



# CITY OF ELOY

THE CITY OF ELOY  
PLANNING & ZONING COMMISSION MEETING  
Wednesday, December 21, 2022, 6:00 PM  
Eloy City Council Chambers-City Hall  
595 North C Street  
Eloy, Arizona 85131

## AGENDA

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**I. Call to Order**

**II. Roll Call**

**III. Invocation**

**IV. Pledge of Allegiance**

**V. Public Appearances**

Those wishing to **ADDRESS THE PLANNING & ZONING COMMISSION** may do so by signing in on a form provided by the Community Development Director, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date. **SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.**

**VI. Motion to approve the October 19, 2022 meeting minutes of the Planning and Zoning Commission**

A. Meeting Minutes

**VII. Old Business: Possible discussion and/or action on the following:**

**VIII. New Business: Possible discussion and/or action on the following:**

A. Conduct a public hearing on Case No.: GPA2022-040. A request for a Minor General Plan Amendment by DLR Group, Inc. in care of Tim Thielke on behalf of Kenneth Y. SEO with SEO Properties, LLC proposing to amend the Eloy General Plan Land Use designation on Pinal County Assessor's Parcel Number 511-33-016A from Mixed Use (MU) to Light Industrial (LI). The subject property is approximately 47.31 acres in size and is surrounded by Interstate 10 (I-10) to the south and west and Sunland Gin Road to the east, in a portion of Section 13, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

- B. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of **Case No.: GPA2022-040**. (Project Name: Park 8-Ten)
- C. Conduct a public hearing to allow comment from the public and interested parties on proposed Case No.: RZ2022-041. Application by DLR Group, Inc. in care of Tim Thielke on behalf of Kenneth Y. SEO with SEO Properties, LLC to rezone approximately 33.00 acres of R1-54, Estate Residential and 14.31 acres of C-2, Community Commercial to 47.31 acres of I-1, Light Industrial. The subject property is surrounded by Interstate 10 (I-10) to the south and west and Sunland Gin Road to the east, in a portion of Section 13, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
- D. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of **Case No.: RZ2022-041**. (Project Name: Park 8-Ten)

**IX. Informational Item:**

**X. Communications:**

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

**XI. Motion to Adjourn**

**POSTED BY THURSDAY, DECEMBER 15, 2022 AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: [www.loyaz.gov](http://www.loyaz.gov)**



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, October 19, 2022  
6:00 p.m.**

**I. CALL TO ORDER**

Chairperson Paulson 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:**

- Chairperson Steven Paulson
- Vice-Chairperson Conrad Tolson
- Commissioner Larry Brown
- Commissioner Edward Saucedo
- Alternate Commissioner Kathryn Meyers

**Members Absent:**

- Ex-Officio Sara Curtis (Excused Absence)
- Commissioner Allen Crawford (Excused Absence)

**Staff present:**

- Jon Vlaming, Community Development Director
- Belinda Cota, Planner

**Others present:**

- Matt Klyszeiko, Michael Baker International
- Julie Vermillion, CVL Consultants

**III. INVOCATION**

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

**IV. PLEDGE OF ALLEGIANCE**

Chairperson Paulson led the recitation of the Pledge of Allegiance.

**V. PUBLIC APPEARANCES**

None.

**VI. MOTION TO APPROVE THE SEPTEMBER 21, 2022 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.**

Chairperson Paulson asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Vice-Chairperson Tolson made a motion to approve the September 21, 2022 meeting minutes as presented. Commissioner Brown seconded the motion as presented. The motion was approved with a vote 5-0.

Mr. Vlaming introduced Kathryn Meyers as an Alternate Commissioner. He noted that her selection was affirmed by the Eloy City Council at the last City Council Meeting so she will be the designated Alternate in the case when a Commission member is absent, just like Commissioner Allen Crawford is out tonight. So she will be step in that capacity as a voting member this evening. Mr. Vlaming welcomed her aboard and asked if she could introduce herself to the group. Alternate Commissioner Meyers thanked the Commission for having her, and said they could call her “Kathy”. Ms. Meyers commented she moved to Eloy about a year ago and is a Robson Ranch resident and added she has lived in Arizona five years. She moved here from the Portland-Vancouver area and worked primarily in the public sector most of her career, has a good view of the public sector at the management level and added she is excited to participate with the Planning and Zoning Commission. She said she hopes that she can bring something of value to the City of Eloy with her views and ideas. Mr. Vlaming thanked her and noted he appreciated her for serving.

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

**A. STAFF PRESENTATION AND COMMISSION DISCUSSION OF CASE NO. GPA2022-029, PICACHO HEIGHTS GENERAL PLAN AMENDMENT SUBMITTED BY THE CITY OF ELOY FOR THAT PORTION OF THE CITY'S PLANNING AREA LOCATED EAST OF VAIL ROAD, WEST OF THE CENTRAL ARIZONA PROJECT CANAL, SOUTH OF THE SANTA ROSA CANAL, AND NORTH OF PRETZER ROAD CONSISTING OF APPROXIMATELY 36,000 ACRES WITHIN THE FOLLOWING TOWNSHIPS/RANGES: T.7S., R.9E.; T.7S., R.8E.; T.8S., R.9 E., T.8S., R.8E.; T.9S., R.8E., T.9S., R.9E. OF THE GILA & SALT RIVER BASE AND MERIDIAN.**

Mr. Vlaming stated that working through these major amendments, the Picacho Heights is an area identified by City Council for future growth. The process schedule that was conducted for the applications were prepared and reviewed during the summer. Applications were transmitted out for the 60-Day Review and no formal comments were received. Staff held several briefings before the Planning and Zoning Commission and no comments were received. Staff held a public meeting in early October, but nobody attended that event either. He continued that here we are at the Planning and Zoning Commission tonight to review and make a recommendation to the Eloy City Council for these two cases. He said that the City Council will review these two applications on November 14, 2022 and no action would take place and on November 28, 2022 City

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Council will take an action and hopefully, provide their approval such that these major amendments will be considered complete for calendar year 2022.

Mr. Vlaming started with the Picacho Heights Project, Case No.: GPA2022-029. He identified that it is a very large area with 36,000 acres overall and is generally located east of Vail Road and commented Staff had a PowerPoint presentation and introduced **Matt** Klyszeiko with Michel Baker International who has worked very closely with his team and City Staff to provide additional capacity to prepare this major amendment to the General Plan. Mr. Vlaming continued that the Baker Team has been very instrumental on getting this project over the goal line. He added they have a short PowerPoint that they would present it, so if the Commission had any questions, to please ask.

Mr. Klyszeiko thanked Mr. Vlaming and the fellow Commissioners and commented it was great to be here and talk about all the work they have put into the general plan amendment. He then proceeded to review a series of slides that they prepared for tonight's meeting.

He presented the Overview of a General Plan in Arizona

- Arizona Revised Statutes (ARS) requires all cities, towns and counties to prepare and adopt a general or comprehensive plan.
- ARS allows amendments-classified as minor or major-as defined by the community.
- Amendments keep the Plan current and a valuable tool to manage future growth and infrastructure investments.
- General plan is an aspirational guide-it's not regulatory like zoning.

He described the City of Eloy Major Amendment Criteria:

A major amendment to the general plan is required where any one (1) or more of the following occurs:

1. A change from one **residential** land use designation to another residential designation that exceeds 320 acres.
2. A land use designation change **from residential to non-residential** of 40 acres or more.
3. A change involving an **industrial** land use designation exceeding 80 acres.
4. A change involving a **commercial or mixed Use** designation exceeding 40 acres.
5. A change involving a **Parks/Open Space or Public/Institutional** designation exceeding 20 acres.
6. Any proposed realignment, deletion or change in the **functional roadway classification** of a major or minor arterial or planned freeway.
7. Proposed **text changes** that conflict with, or alter the goals and policies of the General Plan.

Changes to the General Plan must also **meet the following guidelines** for approval:

1. That the City has **not provided adequate land uses** designated that would allow the proposed use to be sited as proposed.
2. That the **amendment** constitutes an **overall improvement** to the General Plan and will benefit the City in general.
3. The amendment will not adversely impact any portion of the community, by:

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- Creating **incompatible** land use patterns;
  - Requiring additional and more **expensive infrastructure** improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses unless mitigated by the applicant and demonstrated to benefit the City;
  - Adversely impacting existing or planned land uses through an unreasonable **increase in traffic** generated by the proposed use unless mitigated by the applicant, or
  - Adversely affecting the livability of an area or the **health and safety** of existing residents.
4. That the **amendment is consistent** with the General Plan’s overall intent and other adopted plans, codes, and ordinances.

It shall be the responsibility of the party requesting the major amendment to prove that the change constitutes an improvement to the General Plan and satisfies all amendment guidelines presented above.

He reviewed the Picacho Heights Purpose

- Prepare a balanced land use plan that leverages natural and man-made conditions and fosters sustainability
- Include a multi-modal transportation framework to balance mobility, accessibility and mode choice
- Leverage locational attributes, public facilities and services and infrastructure investments to enhance and diversify the City’s economy
- Understand the environmental conditions of the study area and their impact on the provision of land uses, transportation corridors and a sustainable job base.

He summarized the Picacho Heights Key Factors

- Expansion of the City’s Planning Area
- Future North/South Corridor
- Important Regional Roadway Connections
- Supportive Arterial and Collector Roadway Network
- Transit Ready Community
- Well Planned Future Land Use
- Significant Land Ownership
- Solution for Regional Drainage
- Address Military Compatibility
- Update the Growth Areas Element
- Update the Economic Prosperity Element

He described the Picacho Heights Amendment Area and Land Ownership

| <b>Picacho Heights Study Area</b>  | <b>Acres</b> |
|------------------------------------|--------------|
| Within City of Eloy                | 3,006        |
| Within Unincorporated Pinal County | 33,697       |

|                                                                      |               |
|----------------------------------------------------------------------|---------------|
| <b>Total Picacho Heights Major General Plan Amendment Study Area</b> | <b>36,703</b> |
|----------------------------------------------------------------------|---------------|

| <b>Land Ownership</b> | <b>Unincorporated Pinal County Acres</b> | <b>City of Eloy Acres</b> |
|-----------------------|------------------------------------------|---------------------------|
| Private               | 4,687                                    | 3,006                     |
| State Trust           | 26,695                                   | --                        |
| Military              | 336                                      | --                        |
| City or County Parks  | 47                                       | --                        |
| Bureau of Reclamation | 1,023                                    | --                        |
| State Parks           | 910                                      | --                        |
| <b>Subtotal</b>       | <b>33,697</b>                            | <b>3,006</b>              |
| <b>Total</b>          | <b>36,703</b>                            |                           |

In his next slide, he reviewed the Existing General Plan Land Use with the organization of acreage by land use type: Community Commercial: 654 acres, Estate Density Residential: 13,097 acres, High Density Residential: 0 acres, Light Industrial: 2,793 acres, Low Density Residential: 8,389 acres, Medium Density Residential: 3,614 acres, Medium-High Density Residential: 1,316, Mixed-Use: 297 acres, Parks/Open Space: 905 acres, Freeway ROW (Not a Land Use): 295 acres, Undesignated (Municipal Planning Area Expansion): 5,343 acres with a Grand Total of 36,703 acres.

In his next slide, he reviewed the Existing Zoning with the organization of zoning districts as follows: C-2, Community Commercial: 146 acres, R1-43, Estate Density Residential (1du/acre): 1,758 acres, R1-6, Single Family Residential (1 du/6,000 square feet): 605 acres, R-2, Small Lot Residential (6-10 du/acre): 187 acres and R-3, Multiple Family Residential (10-24 du/acre): 310 acres for a *Grand Total of 3,006 acres*. Existing Zoning within Pinal County is: CB-1, Local Business: 17 acres, CB-2, General Business: 28 acres, CI-2, Industrial: 45 acres, CR-2, Single Residence: <1 acres, CR-3, Single Residence: <1 acre, CR-4, Multiple Residence <1 acre, CR-5, Multiple Residence <1 acre, GR, General Rural (1.25 du/acre): 33,326 acres, MH, Manufactured Home <1 acre, RVP, RV Recreational Vehicle Park: 114 acres, SH, Suburban Homes (1 du/18,000 sq. ft.): 160 acres, for a *Grand Total of 33,697 acres*.

In his next slide, there was a discussion about the location of the North/South Corridor and Interstate 11 with in Eloy's Planning Area.

In his next slide: Parks, Trails, & Open Space

- Picacho Mountains Regional Park

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- Picacho Peak State Park
- McClellan Wash Corridor; and
- Trail Connectivity

In his next slide: McClellan Wash Water Study

- Prepared by Pinal County Flood Control District
- Study has not been implemented
- Drainage occurs from southeast to northwest

In his next slide: Utilities

- Provision of potable water service; no existing municipal service in the amendment area, provisions of sewer service; no existing collection and treatment service in the amendment area and extensive network of overhead electrical infrastructure.

In his next slide: Key Considerations form Existing Conditions

- Land Use: Coordinate with the Arizona State Land Department and future development interests on North/South Freeway placement to maximize job growth and master planned community growth.
- Land Use: Generally locate employment uses in the western portion of the study area and residential/open space/resort in the eastern portion.
- Land Use: Strategically annex additional land to ensure development aligns with vision.
- Land Use: Ensure compatibility between Pinal County Land Use and Eloy Land Use and Circulation Maps.
- Land Use: Ensure housing densities are viable to support retail and entertainment amenities for the area, with decreased density nearing open space.
- Circulation: Acquire designated principal and major and minor arterial rights-of-way necessary to construct roadways through dedication and/or easements as development approvals are requested.
- Circulation: Develop policies to prepare for commuter rail and supporting transit linkages.
- Circulation: Promote vehicular and pedestrian access to corridors in the development of all commercial centers mixed use activity centers employment centers, and public facilities.
- Circulation: Develop bicycle and pedestrian design guidelines to ensure multimodal transportation options are included in development of communities.
- Public Facilities: Strategically extend key utility (water and wastewater) infrastructure to make the Picacho Heights Area readily developable.
- Economic Development: Attract businesses that support existing target industries and supply chain businesses to further support Eloy's target industries.

In his next slide, the summary of the Land Use-Existing General Plan:

| <b>General Plan Land Use</b>    | <b>Acres</b>  |
|---------------------------------|---------------|
| Estate Density Residential      | 13,154        |
| Low Density Residential         | 8,389         |
| Medium Density Residential      | 3,631         |
| Medium-High Density Residential | 1,316         |
| High Density Residential        | 0             |
| Mixed-Use                       | 297           |
| Community Commercial            | 679           |
| Light Industrial                | 2,793         |
| Parks/Open Space/Basin          | 1,100         |
| Undesignated (MPA Expansion)    | 5,343         |
| <b>Grand Total</b>              | <b>36,703</b> |

In his next slide, the summary of the Land Use-Proposed General Plan

| <b>City of Eloy Land Use - Final Scenario</b> | <b>Acres</b>  |
|-----------------------------------------------|---------------|
| Estate Density Residential                    | 7,781         |
| Low Density Residential                       | 3,797         |
| Medium Density Residential                    | 8,905         |
| Medium-High Density Residential               | 2,047         |
| High Density Residential                      | 820           |
| Mixed-Use                                     | 2,215         |
| Community Commercial                          | 476           |
| Light Industrial                              | 8,556         |
| Parks/ Open Space                             | 1,897         |
| Public/ Institutional                         | 49            |
| CAP                                           | 160           |
| <b>Totals</b>                                 | <b>36,703</b> |

Mr. Vlaming concluded with the next steps. City Council Public Hearings: November 14, 2022 which would be an overview with no action and then on November 28, 2022 City Council would discuss and would make a final recommendation.

Being no further comments, Chairperson Paulson closed the public hearing.

**B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.: GPA2022-029 (PROJECT NAME: PICACHO HEIGHTS MAJOR GENERAL PLAN AMENDMENT)**

Chairperson Paulson asked for approval, approval with conditions, denial or continuance of Case No.: GPA2022-029. Commissioner Brown made a motion to approve as presented. Commissioner Saucedo seconded the motion as presented. The motion was approved with a vote 5-0.

AYES: Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Brown, Commissioner Saucedo, and Alternate Commissioner Meyers.

NAYS: None.

**C. STAFF PRESENTATION AND COMMISSION DISCUSSION OF CASE NO. GPA2022-025 SUBMITTED BY CVL CONSULTANTS ON BEHALF OF THE BARNES FAMILY FOR THAT PORTION OF THE CITY'S PLANNING AREA LOCATED AT THE SOUTHWEST CORNER OF ARICA ROAD AND SUNSHINE BOULEVARD, CONSISTING OF APPROXIMATELY 663 ACRES AND INCLUDING PINAL COUNTY ASSESSOR'S PARCEL NUMBERS 401-48-031C, 401-08-0320, 401-48-0290 AND 401-08-0300 LOCATED IN SECTION 19 OF T.7S., R.8E. OF THE GILA & SALT RIVER BASE AND MERIDIAN.**

Mr. Vlaming gave a brief introduction of the project and reviewed the maps included with the narrative for the Arica and Sunshine Major General Plan Amendment. The applicant is requesting the approval of a Major General Plan Amendment for the property to change its existing land use designations from Estate Density Residential to a combination of approximately 611.97 acres, basically a square mile of Medium Density Residential (3.0-6.0 du/ac), at the two corners along Eleven Mile Corner Road, with 27.99 acres of Mixed Use, and at the center, 12.00 acres of Public/Institutional for an elementary school site, and 10.82 acres for Parks/Open Space.

The proposed alignment for the Butterfield Overland Historical Trail loosely parallels the collector alignment, entering the property from the east at Eleven Mile Corner Road, wrapping around the center of the community, and exiting to the south. The design highlights efficient and safe traffic circulation with careful consideration of open space corridors and trail connectivity, while promoting a clear focus on separating pedestrian and vehicular circulation where possible throughout the community.

He noted that the property is well suited for the proposed majority of medium density residential use due to its location adjacent to the Edgewater master-planned community directly to the west, the Esperanza community planned directly to the south, and the surrounding low-to-medium density residential uses existing and planned in the immediate vicinity. Small portions of high-density multifamily and commercial uses are currently entitled adjacent to the property at the two arterial corners to the south, which complement the portion of the proposed plan designated for future mixed use development at the opposite arterial corners. As described above, the proposed residential community, with a centrally located park area featuring an elementary school site and two mixed use arterial corners is significantly more compatible with the surrounding area than the City's existing general plan land use designation.

The zoning entitlements necessary to achieve this project vision will be governed by future application(s) to rezone the Property from its current R1-43, Estate Residential zoning district to the appropriate district(s) required to permit the intended variety of residential products slated for development of the property. The general parameters of the project and its design standards will be determined during the rezoning process.

The applicant's narrative identified that the Arica & Sunshine is intended to address the demand for medium density residential housing in the region and will bring a cohesive vision of detached single-family residential, elementary school site, parks/open space, and mixed use land uses. This master plan will create a strong sense of place and provide a thoughtfully designed and attractive environment for people to live, work and play. The project is proposed to be developed in multiple parcels with onsite and offsite infrastructure improvements organized between multiple planned phases of the development to be defined during the development process.

Arica & Sunshine is planned between Eleven Mile Corner Road and Sunshine Boulevard, with its main access being the 80' two-lane collector roadway. This collector roadway intends to enter the site from Eleven Mile Corner Road, continuing east to wrap around the centrally located elementary school site and park, and turning southward to exit the southern boundary of the site at Shedd Road. The internal two-lane collector road intersects the community along a curvilinear alignment, providing access to each parcel within the project while creating a sense of arrival upon entry and implementing traffic calming measures by design. Half-street infrastructure improvements will be provided along the perimeter roads to City standards. Infrastructure details, interior street patterns, and access and circulation for each parcel will be detailed during the rezoning process.

Chairperson Paulson asked about the Airport Influence Area. Mr. Vlaming explained that Eloy Municipal Airport is located to the west. This area, which encompasses land surrounding the airport, is determined by the airport traffic patterns and noise exposure contours, among other factors. Any person purchasing property that is located within

the boundaries of the airport influence area will be made aware of the property's proximity to the airport.

Ex-Officio Curtis asked if the Barnes family would be made aware about the SkyDive Operation in the area and the Airport Influence Area. Mr. Vlaming responded yes, they would be made aware and mentioned the City is looking into the existing boundaries as they may be expanded in the future. Ex-Officio Curtis also asked if there was an existing Butterfield Overland Historical Trail. Mr. Vlaming explained it is shown on the General Plan and the subject project and it is an approximate location on the applicants Conceptual Land Use Plan.

Hearing no other comments, Chairperson Paulson closed the public hearing.

**D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.: GPA2022-025 (PROJECT NAME: ARICA & SUNSHINE MAJOR GENERAL PLAN AMENDMENT).**

Chairperson Paulson asked for approval, approval with conditions, denial or continuance of Case No.: GPA2022-025.

Vice-Chairperson Tolson wanted to make a note that the COAC that was part of the meeting packet had a typo as it was referencing the wrong case number and that the correct case number is GPA2022-025 as shown on the Agenda.

Commissioner Brown made a motion to approve as presented. Vice-Chairperson Tolson seconded the motion as presented. The motion was approved with a vote 5-0.  
AYES: Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Brown, Commissioner Saucedo, and Alternate Commissioner Meyers.  
NAYS: None.

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

None.

**IX. INFORMATIONAL ITEMS:**

- FAI World Skydiving Championship is on Friday, October 21, 2022
- Staff is working on the Airpark Master Plan

**X. COMMUNICATIONS:**

**A. EX-OFFICIO MEMBER ANNOUNCEMENTS**

- None.

## **B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS**

Mr. Vlaming noted the following for the Commission:

- House Bill 2482 has new provision to the General Plan Amendment process that now sets a 12 month timeframe from major general plan amendment submittal to being heard by the City Council-instead of the January-December timeframe in the past.
- On Monday, October 24, City Council will review two cases that the Planning and Zoning Commission made a recommendation to approve: The Interstate 10-8 Park Planned Area Development Amendment and NextEra proposing Solar Generating Uses. The City Council will also discuss the future of the Dust Bowl Theatre.
- Adopt-A-Street is scheduled for Saturday, October 22, 2022 from 7-11 am.
- Operation Eloy Clean-up is scheduled for Saturday, November 5, 2022 from 7-11 am.
- City of Eloy received a Grant from Arizona Public Service (APS) to update the City of Eloy marketing brochure.

## **XI. MOTION TO ADJOURN.**

Chairperson Paulson asked for a motion to adjourn. Commissioner Brown made a motion to adjourn and was seconded by Vice-Chairperson Tolson. The adjournment passed with a vote of 5-0 and the meeting adjourned at approximately 7:21 p.m.

# **CITY OF ELOY**

## **REQUEST FOR COMMISSION ACTION**

Agenda Item: **VIII.A.**

Date: **12/21/2022**

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**Date submitted:**  
11/14/2022

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**Action:** Formal

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**Subject:** Conduct a public hearing on Case No.: GPA2022-040. A request for a Minor General Plan Amendment by DLR Group, Inc. in care of Tim Thielke on behalf of Kenneth Y. SEO with SEO Properties, LLC proposing to amend the Eloy General Plan Land Use designation on Pinal County Assessor's Parcel Number 511-33-016A from Mixed Use (MU) to Light Industrial (LI). The subject property is approximately 47.31 acres in size and is surrounded by Interstate 10 (I-10) to the south and west and Sunland Gin Road to the east, in a portion of Section 13, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

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**TO:** Planning and Zoning Commission

**FROM:** Jon Vlaming, Belinda Cota

### **RECOMMENDATION:**

Commission to conduct a public hearing for a proposed Minor General Plan Amendment (GPA) request for a land use map change from Mixed Use (MU) to Light Industrial (LI). Staff has reviewed this Minor General Plan Amendment request and finds it is compatible with adjacent land use designations as shown on the City's General Plan.

### **DISCUSSION:**

The City has received an application from DLR Group, Inc. in care of Tim Thielke on behalf of Kenneth Y. SEO with SEO Properties, LLC to amend the Eloy General Plan Land Use designation of Pinal County Assessor's Parcel Number 511-33-016A, 47.31 acres from Mixed Use (MU) to Light Industrial (IL) to allow for the near term development of office/warehouse use to serve Eloy and Regional Employers. The subject property is

surrounded by Interstate 10 (I-10) to the south and west and Sunland Gin Road to the east, in a portion of Section 13, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The property is located in an area designated in the Eloy General Plan for Industrial Uses just south of the Union Pacific Railroad, west of Sunland Gin Road and north of I-10 freeway. This proposal will allow the site to be rezoned for I-1, Light Industrial uses under the proposed land use of Light Industrial. This will be in line with the land uses to the north as properties are of similar intensity zoning with existing or vacant industrial uses. The existing Land Use, Existing Zoning and Uses surrounding the property, are listed in the table below.

| Direction | Eloy General Plan Land Use                         | Existing Zoning                                                                  | Existing Use                                                                                   |
|-----------|----------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| North     | Light Industrial                                   | Unincorporated Pinal County, R1-54, Estate Residential and I-1, Light Industrial | Industrial, UPRR                                                                               |
| East      | General Industrial                                 | I-2, General Industrial                                                          | E. of Sunland Gin Road-Industrial/PAD, vacant land, Petro Truck Stop                           |
| South     | Mixed Use, General Industrial                      | C-2, Community Commercial and unincorporated Pinal County                        | unincorporated Pinal County, RV Park/Commercial: Hotels, Burger King, Pilot Truck Stop, Subway |
| West      | Interstate 10 (I-10), outside Eloy's Planning Area | Interstate 10 (I-10)                                                             | Interstate 10 (I-10)                                                                           |

#### **FISCAL IMPACT:**

There is not a direct fiscal impact from this action.



**DLR Group inc.**  
**an Arizona corporation**

6225 North 24th Street, Suite 250  
Phoenix, AZ 85016

December 1<sup>st</sup>, 2022

General Plan Amendment - Project Narrative – “Park 8-Ten”  
Pre-Application Meeting Date: September 7, 2022

### **Introduction**

Eloy, and the surrounding Pinal County are primed for continued economic growth. We are excited to be on the ground floor of future growth that is spilling over from the valley and view Eloy as a natural part of that extension. Our site specifically will benefit from the direct visibility and access to the I-10 and I-8 corridors, and we are excited to fill in the section of land with employment-based development. We appreciate the personal attention we are given for our investment and view our project as a partnership with the city as we finalize plans and progress to the next stage.

### **Project Summary:**

The subject site is approximately +/-46.13 acres (net) and is located North of I-10 and West of Sunland Gin Road. The project consists of six buildings that will be developed to meet the growing demand for employment and industrial facilities in the area. The buildings total approximately +/-741,149 s.f. and each building is designed for 1-4 tenants. Surface parking is efficiently dispersed throughout the site with loading, refuse, and storage areas located at the rear of the buildings and screened from view with CMU walls.

### **Purpose of Request:**

The purpose of this request is to process a General Plan Amendment request to change the General Plan designation from Mixed Use to Light Industrial for APN 51133016A consisting of approximately 47.29 acres (gross) / 46.13 acres (net).

### **Existing and Adjacent Land Use:**

The current site is vacant.

### **Current General Plan Designation:**

The General Plan currently calls out the Land Use Designation for the site as “Mixed Use”. Mixed-Use District (MU) - The purpose of this mixed-use district is to allow the inclusion of both residential and non-residential uses, either vertically or horizontally, on one parcel of land. The intent is to promote site and building design that accommodates multi-modal mobility that creates opportunities to live, work and recreate within newly developing greenfield sites, near existing neighborhoods and/or near the Downtown Core area. Residential densities ranging from 10 to 24 dwelling units per acre are permitted. The request from MU to LI will allow for the development of the office/warehouse product type that is in demand in this area and not allowed as a use in the Mixed-Use zoning district.

The site also falls within the “Interstate 10 Corridor” Economic Focus Area which focuses on crafting a climate that is attractive for investors and businesses and creates opportunities to attract quality employers. There is limited supply of new office/warehouse product in the area that meets the needs and current standard requirements of users and this development with help to attract and retain those future investments.

ELEVATE *the*  
HUMAN EXPERIENCE  
THROUGH DESIGN

Proposed General Plan Designation:

The proposed Land Use Designation for the site is “Light Industrial”. The General Plan Amendment will allow for development of a multiple building and multiple phased office/warehouse project that will provide employment opportunities to a growing demand in the City of Eloy.

How the proposed Change satisfies the goals, objectives, and policies of the General Plan:

Changes to the General Plan must also meet the following guidelines for approval:

1. That the City has not provided adequate land uses designated that would allow the proposed use to be sited as proposed.

Response: A limited amount of nearly shovel ready I-1 Light Industrial land exists within one mile of Interstate 10 to allow for the near term development of office/warehouse uses to serve Eloy and Regional employers.

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

Response: The amendment will allow for immediate development of a phased project that will provide employment opportunities to serve existing and future Eloy and Regional employers.

3. The amendment will not adversely impact any portion of the community, by:
  - Creating incompatible land use patterns;
  - Requiring additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses unless mitigated by the applicant and demonstrated to benefit the City;
  - Adversely impacting existing or planned land uses through an unreasonable increase in traffic generated by the proposed use unless mitigated by the applicant, or
  - Adversely affecting the livability of an area or the health and safety of existing residents.

Response: The land uses are compatible with the I-2 zoning to the East, freeway to the west, potential for future industrial development to the north (zoned for industrial in Casa Grande) similar to what has currently been developed, and Industrial Zoning (Pinal County) to the south. The Eloy General Plan also shows the currently residential zoned property to the north as LI (Light Industrial). Some infrastructure improvements will be required for this development, but those improvements of increased capacities in streets and utilities will benefit both the development and City. There will be an increase in traffic from the currently undeveloped site but will be mitigated through the needed street improvements to serve our site. An additional 15' of ROW (increasing ½ street ROW from 50' to the full 65' for a Major Arterial) is being dedicated allowing for those improvements. These improvements will assist in getting traffic to our site and all on site traffic will utilize an internal loop road to minimize traffic on Sunland Gin Road. A Traffic Study will be complete as part of the Site Plan review process and will further define improvements to mitigate an increase in traffic surrounding the site.

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

Response: This amendment will allow for the growing need of industrial employment uses in the area and is consistent with adjacent zoning and developments. Similar to Mixed Use, the Light Industrial district will be providing employment opportunities to Eloy and Regional employers. The site will be developed as required by the Zoning Code and Development Guidelines for industrial designations.

How the proposed change relates to surrounding properties General Plan Designations:

- North: A portion of the lots to the north are located in the City of Casa Grande and designated I-1 on their General Plan, along the eastern portion of the site the adjacent parcel is shown as I-1 in the Eloy General Plan with more industrial development north of Hanna Road.
- East: The site fronts Sunland Gin Road with General Plan identifying General Industrial uses across the street the full length of the site.
- South: The eastern portion of the site borders existing developments that are identified as MU (Mixed Use) in the General Plan. The western portion of the southern site is also identified as GI (General Industrial) on the General Plan.
- West: The site borders the I-10 & I-8 interchange and frontage roads

Site Design:

Streets and Access

The access for this project will be from N. Sunland Gin Road and anticipates including two main entries from the public right of way. The existing ROW along N. Sunland Gin Road is 50 feet. N. Sunland Gin Road is improved to the south of the site. This project anticipates there will be half street improvements required along the frontage of the subject property. Sunland Gin Road is classified as a Major Arterial Roadway and will require an additional 15 foot ROW (increasing ½ street ROW from 50' to the full 65' for a Major Arterial) to be dedicated for the future improvements.

Building Placement & Orientation

The site will be designed, and the buildings will be placed to efficiently use the site while providing a strong relationship to the street/freeway and visual interest in areas visible from public view. Site infrastructure includes a complimentary landscape palette, hardscape paving, site screen walls, signage and site lighting.

Drainage and Retention:

The current site is relatively flat and slopes from south to the north. The proposed drainage plan will capture and retain onsite runoff generated from the building and site improvements along the northern and western sides of the site. This water will be conveyed via sheet flow and stormwater inlets and piping to above-ground retention basins. The retention basins will be bled off using a drywell designed to dewater the entire retention system in a maximum of 36 hours. All storm drainage facilities and retention will be designed to meet the Pinal County Drainage Manual Volume II Design Standards.

Water and Sanitary Sewer

Sanitary Sewer is currently available via an existing public 12" PVC line at the intersection of Sunland Gin Road and Nelson Farm Road. Park 8Ten will be responsible for extending the existing public line approximately 800 linear feet to the southeast corner of the project.

Water is currently available via an existing 6" public main in along the project frontage in Sunland Gin Road.

Parking, Loading and Vehicular Access

Parking will be distributed to provide adequate parking for each of the individual buildings and will meet minimum City ordinance requirements. The truck loading areas will be a shared common area between the loading dock side of each building. There will also be approximately 26 truck trailer parking stalls provided on the western end of the site.

A three foot high decorative masonry screen wall will be provided along Sunland Gin Road to screen parking from public view and entry monument signage to identify public entry and access. Landscaping will also be provided on Sunland Gin Road frontage as well as throughout the parking areas (except in loading areas). The loading and service areas for the project are internal to the site, screened from public view by the buildings, screen walls and landscape.

### Landscaping & Shading

Landscape Theme: The selection of plant material prescribed for trees, shrubs, groundcovers and accents will be selected from the Arizona Department of Water Resources low water use plant list for the Pinal County Active Management Area. The landscape theme will include enhancing the quantities of trees, shrub and groundcover massing at strategic points along the street frontage and the interior private street, and drainage basins.

Landscape Area The amount of landscaped area for the Industrial Park shall exceed the City's minimum site area requirements. This landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement. Thoughtful design has been carefully implemented into the landscaping along the southerly portion of the property line, to buffer Los Colinas RV park from the main project tenant(s) activity and operations.

### Solid Waste Storage and Collection

Solid Waste is anticipated to be provided within the service yards away from public view, and provided with bollard protection. Generally, the project is served by several double bin refuse enclosures, which are located in the loading area. The enclosures are screened from the street by the buildings and the 8-foot-tall masonry screen walls at each side of the loading area. Rolling gates to the loading areas are opaque to screen containers from view.

### Exterior Lighting

Lighting fixtures have been chosen to be harmonious with the overall building design and architectural theme of the project. Exterior lighting consists of energy efficient LED lighting for parking and service yard areas on sustainable timed control systems. Accent lighting is provided at main entry points of the industrial buildings. Lighting is used to accent focal features, such as building entries. Multiple light sources will be used including decorative facade lights, thematic site lighting at the public and employee gathering areas, decorative lighting at all building entries and general area lighting in service areas. Lighting poles and mounting heights will not exceed forty-five (45') feet.

### Architectural Design:

#### General Design

The highest level of architectural details for the project are focused on the building frontage facing Sunland Gin Road, but consistent features are shared with all building facades within the Project.

The nature of the anticipated industrial uses requires large buildings with tall internal clear storage capacity. The facade design has buildings that are visually organized into smaller components by wall details including material changes, color changes, panel pop-outs/reveals, shadows and changes to the roof line. Weather and sun protection, as well as shade and shadow interest, are provided by adjustments in the building elevations and metal shade canopies. At the pedestrian level, lower canopies have been provided for visual connections to the site features and are concentrated near public and employee entrances.

#### Entrances

As previously noted, building entrances are oriented towards the predominant public view and street frontage. Building entrances are served by pedestrian walkways and are also clearly defined by building design elements including storefront designs, metal shade canopies, and landscape treatments.

#### Massing & Scale

Although the function of the proposed use requires large buildings, the building massing is reduced by vertical or horizontal wall offsets / articulated details around entrances or other method of visual relief.

#### Façade Articulation

Façade articulation is provided along all facades including roofline variation, changes in materials and plane changes around building entries. Varying patterns of decorative reveals surround the building to provide visual interest and define building entries.

#### Materials & Colors

Building colors and materials reinforce the overall building design. An architectural mix of colors, reveal patterns, and concrete is provided along with metal canopies and metal window frames with insulated glazing.

#### Service Areas & Utilities

The overall site layout has been designed and oriented to keep service, loading and utility areas within internal, back-to-back of buildings and thus screened from public view and are located within the secured/screened yards for each building. Mechanical equipment, including roof-mounted systems and roof drainage systems will be architecturally screened and designed to be integral to the buildings.



November 11, 2022

City of Eloy  
Attn: Belinda Cota, Planner  
595 N. C Street, Suite 102  
Eloy, AZ 85131

**Re: PARK 8-TEN / CITIZENS PARTICIPATION MEETING**

Dear Belinda:

This letter is to summarize our “Citizens Participation Meeting” that took place on November 10, 2022, 5pm – 6pm in the Community Room, and attached is the notification list of property owners within the 300-foot radius.

In attendance were me, Jon Vlaming, and five residents of Las Colinas (as noted on the attached Sign-In Sheet). No other surrounding owners or stakeholders attended the meeting. Please see the following notes regarding the discussion and dialogue with the Las Colinas residents:

- The attendees initially thought that our project included the hotel, in which they are opposed to its existence and continued operation.
- Jon Vlaming explained that Las Colinas was in unincorporated County of Pinal, not the City of Eloy, and not the City of Casa Grande, and that Las Colinas relies on county services.
- I presented the project and building layout, as well as the LI Zoning use. We discussed the proximity of the project to Las Colinas and noted the configuration, circulation, and landscape areas.
- After presenting and further discussion on the project, all attendees appreciate the project and think it will be beneficial for the community. They did note that the hotel property has been draining wastewater onto the southwest corner of our property, so they are glad we will be stopping that as part of our development.
- Deborah Waldron, RV Manager asked if it would be possible for Las Colinas to maintain a lease they have on our property, for a small section of land used for storage. I responded



that we would be happy to discuss in the future and see if there is any conflict with our proposed development.

- I thanked them for their support and noted the expected project timing for final construction in 2-3 years. They offered to call or stop by their office if we need anything and thanked us for the opportunity to see the project before it gets built.

Belinda, I hope this adequately summarizes the meeting. Again, Jon Vlaming was in attendance and was very helpful in explaining the city and county boundary lines, services and other development planned and currently taking place in the area. Please feel free to reach out if you have any further questions on the Citizens Participation Meeting and again, thank you for allowing us to utilize the Community Room.

Sincerely, Brett

Brett M. Shaves  
President, Newport Commercial Partners LLC  
Co-Manager for Park 8-Ten Partners, LLC.

# SIGN IN SHEET

NAME:

ADDRESS:

PHONE:

EMAIL:

James Watson

7136 S. Sunland  
Gin Rd #45  
Ely, AZ

706 676 1946

dangyankia@yahoo.com

Bobbie Bouffard

" #175 360-333-0922

DEBORAH Waldron 7136 S. Sunland Gin Rd - Las Colinas 55@  
LAS COLINAS RV MANAGER office cell- 520 709-1561 yahoo.com  
520 836-5050

for Tom McGavin

Sandy & Jerry O'Neal #120 - LAS COLINAS RV PARK.

Mary Jo Hegel 7136 Sunland Gin Rd #180

PETERSON ARIZONA LAND &  
ENTITLEMENT FUND LLC  
3369 E QUEEN CREEK RD STE 101  
GILBERT AZ 85297

IDENTICO INC  
11242 E DESERT TROON LN  
SCOTTSDALE AZ 85255

CARROLL NED & BETTY FAM TRUST  
264 W LANTANA PL  
CHANDLER AZ 85248

SUTTON KENNETH R JR & TERRY  
R  
PO BOX 12523  
CASA GRANDE AZ 85130

JOHNSTON WM S III & GRACE ETAL  
4939 W RAY RD APT 4-133  
CHANDLER AZ 85226

BLUESTONE HOLDINGS LP  
MAIL RETURN

NANCY JOHNSTON  
4012 S RAINBOW BLVE STE K  
LAS VEGAS NV 89103

LAS COLINAS RV LLC  
954 LEXINGTON AVE STE 259  
NEW YORK NY 10021

MARTIN L & SUSAN DAWSON  
17251 E SHEA BLVD STE 1  
FOUNTAIN HILLS AZ 85268

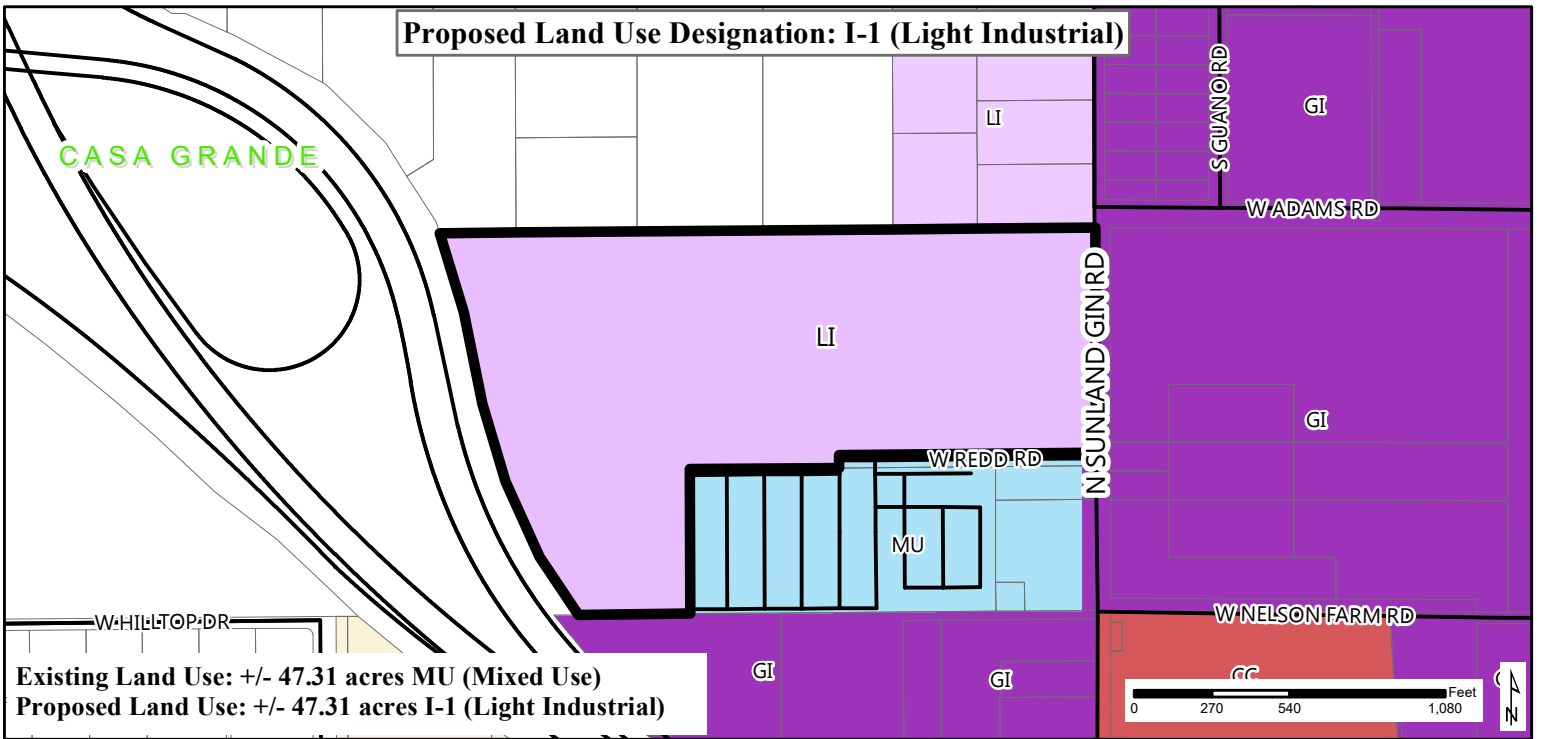
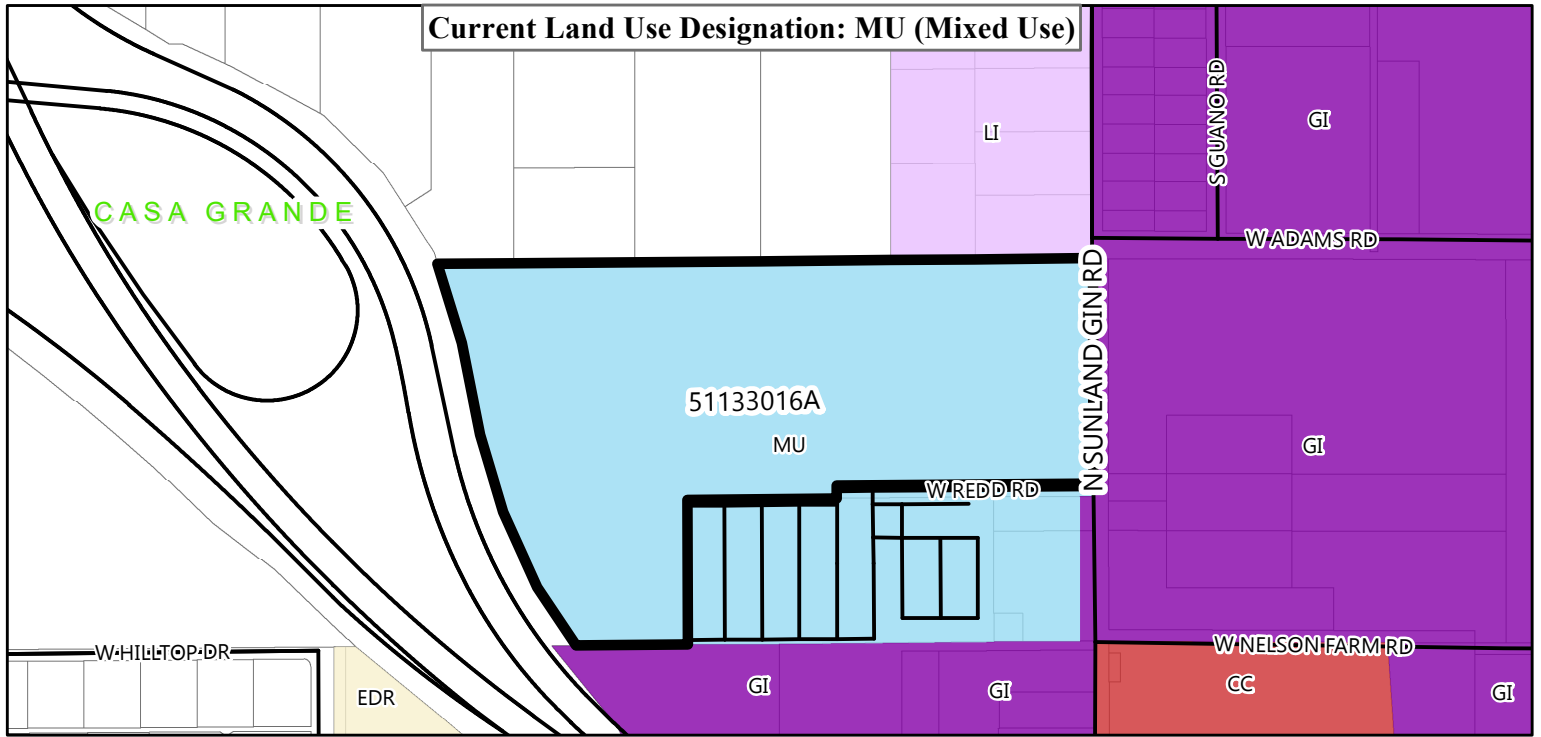
SANTOS R & EVA M CORNEJO  
117 N SACATON ST  
CASA GRANDE AZ 85122

C G REAL ESTATE INVESTORS LLLP  
PO BOX 11244  
CASA GRANDE AZ 85130

MIDWAY 14 LLC  
MAIL RETURN

UNITED LAND CORP  
PO BOX 6760  
PAHRUMP NV 89041

HARLYN L & DOROTHY L GRIFFITS  
4802 N 66<sup>TH</sup> ST  
SCOTTSDALE AZ 85251



## General Plan Amendment Exhibit - Case No: GPA2022-040

### Legend

#### Residential

|                                               |                                               |
|-----------------------------------------------|-----------------------------------------------|
| Estate Density Residential (0.2 - 1.0 du/ac)  | Estate Density Residential (0.2 - 1.0 du/ac)  |
| Low Density Residential (1.0 - 3.0 du/ac)     | Low Density Residential (1.0 - 3.0 du/ac)     |
| Medium Density Residential (3.0 - 6.0 du/ac)  | Medium Density Residential (3.0 - 6.0 du/ac)  |
| Med-High Density Residential (6.0 - 10 du/ac) | Med-High Density Residential (6.0 - 10 du/ac) |
| High Density Residential (10 - 24 du/ac)      | High Density Residential (10 - 24 du/ac)      |

#### Commercial

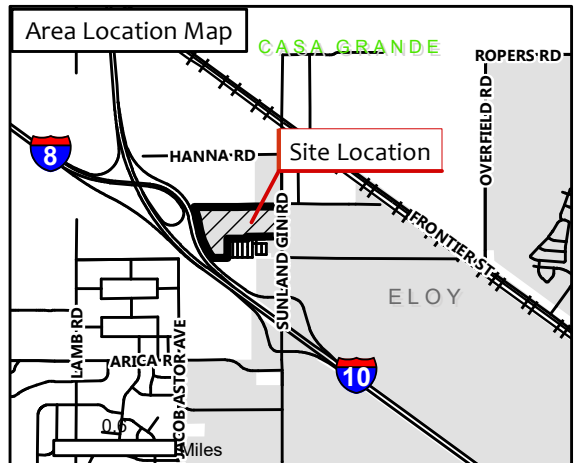
|                         |
|-------------------------|
| Neighborhood Commercial |
| Community Commercial    |

#### Industrial

|                    |
|--------------------|
| Light Industrial   |
| General Industrial |

#### Other

|                      |
|----------------------|
| Parks/Open Space     |
| Mixed Use            |
| Public/Institutional |



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

# **CITY OF ELOY** **REQUEST FOR COMMISSION ACTION**

Agenda Item: **VIII.B.**

Date: **12/21/2022**

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**Date submitted:**  
11/14/2022

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**Action:** Other

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**Subject:** Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: GPA2022-040. (Project Name: Park 8-Ten)

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**Date requested:**  
12/21/2022

**TO:** Planning and Zoning Commission

**FROM:** Jon Vlaming, Belinda Cota

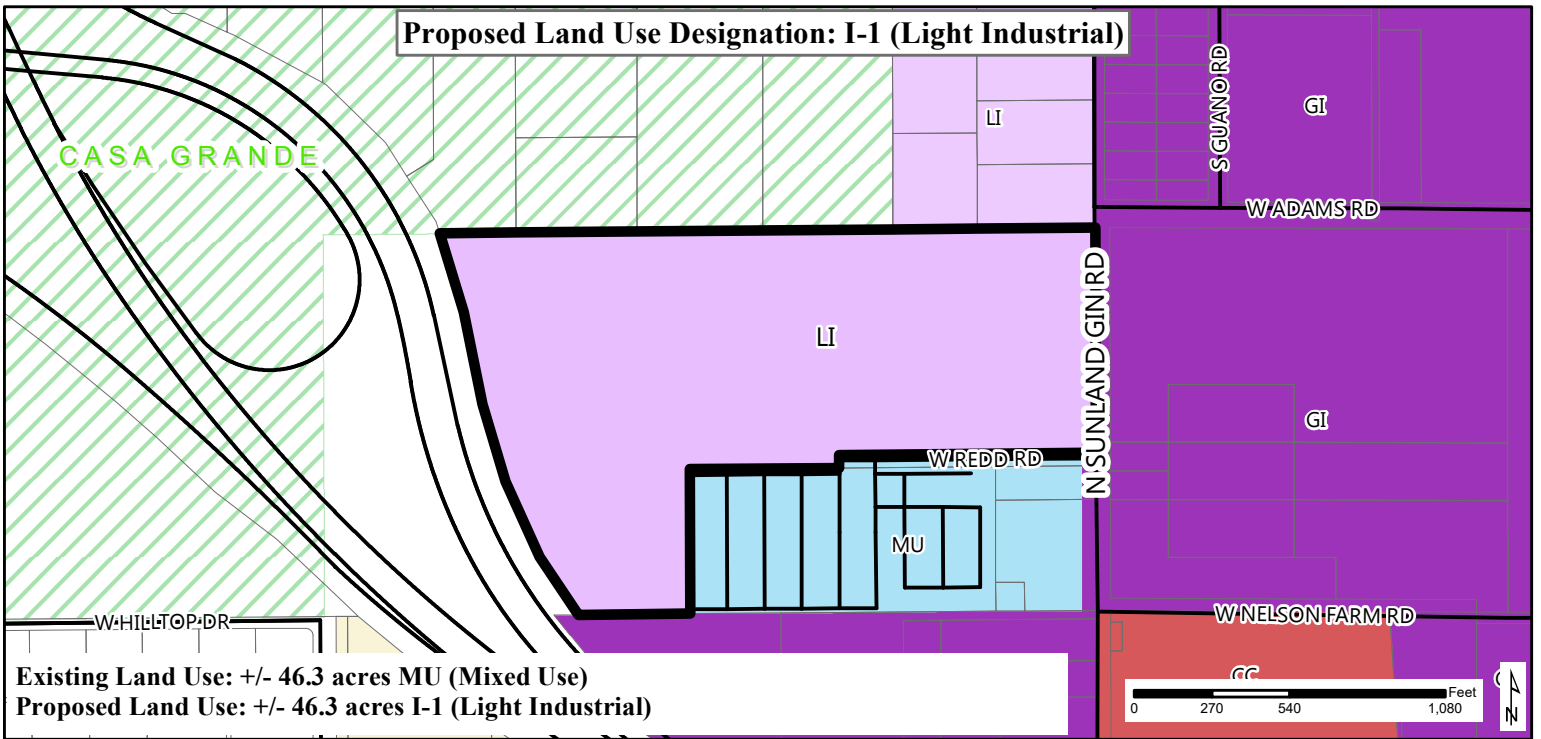
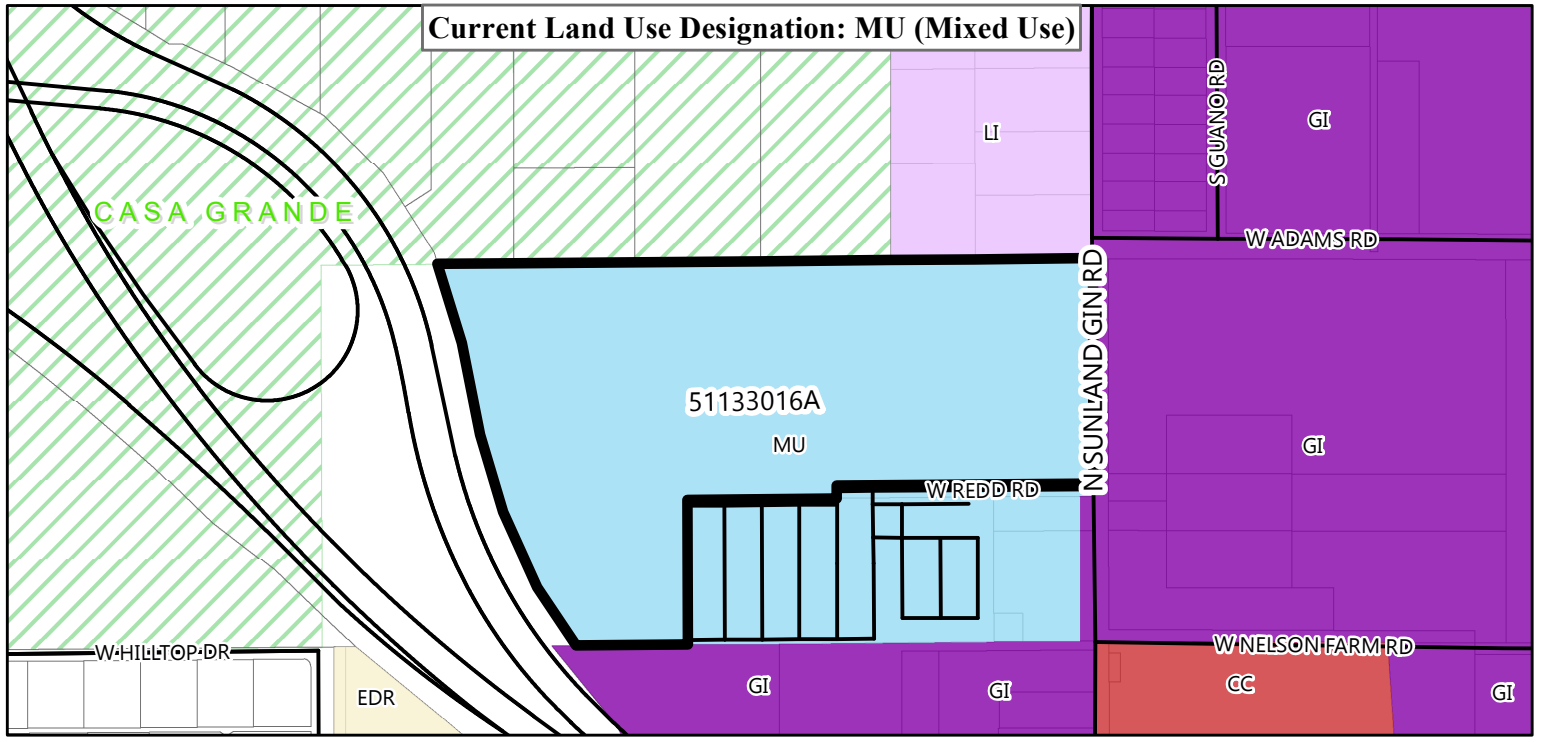
**RECOMMENDATION:**

Staff has reviewed this minor General Plan Amendment request and finds it is compatible with adjacent land uses designations as shown on the City's General Plan on Pinal County Assessor's Parcel Number: 511-33-016A, for approximately 47.31 acres of Mixed Use (MU) to Light Industrial (IL). The subject property is surrounded by Interstate 10 (I-10) to the south and west and Sunland Gin Road to the east, in a portion of Section 13, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

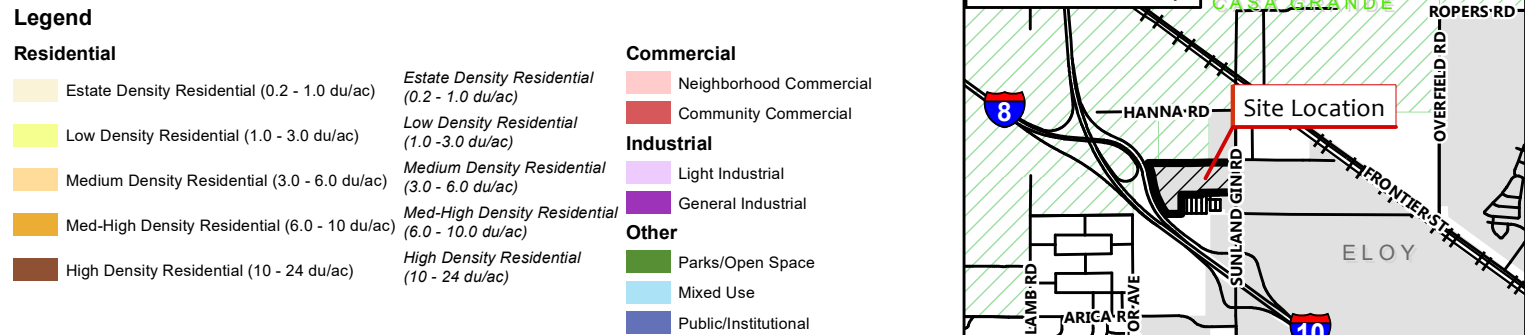
**DISCUSSION:**

**FISCAL IMPACT:**

N/A



# General Plan Amendment Exhibit - Case No: GPA2022-040



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

# **CITY OF ELOY**

## **REQUEST FOR COMMISSION ACTION**

**Agenda Item: VIII.C.**

**Date: 12/21/2022**

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**Date submitted:**  
11/14/2022

---

**Action:** Other

**Date requested:**  
12/21/2022

---

**Subject:** Conduct a public hearing to allow comment from the public and interested parties on proposed Case No.: RZ2022-041. Application by DLR Group, Inc. in care of Tim Thielke on behalf of Kenneth Y. SEO with SEO Properties, LLC to rezone approximately 33.00 acres of R1-54, Estate Residential and 14.31 acres of C-2, Community Commercial to 47.31 acres of I-1, Light Industrial. The subject property is surrounded by Interstate 10 (I-10) to the south and west and Sunland Gin Road to the east, in a portion of Section 13, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

---

**TO:** Planning and Zoning Commission

**FROM:** Jon Vlaming, Belinda Cota

### **RECOMMENDATION:**

Commission to conduct a public hearing for the proposed rezone request to rezone approximately 33.00 acres of R1-54, Estate Residential and 14.31 acres of C-2, Community Commercial to 47.31 acres of I-1, Light Industrial. If approved, the proposed rezoning is compatible with the proposed minor General Plan Amendment request on previous agenda item (VIII. A. and B.)

### **DISCUSSION:**

The City has received an application from DLR Group, Inc. in care of Tim Thielke on behalf of Kenneth Y. SEO with SEO Properties, LLC to to rezone Pinal County Assessor's Parcel Number: 511-33-016A to construct six buildings that will be developed to meet the growing demand for employment and industrial facilities in the area. The subject property is surrounded by Interstate 10 (I-10) to the south and west and Sunland Gin Road to the east, in a portion of Section 13, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The property has zoned properties adjacent to the north, Mixed Use, Light Industrial and Commercial to the south and General industrial zone to the West. Several Industrial businesses operate to the north of the subject property with trucks, industrial type uses and warehouse storage. The proposed warehouses are consistent with this proposed zoning designation. The existing Land Use, Existing Zoning and Uses surrounding the property, are listed in the table below.

| Direction | Eloy General Plan Land Use                         | Existing Zoning                                                                  | Existing Use                                                                                   |
|-----------|----------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| North     | Light Industrial                                   | Unincorporated Pinal County, R1-54, Estate Residential and I-1, Light Industrial | Industrial, UPRR                                                                               |
| East      | General Industrial                                 | I-2, General Industrial                                                          | E. of Sunland Gin Road-Industrial/PAD, vacant land, Petro Truck Stop                           |
| South     | Mixed Use, General Industrial                      | C-2, Community Commercial and unincorporated Pinal County                        | unincorporated Pinal County, RV Park/Commercial: Hotels, Burger King, Pilot Truck Stop, Subway |
| West      | Interstate 10 (I-10), outside Eloy's Planning Area | Interstate 10 (I-10)                                                             | Interstate 10 (I-10)                                                                           |

#### **FISCAL IMPACT:**

There is not a direct fiscal impact from this action.



**DLR Group inc.**  
**an Arizona corporation**

6225 North 24th Street, Suite 250  
Phoenix, AZ 85016

December 1<sup>st</sup>, 2022

Proposed Rezone - Project Narrative – “Park 8-Ten”  
Pre-Application Meeting Date: September 7, 2022

**Introduction**

Eloy, and the surrounding Pinal County are primed for continued economic growth. We are excited to be on the ground floor of future growth that is spilling over from the valley and view Eloy as a natural part of that extension. Our site specifically will benefit from the direct visibility and access to the I-10 and I-8 corridors, and we are excited to fill in the section of land with employment-based development. We appreciate the personal attention we are given for our investment and view our project as a partnership with the city as we finalize plans and progress to the next stage.

**Project Summary:**

The subject site is approximately +/-46.13 acres (net) and is located North of I-10 and West of Sunland Gin Road. The project consists of six buildings that will be developed to meet the growing demand for employment and industrial facilities in the area. The buildings total approximately +/-741,149 s.f. and each building is designed for 1-4 tenants. Surface parking is efficiently dispersed throughout the site with loading, refuse, and storage areas located at the rear of the buildings and screened from view with CMU walls.

**Purpose of Request:**

The purpose of this request is to process a Rezone request to change the existing zoning from C-2 and R1-54 to I-1 for APN 51133016A consisting of approximately 47.29 acres (gross) / 46.13 acres (net).

**Existing and Adjacent Land Use:**

The current site is vacant.

**Current General Plan Designation:**

The General Plan currently calls out the Land Use Designation for the site as “Mixed Use”. The site also falls within the “Interstate 10 Corridor” Economic Focus Area.

**Proposed General Plan Designation:**

The proposed Land Use Designation for the site is “Light Industrial”.

**Existing and Zoning District:**

The site has a combination of C-2 (+/- 14.01 acres) and R1-54 (+/- 2.67 acres) on the southern portion and R1-54 (+/- 29.45 acres) zoning on the northern portion of the site. The amendment will allow for development of a multiple building and multiple phased office/warehouse project that will provide employment opportunities to a growing demand in the City of Eloy.

**Proposed Zoning District:**

ELEVATE *the*  
HUMAN EXPERIENCE  
THROUGH DESIGN

The site is being requested to be rezoned to I-1 to allow for the proposed office/warehouse uses.

Adjacent Zoning:

- North: The western portion of the lots to the north are located in the City of Casa Grande and are zoned I-1 (Light Industrial), the eastern portion of the lots to the north are zoned R1-54 (Estate Residential) in the City of Eloy and are identified on the General plan as I-1.
- East: The site fronts Sunland Gin Road with I-2 zoning (General Industrial) in the City of Eloy across the street for the full length of the site.
- South: The eastern portion of the site is adjacent to APN 51133015C that is zoned C-2 (General Commercial District) and is currently being utilized for W Redd Road. The middle portion of the site is adjacent to Las Colinas RV LLC and is zoned RVP (Recreation Vehicle Park Zone) in Pinal County. The western portion of the site is adjacent to a parcel of land within Pinal County zoned CI-2 (Industrial Zone).
- West: The site borders the I-10 & I-8 interchange and frontage roads

How the proposed Zoning District complies with the goals and policies of the General Plan:

A limited amount of I-1 Light Industrial Zoning has been planned in the City of Eloy to allow for the type of employment/industrial uses. This amendment will allow for the growing need of industrial employment uses in the area and is consistent with adjacent zoning and developments. The site will be developed as required by the Zoning Code and Development Guidelines for industrial designations.

Why the proposed site is suitable for the proposed zoning and subsequent uses:

The rezoning will allow specific office/warehouse uses compatible with the I-2 zoning to the east, freeway to the west, potential for future industrial development to the north, commercial and industrial uses to the south and provides a landscape buffer to the Las Colinas RV Park to the south. It is also understood that the RV Park may have a different use in the future and have provided an option to have a shared access drive for the existing or future uses if desired. Some infrastructure improvements will be required for this development, but those improvements of increased capacities in streets and utilities will benefit both the development and city. There will be an increase in traffic from the currently undeveloped site, but will be mitigated through the needed street improvements to serve our site. An additional 15' of ROW (increasing ½ street ROW from 50' to the full 65' for a Major Arterial) is being dedicated allowing for those improvements. These improvements will assist in getting traffic to our site and all on site traffic will utilize an internal loop road to minimize traffic on Sunland Gin Road.

Steps that will be taken to minimize any potential or foreseen negative impacts to adjacent property owners:

The development will follow the Zoning Code and Development Guidelines for industrial designations. The proposed plan meets the required landscape setbacks, has provided additional buffers adjacent to the county parcel (Las Colinas) to the south and all loading areas are screened and faced internally or away from any potential neighbors' direct views.

Design guidelines for the PAD/MPD:

The development will follow the Zoning Code and Development Guidelines for industrial designations established by the City of Eloy.

Site Design:

Streets and Access

The access for this project will be from N. Sunland Gin Road and anticipates including two main entries from the public right of way. The existing ROW along N. Sunland Gin Road is 50 feet. N. Sunland Gin Road is improved to the south of the site. This project anticipates there will be half street improvements required along the frontage of the subject property. Sunland Gin Road is classified as a Major Arterial Roadway and will require an

additional 15 foot ROW (increasing ½ street ROW from 50’ to the full 65’ for a Major Arterial) to be dedicated for the future improvements.

#### Building Placement & Orientation

The site will be designed, and the buildings will be placed to efficiently use the site while providing a strong relationship to the street/freeway and visual interest in areas visible from public view. Site infrastructure includes a complimentary landscape palette, hardscape paving, site screen walls, signage and site lighting.

#### Drainage and Retention:

The current site is relatively flat and slopes from south to the north. The proposed drainage plan will capture and retain onsite runoff generated from the building and site improvements along the northern and western sides of the site. This water will be conveyed via sheet flow and stormwater inlets and piping to above-ground retention basins. The retention basins will be bled off using a drywell designed to dewater the entire retention system in a maximum of 36 hours. All storm drainage facilities and retention will be designed to meet the Pinal County Drainage Manual Volume II Design Standards.

#### Water and Sanitary Sewer

Sanitary Sewer is currently available via an existing public 12” PVC line at the intersection of Sunland Gin Road and Nelson Farm Road. Park 8Ten will be responsible for extending the existing public line approximately 800 linear feet to the southeast corner of the project.

Water is currently available via an existing 6” public main in along the project frontage in Sunland Gin Road.

#### Parking, Loading and Vehicular Access

Parking will be distributed to provide adequate parking for each of the individual buildings and will meet minimum City ordinance requirements. The truck loading areas will be a shared common area between the loading dock side of each building. There will also be approximately 26 truck trailer parking stalls provided on the western end of the site.

A three foot high decorative masonry screen wall will be provided along Sunland Gin Road to screen parking from public view and entry monument signage to identify public entry and access. Landscaping will also be provided on Sunland Gin Road frontage as well as throughout the parking areas (except in loading areas). The loading and service areas for the project are internal to the site, screened from public view by the buildings, screen walls and landscape.

#### Landscaping & Shading

Landscape Theme: The selection of plant material prescribed for trees, shrubs, groundcovers and accents will be selected from the Arizona Department of Water Resources low water use plant list for the Pinal County Active Management Area. The landscape theme will include enhancing the quantities of trees, shrub and groundcover massing at strategic points along the street frontage and the interior private street, and drainage basins.

Landscape Area The amount of landscaped area for the Industrial Park shall exceed the City’s minimum site area requirements. This landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement. Thoughtful design has been carefully implemented into the landscaping along the southerly portion of the property line, to buffer Los Colinas RV park from the main project tenant(s) activity and operations.

#### Solid Waste Storage and Collection

Solid Waste is anticipated to be provided within the service yards away from public view, and provided with bollard protection. Generally, the project is served by several double bin refuse enclosures, which are located in the loading area. The enclosures are screened from the street by the buildings and the 8-foot-tall masonry

screen walls at each side of the loading area. Rolling gates to the loading areas are opaque to screen containers from view.

#### Exterior Lighting

Lighting fixtures have been chosen to be harmonious with the overall building design and architectural theme of the project. Exterior lighting consists of energy efficient LED lighting for parking and service yard areas on sustainable timed control systems. Accent lighting is provided at main entry points of the industrial buildings. Lighting is used to accent focal features, such as building entries. Multiple light sources will be used including decorative facade lights, thematic site lighting at the public and employee gathering areas, decorative lighting at all building entries and general area lighting in service areas. Lighting poles and mounting heights will not exceed forty-five (45') feet.

#### Architectural Design:

##### General Design

The highest level of architectural details for the project are focused on the building frontage facing Sunland Gin Road, but consistent features are shared with all building facades within the Project.

The nature of the anticipated industrial uses requires large buildings with tall internal clear storage capacity. The facade design has buildings that are visually organized into smaller components by wall details including material changes, color changes, panel pop-outs/reveals, shadows and changes to the roof line. Weather and sun protection, as well as shade and shadow interest, are provided by adjustments in the building elevations and metal shade canopies. At the pedestrian level, lower canopies have been provided for visual connections to the site features and are concentrated near public and employee entrances.

##### Entrances

As previously noted, building entrances are oriented towards the predominant public view and street frontage. Building entrances are served by pedestrian walkways and are also clearly defined by building design elements including storefront designs, metal shade canopies, and landscape treatments.

##### Massing & Scale

Although the function of the proposed use requires large buildings, the building massing is reduced by vertical or horizontal wall offsets / articulated details around entrances or other method of visual relief.

##### Facade Articulation

Facade articulation is provided along all facades including roofline variation, changes in materials and plane changes around building entries. Varying patterns of decorative reveals surround the building to provide visual interest and define building entries.

##### Materials & Colors

Building colors and materials reinforce the overall building design. An architectural mix of colors, reveal patterns, and concrete is provided along with metal canopies and metal window frames with insulated glazing.

##### Service Areas & Utilities

The overall site layout has been designed and oriented to keep service, loading and utility areas within internal, back-to-back of buildings and thus screened from public view and are located within the secured/screened yards for each building. Mechanical equipment, including roof-mounted systems and roof drainage systems will be architecturally screened and designed to be integral to the buildings.  
ally screened and design to be integral to the buildings.



November 11, 2022

City of Eloy  
Attn: Belinda Cota, Planner  
595 N. C Street, Suite 102  
Eloy, AZ 85131

**Re: PARK 8-TEN / CITIZENS PARTICIPATION MEETING**

Dear Belinda:

This letter is to summarize our “Citizens Participation Meeting” that took place on November 10, 2022, 5pm – 6pm in the Community Room, and attached is the notification list of property owners within the 300-foot radius.

In attendance were me, Jon Vlaming, and five residents of Las Colinas (as noted on the attached Sign-In Sheet). No other surrounding owners or stakeholders attended the meeting. Please see the following notes regarding the discussion and dialogue with the Las Colinas residents:

- The attendees initially thought that our project included the hotel, in which they are opposed to its existence and continued operation.
- Jon Vlaming explained that Las Colinas was in unincorporated County of Pinal, not the City of Eloy, and not the City of Casa Grande, and that Las Colinas relies on county services.
- I presented the project and building layout, as well as the LI Zoning use. We discussed the proximity of the project to Las Colinas and noted the configuration, circulation, and landscape areas.
- After presenting and further discussion on the project, all attendees appreciate the project and think it will be beneficial for the community. They did note that the hotel property has been draining wastewater onto the southwest corner of our property, so they are glad we will be stopping that as part of our development.
- Deborah Waldron, RV Manager asked if it would be possible for Las Colinas to maintain a lease they have on our property, for a small section of land used for storage. I responded



that we would be happy to discuss in the future and see if there is any conflict with our proposed development.

- I thanked them for their support and noted the expected project timing for final construction in 2-3 years. They offered to call or stop by their office if we need anything and thanked us for the opportunity to see the project before it gets built.

Belinda, I hope this adequately summarizes the meeting. Again, Jon Vlaming was in attendance and was very helpful in explaining the city and county boundary lines, services and other development planned and currently taking place in the area. Please feel free to reach out if you have any further questions on the Citizens Participation Meeting and again, thank you for allowing us to utilize the Community Room.

Sincerely, Brett

Brett M. Shaves  
President, Newport Commercial Partners LLC  
Co-Manager for Park 8-Ten Partners, LLC.

# SIGN IN SHEET

NAME:

ADDRESS:

PHONE:

EMAIL:

James Watson

7136 S. Sunland  
Gin Rd #45  
Ely, AZ

706 676 1946

dangyankia@yahoo.com

Bobbie Bouffard

"

#175

360-333-0922

DEBORAH Waldron

7136 S. Sunland Gin Rd - Las Colinas 55@  
yahoo.com

LAS COLINAS RV MANAGER

Office

Cell- 520 709-1561  
520 836-5050

for Tom McGavin

Sandy & Jerry O'Neal #120 - LAS COLINAS RV PARK.

Mary Jo Hegel

7136 Sunland Gin Rd #180

PETERSON ARIZONA LAND &  
ENTITLEMENT FUND LLC  
3369 E QUEEN CREEK RD STE 101  
GILBERT AZ 85297

IDENTICO INC  
11242 E DESERT TROON LN  
SCOTTSDALE AZ 85255

CARROLL NED & BETTY FAM TRUST  
264 W LANTANA PL  
CHANDLER AZ 85248

SUTTON KENNETH R JR & TERRY  
R  
PO BOX 12523  
CASA GRANDE AZ 85130

JOHNSTON WM S III & GRACE ETAL  
4939 W RAY RD APT 4-133  
CHANDLER AZ 85226

BLUESTONE HOLDINGS LP  
MAIL RETURN

NANCY JOHNSTON  
4012 S RAINBOW BLVE STE K  
LAS VEGAS NV 89103

LAS COLINAS RV LLC  
954 LEXINGTON AVE STE 259  
NEW YORK NY 10021

MARTIN L & SUSAN DAWSON  
17251 E SHEA BLVD STE 1  
FOUNTAIN HILLS AZ 85268

SANTOS R & EVA M CORNEJO  
117 N SACATON ST  
CASA GRANDE AZ 85122

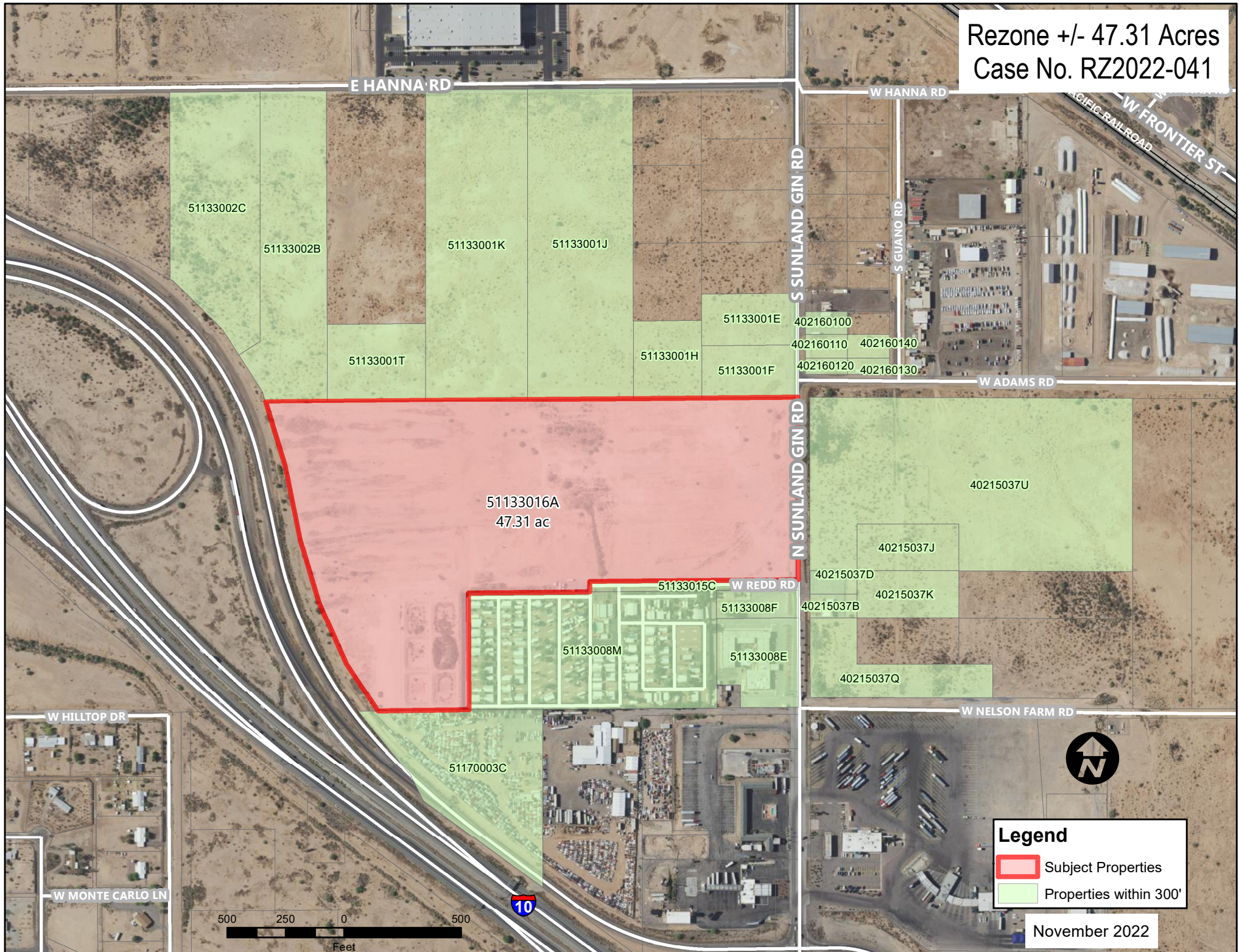
C G REAL ESTATE INVESTORS LLLP  
PO BOX 11244  
CASA GRANDE AZ 85130

MIDWAY 14 LLC  
MAIL RETURN

UNITED LAND CORP  
PO BOX 6760  
PAHRUMP NV 89041

HARLYN L & DOROTHY L GRIFFITS  
4802 N 66<sup>TH</sup> ST  
SCOTTSDALE AZ 85251

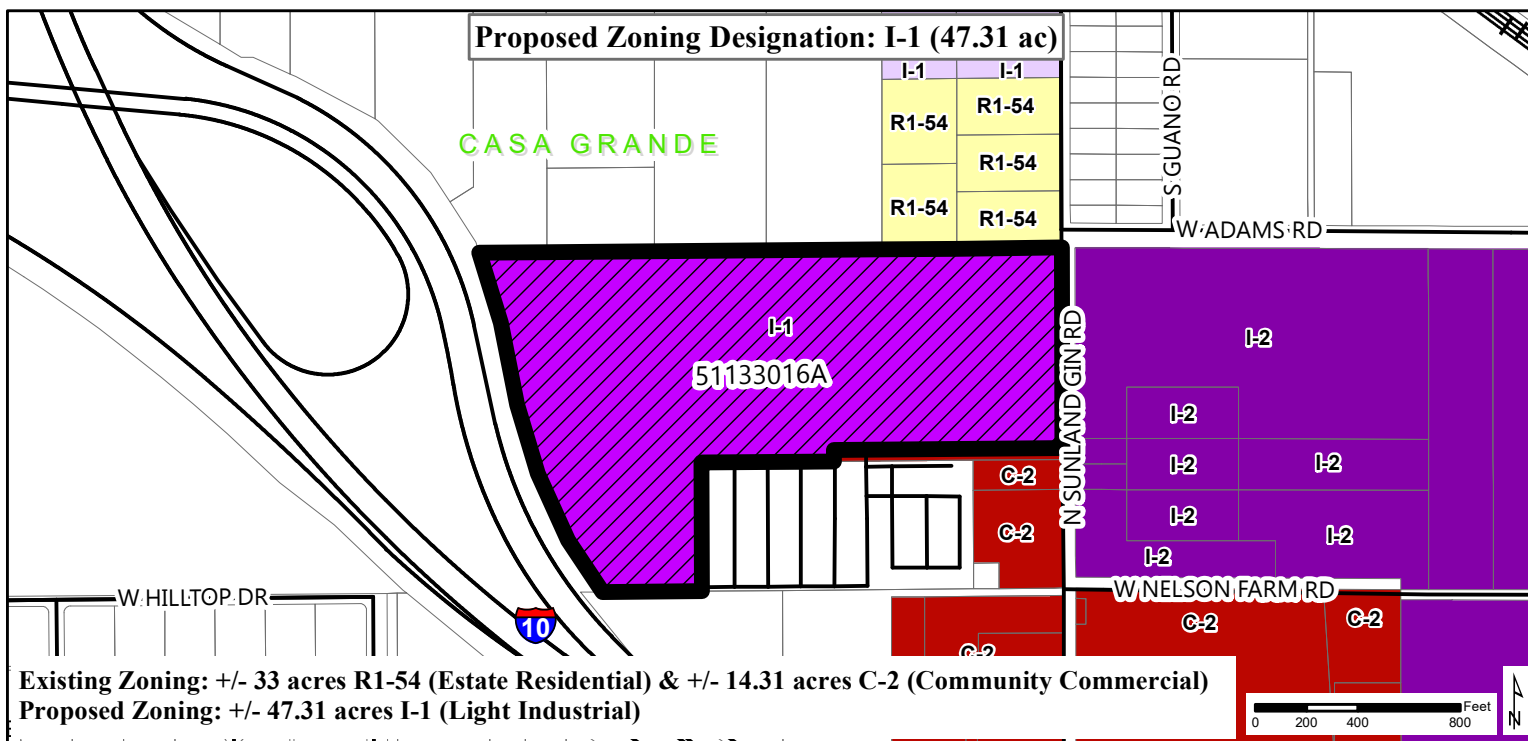
Rezone +/- 47.31 Acres  
Case No. RZ2022-041



**Legend**

- Subject Properties
- Properties within 300'

November 2022



**Rezoning Exhibit - Case No: RZ2022-041**

## Zoning Designations

### Single Family

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

## Multi-Family

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

## Commercial

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

## Industrial

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

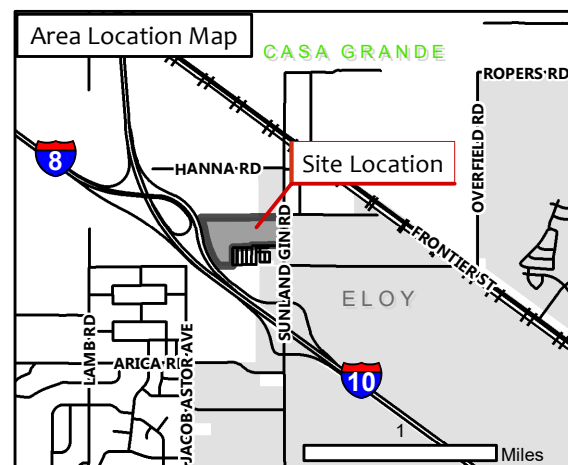
## Public Facility

- PF Public Facility

## Open Space

- OSC Open Space Conservation  
OSR Open Space Recreational

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



# **CITY OF ELOY**

## **REQUEST FOR COMMISSION ACTION**

Agenda Item: **VIII.D.**

Date: **12/21/2022**

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**Date submitted:**  
11/21/2022

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**Action:** Formal

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**Subject:** Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: RZ2022-041. (Project Name: Park 8-Ten)

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**Date requested:**  
12/21/2022

**TO:** Planning and Zoning Commission

**FROM:** Jon Vlaming, Belinda Cota

**RECOMMENDATION:**

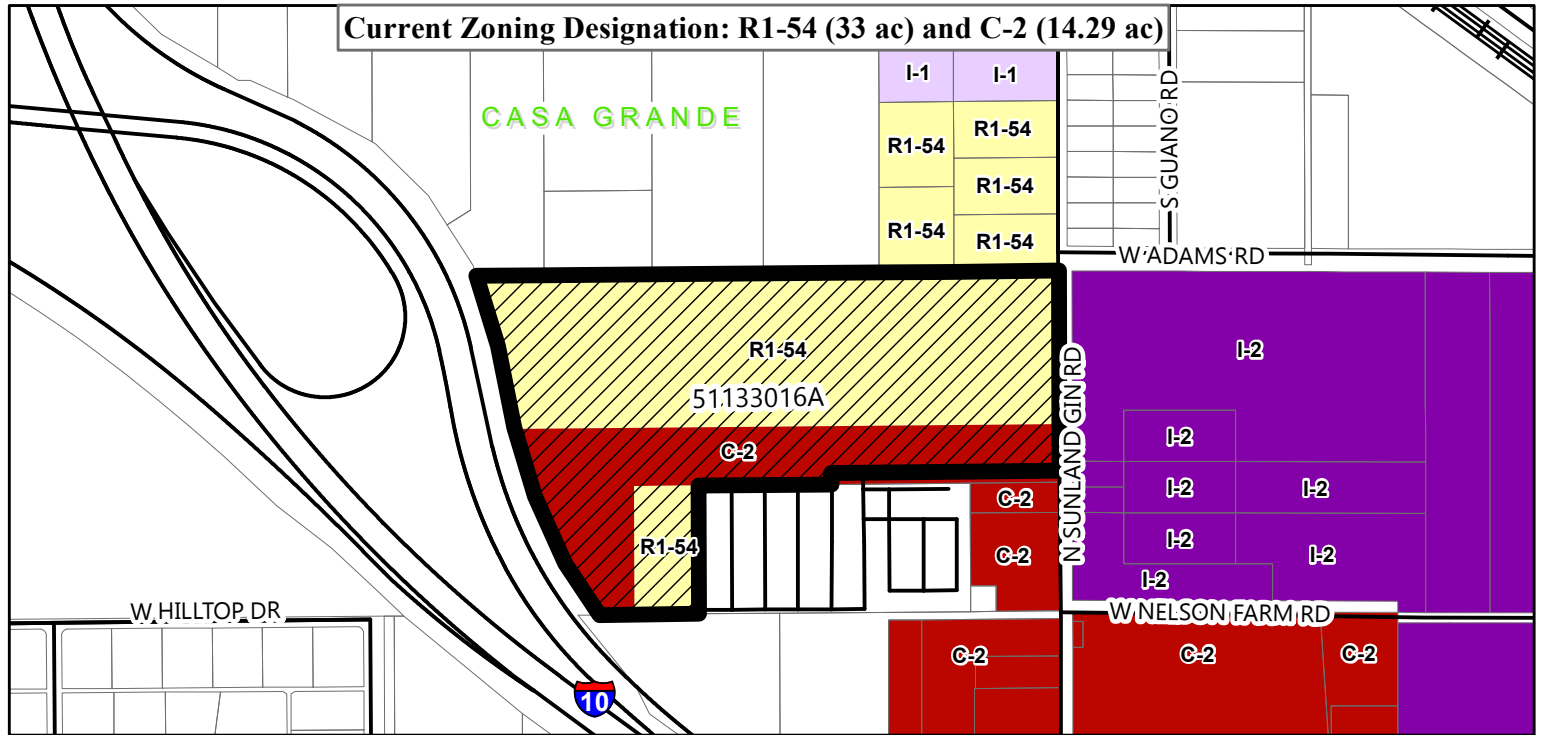
Staff has reviewed the proposed Rezone request and finds it is compatible with adjacent zoning designations to rezone approximately 47.31 acres located on Pinal County Assessor's Parcel Number: 511-33-016A from 14.31 acres of C-2, Community Commercial and 33.00 acres of R1-54, Estate Residential to I-1, Light Industrial. The subject property is surrounded by Interstate 10 (I-10) to the south and west and Sunland Gin Road to the east, in a portion of Section 13, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**DISCUSSION:**

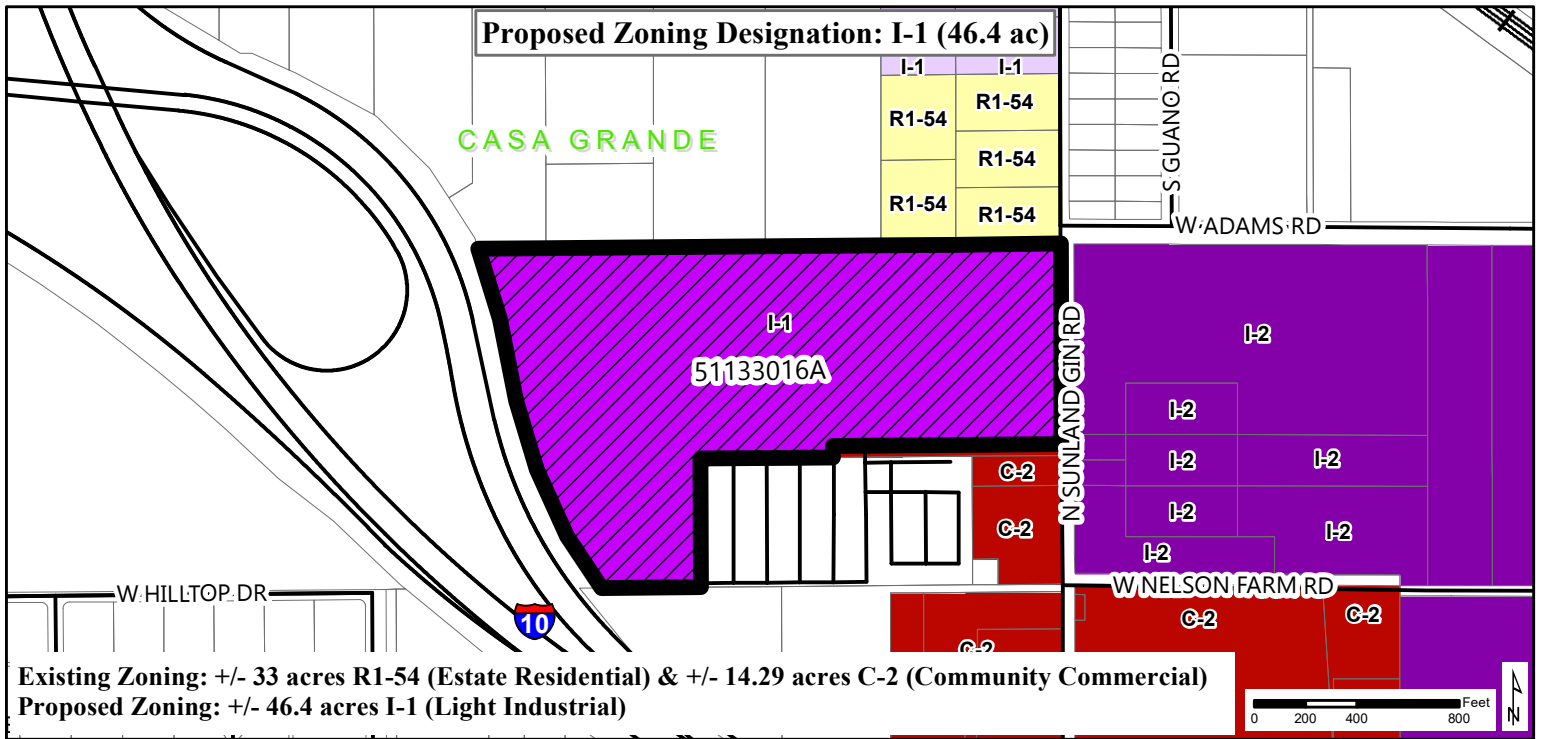
**FISCAL IMPACT:**

N/A

# Current Zoning Designation: R1-54 (33 ac) and C-2 (14.29 ac)



# Proposed Zoning Designation: I-1 (46.4 ac)



Existing Zoning: +/- 33 acres R1-54 (Estate Residential) & +/- 14.29 acres C-2 (Community Commercial)  
 Proposed Zoning: +/- 46.4 acres I-1 (Light Industrial)

## Rezoning Exhibit - Case No: RZ2022-041

### Zoning Designations

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- 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)
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- 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

### Area Location Map



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