



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, January 18, 2023, 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. 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 December 21, 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 Nominations and Selection of Chair for Calendar Year 2023

B. Conduct nominations and selection of Vice-chair for Calendar Year 2023.

C. Conduct a Public Hearing to discuss the application for Case No.: RZPADA2022-042. Application submitted by Petersen Arizona Land and Entitlement Fund (PALEF) in care of Earl & Curley c/o Michael S. Bushbacher for a second (2nd) Amendment to the Interstate 10-8 Business Park with a Planned Area Development (PAD)) Overlay by adding approximately 95 acres to the project and rezoning the 95-acre parcel from I-1, Light Industrial to I-2, General Industrial with a Planned Area Development Overlay on Pinal County Assessor's Parcel Number 403-07-158H, in a portion of Section 28, Township 7 South, Range 7 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 the conditions, denial or continuance of Case No.: RZPADA2022-042. (Project name: Interstate 10-8 Business Park)
- E. Conduct a Public Hearing to discuss the application for Case No.: RZ2023-001 submitted by the City of Eloy to rezone Pinal County Assessor's Parcel Number 404-05-009B from R1-12, Single Family Residential (approximately 240.25 acres) and R1-43, Estate Residential (approximately 40 acres) to BP, Business Park (approximately 280.25 acres). The subject property is located at the northwest corner of Shedd Road and Tumbleweed Road, in a portion of Section 23, Township 7 South, Range 7 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
- F. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No.: RZ2023-001. (Project name: Airport Business Park)

IX. Informational Item:

X. Communications:

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

XI. Motion to Adjourn

POSTED BY THURSDAY, JANUARY 12, 2023 BY 5 PM AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.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.