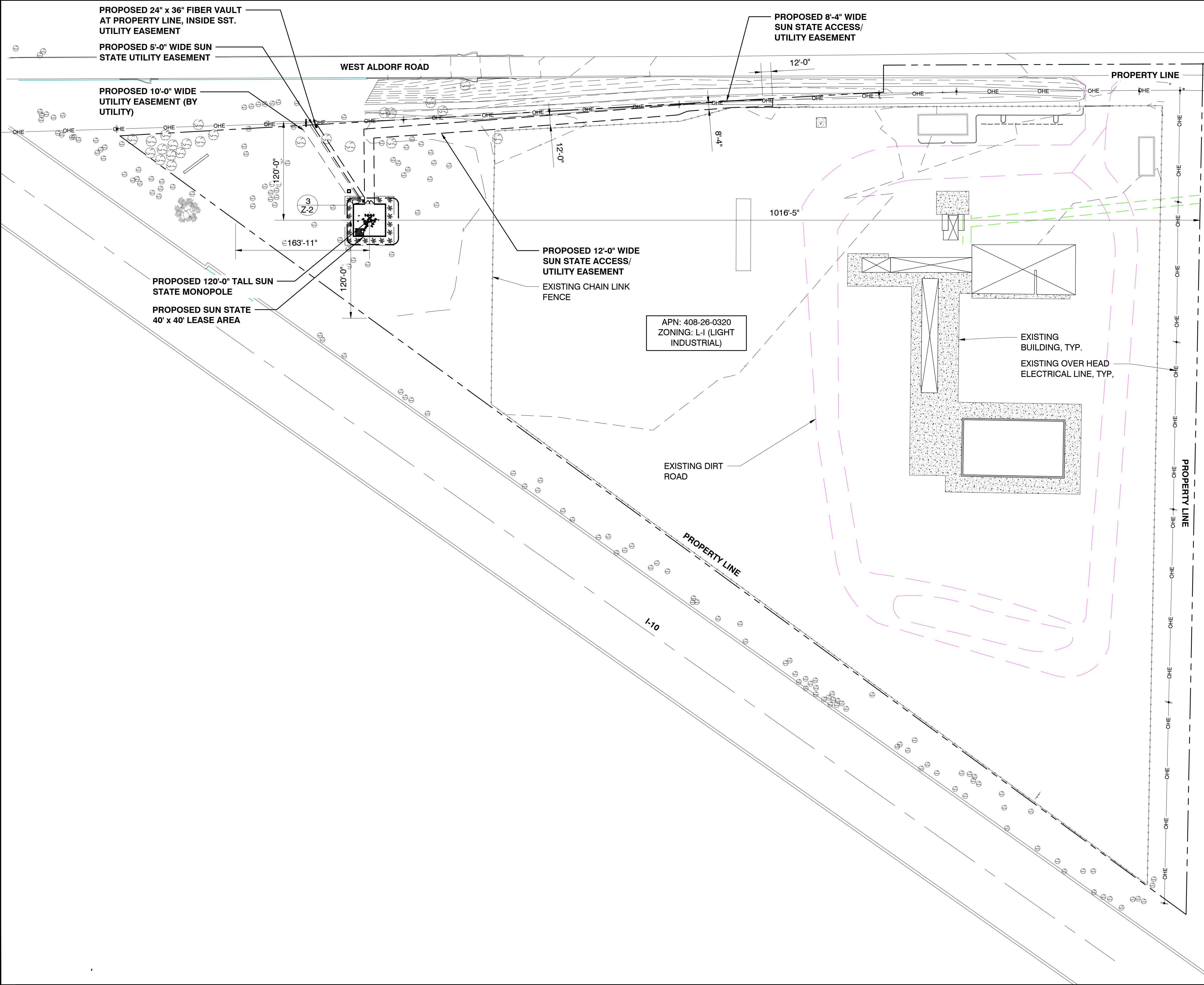
SITE NAME:
PH90XCA65 - AZ03-091 FRONTIER

SITE ADDRESS:
**1191 W ALSDORF RD
ELROY, AZ 85131**

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-2

REVISION:



NOTE:
CONTRACTOR TO REMOVE ALL
VEGETATION INSIDE PROPOSED
EASEMENTS AND LEASE AREAS
BEFORE CONSTRUCTION

PREPARED FOR:


**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM


**PINNACLE
CONSULTING, INC.**
Construction - Project Management - Site Development
1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-091 FRONTIER
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	04/05/21	FINAL ZONING	M.G.
1	05/17/21	CITY COMMENTS	KAF

CITY OF ELOY
CASE NO:
CUP2021-012

AZ03-091 FRONTIER

1191 W. ALSDORF RD.
ELOY, AZ 85131
PINAL COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

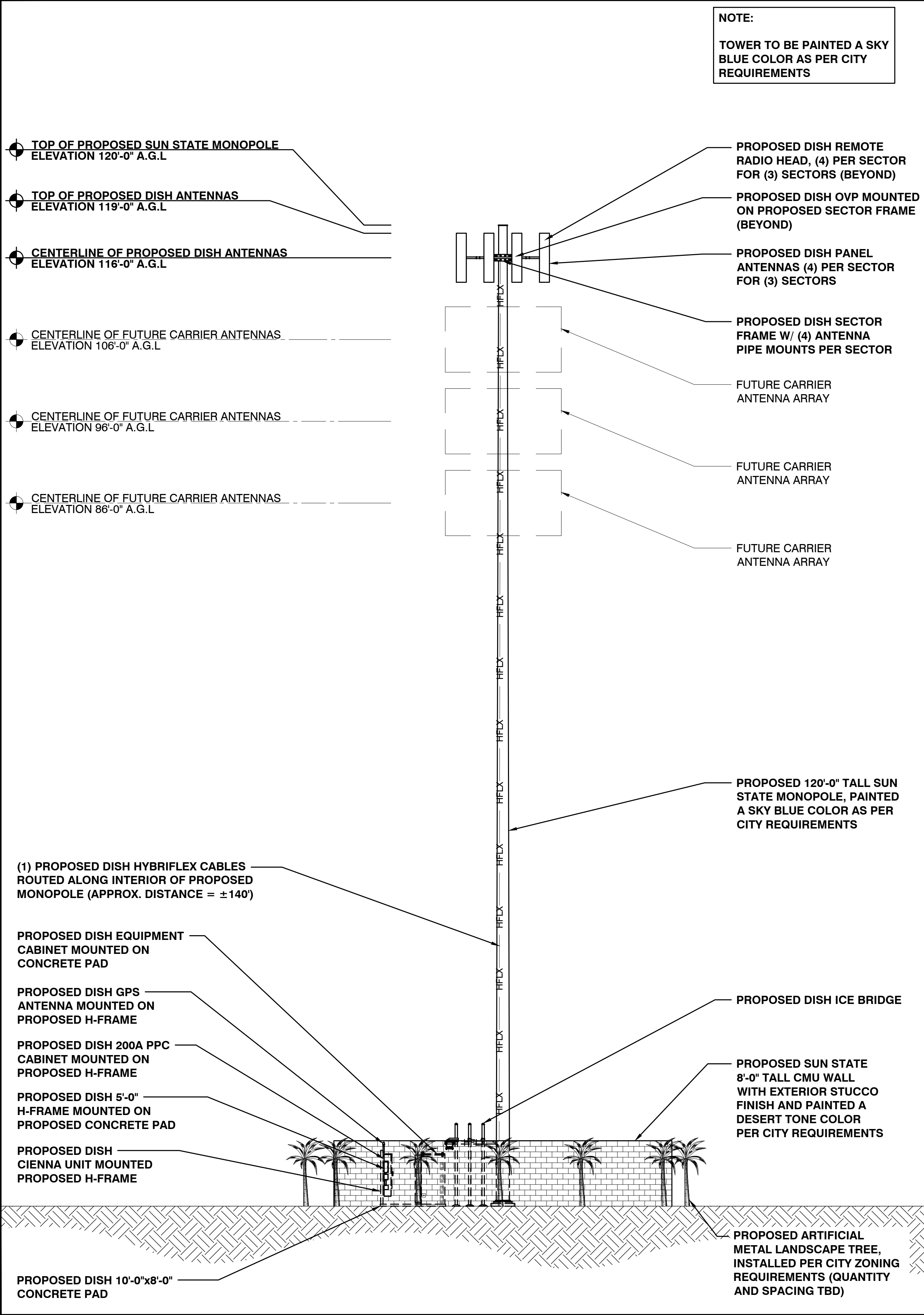
Z-1

SITE PLAN

24"x36" SCALE: 1" = 60'
11"x17" SCALE: 1" = 120'

SETBACK TABLE	
NORTH	±120'-0"
SOUTH	±120'-0"
WEST	±163'-11"
EAST	±1016'-5"

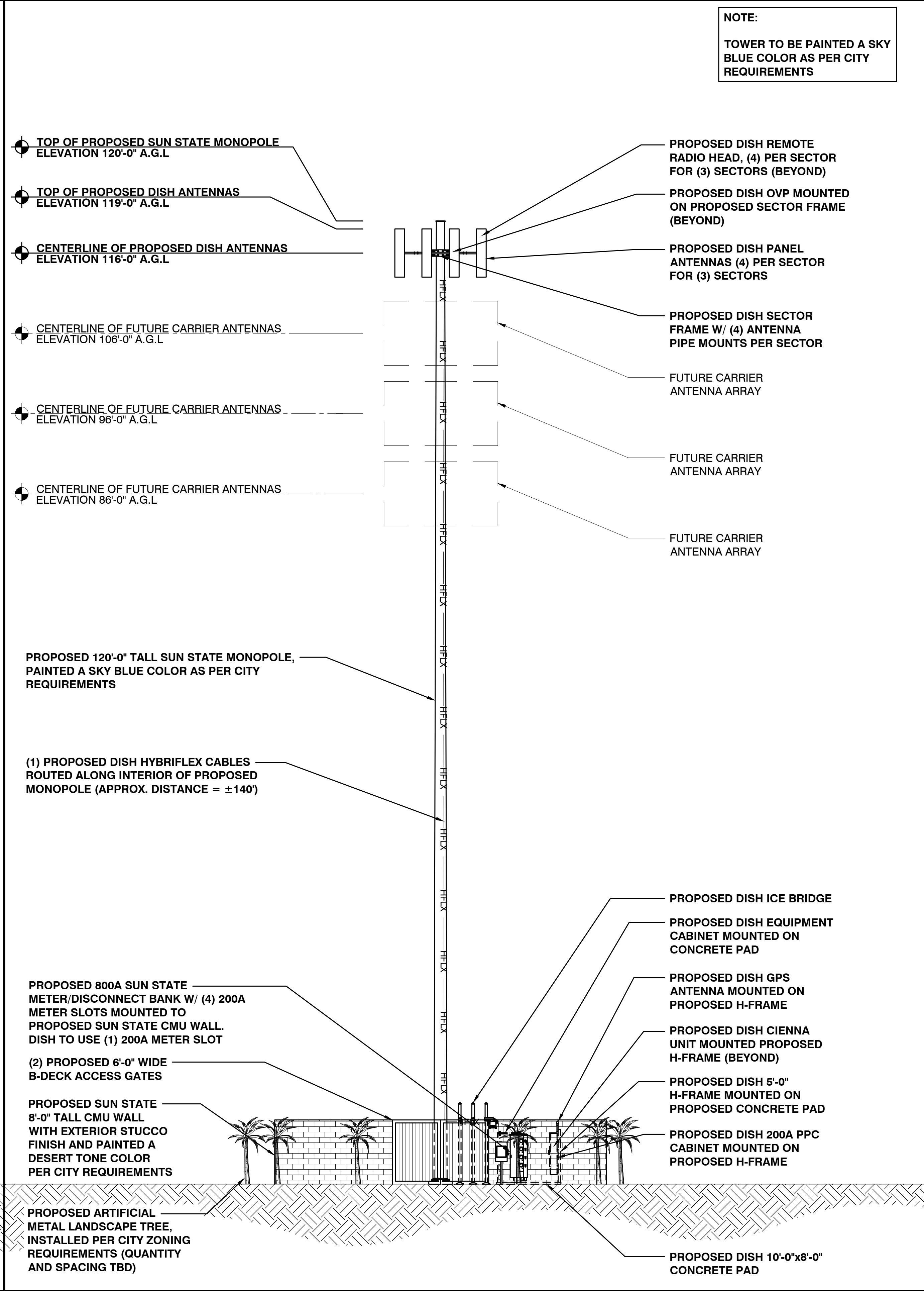




NEW SOUTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1



NEW NORTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

2

PREPARED FOR:



**SUN STATE
TOWERS**

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM



**PINNACLE
CONSULTING, INC.**

Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-091 FRONTIER
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	04/05/21	FINAL ZONING	M.G.
1	05/17/21	CITY COMMENTS	KAF

CITY OF ELOY

CASE NO:

CUP2021-012

AZ03-091 FRONTIER

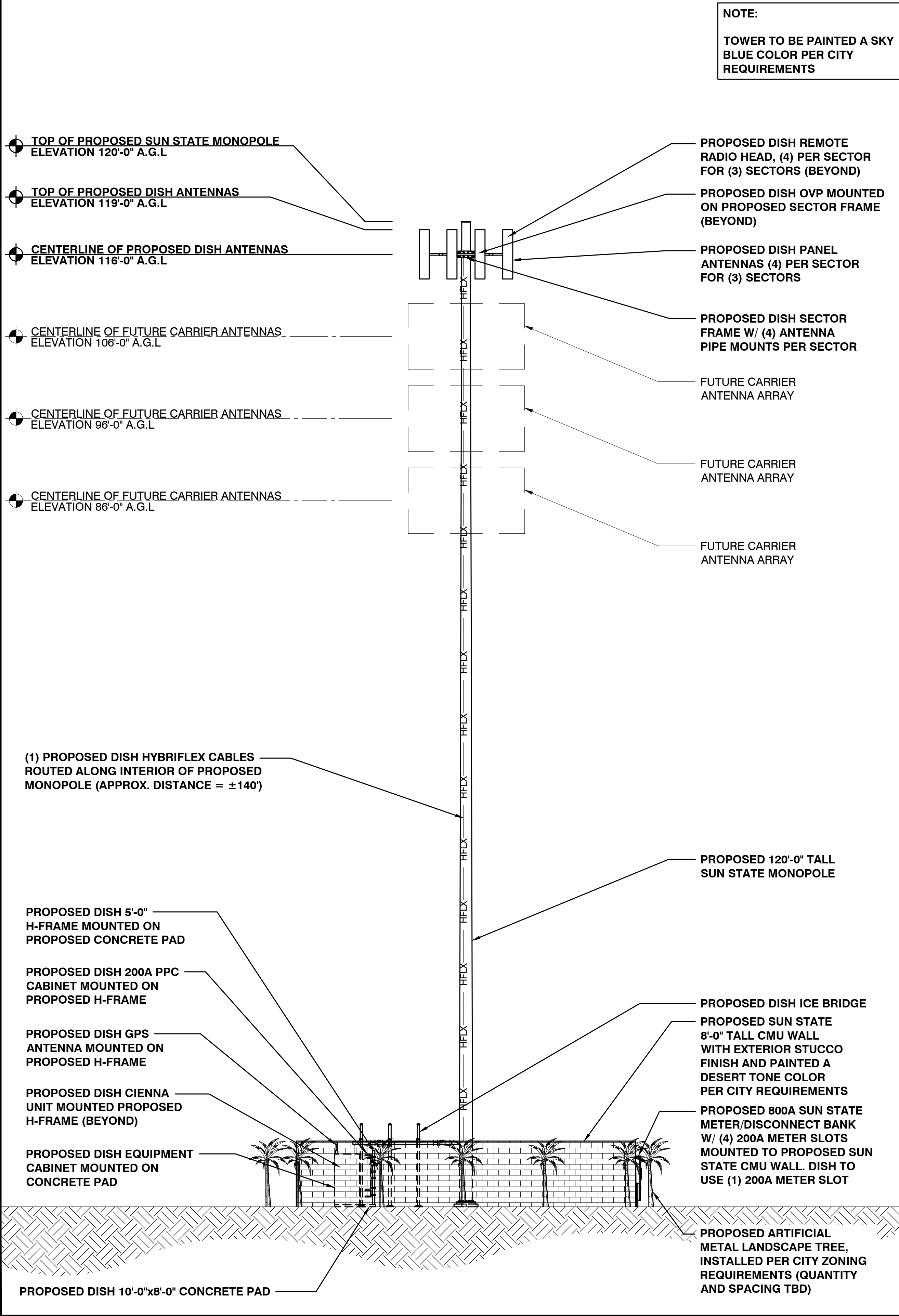
1191 W. ALSDORF RD.
ELOY, AZ 85131
PINAL COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

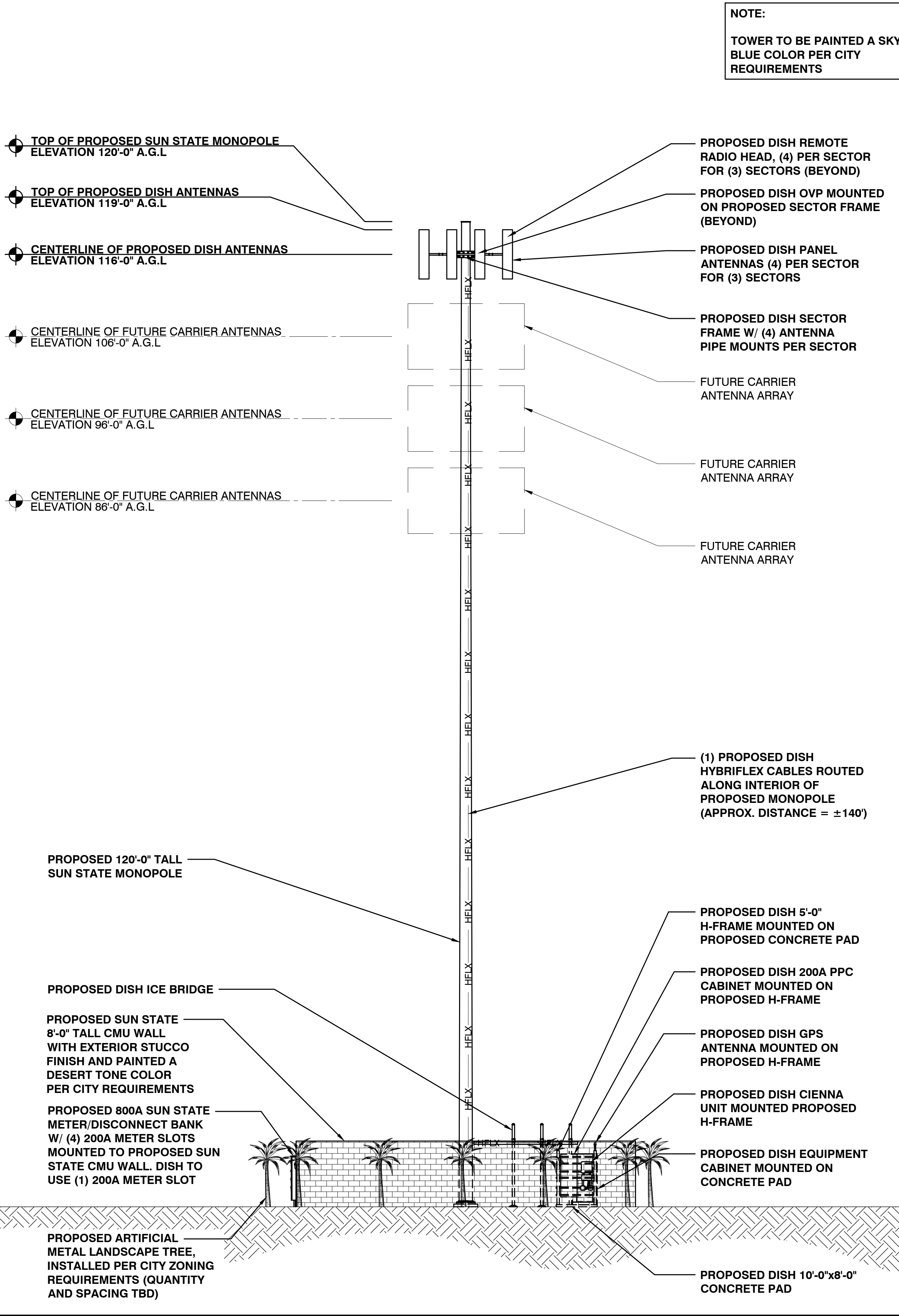
Z-3



NEW EAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

1



NEW WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

2

PREPARED FOR:

**SUN STATE
TOWERS**

1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CONSULTING FIRM

**PINNACLE
CONSULTING, INC.**

Construction - Project Management - Site Development

1426 N. MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	AZ03-091 FRONTIER
DRAWN BY:	M.G.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	04/05/21	FINAL ZONING	M.G.
1	05/17/21	CITY COMMENTS	KAF

CITY OF ELOY

CASE NO:

CUP2021-012

AZ03-091 FRONTIER

1191 W. ALSDORF RD.
ELOY, AZ 85131
PINAL COUNTY

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-4

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.B.**

Date: **6/16/2021**

Date submitted:
06/04/2021

Action: Formal

Subject: Commission to make a recommendation for approval, approval with conditions, or denial for Case No.: CUP2021-012, AZ03-091 Frontier)

Date requested:
6/16/2021

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.C.

Date: 6/16/2021

Date submitted:
06/04/2021

Action: Formal

Subject: Conduct a public hearing for a staff initiated text amendment to the Eloy City Code, Chapter 21-Zoning pertaining to the provision of tiny houses in the City limits and revising portions of Article II. Zoning Districts, Article III. Supplemental Use Standards and Article IX. Definitions and Acronyms (Case No. TA2021-018)

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Conduct public hearing for Case No.: TA2021-018

DISCUSSION:

Over the past several years, the existing provisions for tiny houses in the adopted Zoning Code have caused confusion and lack of consistent interpretation and coordination between our Planning and Zoning Division and Building Safety Division. This has presented situations where tiny homes could be allowed in locations where they would not be a compatible adjacent use to other residential or non-residential product types. Staff is taking this opportunity to clarify and coordinate the intent for tiny houses within Eloy to assist in establishing a more consistent foundation of information for our customers interested in pursuing the development of tiny houses in appropriate locations.

To that end, staff has reviewed and edited selected portions of the Zoning Code that currently pertain to tiny houses. These revisions focus on the following:

Article II. Zoning Districts-revising table 2.2-1 to regulate tiny homes within the City's designated residential zoning districts; augmenting Section 21-2-7.6: Manufactured Home Overlay Districts, by establishing a Tiny House Park Overlay District; revising Section 21-2-7.8, Manufactured Home Development Standards.

Article III. Supplemental Use Standards-revising the text for Section 21-3-1.39 Tiny Houses.

Article IX. Definitions and Acronyms-revising the definition for Tiny Houses and Tiny House Park.

These revisions are included in the attached file in a legislative format to show the difference from the existing and proposed text changes.

FISCAL IMPACT:

There is not a fiscal impact to the proposed changes.

CHAPTER 21

City of Eloy Zoning Ordinance

1.6.5 Developments with Approvals or Permits

A. Conditional Use Permit Approved Prior to Effective Date

An applicant for a use for which a Conditional Use Permit has been approved prior to the effective date of this Ordinance may file an application for a Building Permit, even if the use does not fully comply with the provisions of this Zoning Ordinance. If a Building Permit application is not filed within one (1) year from the date of approval of the Conditional Use Permit, it shall expire. No time extensions shall be permitted. Any re-application for an expired project approval shall meet the standards in effect at the time of re-application.

B. Site Plan Approved Prior to Effective Date

An applicant whose development has received Site Plan Approval prior to the effective date of this Ordinance may file an application for a Building Permit in compliance with the approved site plan and any conditions of approval, even if the development does not comply with the provisions of this Zoning Ordinance. Upon approval of construction plans for the development, a Building Permit may be issued. Site Plan approval for developments approved prior to the effective date of this Zoning Ordinance shall be valid for one (1) year from the date of Plan Approval. No time extensions shall be permitted. Any re-application for an expired project approval shall meet the standards in effect at the time of re-application.

~~C. Preliminary Subdivision Plat Approved Prior to Effective Date~~

~~A project which has a preliminary plat approved prior to the effective date of this Ordinance may file an application for a final subdivision plat and improvement plan approval, even if the subdivision does not fully comply with the provisions of this Ordinance. If a final plat application is not filed within eighteen (18) months as provided by the Subdivision Regulations, of the date of preliminary plat approval, the preliminary plat shall expire. No time extensions shall be permitted. Subsequent preliminary plat applications shall comply with this Zoning Ordinance and the Eloy Subdivision Regulations.~~

1.6.6 Waiver of Requirements

- A. Properties for Which the Owner Believes the Adoption of this Ordinance has a Direct Effect Upon and has caused a Diminution of Value. (A.R.S. §12-1134)
- B. If a property owner has reason to believe the adoption of this Ordinance and the requirement(s) related to this Ordinance have directly reduced the fair market value of their property, a Waiver of Requirements from this Ordinance, in favor of all requirements of the Zoning Ordinance in effect previous to ~~June 6, 2004~~ July 23, 2018, may be applied. Actions establishing the initiation of this waiver must be made before 3 years from the date of adoption, ~~June 25, 2018~~ July 23, 2018.

Table 2.2-1: Table of Allowed Uses for Residential Districts

[illegible]

Table 2.2-1: Table of Allowed Uses for Residential Districts

[illegible]

Table 2.2-1: Table of Allowed Uses for Residential Districts												
Use Category	Specific Use Type	P = Permitted Use C = Conditional Use NP = Not Permitted O=Overlay District										
		Residential Zoning Districts										
		RR-20	RR-5	RR-2.5	R1-54	R1-43	R1-12	R1-6	R-2	R-3	PF	Supplemental Use Regulations
	Plant Nursery/Greenhouse	P	P	P	C	C	NP	NP	NP	NP	NP	
	Arizona/Pinal County 4H Program	P	P	P	P	P	C	C	NP	NP	NP	
	Produce Stand	C	C	C	NP	NP	NP	NP	NP	NP	NP	
	Ranching, Commercial	C	C	NP	NP	NP	NP	NP	NP	NP	NP	
Commercial	Commercial Riding Stables	C	C	NP	NP	NP	NP	NP	NP	NP	NP	3.1.14
	Detention/Correctional Facilities	C	C	NP	NP	NP	NP	NP	NP	NP	C	3.1.17
	Extractive Industries	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	3.1.19
	Farmers Market	C	C	C	C	C	NP	NP	NP	C	NP	
	Feed Store	C	C	C	C	C	NP	NP	NP	NP	NP	
	Golf Course, Unlighted	P	P	P	P	P	P	P	P	P	NP	
	Animal Kennel/Shelter	P	C	C	NP	NP	NP	NP	NP	NP	NP	
	Parking Lots and Parking Structure	NP	NP	NP	NP	NP	NP	NP	NP	P	P	
	Resort	C	C	C	C	C	C	C	C	C	NP	

2.2.5 Single-family Residential Design Guidelines

C. Single-family Residential Open Space **Guidelines Requirements**

1. All residential developments (subdivisions) shall provide the minimum net acreage required by ~~Subsection 15-598~~ Chapter 15 of this Ordinance as open space. ~~Developers shall set aside a minimum of fifteen percent (15%) open space (net acreage) in subdivisions platted under the R1-6 zoning districts. Not more than fifty percent (50%) of the required open space for any residential development (subdivisions) shall be attributed to golf course use or ancillary golf uses.~~

3.1.39 Tiny Houses

- A. Tiny Houses shall be built and inspected in accordance with adopted City of Eloy building code(s), including required electric and plumbing inspections.
 1. Site built Tiny Houses constructed on an approved foundation system shall be allowed in all residential zoning districts where detached single-family dwellings

are identified as permitted uses and shall meet all of the development standards and design guidelines of the underlying zoning district.

2. Tiny Houses built on trailers, where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation, shall be permitted in residential zoning districts allowing detached single-family dwellings and shall meet the development standards and design guidelines of the underlying zoning district.
3. Tiny houses ~~constructed built on mobile-chassis trailers~~ where the suspension/axle components are not removed are considered semi-permanent. As such, the chassis shall be attached on an approved foundation system, and shall be permitted in zoning district(s) allowing manufactured homes as a permitted use and shall meet all of the development standards and design guidelines of the underlying zoning district.
4. Tiny Houses licensed as Travel Vehicles by the State of Arizona are considered as a non-permanent house and must be self-contained. These structures shall be considered as a permitted use similar to recreation vehicles. Such Travel Vehicles are within the purview of ADOT.
5. Tiny Houses proposed for an accessory structure shall conform to the same development standards for accessory structures as provided within the underlying zoning district. More specifically, a Tiny House that is to function as an accessory unit may not contain kitchen facilities that would transform such structure as a second dwelling unit on any one parcel, which is only permitted in the R-2 residential zoning district
6. A Tiny House ~~Park site, under single ownership and not organized as a subdivision, containing only tiny home units~~ shall require Multiple Family Residential (R-3) zoning; be submitted, reviewed and considered under the Site Plan Review procedures and requirements of Section 6.11; and conform to the development standards and design guidelines of the R-3 zoning district.

4.4 WIRELESS FACILITIES

4.4.2 Applicability

- A. Wireless Facilities, Freestanding. All new wireless freestanding structures (or support structures), including a monopole, tower (guyed or lattice) and alternative structure, in the City, and their related equipment, shall be subject to a CUP in any zoning district. The CUP process is described in Section 6.7.
- B. Modifications to pre-existing freestanding Wireless Facilities. All modifications or alterations to towers and antennas in the City, and their related equipment, are subject to these regulations. The review process and permit type required is determined based on the scale of the modification(s) and whether or not a Conditional Use Permit is in good standing. Review and permitting procedures, via ~~Zoning Permit~~ ~~administrative approval~~ or Conditional Use Permit, is a determination made during a Pre-Application review by the Community

Development Director or designee in accordance with the requirements of this Section.

- C. **Mobile and Temporary Wireless Facilities.** All new mobile and temporary antennas in the City shall be subject to these regulations and require a Temporary Use Permit. In the event an approved Conditional Use Permit for a permanent tower or antenna does not provide for an interim mobile or temporary antenna, mobile and temporary antennas shall be reviewed and permitted by Temporary Use Permit for a period not to exceed twelve (12) months. More than one Temporary Use Permit may be approved for the same temporary antenna. These facilities do not require a CUP, if said facilities conform to the development standards of the underlying zoning district.
- D. **Amateur Radio Towers and Antennas.** This Section shall govern the installation of any tower or antenna that is an Amateur Radio Station Operators/Receive Only Operations, that is under the maximum building height of the Zoning District in which such structure is located and which is owned and operated by a federally-licensed amateur radio station operator or is used exclusively for "receive only" operations. These facilities do not require a CUP if said facilities conform to the development standards of the underlying zoning district.
- E. **Commercial television and/or radio antennas.** All new commercial television and/or radio antennas intended for commercial transmission and broadcasting are permitted under the maximum building height of the underlying Zoning District. Commercial television or radio antennas proposed to exceed the maximum building height of the underlying Zoning District shall be approved by Conditional Use Permit.
- F. **Exceptions. The following are exempt from the provisions of this Section:**
 - 1. **Valid Use Permits.** Legally established pre-existing towers and pre-existing antennas with a valid Conditional or Special Use Permit shall not be required to meet the requirements of this Section. Legal Non-Conforming Antennas and Towers proposed for modifications may be allowed (for modifications to pre-existing towers and/or antennas).
 - 2. A **Zoning Permit administrative approval** may be approved for a Public Safety Communications Facility seventy- five foot in height or less in any public facility or industrial zoning district.
 - 3. A **Zoning Permit administrative approval** may be approved for a modification, improvement or co-location of an existing Wireless Facility (seventy- five feet in height or less) in a commercial and industrial zoning district and (sixty- five feet in height or less) in any residential district.
 - 4. **Small Wireless Facilities.** The construction, improvement, co-location, modification, repair or operation of small wireless facilities may be located within any City right-of-way or any areas outside of the right-of-way that are not zoned exclusively for residential uses. Said small wireless facilities shall be permitted by right and not subject to any zoning or CUP review and approval. Additional City permits may apply for the construction, improvement, co-location, modification, repair or operation of small wireless facilities.

4.4.3 Use and Development Regulations

- G.** Land Use Regulations. Wireless Facilities are permitted as a CUP in all zoning districts with the exception of Small Wireless Facilities and certain public safety communication facilities as described in Section 4.4.2 (E).
- H.** Residential Zoning Districts. Wireless Facilities are permitted by CUP in single-family and multi-family residential zoning districts only on property owned by:
1. The state, County, the City of Eloy, public school district, and/or private schools, HOA approved tract, or community college district, if the primary use of such property is a government use;
 2. A public or private utility company, if the property is used for a utility use; or
 3. A place of religious assembly, if the primary use of such property is for worship or place of public assembly.
 4. ~~AM band. For purposes of implementing this Section, an AM array, consisting of one (1) or more tower units and supporting ground system, which functions as one (1) AM broadcasting antenna, shall be considered one tower. Additional tower units may be added within the perimeter of the AM array by right.~~

SECTION 9 - DEFINITIONS & ACRONYMS

Alternative Wireless Facility: Any Wireless Facility that is designed in a stealth-like manner intended to be camouflaged and/or conceal the presence of the Wireless Facility so that the Wireless Facility is not readily apparent to the casual observer. Examples include man made trees, cacti and Alternative Tower Structures.

Detention/Correctional Facility: Public or private unit housing individuals who are awaiting trial, or are serving a sentence after being found guilty of a criminal offense.

Fairground: An area where land, building and structures are used for the exhibition of livestock and farm products including carnival like entertainment and shows. Events are managed or sponsored by the City or the County.

4H Program: Children and young adults raising animals that will participate in competitions sponsored by 4H or other similar agricultural based programs.

General Market: A single retail establishment that sells groceries, prepackaged food items and other household items and occupies less than 125,000 square feet of gross floor area.

Natural area preserves: Areas which will remain in a natural or undeveloped state to provide resource protection and may include opportunities for passive recreation and environmental education.

Subdivision: ~~In accordance with ARS 9-463.02, a "subdivision" means improved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediate or future,~~

~~into four or more lots, tracts or parcels of land, or, if a new street is involved, any such property which is divided into two or more lots, tracts or parcels of land, or, any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two parts. "Subdivision" also includes any condominium, cooperative, community apartment, townhouse or similar project containing four or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.~~

Improved or unimproved land or lands divided for the purpose of financing, sale, lease, or conveyance whether immediate or future, into four (4) or more lots, tracts or parcels of land; or, if a new street is involved, any such property which is divided into two (2) or more lots, tracts or parcels of land, or, any such property, the boundaries of which have been fixed by a recorded plat, which is divided into two (2) or more parts. "Subdivision" also includes any condominium, cooperative, community apartment, townhouse, patio home, or similar project containing four (4) or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon.

Tiny House Park – A single parcel of land, not organized as a subdivision, containing more than one tiny home and no other type of dwelling unit.

Article IX. Definitions and Acronyms

21-9-1: DEFINITIONS:

TINY HOUSE(S): ~~There are two types of tiny houses: a tiny house on wheels, which is legally considered a recreational vehicle (RV), and a tiny house on a foundation which is legally considered an accessory dwelling unit, or ADU. A if you're building a tiny house on wheels, is required you'll need to be registered it as an RV with the Arizona Department of Transportation your state; in Arizona most states, a self-built RV is also required to will be inspected before it recieves gets a license plate. A tiny house is a single-family dwelling. A house that is a maximum of four hundred (400) square feet (gross) and shall be inspected in accordance with the 2018 International Residential Code (IRC), Appendix Q, or such adopted code in the future. The tiny house that may be entirely site built, partially site built on or off-site. If built off-site, it is required to be permitted by a recognized agency or by an approved tiny house fabricator accredited by the International Accreditation Service, Inc., US Department of Housing and Urban Development (HUD), or similar organization, or situated on an ADOT licensed and registered trailer. A tiny house shall not be less than two hundred (200) square feet in size (gross) if built on site and not less than one hundred sixty (160) square feet (gross) in size if built upon an approved ADOT trailer.~~

TINY HOUSE PARK: A single parcel of land, ~~which may or may not be net~~ organized as a subdivision, containing more than one (1) tiny house and no other type of dwelling unit.

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Article III. Supplemental Use Standards

21-3-1.3940: TINY HOUSES:

A. Tiny houses shall be built and inspected in accordance with adopted City of Eloy Building Code(s), including required electric and plumbing inspections.

1. ~~Site built T~~ tiny houses ~~constructed on an approved foundation system~~ shall be allowed in ~~the all R-2 -Small Lot Residential (6-10 du/ae)~~ Residential Zoning Districts where detached single-family dwellings are identified as permitted uses and shall meet all of the development standards and design guidelines of ~~this underlying~~ zoning district.

~~— 2. Tiny houses built on trailers, where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation, shall be permitted in Residential Zoning Districts allowing detached single family dwellings and shall meet the development standards and design guidelines of the underlying zoning district.~~

~~— 3. Tiny houses built on trailers where the suspension/axle components are not removed are considered semi-permanent. As such, the chassis shall be attached on an approved foundation system, and shall be permitted in zoning district(s) allowing manufactured homes as a permitted use and shall meet all of the development standards and design guidelines of the underlying zoning district.~~

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Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

~~4. Tiny houses licensed as travel vehicles by the State of Arizona are considered as a non permanent house and must be self-contained. These structures shall be considered as a permitted use similar to recreation vehicles. Such travel vehicles are within the purview of ADOT.~~

5. Tiny houses proposed ~~as for~~ an accessory structure shall conform to the same development standards for accessory structures as provided within the underlying zoning district. More specifically, a tiny house that is to function as an accessory ~~dwelling~~ unit may not contain kitchen facilities that would transform such structure ~~into as~~ a second dwelling unit on any one parcel, which is only permitted ~~as a principal structure~~ in the R-2, Small Lot Residential Zoning District.

6. A tiny house park shall require ~~Small Lot~~Multiple Family Residential (R-~~23~~) Zoning; be submitted, reviewed and considered under the site plan review procedures and requirements of section 21-6-11 of this chapter; and conform to the development standards and design guidelines of the R-~~23~~, Small Lot Residential Zoning District. (Ord. 18-880, 7-23-2018; Ord. 19-888, 10-14-2019)

Article II. Zoning Districts

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21-2-2.3 RESIDENTIAL USE STANDARDS

TABLE 2.2-1

TABLE OF ALLOWED USES FOR RESIDENTIAL DISTRICTS

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P = Permitted use	C = Conditional use	NP = Not permitted	O = Overlay District
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Use Category And Specific Use Type	Residential Zoning Districts											
		RR-20	RR-5	R1-2.5	R1-54	R1-43	R1-12	R1-6	R-2	R-3	PF	Supplemental Use Regulations
Residential:												
	Assisted living center	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	21-3-1.5
	Assisted living home	P	P	P	P	P	P	P	NP	NP	NP	

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	Caretaker living quarters	P	P	P	C	C	NP	NP	NP	NP	NP	21-3-1.9
	Child care, home	P	P	P	P	P	P	P	P	P	NP	21-3-1.12
	Dwelling, duplex	NP	NP	NP	NP	NP	NP	NP	P	P	NP	
	Dwelling, manufactured home ¹	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	C	
	Dwelling, modular home	P	P	P	P	P	P	P	P	NP	C	
	Dwelling, multi-family	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	
	Dwelling, single-family attached	NP	NP	NP	NP	NP	NP	NP	P	P	NP	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	NP	
	Group care home	P	P	P	P	P	P	P	NP	NP	NP	21-3-1.21
	Manufactured home, park ¹	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	21-2-7.6
	Nursing home	NP	NP	NP	NP	NP	NP	NP	C	C	NP	21-3-1.28
	<u>Park Models</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P/O</u>	<u>P/O</u>	<u>NP</u>	
	Recreational vehicle, park ¹	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	21-2-7.10
	Resident care home	P	P	P	P	P	P	P	NP	NP	NP	21-3-1.34
	Tiny houses, site built	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	P/TH <u>O</u>	<u>NP</u>	<u>NP</u>	21-3-1.3940
	Tiny houses, built on trailers, suspension and axle removed, permanently attached	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	P/TH <u>O</u>	<u>NP</u>	<u>NP</u>	3.1.3940
	Tiny houses, built on trailers, suspension and axle not removed*	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	P/TH <u>O</u>	<u>NP/O</u>	<u>NP</u>	3.1.3940
	Tiny houses, licensed as travel trailers*	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	<u>NP/O</u>	P/TH <u>O</u>	<u>NP/O</u>	<u>C</u>	3.1.3940

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Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

	Tiny house park	NP	NP	NP	NP	NP	NP	NP	NP/T <u>HO</u>	NP	NP	
	Vacation home rentals	P	P	P	P	P	P	P	P	P	NP	
Public and semi public:												
	Assembly hall/auditorium	NP	NP	NP	NP	NP	NP	NP	NP	C	P	
	Campground ¹	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	21-3-1.8
	Child care, center	NP	NP	NP	NP	NP	NP	NP	C	C	NP	21-3-1.11
	College or university	NP	NP	NP	NP	NP	NP	NP	NP	C	P	21-3-1.13
	Community playfields and parks	P	P	P	P	P	P	P	P	P	NP	
	Community recreation center	P	P	P	P	P	P	P	P	P	P	
	Country club, private	P	P	P	P	P	P	P	P	P	NP	
	Cultural facility	C	C	C	C	C	C	C	C	C	P	
	Fraternal or social club, nonprofit	NP	NP	NP	NP	NP	NP	NP	C	C	C	
	Library	P	P	P	P	P	P	P	P	P	P	
	Non-profit/non-governmental organization	C	C	C	C	C	C	C	C	C	C	
	Public safety facility	P	P	P	P	P	P	P	P	P	P	
	Religious assembly	P	P	P	P	P	P	P	P	P	NP	21-3-1.33
	School, boarding	C	C	C	C	C	NP	NP	NP	C	P	21-3-1.35
	School, public or private, K - 8	C	C	C	C	C	C	C	C	C	P	21-3-1.35
	School, public or private, 9 - 12	C	C	C	C	C	C	C	C	C	P	21-3-1.35
	Social service facility	NP	NP	NP	NP	NP	NP	NP	NP	C	P	

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Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

	Solar generation facility	C	C	C	C	C	NP	NP	NP	NP	C	21-3-1.38
	Utility facility and service yard, major	C	C	C	NP	NP	NP	NP	NP	NP	P	
	Utility facility, minor	P	P	P	P	P	P	P	P	P	P	
	Wireless facility (including tower and supporting facilities)	C	C	C	C	C	C	C	C	C	C	21-4-4
Agriculture:												
	Agriculture, general (farming and ranching; no commercial activities or CAFOs)	P	P	P	P	P	NP	NP	NP	NP	NP	21-3-1.3
	Arizona/Pinal County 4H Program	P	P	P	P	P	C	C	NP	NP	NP	
	Caretaker living quarters	P	P	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.9
	Concentrated animal feeding operation (CAFO)	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.7
	Dairy farms (commercial)	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.16
	Market garden	P	P	P	P	P	C	C	C	NP	NP	
	Medical marijuana cultivation	C	C	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.24
	Plant nursery/greenhouse	P	P	P	C	C	NP	NP	NP	NP	NP	
	Produce stand	C	C	C	NP	NP	NP	NP	NP	NP	NP	
	Ranching, commercial	C	C	NP	NP	NP	NP	NP	NP	NP	NP	
Commercial:												
	Animal kennel/shelter	P	C	C	NP	NP	NP	NP	NP	NP	NP	
	Commercial riding stables	C	C	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.14

Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

	Detention/correctional facilities	C	C	NP	NP	NP	NP	NP	NP	NP	C	21-3-1.17
	Extractive industries	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.19
	Farmers market	C	C	C	C	C	NP	NP	NP	C	NP	
	Feed store	C	C	C	C	C	NP	NP	NP	NP	NP	
	Golf course, unlighted	P	P	P	P	P	P	P	P	P	NP	
	Parking lots and parking structure	NP	NP	NP	NP	NP	NP	NP	NP	P	P	
	Resort	C	C	C	C	C	C	C	C	C	NP	

Note:

1. ____ May be permitted in any Residential Zoning District with ~~the application of~~ a Manufactured Home Overlay District.
(Ord. 18-880, 7-23-2018)

Commented [BL2]: Jon, we should amend this Note. From reading this note it sounds as if it is open for anyone to be able to apply for an individual M.H. overlay to install a Manufactured Home in any residential zoning district. What do you think?

21-2-7.6: MANUFACTURED HOME OVERLAY DISTRICTS:

The purpose of the Manufactured Home Overlay Districts is to provide for overlay zones that will permit the placement, and regulate the permanent ~~or periodic~~ installation of, manufactured homes, tiny homes or recreational vehicles for occupancy as single ~~family~~ residential dwellings on individual lots or within an approved land lease development. The intent of these provisions is to provide ~~attainable, adequate~~~~affordable~~ and diversified housing opportunities within the City of Eloy while establishing and maintaining appropriate development standards.

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There are ~~three~~ four (4) Manufactured Home Overlay Districts: Manufactured Home Subdivisions, Manufactured Home Parks, Tiny House Parks and Recreational Vehicle Parks.

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A. Manufactured Home Subdivision (MHS):

1. The purpose of this overlay district is to provide an alternative single-family living choice for those residents who choose a manufactured home and/or park model environment~~±~~. Development in this district consists of subdivisions where residents own the lot upon which the home is situated. The development standards of this district are intended to be consistent with

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Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present and adequate to serve the project.

2. 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. Manufactured Home Park (MHP):

1. The purpose of this overlay district is to provide an alternative single-family living style for those families who choose a manufactured home and/or park model environment, but lease or rent the underlying space upon which their home is situated. The development standards of this district are intended to be consistent with the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present and adequate to serve the project.

2. 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. Tiny House Park (THP):

1. The purpose of this overlay district is to provide a housing product for those inhabitants who choose to reside in a smaller house, who may rent or own the underlying land upon which their home is situated. The park is expected to include amenities, services and facilities for its residents. All public utilities and facilities must be present and adequate to serve the project.

2. A minimum of one-quarter acre (10,800 square feet) shall be required to establish a Tiny House Park.

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D. Recreational Vehicle Park (RVP):

1. The purpose of this overlay district is to provide a site with improvements and utilities for both short-term and long-term parking of recreational vehicles. The park is also expected to include amenities, services and facilities for its residents.

2. A minimum of fifteen (15) acres shall be required to establish the Recreational Vehicle Park Overlay Zoning District. (Ord. 18-880, 7-23-2018)

21-2-7.8: MANUFACTURED HOME DEVELOPMENT STANDARDS:

The development standards identified in table 2.7-1 of this section apply to all principal uses and structures in Manufactured Home Districts, except as otherwise expressly stated in this chapter. General exceptions to these regulations and rules for measuring compliance are identified in section 21-6-9 of this chapter and section 21-2-1.3 of this article respectively. Regulations governing accessory uses and structures are identified in section 21-3-2 of this chapter.

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TABLE 2.7-1

MANUFACTURED HOME DEVELOPMENT STANDARDS

Manufactured Home Residential	Spaces/ Gross Acre	Minimum Site	Spaces/ Gross Acre		Lot Width ¹	Front Setback	Side Setback	Side Setback (Street)	Rear Setback	Lot Coverage, Maximum	Building Height, Maximum
		Minimum Bldg. Space									
Manufactured home subdivision standards			10	3 acre site	40'	15' ^{2,3}	5' ⁴	10'	10'	45%	30'
				5,000 sq. ft. lot							
MHP:											
	Manufactured Home Park (MHP)	10	3 acre site	40'	15' ^{2,3}	5' ⁴	10'	10'	50% (space)	30'	
			3,000 sq. ft. space								
	Recreational Vehicle Park (RVP)	18	2 acre site	28'	10'	5'	5'	5'	-	20'	
			1,200 sq. ft. space								
Tiny House Park			10	10,800 Sq. Ft.	-	10'	10'	10'	10'	50%	35'
				(5)							

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Notes:

1. Lot width is measured at front setback.

Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

2. Front setback shall be 15 feet for side entry garages and/or covered front porch.
3. Front setback shall be 20 feet for front entry garages and carports.
4. For all corner lots adjacent to a public right-of-way, the minimum street side yard setback shall be 10 feet.

5. As determined based on the provisions of the Eloy City Code, Chapter-5, Buildings.

(Ord. 18-880, 7-23-2018)

21-2-7.11 TINY HOUSE PARK DESIGN GUIDELINES:

A. These guidelines apply to tiny house parks. The development or construction of any on site or off site tiny house park shall comply with the following minimum criteria:

1. The minimum distance between tiny houses or attached/detached accessory structures in the same tiny house park shall be ten feet (10'). Tiny houses or attached/detached accessory structure may not be closer than ten feet (10') to the exterior boundary or five feet (5') to individual lot lines of the park.

2. There shall be a minimum distance of ten feet (10') between the front of the tiny house and any private street or private sidewalk, including any bay windows or any other attached projection.

3. A minimum of ten percent (10%) of the total park area shall be designated as permanent open space. Where phases are proposed for the tiny house park, the percentage of open space in each phase shall meet or exceed the minimum total for the specified phase area. The open space shall be available through the use of easements to all residents of the development. Streets, driveways, parking areas, buffer areas, recreation vehicle storage, and buildings shall not be included in calculating the size of open space.

4. A ten foot (10') landscape area shall be required where the park is adjacent to a public street/sidewalk.

5. Two (2) paved off-street parking spaces of 9 feet by 20 feet shall be required for each tiny house space/lot.

6. One (1) 9-foot by 20-foot visitor parking space shall be required for each eight (8) tiny house spaces. Common lots spaced equidistant throughout the park may be employed to provide off-street parking. One (1) 12-foot by 30-foot oversized parking space shall be required for four (4) tiny house lots/spaces.

7. Designated areas for boat and recreational vehicle storage within the park shall be provided for the sole use of the residents of the park. Storage areas shall be completely screened from outside park boundaries by a six foot (6') high decorative wall.

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Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

8. Street improvements for any public roads bounding or within the tiny house park shall be made as required by the City of Eloy Engineer.

9. All interior drives or roadways within the tiny house park shall be a minimum width of twenty four feet (24') or as required by the International Fire Code, whichever is greater. The width of the roadway is exclusive of curbs and walkways, measured from the edge of pavement to the edge of pavement. The interior drives or roadways shall be paved with a minimum of three inches (3") of asphalt over six inches (6") of aggregate base course (ABC) or its equivalent.

10. Provision for on-site stormwater retention, drainage and off- site stormwater drainage both entering and leaving the property shall be as required by the City of Eloy Engineer.

11. Each tiny house park shall provide fire protection facilities as set forth in the International Fire Code.

12. The tiny house park shall be permanently screened from adjacent properties by a decorative solid wall, six feet (6') in height.

13. One tiny house shall be permitted on each approved lot or as per setback requirements.

14. Access to all tiny house lots/spaces shall be from the interior of the park. There shall be no individual access to any tiny house space/lot from a public street.

15. Tiny house parks with more than one hundred (100) lots/houses shall have a minimum of two (2) separate access entry drives connecting the park to public streets. Access to the development shall not be through a residential area to reach a collector street.

Commented [JV3]: Too many?

16. All refuse collection areas shall be completely enclosed via a solid six foot (6') wall and view obstructing gate and located on a concrete surface. Refuse collection areas shall be readily accessible to refuse collection vehicles, without substantially encumbering adjacent parking and vehicular access. If the refuse collection area can be viewed directly from the exterior of the park, the enclosure should be screened with landscaping on all of its viewable sides.

17. All lighting shall be in conformance with section 21-4-5 of this chapter.

18. All utilities shall be placed underground. Placement of utilities, including master meters, shall meet all requirements of the City of Eloy, as well as the respective utility companies.

19. The site plan shall provide for a system of pedestrian circulation within the development. The system shall connect with existing sidewalks, if any are adjacent to the property. The pedestrian access may be located either in the street right-of-way or in common open space. The system shall be designed to link residential units with recreation facilities, school bus stops, and existing sidewalks in the neighborhood. Pedestrian ways may take the form of sidewalks or walking paths with a minimum width of five feet (5').

Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

Article IX. Definitions and Acronyms

21-9-1: DEFINITIONS:

TINY HOUSE(S): There are two types of tiny houses: a tiny house on wheels, which is legally considered a recreational vehicle (RV), and a tiny house on a foundation which is legally considered an accessory dwelling unit, or ADU. A tiny house on wheels, is required to be registered as an RV with the Arizona Department of Transportation; in Arizona, a self-built RV is also required to be inspected before it receives a license plate. A tiny house is a single-family dwelling that is a maximum of four hundred (400) square feet (gross) and shall be inspected in accordance with the 2018 International Residential Code (IRC), Appendix Q, or such adopted code in the future. The tiny house may be entirely site built, partially site built on or off-site. If built off-site, it is required to be permitted by a recognized agency or by an approved tiny house fabricator accredited by the International Accreditation Service, Inc., US Department of Housing and Urban Development (HUD), or similar organization. TINY HOUSE PARK: A single parcel of land, which may or may not be organized as a subdivision, containing more than one (1) tiny house and no other type of dwelling unit.

Article III. Supplemental Use Standards

21-3-1.40: TINY HOUSES:

A. Tiny houses shall be built and inspected in accordance with adopted City of Eloy Building Code(s), including required electric and plumbing inspections.

1. Tiny houses shall be allowed in the R-2 Small Lot Residential Zoning District where detached single-family dwellings are identified as permitted uses and shall meet all of the development standards and design guidelines of this zoning district.
5. Tiny houses proposed as an accessory structure shall conform to the same development standards for accessory structures as provided within the underlying zoning district. More specifically, a tiny house that is to function as an accessory dwelling unit may not contain kitchen facilities that would transform such structure into a second dwelling unit on any one parcel, which is only permitted as a principal structure in the R-2, Small Lot Residential Zoning District.
6. A tiny house park shall require Small Lot Residential (R-2) Zoning; be submitted, reviewed and considered under the site plan review procedures and requirements of section [21-6-11](#) of this chapter; and conform to the development standards and design guidelines of the R-2, Small Lot Residential Zoning District. (Ord. 18-880, 7-23-2018; Ord. 19-888, 10-14-2019)

Article II. Zoning Districts

21-2-2.3 RESIDENTIAL USE STANDARDS

TABLE 2.2-1 TABLE OF ALLOWED USES FOR RESIDENTIAL DISTRICTS

Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

P = Permitted use	C = Conditional use	NP = Not permitted	O = Overlay District
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Use Category And Specific Use Type	Residential Zoning Districts											
		RR-20	RR-5	R1-2.5	R1-54	R1-43	R1-12	R1-6	R-2	R-3	PF	Supplemental Use Regulations
Residential:												
	Assisted living center	NP	NP	NP	NP	NP	NP	NP	NP	C	NP	21-3-1.5
	Assisted living home	P	P	P	P	P	P	P	NP	NP	NP	
	Caretaker living quarters	P	P	P	C	C	NP	NP	NP	NP	NP	21-3-1.9
	Child care, home	P	P	P	P	P	P	P	P	P	NP	21-3-1.12
	Dwelling, duplex	NP	NP	NP	NP	NP	NP	NP	P	P	NP	
	Dwelling, manufactured home ¹	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	C	
	Dwelling, modular home	P	P	P	P	P	P	P	P	NP	C	
	Dwelling, multi-family	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	
	Dwelling, single-family attached	NP	NP	NP	NP	NP	NP	NP	P	P	NP	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	NP	
	Group care home	P	P	P	P	P	P	P	NP	NP	NP	21-3-1.21
	Manufactured home, park ¹	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	21-2-7.6
	Nursing home	NP	NP	NP	NP	NP	NP	NP	C	C	NP	21-3-1.28
	Park Models	NP	NP	NP	NP	NP	NP	NP	P/O	P/O	NP	
	Recreational vehicle, park ¹	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	21-2-7.10

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	Resident care home	P	P	P	P	P	P	P	NP	NP	NP	21-3-1.34
	Tiny houses	NP	NP	NP	NP	NP	NP	NP	P/O	NP	NP	21-3-1.40
	Tiny houses, built on trailers, suspension and axle removed, permanently attached	NP	NP	NP	NP	NP	NP	NP	P/O	NP	NP	3.1.40
	Tiny houses, built on trailers, suspension and axle not removed*	NP	NP	NP	NP	NP	NP	NP	P/O	NP	NP	3.1.40
	Tiny houses, licensed as travel trailers*	NP	NP	NP	NP	NP	NP	NP	P/O	NP	C	3.1.40
	Tiny house park	NP	NP	NP	NP	NP	NP	NP	P/O	NP	NP	
	Vacation home rentals	P	P	P	P	P	P	P	P	P	NP	
Public and semi public:												
	Assembly hall/auditorium	NP	NP	NP	NP	NP	NP	NP	NP	C	P	
	Campground ¹	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	P/O	NP	21-3-1.8
	Child care, center	NP	NP	NP	NP	NP	NP	NP	C	C	NP	21-3-1.11
	College or university	NP	NP	NP	NP	NP	NP	NP	NP	C	P	21-3-1.13
	Community playfields and parks	P	P	P	P	P	P	P	P	P	NP	
	Community recreation center	P	P	P	P	P	P	P	P	P	P	
	Country club, private	P	P	P	P	P	P	P	P	P	NP	
	Cultural facility	C	C	C	C	C	C	C	C	C	P	
	Fraternal or social club, nonprofit	NP	NP	NP	NP	NP	NP	NP	C	C	C	
	Library	P	P	P	P	P	P	P	P	P	P	

Commented [BL1]: Wrong Code being referenced
https://codelibrary.amlegal.com/codes/eloyaz/latest/eloy_az/0-0-0-16257

Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

	Non-profit/non-governmental organization	C	C	C	C	C	C	C	C	C	C	
	Public safety facility	P	P	P	P	P	P	P	P	P	P	
	Religious assembly	P	P	P	P	P	P	P	P	P	NP	21-3-1.33
	School, boarding	C	C	C	C	C	NP	NP	NP	C	P	21-3-1.35
	School, public or private, K - 8	C	C	C	C	C	C	C	C	C	P	21-3-1.35
	School, public or private, 9 - 12	C	C	C	C	C	C	C	C	C	P	21-3-1.35
	Social service facility	NP	NP	NP	NP	NP	NP	NP	NP	C	P	
	Solar generation facility	C	C	C	C	C	NP	NP	NP	NP	C	21-3-1.38
	Utility facility and service yard, major	C	C	C	NP	NP	NP	NP	NP	NP	P	
	Utility facility, minor	P	P	P	P	P	P	P	P	P	P	
	Wireless facility (including tower and supporting facilities)	C	C	C	C	C	C	C	C	C	C	21-4-4
Agriculture:												
	Agriculture, general (farming and ranching; no commercial activities or CAFOs)	P	P	P	P	P	NP	NP	NP	NP	NP	21-3-1.3
	Arizona/Pinal County 4H Program	P	P	P	P	P	C	C	NP	NP	NP	
	Caretaker living quarters	P	P	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.9
	Concentrated animal feeding operation (CAFO)	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.7
	Dairy farms (commercial)	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.16

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	Market garden	P	P	P	P	P	C	C	C	NP	NP	
	Medical marijuana cultivation	C	C	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.24
	Plant nursery/greenhouse	P	P	P	C	C	NP	NP	NP	NP	NP	
	Produce stand	C	C	C	NP	NP	NP	NP	NP	NP	NP	
	Ranching, commercial	C	C	NP	NP	NP	NP	NP	NP	NP	NP	
Commercial:												
	Animal kennel/shelter	P	C	C	NP	NP	NP	NP	NP	NP	NP	
	Commercial riding stables	C	C	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.14
	Detention/correctional facilities	C	C	NP	NP	NP	NP	NP	NP	NP	C	21-3-1.17
	Extractive industries	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	21-3-1.19
	Farmers market	C	C	C	C	C	NP	NP	NP	C	NP	
	Feed store	C	C	C	C	C	NP	NP	NP	NP	NP	
	Golf course, unlighted	P	P	P	P	P	P	P	P	P	NP	
	Parking lots and parking structure	NP	NP	NP	NP	NP	NP	NP	NP	P	P	
	Resort	C	C	C	C	C	C	C	C	C	NP	

Note:

- May be permitted in any Residential Zoning District with a Manufactured Home Overlay District.
(Ord. 18-880, 7-23-2018)

Commented [BL2]: Jon, we should amend this Note. From reading this note it sounds as if it is open for anyone to be able to apply for an individual M.H. overlay to install a Manufactured Home in any residential zoning district. What do you think?

21-2-7.6: HOME OVERLAY DISTRICTS:

The purpose of the Manufactured Home Overlay Districts is to provide for overlay zones that will permit the placement, and regulate the permanent or periodic installation of, manufactured homes, tiny homes or **recreational vehicles** for occupancy as single family residential dwellings on individual lots or within an approved land lease development. The intent of these provisions is to provide

Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

attainable, adequate and diversified housing opportunities within the City of Eloy while establishing and maintaining appropriate development standards.

There are four (4) Manufactured Home Overlay Districts: Manufactured Home Subdivisions, Manufactured Home Parks, Tiny House Parks and **Recreational Vehicle Parks**.

A. Manufactured Home Subdivision (MHS):

1. The purpose of this overlay district is to provide an alternative single-family living choice for those residents who choose a manufactured home and/or park model environment+. Development in this district consists of subdivisions where residents own the lot upon which the home is situated. The development standards of this district are intended to be consistent with the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present and adequate to serve the project.

2. 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. Manufactured Home Park (MHP):

1. The purpose of this overlay district is to provide an alternative single-family living style for those families who choose a manufactured home and/or park model environment, but lease or rent the underlying space upon which their home is situated. The development standards of this district are intended to be consistent with the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present and adequate to serve the project.

2. 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. Tiny House Park (THP):

1. The purpose of this overlay district is to provide a housing product for those inhabitants who choose to reside in a smaller house,. The park is expected to include amenities, services and facilities for its residents. All public utilities and facilities must be present and adequate to serve the project.

2. A minimum of one-quarter acre (10,800 square feet) shall be required to establish a Tiny House Park.

D. Recreational Vehicle Park (RVP):

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1. The purpose of this overlay district is to provide a site with improvements and utilities for both short-term and long-term parking of recreational vehicles. The park is also expected to include amenities, services and facilities for its residents.

2. A minimum of fifteen (15) acres shall be required to establish the Recreational Vehicle Park Overlay Zoning District. (Ord. 18-880, 7-23-2018)

21-2-7.8: HOME DEVELOPMENT STANDARDS:

The development standards identified in table 2.7-1 of this section apply to all principal uses and structures in Manufactured Home Districts, except as otherwise expressly stated in this chapter. General exceptions to these regulations and rules for measuring compliance are identified in section [21-6-9](#) of this chapter and section [21-2-1.3](#) of this article respectively. Regulations governing accessory uses and structures are identified in section [21-3-2](#) of this chapter.

TABLE 2.7-1

MANUFACTURED HOME DEVELOPMENT STANDARDS

Manufactured Home Residential		Minimum Site	Spaces/ Gross Acre		Lot Width ¹	Front Setback	Side Setback	Side Setback (Street)	Rear Setback	Lot Coverage, Maximum	Building Height, Maximum
		Minimum Bldg. Space									
Manufactured home subdivision standards			10	3 acre site	40'	15' ^{2,3}	5' ⁴	10'	10'	45%	30'
				5,000 sq. ft. lot							
MHP:											
	Manufactured Home Park (MHP)	10	3 acre site	40'	15' ^{2,3}	5' ⁴	10'	10'	50% (space)	30'	
			3,000 sq. ft. space								
	Recreational Vehicle Park (RVP)	18	2 acre site	28'	10'	5'	5'	5'	-	20'	

Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

			1,200 sq. ft. space							
Tiny House Park		10	10,800 Sq. Ft.	-	10'	10'	10'	10'	50%	35'
			(5)							

Notes:

1. Lot width is measured at front setback.
 2. Front setback shall be 15 feet for side entry garages and/or covered front porch.
 3. Front setback shall be 20 feet for front entry garages and carports.
 4. For all corner lots adjacent to a public right-of-way, the minimum street side yard setback shall be 10 feet.
 5. As determined based on the provisions of the Eloy City Code, Chapter-5, Buildings.
- (Ord. 18-880, 7-23-2018)

21-2-7.11 TINY HOUSE PARK DESIGN GUIDELINES:

- A. These guidelines apply to tiny house parks. The development or construction of any on site or off site tiny house park shall comply with the following minimum criteria:
1. The minimum distance between tiny houses or attached/detached accessory structures in the same tiny house park shall be ten feet (10'). Tiny houses or attached/detached accessory structure may not be closer than ten feet (10') to the exterior boundary or five feet (5') to individual lot lines of the park.
 2. There shall be a minimum distance of ten feet (10') between the front of the tiny house and any private street or private sidewalk, including any bay windows or any other attached projection.
 3. A minimum of ten percent (10%) of the total park area shall be designated as permanent open space. Where phases are proposed for the tiny house park, the percentage of open space in each phase shall meet or exceed the minimum total for the specified phase area. The open space shall be available through the use of easements to all residents of the

Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

development. Streets, driveways, parking areas, buffer areas, recreation vehicle storage, and buildings shall not be included in calculating the size of open space.

4. A ten foot (10') landscape area shall be required where the park is adjacent to a public street/sidewalk.
5. Two (2) paved off-street parking spaces of 9 feet by 20 feet shall be required for each tiny house space/lot.
6. One (1) 9-foot by 20-foot visitor parking space shall be required for each eight (8) tiny house spaces. Common lots spaced equidistant throughout the park may be employed to provide off-street parking. One (1) 12-foot by 30-foot oversized parking space shall be required for four (4) tiny house lots/spaces.
7. Designated areas for boat and recreational vehicle storage within the park shall be provided for the sole use of the residents of the park. Storage areas shall be completely screened from outside park boundaries by a six foot (6') high decorative wall.
8. Street improvements for any public roads bounding or within the tiny house park shall be made as required by the City of Eloy Engineer.
9. All interior drives or roadways within the tiny house park shall be a minimum width of twenty four feet (24') or as required by the International Fire Code, whichever is greater. The width of the roadway is exclusive of curbs and walkways, measured from the edge of pavement to the edge of pavement. The interior drives or roadways shall be paved with a minimum of three inches (3") of asphalt over six inches (6") of aggregate base course (ABC) or its equivalent.
10. Provision for on-site stormwater retention, drainage and off- site stormwater drainage both entering and leaving the property shall be as required by the City of Eloy Engineer.
11. Each tiny house park shall provide fire protection facilities as set forth in the International Fire Code.
12. The tiny house park shall be permanently screened from adjacent properties by a decorative solid wall, six feet (6') in height.
13. One tiny house shall be permitted on each approved lot or as per setback requirements.
14. Access to all tiny house lots/spaces shall be from the interior of the park. There shall be no individual access to any tiny house space/lot from a public street.
15. Tiny house parks with more than one hundred (100) lots/houses shall have a minimum of two (2) separate access entry drives connecting the park to public streets. Access to the development shall not be through a residential area to reach a collector street.

Commented [JV3]: Too many?

Case No.: TA2021-018-Tiny House Zoning Code Text Amendments

16. All refuse collection areas shall be completely enclosed via a solid six foot (6') wall and view obstructing gate and located on a concrete surface. Refuse collection areas shall be readily accessible to refuse collection vehicles, without substantially encumbering adjacent parking and vehicular access. If the refuse collection area can be viewed directly from the exterior of the park, the enclosure should be screened with landscaping on all of its viewable sides.
17. All lighting shall be in conformance with section [21-4-5](#) of this chapter.
18. All utilities shall be placed underground. Placement of utilities, including master meters, shall meet all requirements of the City of Eloy, as well as the respective utility companies.
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**CITY OF ELOY
REQUEST FOR COMMISSION ACTION**

Agenda Item: **VII.D.**

Date: **6/16/2021**

Date submitted:
06/04/2021

Action: Formal

Subject: Commission to make a recommendation for approval, approval with conditions, or denial for Case No.: TZ2021-018, Tiny Houses Zoning Code Text Amendment

Date requested:
6/16/2021

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT: