



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, July 21, 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 June 16, 2021 meeting minutes of the Planning and Zoning Commission**
 - A. Meeting Minutes
- VI. Old Business: Possible discussion and/or action on the following:**
- 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.: RZ2021-022. Application submitted by Narda E. and Bob Jay Ferguson to rezone two (2) parcels totaling approximately 20.00 acres of land from RR-20 (Rural Residential, 20 acres per dwelling unit) to RR-5 (Rural Residential, 5 acres per dwelling unit) based on their lot area and lot width dimensions. Subject property is located at 4751 W. Hotts Road, Eloy, Arizona, Pinal County Assessor's Parcel Numbers: 408-25-19B and 408-25-019C in a portion of Section 9, Township 9 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona (Project Name: Ferguson Rezoning 40825019B/19C)
 - B. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on Case No.: RZ2021-022 (Project Name: Ferguson Rezoning 40825019B/019C)
 - C. Public Hearing to allow comment from the Public and interested parties on proposed Case No.: RZ2021-026, a Staff initiated request to amend the Eloy Zoning Map to reflect the existing developed/intended use of sixteen (16) individual city owned properties so they will be in compliance with the Eloy General Plan Land Use Map.
 - D. Consideration, Discussion, and Recommendation to the Eloy City Council for Approval, Disapproval or other action on Case No.:RZ2021-026. (Project Name: 16 City owned

parcels rezoning)

VIII. Informational Item:

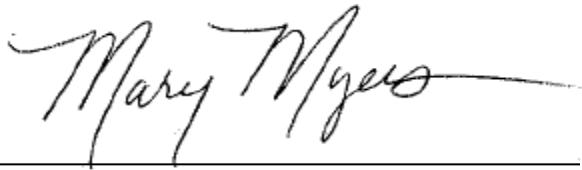
- A. Ex-Officio Member Announcements
- B. Community Development Director Announcements

IX. Communications:

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

X. Motion to Adjourn

POSTED BY WEDNESDAY, JULY 14, 2021 BY 5:00 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, June 16, 2021
6:00 p.m.**

I. CALL TO ORDER

Vice-Chairperson Larry Brown called the meeting to order at 6:00 p.m.

II. ROLL CALL

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

Members present:

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

Members Absent:

- None.

Staff present:

- Jon Vlaming, Community Development Director
- Belinda Lopez, Planner
- Jose Martinez, Chief Building Official

Others present:

- Chairperson Marlo Schuh
- Council member Daniel Snyder

III. INVOCATION

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

IV. PLEDGE OF ALLEGIANCE

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

V. MOTION TO APPROVE THE APRIL 21, 2021 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Vice-Chairperson Brown asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Peterson made a motion to approve the April 21, 2021 meeting minutes as presented. Commissioner Crawford seconded the motion. The motion was approved with a vote 4-0.

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. : CUP2021-012. APPLICATION SUBMITTED BY TYLER JOHANNSEN WITH PINNACLE CONSULTING INC. FOR A CONDITINAL 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).

Vice-Chairperson Brown opened up the Public Hearing. Mr. Vlaming commented that the applicant sent an email to Ms. Belinda Lopez (dated 06/16/2021, 11:04 AM) from Tyler Johannsen with Pinnacle Consulting, Inc. requesting this agenda item to be pulled this evening.

Mr. Vlaming indicated that the Commission will be having a meeting in July with a couple of items on that agenda. He indicated that the applicant can let staff know if they want to move forward to be heard at that meeting.

Hearing no other comments, Vice-Chairperson Brown closed the Public Hearing.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATON TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. : CUP2021-012 (PROJECT NAME: AZ03-091 FRONTIER).

Agenda item was pulled from the Agenda at the request of the applicant. *Mr. Vlaming commented that the applicant sent an email to Ms. Belinda Lopez (dated 06/16/2021, 11:04 AM) requesting this agenda item to be pulled.*

C. PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO. : TA2021-018 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 (PROJECT NAME: TINY HOUSES ZONING CODE TEXT AMENDMENT)

Vice-Chairperson Brown opened up the Public Hearing. Mr. Vlaming commented that it is a Staff initiated request. The existing provisions for tiny houses in the Code have caused a significant amount of confusion between Community Development and Building Safety Departments. Mr. Vlaming introduced City Chief Building Official, Jose “Joey” Martinez and invited him to this meeting to discuss this particular issue to give the Commission a good characterization of what is going on out in the field. Tiny houses are currently allowed to be permitted in different residential zoning districts. Due to the mixing of product types, it has the potential to create some incompatibilities. Staff didn’t realize that these conditions would present themselves and has received numerous inquiries about installing/building tiny houses at different locations where the existing pattern of detached and larger site built residential development was the predominant use. As such, it appeared that staff needed to amend the text with a different approach. With that, the Commission reviewed each subject article (i.e. II, III and IX). Mr. Vlaming indicated that what was prepared in draft before them is in a legislative format- Belinda identified and cut out the original text of the Code, which was then modified in text with a color. Anything on the proposed text (whether it is blue or red in color) represented draft changes recommended by Staff. City staff and the Commission members went over the text on an article-by-article basis.

Mr. Martinez commented that a few inquiries were submitted, so the amended text separates a tiny home from a residential area that has a much larger square foot home.

Mr. Brown commented that there are currently some homes in Eloy that do not have a foundation. He asked what is the difference between a tiny house not having a foundation and some of the smaller houses not having a foundation that would not pass code. Mr. Martinez responded that those homes Vice-chairperson Brown is referring to are pre-existing homes that are “grandfathered”-these homes were built many years ago. That is why Staff makes sure that any building permit request to build a home complies with adopted City Codes. The plan is to weed those older homes out over time. Vice-chairperson Brown asked if an axle is removed from a manufactured home and it was set on piers would that make it a tiny home? Mr. Martinez explained that manufactured homes “mobile homes” are regulated through HUD standards which means the state has control of those, and it is a whole section that does not apply to the

building code. He added that just because the axles are removed that would not meet the definition of a manufactured home. Commissioner Crawford commented that to be a manufactured home it must be over 400 square feet.

Commissioner Peterson asked how would staff be able to tell if it was an approved foundation. Mr. Martinez commented that those individuals who came in to the Community Development Department who were not able to show that their tiny house had been approved or built by an approved agency. What Staff was asking for the applicant to comply with was to provide that the tiny home met the requirements. He noted that many of those customers that had requested to install a tiny house were having a hard time complying with that requirement. Mr. Martinez responded those that are tiny homes manufactured and brought on site would need to bring a certification only by approved tiny home agencies as they are factory built homes.

Hearing no other comments, Vice-Chairperson Brown closed the Public Hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, DISAPPROVAL OR OTHER ACTION ON CASE NO. : TA20021-018. PROJECT NAME: TINY HOUSES ZONING CODE TEXT AMENDMENT.

Vice-Chairperson Brown asked for a recommendation for approval, approval with conditions, or denial of Case No. : TA2021-018 to the City Council. Commissioner Crawford made a motion to approve the proposed amendments with Staff recommendations. Commissioner Peterson seconded the motion. The motion passed 4-0.

VIII. INFORMATIONAL ITEMS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

Ex-officio Curtis communicated the following:

- Ribbon cutting for the second phase of the new Eloy Police Department will be held on Friday, June 18, 2021 at 8:00 am.
- City Council approved the disposition of 21 single-family residential lots in the Toltec area through the submittal of proposals by interested parties to purchase and build single-family homes on each lot.
- The City Budget for fifty-two million (\$52,000,000.00) has been approved by council.
- Frontier Street Community Tree Program is happening.
- The City will go out for bids for a new project on Shedd Road between Giles Road to Estrella Road in the Toltec area to landscape and hardscape and put irrigation in the median.
- The City continues to work on the Downtown Vision Plan.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming communicated the following:

- The deadline is approaching for the 2021 Major General Plan amendments and mentioned that the Community Development Department has not received any application but, Staff has one to include for this calendar year and that is to add Aggregate (Sand and Gravel) to the City's General Plan. It is State law that requires cities to include the topic of aggregate resources in the General Plan and staff wants to comply with this law.
- Staff has received multiple inquiries about locating Solar Generating Facilities within the City.

IX. COMMUNICATIONS:

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

- Chairperson Marlo Schuh commented about the new Boards and Commission process and communicated her reason for not sitting on the dais or participating at the Planning and Zoning meeting this evening.

X. MOTION TO ADJOURN.

Vice-Chairperson Brown asked for a motion to adjourn. Commissioner Peterson made a motion to adjourn and was seconded by Commissioner Allen. The adjournment passed 4-0 and the meeting adjourned at approximately 6:30 p.m.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.A.**

Date: **7/21/2021**

Date submitted:
07/06/2021

Action: Formal

Date requested:
7/21/2021

Subject: Public Hearing to allow comment from the Public and interested parties on proposed Case No.: RZ2021-022. Application submitted by Narda E. and Bob Jay Ferguson to rezone two (2) parcels totaling approximately 20.00 acres of land from RR-20 (Rural Residential, 20 acres per dwelling unit) to RR-5 (Rural Residential, 5 acres per dwelling unit) based on their lot area and lot width dimensions. Subject property is located at 4751 W. Hotts Road, Eloy, Arizona, Pinal County Assessor's Parcel Numbers: 408-25-19B and 408-25-019C in a portion of Section 9, Township 9 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona (Project Name: Ferguson Rezoning 40825019B/19C)

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Staff supports this rezoning request by the Applicant and recommends the Planning and Zoning Commission approve Case No.: RZ2021-022 by rezoning approximately 20.00 acres from RR-20 (Rural Residential, 20 acres per dwelling unit) to RR-5 (Rural Residential, 5 acres per dwelling unit).

DISCUSSION:

If approved, this rezoning will allow the owners to move forward with a proposed minor land division lot line adjustment to bring the parcel size of their existing home into conformance with the new zoning designation being requested.

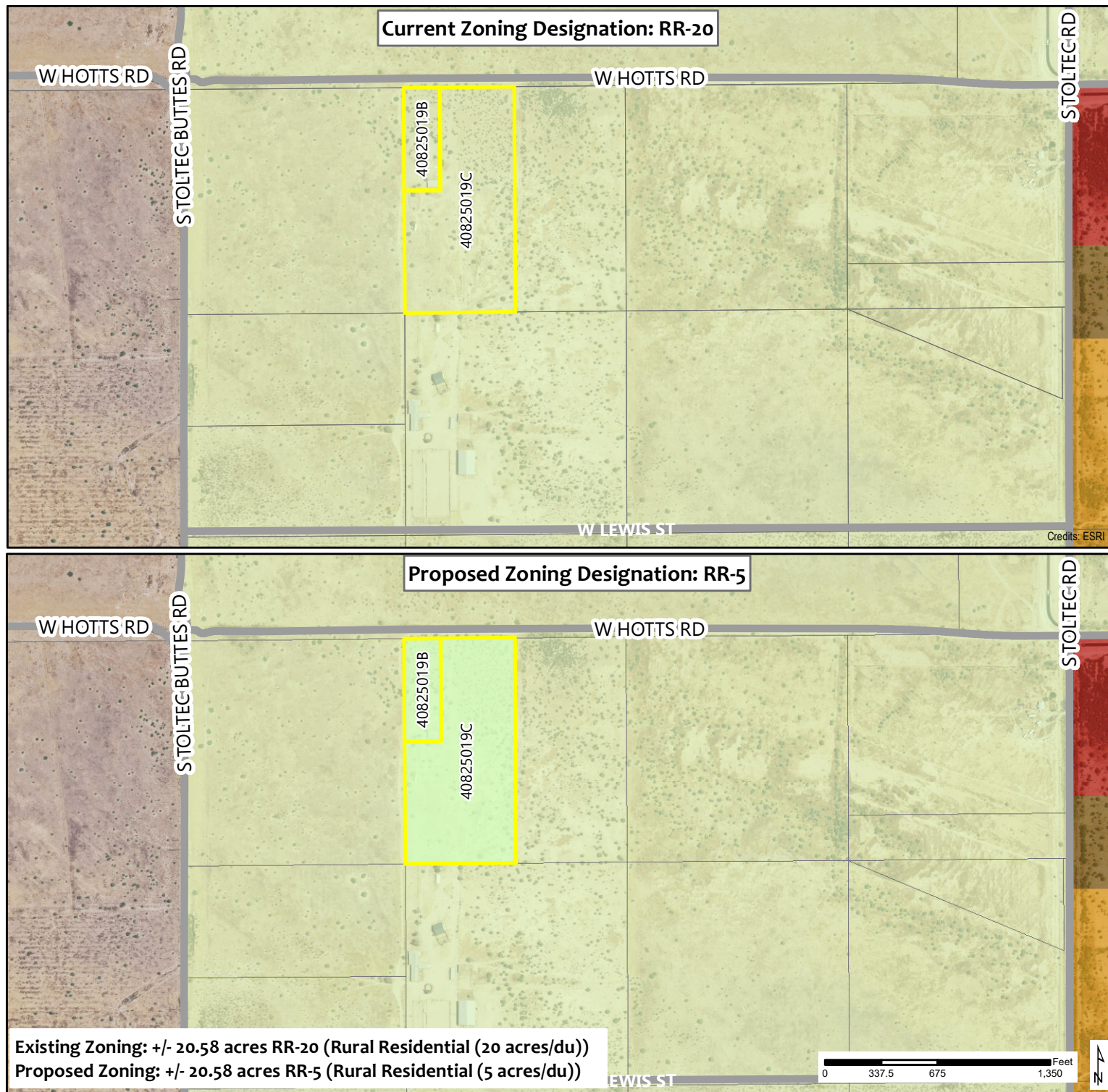
The proposed rezoning would change the zoning district designation from RR-20 (Rural Residential, 20 acres per dwelling unit) to RR-5 (Rural Residential, 5 acres per dwelling unit) in the City of Eloy. The subject property is located at 4751 W. Hotts Road, Eloy, Arizona, Pinal County Assessor's Parcel Numbers: 408-25-019B and 408-25-019C in a portion of Section 9, Township 9 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona. (Project Name: Ferguson Rezoning 40825019B/40825019C)

Notification of the public hearing for the requested Case was provided at least fifteen (15) days prior to the public hearing through its publication in the Eloy Enterprise. A copy of the notice has been sent via regular mail to the property owners within three hundred (300) feet, a posting notification of this hearing is displayed at the site and posting of the Planning and Zoning Commission meeting agenda has occurred at the official City posting locations.

If approved, the proposed rezoning will retain the property in conformance with the Eloy General Plan. Approval of this request (RZ2021-022) will not have an adverse effect on the neighborhood, area, or community-at-large. The Community Development Department **recommends** that this request be **approved**.

FISCAL IMPACT:

This action will not have a direct fiscal impact on the City.



Rezoning Exhibit - Case No: RZ2021-022

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

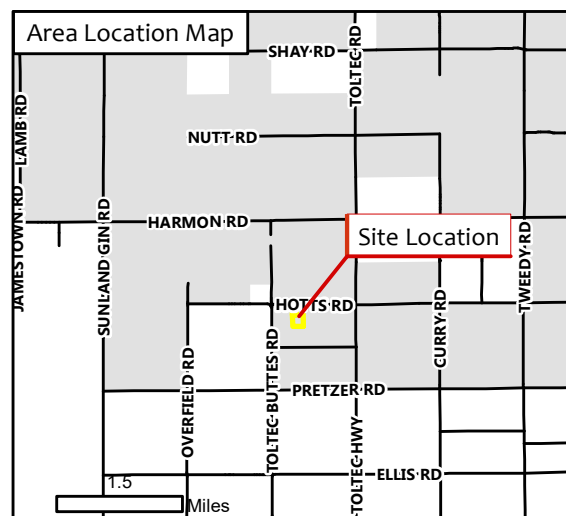
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



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CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.B.**

Date: **7/21/2021**

Date submitted:
07/06/2021

Action: Formal

Subject: Consideration, discussion,
and recommendation to the Eloy City
Council for approval, disapproval or
other action on Case No.: RZ2021-022
(Project Name: Ferguson Rezoning
40825019B/019C)

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.C.

Date: 7/21/2021

Date submitted:
06/28/2021

Action: Formal

Subject: Public Hearing to allow comment from the Public and interested parties on proposed Case No.: RZ2021-026, a Staff initiated request to amend the Eloy Zoning Map to reflect the existing developed/intended use of sixteen (16) individual city owned properties so they will be in compliance with the Eloy General Plan Land Use Map.

Date requested:
7/21/2021

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Staff supports this request and recommends that the Planning and Zoning Commission approve Case No.: RZ2021-026 by rezoning sixteen (16) City owned parcels, that total approximately 51.43 ± acres as follows:

411-05-075A from C-1 to OSR
411-06-1580 from R1-6/MH/DCO to OSR
411-06-1590 from R1-6/MH/DCO to OSR
411-42-1550 from R1-6 to OSR
404-19-3290 from R1-12/AO to OSR
403-08-214A from I-1 to OSR
404-17-0060 from C-1 to OSR
404-02-1760 from R-3 to OSR
402-10-685B from R1-6/MH to OSR
404-12-0060 from R1-12 to I-1 and PF
405-03-089A from C-2 to PF
405-02-341B from C-2 to PF
405-02-3420 from C-2 to PF
405-02-3390 from C-2 to PF
405-02-3400 from C-2 to PF
403-08-2150 from I-1 to PF

Below are the designations for each zoning category:

R1-6: Single Family
Residential (6,000 sq. ft.)
R1-12: Single Family
Residential (12,000
sq.ft.)
C-1: Neighborhood
Commercial
C-2: Community
Commercial
I-1: Light Industrial
MH: Manufactured Home
Overlay
DCO: Downtown Core
Overlay
PF: Public Facility
OSR: Open Space
Recreational
AO: Airport Overlay

DISCUSSION:

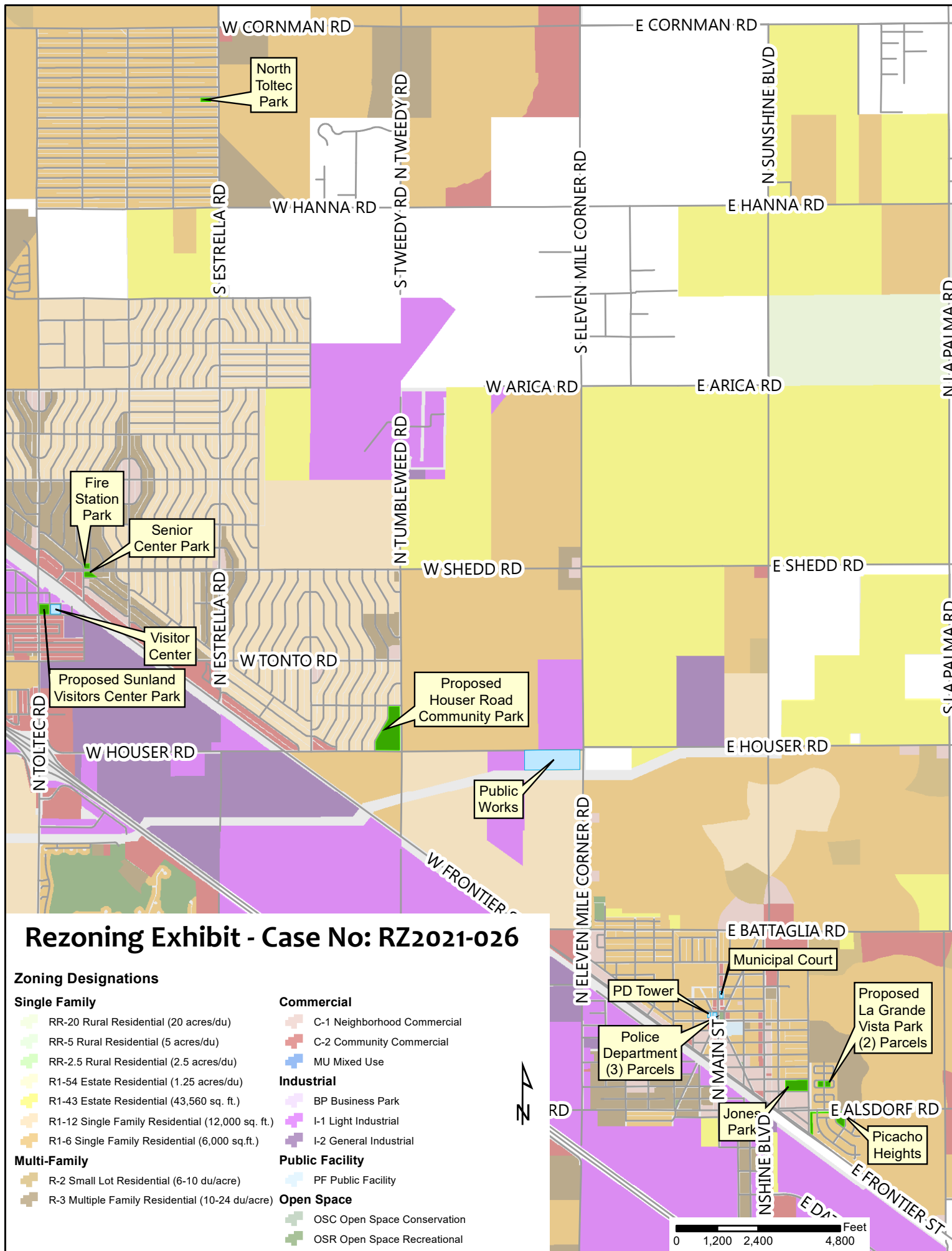
This City Staff-initiated rezoning application is requested to change the zoning designation for approximately sixteen (16) city owned parcels which total approximately 52.6201 acres. These parcels have been developed with a range of uses and the requested zoning will better match the existing use of the property and make them conform with the designations of the Land Use Map of the Eloy General Plan. The parcels are scattered throughout the Eloy city limits.

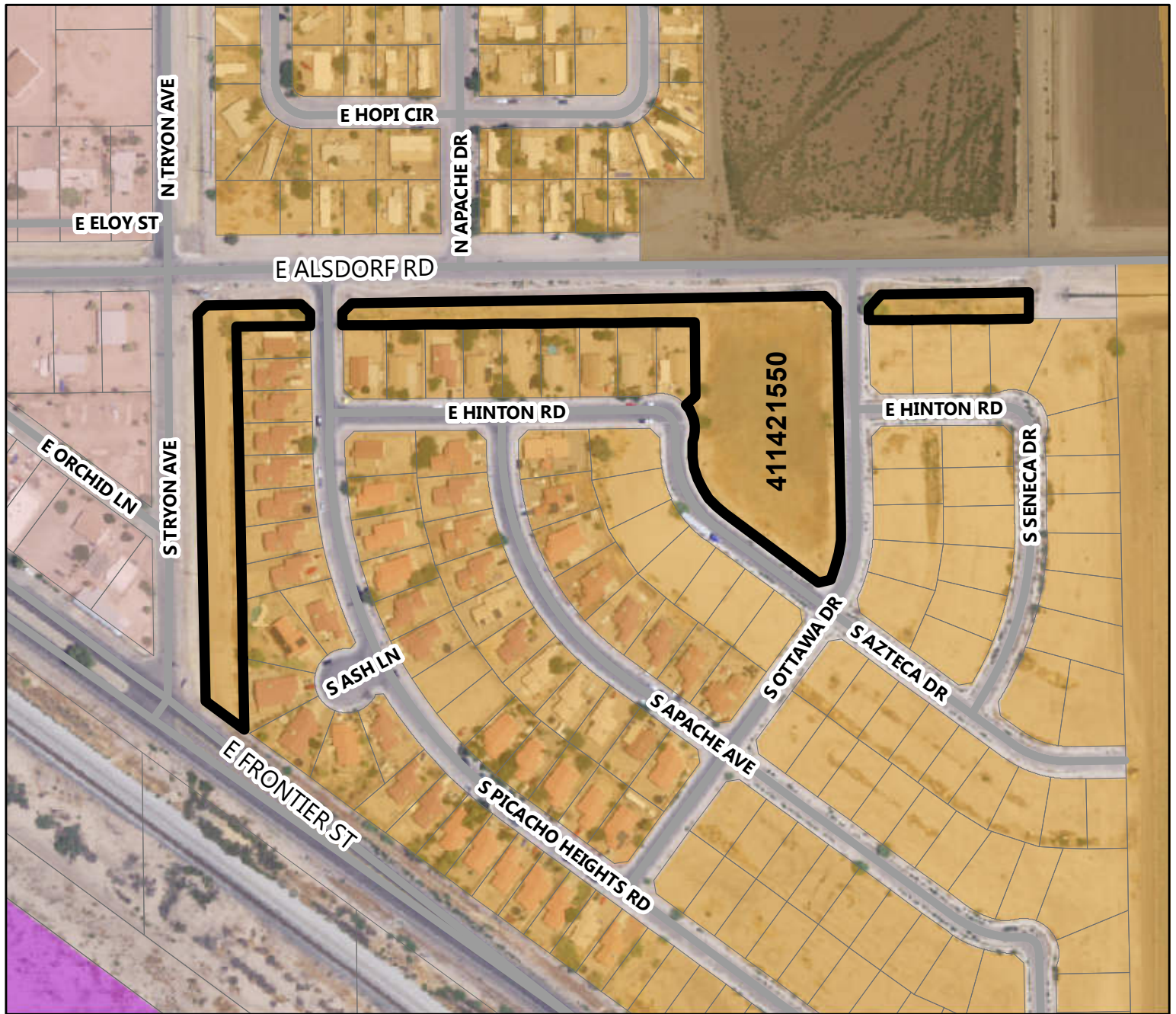
FISCAL IMPACT:

There is not a direct fiscal impact associated with this action.

City owned parcels
Case No.: RZ2021-026

OBJECT ID_1	PARCEL ID	SITE ADDRES	OWNER	Eloy Zoning	ACRES	Subdivision	Park Name	New Zoning
1	411421550		CITY OF ELOY	R1-6	3.605555402	PICACHO HEIGHTS	Picacho Heights	OSR
2	411061580	204 N APACHE DR ELOY, AZ 85131	CITY OF ELOY	R1-6	0.550962415	LA GRANDE VISTA	Proposed La Gra	OSR
3	411061590	203 N APACHE DR ELOY, AZ 85131	CITY OF ELOY	R1-6	0.550965891	LA GRANDE VISTA	Proposed La Gra	OSR
4	41105075A	420 E 1ST ST ELOY, AZ 85131	CITY OF ELOY	C-1	4.476606425	ELOY	Jones Park	OSR
5	40308214A	3711 N TOLTEC RD ELOY, AZ 85131	CITY OF ELOY	I-1	1.746570872	TOWNSITE OF TOLTEC	Proposed Sunlar	OSR
6	404170060	3655 W SHEDD RD ELOY, AZ 85131	CITY OF ELOY	C-1	0.873604379	TOLTEC UNIT 19	Senior Center Pa	OSR
7	404021760	4010 N GOLDEN ST ELOY, AZ 85131	CITY OF ELOY	R-3	0.485509519	TOLTEC UNIT 1	Fire Station Park	OSR
8	40210685B	3065 W SANTAN VISTA DR ELOY, AZ 85131	CITY OF ELOY	R1-6	0.771354479	TOLTEC UNIT 8	North Toltec Par	OSR
9	404193290		CITY OF ELOY	R1-12	14.77612499		Proposed House	OSR
10	405023400	624 N MAIN ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.126158086	COTTON CITY	Police Departme	PF
11	405023390	628 N MAIN ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.12615865	COTTON CITY	Police Departme	PF
12	405023420	630 N MAIN ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.376481329	COTTON CITY	Police Departme	PF
13	403082150	3905 W MARSH AVE ELOY, AZ 85131	CITY OF ELOY	I-1	1.736117325	TOWNSITE OF TOLTEC	Visitor Center	PF
14	40502341B	95 W 7TH ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.344349449	COTTON CITY	PD Tower	PF
15	40503089A	801 N MAIN ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.459133045		Municipal Court	PF
16	404120060	1137 W HOUSER RD ELOY, AZ 85131	CITY OF ELOY	R1-12	21.61451337		Public Works	PF
TOTAL ACRES					52.62016563			





Picacho Heights

Parcel: 411421550

Current Zoning Designation: R1-6
Proposed Zoning Designation: OSR



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

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

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- C-1 Neighborhood Commercial
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- MU Mixed Use

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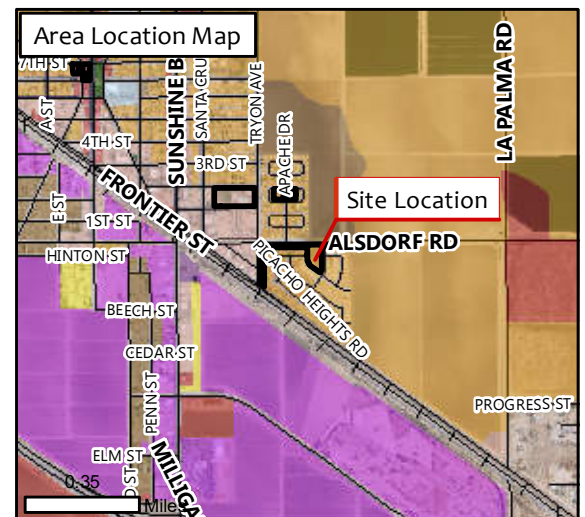
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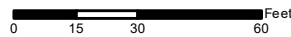
MAP:



Proposed La Grande Vista Park

Parcel: 411061580

Current Zoning Designation: R1-6
Proposed Zoning Designation: OSR



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

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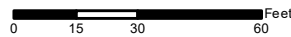
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Proposed La Grande Vista Park

Parcel: 411061590

Current Zoning Designation: R1-6
Proposed Zoning Designation: OSR



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

- RR-20 Rural Residential (20 acres/du)
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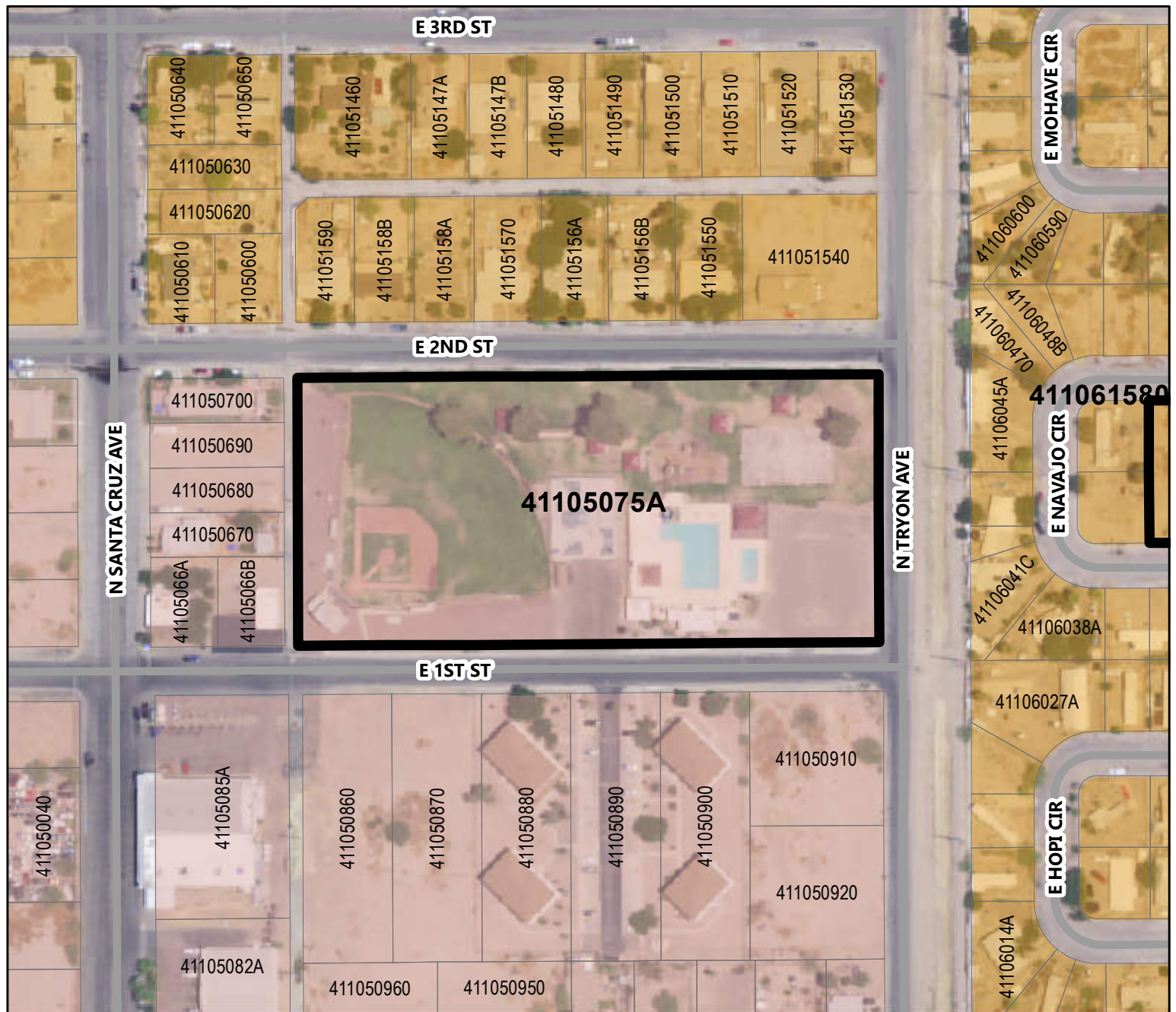
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- OSR Open Space Recreational



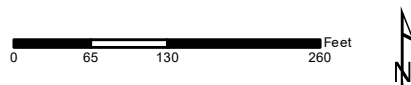
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Jones Park

Parcel: 41105075A

Current Zoning Designation: C-1
Proposed Zoning Designation: OSR



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

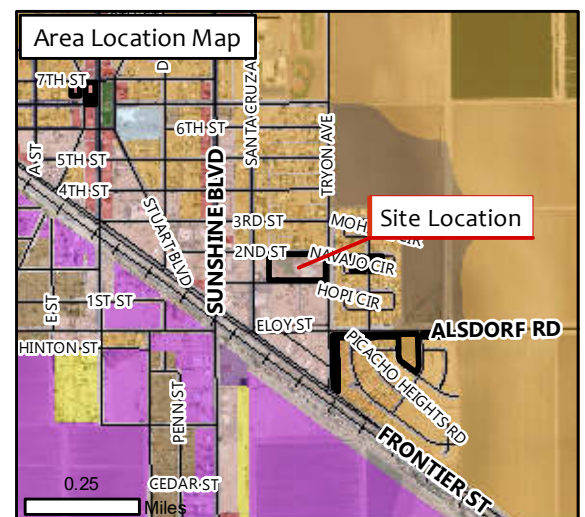
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



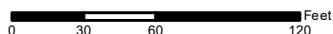
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Proposed Sunland Visitors Center Park

Parcel: 40308214A

Current Zoning Designation: I-1
Proposed Zoning Designation: OSR



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

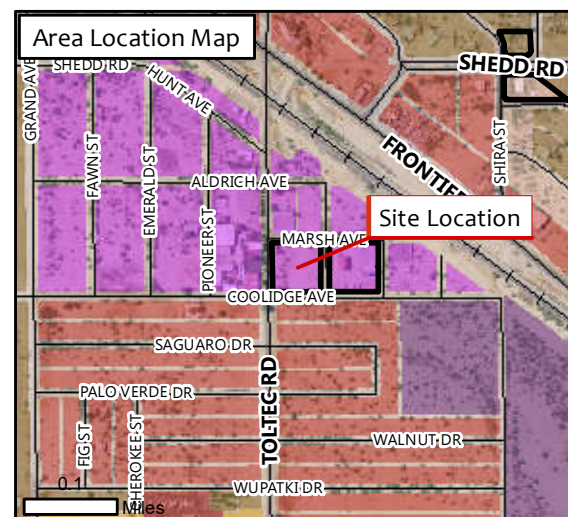
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

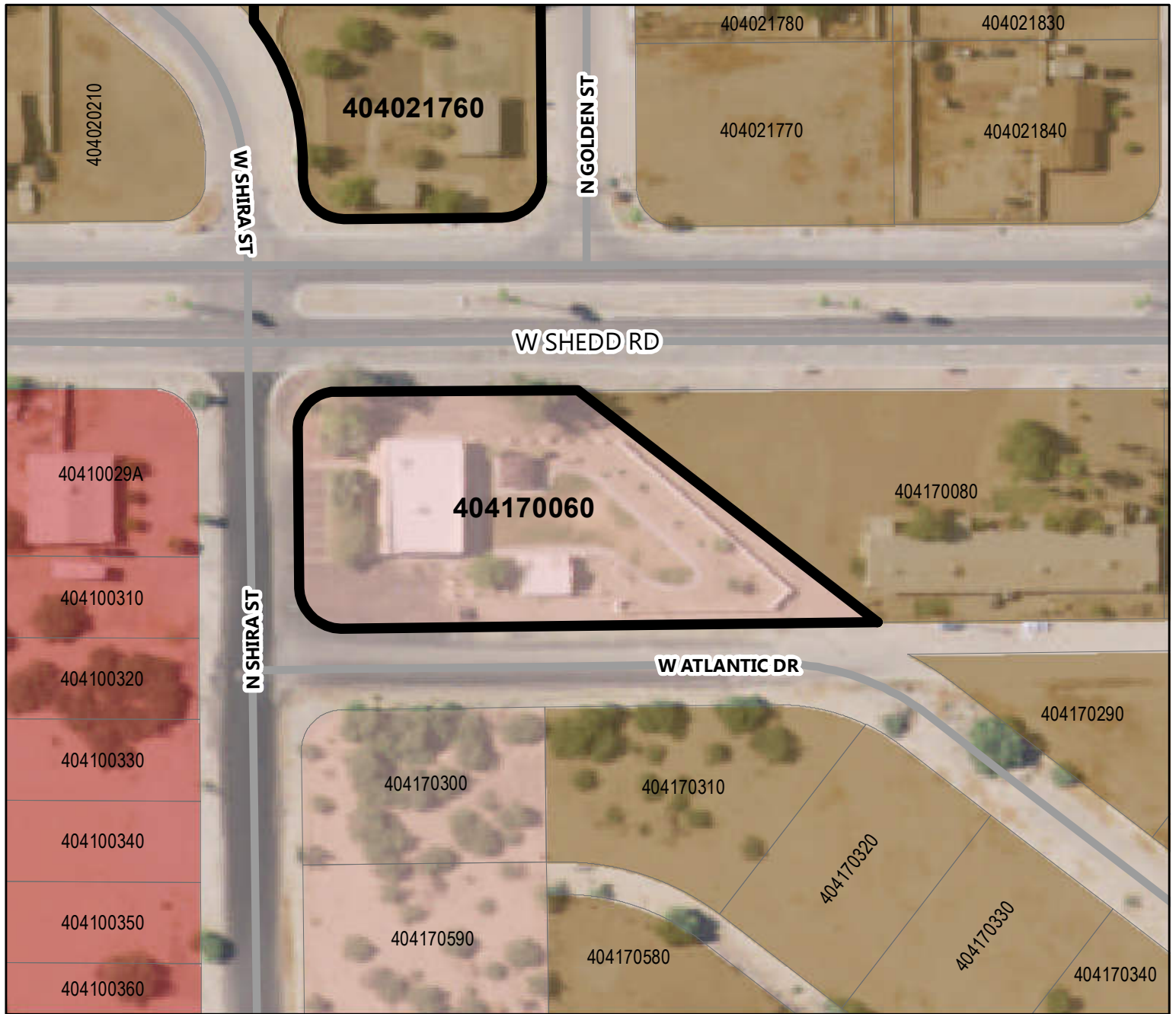
- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



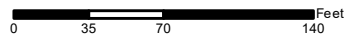
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Senior Center Park

Parcel: 404170060

Current Zoning Designation: C-1
Proposed Zoning Designation: OSR



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

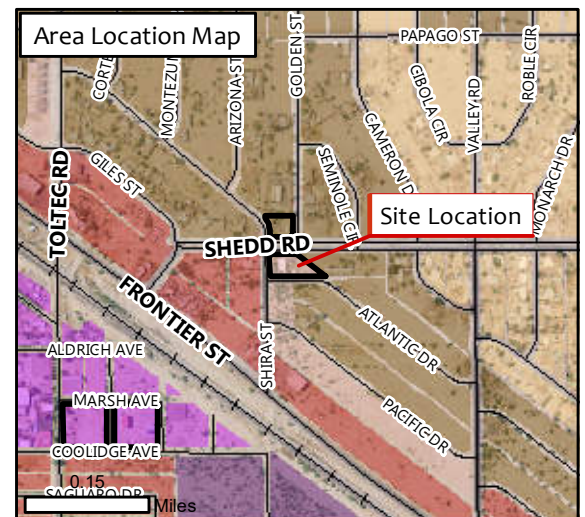
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

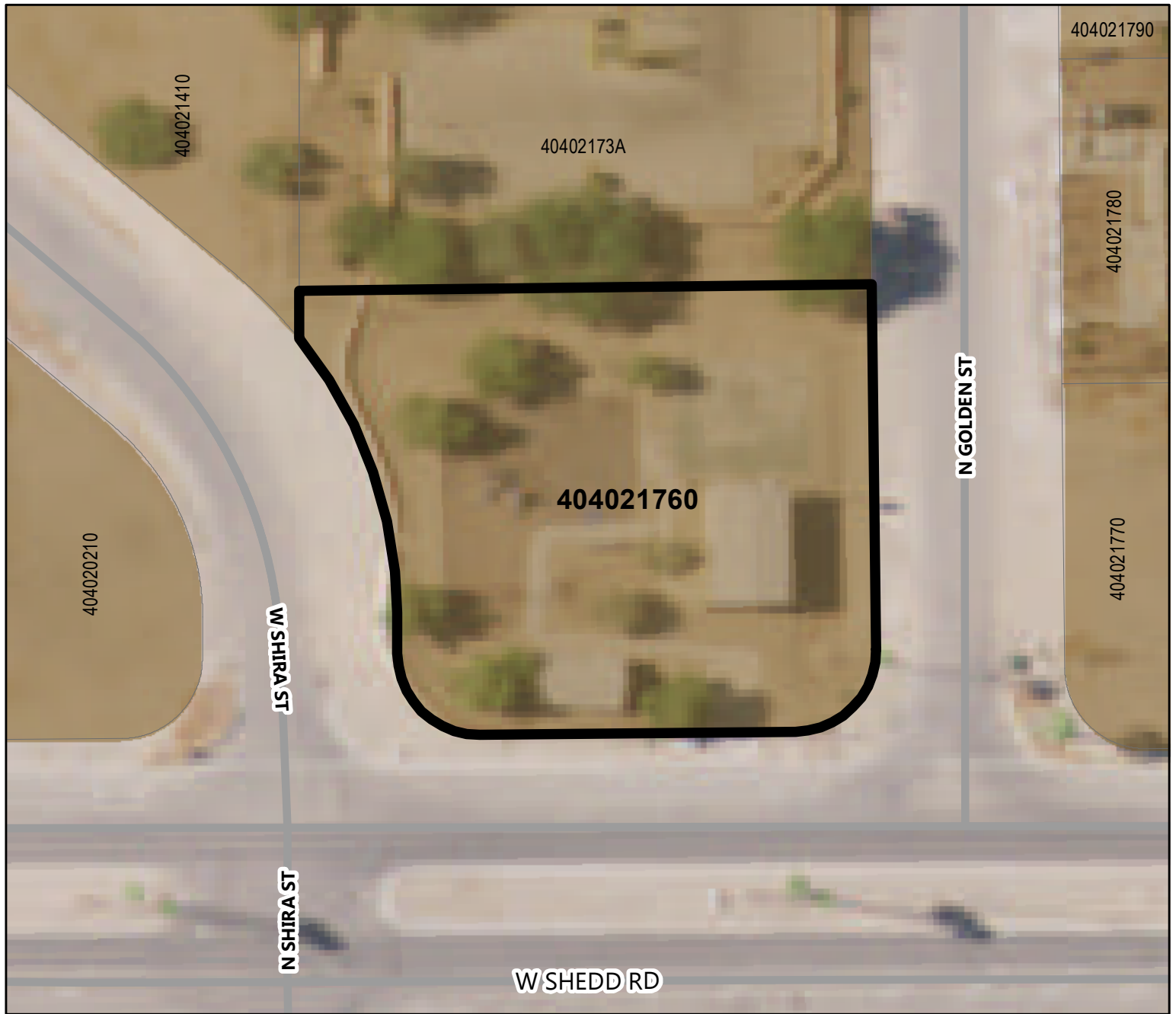
- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



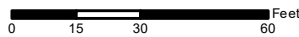
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Fire Station Park

Parcel: 404021760

Current Zoning Designation: R-3
Proposed Zoning Designation: OSR



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

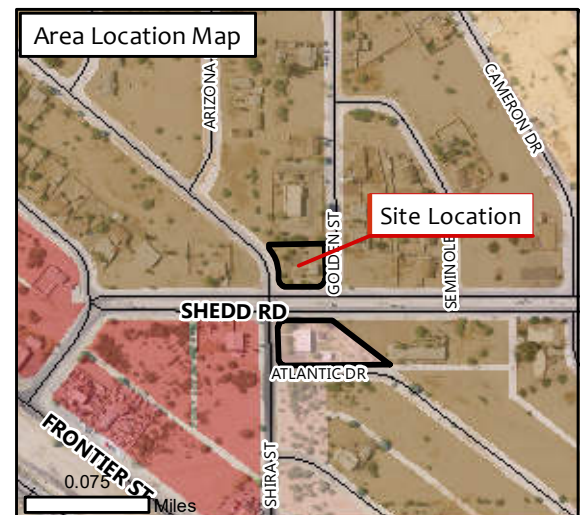
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



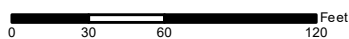
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North Toltec Park

Parcel: 40210685B

Current Zoning Designation: R1-6
Proposed Zoning Designation: OSR



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

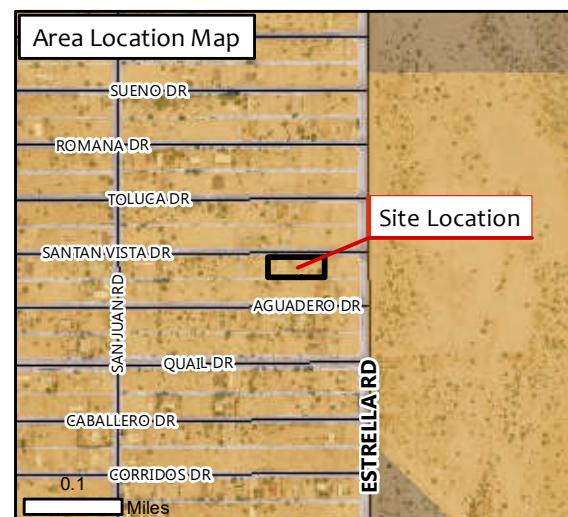
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

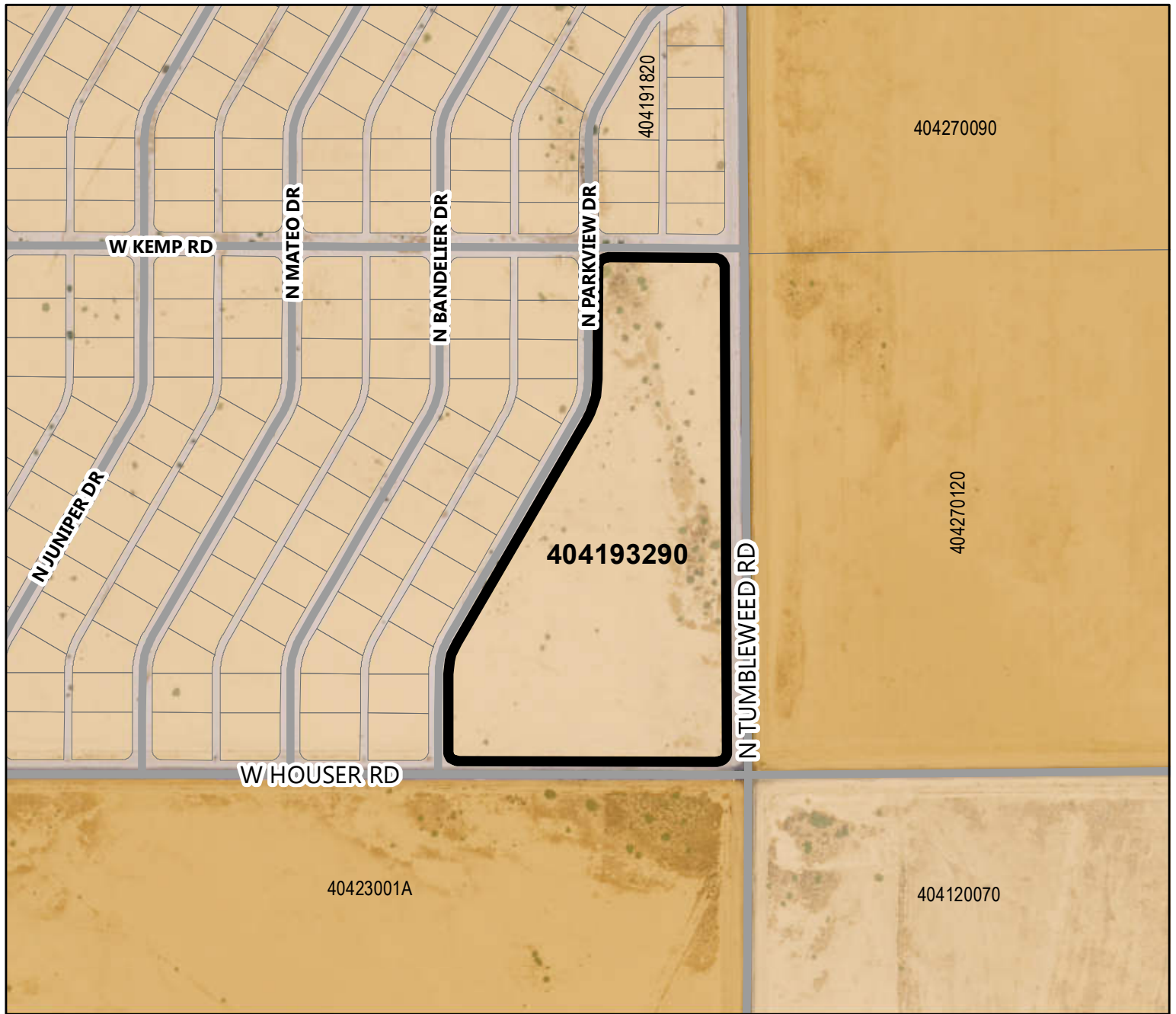
- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



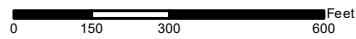
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Proposed Houser Road Community Park

Parcel: 404193290

Current Zoning Designation: R1-12
Proposed Zoning Designation: OSR



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

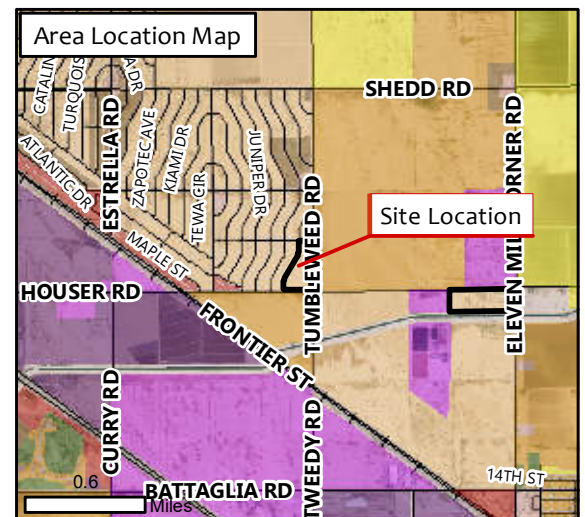
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



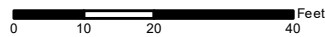
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Police Department

Parcel: 405023400

Current Zoning Designation: C-2
Proposed Zoning Designation: PF



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

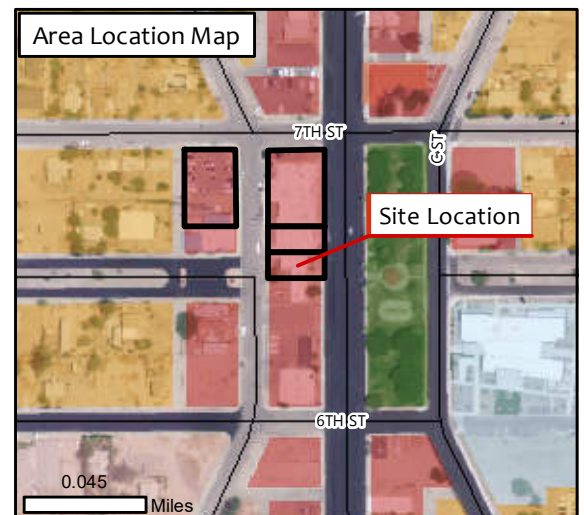
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



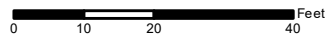
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Police Department

Parcel: 405023390

Current Zoning Designation: C-2
Proposed Zoning Designation: PF



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

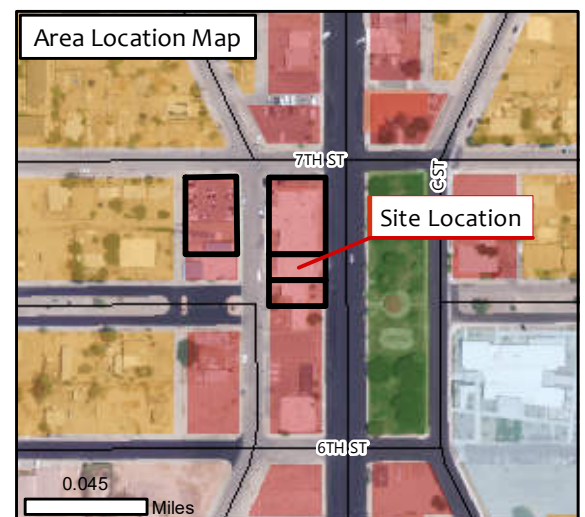
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

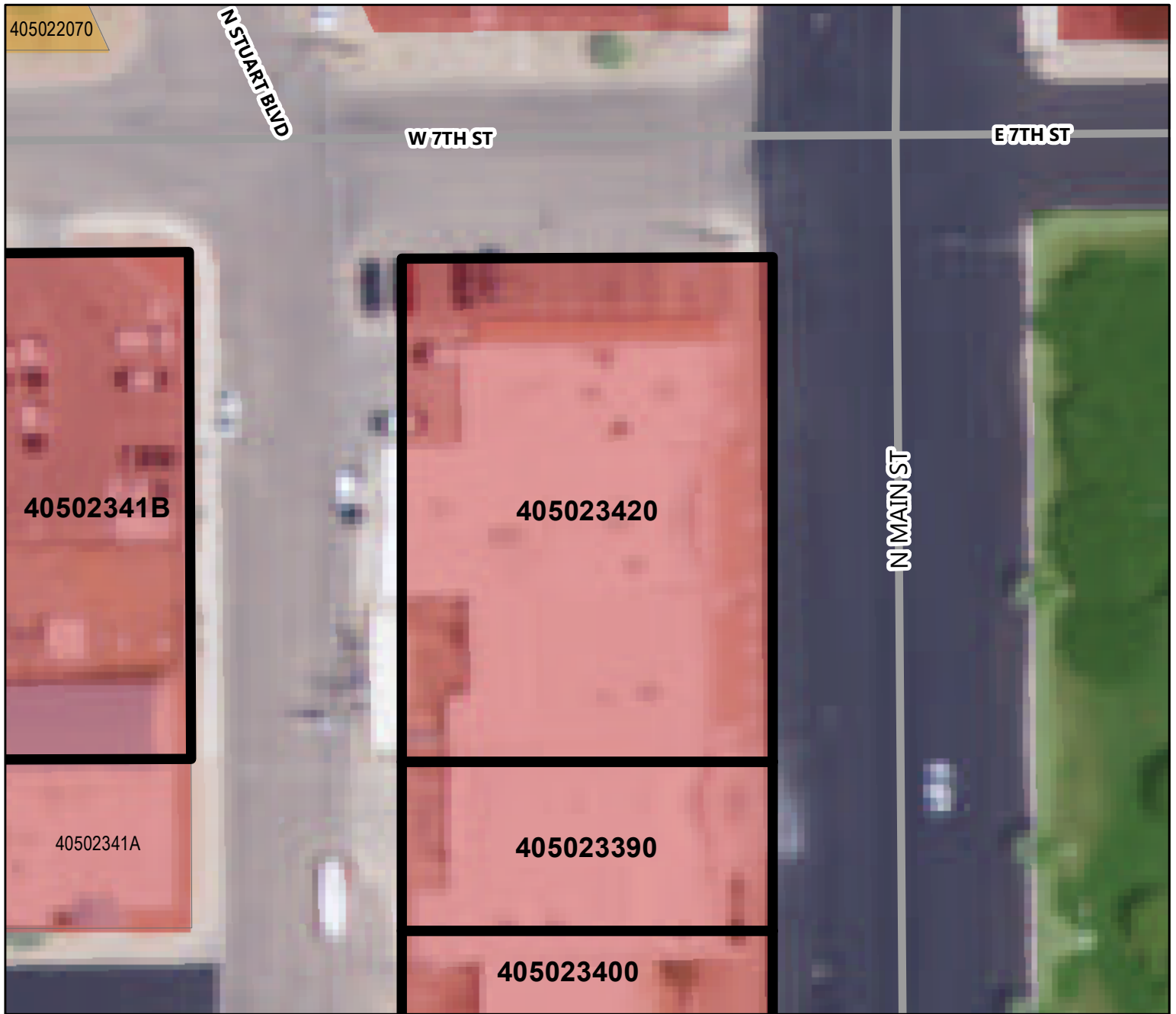
- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



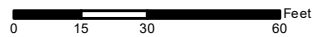
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Police Department

Parcel: 405023420

Current Zoning Designation: C-2
Proposed Zoning Designation: PF



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

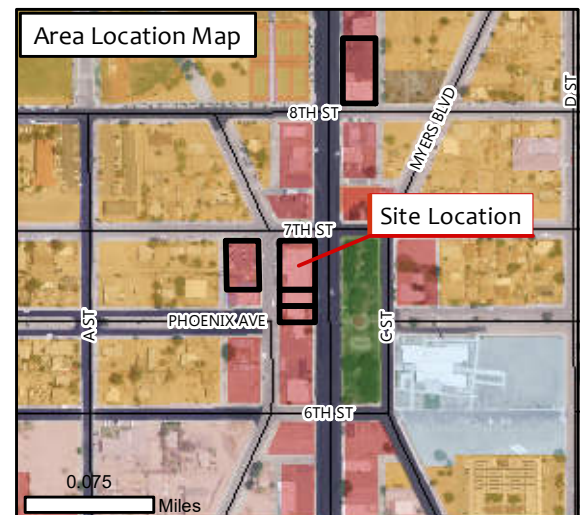
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

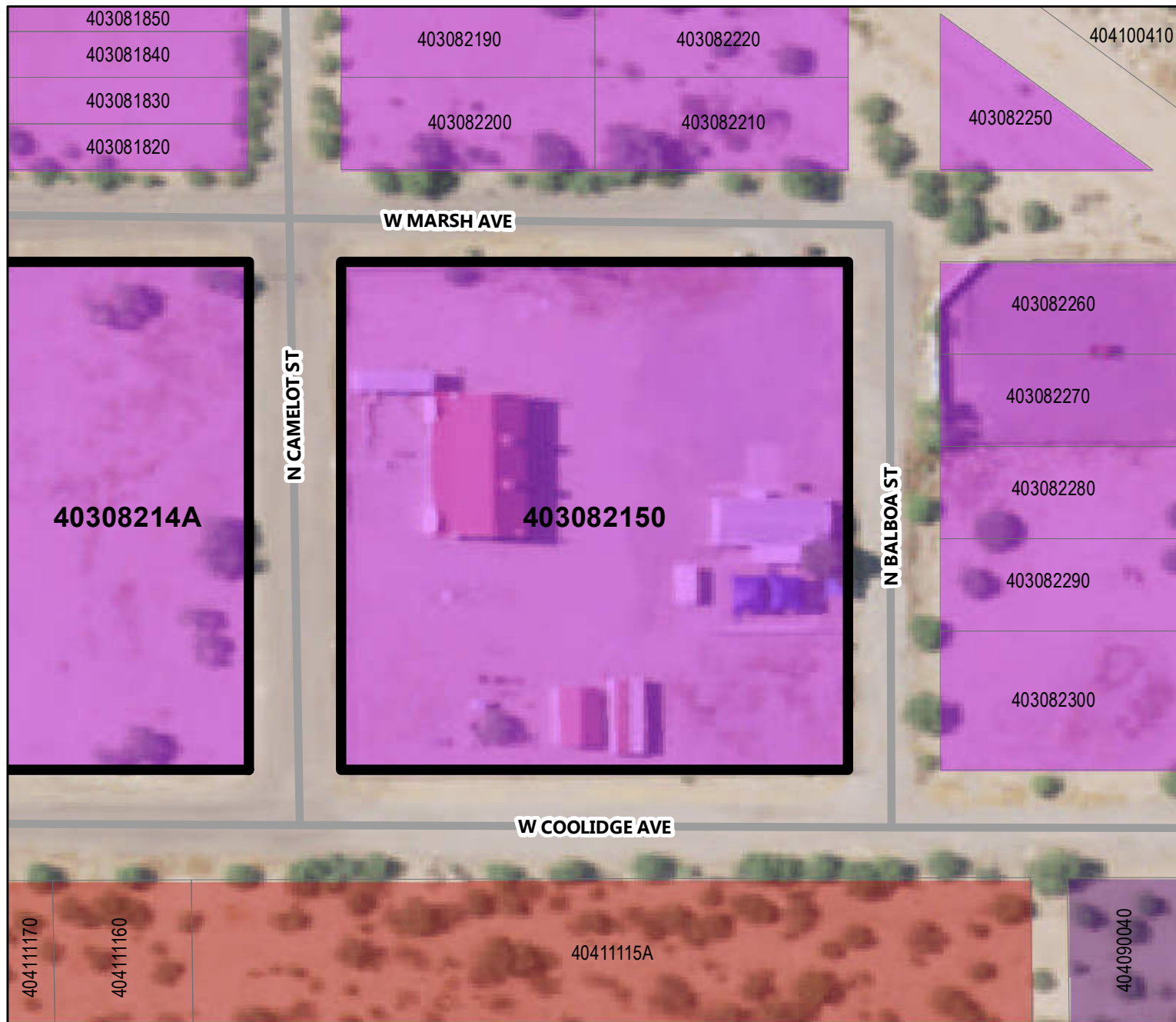
- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



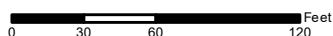
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Visitor Center

Parcel: 403082150

Current Zoning Designation: I-1
Proposed Zoning Designation: PF



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

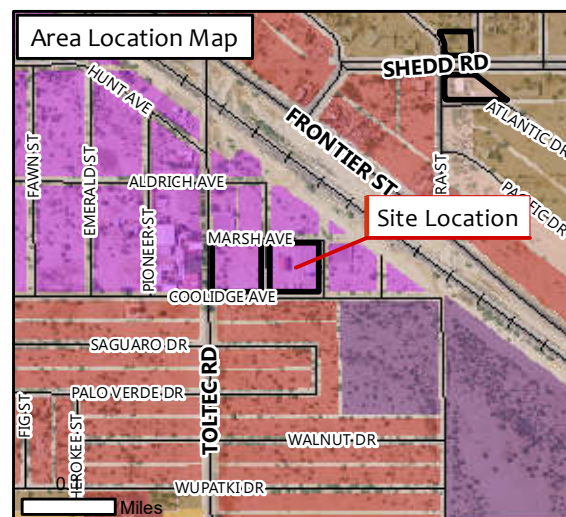
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

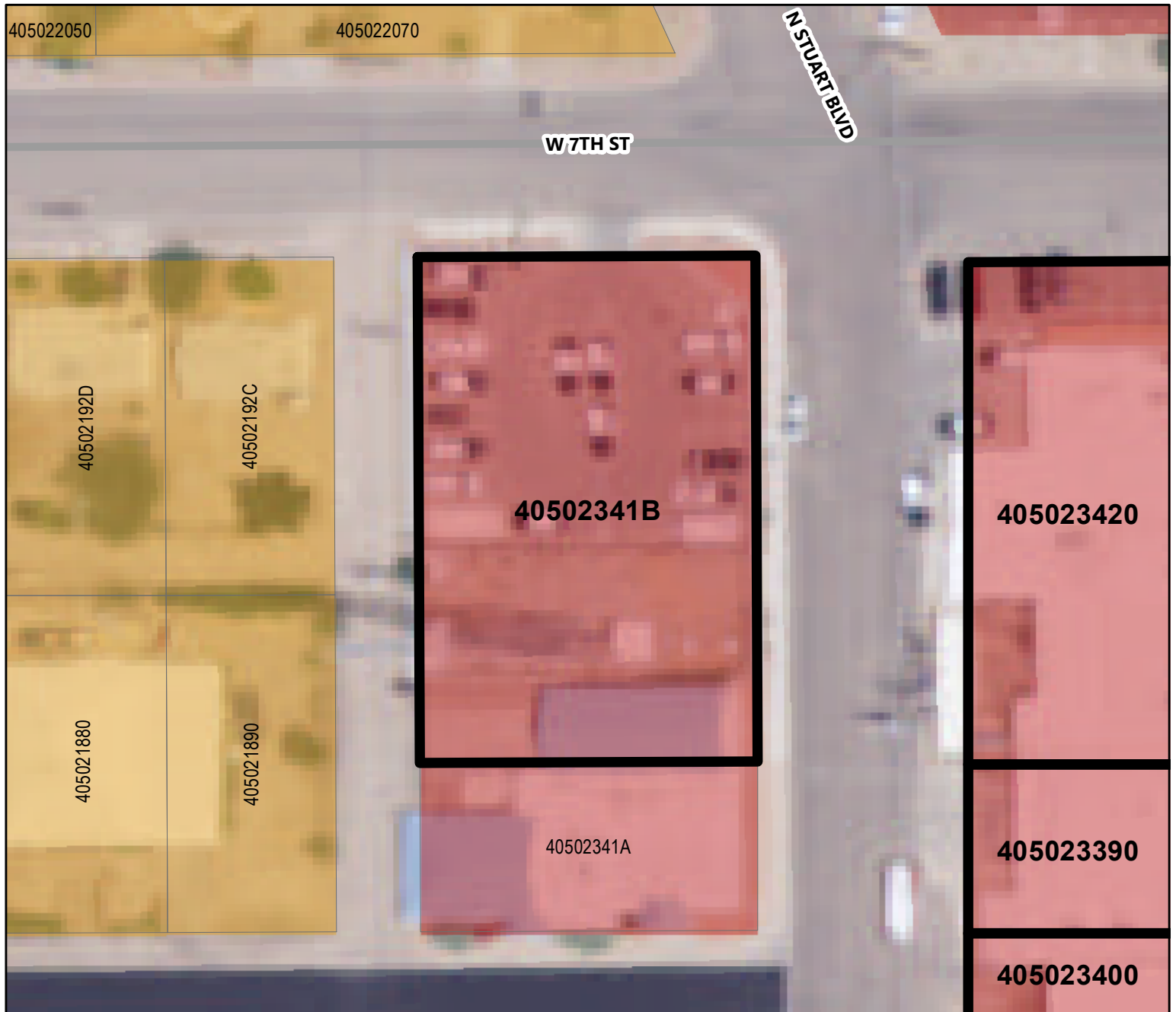
- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



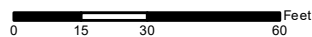
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PD Tower

Parcel: 40502341B

Current Zoning Designation: C-2
Proposed Zoning Designation: PF



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

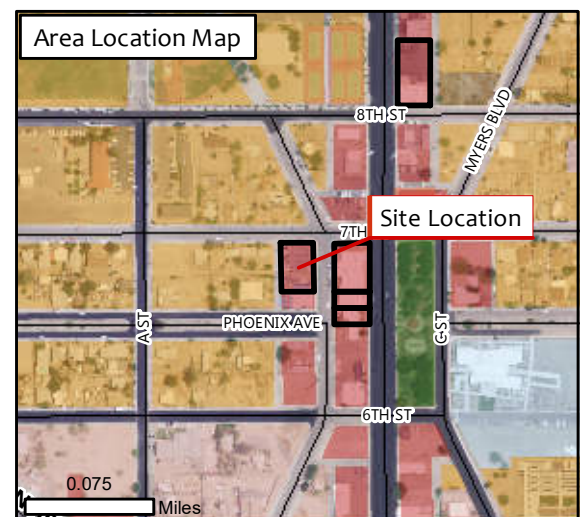
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

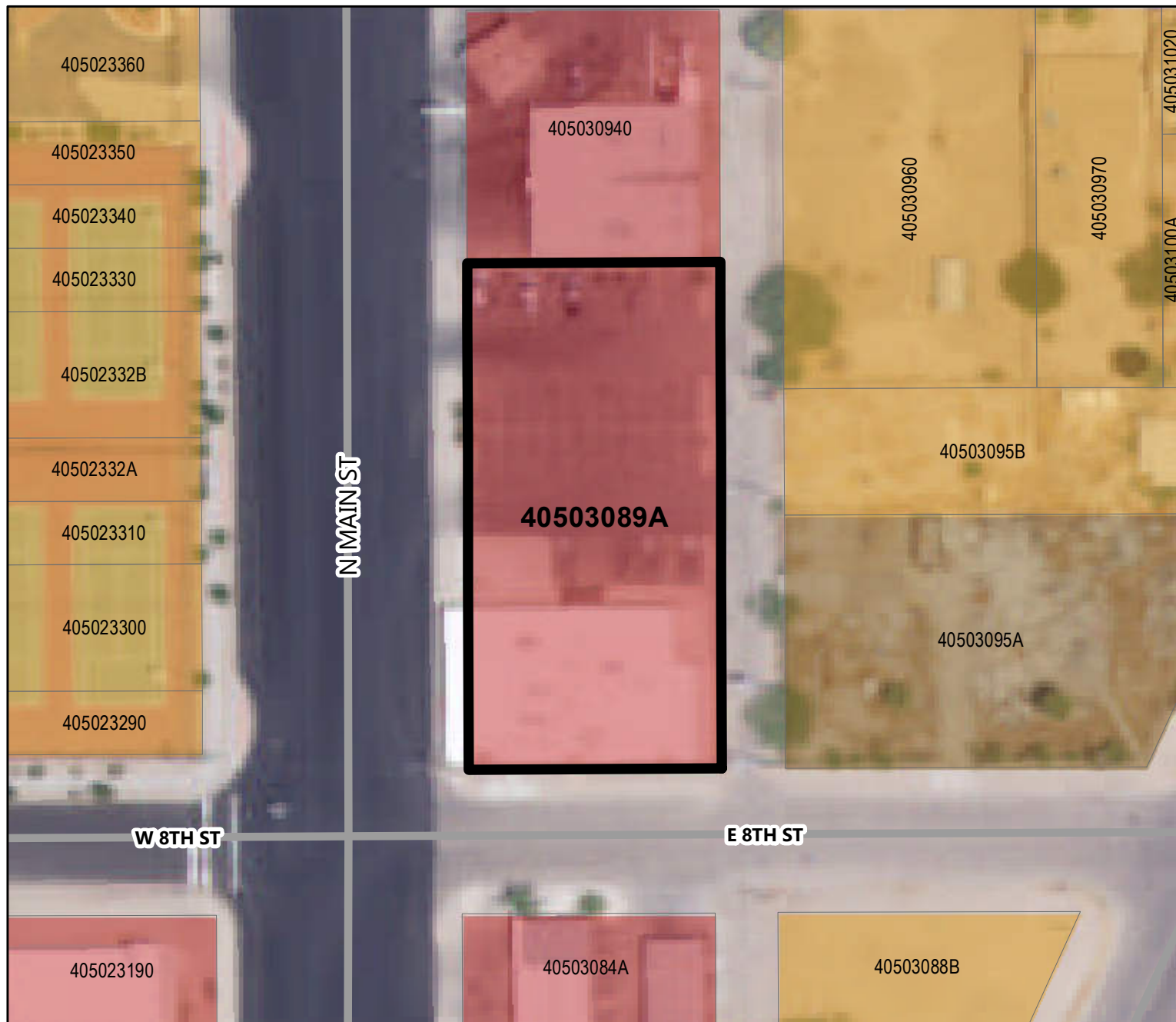
- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



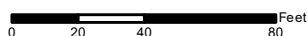
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Municipal Court

Parcel: 40503089A

Current Zoning Designation: C-2
Proposed Zoning Designation: PF



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

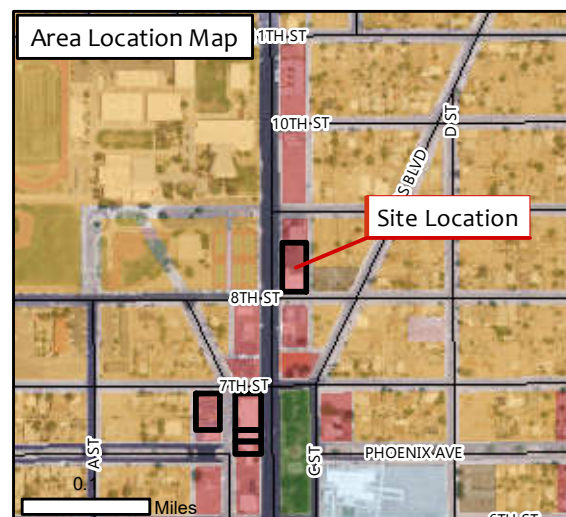
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

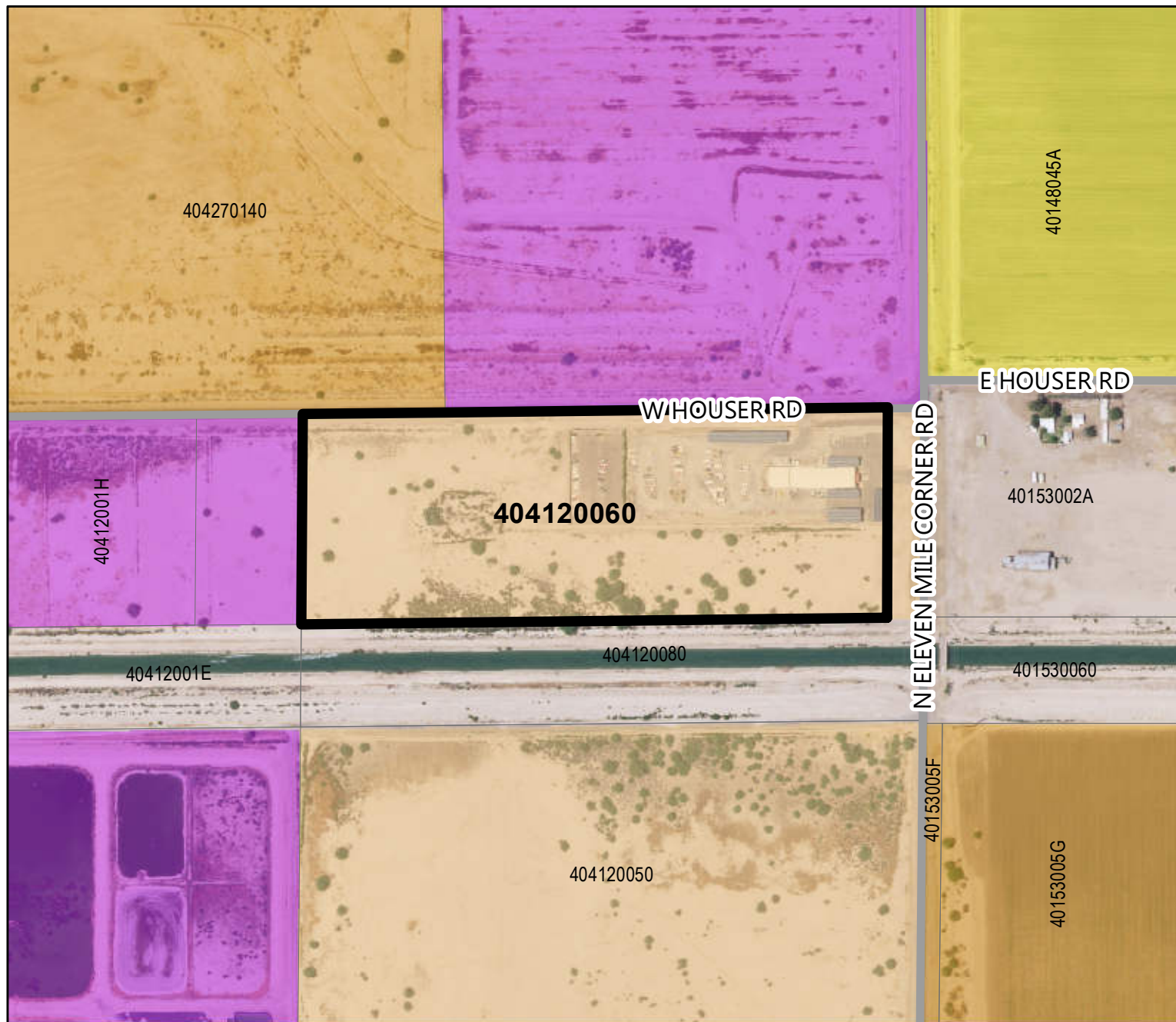
- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



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Public Works

Parcel: 404120060

Current Zoning Designation: R1-12
Proposed Zoning Designation: PF

0 165 330 660 Feet



Rezoning Exhibit - Case No: RZ2021-026

Zoning Designations

Single Family

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

Multi-Family

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

Commercial

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

Industrial

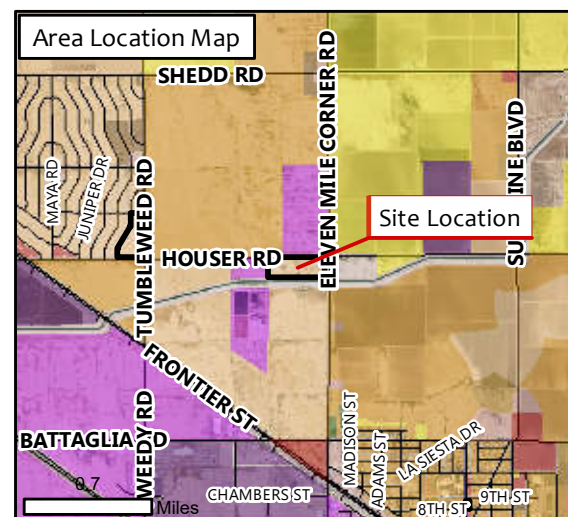
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



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**CITY OF ELOY
REQUEST FOR COMMISSION ACTION**

Agenda Item: **VII.D.**

Date: **7/21/2021**

Date submitted:
06/28/2021

Action: Other

**Subject: Consideration, Discussion,
and Recommendation to the Eloy City
Council for Approval, Disapproval or
other action on Case No.:RZ2021-026.
(Project Name: 16 City owned parcels
rezoning)**

Date requested:
7/21/2021

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

City owned parcels
Case No.: RZ2021-026

OBJECT ID_1	PARCEL ID	SITE ADDRES	OWNER	Eloy Zoning	ACRES	Subdivision	Park Name	New Zoning
1	411421550		CITY OF ELOY	R1-6	3.605555402	PICACHO HEIGHTS	Picacho Heights	OSR
2	411061580	204 N APACHE DR ELOY, AZ 85131	CITY OF ELOY	R1-6	0.550962415	LA GRANDE VISTA	Proposed La Gra	OSR
3	411061590	203 N APACHE DR ELOY, AZ 85131	CITY OF ELOY	R1-6	0.550965891	LA GRANDE VISTA	Proposed La Gra	OSR
4	41105075A	420 E 1ST ST ELOY, AZ 85131	CITY OF ELOY	C-1	4.476606425	ELOY	Jones Park	OSR
5	40308214A	3711 N TOLTEC RD ELOY, AZ 85131	CITY OF ELOY	I-1	1.746570872	TOWNSITE OF TOLTEC	Proposed Sunlar	OSR
6	404170060	3655 W SHEDD RD ELOY, AZ 85131	CITY OF ELOY	C-1	0.873604379	TOLTEC UNIT 19	Senior Center Pa	OSR
7	404021760	4010 N GOLDEN ST ELOY, AZ 85131	CITY OF ELOY	R-3	0.485509519	TOLTEC UNIT 1	Fire Station Park	OSR
8	40210685B	3065 W SANTAN VISTA DR ELOY, AZ 85131	CITY OF ELOY	R1-6	0.771354479	TOLTEC UNIT 8	North Toltec Par	OSR
9	404193290		CITY OF ELOY	R1-12	14.77612499		Proposed House	OSR
10	405023400	624 N MAIN ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.126158086	COTTON CITY	Police Departme	PF
11	405023390	628 N MAIN ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.12615865	COTTON CITY	Police Departme	PF
12	405023420	630 N MAIN ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.376481329	COTTON CITY	Police Departme	PF
13	403082150	3905 W MARSH AVE ELOY, AZ 85131	CITY OF ELOY	I-1	1.736117325	TOWNSITE OF TOLTEC	Visitor Center	PF
14	40502341B	95 W 7TH ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.344349449	COTTON CITY	PD Tower	PF
15	40503089A	801 N MAIN ST ELOY, AZ 85131	CITY OF ELOY	C-2	0.459133045		Municipal Court	PF
16	404120060	1137 W HOUSER RD ELOY, AZ 85131	CITY OF ELOY	R1-12	21.61451337		Public Works	PF
TOTAL ACRES					52.62016563			